Monday, June 1, 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, immediately following the special meeting of the Liquor Control Commission, and 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 May 18, 2026

5. **Changes to the Agenda**

6. **Proclamations**

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 Authorizing the Purchase of One (1) Set of Holmatro Hydraulic Extrication Equipment from MES Inc. at a Cost Not to Exceed $47,454

    B. Resolution Approving Change Order No. 1 and Final to the Contract with Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program, Increasing the Final Contract Amount by $19,930, from $189,000 to $208,930

    C. Resolution Approving Change Order No. 1 and Final to the Contract with Martam Construction Inc. for Phase 2 of the South Dunhurst Stormwater Improvement Project, Reducing the Final Contract Amount by $216,745.99, from $3,142,147 to $2,925,401.01

    D. Resolution Authorizing the Village President and Clerk to Execute an Easement Agreement Related to the Future Maintenance of Village-Owned Infrastructure at 225 Sumac Road

E. Resolution Accepting a Bid and Approving a Contract with Paul Borg Construction Company for the Gateway Green Project in an Amount Not to Exceed $963,000

F. Ordinance Declaring as Surplus and Authorizing the Disposal of Personal Property Owned by the Village of Wheeling by Recycling, Trade-In, Donation, or Public Auction

G. Ordinance Amending Title 15, Buildings and Construction, Chapter 15.01.080, of the Wheeling Municipal Code Regarding the Adoption of the Illinois State Energy Conservation Code

12. **Old Business**

13. **New Business**

All Listed Items for Discussion and Possible Action

A. Ordinance Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Iron Fist Boxing and Fitness (1475 Wheeling Road, Suite 120) [Docket No. PSU26-0005]

B. Ordinance Granting Special Use Approval to Permit the Operation of an Animal Hospital for Orsini Animal Hospital (751 N. Milwaukee Avenue) [Docket No. PSU26-0007]

C. Ordinance Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Marigym (228 McHenry Road) [Docket No. PSU26-0006]

D. Ordinance Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Children's Success Limited (714 S. Milwaukee Avenue) [Docket No. PSU26-0009]

E. Ordinance Amending Ordinance No. 3665 Which Granted Special Use and Site Plan Approval for the Redevelopment of the Aquatics Center Facility (Wheeling Park District, 105 Community Boulevard) [Docket No. PSU26-0003]

F. Ordinance Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Number of Parking Spaces for the Wheeling Aquatics Center Facility, 105 Community Boulevard [Docket No. PV26-0006]

G. Ordinance Granting a Variation from Title 19, Zoning, to Permit an Increase in the Uniformity Lighting Level for the Wheeling Aquatics Center Facility, 105 Community Boulevard [Docket No. PV26-0007]

H. Ordinance Granting Major Site Plan and Building Appearance Approval for the Redevelopment of the Wheeling Aquatics Center Facility, 105 Community Boulevard (Wheeling Park District) [Docket No. PSPMAJ25-0006]

I. Resolution Waiving the Fidelity Bond Requirements for Wheeling Helping Hands to Conduct a Raffle Event on September 19, 2026

14. **Official Communications**

15. **Approval of Bills**

A. Approval of Bills for May 13–27, 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/.

MEMORANDUM

DATE:	June 1, 2026
FROM:	Scott Salela, Fire Chief
SUBJECT:	Resolution Authorizing the Purchase of One (1) Set of Holmatro Hydraulic Extrication Equipment from MES Inc. at a Cost Not to Exceed $47,454
DOLLAR AMOUNT:	$47,454
BUDGETED:	Yes
BUDGET SOURCE:	Capital Equipment Replacement Fund
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Financial Strength

EXECUTIVE SUMMARY

Fire Department Staff recommends the purchase of Holmatro Extrication Equipment from MES Inc., a sole-source vendor, for an amount not to exceed $47,454. This purchase is budgeted at $50,000 through the Capital Equipment Replacement Fund (CERF).

MEMO

The Wheeling Fire Department has historically maintained two sets of heavy hydraulic extrication tools (i.e., “Jaws of Life”), one set carried on Truck 43 and one set carried on Rescue Squad 40. Each “heavy set” has traditionally consisted of a heavy-duty spreader, a high-strength cutter, various lengths of hydraulic rams, and a gas-powered hydraulic power unit. While these tools are primarily used for extricating patients from motor vehicle accidents, they have also proven useful in rescuing victims from entanglements in industrial machinery settings.

In 2023, the Fire Department conducted a comprehensive review of the hydraulic extrication equipment available on the market. During that process Department members field-tested several manufacturers’ equipment and determined that transitioning to battery-powered hydraulic extrication equipment manufactured by Holmatro, Inc. would best meet the needs of the Department. At that time, the Fire Department was budgeted to replace the smaller units (combi-tools) currently in service on the engine companies, and these Holmatro tools have subsequently proven to be reliable, lightweight, and powerful.

In 2025, the Fire Department continued with this transition to Holmatro equipment and replaced the legacy gas-powered heavy set of extrication tools on Truck 43 with a battery-powered spreader, cutter, and ram. Over the past year, these tools have also shown that they outperform the legacy tools in power, speed, weight, and ease of operation.

In 2026, the Fire Department is budgeted to replace the heavy set of hydraulic extrication tools on Squad 40. This purchase would include a heavy-duty spreader, a high-strength cutter, a single telescoping hydraulic ram, and associated batteries, chargers, and equipment mounts. This purchase will complete the Department’s transition to all battery-powered extrication tools. The Department's legacy gas-powered set of tools would be declared surplus and auctioned to offset some of the cost of this purchase.

MES Inc. is the sole-source provider of Holmatro rescue equipment in Illinois, and as such, per Chapter 2.25 ("Purchases, Contracts and Bidding Procedures") Section 2.25.150 ("Exceptions to bidding requirements for purchases or contracts of twenty-five thousand dollars or more"), this purchase is not subject to competitive bidding requirements.

The Fire Department recommends approval of the attached contract with MES Inc. for this purchase of the subject equipment in the not-to-exceed amount of $47,454.

RESOLUTION NO. 26- _____

RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) SET OF HOLMATRO HYDRAULIC EXTRICATION EQUIPMENT FROM MES INC. AT A COST NOT TO EXCEED $47,454

WHEREAS, the hydraulic extrication equipment on Squad 40 is more than 10 years old and has reached the end of its usable service life; and

WHEREAS, Fire Department staff have previously evaluated various manufacturers of hydraulic extrication equipment and have standardized on equipment manufactured by Holmatro, Incorporated; and

WHEREAS, because MES Inc. is the sole-source authorized supplier of Holmatro hydraulic extrication equipment in the State of Illinois, this purchase is not subject to competitive bidding requirements; and

WHEREAS, said replacement of hydraulic extrication equipment is budgeted for Fiscal Year 2026 within the Capital Equipment Replacement Fund (CERF);

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the purchase of one (1) set of Holmatro hydraulic extrication equipment from MES Inc. at a cost not to exceed $47,454, based on a quote received May 15, 2026, is hereby authorized and approved.

Trustee _____ moved, seconded by Trustee _____ that Resolution Number 26-_____ be adopted.

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

APPROVED this 1st day of June 2026, by the President and Board of Trustees, Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

To Whom It May Concern:

This letter is in response to Wheeling Fire Department, IL request for a sole source option for Holmatro Pentheon Rescue Equipment.

To confirm, MES is the exclusive vendor for the sales and service for the entire state of Illinois. There are no other authorized Holmatro Rescue suppliers in your direct territory.

Please feel free to contact us for any additional information.

Brian Gallamore

Vice President of Rescue Tool Service

[redacted]

Mike Huffman

MES

IL Holmatro Rescue Tool Specialist

[redacted]

[redacted]

(877) 637-3473

Quote

Quote #	QT2052160
Date	05/12/2026
Expires	06/30/2026
Sales Rep	Hutson, Kevin
Shipping Method	FedEx Ground
Customer	WHEELING FD (IL)
Customer #	C38078

Bill To
WHEELING FD
FIRE CHIEF
499 S MILWAUKEE AVE
WHEELING IL 60090
United States

Ship To
WHEELING FD
FIRE CHIEF
499 S MILWAUKEE AVE
WHEELING IL 60090
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
159.000.224			Holmatro Next-Gen Series Pentheon Inclined Cutter, PCU50.	1	$13,690.14	$13,690.14
159.000.227			Holmatro Next-Gen Series Pentheon Telescopic Ram, PTR50.	1	$11,610.42	$11,610.42
159.000.226			Holmatro Next-Gen Series Pentheon Spreader, PSP40	1	$14,116.90	$14,116.90
151.001.902			Holmatro Pentheon Series Extension Pipe; TRE05	1	$1,039.44	$1,039.44
151.004.490			BATTERY PBPA288 (IP68).	5	$887.32	$4,436.60
151.000.742			Holmatro Pentheon Series Battery Charger AC; PBCH2	2	$609.30	$1,218.60
151.000.503			Holmatro Pentheon Series Daisy Chain Power Cord; DCPC1	2	$17.31	$34.62
151.000.499			Holmatro Pentheon Series On-Tool Charging Cord; POTC1	3	$110.57	$331.71
PP-HOL-TRE05-EXT			Horizontal/Vertical Bracket for Holmatro TRE05 Pentheon Ram Extension	1	$185.71	$185.71
PP-HOL-PSP40			Horizontal Bracket for Holmatro PSP40 Pentheon Spreader	1	$273.93	$273.93
PP-HOL-PCU50			Horizontal Bracket for Holmatro PCU50 Pentheon Cutter	1	$273.93	$273.93
PP-HOL-PTR50-U			Horizontal Bracket for Holmatro PTR50 Pentheon Ram (UPRIGHT VERSION)	1	$241.43	$241.43

Subtotal	$47,453.43
Shipping Cost	$0.00
Tax Total	$0.00
Total	$47,453.43

Contact: Dan Caruso

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.

MEMORANDUM

DATE:	June 1, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Approving Change Order No. 1 and Final to the Contract with Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program, Increasing the Final Contract Amount by $19,930, from $189,000 to $208,930
DOLLAR AMOUNT:	$19,930
BUDGETED:	Yes
BUDGET SOURCE:	Capital Improvement Plan
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

The attached resolution approves Change Order No. 1 and Final to the contract with Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program. This Change Order increases the final project amount by $19,930, from $189,000 to $208,930, to add the replacement of a failed unit that was not contemplated in the original contract.

MEMO

Discussion:

On March 2, 2026, the Village Board approved Resolution 26-048 awarding a $189,000 contract to Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program. The project included the replacement of six units at Public Works and two units at the Police Station, as well as the installation of one new unit at Fire Station 43.

During the current HVAC Replacement Program, the contractor determined that the infrared heating system in the Public Works Fleet Garage was failing; replacement of this unit was not originally included in this year's Program. The outdated infrared heating system is a used unit relocated from the former Public Works facility in 2009. Frequent failures compromise heating efficiency and drive up maintenance costs. The estimated cost to repair the unit is $24,840, and the cost for full replacement is $29,930. Considering the age of the equipment, replacing the unit is the most cost-effective option to maintain heating operability. The original contract with Cahill included a $10,000 contingency as part of the awarded agreement, which has not been used as of the conclusion of the Program. Therefore, the net change order for this additional work is $19,930.

Budget:

The final agreed-upon contract amount of $208,930 represents a $19,930 increase to the original contract award. Capital Improvement Plan funds of $260,000 were budgeted in 2026 for the HVAC Replacement Program.

RESOLUTION NO. 26-_____

RESOLUTION APPROVING CHANGE ORDER NO. 1 AND FINAL TO THE CONTRACT WITH CAHILL HEATING, COOLING, ELECTRIC, PLUMBING & SEWER INC. FOR THE 2026 HVAC REPLACEMENT PROGRAM, INCREASING THE FINAL CONTRACT AMOUNT BY $19,930, FROM $189,000 TO $208,930

WHEREAS, Resolution No. 26-048 awarded a contract in the amount of $189,000 to Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program (the "Program"); and

WHEREAS, the outdated infrared heating system in the Public Works Fleet Garage—relocated from a former facility—was not included in the 2026 Program when the contract was awarded, but has reached the end of its useful life; and

WHEREAS, increasing the cost of the 2026 Program to replace the unit is the most cost-effective option for maintain heating operability; and

WHEREAS, this Change Order No. 1 and Final incorporates the Program's final contract quantities with respect to the originally awarded contract and documents the agreed-upon final contract amount; and

WHEREAS, approving this Final Change Order in the amount of $19,930 is in the best interest of the Village;

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 accept Change Order No. 1 and Final to the contract with Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program, increasing the final contract amount from $189,000 to $208,930.

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 1st day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

VILLAGE OF WHEELING ILLINOIS

Change Order No. 01and Final

Date Issued:	06/01/2026	Effective Date of Change Order:	06/01/2026
Owner:	Village of Wheeling 13000 - Cahill Heating & Air	Owner's Project No.:	26.1220.02
Contractor:	Conditioning	Contractor's Project No.:	N/A
Engineer:	N/A	Engineer's Project No.:	N/A
Project:	HVAC Unit Replacement Program 26001609 - 2026 HVAC Replacement		

The Contract is modified as follows upon execution of this Change Order:

Description:

Change Order to replace infrared heating system in the Public Works Garage.

Attachments:

Proposal

Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: $189,000.00	~~Original Contract Times:~~ ~~Substantial Completion:~~ _____ ~~Ready for final payment:~~ _____
Increase from previously approved Change Orders No. 1 to No. 1: $0.00	~~[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]:~~ ~~Substantial Completion:~~ _____ ~~Ready for final payment:~~ _____
Contract Price prior to this Change Order: $189,000.00	~~Contract Times prior to this Change Order:~~ ~~Substantial Completion:~~ _____ ~~Ready for final payment:~~ _____
Choose an item. this Change Order: $19,930.00	~~[Increase] [Decrease] this Change Order:~~ ~~Substantial Completion:~~ _____ ~~Ready for final payment:~~ _____
Contract Price incorporating this Change Order: $208,930.00	~~Contract Times with all approved Change Orders:~~ ~~Substantial Completion:~~ _____ ~~Ready for final payment:~~

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Village Engineer	Title: Village Manager	Title: Mark Stotts Commercial
Date: 5-22-26	Date:	Date: 5-22-26

Approved by Funding Agency (if applicable)

By: N/A Date:

Title: N/A

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
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Change Order Authorization for Illinois Public Projects

Contract Number 26.1220.02 **Date:** 6/1/2026

Project 2026 HVAC Replacement Program

This Change Order authorizes:
(Check those that apply.)

☒ (a) An Increase on the cost of the contract by $10,000 or more ($19,930.00)

☐ (b) An increase/decrease in the time of completion by 30 days or more (_____)

OWNER (or its designee _____) has determined (Give circumstances requiring change, state fully the nature and reason for the change).
Additional cost to replace infrared heating system in Public Works Garage

When the net increase or decrease in the cost of the contract is $10,000 or more or the time of completion is increased or decreased by 30 days or more, one of the following statements shall be checked. (Check those that apply.)

☐ The undersigned has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.

☒ The undersigned has determined that the change is germane to the original contract as signed.

☒ The undersigned has determined that this change is in the best interest of the Village of Wheeling and is authorized by law.

Prepared by (Village Engineer) 5-22-26 Date

Prepared by (Village Manager) Date

Owner shall preserve a copy of this authorization in a permanent contract file that is open to the public in accordance with P.A. 85-1295, Ill. Rev. Stat. Ch. 38, par. E-9.

CAHILL
Heating & Air Conditioning

28983 Herky Dr. Lake Bluff, IL 60044
Phone: 847-367-4492 / Fax: 847-367-4494 / Web: Cahillheating.com

PROPOSAL

TO: **Village of Wheeling**
2 Community Blvd.
Wheeling, IL 60090

DATE: 5-14-26

RE: **77 W. Hintz – Repair or replace infrared heating system for Public Works garage**

Cahill will furnish materials and labor to repair or replace the existing infrared heating system as follows:

Repair option –

- **Replace 10' sections of IR piping that have developed holes**
- **Repair total below includes all materials and prevailing wage labor for piping sections replacement**

Total per 10' section of pipe: $1,380.00

Replacement option –

- **Removal of existing infrared heating system piping and burner boxes**
- **Install a new Premier infrared heating system**
- **(2) 150K burners**
- **(1) 120K burner**
- **(1) 100K burner**
- **Aluminized 4" burner tubing to match existing layout**
- **(4) new 24v digital non-programmable thermostats**
- **All materials and labor required for complete system replacement per layout attached**
- **New system has 1 year manufacturer warranty**
- **Labor guaranteed for 1 year from date of installation**

Replacement total: $29,930.00

Balance due 30 days from completion
Labor guaranteed for one year from date of completion
Proposal valid for 30 days

Cahill Heating, Air Conditioning
& Electric Service, Inc.

ACCEPTED: _____

Comfort Consultant: Mark Stotts

Date: _____

Mark Stotts

All quotations are subject to change or withdrawal at any time by Cahill without notice.

Terms and Conditions

In the event that the payments called for herein are not made on the date set forth herein, interest shall accrue at the rate of 12% per annum commencing on the date the payment was due and continuing thereafter until the payment is made in full. In the event that Cahill is unpaid, and any expenses are incurred by Cahill in the collection, filing of suit, or any other similar actions are taken, the other party hereby agrees that they shall fully and completely reimburse and be responsible for the payment of any and all collection costs, reasonable attorney's fees, court costs, and any other similar expenses incurred by Cahill for the purpose of enforcing this contract.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manor according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes or accidental delays beyond our control. Homeowner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

MEMORANDUM

DATE:	June 1, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Approving Change Order No. 1 and Final to the Contract with Martam Construction Inc. for Phase 2 of the South Dunhurst Stormwater Improvement Project, Reducing the Final Contract Amount by $216,745.99, from $3,142,147 to $2,925,401.01
DOLLAR AMOUNT:	(216,745.99)
BUDGETED:	Yes
BUDGET SOURCE:	Storm Sewer Capital Improvement Funds
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

This resolution approves Change Order No. 1 and Final reducing the final amount of the contract with Martam Construction, Inc. for Phase 2 of the South Dunhurst Stormwater Improvement Project by $216,745.99, from $3,142,147 to $2,925,401.01.

MEMO

Discussion:

On June 16, 2025, the Village Board approved Resolution 25-103, awarding a $3,142,147 contract to Martam Construction, Inc. for Phase 2 of the South Dunhurst Stormwater Improvement Project, which installed collection pipes extending the storm sewer into the South Dunhurst subdivision. Phase 1 of the project—which constructed a detention pond north of Mark Twain Elementary School and installed storm sewer out to East Merle Lane—was substantially completed in 2024.

Various factors—including the contractor's efficiency and better-than-expected field conditions combined with careful monitoring of the contractor's work by the resident engineer and staff—have resulted in a reduced final contract amount for the project. This Final Change Order incorporates and serves to document the project's final contract quantities with respect to the originally-awarded contract and establishes the final agreed-upon contract amount. Attached is a breakdown of the agreed-upon final quantities, itemizing the pay item adjustments that were necessary to complete this project.

Budget:

The final agreed-upon contract amount of $2,925,401.01 represents a $216,745.99 decrease to the original contract award.

RESOLUTION NO. 26-_____

RESOLUTION APPROVING CHANGE ORDER NO. 1 AND FINAL TO THE CONTRACT WITH MARTAM CONSTRUCTION INC. FOR PHASE 2 OF THE SOUTH DUNHURST STORMWATER IMPROVEMENT PROJECT, REDUCING THE FINAL CONTRACT AMOUNT BY $216,745.99, FROM $3,142,147 to $2,925,401.01

WHEREAS, Resolution No. 25-103 awarded a contract to Martam Construction, Inc. in the amount of $3,142,147 for Phase 2 of the South Dunhurst Stormwater Improvement Project; and

WHEREAS, various factors—including better-than-expected field conditions, combined with careful monitoring of the contractor's work efficiencies by the resident engineer and certain Public Works personnel—have resulted in a reduced final contract amount for the Project; and

WHEREAS, the agreed-upon final contract amount is $216,745.99 lower than the original award amount of $3,142,147; and

WHEREAS, approving this Change Order is in the best interest of the Village;

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 accept Change Order No. 1 and Final to the contract with Martam Construction, Inc. for Phase 2 of the South Dunhurst Storm Sewer Improvements Project, reducing the final contract amount from $3,142,147 to $2,925,401.01 as attached hereto.

Trustee _____ moved, second by Trustee _____, that Resolution No. 25- _____ be adopted.

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

ADOPTED this 1st day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

CHANGE ORDER NO. 1 (FINAL)

You are directed to make the following changes in the Contract Documents:

PROJECT:	South Dunhurst Stormwater Improvements Phase 2	**DATE OF ISSUANCE:**	May 6, 2026
OWNER:	Village of Wheeling, Illinois	**ENGINEER:**	Baxter & Woodman, Inc.
CONTRACTOR:	Martam Construction, Inc.	**ENGINEER's Project No.**	0210838.61

Description:

1. Provide for an adjustment to the Contract Time to extend the final completion date to accommodate restoration activities necessary in Spring of 2026.

   Proposed Cost for this Item…… NO COST

2. Provide for an adjustment to the Contract Amount for additional costs associated with upsizing water services complete from the existing corporation stop on the watermain to the curb stop (b-box).

   Proposed Cost for this Item…… $64,410.00

3. Provide for an adjustment to the Contract Amount for additional costs associated with upsizing water services complete from watermain to the curb stop (b-box).

   Proposed Cost for this Item…… $26,532.00

4. Provide for an adjustment to the Contract Amount for additional costs associated with adjusting sanitary services where the location of the existing lateral connection needed to be relocated.

   Proposed Cost for this Item…… $64,400.00

5. Provide for an adjustment to the Contract Amount for additional costs associated with resolving a conflict with an existing uncharted pipe and casing.

   Proposed Cost for this Item…… $5,309.99

6. Provide for an adjustment to the Contract Amount for additional costs associated modifying the precast restrictor manhole to accommodate the final elevations.

   Proposed Cost for this Item…… $856.29

7. Provide for an adjustment to the Contract Amount for additional costs associated rerouting an existing sanitary lateral to an existing sanitary manhole to accommodate the new storm sewer installations.

   Proposed Cost for this Item…… $1,743.23

8. Provide for an adjustment to the Contract Amount for additional costs associated replacing existing sanitary sewer laterals to accommodate the new storm sewer installations

   Proposed Cost for this Item…… $3,290.24

9. Provide for an adjustment to the Contract Amount for credited costs associated with unit cost items not furnished or installed in execution of the Work.

   Proposed CREDIT for this Item…… ($429,105.74)

CHANGE ORDER NO. 1 - FINAL

Village of Wheeling, Illinois
South Dunhurst Stormwater Improvements Phase 2

Purpose of Change Order:

1. Extend the original contract completion date (defined in the Notice to Proceed) to allow sufficient time for all landscape restoration completed late in the Fall 2025 (beyond the growing season) to develop and establish a healthy stand of grasses by mid to late Spring 2026.

2. After Contract Award, the Village discovered records that confirmed existing water services to be encountered during the storm sewer installation would be 1-1/2-inch services in lieu of the 3/4-inch size included in the Contract Documents and Bid Unit Items. This Change resolves the additional costs associated with the increase in fitting size, and additional fittings required to accommodate the larger diameter service installation. Also included is the furnish and installation of a new service saddle on the existing watermain for locations requiring replacement of the existing saddle. Costs for the 3/4-inch service components included in the Bid/Contract Amount are credited below under a separate line item.

3. After Contract Award, the Village discovered records that confirmed existing water services to be encountered during the storm sewer installation would be 1-1/2-inch services in lieu of the 3/4-inch size included in the Contract Documents and Bid Unit Items. This Change resolves the additional costs associated with the increase in fitting size, and additional fittings required to accommodate the larger diameter service installation. This item assumes the existing service saddle on the existing watermain is satisfactory and replacement was not needed. Costs for the 3/4-inch service components included in the Bid/Contract Amount are credited below under a separate line item.

4. During construction, it was discovered that several existing sanitary services were connected to the existing sanitary main without a tee or wye fitting,and inserted in a hole cored into the existing main and grouted in place. These connections were failing and could not be salvaged. Therefore, the Contractor needed to replace the failed main at these locations and cut in a new tee or wye fitting into the existing sanitary main to make the reconnection of the sanitary lateral.

5. As the excavation was in progress for the storm sewer an uncharted and casing containing a utility. The Contractor performed additional excavation to expose the casing, incurred downtime as the utility was researched and ultimately found to be abandoned. The Contractor was instructed to cut and remove and the portion of the utility and casing in conflict with the storm sewer installation.

6. As the storm sewer was installed, minor adjustments in elevation are required to accommodate slope and conditions without affecting the design. In this case, the adjustments made resulted in the precast manhole to be too tall and required it to be cut down to meet the final grades of the roadway. The manhole was a long lead to be precast, and could not have been measured, cast, and delivered in a timely fashion to accommodate the construction schedule.

7. The final elevation and location of the storm sewer installation resulted in the Contractor needing to reroute the sanitary service lateral to an adjacent sanitary manhole in lieu of reconnecting the lateral at the sanitary sewer main. This required additional excavation, piping, fittings, coring, equipment, and labor.

8. The final elevation and location of the storm sewer installation resulted in the Contractor needing to follow the several sanitary services at these two addresses further onto private property to drop the lateral elevations to miss the new storm sewer while maintaining the proper slope.

9. From time to time, performance of the Work results in the Contractor furnishing, installing, and/or providing Unit Price Pay Items in quantities less than those total quantities included in the Contract Schedule of Unit Prices and included in the Contractor's Bid. The furnishing, install, and/or providing of less actual Unit Price Quantities has been documented by the Engineer. The adjustments in these Unit Price Quantities have been made through this Change Order based upon the actual installation(s) and Work performed to date based upon the current information known.

10. From time to time, performance of the Work results in the Contractor furnishing, installing, and/or providing Unit Price Pay Items in quantities that exceed those total quantities included in the Contract Schedule of Unit Prices and included in the Contractor's Bid. The furnish, install, and/or providing of additional Unit Price Quantities has been documented by the Engineer. The adjustments in these Unit Price Quantities have been made through this Change Order based upon the actual installation(s) and Work performed to date based upon the current information known.

Attachments:

1. Contract Notice to Proceed, issued by Baxter & Woodman, Inc., dated June 25, 2025.

2. Contractor's Agreed Unit Price Proposal AUP 001, Additional Cost for 1.5" Water Service, provided by Martam Construction, Inc., dated August 19, 2025.

3. Contractor's Agreed Unit Price Proposal AUP 002, Sanitary Service Adjustment Special provided by Martam Construction, Inc., dated August 22, 2025.

Attachments, continued…

4. Contractor's Extra Work Order EX-001, Unknown Pipe/Watermain Casing in Conflict with Storm Sewer, provided by Martam Construction, Inc., dated October 3, 2025.
5. Contractor's Extra Work Order EX-002, Cut Restrictor Plate MH in Front of 510 Bernice Court, provided by Martam Construction, Inc., dated October 3, 2025.
6. Contractor's Extra Work Order EX-003, Manhole Tie-In 698 Green, provided by Martam Construction, Inc., dated August 22, 2025.
7. Contractor's Extra Work Order EX-004, Replace Sanitary Service Past Sidewalk, provided by Martam Construction, Inc., dated September 30, 2025.
8. Final Change Order No. 1 – Unit Costs Additions and Credits, issued by Baxter & Woodman, Inc., dated May 8, 2026.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**	
Original Contract Price:	$3,142,147.00	Original Contract Time:	
		Substantial Completion:	November 14, 2025
		Completion:	March 27, 2026
Previous Change Orders:	n/a	Change From Previous Change Orders:	
		Substantial Completion:	n/a
		Completion:	n/a
Current Contract Price:	$3,142,147.00	Current Contract Time:	
		Substantial Completion:	November 14, 2025
		Completion:	March 27, 2026
Net Decrease of This Change Order:	($216,745.99)	Net Increase of this Change Order:	
		Substantial Completion:	(None)
		Completion:	64 Days
Contract Price With This Change Order:	$2,925,401.01	Contract Time with This Change Order:	
		Substantial Completion:	November 14, 2025
		Completion:	May 29, 2026

NOTE: USE ANYTIME THE CHANGE ORDER EXCEEDS $10,000 ± OR 30 DAYS EXTENSION.
Pursuant to 720 ILCS 5/33E-9, (1) the circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed, (2) the change is germane to the original contract as signed, and (3) the change order is in the best interest of the Village of Wheeling, Illinois.

PREPARED BY:
BAXTER & WOODMAN, INC.
By: Robert E. Mateja, Jr.
Robert E. Mateja, Jr.
Construction Department Manager

APPROVED:
VILLAGE OF WHEELING
By: _____
Jon Sfondilis
Village Manager

ACCEPTED:
MARTAM CONSTRUCTION, INC.
By: Chris Margewich
Chris Margewich
Project Manager

RECOMMENDED BY:
By: _____
Matt Moffitt, P.E.
Client Manager

BAXTER & WOODMAN Consulting Engineers

SENT VIA ELECTRONIC MAIL

June 25, 2025

Mr. Chris Margewich
Martam Construction, Inc.
1200 Gasket Drive
Elgin, Illinois 60120

NOTICE TO PROCEED

Subject: Village of Wheeling – South Dunhurst Stormwater Improvements – Phase 2

Dear Mr. Margewich:

You are hereby notified to commence work in accordance with the Contract Document, dated June 16, 2025, on or before June 25, 2025. The Contract requires that the work be substantially completed on or before November 14, 2025, and completed and ready for final payment on or before March 27, 2026.

A copy of the executed Contract Document, Village of Wheeling's Resolution No. 25-103, and associated Performance and Payment bonds for the subject Project were previously delivered directly to Martam Construction, Inc. by the Village of Wheeling.

You are hereby notified to proceed with the Contract Work and to complete the Work on or before March 27, 2026.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Robert E. Mateja, Jr.

REM:rm

C/ via email: Kyle Goetzelmann, P.E., Village of Wheeling
Kevin Pelli, Village of Wheeling
John Mulford, Village of Wheeling
Michelle Lee, P.E., Baxter & Woodman, Inc.
Molly Dease, P.E., Baxter & Woodman, Inc.
Luis Flores-Garcia, Baxter & Woodman, Inc.

P:\WHELV\0210838-South Dunhurst Storm\61-Construction - Manual Folder REM\Initiation\Notice to Proceed 2025-06-25.docx

MARTAM CONSTRUCTION, INC.
General Contractors & Engineers



August 19, 2025

Mr. Robert Mateja
Baxter & Woodman
8678 Ridgefield Road
Crystal Lake, IL 60012

Subject: **AUP-01-00, Additional Cost For 1.5" Water Service**
Wheeling, South Dunhurst Stormwater Improvements Phase 2

Dear Mr. Mateja:

The original bid is $4,600.00 each so please accept the following AUP's:

Water Service Replacement 1.5" $6,633.00 Each
Water Service Replacement 1.5" Reuse $6,441.00 Each

$\bar{x}$ = 35' For Length of Copper

	1-½"	¾"	1-1/2" Reuse
Saddle	128.00	NA	NA
Corp	195	66.00	66
45 Elbow	198	NA	198
Copper	798	298.00	798
Curb Stop	385	106.00	385
Curb Box	75	72.00	75
3/4" Coup	NA	25.00	25
(2) 1-1/2" Coupler	242	NA	242
10' Extra Cu	223	NA	223
Tool	16	NA	16
Extra Labor Temp	300	NA	300
4" SDR 10'	80	NA	80
	$2600 Material	$567 Material	$2408 Material

Respectfully,

Chris Margewich

Christopher J. Margewich
Project Manager
Martam Construction Inc.

Cc: File: 1204

1200 Gasket Drive **Elgin, Illinois 60120** **(847)608-6800**
FAX (847)608-6804

MARTAM CONSTRUCTION, INC.
General Contractors & Engineers



August 22, 2025

Mr. Robert Mateja
Baxter & Woodman
8678 Ridgefield Road
Crystal Lake, IL 60012

Subject: **AUP-02-00, Sanitary Service Adjustment Special**
Wheeling, South Dunhurst Stormwater Improvements Phase 2

Dear Mr. Mateja:

Please accept the price of $4,600.00 for a sanitary service adjustment special if the existing Tee or Tee-Wye needs to be replaced.

Respectfully,

Chris Margewich

Christopher J. Margewich
Project Manager
Martam Construction Inc.

Cc: File: 1204

1200 Gasket Drive Elgin, Illinois 60120 (847)608-6800 FAX (847)608-6804

MARTAM CONSTRUCTION Inc.

PH: 847-608-6800
FAX: 847-608-6804
1200 Gasket Drive, Elgin, IL 60120

OWNER: Village of Wheeling
MARTAM JOB #: 1623 EX-001
PROJECT: South Dunhurst Stormwater Imp Ph 2
CONTRACT #:
COUNTY: **JOB #:** **SECTION:** **ROUTE:** **AUTHORIZATION #:**
DATE OF WORK: Friday, August 1, 2025
REPORT #:

DESCRIPTION OF WORK: Unknown pipe/watermain casing in conflict with storm sewer.
BILL PRINTED ON: 09/22/25

NAME	CLASS	TOTAL HOURS STANDARD	OVERTIME	DOUBLE	RATE	INSURANCE AMOUNT	PAYROLL AMOUNT	WEEK-END EARNINGS TO DATE	PAYROLL ELIGIBLE UNEMPLOYMENT TAX F.U.T.	S.U.T.
Raul Patino	Laborer	2.25	0.00	0.00	$51.75	$116.44	$116.44	<13,916.00	~~$0.00~~	~~$0.00~~
Jacinto Robles	Laborer	1.75	0.00	0.00	$51.40	$89.95	$89.95	<13,916.00	~~$0.00~~	~~$0.00~~
Abel Torrijos	Laborer	2.25	0.00	0.00	$51.40	$115.65	$115.65	<13,916.00	~~$0.00~~	~~$0.00~~
Michael Matusek	Teamster	2.25	0.00	0.00	$45.66	$102.74	$102.74	<13,916.00	~~$0.00~~	~~$0.00~~
Manuel Murillo	Teamster	2.25	0.00	0.00	$45.66	$102.74	$102.74	<13,916.00	~~$0.00~~	~~$0.00~~
Jorge Campos	Operator	2.25	0.00	0.00	$63.00	$141.75	$141.75	<13,916.00	~~$0.00~~	~~$0.00~~
Filippo Dolcimascolo	Operat/Foreman	2.25	0.00	0.00	$75.00	$168.75	$168.75	<13,916.00	~~$0.00~~	~~$0.00~~
Kenny Kmiec	Operator	1.75	0.00	0.00	$62.45	$109.29	$109.29	<13,916.00	~~$0.00~~	~~$0.00~~
	LABOR - SUBTOTAL:	**17.00**	**0.00**	**0.00**		**$947.31**	**$947.31**		**$0.00**	**$0.00**

#1 - WORKMAN'S COMP. INSURANCE	RATE	AMOUNT	TOTALS	
Insurance Rate - Laborers:	6.62%	$322.04	$21.32	#5507
Insurance Rate - Teamsters:	6.81%	$205.48	$13.99	#7219
Insurance Rate - Operators:	8.48%	$419.79	$35.60	#6306
Insurance Rate - Carpenters:	8.93%	$0.00	$0.00	#5403
Insurance Rate - Cement Masons:	7.71%	$0.00	$0.00	#5221
Insurance Rate - Project Managers:	3.46%	$0.00	$0.00	#5606
#2 - ADDITIONAL INSURANCE	**RATE**	**AMOUNT**	**TOTALS**	
Public Liability & Property Damage:	1.760%	$741.83	$13.06	
Commercial General Liability:	2.120%	$947.31	$20.08	
Commercial Umbrella Liability:	3.560%	$947.31	$33.72	
#3 - ADDITIONAL TAXES	**RATE**	**AMOUNT**	**TOTALS**	
Federal Unemployment Tax:	0.60%	$0.00	$0.00	
State Unemployment Tax:	7.85%	$0.00	$0.00	
Federal Social Security Tax:	6.20%	$947.31	$58.73	
Medicare Tax:	1.45%	$947.31	$13.74	
		PAYROLL ADDITIVES - SUBTOTAL:	**$210.24**	
PLUS 10% of	$210.24	MARKUP:	$21.02	
		PAYROLL ADDITIVES - TOTAL:	**$231.26**	

PENSION & WELFARE UNION	RATE	# of HOURS	TOTALS
P&W Rate - Laborers:	$37.28	6.25	$233.00
P&W Rate - Teamsters:	$29.20	4.50	$131.40
P&W Rate - Operators:	$52.94	6.25	$330.88
P&W Rate - Carpenters:	$45.12	0.00	$0.00
P&W Rate - Cement Masons:	$44.01	0.00	$0.00
LABOR (PAYROLL AMOUNT) & UNION - SUBTOTAL:			**$1,642.59**
PLUS 35% of	$1,642.59	MARKUP:	$574.91
		LABOR & UNION - TOTAL:	**$2,217.50**

PAYROLL & LABOR TOTALS	
PAYROLL ADDITIVES - TOTAL:	$231.26
LABOR & UNION - TOTAL:	$2,217.50
TOTAL LABOR COST:	**$2,448.76**

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above stated work and that the rates shown for taxes and insurance are actual costs:

SIGNED: DCano
Martam Construction, Inc.

RENTAL / TRUCKING / OTHER	DESCRIPTION	QTY	U/M	PRICE	TOTAL
Reynaga Bros. Const. Corp	INV #28961	1.00	LS	$1,494.25	$1,494.25
SIVI Group	INV #1900	1.00	LS	$292.95	$292.95
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		RENTAL EQUIPMENT / TRUCKING EXPENSE - SUBTOTAL:			**$1,787.20**
		PLUS 5% of $1,787.20		MARKUP:	$89.36
		RENTAL EQUIPMENT / TRUCKING EXPENSE - TOTAL:			**$1,876.56**

EQUIPMENT EXPENSE (BLUE BK)	HRS	RATE	TOTAL
CAT Excavator	2.25	$145.56	$327.51
Case Wheel Loader	2.25	$52.33	$117.74
Chevrolet 1500 Pickup	2.25	$29.36	$66.06
Semi	4.50	$83.66	$376.47
Semi Trailer	4.50	$12.26	$55.17
EQUIPMENT EXPENSE - TOTAL:			**$942.95**

TIME & MATERIAL TOTALS	
TOTAL LABOR COST:	$2,448.76
TOTAL RENTAL EQUIPMENT / TRUCKING EXPENSE:	$1,876.56
TOTAL EQUIPMENT EXPENSE:	$942.95
TOTAL MATERIAL EXPENSE:	$0.00
TOTAL SUBCONTRACTOR EXPENSE:	$0.00
TOTAL OTHER EXPENSE:	$0.00
TIME & MATERIAL - SUBTOTAL:	**$5,268.27**
BOND RATE*: 0.72% of $5,268.27 :	$37.93
PLUS 10% of BOND $37.93 MARKUP:	$3.79
TIME & MATERIAL - GRAND TOTAL:	**$5,309.99**

**Bond Rate (Class A-B) = $22,499 (Bond Cost) / $3,142,147 (Contract Amount) x 100%*

SIGNED:
Martam Construction, Inc.

SIGNED:
Contract Representative Signature

MARTAM CONSTRUCTION Inc.

PH: 847-608-6800
FAX: 847-608-6804
1200 Gasket Drive, Elgin, IL 60120

OWNER: Village of Wheeling

MARTAM JOB #: 1623 EX-002

PROJECT: South Dunhurst Stormwater Imp Ph 2

CONTRACT #:

COUNTY: JOB #: SECTION: ROUTE: AUTHORIZATION #:

DATE OF WORK: Friday, October 3, 2025

REPORT #:

DESCRIPTION OF WORK: Cut restrictor plate MH in front of 510 Bernice Ct.

BILL PRINTED ON: 11/25/25

NAME	CLASS	TOTAL HOURS STANDARD	TOTAL HOURS OVERTIME	TOTAL HOURS DOUBLE	RATE	INSURANCE AMOUNT	PAYROLL AMOUNT	WEEK-END EARNINGS TO DATE	PAYROLL ELIGIBLE UNEMPLOYMENT TAX F.U.T.	PAYROLL ELIGIBLE UNEMPLOYMENT TAX S.U.T.
Raul Patino	Laborer	2.00	0.00	0.00	$51.75	$103.50	$103.50	<13,916.00	~~$0.00~~	~~$0.00~~
Abel Torrijos	Laborer	2.00	0.00	0.00	$51.40	$102.80	$102.80	<13,916.00	~~$0.00~~	~~$0.00~~
Jorge Campos	Operator	1.00	0.00	0.00	$63.00	$63.00	$63.00	<13,916.00	~~$0.00~~	~~$0.00~~
	LABOR - SUBTOTAL:	**5.00**	**0.00**	**0.00**		**$269.30**	**$269.30**		**$0.00**	**$0.00**

#1 - WORKMAN'S COMP. INSURANCE	RATE	AMOUNT	TOTALS	
Insurance Rate - Laborers:	5.99%	$206.30	$12.36	#5507
Insurance Rate - Teamsters:	6.03%	$0.00	$0.00	#7228
Insurance Rate - Operators:	7.82%	$63.00	$4.93	#6217
Insurance Rate - Carpenters:	7.95%	$0.00	$0.00	#5403
Insurance Rate - Cement Masons:	6.73%	$0.00	$0.00	#5221
Insurance Rate - Project Managers:	3.22%	$0.00	$0.00	#5606
#2 - ADDITIONAL INSURANCE	**RATE**	**AMOUNT**	**TOTALS**	
Public Liability & Property Damage:	2.280%	$269.30	$6.14	
Commercial General Liability:	2.320%	$269.30	$6.25	
Commercial Umbrella Liability:	2.810%	$269.30	$7.57	
#3 - ADDITIONAL TAXES	**RATE**	**AMOUNT**	**TOTALS**	
Federal Unemployment Tax:	0.60%	$0.00	$0.00	
State Unemployment Tax:	7.85%	$0.00	$0.00	
Federal Social Security Tax:	6.20%	$269.30	$16.70	
Medicare Tax:	1.45%	$269.30	$3.90	
	PAYROLL ADDITIVES - SUBTOTAL:		**$57.85**	
PLUS 10% of	$57.85	MARKUP:	$5.79	
	PAYROLL ADDITIVES - TOTAL:		**$63.64**	

PENSION & WELFARE UNION	RATE	# of HOURS	TOTALS
P&W Rate - Laborers:	$37.28	4.00	$149.12
P&W Rate - Teamsters:	$29.20	0.00	$0.00
P&W Rate - Operators:	$52.94	1.00	$52.94
P&W Rate - Carpenters:	$45.12	0.00	$0.00
P&W Rate - Cement Masons:	$44.01	0.00	$0.00
LABOR (PAYROLL AMOUNT) & UNION - SUBTOTAL:			**$471.36**
PLUS 35% of	$471.36	MARKUP:	$164.98
		LABOR & UNION - TOTAL:	**$636.34**

PAYROLL & LABOR TOTALS	
PAYROLL ADDITIVES - TOTAL:	$63.64
LABOR & UNION - TOTAL:	$636.34
TOTAL LABOR COST:	**$699.98**

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above stated work and that the rates shown for taxes and insurance are actual costs:

SIGNED: DCANO

Martam Construction, Inc.

RENTAL / TRUCKING / OTHER	DESCRIPTION	QTY	U/M	PRICE	TOTAL
		0.00	EA	$0.00	$0.00
		RENTAL EQUIPMENT / TRUCKING EXPENSE - SUBTOTAL:			**$0.00**
		PLUS 5% of	$0.00	MARKUP:	$0.00
		RENTAL EQUIPMENT / TRUCKING EXPENSE - TOTAL:			**$0.00**

EQUIPMENT EXPENSE (BLUE BK)	HRS	RATE	TOTAL
CAT Excavator	1.00	$149.58	$149.58
	EQUIPMENT EXPENSE - TOTAL:		**$149.58**

TIME & MATERIAL TOTALS	
TOTAL LABOR COST:	$699.98
TOTAL RENTAL EQUIPMENT / TRUCKING EXPENSE:	$0.00
TOTAL EQUIPMENT EXPENSE:	$149.58
TOTAL MATERIAL EXPENSE:	$0.00
TOTAL SUBCONTRACTOR EXPENSE:	$0.00
TOTAL OTHER EXPENSE:	$0.00
TIME & MATERIAL - SUBTOTAL:	**$849.56**
BOND RATE*: 0.72% of $849.56 :	$6.12
PLUS 10% of BOND $6.12 MARKUP:	$0.61
TIME & MATERIAL - GRAND TOTAL:	**$856.29**

**Bond Rate (Class A-B) = $22,499 (Bond Cost) / $3,142,147 (Contract Amount) x 100%*

SIGNED:

Martam Construction, Inc.

SIGNED:

Contract Representative Signature

MARTAM CONSTRUCTION Inc.

PH: 847-608-6800
FAX: 847-608-6804
1200 Gasket Drive, Elgin, IL 60120

OWNER: Village of Wheeling
MARTAM JOB #: 1623 EX-003
PROJECT: South Dunhurst Stormwater Imp Ph 2
CONTRACT #:
COUNTY: JOB #: SECTION: ROUTE: AUTHORIZATION #:
DATE OF WORK: Friday, August 22, 2025
REPORT #:

DESCRIPTION OF WORK: Manhole tie in 698 Green.
BILL PRINTED ON: 12/01/25

NAME	CLASS	TOTAL HOURS STANDARD	TOTAL HOURS OVERTIME	TOTAL HOURS DOUBLE	RATE	INSURANCE AMOUNT	PAYROLL AMOUNT	WEEK-END EARNINGS TO DATE	PAYROLL ELIGIBLE UNEMPLOYMENT TAX F.U.T.	PAYROLL ELIGIBLE UNEMPLOYMENT TAX S.U.T.
Raul Patino	Laborer	1.50	0.00	0.00	$51.75	$77.63	$77.63	<13,916.00	~~$0.00~~	~~$0.00~~
Jacinto Robles	Laborer	1.50	0.00	0.00	$51.40	$77.10	$77.10	<13,916.00	~~$0.00~~	~~$0.00~~
Abel Torrijos	Laborer	0.75	0.00	0.00	$51.40	$38.55	$38.55	<13,916.00	~~$0.00~~	~~$0.00~~
Michael Matusek	Teamster	2.00	0.00	0.00	$45.66	$91.32	$91.32	<13,916.00	~~$0.00~~	~~$0.00~~
Jorge Campos	Operator	0.75	0.00	0.00	$63.00	$47.25	$47.25	<13,916.00	~~$0.00~~	~~$0.00~~
Filippo Dolcimascolo	Operat/Foreman	1.50	0.00	0.00	$75.00	$112.50	$112.50	<13,916.00	~~$0.00~~	~~$0.00~~
	LABOR - SUBTOTAL:	8.00	0.00	0.00		$444.35	$444.35		$0.00	$0.00

#1 - WORKMAN'S COMP. INSURANCE	RATE	AMOUNT	TOTALS	
Insurance Rate - Laborers:	6.62%	$193.28	$12.80	#5507
Insurance Rate - Teamsters:	6.81%	$91.32	$6.22	#7219
Insurance Rate - Operators:	8.48%	$159.75	$13.55	#6306
Insurance Rate - Carpenters:	8.93%	$0.00	$0.00	#5403
Insurance Rate - Cement Masons:	7.71%	$0.00	$0.00	#5221
Insurance Rate - Project Managers:	3.46%	$0.00	$0.00	#5606
#2 - ADDITIONAL INSURANCE	**RATE**	**AMOUNT**	**TOTALS**	
Public Liability & Property Damage:	1.760%	$353.03	$6.21	
Commercial General Liability:	2.120%	$444.35	$9.42	
Commercial Umbrella Liability:	3.560%	$444.35	$15.82	
#3 - ADDITIONAL TAXES	**RATE**	**AMOUNT**	**TOTALS**	
Federal Unemployment Tax:	0.60%	$0.00	$0.00	
State Unemployment Tax:	7.85%	$0.00	$0.00	
Federal Social Security Tax:	6.20%	$444.35	$27.55	
Medicare Tax:	1.45%	$444.35	$6.44	
	PAYROLL ADDITIVES - SUBTOTAL:		$98.01	
PLUS 10% of	$98.01	MARKUP:	$9.80	
	PAYROLL ADDITIVES - TOTAL:		$107.81	

PENSION & WELFARE UNION	RATE	# of HOURS	TOTALS
P&W Rate - Laborers:	$37.28	3.75	$139.80
P&W Rate - Teamsters:	$29.20	2.00	$58.40
P&W Rate - Operators:	$52.94	2.25	$119.12
P&W Rate - Carpenters:	$45.12	0.00	$0.00
P&W Rate - Cement Masons:	$44.01	0.00	$0.00
LABOR (PAYROLL AMOUNT) & UNION - SUBTOTAL:			$761.67
PLUS 35% of	$761.67	MARKUP:	$266.58
	LABOR & UNION - TOTAL:		$1,028.25

PAYROLL & LABOR TOTALS	
PAYROLL ADDITIVES - TOTAL:	$107.81
LABOR & UNION - TOTAL:	$1,028.25
TOTAL LABOR COST:	$1,136.06

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above stated work and that the rates shown for taxes and insurance are actual costs:

SIGNED: _____
Martam Construction, Inc.

RENTAL / TRUCKING / OTHER	DESCRIPTION	QTY	U/M	PRICE	TOTAL
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
	RENTAL EQUIPMENT / TRUCKING EXPENSE - SUBTOTAL:				$0.00
	PLUS 5% of $0.00			MARKUP:	$0.00
	RENTAL EQUIPMENT / TRUCKING EXPENSE - TOTAL:				$0.00

EQUIPMENT EXPENSE (BLUE BK)	HRS	RATE	TOTAL
CAT Excavator	1.50	$145.56	$218.34
Case Wheel Loader	0.75	$52.33	$39.25
Chevrolet 1500 Pickup	1.50	$29.36	$44.04
Semi	2.00	$83.66	$167.32
Semi Trailer	2.00	$12.26	$24.52
EQUIPMENT EXPENSE - TOTAL:			$493.47

OTHER / DUMPS EXPENSE	DESCRIPTION	QTY	U/M	PRICE	TOTAL
Beverly Materials, L.L.C.	INV #324606	1.00	EA	$100.00	$100.00
				OTHER EXPENSE - TOTAL:	$100.00

TIME & MATERIAL TOTALS	
TOTAL LABOR COST:	$1,136.06
TOTAL RENTAL EQUIPMENT / TRUCKING EXPENSE:	$0.00
TOTAL EQUIPMENT EXPENSE:	$493.47
TOTAL MATERIAL EXPENSE:	$0.00
TOTAL SUBCONTRACTOR EXPENSE:	$0.00
TOTAL OTHER EXPENSE:	$100.00
TIME & MATERIAL - SUBTOTAL:	$1,729.53
BOND RATE*: 0.72% of $1,729.53 :	$12.45
PLUS 10% of BOND $12.45 MARKUP:	$1.25
TIME & MATERIAL - GRAND TOTAL:	$1,743.23

**Bond Rate (Class A-B) = $22,499 (Bond Cost) / $3,142,147 (Contract Amount) x 100%*

SIGNED: _____
Martam Construction, Inc.

SIGNED: _____
Contract Representative Signature

MARTAM CONSTRUCTION Inc.

PH: 847-608-6800
FAX: 847-608-6804
1200 Gasket Drive, Elgin, IL 60120

OWNER: Village of Wheeling
MARTAM JOB #: 1623 EX-004
PROJECT: South Dunhurst Stormwater Imp Ph 2
CONTRACT #:
COUNTY: JOB #: SECTION: ROUTE: AUTHORIZATION #:
DATE OF WORK: Tuesday, September 30, 2025
REPORT #:

DESCRIPTION OF WORK: Replace sanitary service past sidewalk.
BILL PRINTED ON: 11/26/25

NAME	CLASS	TOTAL HOURS STANDARD	TOTAL HOURS OVERTIME	TOTAL HOURS DOUBLE	RATE	INSURANCE AMOUNT	PAYROLL AMOUNT	WEEK-END EARNINGS TO DATE	PAYROLL ELIGIBLE UNEMPLOYMENT TAX F.U.T.	PAYROLL ELIGIBLE UNEMPLOYMENT TAX S.U.T.
Jose Bello Ocampo	Labor/Appren	3.00	0.00	0.00	$30.84	$92.52	$92.52	<13,916.00	~~$0.00~~	~~$0.00~~
Raul Patino	Laborer	3.00	0.00	0.00	$51.75	$155.25	$155.25	<13,916.00	~~$0.00~~	~~$0.00~~
Jacinto Robles	Laborer	3.00	0.00	0.00	$51.40	$154.20	$154.20	<13,916.00	~~$0.00~~	~~$0.00~~
Abel Torrijos	Laborer	3.00	0.00	0.00	$51.40	$154.20	$154.20	<13,916.00	~~$0.00~~	~~$0.00~~
Jorge Campos	Operator	3.00	0.00	0.00	$63.00	$189.00	$189.00	<13,916.00	~~$0.00~~	~~$0.00~~
Filippo Dolcimascolo	Operat/Foreman	3.00	0.00	0.00	$75.00	$225.00	$225.00	<13,916.00	~~$0.00~~	~~$0.00~~
	LABOR - SUBTOTAL:	**18.00**	**0.00**	**0.00**		**$970.17**	**$970.17**		**$0.00**	**$0.00**

#1 - WORKMAN'S COMP. INSURANCE	RATE	AMOUNT	TOTALS	
Insurance Rate - Laborers:	6.62%	$556.17	$36.82	#5507
Insurance Rate - Teamsters:	6.81%	$0.00	$0.00	#7219
Insurance Rate - Operators:	8.48%	$414.00	$35.11	#6306
Insurance Rate - Carpenters:	8.93%	$0.00	$0.00	#5403
Insurance Rate - Cement Masons:	7.71%	$0.00	$0.00	#5221
Insurance Rate - Project Managers:	3.46%	$0.00	$0.00	#5606
#2 - ADDITIONAL INSURANCE	**RATE**	**AMOUNT**	**TOTALS**	
Public Liability & Property Damage:	1.760%	$970.17	$17.07	
Commercial General Liability:	2.120%	$970.17	$20.57	
Commercial Umbrella Liability:	3.560%	$970.17	$34.54	
#3 - ADDITIONAL TAXES	**RATE**	**AMOUNT**	**TOTALS**	
Federal Unemployment Tax:	0.60%	$0.00	$0.00	
State Unemployment Tax:	7.85%	$0.00	$0.00	
Federal Social Security Tax:	6.20%	$970.17	$60.15	
Medicare Tax:	1.45%	$970.17	$14.07	
	PAYROLL ADDITIVES - SUBTOTAL:		**$218.33**	
PLUS 10% of	$218.33	MARKUP:	$21.83	
	PAYROLL ADDITIVES - TOTAL:		**$240.16**	

PENSION & WELFARE UNION	RATE	# of HOURS	TOTALS
P&W Rate - Laborers:	$37.28	12.00	$447.36
P&W Rate - Teamsters:	$29.20	0.00	$0.00
P&W Rate - Operators:	$52.94	6.00	$317.64
P&W Rate - Carpenters:	$45.12	0.00	$0.00
P&W Rate - Cement Masons:	$44.01	0.00	$0.00
LABOR (PAYROLL AMOUNT) & UNION - SUBTOTAL:			**$1,735.17**
PLUS 35% of	$1,735.17	MARKUP:	$607.31
		LABOR & UNION - TOTAL:	**$2,342.48**

PAYROLL & LABOR TOTALS	
PAYROLL ADDITIVES - TOTAL:	$240.16
LABOR & UNION - TOTAL:	$2,342.48
TOTAL LABOR COST:	**$2,582.64**

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above stated work and that the rates shown for taxes and insurance are actual costs:

SIGNED: DOSNO
Martam Construction, Inc.

RENTAL / TRUCKING / OTHER	DESCRIPTION	QTY	U/M	PRICE	TOTAL
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		0.00	EA	$0.00	$0.00
		RENTAL EQUIPMENT / TRUCKING EXPENSE - SUBTOTAL:			**$0.00**
		PLUS 5% of $0.00		MARKUP:	$0.00
		RENTAL EQUIPMENT / TRUCKING EXPENSE - TOTAL:			**$0.00**

EQUIPMENT EXPENSE (BLUE BK)	HRS	RATE	TOTAL
CAT Excavator	3.00	$145.56	$436.68
Case Wheel Loader	3.00	$52.33	$156.99
Chevrolet 1500 Pickup	3.00	$29.36	$88.08
		EQUIPMENT EXPENSE - TOTAL:	**$681.75**

TIME & MATERIAL TOTALS	
TOTAL LABOR COST:	$2,582.64
TOTAL RENTAL EQUIPMENT / TRUCKING EXPENSE:	$0.00
TOTAL EQUIPMENT EXPENSE:	$681.75
TOTAL MATERIAL EXPENSE:	$0.00
TOTAL SUBCONTRACTOR EXPENSE:	$0.00
TOTAL OTHER EXPENSE:	$0.00
TIME & MATERIAL - SUBTOTAL:	**$3,264.39**
BOND RATE*: 0.72% of $3,264.39 :	$23.50
PLUS 10% of BOND $23.50 MARKUP:	$2.35
TIME & MATERIAL - GRAND TOTAL:	**$3,290.24**

**Bond Rate (Class A-B) = $22,499 (Bond Cost) / $3,142,147 (Contract Amount) x 100%*

SIGNED:
Martam Construction, Inc.

SIGNED:
Contract Representative Signature

FINAL CHANGE ORDER NO. 1

UNIT COST ADDITIONS AND CREDITS

Engineer #: 2400860.01

Project: S. DUNHURST STORMWATER IMP. - PHASE 2 **Final** X

Contractor: MARTAM CONSTRUCTION, INC.

Date: 5/8/2026

Item #	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
20101000	TEMPORARY FENCE	FOOT	-61.00	$ 6.00	D		$ (366.00)
20101200	TREE ROOT PRUNING	EACH	-11.00	$ 110.00	D		$ (1,210.00)
X2010410	TREE TRIMMING	EACH	-31.00	$ 120.00	D		$ (3,720.00)
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	-775.00	$ 26.00	D		$ (20,150.00)
20800150	TRENCH BACKFILL	CU YD	-56.34	$ 61.00	D		$ (3,436.74)
NA00001	EXPLORATORY EXCAVATION	CU YD	-9.49	$ 80.00	D		$ (759.20)
NA00005	PARKWAY RESTORATION	SQ YD	293.50	$ 33.00	A	$ 9,685.50	
28000510	INLET FILTERS	EACH	-18.00	$ 220.00	D		$ (3,960.00)
42400800	DETECTABLE WARNINGS	SQ FT	-16.00	$ 45.00	D		$ (720.00)
0	0	0		$ -			
NA606005	PCC CURB AND GUTTER REMOVAL AND REPLACEMENT, TYPE M-3.12	FOOT	376.00	$ 45.00	A	$ 16,920.00	
NA424002	PCC SIDEWALK REMOVAL AND REPLACEMENT, 5"	SQ FT	-867.00	$ 17.00	D		$ (14,739.00)
NA00010	CLASS D PATCHES, 7"	SQ YD	-550.00	$ 67.50	D		$ (37,125.00)
NA00011	CLASS D PATCHES, 8"	SQ YD	-440.00	$ 72.50	D		$ (31,900.00)
NA00013	PCC DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	45.00	$ 135.00	A	$ 6,075.00	
NA00006	BRICK PAVER STOCKPILING	SQ YD		$ 460.00			
550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT		$ 95.00			
Z0056608	STORM SEWER (WATER MAIN QUALITY) 12 INCH	FOOT	4.00	$ 125.00	A	$ 500.00	
550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	-4.00	$ 135.00	D		$ (540.00)
Z0056612	STORM SEWER (WATER MAIN QUALITY) 18 INCH	FOOT	-2.00	$ 215.00	D		$ (430.00)
550A0410	STORM SEWERS, CLASS A, TYPE 2 24"	FOOT	-2.00	$ 142.00	D		$ (284.00)

Item #	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
550A2560	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 24"	FOOT	-10.00	$ 146.00	D		$ (1,460.00)
550A4900	STORM SEWERS, CLASS A, TYPE 2 EQUIVALENT ROUND-SIZE 24"	FOOT	-15.00	$ 176.00	D		$ (2,640.00)
550A2380	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 30"	FOOT	-14.00	$ 156.00	D		$ (2,184.00)
Z0056635	STORM SEWER (WATER MAIN QUALITY) EQUIVALENT ROUND-SIZE 30 INCH	FOOT	-20.00	$ 185.00	D		$ (3,700.00)
550A0450	STORM SEWERS, CLASS A, TYPE 2 36"	FOOT	-12.00	$ 178.00	D		$ (2,136.00)
550A2600	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 36"	FOOT	-13.00	$ 182.00	D		$ (2,366.00)
Z0056637	STORM SEWER (WATER MAIN QUALITY) EQUIVALENT ROUND-SIZE 36 INCH	FOOT	-14.00	$ 228.00	D		$ (3,192.00)
550A0470	STORM SEWERS, CLASS A, TYPE 2 42"	FOOT	-3.00	$ 225.00	D		$ (675.00)
Z0056651	STORM SEWER (WATER MAIN QUALITY) EQUIVALENT ROUND-SIZE 54 INCH	FOOT	-23.00	$ 520.00	D		$ (11,960.00)
550A2440	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 60"	FOOT	-8.00	$ 485.00	D		$ (3,880.00)
550A5530	STORM SEWERS, CLASS A, TYPE 2 EQUIVALENT ROUND-SIZE 60"	FOOT	-9.00	$ 598.00	D		$ (5,382.00)
NA00012	STORM SEWER (WATER MAIN QUALITY) EQUIVALENT ROUND-SIZE 60 INCH	FOOT	-10.00	$ 598.00	D		$ (5,980.00)
55100300	STORM SEWER REMOVAL 8"	FOOT		$ 10.00			
55100400	STORM SEWER REMOVAL 10"	FOOT		$ 10.00			
55101200	STORM SEWER REMOVAL 24"	FOOT		$ 20.00			
55101800	STORM SEWER REMOVAL 42"	FOOT		$ 40.00			
56106400	ADJUSTING WATER MAIN 8"	FOOT	-107.83	$ 260.00	D		$ (28,035.80)
56103000	DUCTILE IRON WATER MAIN 6"	FOOT	2.50	$ 255.00	A	$ 637.50	
56103100	DUCTILE IRON WATER MAIN 8"	FOOT	-6.00	$ 260.00	D		$ (1,560.00)
X5610653	ABANDON WATER MAIN AND APPURTENANCES	L SUM		$ 8,000.00			
NA00004	WATER SERVICE REPLACEMENT, 3/4" - LONG	EACH	-38.00	$ 4,600.00	D		$ (174,800.00)
X5620106	WATER SERVICE RECONNECTION	EACH		$ 4,000.00			
NA00016	TEMPORARY WATER SERVICE	L SUM	-1.00	$ 5,800.00	D		$ (5,800.00)
NA00007	WATER VALVES TO BE REMOVED AND REPLACED, 8"	EACH		$ 5,200.00			
56105000	WATER VALVES, 8"	EACH		$ 3,200.00			
56400825	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH		$ 11,600.00			

Item #	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
60248900	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 4,600.00			
60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	1.00	$ 2,600.00	A	$ 2,600.00	
X6020235	CATCH BASINS, TYPE C, 2' DIAMETER, TYPE 1 FRAME, OPEN LID	EACH		$ 2,900.00			
60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH		$ 4,500.00			
60203805	CATCH BASINS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH		$ 5,600.00			
60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 4,700.00			
60218300	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH		$ 4,700.00			
60221100	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 6,500.00			
60223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 9,800.00			
60223700	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH		$ 9,800.00			
60224446	MANHOLES, TYPE A, 7'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 12,400.00			
NA602244	MANHOLES, TYPE A, 7'-DIAMETER. 2 TYPE 1 FRAME, CLOSED LID, RESTRICTOR PLATE	EACH		$ 19,800.00			
60224459	MANHOLES, TYPE A, 8'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 15,600.00			
NA00017	MANHOLES, TYPE A, 11'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH		$ 28,000.00			
X1200043	PRECAST CONCRETE JUNCTION CHAMBER	EACH		$ 24,000.00			
NA00018	CONNECTION TO EXISTING STRUCTURE	EACH		$ 1,200.00			
NA00019	RECONNECT EXISTING STORM SEWER	EACH	-2.00	$ 800.00	D		$ (1,600.00)
60500040	REMOVING MANHOLES	EACH		$ 500.00			
60500050	REMOVING CATCH BASINS	EACH		$ 500.00			
60500060	REMOVING INLETS	EACH	1.00	$ 200.00	A	$ 200.00	
NA593001	CONTROLLED LOW STRENGTH MATERIAL	CU YD	-7.00	$ 345.00	D		$ (2,415.00)
Z0017400	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED	EACH		$ 600.00			
NA00020	MODIFIED CURB DRAINAGE STRUCTURE TO BE ADJUSTED (SPECIAL)	EACH		$ 800.00			
X0324878	SANITARY SERVICE ADJUSTMENT	EACH	2.00	$ 2,600.00	A	$ 5,200.00	

Item #	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
NA00021	SANITARY SERVICE LINE REPAIR	EACH	5.00	$ 800.00	A	$ 4,000.00	
X0327195	CONCRETE PIPE CRADLE	EACH		$ 1,500.00			
X5510310	SANITARY SEWER REMOVAL AND REPLACEMENT 10"	FOOT		$ 325.00			
NA00008	CONNECTION TO EXISTING SANITARY SEWER STRUCTURE OR PIPE	EACH		$ 1,600.00			
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT		$ 90.00			
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT		$ 340.00			
NA00022	PRECONSTRUCTION VIDEO	L SUM		$ 2,500.00			
67100100	MOBILIZATION	L SUM		$ 180,000.00			
NA00023	CONSTRUCTION LAYOUT, STAKING, AND AS-BUILTS	L SUM		$ 16,000.00			
NA00024	TRAFFIC CONTROL AND PROTECTION	L SUM		$ 90,000.00			
NA00025	CONSTRUCTION CONTINGENCY	DOLLAR	-50000.00	$ 1.00	D		$ (50,000.00)
					Total Changes	**$ 45,818.00**	**$ (429,105.74)**

Amount of Original Contract:	**$ 3,142,147.00**
Amount of Additional Units	**$ 45,818.00**
Amount of Deducted Units	**$ (429,105.74)**
Amount of Additional Cost Proposals	**$ 166,541.75**
FINAL ADJUSTED CONTRACT AMOUNT	**$ 2,925,401.01**

Change Order Authorization for Illinois Public Projects

Contract Number 23.4500.05 **Date:** 6/1/2026

Project South Dunhurst Storm Sewer Improvements

This Change Order authorizes:
(Check those that apply.)

☒ (a) An Decrease on the cost of the contract by $10,000 or more ($24,000.00)

☒ (b) An increase/decrease in the time of completion by 30 days or more (64)

OWNER (or its designee _____) has determined (Give circumstances requiring change, state fully the nature and reason for the change).
Additional coat of paint on exterior of Public works Building

When the net increase or decrease in the cost of the contract is $10,000 or more or the time of completion is increased or decreased by 30 days or more, one of the following statements shall be checked. (Check those that apply.)

☒ The undersigned has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.

☒ The undersigned has determined that the change is germane to the original contract as signed.

☒ The undersigned has determined that this change is in the best interest of the Village of Wheeling and is authorized by law.

5-26-26

Prepared by (Village Engineer) Date

Prepared by (Village Manager) Date

Owner shall preserve a copy of this authorization in a permanent contract file that is open to the public in accordance with P.A. 85-1295, Ill. Rev. Stat. Ch. 38, par. E-9.

MEMORANDUM

DATE:	June 1, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Authorizing the Village President and Clerk to Execute an Easement Agreement Related to the Future Maintenance of Village-Owned Infrastructure at 225 Sumac Road
DOLLAR AMOUNT:	N/A
BUDGETED:	Yes
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

This resolution approves an easement agreement with a property owner on Sumac Road that will allow the Village access to maintain public infrastructure on a privately-owned portion of the roadway.

MEMO

Background:

The Village of Wheeling annexed Sumac Road from Cook County in 2003. Since that time, the roadway has remained privately-owned by multiple landowners along its alignment. Public utilities are installed under the roadway, including sanitary sewer main and watermain. In order for the Public Works Department to access and maintain this infrastructure properly, easement agreements with each property owner are required.

Discussion:

The Village is working with eight property owners on Sumac Road to approve landowner easement grants for the Village to access public utilities. These agreements will allow the Village access to watermain and sanitary main that exist under the privately-owned roadway. One such agreement is prepared and ready for Village approval. The easement rights and assurances are set forth in the Landowner Agreement and Grant of Easement attached to the resolution as Exhibit A. Staff is in the process of working with the remaining seven property owners and will bring those landowner agreements forward for approval when ready.

RESOLUTION NO. 26-_____

RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO EXECUTE AN EASEMENT AGREEMENT RELATED TO THE FUTURE MAINTENANCE OF VILLAGE-OWNED INFRASTRUCTURE AT 225 SUMAC ROAD

WHEREAS, the Village of Wheeling, Cook and Lake Counties, Illinois, is a home-rule unit of local government pursuant to Article 7, Section 6 of the Constitution of the State of Illinois; and

WHEREAS, pursuant to Article 7, Section 6 of the Illinois Constitution, the Village is authorized to enter into contracts relating to real property; and

WHEREAS, Sumac Road was annexed into the Village in 2003 and has remained privately owned since; and

WHEREAS, public infrastructure, including watermain and sanitary main, exists under Sumac Road; and

WHEREAS, to provide for maintenance and reliable service of this public infrastructure, the Village needs landowner agreements and grants of easement from eight (8) property owners; and

WHEREAS, the Village has obtained and approved one (1) Landowner/Easement Agreement with one (1) property owner at 225 Sumac Road; and

WHEREAS, to obtain and/or clarify these easement rights and assurances from the affected property owners, the following agreement between the Village and the respective property owner must be executed by the Village, which is identified below and attached hereto and made a part hereof as Exhibit A:

A) Landowner Agreement and Grant of Easement (0008PE)
225 Sumac Road, Wheeling, Illinois, P.I.N. 03-13-102-033-0000

WHEREAS, it is necessary for the Village of Wheeling to have the Easement Agreement recorded in the Office of the Cook County Recorder of Deeds;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village President and the Village Clerk are hereby authorized to execute the Landowner Agreement and Grant of Easement, which are attached hereto as Exhibit A.

Trustee _____ moved, second by Trustee _____,

That Resolution No. 26- _____ be adopted.

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

Resolution No. 26 _____ **ADOPTED** this 1st day of June, 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

THIS INSTRUMENT WAS PREPARED BY:

Village of Wheeling

AFTER RECORDING RETURN TO:

Kyle Goetzelmann
Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

[The above space for Recorder's Office]

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the "**Agreement**") is made as of the_____day of_____, 2026, by and between AABC Hangar LLC, a Delaware limited liability company f/k/a AABC, LLC (the "**Grantor**")and the VILLAGE OF WHEELING, AN ILLINOIS MUNICIPAL CORPORATION, whose address is 2 Community Boulevard, Wheeling, IL 60090 (sometimes referred to herein as the "**Village**" or "**Grantee**"). The Grantor and the Grantee collectively referred to herein as the "**Parties**" and singularly as "**Party**".

Grantor is the property owner of 1 tract(s) of land legally described in **Exhibit A**, attached hereto and made a part hereof (collectively, the "**Grantor's Property**").

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100THS DOLLARS ($10.00) paid by the Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants unto the Grantee, its successors and assigns, the following easements:

UTILITY EASEMENT

A perpetual easement for underground and surface watermains, storm sewers, sanitary sewers, lift station, and drainage facilities and related appurtenances (the "**Facilities**") is hereby granted to the Village of Wheeling and its respective successors and assigns, for the installation, maintenance, relocation, renewal and removal of Facilities, for the purpose of serving the Grantor's Property as well as other property, whether or not contiguous thereto (the "**Utility Easement**") in, over, under, across, along and upon the Easement Parcels described in **Exhibit B**, together with the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface of the Easement Parcels as may be reasonably required incident to the rights herein given and the right to enter upon the Grantor's Property, including the Easement Parcels for all such purposes. No buildings, structures or obstructions shall be placed in, upon or over the Easement Parcels without the prior written consent of the Village. After installation of the Facilities, the grade of the Grantor's Property shall not be altered in a manner so as to

interfere with the proper operation and maintenance of Facilities and the Easement Parcels. Upon written request by the Grantor, relocation of the Facilities will be done by the Village, or its successors and assigns, at the cost and expense of the Grantor.

The easements granted above shall survive the vacation by proper authority expressly mentioned in the ordinance of vacation.

TO HAVE AND TO HOLD the above Easements and Easement Parcels and the rights and use thereof as follows:

1. The Easements herein granted shall run with the land and the covenants, agreements, terms, conditions, obligations, rights and interests herein contained or provided shall be likewise binding upon and shall inure to the benefit of the Parties hereto, their respective heirs, executors, successors, grantees, lessees and assigns.

2. Repair and Maintenance. The Village, at its cost and expense, shall perform any required installation, maintenance, repair or replacement of said Facilities as required from time to time.

3. The Village, at its cost and expense, shall record this Agreement in the Office of the Recorder of Deeds of Cook County.

4. This Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of Illinois.

5. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

6. The Grantor represents that there are no mortgage liens on the Grantor's Property; however, in the event there are mortgage liens on Grantor's Property, the Grantor agrees to obtain his/her/their lender's written consent by having each such lender execute the Consent, Joinder and Subordination of Lender with respect to this Agreement, which is attached hereto as **Exhibit C**, and by this reference made a part hereof.

7. The Grantor represents and warrants to the Village that Grantor has full right and authority to enter into this Agreement and that Grantor does not need any additional authority or consent of any other entity or party to obligate and bind Grantor to the terms, provisions and covenants contained in this Agreement.

8. Pursuant to Section 19.12.060 B3 of the Wheeling Municipal Code, the grantee has been advised that if it is not possible or practical to maintain the existing landscaping within and immediately adjacent to the easement area, the elimination of said landscaping is hereby approved as an Administrative Change through the execution and recording of this easement document.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the day, month and year first above written.

GRANTOR:

AABC Hangar LLC, a Delaware limited liability company
By: Sheridan Road Lake Shore Drive Venture, an Illinois joint venture, its Manager
By: HCNI I LLC, an Illinois limited liability company, a Venturer
By: HCC Manager LLC, an Illinois limited liability company, its Manager

By: _____
Name: A. Steven Crown
Title: Co-President

By: _____
Name: William H. Crown
Title Co-President

GRANTEE:
VILLAGE OF WHEELING,
AN ILLINOIS MUNICIPAL CORPORATION

By: _____
Name: Patrick Horcher
Title: Village President

ATTEST:

By: _____
Name: Kathryn Brady
Title: Village Clerk

[INSERT VILLAGE SEAL ABOVE]

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the day, month and year first above written.

GRANTOR:

AABC Hangar LLC, a Delaware limited liability company
By: Sheridan Road Lake Shore Drive Venture, an Illinois joint venture, its Manager
By: HCNI I LLC, an Illinois limited liability company, a Venturer
By: HCC Manager LLC, an Illinois limited liability company, its Manager
By:

_____
Name: A. Steven Crown
Title: Co-President

By:

_____
Name: William H. Crown
Title Co-President

GRANTEE:
VILLAGE OF WHEELING,
AN ILLINOIS MUNICIPAL CORPORATION

By:_____
Name: Patrick Horcher
Title: Village President

ATTEST:

By:_____
Name: Kathryn Brady
Title: Village Clerk

[INSERT VILLAGE SEAL ABOVE]

STATE OF ILLINOIS)
) SS.
COUNTY OF ~~COOK~~ Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that A. Steven Crown, Co-President of HCC Manager LLC, personally known to me to the same person whose name is subscribed to the foregoing instrument as such authorized agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this 7th day of May, 2026.

Christine D. Pak
Notary Public

6.14.2028
My Commission Expires:

"OFFICIAL SEAL"
CHRISTINE D. PAK
County of Lake
Notary Public, State Of Illinois
My Commission Expires 06-14-2028

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 William H. Crown, Co-President of HCC Manager LLC, personally known to me to the same person whose name is subscribed to the foregoing instrument as such authorized agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this_____day of_____, 2026.

_____
Notary Public

_____
My Commission Expires:

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 the above-named Patrick Horcher and Elaine E. Simpson, as the **Village President** and **Village Clerk** respectively of the **VILLAGE OF WHEELING, A MUNICIPAL CORPORATION,** (the "**Village**") personally known to be the same persons whose names are subscribed to the foregoing instrument, and that they 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 as the **Village President** and **Village Clerk** pursuant to authority given by the **Village Board of Trustees**, and as their free and voluntary act, and as the free and voluntary act and deed of the **Village**, for the uses and purposes therein set forth, and that the **Village Clerk**, as custodian of the corporate seal of the **Village**, has caused the seal to be affixed thereto.

GIVEN under my hand and official seal, this_____day of_____, 2026.

_____
Notary Public

_____
Commission Expiration

4908-0231-6201, v. 1

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 A. Steven Crown, Co-President of HCC Manager LLC, personally known to me to the same person whose name is subscribed to the foregoing instrument as such authorized agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this_____day of_____, 2026.

_____ _____
Notary Public **My Commission Expires:**

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 William H. Crown, Co-President of HCC Manager LLC, personally known to me to the same person whose name is subscribed to the foregoing instrument as such authorized agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this_____day of_____, 2026.

_____ _____
Notary Public **My Commission Expires:**

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 the above-named Patrick Horcher and Kathryn Brady, as the **Village President** and **Village Clerk** respectively of the **VILLAGE OF WHEELING, A MUNICIPAL CORPORATION,** (the **"Village"**) personally known to be the same persons whose names are subscribed to the foregoing instrument, and that they 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 as the **Village President** and **Village Clerk** pursuant to authority given by the **Village Board of Trustees**, and as their free and voluntary act, and as the free and voluntary act and deed of the **Village**, for the uses and purposes therein set forth, and that the **Village Clerk**, as custodian of the corporate seal of the **Village**, has caused the seal to be affixed thereto.

GIVEN under my hand and official seal, this_____day of_____, 2026.

_____ _____
Notary Public Commission Expiration
4935-3948-9960, v. 1

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 A. Steven Crown, Co-President of HCC Manager LLC, personally known to me to the same person whose name is subscribed to the foregoing instrument as such authorized agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this_____day of_____, 2026.

_____ _____
Notary Public **My Commission Expires:**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

"OFFICIAL SEAL"
KATHERINE SPANOS
Notary Public, State Of Illinois
My Commission Expires 03-08-202

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that William H. Crown, Co-President of HCC Manager LLC, personally known to me to the same person whose name is subscribed to the foregoing instrument as such authorized agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this 12 day of May, 2026.

Katherine Spanos 3-8-2027
Notary Public **My Commission Expires:**

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 the above-named Patrick Horcher and Elaine E. Simpson, as the **Village President** and **Village Clerk** respectively of the **VILLAGE OF WHEELING, A MUNICIPAL CORPORATION,** (the "**Village**") personally known to be the same persons whose names are subscribed to the foregoing instrument, and that they 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 as the **Village President** and **Village Clerk** pursuant to authority given by the **Village Board of Trustees**, and as their free and voluntary act, and as the free and voluntary act and deed of the **Village**, for the uses and purposes therein set forth, and that the **Village Clerk**, as custodian of the corporate seal of the **Village**, has caused the seal to be affixed thereto.

GIVEN under my hand and official seal, this_____day of_____, 2026.

_____ _____
Notary Public Commission Expiration
4908-0231-6201, v. 1

Exhibit A: Legal Description

Date: 07/29/2025

WTC File Number: HLR-2025CO-24881.0
Order: Sumac Road, Wheeling 25.0243.230
Parcel:

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

THE WEST 440 FEET OF THE EAST 1147.7 FEET OF THE NORTH 383.52 FEET OF THE SOUTH 660 FEET OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 03-13-102-033

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Exhibit B: Easement Exhibit

PART OF THE N 1/2 OF SECTION 13, TWP. 42 N., R. 11 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

PARCEL NUMBER	TOTAL HOLDING	PERMANENT EASEMENT AREA	PIN	ADDRESS
0008PE	3.874 AC±	0.101 Ac±	03-13-102-033	225 SUMAC RD

N

GRAPHIC SCALE FEET

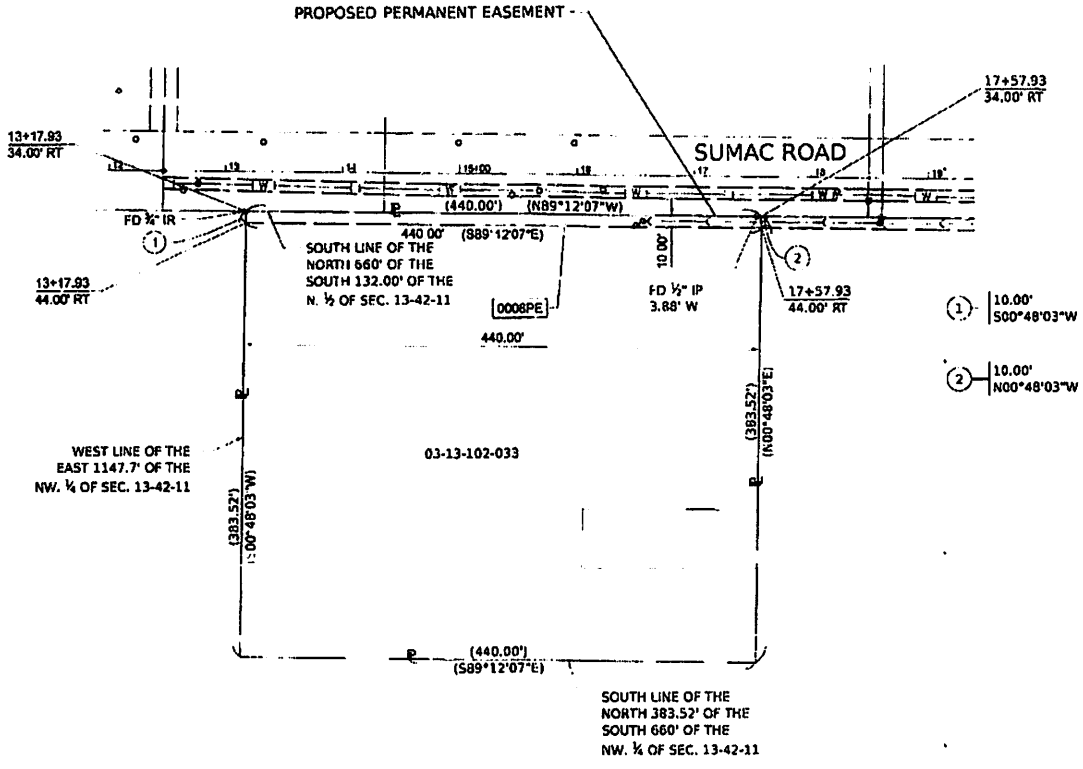
SCALE: 1" = 100'

Proposed Utility Easement:

A 10-foot-wide public utility easement to the Village of Wheeling, Illinois, over, under and upon the following described parcel of land; The North 10.00 feet of the following Parcel;

The West 440 feet of the East 1147.7 feet of the North 383.52 feet of the South 660 feet of the Northwest Quarter (1/4) of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Said parcel contains 0.101 acres, more or less.



LEGEND

- PROPERTY (DEED) LINE
- EXISTING CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- WATER MAIN
- SANITARY SEWER
- 129.32' MEASURED DIMENSION
- (129.32') RECORDED DIMENSION
- EXISTING BUILDING
- IRON PIPE OR ROD FOUND
- "MAG" NAIL SET
- CUT CROSS FOUND OR SET
- 5/8" REBAR SET
- MANHOLE
- FIRE HYDRANT

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, REJENA H. LYON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY SHOWN HEREON IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE VILLAGE OF WHEELING, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ___ DAY OF _____ 20 ___, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3302
LICENSE EXPIRATION DATE: NOV. 30, 2026

REJENA H. LYON 035-003302 ELGIN, IL PROFESSIONAL LAND SURVEYOR

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED: 04/30/2025

REVISION DATE: / / REVISION MADE BY:

Hampton, Lenzini and Renwick, Inc.
Land Development • Engineering • Land Surveying
1707 N. RANDALL ROAD, SUITE 100
ELGIN, ILLINOIS 60123
847.697.8700 www.hlrengineering.com

EASEMENT PLAT

SUMAC ROAD
PARCEL 0008PE

SHEET 8 OF 8

VILLAGE OF WHEELING
2 COMMUNITY BOULEVARD
WHEELING, ILLINOIS 60090

MEMORANDUM

DATE:	June 1, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Accepting a Bid and Approving a Contract with Paul Borg Construction Company for the Gateway Green Project in an Amount Not to Exceed $963,000
DOLLAR AMOUNT:	$963,000
BUDGETED:	Yes
BUDGET SOURCE:	North TIF
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Community Image

EXECUTIVE SUMMARY

The proposed Gateway Green Project provides a unique visual entrance for public use and to welcome visitors to the Village at the southwest corner of Wolf Road and Milwaukee Avenue. This resolution approves a contract with Paul Borg Construction Company for the construction of the Gateway Green Project for an amount not to exceed $963,000.

MEMO

Background:

The Village desires to build a park-like green space at the southwest corner of Wolf Road and Milwaukee Avenue. The proposed Gateway Green Project provides an open space for public use to welcome visitors to Wheeling, focusing on a wide array of dining and experiential destinations. This project was recommended in the 2022 Restaurant Row Corridor Plan and will activate this Village-owned property and complement the surrounding area and visitor experience.

Discussion:

Construction of the Gateway Green Project will include a custom masonry gateway wall, standalone custom gateway columns, seating and dining coves, open lawn and landscape areas, concrete walks and hardscape, site furnishings, pedestrian lighting, planting, irrigation, stormwater infrastructure, and associated site utilities, per the Request for Bids.

Nine bids were received and opened on May 22, 2026, ranging in price from $963,000 to $1,503,672.27. Village staff and project consultant the Lakota Group reviewed the bid proposals and determined Paul Borg Construction Company to be the lowest-cost qualified and responsible bidder meeting all contract requirements, with a bid in the amount of $963,000. Paul Borg specializes in this type of work and will complete this project in a timely and professional manner. This project will start in June and be completed by the end of 2026. There will be minimal disruption to traffic during this project.

Budget:

North Tax Increment Financing (TIF) funds in the amount of $750,000 are budgeted in FY2026 for the proposed project. Additional funds are available in the North TIF to pay for the overage.

RESOLUTION NO. 26- _____

RESOLUTION ACCEPTING A BID AND APPROVING A CONTRACT WITH PAUL BORG CONSTRUCTION COMPANY FOR THE GATEWAY GREEN PROJECT IN AN AMOUNT NOT TO EXCEED $963,000

WHEREAS, the Village of Wheeling's North Tax Increment Financing (TIF) fund has funding allocated for the proposed FY2026 Gateway Green Project to establish a public green space amenity at the southwest corner of Wolf Road and Milwaukee Avenue; and

WHEREAS, on May 22, 2026, the Village received and opened nine (9) bid proposals for the construction of this project; and

WHEREAS, Village staff reviewed the bid proposals and has determined Paul Borg Construction Company to be the lowest-cost qualified and responsible bidder meeting all contract requirements; and

WHEREAS, it is in the best interest of the Village to accept the bid of Paul Borg Construction Company for the Gateway Green Project**;**

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 a $963,0000 not-to-exceed contract for the Gateway Green Project is hereby approved and awarded to Paul Borg Construction Company in accordance with the bid proposal dated May 22, 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 1st day of June, 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

Gateway Park Construction (#10177644)
Owner: Village of Wheeling
Solicitor: Village of Wheeling IL
05/22/2026 11:00 AM CDT

						Engineer Estimate		Paul Borg Construction Company		Stuckey Construction Company Inc
Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price
Base Bid							$0.00		$943,000.00	
	1	1	Certifications and Base Bid	LS	1			$943,000.00	$943,000.00	$959,900.00
Contingency							$20,000.00		$20,000.00	
	2	2	Allowance for Unforeseen Conditions	Sq Yd	1	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
Base Bid Total:							$20,000.00		$963,000.00	

	AGAE Contractors, Inc.		Copenhaver Construction, Inc.		Great Lakes Landscape Company		Martam Construction, Inc.		Landworks Limited
Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price
$959,900.00		$1,024,000.00		$1,089,000.00		$1,142,424.00		$1,174,546.97	
$959,900.00	$1,024,000.00	$1,024,000.00	$1,089,000.00	$1,089,000.00	$1,142,424.00	$1,142,424.00	$1,174,546.97	$1,174,546.97	$1,225,922.00
$20,000.00		$20,000.00		$20,000.00		$20,000.00		$20,000.00	
$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
$979,900.00		$1,044,000.00		$1,109,000.00		$1,162,424.00		$1,194,546.97	

	Alliance Contractors Inc.		Landmark Contractors, Inc.	
Extension	Unit Price	Extension	Unit Price	Extension
$1,225,922.00		$1,248,000.00		$1,483,672.27
$1,225,922.00	$1,248,000.00	$1,248,000.00	$1,483,672.27	$1,483,672.27
$20,000.00		$20,000.00		$20,000.00
$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
$1,245,922.00		$1,268,000.00		$1,503,672.27

GATEWAY PARK | Village of Wheeling | Project No. 10177644

Bid Tabulation & Schedule of Values Comparison - Bid Opening: May 22, 2026

Category	OPC 100% CD Rev.	Paul Borg $963K	Stuckey $980K	AGAE $1.024M	Copenhaver $1.109M	Gt. Lakes $1.162M	Martam $1.195M	Landworks $1.246M	Alliance $1.248M	Landmark $1.484M
DEMO & EARTHWORK										
Demo, excavation & erosion control	*$58,072*	$65,392	$77,857	$65,392	$70,000	**$113,496**	**$112,038**	**$35,765**	**$120,000**	**$220,000**
UTILITIES & INFRASTRUCTURE	*$108,159*	**$100,000**	**$85,200**	**$97,665**	**$116,000**	**$150,672**	**$134,974**	**$143,319**	**$201,000**	**$175,500**
Stormwater (sewer, inlets, backfill)	*$54,820*	$70,000	**$53,000**	$62,465	$56,000	$88,914	$72,417	$71,574	**$110,000**	**$110,000**
Water service (copper, tap, curb box)	*$8,720*	*incl.*	$12,000	$15,000	**$30,000**	$15,758	$12,177	**$31,410**	**$45,000**	$27,000
Irrigation allowance	*$44,619*	$30,000	**$20,200**	$20,200	$30,000	$46,000	$50,380	$40,335	$46,000	$38,500
SITE ELECTRICAL										
Electrical system (service, conduit, cabinet, lights)	*$133,075*	**$129,880**	**$133,500**	$140,300	$157,000	$142,377	$145,496	**$249,040**	**$188,000**	$1,403,000
SPECIAL STRUCTURES	*$132,550*	**$161,000**	**$182,351**	**$203,009**	**$306,000**	**$222,150**	**$242,882**	**$253,663**	**$270,000**	**$287,311**
Gateway wall - concrete core + brick veneer	*$44,000*	$111,000	**$89,314**	$82,250	**$156,000**	$129,082	$124,588	$129,880	$133,000	**$177,561**
Wall signage cabinets w/ lighting*	*$73,000*	$50,000	$53,000	$52,450	**$80,000**	$50,594	$59,500	$71,000	**$36,000**	$53,750
Gateway columns - concrete core + brick veneer	*$9,550*	*incl.*	$26,237	$54,200	$50,000	$34,454	$34,994	$31,465	**$96,000**	$41,000
Column signage cabinets w/ lighting*	*$6,000*	*incl.*	$13,800	$14,109	**$20,000**	**$8,020**	**$23,800**	**$21,318**	$5,000	$15,000
HARDSCAPE & PAVING	*$42,850*	**$37,432**	**$68,100**	**$53,386**	**$88,000**	**$107,920**	**$66,502**	**$95,785**	**$122,000**	**$125,896**
Portland cement concrete flatwork	*$16,500*	$18,220	$19,994	$22,600	$20,000	$23,625	$22,010	$24,210	**$46,000**	**$40,000**
Grass paving system	*$10,230*	**$5,186**	$18,106	$21,000	$12,000	$11,115	$13,667	$21,210	$25,000	**$40,896**
Stabilized brick fines + soldier course edge	*$16,120*	**$14,026**	$30,000	**$9,786**	$56,000	$73,180	**$30,825**	$50,365	$51,000	$45,000
SITE FURNISHINGS	*$104,799*	**$78,265**	**$74,675**	**$82,809**	**$90,000**	**$110,815**	**$94,380**	**$81,592**	**$52,000**	**$147,730**
Owner-furnished - installation only	-	*incl.*	$4,150	$1,200	$10,000	$10,500	$2,910	$16,210	$2,000	$48,000
Contractor-furnished furnishings (F&I)	*$104,799*	$78,265	**$70,525**	$81,609	$80,000	**$100,315**	$91,470	$65,382	$50,000	$99,730
LANDSCAPE & IRRIGATION	*$125,114*	**$194,000**	**$185,000**	**$190,436**	**$140,000**	**$134,984**	**$194,220**	**$198,551**	**$275,000**	**$129,810**
Landscaping / plantings	*$117,114*	**$194,000**	$176,200	$173,436	**$120,000**	$102,984	$181,620	$166,941	**$240,000**	**$113,630**
Outcropping stones	*$8,000*	*incl.*	$8,800	$17,000	$20,000	$32,000	$12,600	$31,610	$35,000	$16,180
GENERAL CONDITIONS & GC OVERHEAD		**$176,531**	**$153,217**	**$161,414**	**$122,000**	**$159,010**	**$184,057**	**$168,207**	**$6**	**$300,250**
General conditions (Div. 01)	-	**$101,500**	$55,567	$98,612	**$22,000**	$57,200	$91,000	$38,510	$1	**$172,750**
GC fee	-	$64,656	$80,000	**$48,160**	$60,000	$55,353	$73,600	$79,655	$1	**$100,000**
Insurance + bond	-	**$10,375**	$12,650	$12,642	$39,000	$36,457	$18,412	$41,177	$3	$22,500
Permitting	-	-	$5,000	$2,000	$1,000	$10,000	$1,045	$8,865	$1	$5,000
CONTINGENCY										
7% design contingency (OPC only)	*$49,109*	-	-	-	-	-	-	-	-	-
Unforeseen conditions allowance (bids only)	-	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
BASE BID TOTAL	**$750,670**	**$963,000**	**$979,900**	**$1,024,000**	**$1,109,000**	**$1,162,424**	**$1,194,547**	**$1,245,922**	**$1,248,000**	**$1,483,672**
$ Over OPC	-	**+$212,330**	**+$229,230**	**+$273,330**	**+$358,330**	**+$411,754**	**+$443,877**	**+$495,252**	**+$497,330**	**+$733,002**

OPC = 100% CD Revised, April 30, 2026 | Construction subtotal $701,561 + 7% contingency = $750,670

OPC does not include GC overhead, insurance, bond, permitting, or owner-furnished installation - those cells show "-"

Bids include a fixed $20,000 unforeseen conditions allowance per bid documents (not comparable to OPC's 7% contingency)

**Signage cabinet scope added by Addendum 1 (5/6/26). OPC values are proxies based on the original masonry mural OPC. (wall: $73,000 at 146 SF × $500; columns: $6,000 at 12 SF × $500). Aluminum signage cabinets were not OPC'd. Proxy values for reference only.*

**Note: Contractor general conditions, GC fee, insurance, bonding, and permitting represent the contractor's cost of managing and guaranteeing the work - including site supervision, temporary facilities, insurance coverage, and performance bonding - and are separate from direct construction costs.*

***Alliance SOV shows $1 placeholder values for all Div. 01 / GC line items - overhead appears front-loaded into trade categories.*

Red highlight = high outlier within row. Green highlight = low outlier within row.

GATEWAY PARK | Village of Wheeling | Project No. 10177644

Unit Price Comparison - Section 00 43 22 | Bid Opening: May 22, 2026

No.	Item Description	Unit	OPC 100% CD Rev.	Paul Borg $963K	Stuckey $980K	AGAE $1.024M	Copenhaver $1.109M	Gt. Lakes $1.162M	Martam $1.195M	Landworks $1.246M	Alliance $1.248M	Landmark $1.484M
DEMO & EARTHWORK												
1	Earth Excavation (including haul off)	CY	*$49.00*	$100.00	$50.00	$52.00	$55.00	$85.00	$72.00	**$135.00**	**$20.00**	**$234.45**
2	Vegetation Removal	ALLOW	*$500.00*	**$5,000.00**	$10.00	$1,150.00	$2,000.00	**$5,000.00**	$4,850.00	**$1.25**	$1,000.00	$130.10
3	Sidewalk Pavement Removal/Replacement	SF	*$15.00*	$22.00	$22.00	$21.00	**$15.00**	$23.00	$28.80	**$30.00**	$26.00	$22.85
4	Silt Fence	LF	*$4.00*	$6.50	**$7.00**	$6.00	$5.00	$5.00	$3.85	$5.00	**$3.50**	**$9.20**
5	Inlet Protection	EA	*$250.00*	**$500.00**	$240.00	$173.00	$200.00	$300.00	$319.00	$250.00	**$25.00**	$317.30
6	Stabilized Construction Entrance	EA	*$5,000.00*	$2,500.00	$400.00	$420.00	$3,000.00	$2,500.00	$3,200.00	**$5,250.00**	**$1.00**	**$7,275.00**
STORM SEWER & DRAINAGE												
7	Storm Sewer Removal	LF	*- **	$35.00	$30.00	$29.00	**$15.00**	$62.00	$18.70	**$205.00**	$25.00	$93.70
8	Storm Sewer Trench Backfill	CY	*$40.00*	**$35.00**	$50.00	$51.00	$50.00	$86.00	$121.00	**$225.00**	$75.00	**$265.00**
9	PVC Storm Sewer (Installed)	LF	*$90.00*	$150.00	**$100.00**	$105.00	$150.00	$118.00	$136.00	$110.00	**$175.00**	$130.00
10	Catch Basin	EA	*$4,500.00*	**$7,500.00**	$3,500.00	$3,508.00	**$3,000.00**	$7,000.00	$4,700.00	$6,890.00	$3,500.00	$6,040.00
11	Inlet	EA	*$2,400.00*	**$5,500.00**	**$1,800.00**	$1,938.00	$3,000.00	$4,370.00	$2,300.00	$4,010.00	$3,000.00	$4,565.00
WATER SERVICE												
12	Copper Water Service	LF	*$20.00*	$155.00	$140.00	$146.00	**$80.00**	$112.00	$171.00	$115.00	**$200.00**	**$327.85**
13	Water Curb Box	EA	*$1,500.00*	$2,500.00	$700.00	$698.00	$2,000.00	$1,144.00	$1,575.00	**$3,150.00**	**$500.00**	$2,550.00
SITE ELECTRICAL												
14	Underground Conduit and Cable (Installed)	LF	*$25.00*	$20.00	$32.00	$86.00	**$90.00**	$46.00	$46.17	$26.50	**$19.60**	$75.00
15	Electrical Cabinet and Lighting Controller	EA	*$25,000.00*	**$60,000.00**	$40,000.00	**$1,380.00**	$1,500.00	$24,435.00	$24,526.14	$28,160.00	$44,912.00	**$1,200.00**
16	Receptacle Outlet	EA	*$1,000.00*	$600.00	**$1,400.00**	**$144.00**	$145.00	$1,212.00	$1,216.61	$924.00	$692.00	**$125.00**
17	Path Lights (including foundations)	EA	*$2,500.00*	$3,000.00	$2,600.00	**$2,415.00**	$2,500.00	$3,525.00	$3,537.87	**$5,940.00**	$2,884.00	**$2,100.00**
18	Uplights	EA	*$1,500.00*	**$2,200.00**	$2,100.00	$1,265.00	$1,400.00	$1,892.00	$1,898.79	**$1,045.00**	$1,539.00	$1,100.00
GATEWAY WALL												
19	Gateway Wall Concrete Core (incl. foundation)	LF	*$608.11*	$2,000.00	$1,800.00	$2,185.00	**$300.00**	$2,024.00	**$2,475.00**	$2,110.00	$2,100.00	**$3,412.00**
20	Gateway Wall Custom Aluminum Signage Cabinets w/ Integrated Lighting	EA	*$ 14,600.00*	**$500.00**	$12,550.00	$13,110.00	$14,300.00	**$47,926.00**	$11,900.00	$18,250.00	$3,590.00	$10,750.00
21	Gateway Wall Masonry Veneer and Coursing	SF	*$50.00*	$75.00	$70.00	**$173.00**	$130.00	$114.00	**$69.50**	$100.00	$90.00	**$61.89**
GATEWAY COLUMNS												
22	Gateway Column Concrete Core (incl. foundation)	EA	*$2,000.00*	$10,000.00	$8,300.00	$9,545.00	**$300.00**	$9,418.00	$11,985.00	$9,110.00	**$38,445.00**	$16,630.00
23	Gateway Column Custom Aluminum Signage Cabinet w/ Integrated Lighting	EA	*$3,000.00*	$500.00	$8,400.00	$8,740.00	$5,300.00	$6,111.00	$11,900.00	**$12,110.00**	**$429.50**	$7,500.00
24	Gateway Column Masonry Veneer and Coursing	SF	*$50.00*	$75.00	**$70.00**	$130.00	$170.00	**$171.00**	$104.00	$100.00	$90.00	**$61.89**
HARDSCAPE & PAVING												
25	Grass Paving System	SF	*$30.00*	**$25.00**	$54.00	**$98.00**	**$25.00**	$32.00	$39.50	**$25.00**	$71.65	**$120.35**
26	Portland Cement Pedestrian Concrete	SY	*$108.00*	**$5,000.00**	$120.00	**$12.00**	$140.00	$140.00	$142.00	$170.00	$175.00	$222.50
27	Stabilized Fines Surface Course	SF	*$9.00*	$12.00	$15.50	**$5.00**	$20.00	$30.00	$13.00	**$35.00**	$9.00	$25.00
28	Subbase Granular Material	CF	*$2.00*	**$18.00**	$4.50	$5.00	$10.00	$3.50	$6.00	$5.00	**$3.00**	**$138.40**
29	Soldier Course Paver Edge Restraint (Installed)	LF	*$15.00*	$65.00	$55.00	**$115.00**	$35.00	$90.00	**$28.00**	$65.00	$97.00	$60.00
SITE FURNISHINGS												
30	Litter Receptacles	EA	*$1,875.00*	$3,500.00	$1,800.00	**$3,738.00**	$2,500.00	$3,000.00	$2,110.00	$2,926.00	**$1,100.00**	$3,055.00
31	Standard Picnic Tables	EA	*$4,218.75*	$5,000.00	$4,590.00	$5,175.00	$5,000.00	**$6,985.00**	$5,250.00	$6,868.00	**$2,100.00**	$4,775.00
32	Accessible Picnic Table	EA	*$4,500.00*	$5,500.00	$4,845.00	$5,750.00	$5,000.00	**$6,985.00**	$6,000.00	$6,650.00	**$2,400.00**	$5,075.00
33	16' Length Curved Benches	EA	*$12,339.58*	$18,000.00	$12,000.00	$15,341.00	$6,000.00	**$19,000.00**	$14,950.00	**$4,400.00**	$9,500.00	$16,040.00
34	20' Length Curved Bench	EA	*$13,125.00*	$20,000.00	$14,000.00	**$23,903.00**	$7,000.00	$20,000.00	$18,250.00	**$4,665.00**	$12,000.00	$17,625.00
35	Modular Dining Table	EA	*$3,641.25*	$3,500.00	**$3,200.00**	$4,014.00	$7,000.00	**$15,000.00**	$3,825.00	$7,275.00	$8,500.00	$6,625.00
36	Arch Shade Bench (Installation Only)	EA	*$11,342.50*	$2,500.00	$2,100.00	$1,380.00	$2,000.00	**$10,500.00**	$1,455.00	$7,100.00	**$1,000.00**	$2,400.00
37	Outcropping Stones	EA	*$400.00*	$900.00	$800.00	$978.00	$1,000.00	$1,600.00	**$630.00**	**$3,110.00**	$1,700.00	$809.00
SOILS & PLANTINGS												
38	Shredded Hardwood Mulch	CY	*$35.00*	**$125.00**	$105.00	$94.00	**$80.00**	**$80.00**	$110.00	$110.00	$100.00	$118.00
39	Planting Bed Soil Mix	CY	*$80.00*	**$150.00**	$100.00	**$81.00**	**$150.00**	$105.00	$104.50	**$150.00**	$95.00	$95.00
40	Topsoil at Turf Areas	CY	*$45.00*	**$100.00**	**$58.00**	$78.00	$70.00	$85.00	$86.00	$85.00	$78.00	$95.00
41	Turf Seed Restoration	SY	*$1.00*	**$15.00**	$12.00	$6.00	$8.00	**$5.00**	$7.00	**$5.00**	$6.00	**$3.15**
42	Turf Sod	SY	*$12.00*	**$24.00**	**$10.00**	$13.00	$15.00	$15.00	$13.00	$16.00	$12.00	**$9.90**
43	Shade Trees, 3" Caliper	EA	*$900.00*	$850.00	**$1,100.00**	$949.00	$1,000.00	$1,000.00	$874.00	$1,010.00	**$795.00**	**$635.00**
44	Ornamental Trees, 2.5" Caliper	EA	*$700.00*	$850.00	**$750.00**	$776.00	**$1,000.00**	$875.00	$852.00	$950.00	$775.00	**$540.00**
45	Evergreen Trees, 8' Height	EA	*$500.00*	$950.00	**$1,260.00**	**$863.00**	$1,000.00	$1,100.00	$962.00	$925.00	$875.00	**$750.00**

OPC = 100% CD Revised, April 30, 2026. Unit prices are provided for reference and adjustment purposes; base bid is a stipulated lump sum.

**Signage cabinet scope (items 20, 23) added by Addendum 1 (5/6/26). Aluminum signage cabinets were not OPC'd; OPC column shows approximation per the assessed mural wall value for those items.*

***Alliance SOV shows $1 placeholder values for all Div. 01 / GC line items - overhead appears front-loaded into trade categories.*

Red highlight = high outlier within row. Green highlight = low outlier within row.

All unit prices include labor, materials, equipment, overhead, and profit per Section 00 43 22.

OPC = 100% CD Revised, April 30, 2026. Unit prices are provided for reference and adjustment purposes; base bid is a stipulated lump sum.

Underline (amber) = OPC unit price involves a unit conversion or assumption.

**OPC: Items 20 and 23 (aluminum signage cabinets) were not OPC'd - Addendum 1 added this scope after bid documents were posted. Values reflect masonry mural OPC ($500/SF).*

VILLAGE OF WHEELING

Gateway Park

CONTRACT DOCUMENT

This agreement is made this 1st day of June , 2026 between and shall be binding upon the Village of Wheeling, an Illinois municipal Corporation hereinafter referred to as (the "Village") and (Paul Borg Construction Company)hereinafter to as (the "Contractor") and its successors.

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

the construction of public open space improvements including a custom masonry gateway mural wall; standalone custom gateway columns; seating and dining coves; open lawn and landscape areas; concrete walks and hardscape; site furnishings; pedestrian lighting; planting; irrigation; stormwater infrastructure; and associated site utilities.

1. This contract shall embrace and include all of the applicable contract documents listed below as if attached hereto or repeated herein:
    a. Specification and Contract Document for Gateway Park , consisting of the following:
        i. Cover Sheet
        ii. Table of Contents
        iii. Invitation to Bid on Contract Document Legal Notice
        iv. Standard General Conditions of the Construction Contract, EJCDC C-700 2007 Edition (as modified)
        v. Specific Terms, Conditions and Instructions and Blue Prints
        vi. Bid Proposal Form
        vii. Plans and Specifications
        viii. All issued Addenda
        ix. Certificate of Eligibility to Enter into Public Contracts
        x. Required Performance and Payment Bonds
        xi. Required Insurance Certificates
        xii. All other Modifications issued after the execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the work issued by the Engineer.
    b. The Contractor's Bid Proposal Dated May 22, 2026.
    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 $ 963,000 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 within 150 calendar days from the date of the Notice to Proceed. 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.
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.
9. Where the terms of this Contract conflict with the provisions of the Contract Documents, the Contract Documents shall be binding.

IN WITNESS WHEREOF, the Village of Wheeling, Illinois by, Village President, and the Contractor have hereunto set their hands this 27th day of May, 2026.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

Accepted this 27th day of May, 2026.

Individual or Partnership _____ Corporation X

Kindle M. Filipowski
By

President
Position/Title

By Kendall M. Filipowski Position/Title President

Paul Borg Construction Company

Print Company Name

THE VILLAGE OF WHEELING, ILLINOIS

Accepted this _____day of _____, 2026.

Patrick Horcher
Village President

Attest:

Kathryn M. Brady
Village Clerk

MEMORANDUM

DATE:	June 1, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Ordinance Declaring as Surplus and Authorizing the Disposal of Personal Property Owned by the Village of Wheeling by Recycling, Trade-In, Donation, or Public Auction
DOLLAR AMOUNT:	n/a
BUDGETED:	No
BUDGET SOURCE:	n/a
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Financial Strength

EXECUTIVE SUMMARY

The attached ordinance declares various items as surplus and authorizes the disposal of the items through a public auction or other methods or means beneficial to the Village as determined by the Village Manager.

MEMO

Background/Discussion

The Village of Wheeling has identified items that are no longer utilized, have outlived their useful life, or have been replaced. These items include vehicles and equipment as listed on Attachments A and B. Vehicles, equipment, and items that may encompass a value are typically sold through an online public auction, traded in, or sold to a third party.

Budget

Any revenue generated from public auctions or sale will be deposited into applicable Village funds.

ORDINANCE NO. _____

ORDINANCE DECLARING AS SURPLUS AND AUTHORIZING THE DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF WHEELING BY RECYCLING, TRADE-IN, DONATION, OR PUBLIC AUCTION

WHEREAS, it is no longer necessary, useful, or in the best interests of the Village of Wheeling (the "Village") to retain the surplus personal property hereinafter described; and

WHEREAS, the Village Board has determined that said surplus personal property should be sold at auction, traded in to reduce the costs of new purchases, donated to local entities, or properly disposed of through any means that will be most beneficial to the Village as determined by the Village Manager;

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, as follows:

SECTION ONE: Pursuant to the Illinois Compiled Statutes (65 ILCS 5/11-76-4) and the Village's home-rule powers, the Village Board finds the following personal property:

- Attachment "A" Vehicles and Equipment
- Attachment "B" Fire Equipment, Electronics, Police Equipment

is no longer necessary or useful to the Village, and that it is in the best interest of the Village that the surplus personal property be properly disposed of, recycled, sold, traded in as part of a new purchase cost reduction, or publicly auctioned.

SECTION TWO: The Village Manager or an authorized designee is hereby authorized and directed to dispose of said surplus personal property at auction, to trade it in to reduce the costs of new purchases, to donate it to local entities, or to properly dispose of it through any means that will be most beneficial to the Village as determined by the Village Manager.

SECTION THREE: Upon the property's disposal or provision to a chosen entity as described above, the Village Manager is hereby authorized and directed to convey and transfer title of the aforesaid property.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage by majority vote of the corporate authorities and approval in the manner provided by law.

Trustee _____ moved, second by Trustee _____,

that Ordinance No. _____ be passed.

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

Ordinance No. _____ **APPROVED** this 1st day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Attachment A
Vehicles and Equipment

Unit #	Department	Year	Make	Model	VIN	Type	Description
NA	FIRE	2007	MFI	BOAT TRAILER	4J2BDMR1X71092613		
NA	FIRE	2007	RESCUE ONE	CONNECTOR BOAT	TJZ144K6C707		WITH MOTOR
z-573-13	CD	2013	FORD	SUV	1FM5K8AR3DGA63825	Other	
z-I63-19	POLICE	2019	FORD	SUV	1FM5K8AR4KGB44071	Other	

Attachment B

Fire Equipment

Unit #	Department	Make	Type	Description
NA	FIRE	NA	Firefighting Gear	(3) full sets coat and pants
NA	FIRE	NA	Firefighting Gear	(5) coats
NA	FIRE	NA	Firefighting Gear	(3) pairs of pants

Electronics

Unit #	Department	Make	Type	Description
NA	FINANCE	Apple	iPhone 15	MR4N2CKGWW

Police Department

QTY	Department	Make	Type	Description
1	PD	NA	Medical Lending	Paraplegic chair
5	PD	NA	Medical Lending	Commodes
1	PD	NA	Medical Lending	Wheelchair
1	PD	NA	Medical Lending	Shower Chair
2	PD	NA	Medical Lending	Crutches
5	PD	NA	Medical Lending	Walkers
3	PD	NA	Medical Lending	Canes
3	PD	NA	Medical Lending	Resting feet
1	PD	NA	Medical Lending	Bedside assist rail

MEMORANDUM

DATE:	June 1, 2026
FROM:	James Ferolo, Village Attorney
SUBJECT:	Ordinance Amending Title 15, Buildings and Construction, Chapter 15.01.080, of the Wheeling Municipal Code Regarding the Adoption of the Illinois State Energy Conservation Code
DOLLAR AMOUNT:	n/a
BUDGETED:	No
BUDGET SOURCE:	n/a
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Governance

EXECUTIVE SUMMARY

An ordinance has been prepared for the consideration of the Board of Trustees that would amend Title 15, Buildings and Construction, to adopt the 2024 version of the Illinois Energy Conservation Code. The Village's Code currently incorporates the 2021 Illinois Energy Conservation Code. Adoption of the updated Illinois Energy Conservation Code is required by state law.

ORDINANCE NO. _____

ORDINANCE AMENDING TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.01.080 OF THE WHEELING MUNICIPAL CODE REGARDING THE ADOPTION OF THE ILLINOIS STATE ENERGY CONSERVATION CODE

WHEREAS, the President and Board of Trustees of the Village of Wheeling (the "Village") have reviewed the recommendation of Village staff regarding revisions and updates to Title 15 of the Village of Wheeling Code regarding the adoption of the most current version of the Illinois State Energy Conservation Code; and

WHEREAS, the President and Board of Trustees find and determine that revising and updating the Village Code, as set forth below, is in the best interests of the health, welfare, and safety of the residents, property owners, and the businesses of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, LAKE AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals set forth above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Chapter 15.01.080 of the Wheeling Village Code is hereby amended as follows:

> **15.01.080 – Adoption of the Illinois State Energy Conservation Code, current edition.**
>
> The Illinois State Energy Code with State Amendments, current edition effective November 2025 (the International Energy Conservation Code™, 2024 edition), published by the International Code Council, Inc., as amended by the State of Illinois, is hereby adopted as the Energy Conservation Code of the Village of Wheeling for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting, and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said State Energy Conservation Code on file in the office of the Village of Wheeling are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter.

SECTION 3: If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4: All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 5: Except as to the Code provision set forth above in this Ordinance, all Chapters and Sections of the Village Code of the Village of Wheeling, as amended, shall remain in full force and effect.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

Trustee _____ moved, seconded by Trustee _____, that Ordinance No._____ be adopted this 1st day of June 2026.

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

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Iron Fist Boxing and Fitness (1475 Wheeling Road, Suite 120) [Docket No. PSU26-0005]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Iron Fist Boxing and Fitness is seeking special use approval to permit a recreational and instructional facility to operate an indoor boxing and fitness training facility at 1475 Wheeling Road, Suite 120. At the May 13, 2026, Plan Commission hearing, the Commission unanimously recommended approval of this request.

MEMO

The petitioner is seeking special use approval to operate an indoor boxing and fitness training facility that will offer both individual training and structured programs for men, women, and youth of all fitness levels. The program will include one-on-one personal training sessions, as well as a variety of group classes ranging from boot-camp-style workouts to beginner and advanced boxing instruction. Classes are proposed to be held between 9 and 11 a.m. and in the evenings from 5 to 9 p.m.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Hyken, to recommend approval of Docket No. PSU26-0005, granting Special Use approval to permit a recreational and instructional facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the exhibits listed below and subject to the following conditions:

1. A minimum of one (1) employee shall be onsite at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties, or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

There being 7 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 reflecting the Commission's recommendation to grant special use approval for a recreational and instructional facility, subject to conditions.

Attachments

Ordinance – Special Use Approval [Docket No. PSU26-0005]

Exhibits: Project Description Letter dated 3/10/2026
Floor Plan received by the Village on 3/11/2026
PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU26-0005

ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL USE APPROVAL TO PERMIT THE OPERATION OF A RECREATIONAL AND INSTRUCTIONAL FACILITY FOR IRON FIST BOXING AND FITNESS (1475 WHEELING ROAD, SUITE 120)

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on May 13, 2026, duly noticed in the *Daily Herald* on April 28, 2026, to consider a petition by Iron Fist Boxing and Fitness (hereinafter referred to as the "Petitioner") for Special Use approval to permit the operation of a recreational and instructional facility, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, for the property located at 1475 Wheeling Road, Suite 120, Wheeling, Illinois (hereinafter referred to as "Subject Site") in the I-2 (Light Industrial and Office) and I-3 (General Industrial) Zoning Districts; 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 the operation of a recreational

and instructional facility in the I-2 (Light Industrial and Office) and I-3 (General Industrial) zoning districts, located at the Subject Site, hereinafter legally described:

LOTS 26, 27, 28 AND 29 TAKEN AS A TRACT, IN FIRST ADDITION TO PALATINE EXPRESSWAY INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 27, 1970 AS DOCUMENT 2493375 IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM SAID TRACT THAT PART OF LOTS 28 AND 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29; THENCE ON ASSUMED BEARING NORTH 0 DEGREES 00 MINUTES 17 SECONDS EAST ON THE WEST LINE OF SAID LOTS 28 AND 29, 274.51 FEET; THENCE SOUTH 2 DEGREES 51 MINUTES 28 SECONDS EAST 200.25 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 17 SECONDS WEST 74.50 FEET TO THE SOUTH LINE OF SAID LOT 29; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS WEST ON SAID SOUTH LINE, 10.00 FEET TO THE POINT OF BEGINNING, 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 dated 3/10/2026.
- Floor Plan received by the Village on 3/11/2026.

Section D

The Special Use Approval granted in Section B of this Ordinance is subject to the following conditions:

1. A minimum of one (1) employee shall be onsite at all times during the facility's hours of operation.

2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties, or events shall be permitted.

3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

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 adopted this 1st day of June 2026.

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

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Project Description Letter dated 3/10/2026
- Floor Plan received by the Village on 3/11/2026

3-10-2026
Eric Ocampo
1475 s wheeling rd.

Iron Fist Boxing and Fitness was established in 2019 and is a solely owned fitness facility, with the owner also serving as a certified head trainer.

Iron Fist Boxing and Fitness offers group fitness classes and individualized training for men, women, and youth of all fitness levels. Our programming includes a variety of classes ranging from boot camp-style workouts to beginner and advanced boxing training.

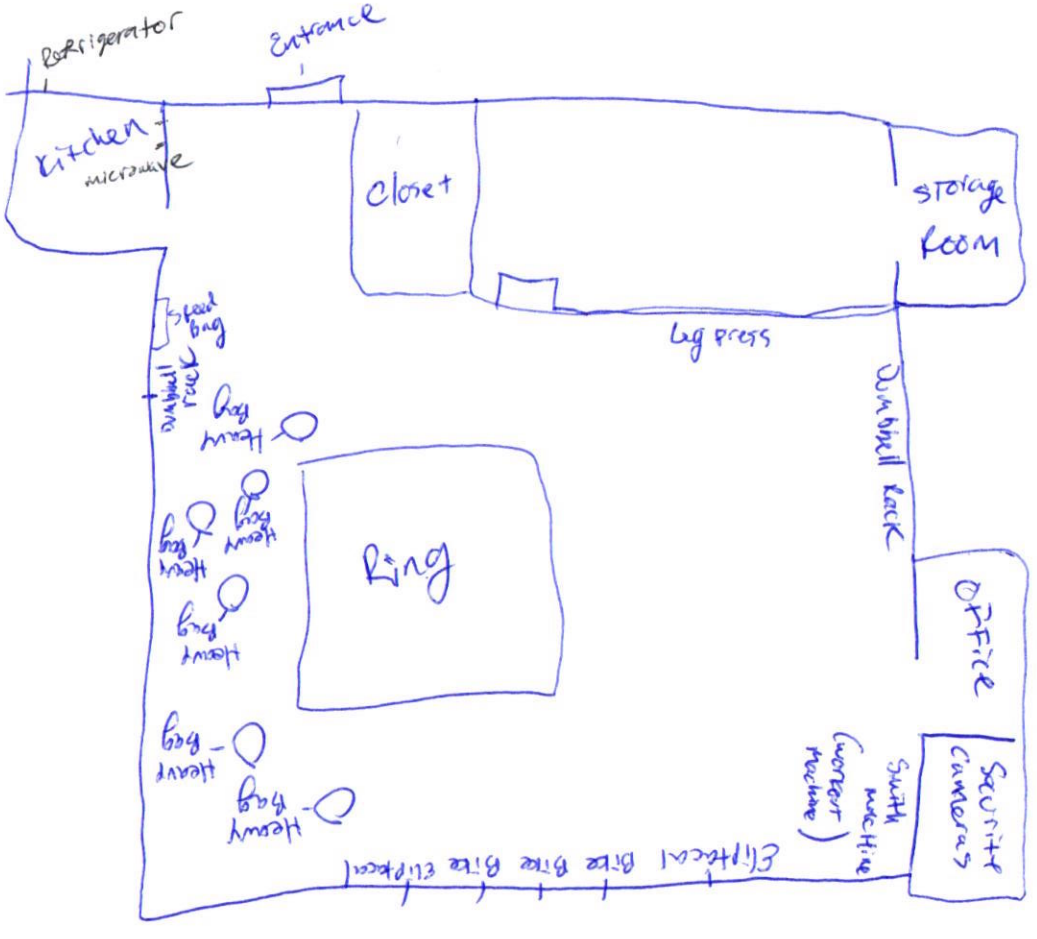
We are dedicated to serving our community by providing a clean, professional, and positive environment where members can work towards achieving their fitness goals. We accomplish this by offering small and large group classes, as well as structured one-on-one personal training sessions.

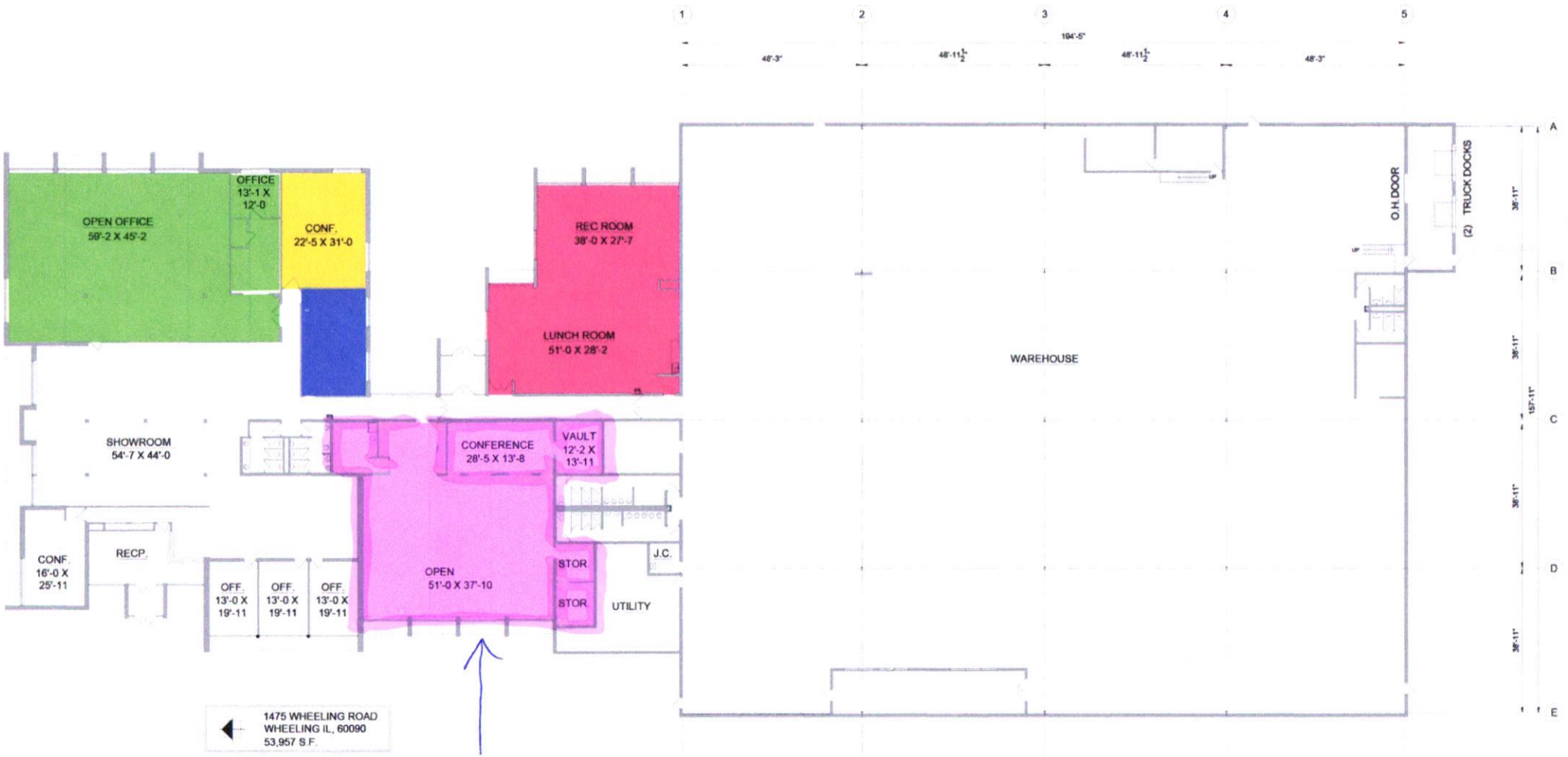
Small group classes typically range from 5–10 participants, while larger classes generally range from 10–15 participants per class.

Classes are scheduled between 9:00 a.m. and 11:00 a.m., and again in the evening from 5:00 p.m. to 9:00 p.m. Each class lasts approximately one hour, which allows for adequate parking turnover and helps prevent traffic congestion.

The facility is primarily used for structured, coach-led classes designed to promote fitness, discipline, and a motivating atmosphere that supports and values all members of our community.

Received by the Village 3/11/2026





Leased Space for Iron fist Boxing and Fitness.

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0005, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Iron Fist Boxing and Fitness (1475 Wheeling Road, Unit 120). **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0005,** granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0005: Eric Ocampo (1475 Wheeling Road, Suite 120, Wheeling, IL 60090), lessee, is seeking special use approval to permit a recreation and instruction facility ("Iron Fist Boxing and Fitness"), located at 1475 Wheeling Road, Suite 120, which is zoned I-2 (Light Industrial and Office) and I-3 (General Industrial), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Iron Fist Boxing and Fitness (lessee)
Building size: 2,400 ft. Unit / 49,800 sq. ft. Building

Property Size: 3.72 Acres

Neighboring Property Land Use(s):
North/East/South: Industrial
West: Residential (across Wheeling Road)

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-2 (Light Industrial and Office) and I-3 (General Industrial)

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, Iron Fist Boxing and Fitness, requests special use approval to permit a recreation and instruction facility to operate an indoor boxing and fitness training facility to be located at 1475 Wheeling Road, Suite 120.

SPECIAL USE ANALYSIS

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

The petitioner is seeking special use approval to operate an indoor boxing and fitness training facility that will offer both individual training and structured programs for men, women and youth of all fitness levels. The program will include one-on-one personal training sessions, as well as a variety of group classes ranging from boot camp-style workouts to beginner and advanced boxing instruction.

As outlined in the Petitioner's Project Description Letter (attached), classes are proposed to be held between 9:00 AM and 11:00 AM and in the evening from 5:00 PM to 9:00 PM. The petitioner has not specified the number of employees associated with the operation. As a result, staff has included a condition that a minimum of one employee must be on-site at all times during the facility's hours of operation.

Staff has included a condition requiring the facility be used exclusively for boxing and fitness-related training and classes, no tournaments, parties, events or unrelated activities to be permitted. This limitation ensures the use remains consistent with the applicant's stated operations and prevents the space from functioning as a general event venue (e.g., special events, parties, etc.) that would not align with the intent of the zoning district.

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 or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**

   Petitioner: The facility will provide an important service where the community can come to a safe and professional environment to support their physical health and overall well-being. This facility will offer a structured fitness opportunity that will enhance physical health and quality health while focusing on stress reduction. It will also provide a facility where residents from the community will be able to have social engagement through small and large group training. As a grassroots organization built from the ground up, we honor family, hard work and cultural identity while fostering community pride. Our bilingual inclusive environment ensures that individuals of all backgrounds feel welcomed.

   Staff: The proposed special use for a recreation and instruction facility within the I-2 (Limited Industrial) and I-3 (General Industrial) Zoning Districts is desirable as such uses effectively utilize large, open floor areas suitable for indoor sports and other large-scale recreational activities and is compatible with typical I-2 and I-3 uses.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to**

property values or improvements in the vicinity.

Petitioner: This facility will offer structured classes that will be supervised and well monitored to ensure the safety of the community as well as the people training. We take pride in maintaining a high standard of cleanliness, safety and professionalism all while impacting the community in a positive way.

Staff: The proposed use will occur entirely within an existing building and will not alter the character of the area.

3. **State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

   Petitioner: This facility will operate in a matter that is compatible with the surrounding areas while offering a beneficial service to the community

   Staff: The proposed use will occupy a developed property with convenient public access that will not impede the surrounding properties.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**

   Petitioner: The proposed use will be supported by existing public infrastructure and services in the area. The property has access to roadways, utilities and drainage systems that are adequate for the operation of the facility. Police, fire and emergency services are available nearby and can respond as needed.

   Staff: The proposed use will occur within an existing building that is currently served by public facilities. There are no proposed changes to the exterior of the building or site that would require additional public services.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**

   Petitioner: The facility offers adequate parking for small and large group classes. Classes are offered at varying times to avoid traffic congestion.

   Staff: The proposed use will be located within an existing development which shares parking with other tenants. Sufficient parking exists on site to service the proposed use.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**

   Petitioner: The facility will operate in a safe and professional manner, while wanting to comply with all the regulations and stipulations per village codes.

   Staff: The proposed use is consistent with the I-2 (Limited Industrial) and I-3 (General Industrial) Zoning Districts and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

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

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

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

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

******

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

Recommend approval of Docket No. PSU26-0005, granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.

2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.

3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.

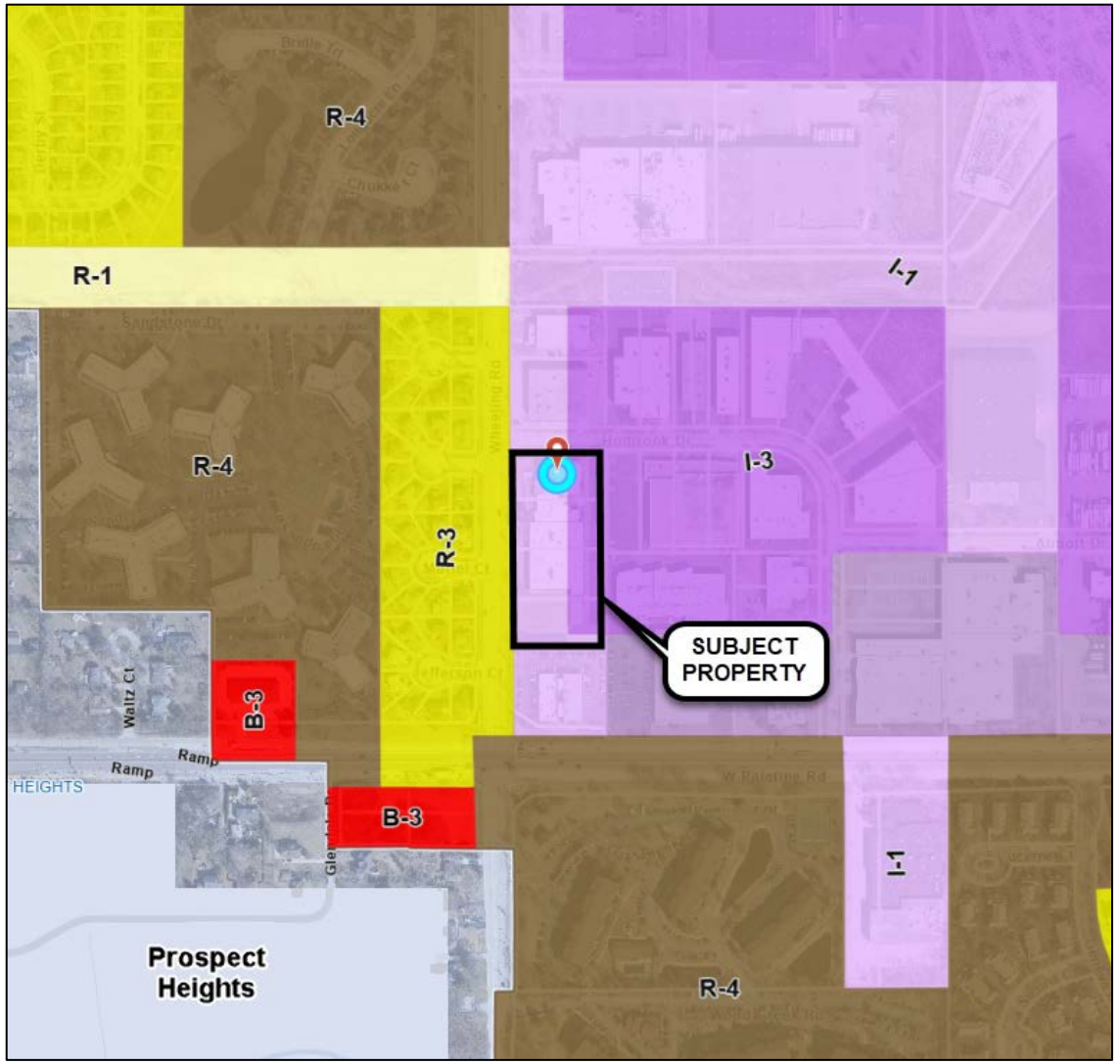
4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:
Location and zoning maps (Staff)
Project Description Letter dated 3/10/2026
Floor Plan received by the Village on 3/11/2026



LOCATION MAP



ZONING MAP



View of Entrance on East Building Facade

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0005
Request for a Special Use to Permit a Recreation and Instruction Facility for Iron Fist Boxing and Fitness
1475 Wheeling Road, Suite 120

Chairman Johnson called Docket No. PSU26-0005. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the special use approval was for a recreation and instruction facility in the I-2 (light industrial and office) and I-3 (general industrial) zoning districts. Secretary Sprague reviewed the special use requirements.

Mr. Robles reported that the facility would offer both individual training and structured programs. The classes would be offered between 9:00 a.m. and 11:00 a.m. and in the evenings from 5:00 p.m. to 9:00 p.m. There was no specified number of employees, so one condition required that at least one employee must be on site at all times. Staff recommended approval.

Mr. Robles read the proposed conditions for Docket No. PSU26-0005:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.

2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.

3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

The applicant, Eric Ocampo, stepped to the podium and was sworn in. He reported that he offered group boxing classes, including children's classes and adult boot camps.

DRAFT

Commissioner Sprague asked if there was a bathroom. Mr. Ocampo reported that there were public bathrooms in the hallway.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSU26-0005, granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.

2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.

3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Mr. Robles noted that the applicant would attend the Village Board meeting on June 1, 2026.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None

DRAFT

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

Docket No. PSU26-0005

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on May 13, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to act on a petition by Eric Ocampo (1475 Wheeling Road, Wheeling, IL 60090), lessee, seeking Special Use approval to permit the operation of a recreation and instruction facility for Iron Fist Boxing and Fitness located at 1475 Wheeling Road, zoned I-2 (Light Industrial and Office) and I-3 (General Industrial), as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

All interested persons are invited to attend and be heard.

Docket No. PSU26-0005

Published in Daily Herald April 28, 2026 (328618)

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 04/28/2026 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 # 328618

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Special Use Approval to Permit the Operation of an Animal Hospital for Orsini Animal Hospital (751 N. Milwaukee Avenue) [Docket No. PSU26-0007]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Orsini Animal Hospital is seeking special use approval to permit an animal hospital at 751 N. Milwaukee Avenue. At the May 13, 2026, Plan Commission hearing, the Commission unanimously recommended approval of this request.

MEMO

The petitioner is seeking special use approval to operate an animal hospital providing individualized care for feline and canine patients. The subject tenant space was formerly occupied by VGA Veterinary Hospital, and the petitioner seeks to operate a similar practice. As outlined by the petitioner, the facility's operations will include general wellness care for all pet life stages, non-emergent sick visits, behavioral consultations, soft-tissue surgeries, dental cleanings and procedures, and diagnostic imaging. The facility will not include overnight boarding or grooming services; animals will only be housed onsite for limited durations when necessary for surgical procedures, diagnostics, or treatment. The proposed hours of operation are 9 a.m. to 5 p.m. Monday through Friday, and 9 a.m. to 12 p.m. on Saturdays. The practice is expected to begin with approximately 1.5 to 2 full-time-equivalent veterinarians, supported by 6 to 7 staff members.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Riles, to recommend approval of Docket No. PSU26-0007, granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the exhibits listed below and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed onsite for limited durations when necessary for surgical procedures, diagnostics, or treatment.
2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.
3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

There being 7 affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation

I concur with the findings of fact and recommendations 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 animal

hospital, subject to conditions. Condition Number 3 above has been satisfied and therefore has not been included in the attached ordinance.

Attachments
Ordinance – Special Use Approval [Docket No. PSU26-0007]
Exhibits: Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026
Floor Plan prepared by RWE Planning + Design
PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU26-0007

ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL USE APPROVAL TO PERMIT THE OPERATION OF AN ANIMAL HOSPITAL FOR ORSINI ANIMAL HOSPITAL (751 N. MILWAUKEE AVENUE)

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on May 13, 2026, duly noticed in the *Daily Herald* on April 28, 2026, to consider a petition by Orsini Animal Hospital (hereinafter referred to as the "Petitioner") for Special Use approval to permit the operation of an animal hospital, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, for the property located at 751 N. Milwaukee Avenue, Wheeling, Illinois (hereinafter referred to as "Subject Site") in the MXC, Commercial/Residential Mixed Use Zoning District; 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; and

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 the operation of an animal

hospital in the MXC, Commercial/Residential Mixed Use zoning district, located at the Subject Site, hereinafter legally described:

PARCEL 1:
LOTS 2 AND 3 IN PRAIRIE CROSSING SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN G. HECHINGER'S FARM, BEING A SUBDIVISION IN SECTIONS 1, 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, AND PART OF LOT 2 IN THE SUBDIVISION OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, AND PARTS OF SECTIONS 11 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 17, 2005 AS DOCUMENT NO. 0522939034, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AS OF AUGUST 26, 2005 AND RECORDED AUGUST 30, 2005 AS DOCUMENT 0524239046 FOR THE PURPOSE OF ROAD IMPROVEMENTS, PARKING, ACCESS, STORM WATER DISCHARGE AND DETENTION POND, UTILITIES, GENERAL CONSTRUCTION AND DEVELOPMENT AS SET FORTH IN SAID DOCUMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
NON-EXCLUSIVE EASEMENT: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN ENCROACHMENT AND EASEMENT AGREEMENT DATED JANUARY 6, 2015 AND RECORDED FEBRUARY 11, 2015 AS DOCUMENT 1504247030 AS AMENDED AND RESTATED IN AMENDED AND RESTATED ENCROACHMENT AND EASEMENT AGREEMENT DATED FEBRUARY 26, 2015 AND RECORDED MARCH 3, 2015 AS DOCUMENT 1506247433 TO CONSTRUCT, INSTALL, USE, MAINTAIN, REPAIR AND REPLACE A DRIVE-THROUGH LANE ON, OVER, ACROSS, UNDER AND THROUGH THAT PART OF LOT 2 IN PRAIRIE CROSSING SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 1, 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 68 DEGREES 21 MINUTES 09 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 68 DEGREES 21 MINUTES 09 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF LOT 2 A DISTANCE OF 129.54 FEET; THENCE NORTH 21 DEGREES 38 MINUTES 51 SECONDS WEST 9.00 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 09 SECONDS EAST 129.54 FEET; THENCE SOUTH 21 DEGREES 38 MINUTES 51 SECONDS EAST 9.00 FEET TO THE POINT OF BEGINNING, 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:

- Petitioner’s Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026.
- Floor Plan prepared by RWE Planning + Design.

Section D

The Special Use Approval granted in Section B of this Ordinance is subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed onsite for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. 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.

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 adopted this 1st day of June 2026.

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

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026
- Floor Plan prepared by RWE Planning + Design

Orsini
ANIMAL HOSPITAL

March 25, 2026

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

To Whom it may concern,

We are planning to open a small animal veterinary hospital.

Our mission is to open a Fear Free and Cat Friendly certified general practice. We aim to provide individualize compassionate care for feline and canine patients and their care givers. We will not have any overnight boarding or grooming and will only keep patients in hospital that are requiring surgery or needing diagnostics/ treatments. We will provide general wellness care for all life stages and non-emergent sick appointments, behavioral consultations, soft tissue surgeries, dental cleaning/surgery and diagnostic imaging.

Our hours will likely change as we grow but will start at 9am-5pm Monday - Friday and 9am - 12pm on Saturdays but will not exceed the hours set for the center which is 8am -6pm Monday - Saturday. We will be closed for major holidays.

We will start off as a 1.5-2 doctor practice with 6-7 support staff with the goals of growing to be a 3-3.5 doctor practice with 14-18 support staff.

Each doctor will have the opportunity to see 8-14 appointments daily or 1-3 surgical procedures during week days and 6 appointments on Saturdays. 10-14 technician appointments will be available on week days and 6 on Saturdays. To achieve a Fear Free environment our goal is to stagger appointments and make sure all patients get placed in room immediately to decrease stress in the reception area. We will focus on all factors that increase stress for our patients and clients. We will have separate entrances, exam rooms and treatment areas for our feline and canine patients. Animals are very sensitive to sound and smells. We will be paying great attention to minimize these stressors for our patients/clients which will also benefit the surrounding businesses as well. We strive to achieve a calm and welcoming environment.

Our goal is to provide high quality medicine in an environment that honors the human animal bond and creates a team approach to pet care with emphasis on client education and care giver involvement in every decision regarding their pet wellness care.

Sincerely,

Anna Krystek

Anna Krystek DVM
Practice Owner
Orsini Animal Hospital PLLC



1 PRELIMINARY PLAN
1/4" = 1'-0"

RWE
PLANNING + DESIGN
ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

ORSINI ANIMAL HOSPITAL
751 N. MILWAUKEE AVE
WHEELING, IL 60090

REV.	DESCRIPTION	DATE
2	Floor Plan Signoff	04/07/2026

4/7/2026 12:25:37 PM

DRAWN BY:	CHECKED BY:
MM	BH

COPYRIGHT RWE PLANNING & DESIGN INC. 2024

PROJECT #: 25.179

PRELIMINARY PLAN

NA-03

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0007, Request for Special Use Approval to Permit an Animal Hospital for Orsini Animal Hospital (751 N Milwaukee Avenue) **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0007,** granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0007- Anna Krystek, DVM (751 N. Milwaukee Avenue, Wheeling, IL 60090), lessee, is seeking special use approval to permit the operation of an animal hospital for Orsini Animal Hospital, PLLC, located at 751 N. Milwaukee Avenue, Wheeling, IL 60090, which is zoned MXC, Commercial/Residential Mixed Use, pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections.

GENERAL PROPERTY INFORMATION

Applicant: Orsini Animal Hospital, PLLC (lessee)

Property size: 1.38 acres (60,112.8 sq. ft.)

Building Footprint: 10,926 sq. ft. / Unit: 3,816 sq. ft.

Neighboring Property Land Use(s):
North: Commercial (vacant)
East: Commercial (restaurant and hotel)
South: Commercial (retail)
West: Commercial (across Milwaukee Avenue)

Existing Use of Property: Vacant Multi-Tenant Retail Center (Former VCA Veterinary Hospital)

Existing Zoning: MXC, Commercial/Residential Mixed Use

Comprehensive Plan Designation: Commercial/residential mixed use

Zoning History:

- Ordinance No. 3942, approved January 24, 2005, granting Planned Unit Development Final Plan, Special Use, Site Plan, and Appearance Approval for a Planned Unit Development Westin North Shore Hotel / Retail Project (Docket No. 2004-14B and PC 04-16).
- Ordinance No. 4898, approved November 24, 2014, granted Site Plan and Appearance Approval for a Commercial Building at 761 N. Milwaukee Avenue (Docket No. PD 14-21, approval revoked since construction was not started within 1 year of approval or completed within 3 years of approval).
- Ordinance No. 5337, approved May 18, 2020, granting Final Planned Unit Development approval, Special Use, Site Plan and Appearance approval for a planned unit development for the Westin North Shore Hotel/Retail Project (Docket #2019-26A)
- Ordinance No. 5338, approved May 18, 2020, granting special use to permit a sit-down restaurant with a drive-through (Docket #2019-26B).
- Ordinance No. 5339, approved May 18, 2020, granting major site plan and building appearance approval for a multi-tenant retail/restaurant building with drive-through lanes and related site improvements (Docket #PC19-23).
- Docket #PC21-24, approved 12/1/2021, granting minor site plan and building appearance approval for proposed façade changes.
- Docket #SCBA 22-02, approved 6/8/2022, granting appearance approval for a freestanding sign.
- Ordinance No. 5621, approved 11/20/2023, granting special use approval for the operation of an animal hospital for VCA Veterinary Hospital (Docket No. PSU23-0011).

SUMMARY OF REQUEST

The applicant, Orsini Animal Hospital, PLLC (lessee), is requesting special use approval to permit the operation of an animal hospital at 751 N. Milwaukee Avenue. The proposed facility will provide general wellness care and non-emergent medical services for canine and feline patients.

USE ANALYSIS

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

The petitioner is requesting special use approval to operate an animal hospital providing individualized care for feline and canine patients. The subject tenant space was formerly occupied by VGA Veterinary Hospital in which the petitioner is seeking to operate a similar practice. As outlined in the petitioner's description letter (attached), the facility's operations will include general wellness care for all pet life stages, non-emergent sick visits, behavioral

consultations, soft tissue surgeries, dental cleanings and procedures, and diagnostic imaging. The facility will not include overnight boarding or grooming services; animals will only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

The proposed hours of operation are 9:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 12:00 PM on Saturdays. The petitioner has indicated that hours may be expanded to 8:00 AM to 6:00 PM, Monday through Saturday, as the practice grows.

The practice is anticipated to begin with approximately 1.5 to 2 full-time equivalent veterinarians supported by 6 to 7 staff members. Over time, the petitioner intends to expand operations to approximately 3 to 3.5 veterinarians with a total staff of 14 to 18 employees.

The existing 10-foot by 12-foot pet relief area located on the south side of the building (constructed by the prior animal hospital operator), consisting of pet turf, fake hydrant and screening panels, will remain and provide a dedicated relief area for dogs. The petitioner will be responsible for maintaining this area in hygienic condition and shall encourage patrons to utilize the designated space. No modifications to the exterior are proposed as part of this request.

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 for the subject site.

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

1. **State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**
   Petitioner: Since this site is already built out as an animal hospital it is the perfect choice for opening a small animal general hospital. Minimal changes need to be done to the interior to improve work flow and make it a Fear Free and Cat Friendly practice. Pets are a very important part of our lives and having a Veterinarian that you can trust and that honors that human animal bond is essential. Keeping pets healthy and providing general wellness care is also an essential public health service.

   Staff: The MXC, Commercial/Residential Mixed Use Zoning District, is intended to accommodate the development and redevelopment of areas suited for a combination of commercial and residential uses. The proposed operation is consistent with the purposes of the MXC, Commercial/Residential Mixed Use Zoning District.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**
   Petitioner: Our goal is to be a Fear Free hospital therefore we aim to minimize stress for our patients and their care givers. We will be hiring highly trained and licensed veterinary professionals to provide care. Our goal is to have staggered appointments so that there will be limited or no interactions between patients and therefore prevent conflicts in and around the building. We will have two reserved spots at the back of the facility so if there are any reactive patients they can use a rear entrance and limit contact with people and other animals prior to entering the facility. We will focus on client education and training to help prevent behaviors that could lead to bites/ public health risk. We will be following all of OSHA and AAHA guidelines when making protocols for handling waste and proper disposal of any unused medications and controlled substances. We will make sure to maintain the current pet relief area to prevent the transmission of any disease.

   Staff concurs with the petitioner's response.

3. **State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
   Petitioner: The building is established and is surround by businesses. As the practice grows we will not have more than two doctors seeing appointments at any given time plus nurse appointments. The facility already has sufficient parking for these purposes and would not hinder any surrounding business. The pet relief area is

already established in area that has a privacy fence and is facing a drive through therefore should not interfere with the customer experience at the nearby restaurant.

Staff concurs with the petitioner's response.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**
Petitioner: The property is well established and there will be minimal alterations to the interior. I will be working with a licensed contractor that has extensive experience building animal hospitals and follows the AAHA guidelines. We are not going to be boarding any animals therefore would not have any excessive animal waste or water/electrical use that may tax the municipal systems.

   Staff concurs with the petitioner's response.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**
Petitioner: The location has two entrances one via Wolf road and a lane off Milwaukee. Since we should only have a maximum of three to four appointments occurring at the same time we should not make a significant impact on the surrounding businesses or residential areas. There is more than sufficient parking in our current lot to support this traffic. There are ten spots in front of the building and two reserved spots at the back.

   Staff concurs with the petitioner's response.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**
Petitioner: Our contractor RWE is a licensed contractor and will make sure that the building is satisfying all codes and regulations. We will also be following all OSHA guidelines and providing annual training for all employees.

   Staff: The proposed use is consistent with the MXC, Commercial/Residential Mixed Use Zoning District and the Comprehensive Land Use designation of commercial/residential for the subject site.

STAFF REVIEW

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

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

Staff Recommended Action: Staff recommends approval of the Special Use subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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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. PSU26-0007, granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

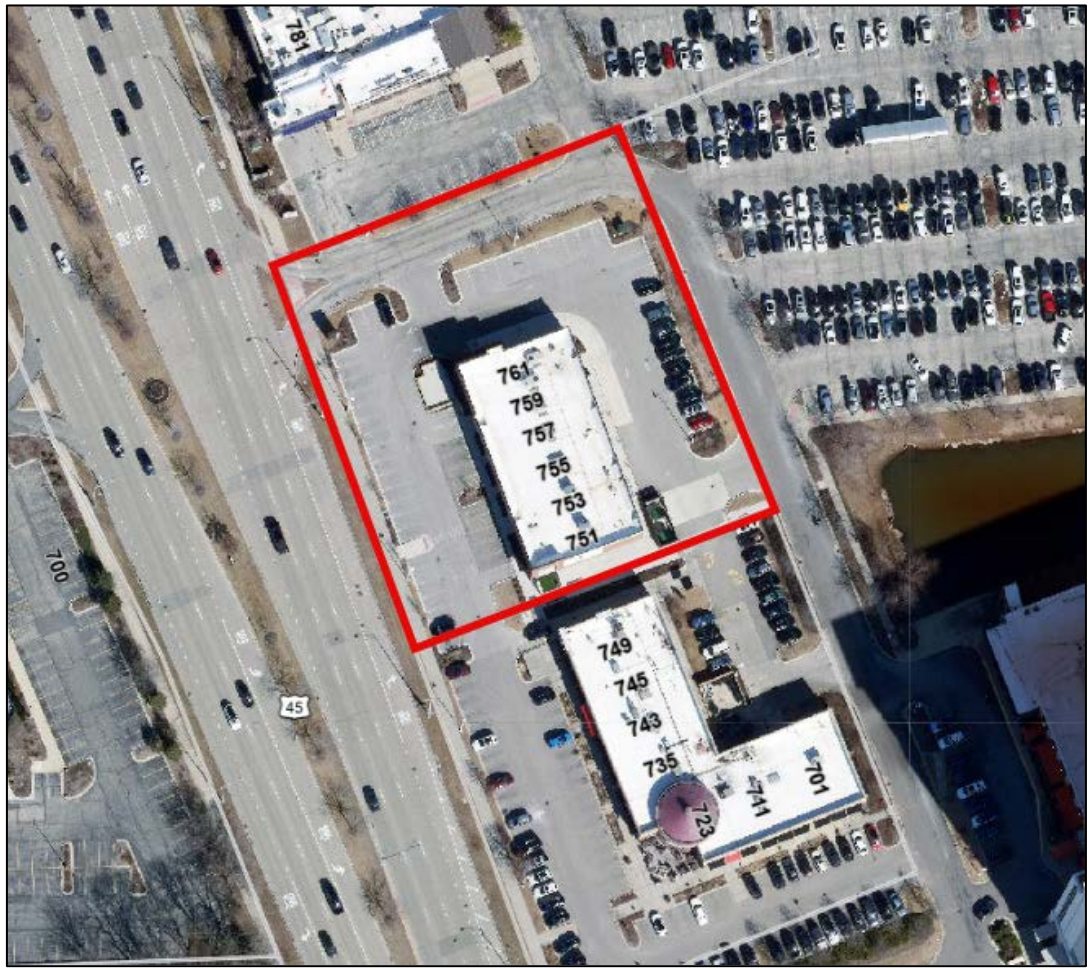
1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:
Attachments to Staff Report (staff)
Petitioner's Project Description Letter prepare d by Anna Kryustek, DVM dated 3/25/2026
Floor Plan prepared by RWE Planning + Design



Location Map



Zoning Map



Front of Existing Building Facing East.



South Side of Building – Pet Relief Area with Screening.

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0007
Request for a Special Use to Permit an Animal Hospital for Orsini Animal Hospital, PLLC
751 N. Milwaukee Avenue

Chairman Johnson called Docket No. PSU26-0007. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the special use approval was to operate an animal hospital, zoned MXC (Mixed Commercial and Residential Use). He reviewed the special use requirements.

Mr. Robles reported that the special use would provide for individualized care for feline and canine patients. A veterinary hospital formally occupied the space. Staff clarified with the petitioner that the facility would not include overnight boarding or any grooming services. The proposed hours of operation were 9:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 12:00 p.m. on Saturdays. The dedicated pet relief area would remain. Staff recommended approval subject to four conditions.

Anna Krystek and Brett Hoepfner stepped to the podium to be sworn in. Anna Krystek reported that they wanted to make the space a fear-free and feline-friendly veterinary hospital. It was currently set up as an urgent care, with all exam rooms on one side. There would be a dedicated feline entrance and exam area to decrease stress. All of the renovations were within the hospital. The pet relief area would be monitored in the morning, afternoon, and evening. There was a hose that could be attached to a nearby spigot to clean the area. There was a nearby restaurant, but there was a privacy fence. The goal was to reduce the sound and barking, as they were triggering the pets. The pets would not be kept in the hospital unless required. The amount of parking should be sufficient for the number of appointments. The appointments would be 30 minutes for established patients and 60 minutes for new patients, and they would be staggered.

Brett Hoepfner, the builder and architect, stated that they worked on building veterinary clinics. He noted that most of the changes were mainly cosmetic and none were major.

Commissioner Riles asked if only dogs and cats would be cared for. Anna Krystek stated that there were occasional rabbits, but it would not be the main focus since there would not be a separate area. The main focus was on cats and dogs. There would be no birds or reptiles.

Commissioner Riles asked if there would be emergency services offered. Anna Krystek stated that she would refer someone with an emergency to a hospital, but if a pet needed to stay overnight for a non-emergent issue, they would be able to take care of it.

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Commissioner Riles asked how items from surgical procedures were disposed of. Anna Krystek reported that there were sharps containers, and a local company would handle them. There were also special bins for hazardous materials.

Commissioner Smart emphasized the importance of regularly cleaning up the pet relief area. Anna Krystek stated that there would be scheduled times throughout the day, with the receptionist checking them during any downtime. Brett Hoepfner added that there was also a disposal container for clients to pick up their own waste.

Commissioner Hyken had no questions.

Commissioner Sprague asked whether there was a limit on the number of surgeries that could be performed. Anna Krystek stated that she did not do orthopedics, but she could perform soft-tissue surgeries. They could diagnose orthopedic issues, but the surgeries would be referred out.

Commissioner Sprague asked if there would be any walk-ins allowed. Anna Krystek stated that it would be mainly appointments, but they would not turn away walk-ins if they had space. They would not be advertising as a walk-in clinic.

Commissioner Karl asked if the pet relief was a turf surface and how it worked. Brett Hoepfner stated that there was a gravel base beneath the turf and that urine would then go straight down into the soil. If there was lingering contamination, it would be washed into the ground.

Commissioner Myer had no questions.

Chairman Johnson asked if typical vet appointments would be taken. Anna Krystek confirmed that they would be having typical vet appointments.

Mr. Robles read the proposed conditions for Docket No. PSU26-0007:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0007**,** granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of

DRAFT

the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0007.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Mr. Robles noted that the applicant would attend the Village Board meeting on June 1, 2026.

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Docket No. PSU26-0007

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on May 13, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to act on a petition by Orsini Animal Hospital PLLC (751 N. Milwaukee Avenue, Wheeling, IL 60090), lessee, seeking Special Use approval to permit the operation of an animal hospital located at 751 N. Milwaukee Avenue, zoned MXC (Commercial/Residential Mixed Use), as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

All interested persons are invited to attend and be heard.

Docket No. PSU26-0007

Published in Daily Herald April 28, 2026 (328727)

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 04/28/2026 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 # 328727

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Marigym (228 McHenry Road) [Docket No. PSU26-0006]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Marigym is seeking special use approval for a recreational and instructional facility to provide structured programming for children—including gymnastics fundamentals, dance, choreography, and related youth fitness activities—at 228 McHenry Road. At the May 13, 2026, Plan Commission hearing, the Commission unanimously recommended approval of this request.

MEMO

The petitioner is seeking special use approval for a recreational and instructional facility that would provide structured programming for children, including gymnastics fundamentals, dance, choreography, and related youth fitness activities. The facility is expected to operate with one instructor during class sessions, with proposed hours of operation of 6 to 8 p.m. Mondays and Wednesdays, 5:30 to 7:30 p.m. Tuesdays and Thursdays, 5 to 7 p.m. Fridays, and 10 a.m. to 1 p.m. Saturdays. No outdoor activities or food preparation/service are proposed.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Smart moved, seconded by Commissioner Sprague, to recommend approval of Docket No. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the exhibits listed below and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

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 a recreational and instructional facility, subject to conditions. Condition Number 2 has been satisfied, and therefore

has not been included in the attached ordinance.

Attachments
Ordinance – Special Use Approval [Docket No. PSU26-0006]
Exhibits: Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026
Floor Plan dated 3/26/2026
PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU26-0006

ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL USE APPROVAL TO PERMIT THE OPERATION OF A RECREATIONAL AND INSTRUCTIONAL FACILITY FOR MARIGYM (228 MCHENRY ROAD)

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on May 13, 2026, duly noticed in the *Daily Herald* on April 28, 2026, to consider a petition by Marigym (hereinafter referred to as the "Petitioner") for Special Use approval to permit the operation of a recreational and instructional facility, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, for the property located at 228 McHenry Road, Wheeling, Illinois (hereinafter referred to as "Subject Site") in the B-2, Neighborhood Commercial Zoning District; 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; and

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 the operation of a recreational

and instructional facility in the B-2, Neighborhood Commercial zoning district, located at the Subject Site, hereinafter legally described:

THAT PART OF LOT 6 LYNG SOUTHWESTERLY OF THE CENTER LINE OF MCHENRY ROAD AND NORTHERLY OF THE CENTER LINE OF BUFFALO CREEK, IN OWNERS DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTIONS 3, 3, 4, 9 AND 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PORTION OF SAID LOT 6 THAT PART THEREOF FALLING IN ROADS), IN COOK COUNTY, ILLINOIS. EXCEPT THEREFROM, THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES IN WARRANTY DEED RECORDED NOVEMBER 28, 2001 AS DOCUMENT NO. 0011115827, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 6. LYNG SOUTHWESTERLY OF THE CENTER LINE OF MCHENRY ROAD AND NORTHERLY OF THE CENTER LINE OF BUFFALO CREEK, IN OWNERS DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTIONS 2, 3, 4, 9 AND 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MCHENRY ROAD ACCORDING TO THE PLAT OF EASEMENT RECORDED JANUARY 12, 1931 AS DOCUMENT NUMBER 10825231, WITH THE EAST RIGHT-OF-WAY LINE OF ELMHURST ROAD, ALSO KNOWN AS ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 55 MINUTES 56 SECONDS WEST, BEING AN ASSUMED BEARING ON THE EAST RIGHT-OF-WAY LINE OF SAID ELMHURST ROAD, A DISTANCE OF 52.0 FEET; THENCE NORTH 10 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 35.0 FEET; THENCE NORTH 48 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF 13.26 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MCHENRY ROAD; THENCE NORTHWESTERLY 18.0 FEET ON THE SOUTHWESTERLY LINE OF MCHENRY ROAD, BEING A CURVED LINE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1587.28 FEET WITH A CHORD BEARING OF NORTH 60 DEGREES 31 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 18.0 FEET TO THE POINT OF BEGINNING, ALL 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:

- Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026.
- Floor Plan dated 3/26/2026.

Section D

The Special Use Approval granted in Section B of this Ordinance is subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.

2. No food preparation and/or service shall be permitted at the facility.

3. All activities shall be conducted entirely within the indoor facility.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

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 adopted this 1st day of June 2026.

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

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026
- Floor Plan dated 3/26/2026

MARIGYM LLC

MARIGYM LLC
228 McHenry Rd
Wheeling, IL 60090
469-223-7964

March 26, 2026

Village of Wheeling
Community Development Department
Attn: Marcy R. Knysz, AICP
Village Planner

Re: Special Use Application Support Letter — MARIGYM LLC, 228 McHenry Rd, Wheeling, IL 60090

Dear Ms. Knysz,

Please accept this cover letter in support of the Special Use application for **MARIGYM LLC**, a children's gymnastics and dance studio proposed to operate at **228 McHenry Rd, Wheeling, IL 60090**. The business will provide structured instructional programming for children in age-appropriate group settings, including gymnastics fundamentals, dance, choreography, and related youth fitness activities.
All activities are proposed to take place **indoors** within the leased tenant space. No outdoor activities are proposed. No food preparation is proposed as part of the business operations.

Hours of operation	Mon/Wed 6:00 PM–8:00 PM; Tue/Thu 5:30 PM–7:30 PM; Fri 5:00 PM–7:00 PM; Sat 10:00 AM–1:00 PM
Typical staffing	One instructor on site during regular class sessions.
Outdoor activities	None proposed.
Food preparation	None proposed.

Class Schedule and Age Ranges

Program / Class	Age Range	Day(s)	Time(s)
Youth Gymnastics	Ages 3–5	Mon / Wed	6:00 PM
Youth Gymnastics	Ages 3–5	Tue / Thu	5:30 PM
Youth Gymnastics	Ages 3–5	Sat	10:00 AM
Dance / Choreography	Ages 3–5	Fri	5:00 PM
Youth Gymnastics	Ages 6–10	Mon / Wed	7:00 PM
Youth Gymnastics	Ages 6–10	Tue / Thu	6:30 PM
Youth Gymnastics	Ages 6–10	Sat	11:00 AM
Dance / Choreography	Ages 6–10	Fri	6:00 PM
Youth Gymnastics	Ages 11–14	Sat	12:00 PM

Vehicle Information

Vehicle Type	Estimated Number	Purpose / Notes
Instructor / staff passenger vehicles	1	Typical on-site vehicle count during class operations.
Parent / guardian drop-off vehicles	Up to 12 per class session	Short-duration drop-off and pick-up activity.
Business-owned vehicles	0	None proposed.
Delivery / service vehicles	0	No regular delivery or service fleet associated with the use.

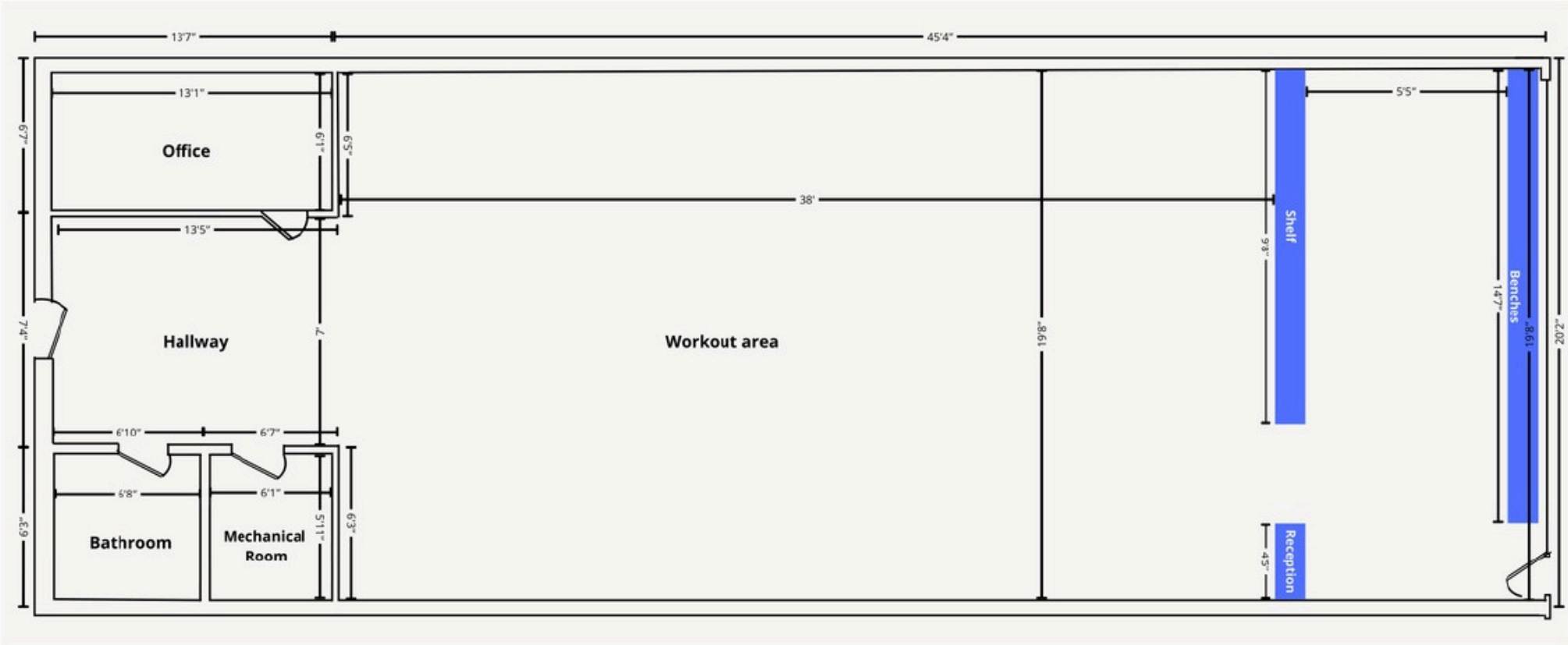
Thank you for your review of this application. Please contact me if any additional information is required.

Sincerely,

Elina Dzeluri
Owner, MARIGYM LLC

MARIGYM LLC — Floor Plan

Project address	Prepared for	Date
228 McHenry Rd, Wheeling, IL 60090	Special Use Application	March 26, 2026



Rooms / areas shown	Office, hallway, bathroom, mechanical room, workout area, reception area, benches, and shelving.

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0006, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Marigym (228 McHenry Road) **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0006,** granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0006: Elina Dzeluri (228 McHenry Road, Wheeling, IL 60090), lessee, is seeking special use approval to permit the operation of a recreational and instructional facility for "Marigym, LLC" (gymnastics and fitness center), located at 228 McHenry Road, which is zoned, B-2 (Neighborhood Commercial), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Marigym, LLC
Property size: 6.18 acres

Unit size: 1,200 sq. ft. / 13,000 sq. ft. building

Neighboring Property Land Use(s):
North/East/West: Residential
South: Commercial

Existing Use of Property: Multi-Tenant Commercial Retail Building

Existing Zoning: B-2, Neighborhood Commercial

Comprehensive Plan Designation: Commercial

Zoning History:

- Docket No. SCBA 11-57, approved 11/17/2011, granting appearance approval for a wall sign.
- Docket No. SCVA 17-32, approved 8/24/2017, granting appearance approval for a wall sign (Anir Nail & Spa).

SUMMARY OF REQUEST

The petitioner, Marigym, LLC, is requesting special use approval to permit a recreational and instructional facility at 228 McHenry Road. The proposed facility will provide structured programming for children, including gymnastics fundamentals, dance, choreography, and related youth fitness activities.

SPECIAL USE ANALYSIS

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

The petitioner's special use request for a recreational and instructional facility at 228 McHenry Road would be to allow for the operation of "Marigym" and provide structured programming for children, including gymnastics fundamentals, dance, choreography, and related youth fitness activities. As outlined in the petitioner's letter (attached), program instruction is intended for children ages 3-14, with up to 12 students per class.

The facility is anticipated to operate with one instructor during class sessions. The proposed hours of operation are 6:00 PM to 8:00 PM on Mondays and Wednesdays, 5:30 PM to 7:30 PM on Tuesdays and Thursdays, 5:00 PM to 7:00 PM on Fridays, and 10:00 AM to 1:00 PM on Saturdays. No outdoor activities or food preparation/service are proposed.

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 or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**
   Petitioner: The proposed Special Use is necessary and desirable because MARIGYM LLC will provide structured children's recreational gymnastics, movement, and dance instruction in Wheeling for families seeking safe, organized, age- appropriate enrichment activities. The business is intended to serve children in multiple age groups through scheduled classes in a supervised indoor setting. This use supports the general welfare of the community by expanding youth recreation and skill-building opportunities, encouraging physical activity, coordination, confidence, and social development. The proposed studio is located in an existing commercial plaza, which is an appropriate setting for a service-oriented instructional use that serves local residents.

   Staff: The proposed location within the B-2, Neighborhood Commercial Zoning District permits instructional and recreational uses subject to the granting of a special use, which the proposed use will be compatible with typical B-2 uses of the subject site.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**
   Petitioner: The proposed use will operate entirely indoors and is expected to function in a safe and orderly manner. MARIGYM will provide supervised classes for children, maintain clear circulation paths and code-

compliant egress, and operate in compliance with applicable building, fire, and life-safety requirements. No outdoor activities are proposed as part of normal operations, and no food preparation is proposed on site. The use is low-impact in nature compared with many commercial uses because it does not involve heavy equipment, industrial activity, late-night operations, or hazardous materials. As a result, the studio should not create adverse impacts on neighboring tenants or nearby properties and should not be injurious to surrounding improvements or property values.

Staff: The proposed recreational center will utilize an existing commercial building and is consistent with similar low-impact service uses within the B-2 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 establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
Petitioner: The proposed studio will occupy space within an existing multi-tenant commercial property and is consistent with the type of service uses commonly found in commercial areas. The use will not impede the normal and orderly development of surrounding property because it does not require unusual site alterations, external storage, or operational characteristics that would limit adjoining tenants or future permitted uses in the district. The business will function as an indoor instructional use within the existing building footprint and will remain compatible with the surrounding commercial pattern of development.

   Staff concurs with the petitioner's response.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**
Petitioner: The site is already served by existing streets, utilities, drainage infrastructure, police and fire protection, refuse service, and other municipal services typical for an established commercial plaza. The proposed use does not require special municipal infrastructure beyond what is already available to the property. The studio will operate within an existing tenant space and will rely on the current utility and public service framework serving the shopping center and surrounding area. Therefore, the proposed use can be adequately supported by existing public facilities and services without creating an undue burden on Village systems.

   Staff concurs with the petitioner's response.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**
Petitioner: The proposed use is not expected to cause undue traffic congestion or route significant traffic through residential streets. The business is located on McHenry Road within an existing commercial center designed to accommodate customer traffic. Arrival and departure activity will occur in connection with scheduled classes and will be spread across operating hours rather than concentrated as a continuous high-volume use. Customers will access the site using existing commercial streets and parking facilities. The existing parking areas, drive aisles, and site access points are designed for safe ingress and egress, and the use is expected to operate in a manner that minimizes hazards, nuisance, and congestion.

   Staff concurs with the petitioner's response.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**
Petitioner: MARIGYM LLC will comply with all applicable Village of Wheeling zoning requirements, building code requirements, fire and life-safety standards, and any conditions of approval imposed through the Special Use process. The business will obtain all required permits, inspections, and approvals prior to operation. The submitted cover letter, floor plan, and plat of survey are intended to support the Village's review of the request. To the best of the petitioner's knowledge, no exceptions are requested other than the Special Use approval itself, and the petitioner will address any additional conditions or documentation requested by the Village during review.

   Staff: The proposed use is consistent with the B-2, Neighborhood Commercial Zoning District and the Comprehensive Land Use designation of Commercial.

STAFF REVIEW

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

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

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

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

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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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. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
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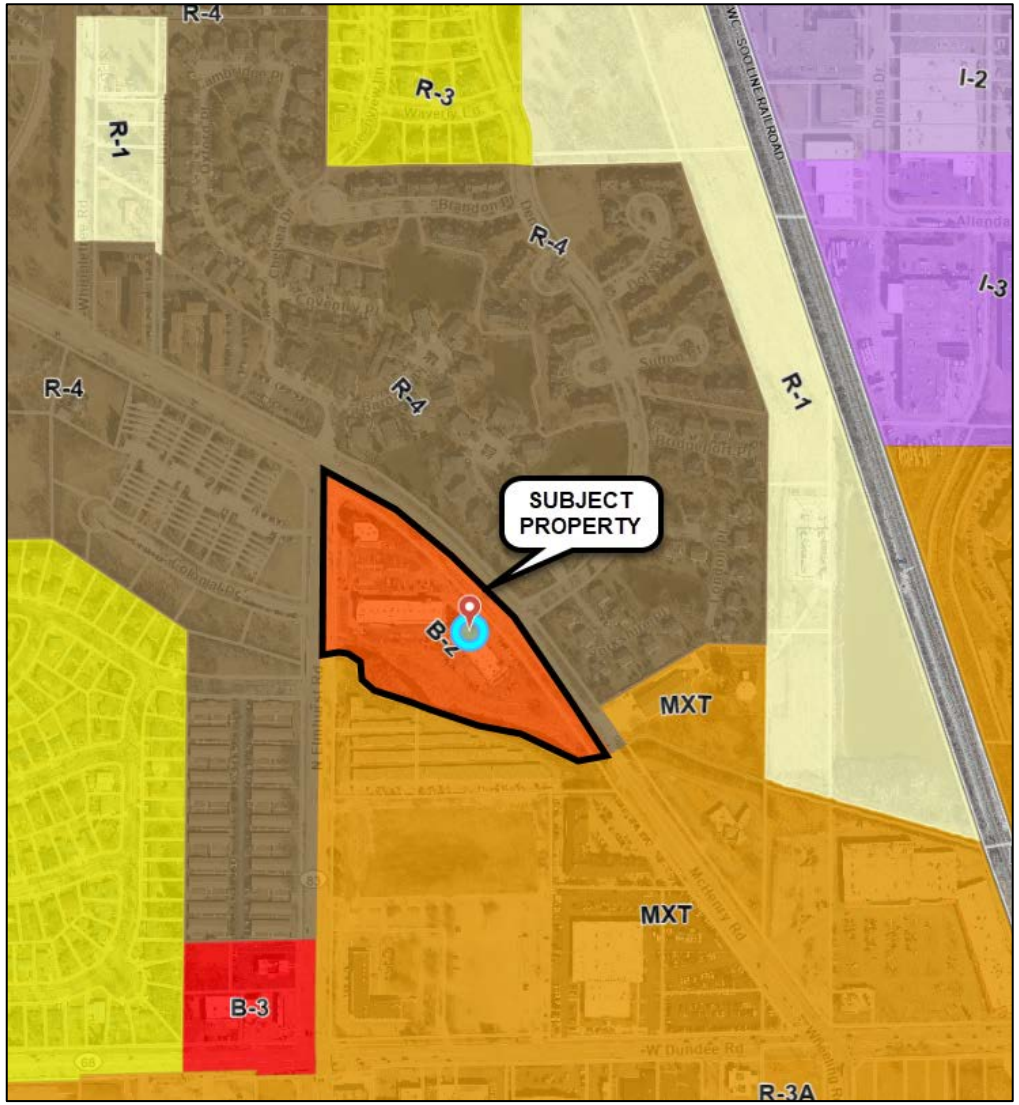
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026
Floor Plan dated 3/26/2026



Location Map



Zoning Map


A'S BAKERY
PANADERIA
ASTELERIA &
HURRERIA
OPEN
UPITA'S
Lupita's Bakery, Inc.
BAKERY
(855)-435-7693
FITNESS &
NUTRITION

Storefront

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0006
Request for a Special Use to Permit a Recreation and Instruction Facility for Marigym
228 McHenry Road

Chairman Johnson called Docket No. PSU26-0006. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the applicant was seeking special-use approval to operate a recreation and instruction facility. He read the requirements for special use.

Mr. Robles reported that the request was to allow Marigym to provide structured programming for children, including gymnastics, dance, choreography, and related fitness activities. The program instruction was intended for children ages 3 to 14, with an intended class size of up to 12. The proposed hours of operation were 6:00 to 8:00 p.m. on Mondays and Wednesdays, 5:30 to 7:30 p.m. on Tuesdays and Wednesdays, 5:00 to 7:00 p.m. on Fridays, and 10:00 a.m. to 1:00 pm on Saturdays. There were no outdoor activities or any food. Staff recommended approval subject to five conditions.

Elina Dzeluri stepped to the podium to be sworn in. She reported that she had been a gymnastics coach for eight years. She had recently moved to the Village of Wheeling and wanted to upgrade to a studio. She clarified that there would be no more than eight children in the three-to-five-year-old age group. She stated that it was intended for fun rather than competitive sport.

Commissioners Myer, Karl, and Sprague had no questions.

Commissioner Hyken had no questions and thanked Elina Dzeluri for attending the Village of Wheeling meeting.

Commissioner Smart had no questions and commented that the facility looked fun.

Commissioner Riles had no questions and wished her luck with her business.

Chairman Johnson asked whether the hours of operation coincided with the restaurant next door's busiest time. Elina Dzeluri stated that they had parking right in front of their space, and they would not allow parents to park on the curb.

Mr. Robles read the proposed conditions for Docket No. PSU26-0006:

1. Any significant expansion of hours or modification to the operating schedule, as presented

DRAFT

in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food preparation and/or service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

The Commissioners had no further questions.

MOTION: Commissioner Smart moved, seconded by Commissioner Sprague to approve Docket No. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food preparation and/or service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU26-0006.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None

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ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Docket No. PSU26-0006
NOTICE OF PUBLIC HEARING
Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on May 13, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to act on a petition by Elina Dzeluri (228 McHenry Road, Wheeling, IL 60090), lessee, seeking Special Use approval to permit the operation of a recreation and instruction facility for Marigym LLC located at 228 McHenry Road, zoned B-2 (Neighborhood Commercial), as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.
All interested persons are invited to attend and be heard.
Docket No. PSU26-0006
Published in Daily Herald April 28, 2026 (328782)

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 04/28/2026 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 # 328782

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Children's Success Limited (714 S. Milwaukee Avenue) [Docket No. PSU26-0009]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Children's Success Limited is seeking special use approval to permit a recreational and instructional facility to operate a children's tutoring center located at 714 S. Milwaukee Avenue.

At the May 13, 2026 Plan Commission hearing, the Commission unanimously recommended approval of this request.

MEMO

The petitioner is seeking special use approval to operate a tutoring center that will provide structured instruction in early childhood development, art education, literacy, and mathematics. As outlined by the petitioner, the program is intended for children ages 12 months through 15 years, with age-appropriate curriculum and activities tailored to each group. The proposed hours of operation will be 9 a.m. to 8 p.m., Monday through Friday, and 9 a.m. to 2 p.m. on Saturdays. No food will be prepared or served onsite, and no sleeping or nap services will be provided. The center will operate strictly as an instructional and educational/tutoring facility.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Riles, to recommend approval of Docket No. PSU26-0009, granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the exhibits listed below and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices, shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.
6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

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 a recreational and instructional facility, subject to conditions. Condition Number 2 has been satisfied, and therefore has not been included in the attached ordinance.

Attachments
Ordinance – Special Use Approval [Docket No. PSU26-0009]
Exhibits: Petitioner's Project Description Letter prepared by Anastasiya Fedorenko
Floor Plan Received by the Village on 4/27/2026
PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU26-0009

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL USE APPROVAL TO PERMIT THE OPERATION OF A RECREATIONAL AND INSTRUCTIONAL FACILITY FOR CHILDREN'S SUCCESS LIMITED (714 S. MILWAUKEE AVENUE)

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on May 13, 2026, duly noticed in the *Daily Herald* on April 28, 2026, to consider a petition by Children's Success Limited (hereinafter referred to as the "Petitioner") for Special Use approval to permit the operation of a recreational and instructional facility, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, for the property located at 714 S. Milwaukee Avenue, Wheeling, Illinois (hereinafter referred to as "Subject Site") in the B-3, General Commercial and Office Commercial Zoning District; 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; and

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 the operation of a recreational

and instructional facility in the B-3, General Commercial and Office zoning district, located at the Subject Site, hereinafter legally described:

PARCEL 1:
THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 70.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND A LINE 50.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 25 DEGREES 33 MINUTES 16 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 138.55 FEET TO AN INTERSECTION WITH A LINE 195.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE DUE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 387.95 FEET TO AN INTERSECTION WITH A LINE 400.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE EASTERLY UNE OF LOT 1, AFORESAID: THENCE NORTH 25 DEGREES 33 MINUTES 16 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 83.13 FEET TO AN INTERSECTION WITH A LINE 120.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1, AFORESAID: THENCE DUE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 477.90 FEET TO AN INTERSECTION WITH A LINE DRAWN AT A BEARING OF NORTH 09 DEGREES 49 MINUTES 16 SECONDS WEST FROM A POINT ON THE SOUTH LINE OF SAID LOT 1, 1436.97 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 09 DEGREES 49 MINUTES 16 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 50.74 FEET TO AN INTERSECTION WITH A LINE 70.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1, AFORESAID: THENCE DUE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 850.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN EASEMENT AGREEMENT DATED AUGUST 19, 1982 AND RECORDED SEPTEMBER 10, 1982 AS DOCUMENT 26348021, AND AS CREATED BY DEED FROM WHEELING TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO'S. 631 AND 632, TO KENNETH PIEKUT DATED AUGUST 19, 1982 AND RECORDED SEPTEMBER 10, 1982 AS DOCUMENT 26348019 AND DEED MADE BY KENNETH PIEKUT TO HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1982 AND KNOWN AS TRUST NUMBER 41898 RECORDED SEPTEMBER 10, 1982 AS DOCUMENT 26348020 FOR INGRESS AND EGRESS AND UTILITIES IN COOK COUNTY, ILLINOIS: THE NORTH 70.0 FEET, MEASURED AT RIGHT ANGLES, OF A TRACT OF LAND BEING THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, LYING EASTERLY OF A STRAIGHT LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 1371.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF (SAID SOUTH LINE OF LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 09 DEGREES 49 MINUTES 16 SECONDS WEST, 569.63

FEET TO THE NORTH LINE OF SAID LOT 1 AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE, 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:

- Petitioner's Project Description Letter prepared by Anastasiya Fedorenko.
- Floor Plan Received by the Village on 4/27/2026.

Section D

The Special Use Approval granted in Section B of this Ordinance is subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices, shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. No food service shall be permitted at the facility.

3. All activities shall be conducted entirely within the indoor facility.

4. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

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 adopted this 1st day of June 2026.

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

Ordinance No. _____ passed and approved this 1st day of June, 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 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Petitioner's Project Description Letter prepared by Anastasiya Fedorenko
- Floor Plan Received by the Village on 4/27/2026

Children's
Success
Corporation

COVER LETTER

Preparer:

Anastasiya Fedorenko

Phone: 224-301-3317

To Whom It May Concern,

This letter is submitted in support of our application for a Business License for the operation of a learning center providing educational and enrichment services for children.

Our business operates as a **learning center** offering structured classes in **early childhood development** and art education, literacy, and math. Our early childhood development program is based on a proprietary methodology that has been patented in Ukraine and has been successfully implemented for over 10 years. This methodology is specifically designed to support early development and speech initiation in children starting from 12 months age. The programs are designed to support cognitive, social, and creative development for children across a wide age range. We serve children from 1 to 15 years old, with age-appropriate curriculum and activities tailored to each group.

All classes are conducted with parent presence. Parents are welcome to remain on-site during sessions, ensuring transparency, comfort, and active involvement in their child's learning experience. In addition, our facility includes a designated waiting area for parents, and each classroom is equipped with video monitoring, allowing parents to observe their children during classes in real time.

Classes are held in small group settings to ensure individual attention and a high-quality learning environment. Each group consists of up to 4 children, with a maximum of 2 groups operating simultaneously at any given time.

At this time, we employ 2 staff members, with plans to expand our team to up to 5 employees by the end of the year, based on program growth and enrollment demand.

Our hours of operation are as follows:

- Monday – Friday: 9:00 AM – 8:00 PM
- Saturday: 9:00 AM – 2:00 PM

Please note that no food is prepared or served on the premises, and no sleeping or nap services are provided. The center operates strictly as an instructional and educational facility.

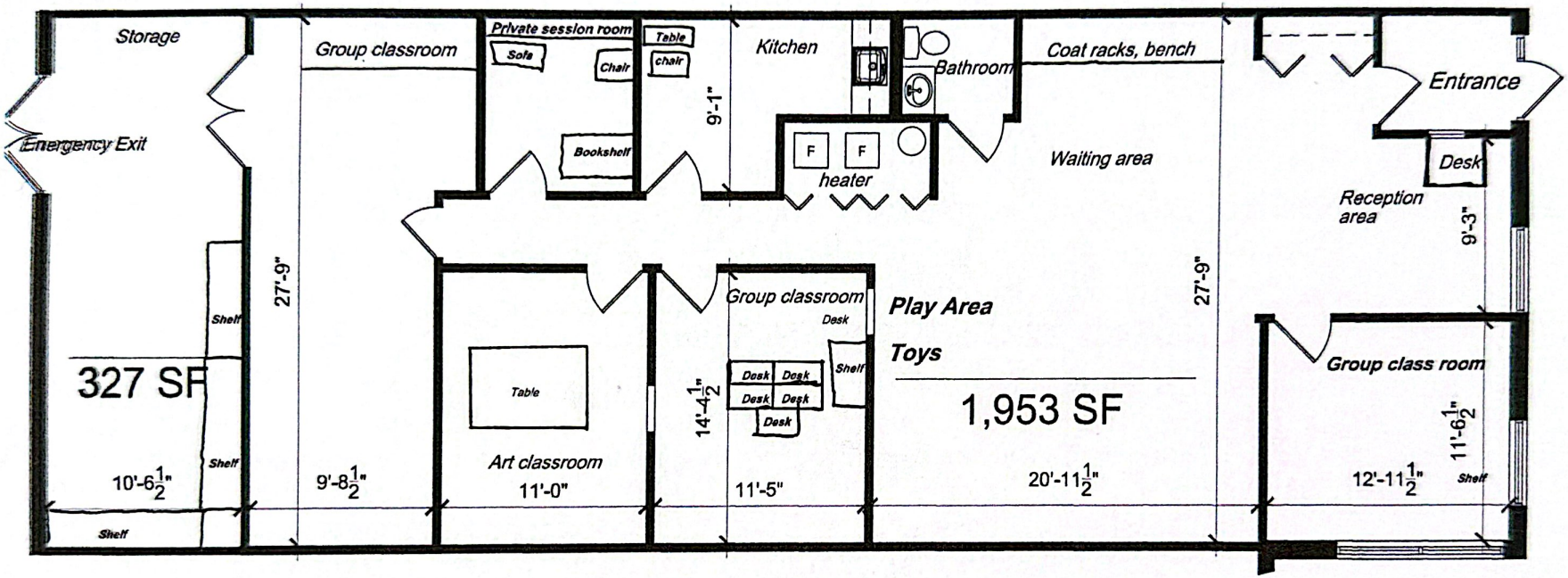
Our goal is to provide a safe, structured, and engaging learning environment that supports children’s development while maintaining clear communication and involvement with parents.

Thank you for your time and consideration of our Business License application. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

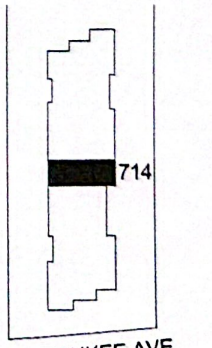
Anastasiya Fedorenko

Received by the Village on 4/27/2026



714 S. MILWAUKEE AVENUE, WHEELING, ILLINOIS
FLOOR AREA - 2,280 S.F.

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY INTERESTED PARTIES.
PREPARED BY SPOKE ARCHITECTURE, INC.



700-28 S. MILWAUKEE
KEY PLAN

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0009, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Childrens Sucess Limited (714 S. Milwaukee Avenue) **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0009,** granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0009: Anastasiya Fedorenko (714 S. Milwaukee Avenue, Wheeling, IL 60090), lessee, is seeking special use approval to permit a tutoring center, "Children's Success Limited", classified as a recreation and instruction facility, located at 714 S. Milwaukee Avenue, which is zoned, B-3 (General Commercial and Office), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION
Petitioner: Children's Success Limited

Property size: 1.653 acres (72,008 sq. ft.)

Unit size: 2,280 sq. ft. / 21,272 sq. ft. building

Neighboring Property Land Use(s):
North: Residential
East: Forest Preserve (across Milwaukee Ave.)
Southeast: Commercial
Southwest: Residential
West: Residential

Existing Use of Property: Multi-Tenant Commercial Office Building

Existing Zoning: B-3, General Commercial and Office Zoning District

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance No. 4696, approved 5/7/2012, granting special use for a full time daycare center with an outdoor play area for Literki Learning Center at 710 S. Milwaukee Avenue (Docket No. 212-6)

SUMMARY OF REQUEST
Th petitioner, Children's Success Limited, requests special use approval to permit a recreational and instructional facility to operate a children's tutoring center to be located at 714 S. Milwaukee Avenue.

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

The petitioner is requesting special use approval to operate a tutoring center that will provide structured instruction in early childhood development, art education, literacy, and mathematics. As outlined in the petitioner's description letter (attached), the program is intended for children ages 12 months through 15 years, with age-appropriate curriculum and activities tailored to each group. Parents will be permitted to either attend the class with their child or remain on-site during sessions.

Classes will be conducted in small group settings, with a maximum of four children per group, and will last approximately 45-60 minutes. The facility is anticipated to begin operations with two staff members and expand to up to five employees by the end of the first year, depending on program growth and enrollment demand.

The proposed hours of operation are 9:00 AM to 8:00 PM, Monday through Friday, and 9:00 AM to 2:00 PM on Saturdays. No food will be prepared or served on-site, and no sleeping or nap services will be provided. The center will operate strictly as an instructional and educational/tutoring facility.

PARKING
A parking analysis has been prepared for the subject site, "The Elms". Based on the anticipated operations, specifically two classes running concurrently with up to four students per class, one parent per student, and one instructor per class, the analysis estimates a demand of approximately seven parking spaces. Based on the overall tenant mix within the center, the total parking demand, calculated using the applicable office parking ratio, is 75 spaces. The site currently provides 75 parking spaces, indicating that adequate parking is available to accommodate the proposed use.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**
   Petitioner: The proposed learning center will provide valuable educational and developmental services for local families and children in the community. The facility will offer small-group academic support, early childhood development programs, speech development activities, and creative enrichment classes.

   This use is appropriate for the location because it operates in a structured, quiet indoor environment and serves neighborhood residents who seek accessible educational support outside of regular school hours.

   The learning center will contribute positively to the general welfare of the village by supporting children's academic progress, social skills, and early development. It will also provide convenient access to quality educational services for working families living nearby, reducing the need for long-distance travel to similar facilities.

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

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**
   Petitioner: The proposed use will not be detrimental to the health, safety, or general welfare of the surrounding neighborhood. The learning center will operate with limited class sizes, controlled scheduling, and supervised activities at all times.

   All programs will take place indoors, and no loud equipment or disruptive activities are planned. Traffic impact will be minimal due to staggered class times and short program durations. Parents will be responsible for drop-off and pick-up in designated parking areas.

   The facility will comply with all local safety, building, and fire regulations. As a result, the proposed learning center will operate safely and harmoniously within the existing commercial environment without negatively affecting nearby properties or businesses.

   Staff: The proposed tutoring center will utilize an existing commercial building and is consistent with similar low-impact service uses within the B-3 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 establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
   Petitioner: The proposed learning center will be compatible with the existing character and permitted uses of the surrounding commercial area. The facility will operate entirely within an enclosed indoor space and will not require any exterior structural changes or special site modifications.

   The nature of the use is low-intensity and service-oriented, focusing on educational and developmental activities for children in small, scheduled groups. This operational model ensures minimal impact on shared parking, traffic patterns, and neighboring businesses.

   The establishment of the learning center will support the continued orderly development of the area by providing a complementary community service that aligns with other professional, retail, and service uses permitted in the district. Therefore, the proposed special use will not impede or interfere with the appropriate development or improvement of surrounding properties.

   Staff: The proposed tutoring center will occupy an existing developed site with sufficient building area, circulation space, and parking to support the use. No expansion of the building footprint is proposed. Vehicular access from Milwaukee Avenue is adequate for parent drop-offs and pick-ups, and overall daytime activity levels are modest in intensity. The Special Use will not interfere with the normal or orderly development of adjacent properties and

will operate in harmony with surrounding land uses.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**
Petitioner: The proposed learning center will be adequately served by the existing public infrastructure and essential municipal services available at the property location. The site is fully developed and currently connected to public utilities, including water, sewer, electricity, and drainage systems.

   The use will generate low levels of traffic due to scheduled small-group classes and short program durations. Therefore, the existing street network and parking facilities are sufficient to accommodate the anticipated activity without creating congestion or safety concerns.

   Police and fire protection services are readily available within the Village and will continue to serve the property under normal operating conditions. The proposed use will not require any additional public facilities or special municipal services and will not place an undue burden on public safety systems or local infrastructure.

   Staff: The proposed use will operate within the existing commercial building and is not anticipated to hinder or discourage the development or use of adjacent properties or impair their value.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**
Petitioner: The proposed learning center will not generate significant traffic or cause congestion on surrounding public streets. The facility will operate by scheduled small-group sessions with staggered start and end times, which will distribute vehicle arrivals and departures throughout the day.

   The duration of each program is limited, and the number of participants per session is intentionally kept low. This operational structure minimizes peak traffic volumes and prevents the accumulation of large numbers of vehicles at any given time.

   The property provides adequate on-site parking to accommodate parents and staff, ensuring safe and convenient access to the facility. Drop-off and pick-up activities will occur in designated parking areas and will be brief in nature.

   As a result, the proposed use will not create traffic hazards, will not draw excessive traffic through residential streets, and will operate in a manner that supports safe and efficient circulation within the existing commercial development.

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

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**
Petitioner: The proposed learning center will fully comply with all applicable zoning regulations, building codes, fire safety standards, and life-safety requirements established by the Village and relevant regulatory authorities.

   The facility will operate within an existing commercial tenant space that meets occupancy and safety standards. Any required interior improvements or modifications will be completed in accordance with approved building permits and inspections.

   The learning center will maintain appropriate supervision of children at all times and implement operational procedures designed to ensure a safe and controlled environment. Emergency access, fire protection systems, and clearly marked exits will be maintained in compliance with local regulations.

   We will cooperate with all municipal departments to ensure ongoing compliance and will obtain any additional

approvals or certifications required for this type of use.

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

STAFF REVIEW

Fire Department Review: The Fire Department's comments have been incorporated into Staff's Recommendation.

Health Division Review: The Health Division's comments have been incorporated into Staff's Recommendation.

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

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

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

******

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

Recommend approval of Docket No. PSU26-0009, granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

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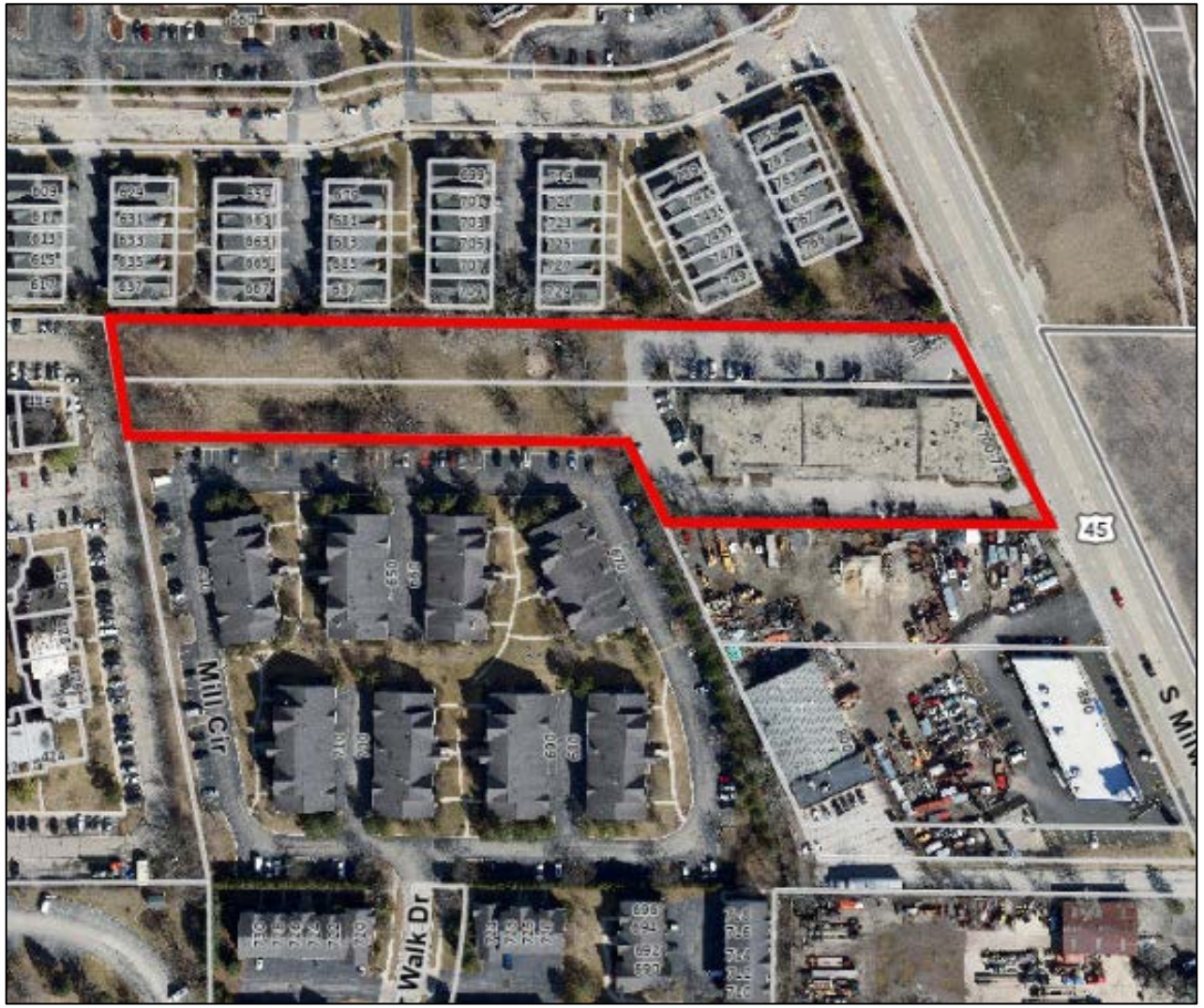
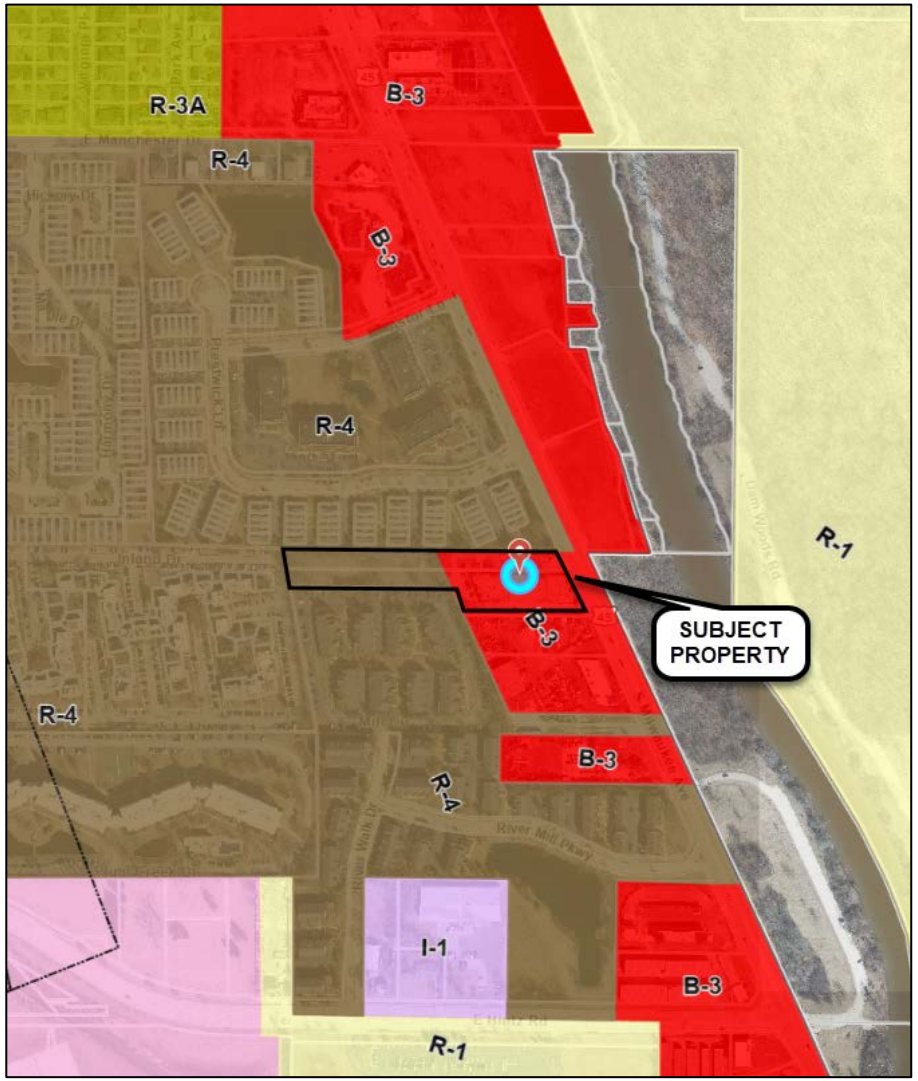
6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:
Attachments to Staff Report (Staff)
Petitioner’s Project Description Letter prepared by Anastasiya Fedorenko
Floor Plan Received by the Village on 4/27/2026



Location Map



Zoning Map



Photo of the Front Door

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0009
Request for a Special Use to Permit an Animal Hospital for Orsini Animal Hospital, PLLC
751 N. Milwaukee Avenue

Chairman Johnson called Docket No. PSU26-0009. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the applicant was seeking special-use approval to operate a tutoring center, classified as a recreation and instruction facility. He reviewed the special use requirements.

Mr. Robles reported that the tutoring center would provide structured instruction in early childhood development, art education, literacy, and mathematics. The program was intended for children from 12 months to 15 years. The small groups would consist of approximately four children and last 45 to 60 minutes. The proposed hours were 9:00 a.m. to 8:00 p.m. on Monday through Friday and 9:00 a.m. to 2:00 p.m. on Saturday. There would be no food or food preparation on site and no sleeping or nap services. Staff recommended approval subject to six conditions.

Anastasiya Fedorenko stepped to the podium and was sworn in. Anastasiya Fedorenko reported that she operated a similar business in Ukraine for over 10 years, and that it was still running there. She stated that they wanted to use their experience in the Village of Wheeling. The main area would focus on early child development, including speech initiation and sensory classes. They hoped to later expand to art classes and school readiness. Parents always remained on-site. For one to four-year-olds, parents participated. For older children, parents could observe classroom activities via cameras.

A video was shared.

Commissioner Myer asked whether there was only one bathroom area and whether there was anything outside the suite. Anastasiya Fedorenko stated that there was only one bathroom, but no other bathrooms were needed since each class had no more than four children. Commissioner Myer asked whether the kitchen was only for employees, and Anastasiya Fedorenko confirmed that it was.

Commissioner Karl had no questions and commented that the video was helpful.

Commissioners Sprague and Hyken had no questions.

Commissioner Smart had no questions and also commented that the video was helpful.

DRAFT

Commissioner Riles asked about the number of staff. Anastasiya Fedorenko stated that it was her and her business partner, and they would see if they needed to grow. She stated that there was generally a large break in the middle of the day when children were in school or napping.

Chairman Johnson asked if the bathroom was ADA-compliant. Mr. Robles stated that they would check for ADA compliance regarding hardware. Chairman Johnson asked what the kitchen would be used for. Anastasiya Fedorenko stated that they would use it for employees, but they had not yet used it.

Mr. Robles read the proposed conditions for Docket No. PSU26-0009:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0009, granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

DRAFT

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0009.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

Docket No. PSU26-0009

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on May 13, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to act on a petition by Anastasiya Fedorenko (714 S. Milwaukee Avenue, Wheeling, IL 60090), lessee, seeking Special Use approval to permit the operation of a recreation and instruction facility for Children's Success Limited to be located at 714 S. Milwaukee Avenue, zoned B-3 (General Commercial and Office), as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

All interested persons are invited to attend and be heard.

Docket No. PSU26-0009

Published in Daily Herald April 28, 2026 (329216)

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 04/28/2026
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 # 329216

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Amending Ordinance No. 3665 Which Granted Special Use and Site Plan Approval for the Redevelopment of the Aquatics Center Facility (Wheeling Park District, 105 Community Boulevard) [Docket No. PSU26-0003]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Residential Life

EXECUTIVE SUMMARY

The Wheeling Park District is seeking to amend the existing special use granted in 2002 to allow for the proposed redevelopment of the Aquatics Center Facility at 105 Community Boulevard. At the May 13, 2026, hearing, the Commission unanimously recommended approval of this request. The petitioner is also seeking major site plan and appearance approval, a variation to reduce the minimum required number of parking spaces, and a variation to permit an increase in the maximum lighting uniformity ratio; ordinances granting these requests immediately follow this item on the June 1 regular meeting agenda.

MEMO

The Wheeling Park District received the initial special use and site plan approval for Heritage Park in 1991 by Ordinance No. 2698, which was subsequently amended in 1996 by Ordinance No. 3067 to permit renovations to the community center building, including construction of two open-air shelters, parking expansion, a facility identification sign, and expansion of the path system. Ordinance No. 3067 was further amended in 2002 by Ordinance No. 3665 to allow for the expansion of the Aquatics Center Facility.

The Wheeling Park District now seeks approval to redevelop the Aquatics Center Facility; the proposed redevelopment includes a substantial reconfiguration of the facility from the previously-approved site plan associated with the special use. While the underlying use as a public park will remain unchanged, the extent of the proposed site modifications necessitates an amendment to the existing special use approval.

Pursuant to the Village Code, any changes to an approved special use involving modifications to the site plan or expansion of the development require an amendment to the original approval. This process ensures that the revised plan continues to comply with applicable approval standards and remains compatible with surrounding properties. It also provides the Village with the opportunity to evaluate the updated site design in conjunction with the Special Use and to confirm that the proposed improvements are consistent with the intent of the original approval.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Riles, to recommend approval of Docket PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the exhibits listed below and subject to the following conditions:

1. That the loudspeaker and audio system for the Aquatics Center be turned off no later than 10:00 p.m. each

evening.
2. That the property comply with all other rules and regulations of the Village of Wheeling.
3. That approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces) and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

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 an amendment to Ordinance No. 3665 associated with the redevelopment of the Wheeling Aquatics Center Facility, subject to conditions. I have no further comments.

Attachments
Ordinance – Special Use Approval [Docket No. PSU26-0003]
Exhibits: Architectural Drawings prepared by Confluence, last revised 2/26/2026
Landscape Plan prepared by Confluence, last revised 3/27/2026
Project Description Letter prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU26-0003

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 3665 WHICH GRANTED SPECIAL USE AND SITE PLAN APPROVAL FOR THE REDEVELOPMENT OF THE AQUATICS CENTER FACILITY (WHEELING PARK DISTRICT, 105 COMMUNITY BOULEVARD)

WHEREAS, the President and Board of Trustees approved Ordinance No. 3665 on August 12, 2002, which amended Ordinances 2698 and 3067, granting special use and site plan approval to the Wheeling Park District (hereinafter referred to as "Petitioner") to include expansion of the Wheeling Aquatics Center Facility ("Aquatics Center") located at 327 West Dundee Road, subsequently readdressed as 105 Community Boulevard, Wheeling, IL 60090 (hereinafter referred to as the "Subject Site"); and

WHEREAS, the Petitioner has submitted a special use petition to amend Ordinance No. 3665 in order to redevelop the Aquatics Center at the Subject Site, in the MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family) zoning districts; and

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on April 22, 2026, duly noticed in the *Daily Herald* on April 7, 2026, and continued to May 13, 2026, to consider the Petitioner's request, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and 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

Section B of Ordinance No. 3665 is hereby amended to permit the redevelopment of the Aquatics Center located at the Subject Site, herein legally described:

LEGAL DESCRIPTION:
LOT 2 OF HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTH HALF OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS

Section C

Section C of Ordinance No. 3665 is hereby amended to include the redevelopment of the Aquatics Center, which shall be constructed in accordance with the plans and specifications pursuant to Docket No. PSPMAJ25-0006, a petition for major site plan and appearance approval, as well as any future site plan and appearance approvals approved by the Plan Commission and Village Board.

Section D

Section D of Ordinance No. 3665 is hereby replaced in its entirety to read as follows:

Approval of the special use amendment granted in Sections B and C of this Ordinance are subject to the following conditions:

1. That the loudspeaker and audio system for the Aquatics Center be turned off no later than 10:00 p.m. each evening.
2. That the property comply with all other rules and regulations of the Village of Wheeling.
3. That approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces) and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

Section E

Those sections and parts of sections of Ordinance No. 3665 not explicitly amended by this Ordinance are hereby re-enacted and reaffirmed.

Section F

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 adopted this 1st day of June 2026.

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

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF THIS SHEET IS ORIGINAL PAGE SIZE

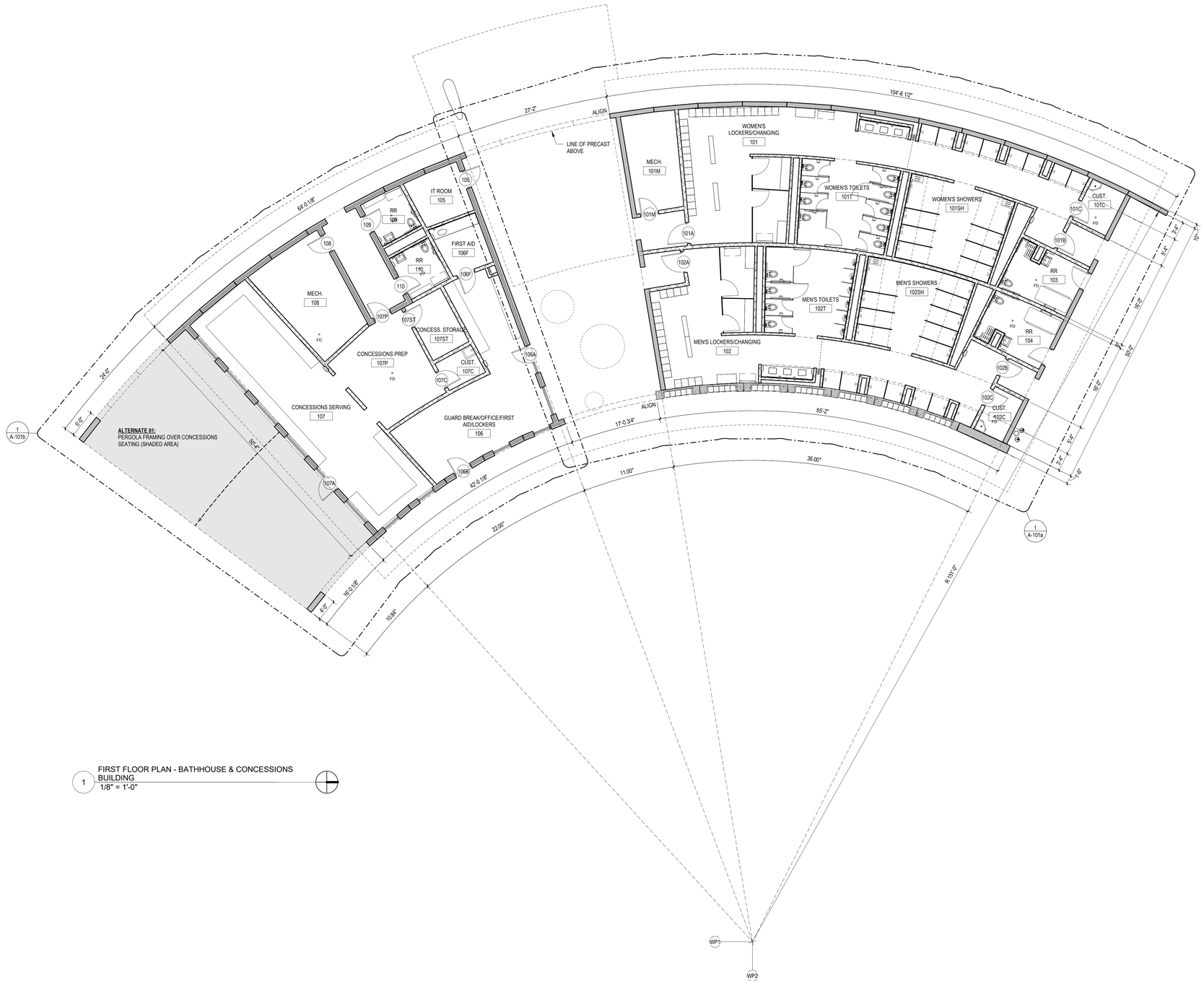
ARCHITECTURAL PLAN NOTES

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- A101 Ref — INTERIOR ELEVATION TAG
- A101 1 Ref — EXTERIOR ELEVATION TAG
- 0 — COLUMN TAG AND COLUMN CENTERLINE
- A101 Ref 1 — STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE

NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL



1 FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS BUILDING
1/8" = 1'-0"

CONFLUENCE

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847.478.9700

AQUATICS DESIGNER
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Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS

A-101

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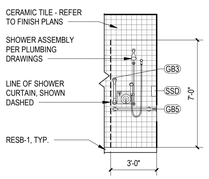
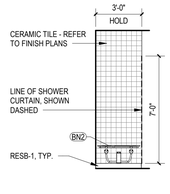
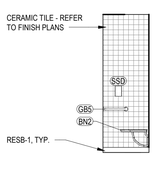
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED PRINTING PAPER



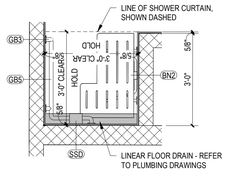
6 INT. ELEV. - SHOWER - SOUTH
1/4" = 1'-0"



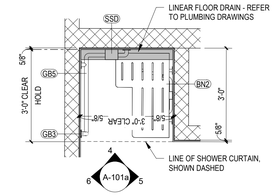
5 INT. ELEV. - SHOWER - NORTH
1/4" = 1'-0"



4 INT. ELEV. - SHOWER - WEST
1/4" = 1'-0"



3 ENLARGED PLAN - RR104 SHOWER
1/2" = 1'-0"



2 ENLARGED PLAN - RR103 SHOWER
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE

BN1	BOBRICK B-5193 FOLDING SHOWER SEAT
BN2	BOBRICK B-5181 REVERSIBLE FOLDING SHOWER SEAT
CHT	BABY CHANGING STATION
CHT-A	ADULT CHANGING STATION
GB1	36" HORIZONTAL GRAB BAR
GB2	42" HORIZONTAL GRAB BAR
GB3	18" VERTICAL GRAB BAR
GB4	48" HORIZONTAL GRAB BAR
GB5	TWO-WALL GRAB BAR
M1	4'-0" X 3'-0" MIRROR
SD	WALL MOUNTED SOAP DISPENSER
SSD	WALL MOUNTED SHOWER SOAP DISPENSER
SN	SANITARY NAPKIN DISPOSAL
SR1	SHOWER CURTAIN ROD | EXPOSED MOUNTING | 1" OD
TP	TOILET PAPER DISPENSER
PTD	SURFACE MOUNTED PAPER TOWEL DISPENSER

NOTE:
1. REFER TO G-201 FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES AND ACCESSORIES.
2. ELEVATIONS ARE FROM FINISHED TILE SURFACES.
3. ALL TOILET STALLS TO HAVE 1'-0" TOE CLEARANCE.
4. BOTTOM OF ALL SHOWER PARTITIONS TO BE 6" ABOVE FINISHED FLOOR

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
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ARCHITECTURAL PLAN NOTES N###

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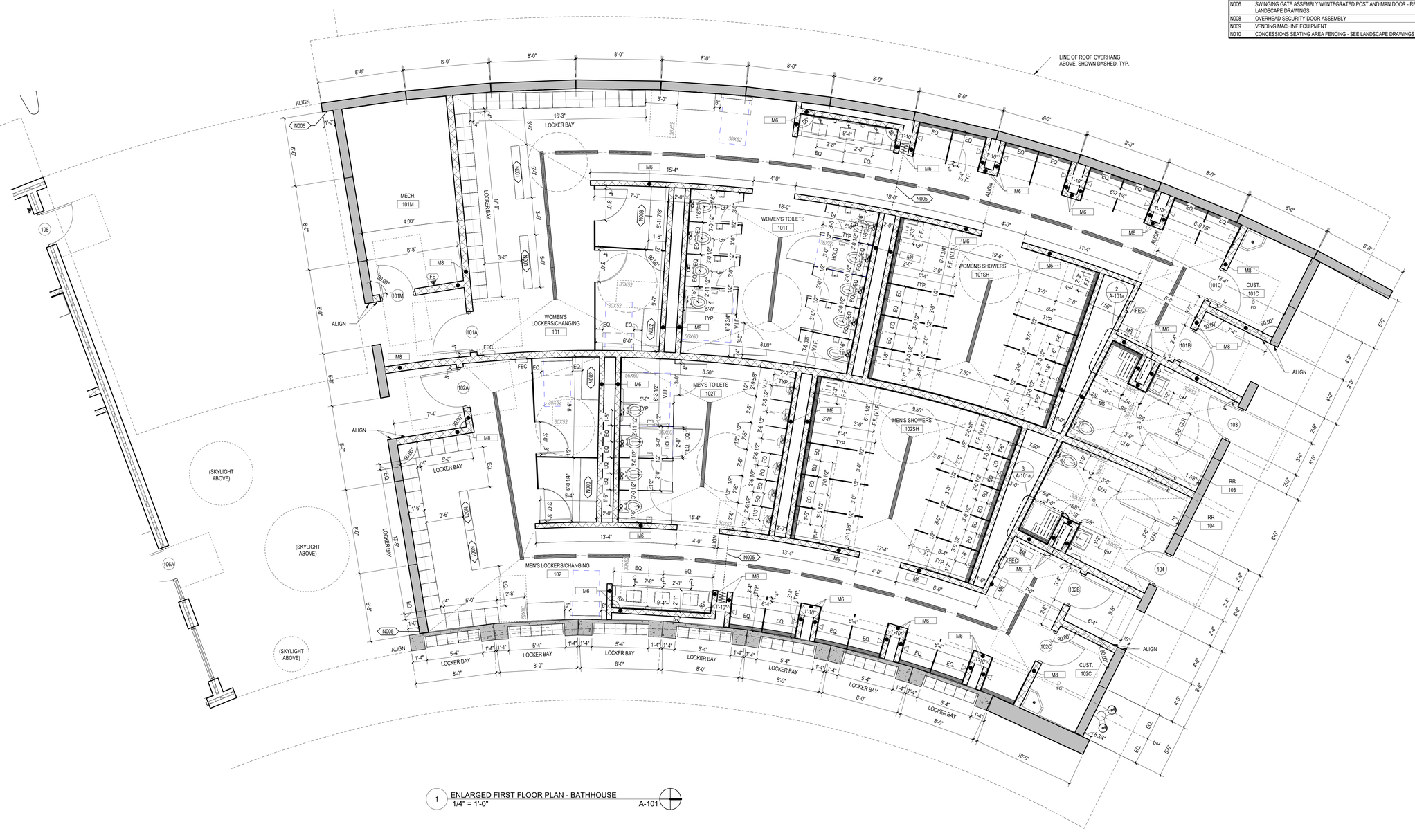

1 ENLARGED FIRST FLOOR PLAN - BATHHOUSE
1/4" = 1'-0"
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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
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Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE

A-101a

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH (25.4 MM) WHEN PLOTTED AT FULL SCALE

ARCHITECTURAL PLAN NOTES N####

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N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE
- A101 — Ref — INTERIOR ELEVATION TAG
- **NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL**
- A101 — 1 — Ref — EXTERIOR ELEVATION TAG
- 0 — COLUMN TAG AND COLUMN CENTERLINE
- A101 — Ref — STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION



1 ENLARGED FIRST FLOOR PLAN - CONCESSIONS BUILDING
1/4" = 1'-0" A-101

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - CONCESSIONS

A-101b

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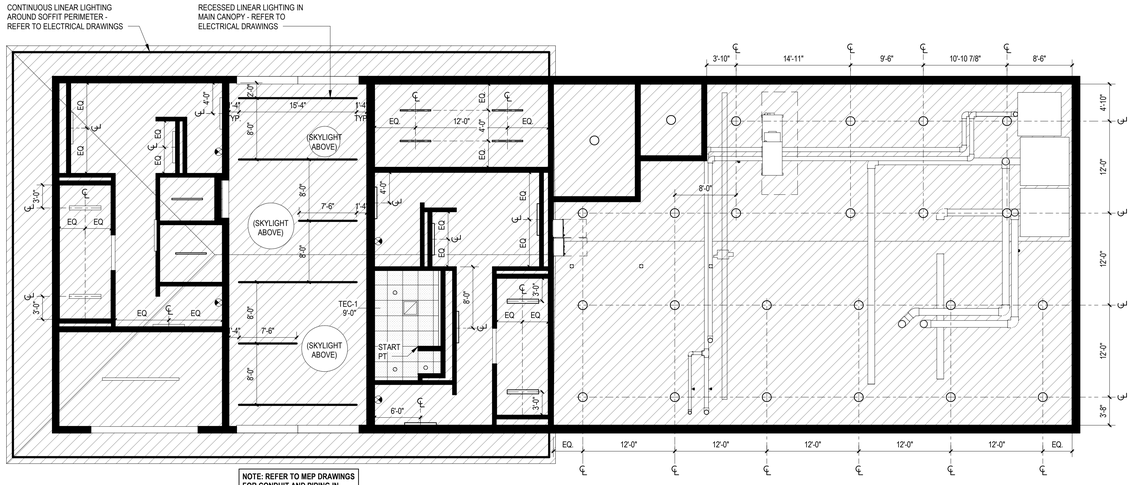
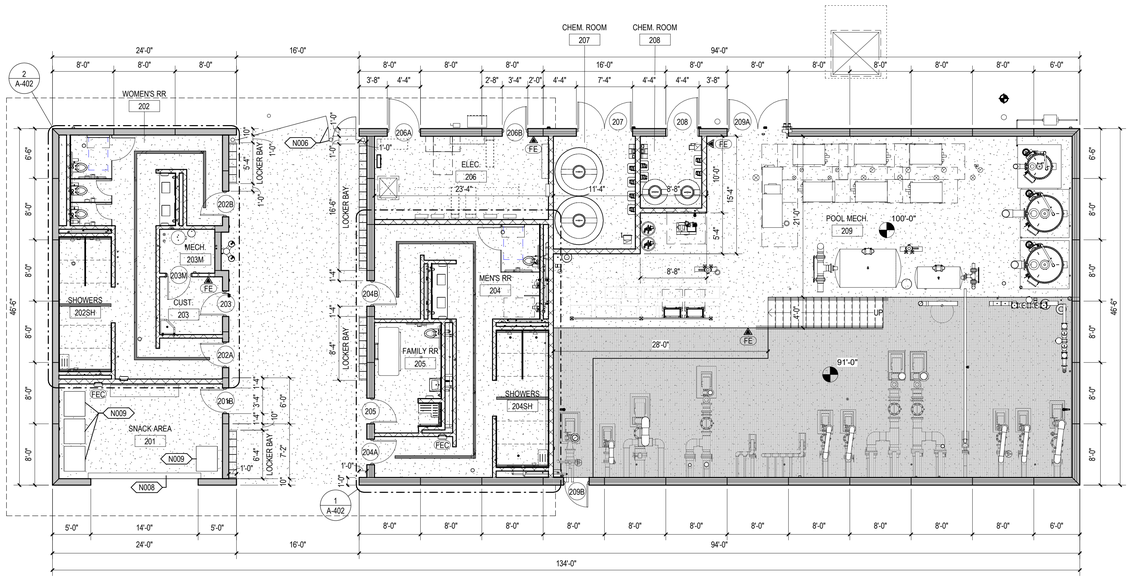
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ARCH D SHEETS



NOTE: REFER TO MEP DRAWINGS FOR CONDUIT AND PIPING IN AREAS WITH EXPOSED CEILINGS

2 REFLECTED CEILING PLAN - MECHANICAL BUILDING
1/8" = 1'-0" A-101a



1 FIRST FLOOR PLAN - MECHANICAL BUILDING
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM W/TECTUM PANELS*
- METAL SOFFIT PANEL
- EXPOSED CEILING
- RECESSED CAN LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED CAN WALL WASHER - REFER TO ELECTRICAL DRAWINGS
- 1' X 4' SURFACE MOUNTED LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED 1' X 4' INDUSTRIAL LUMINAIRE
- RECESSED 4" LINEAR FIXTURE
- DROPPED PENDANT MOUNTED
- SUSPENDED TRANSLUCENT RESIN PANEL SYSTEM
- RETURN DIFFUSER - SEE MECHANICAL DRAWINGS
- SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- ROUND SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- LINEAR SLOT SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS
- CABINET UNIT HEATER - SEE MECHANICAL DRAWINGS
- EMERGENCY WALL LIGHT
- EMERGENCY EXIT SIGN
- RECESSED BUSWAY SYSTEM - REFER TO ELECTRICAL DRAWINGS
- SD SMOKE DETECTOR
- OS OCCUPANCY SENSOR
- DS DAYLIGHT SENSOR
- SC SECURITY CAMERA
- AV AV SPEAKERS
- WAP WIRELESS ACCESS POINT

ARCHITECTURAL PLAN NOTES N###

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

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- FE — FIRE EXTINGUISHER - WALL MOUNTED
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- FD — FLOOR DRAIN
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- N### — NEW WORK NOTE
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
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- A101 — Ref — INTERIOR ELEVATION TAG
- A101 1 — Ref — EXTERIOR ELEVATION TAG
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NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL

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1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

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FIRST FLOOR PLAN & RCP - MECHANICAL BUILDING

A-102

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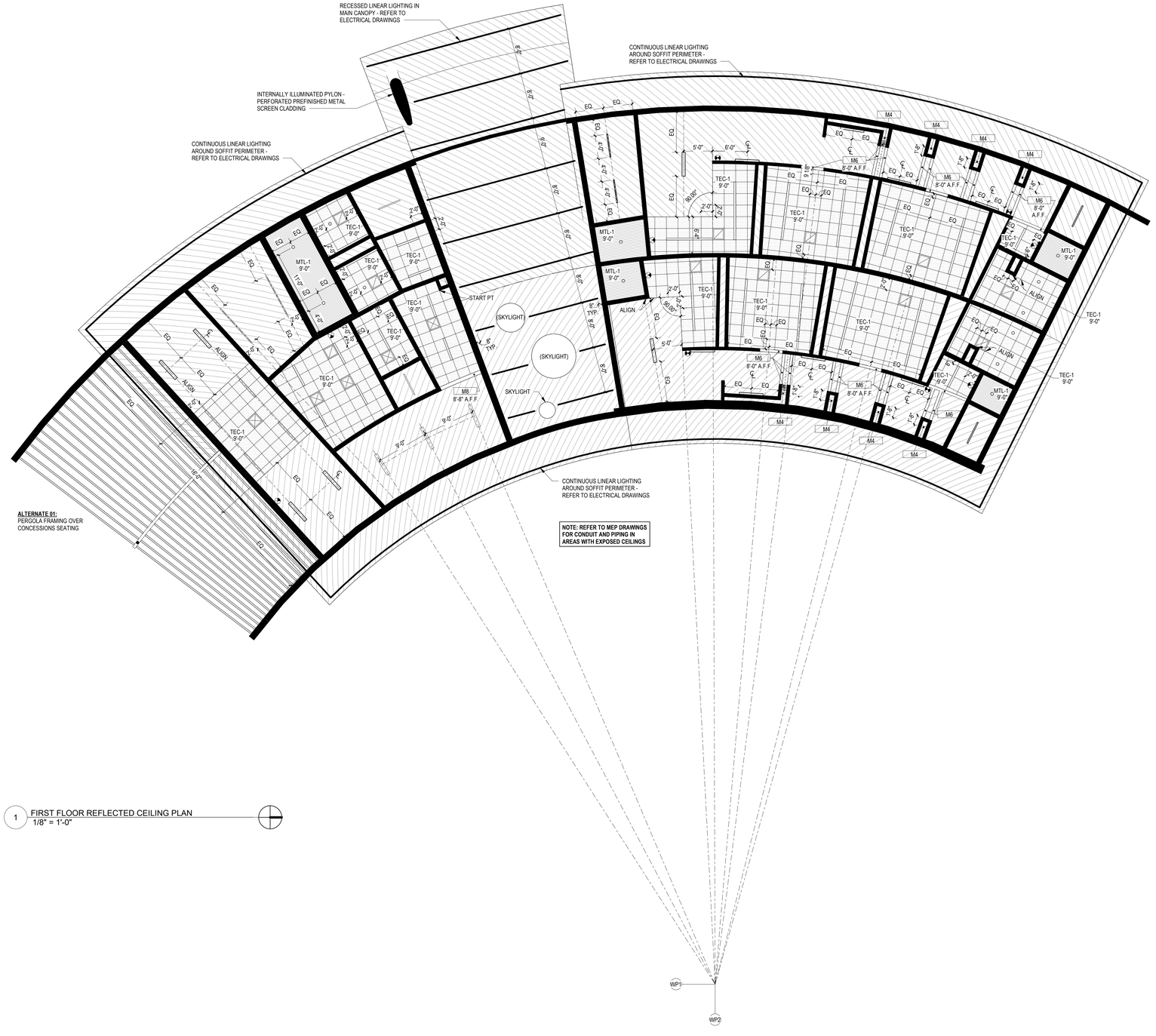

1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

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- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM WITECTUM PANELS*
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- EMERGENCY WALL LIGHT
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No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

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WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR RCP - BATHHOUSE & CONCESSIONS

AC101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT IS NOT, ADJUST DRAWING SCALE.

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - ENTRY BUILDING

ROOF AREA 01: 4,106 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM), STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 02: 1,450 SF
ROOF AREA 03: 5,388 SF
METAL DECK
UNINSULATED ROOFING

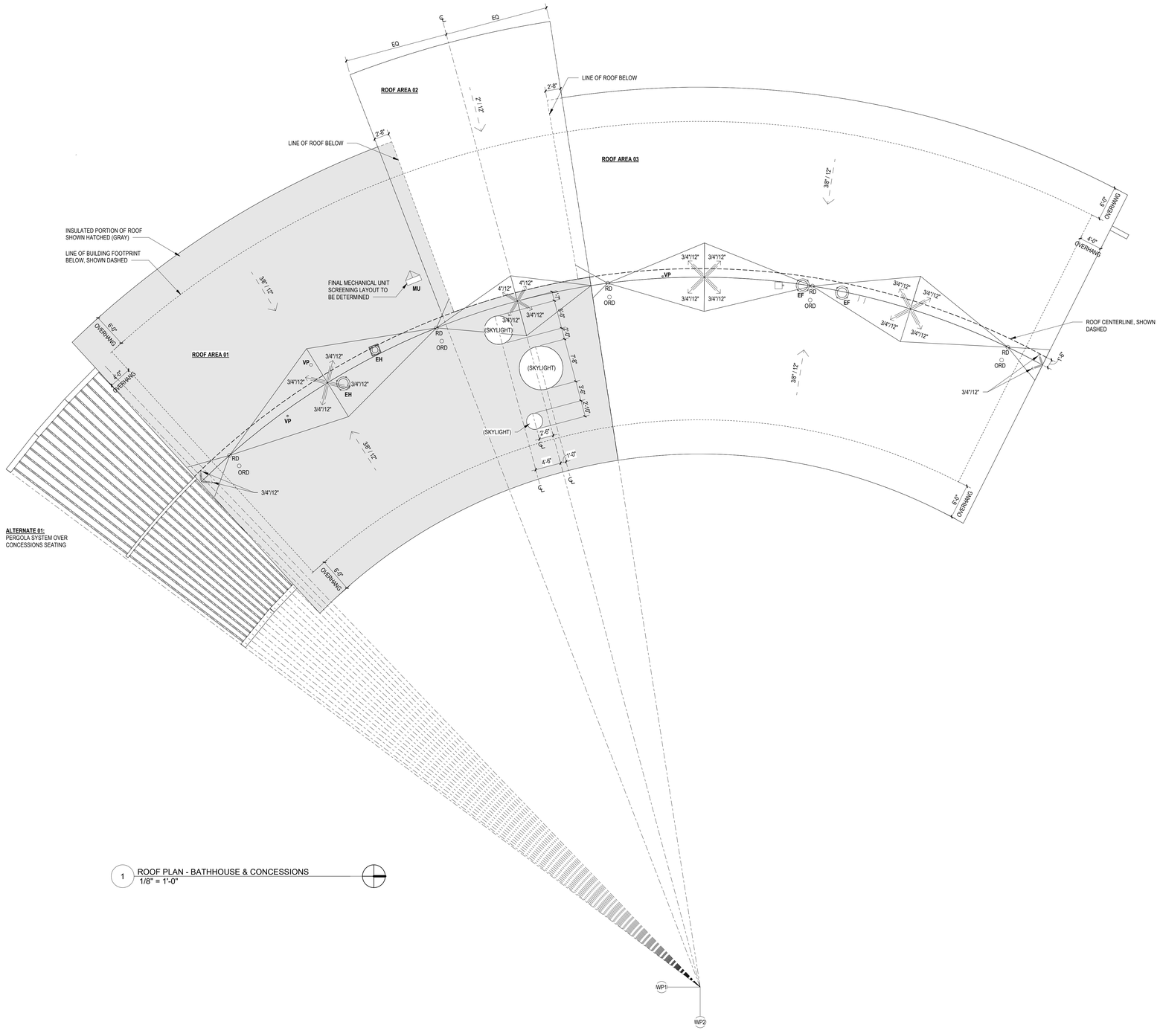
1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
4. ALL SCREW ANCHOR LOCATIONS TO HAVE PRE-DRILLED 5/16" PILOT HOLES.
5. NON-EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 ***(PAINT)*** SCREW.
6. EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 PAINT SCREW.
7. NON-EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS.
8. EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS WITH CLIMASEAL CORROSION RESISTIVE COATING AND NEOPRENE WASHERS.
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



ALTERNATE 01:
PERGOLA SYSTEM OVER CONCESSIONS SEATING

1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
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Project Number	225093.00
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ROOF PLAN - BATHHOUSE & CONCESSIONS

AR101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT ITS ORIGINAL PLOTTED SIZE

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - MECHANICAL BUILDING

ROOF AREA 04: 2,493 SF
METAL DECK
UNINSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 05: 1,342 SF
ROOF AREA 06: 3,006 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM). STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
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GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
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9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
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12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
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14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
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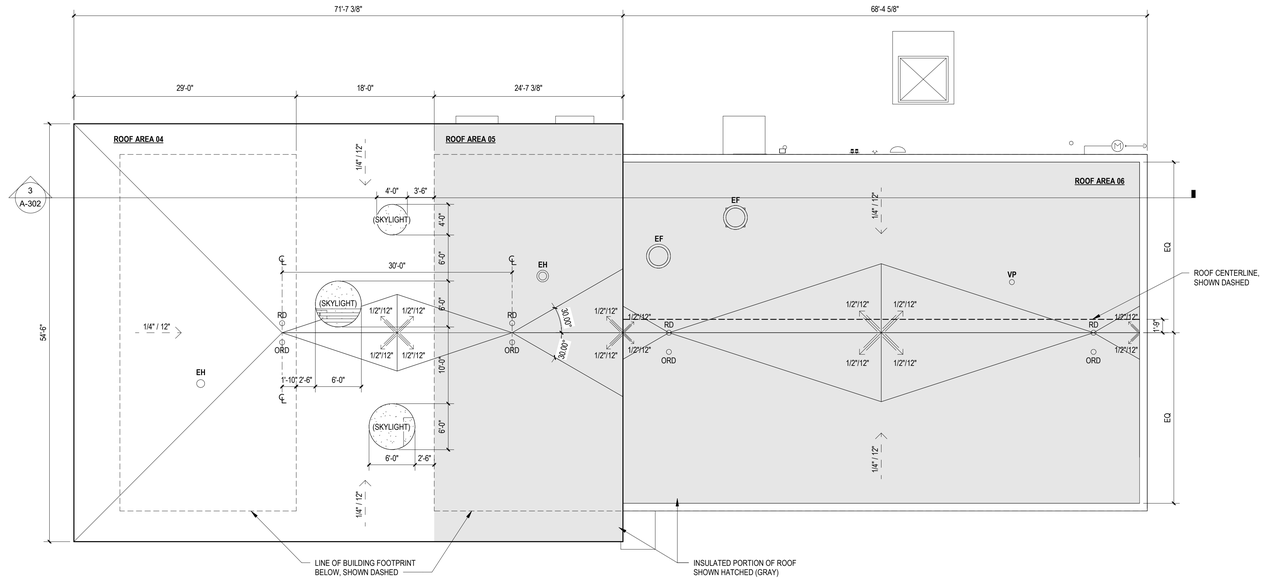
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



1 ROOF PLAN - BATHHOUSE & CONCESSIONS
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Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - MECHANICAL BUILDING

AR102

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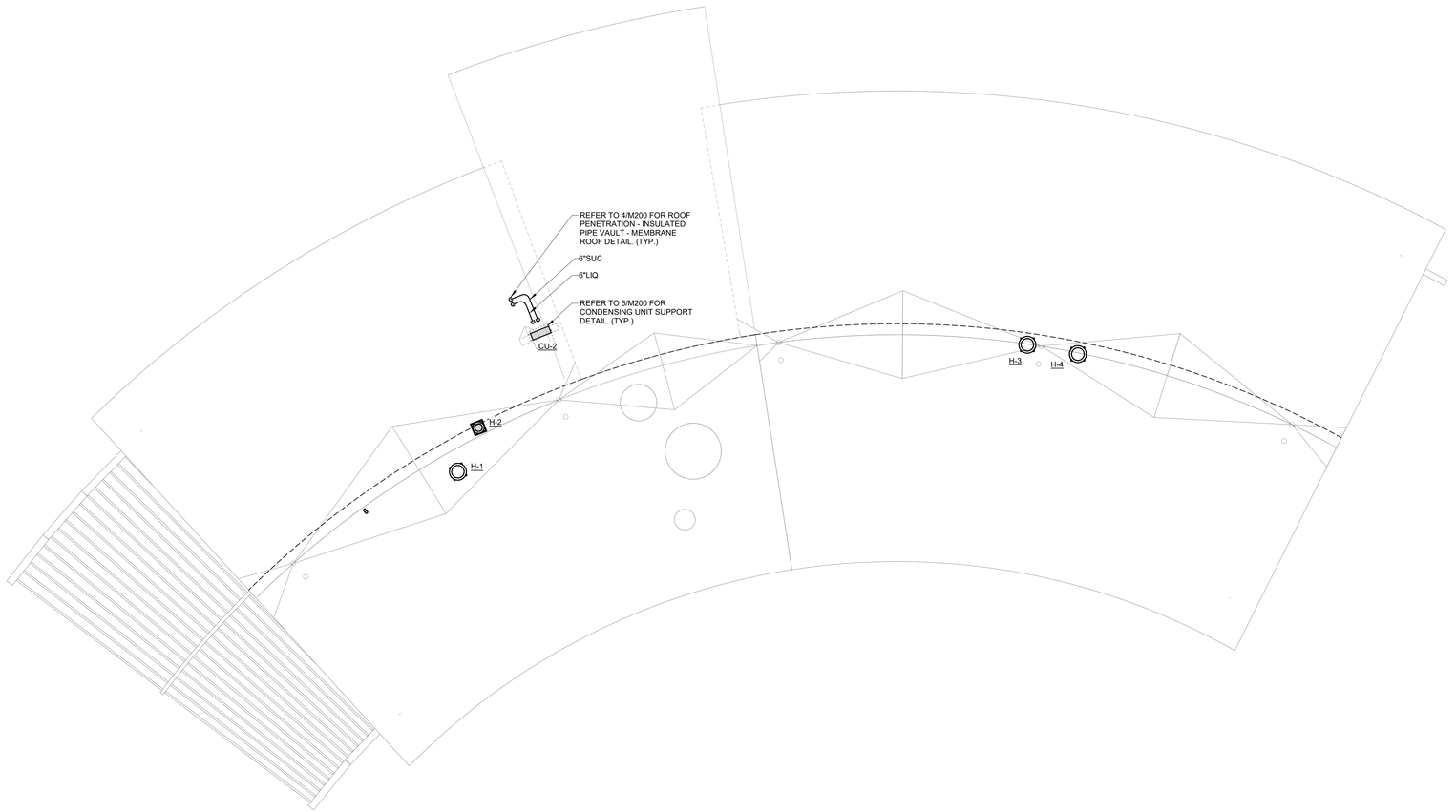

NORTH

1 **ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS**

1/8" = 1'-0"

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263 SHUMAN BOULEVARD
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P. 630.527.2320
www.imegcorp.com

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Illinois Design Firm Registration #184008976-0014

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REF. SCALE IN INCHES PROJECT #25005326.00

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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS

M-112A

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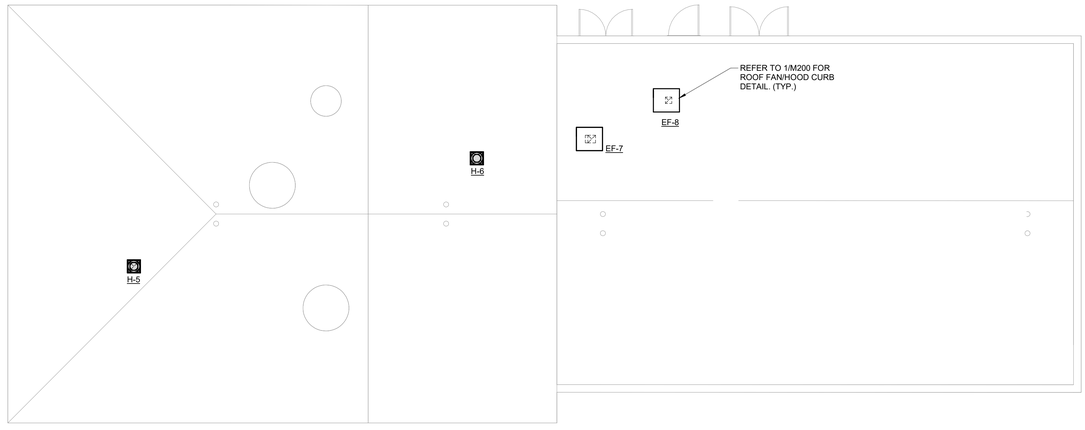

NORTH

1 **ROOF PLAN - HVAC - MECHANCAL & RESTROOM**
1/8" = 1'-0"

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AQUATICS DESIGNER
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Beaver Dam, WI 53916
920.887.7375

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CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - MECHANCAL & RESTROOM

M-112B

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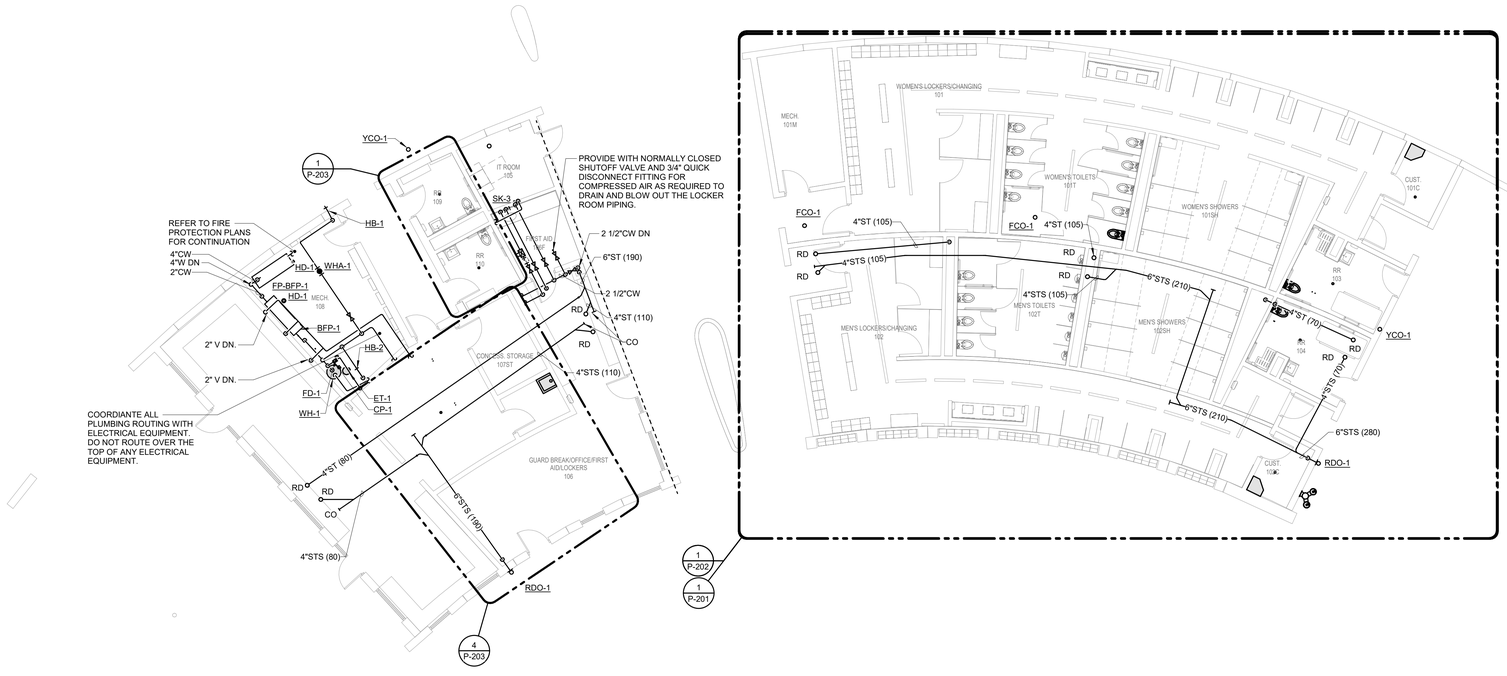
GENERAL SHEET NOTES:

1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



1 FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

NORTH

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PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

P-101A

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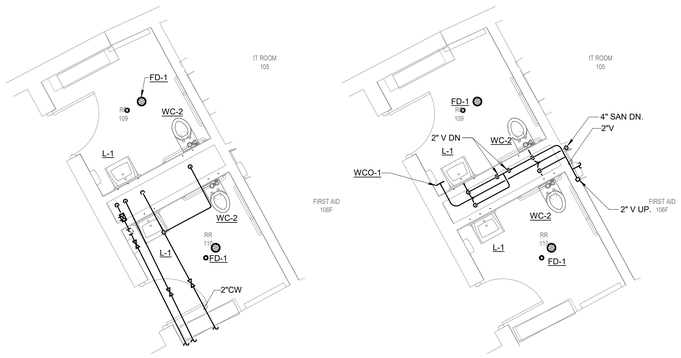
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED PRINTING ON ANSI D SHEETS

GENERAL SHEET NOTES:

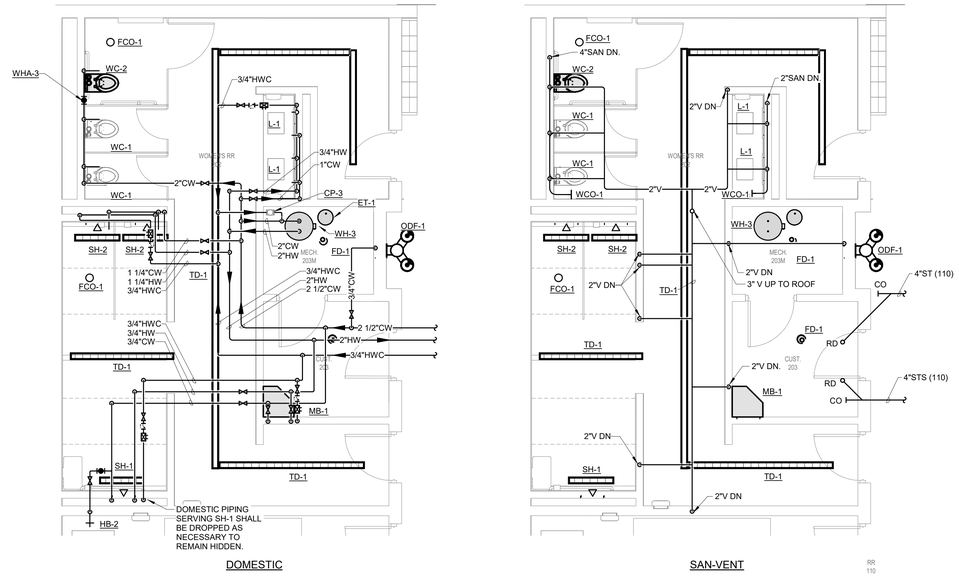
1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



DOMESTIC SAN-VENT

1 ENLARGED PLAN RR-1 TOILETS - PLUMBING

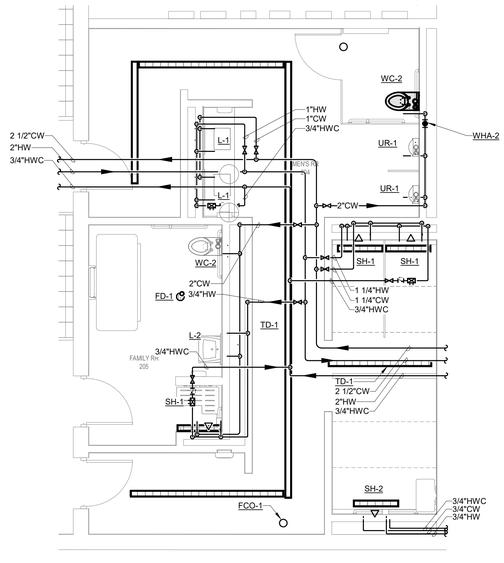
1/4" = 1'-0"

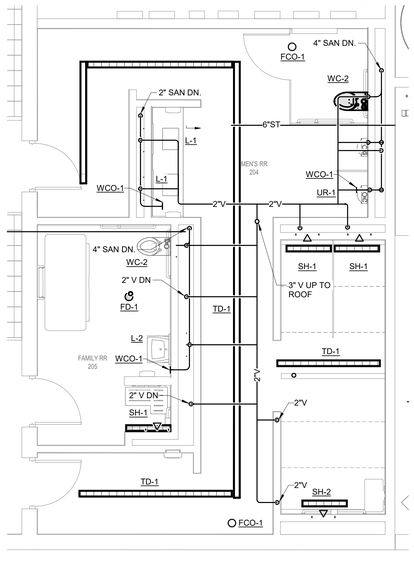


DOMESTIC SAN-VENT

2 ENLARGED PLAN RR-1 - MECHANICAL & RESTROOM - PLUMBING

1/4" = 1'-0"

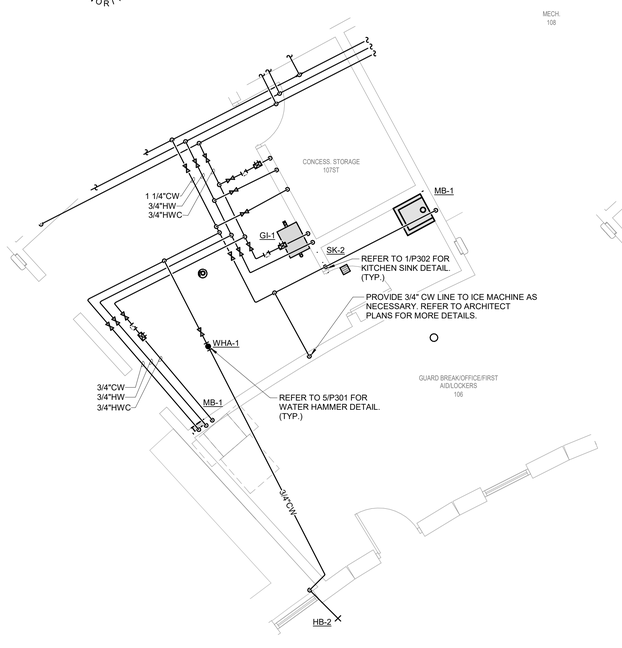


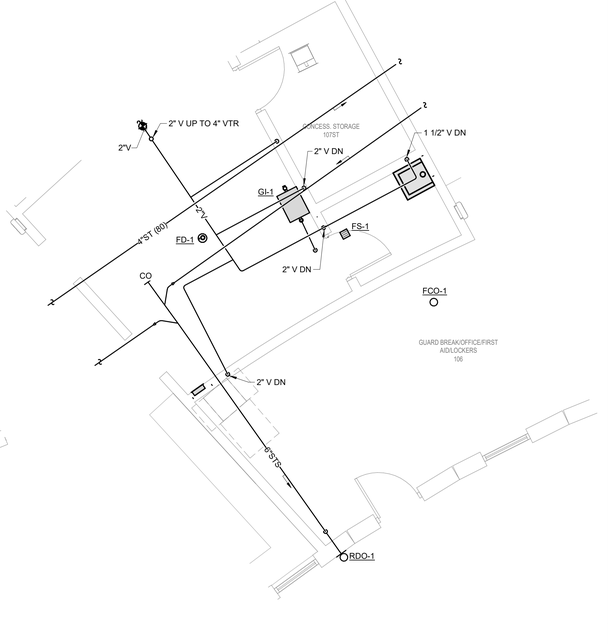


DOMESTIC SAN-VENT

3 ENLARGED PLAN RR-2 - MECHANICAL & RESTROOM - PLUMBING

1/4" = 1'-0"





DOMESTIC SAN-VENT

4 ENLARGED PLAN - CONCESSIONS PREP

1/4" = 1'-0"

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REF. SCALE IN INCHES

PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

PLUMBING ENLARGED PLANS

P-203

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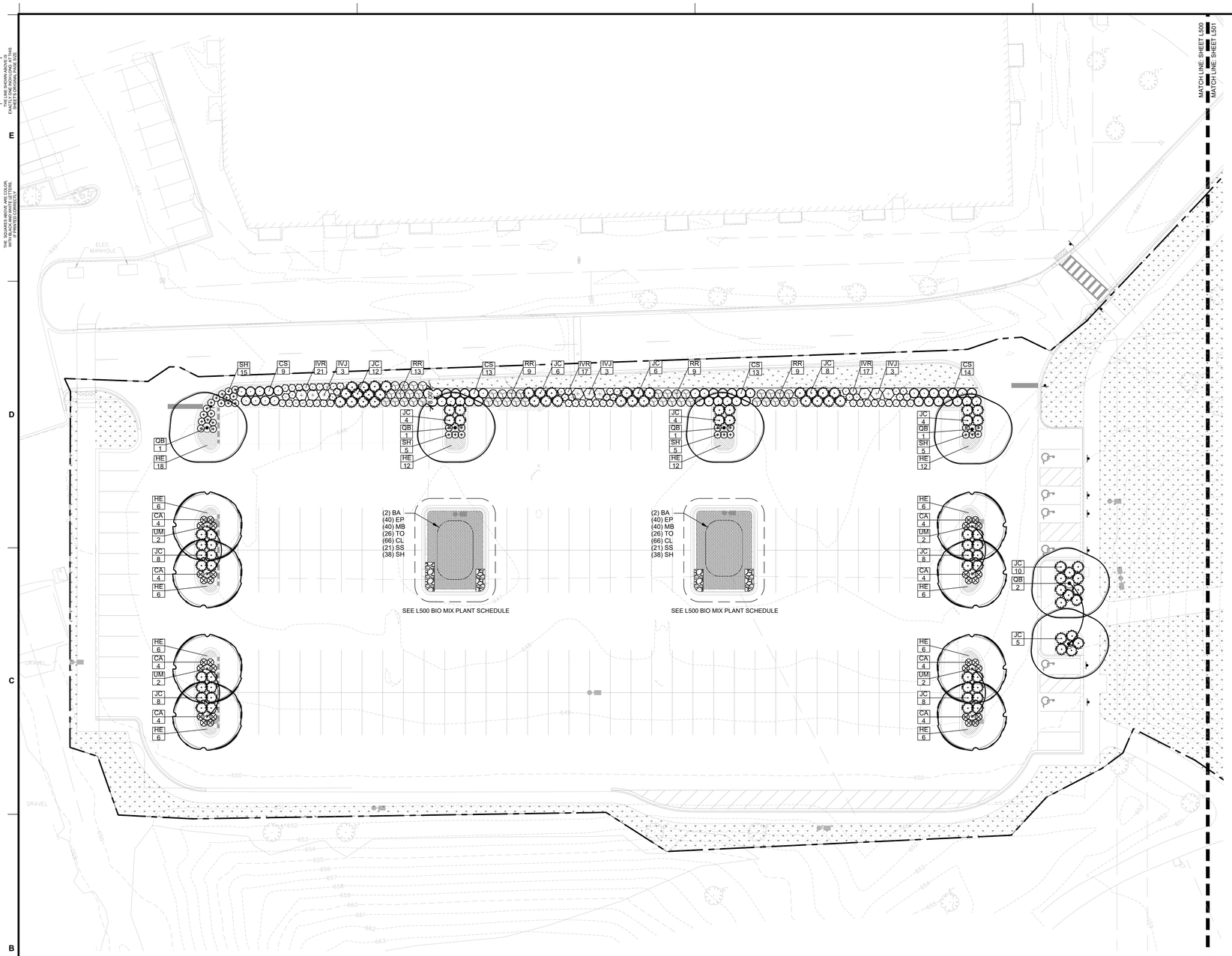


1 L500 PLANTING PLAN - AREA A

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

VEHICULAR USE AREA INTERNAL PLANTING

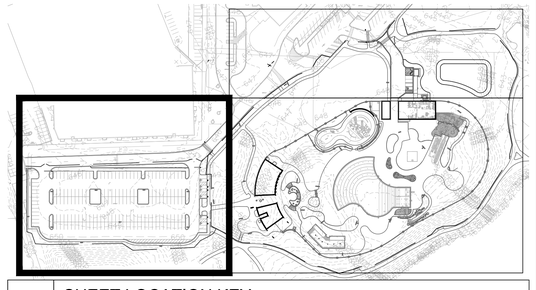
TOTAL VEHICULAR USE AREA	65,770 SF
TOTAL PARKING SPACES	192
INTERNAL PLANTING AREA REQUIRED (192 X 20)	3,840 SF
INTERNAL PLANTING AREA PROPOSED	3,842 SF
NUMBER OF INTERNAL TREES REQUIRED (192 / 15)	13
NUMBER OF INTERNAL EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL INTERNAL TREES TO BE PROVIDED	14

L500 BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			PERENNIALS				
BA	4	*Baptisia alba*	WHITE WILD INDIGO	#1	CONT.	48" O.C.	
EP	80	*Echinacea purpurea*	PURPLE CONEFLOWER	#1	CONT.	18" O.C.	
MB	80	*Monarda bradburiana*	EASTERN BEEBLAM	#1	CONT.	18" O.C.	
TO	52	*Tradescantia ohiensis*	OHIO SPIDERWORT	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CL	132	*Chasmanthium latifolium*	INDIAN WOODOATS	#1	CONT.	PER PLAN	
SS	42	*Schizachyrium scparium*	LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	76	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	

L500 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
QB	6	*Quercus bicolor*	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
UM	8	*Ulmus* 'Morton Glossy'	TRIUMPH ELM	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
IVJ	9	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	54	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
RR	40	*Rosa rugosa* 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP ROSE	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
CS	49	*Cornus sericea* 'Baileyi'	BAILEY RED TWIGGED DOGWOOD	#5	CONT.	PER PLAN	
JC	96	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
			PERENNIALS				
HE	26	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING;
	26	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	ALTERNATE VARIETIES; NO
	26	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	TWO ALIKE ADJACENT
			ORNAMENTAL GRASSES				
CA	32	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
SH	17	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	



L500 SHEET LOCATION KEY

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LEGAT ARCHITECTS
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920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L500

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan | SAVE DATE: 3/27/2026 12:25 PM BY: amarshall | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

MATCH LINE: SHEET L502
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POOL MECHANICAL PLUMBING; RE: AQUATICS SHEETS, TYP.

1 L501 PLANTING PLAN - AREA B

0' 10' 20' 40'

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

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E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

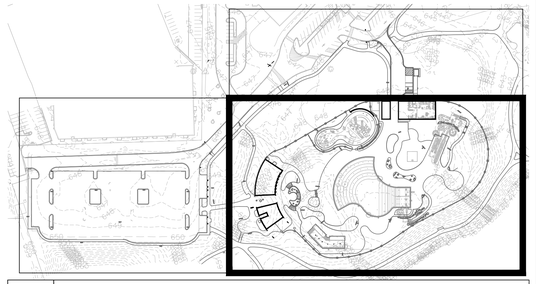
K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

L501 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
BN	3	*Betula nigra*	RIVER BIRCH	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY; MULTISTEM: 5 STEM MINIMUM
CB	6	*Carpinus caroliniana*	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY; SINGLE STEM
CV	1	*Crataegus viridis* 'Winter King'	WINTER KING GREEN HAWTHORN	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
T	8	TRANSPLANT - SPECIED UNDITERMINED	TRANSPLANT - SPECIED UNDITERMINED	N/A	N/A	PER PLAN	N/A
			CONIFER TREES				
JV	7	*Juniperus virginiana*	EASTERN RED CEDAR	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
PC	13	*Picea pungens* 'Glauca'	COLORADO BLUE SPRUCE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
TO	7	*Thuja occidentalis* 'Nigra'	DARK AMERICAN ARBORVITAE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
HP	17	*Hydrangea paniculata* 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	PER PLAN	
HK	12	*Hypericum kalmianum*	SUNNY BOULEVARD ST. JOHN'S WORT	#5	CONT.	PER PLAN	
IVJ	4	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	21	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
BG	7	*Buxus x* 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	PER PLAN	
JC	184	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
JS	123	*Juniperus sabina* 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	PER PLAN	
PE	69	*Pinus mugo* 'Enci'	ENCI MUGO PINE	#5	CONT.	PER PLAN	
PM	17	*Pinus mugo var.* 'Mugo'	MUGO PINE	#5	B&B	48" O.C.	
TM	1	*Taxus x media* 'Hicksii'	HICKS YEW	#5	CONT.	PER PLAN	
TD	22	*Taxus media* 'Densiformis'	DENSE INTERMEDIATE YEW	#5	CONT.	PER PLAN	
			PERENNIALS				
AT	254	*Asclepias tuberosa* 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	18" O.C.	
EB	209	*Echinacea hybrid* 'Baleveeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	18" O.C.	
HE	224	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING; ALTERNATE VARIETIES; NO TWO ALIKE ADJACENT
	224	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	
	224	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	
HM	139	*Heuchera micrantha* 'Palace Purple'	PALACE PURPLE CORAL BELLS	#1	CONT.	18" O.C.	
SY	250	*Salvia yangi*	RUSSIAN SAGE	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CA	82	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
DC	238	*Deschampsia caespitosa* 'Goldtau'	GOLD DEW TUFTED HAIR GRASS	#1	CONT.	PER PLAN	
PV	160	*Panicum virgatum* 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	PER PLAN	
SS	216	*Schizachyrium scoparium* 'The Blues'	THE BLUES LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	107	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	
			GROUNDCOVERS				
GS	783	*Geranium sanguineum var.* STRIATUM	PROSTRATE BLOODY CRANESBILL	#1	CONT.	18" O.C.	



L501 SHEET LOCATION KEY

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920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L501

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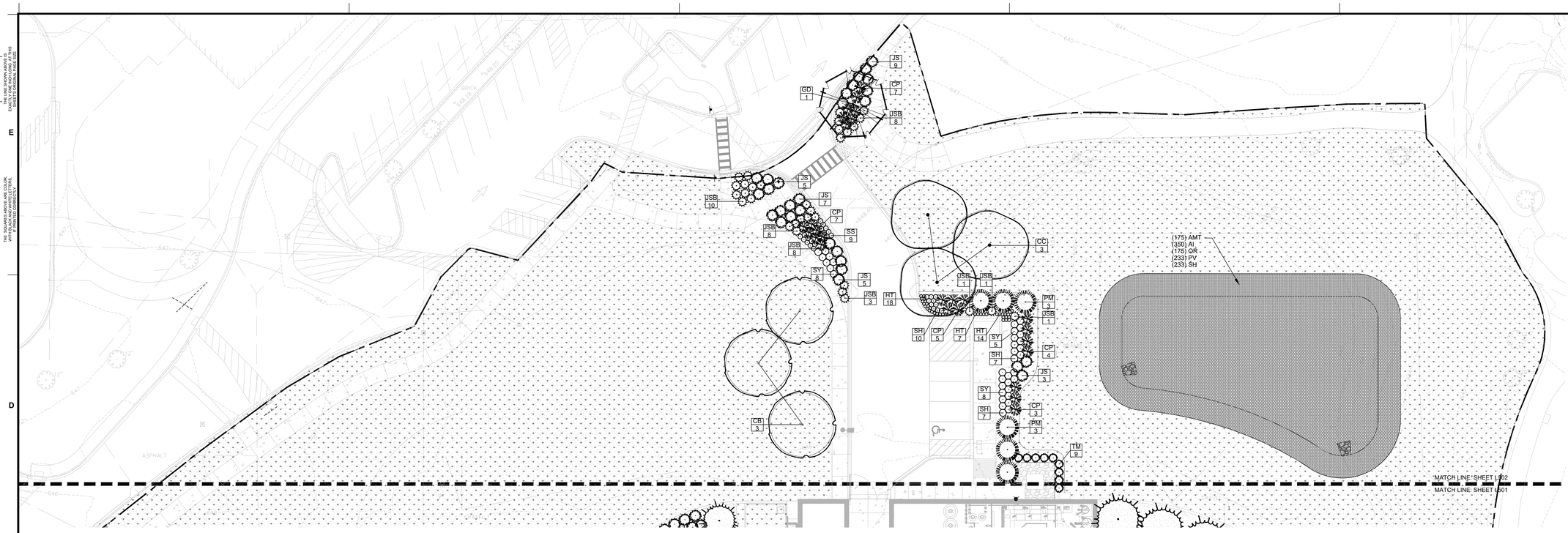
File Location: T:\Projects\2025\25070_wheeling family aquatics (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan (SAVE DATE: 3/27/2026 12:25 PM BY: amarshall (PLOT DATE: 3/27/2026 12:25 PM BY: Anaya Marshall



1 L502 PLANTING PLAN - AREA C

0' 10' 20' 40'

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE "Estimated quantities for reference only"

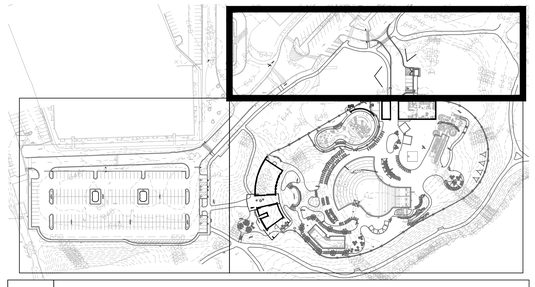
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			CANOPY TREES			
AR	6	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	3" CAL	B&B	SPACING PER PLAN
BN	6	Betula nigra	RIVER BIRCH	3" CAL	B&B	SPACING PER PLAN
CB	4	Cercis canadensis 'Northern Strain	EASTERN REDBUD	3" CAL	B&B	SPACING PER PLAN
CC	3	Carpinus caroliniana 'Native Flame'	AMERICAN HORNBEAM 'NATIVE FLAME'	3" CAL	B&B	SPACING PER PLAN
T	8	TRANSPLANT - SPECIES UNDETERMINED	TRANSPLANT - SPECIES UNDETERMINED	NA	NA	SPACING PER PLAN
			CONIFER TREES			
JV	10	Juniperus virginiana	EASTERN RED CEDAR	6'	CONT.	SPACING PER PLAN
PC	13	Picea pungens	BLUE SPRUCE	6'	CONT.	SPACING PER PLAN
TO	6	Thuja occidentalis	NORTHERN WHITE CEDAR	6'	CONT.	SPACING PER PLAN
			DECIDUOUS SHRUBS			
HP	5	Hydrangea paniculata 'Ruby'	ANGEL'S BLUSH HYDRANGEA	#5	CONT.	SPACING PER PLAN
IV	8	Ilex verticillata	WINTERBERRY HOLLY	#2	CONT.	SPACING PER PLAN
SA	33	Sphaeralcea ambigua 'Orange Crush'	ORANGE CRUSH DESERT GLOBEMALLOW	#2	CONT.	SPACING PER PLAN
			EVERGREEN SHRUBS			
BG	7	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	SPACING PER PLAN
CP	29	Chamaecyparis pisifera 'Vintage Gold'	VINTAGE GOLD FALSE CYPRESS	#5	CONT.	SPACING PER PLAN
TM	9	Taxus x media 'Hicksii'	HICKS YEW	#5	CONT.	SPACING PER PLAN
JS	135	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	SPACING PER PLAN
JSB	171	Juniperus squamata 'Blue Star'	BLUE STAR JUNIPER	#5	CONT.	SPACING PER PLAN
PM	48	Pinus mugo	MUGO PINE	#5	CONT.	SPACING PER PLAN
			PERENNIALS			
AT	227	Asclepias tuberosa 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	SPACING PER PLAN
EB	236	Echinacea hybrid 'Balevoeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	SPACING PER PLAN
HT	122	Heuchera 'TNHEUSSDN'	SIRENS' SONG DARK NIGHT HEUCHERA	#1	CONT.	SPACING PER PLAN
SY	153	Salvia yangii	RUSSIAN SAGE	#1	CONT.	SPACING PER PLAN
			ORNAMENTAL GRASSES			
MC	150	Muhlenbergia capillaris	PINK GULF MUHLY GRASS	#1	CONT.	SPACING PER PLAN
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			PERENNIALS			
AMT	175	Amsonia tabernaemontana	EASTERN BLUESTAR	#1	CONT.	SPACING PER PLAN
AI	350	Asclepias incarnata	SWAMP MILKWEED	#1	CONT.	SPACING PER PLAN
OR	175	Osmunda regalis	ROYAL FERN	#1	CONT.	SPACING PER PLAN
			ORNAMENTAL GRASSES			
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANTING NOTES

A. PLANTS ARE TO BE EVENLY DISTRIBUTED AND TRIANGULAR PLANTED; RE: 3/L800.



L502 SHEET LOCATION KEY

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING PLAN

L502

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IF THE LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ATTHIS PLOT SCALE DRAWING IS NOT TO SCALE

THE SQUARES ABOVE ARE: COLOR, WITH BLACK AND WHITE LETTERS, WITH A REGISTRATION MARK

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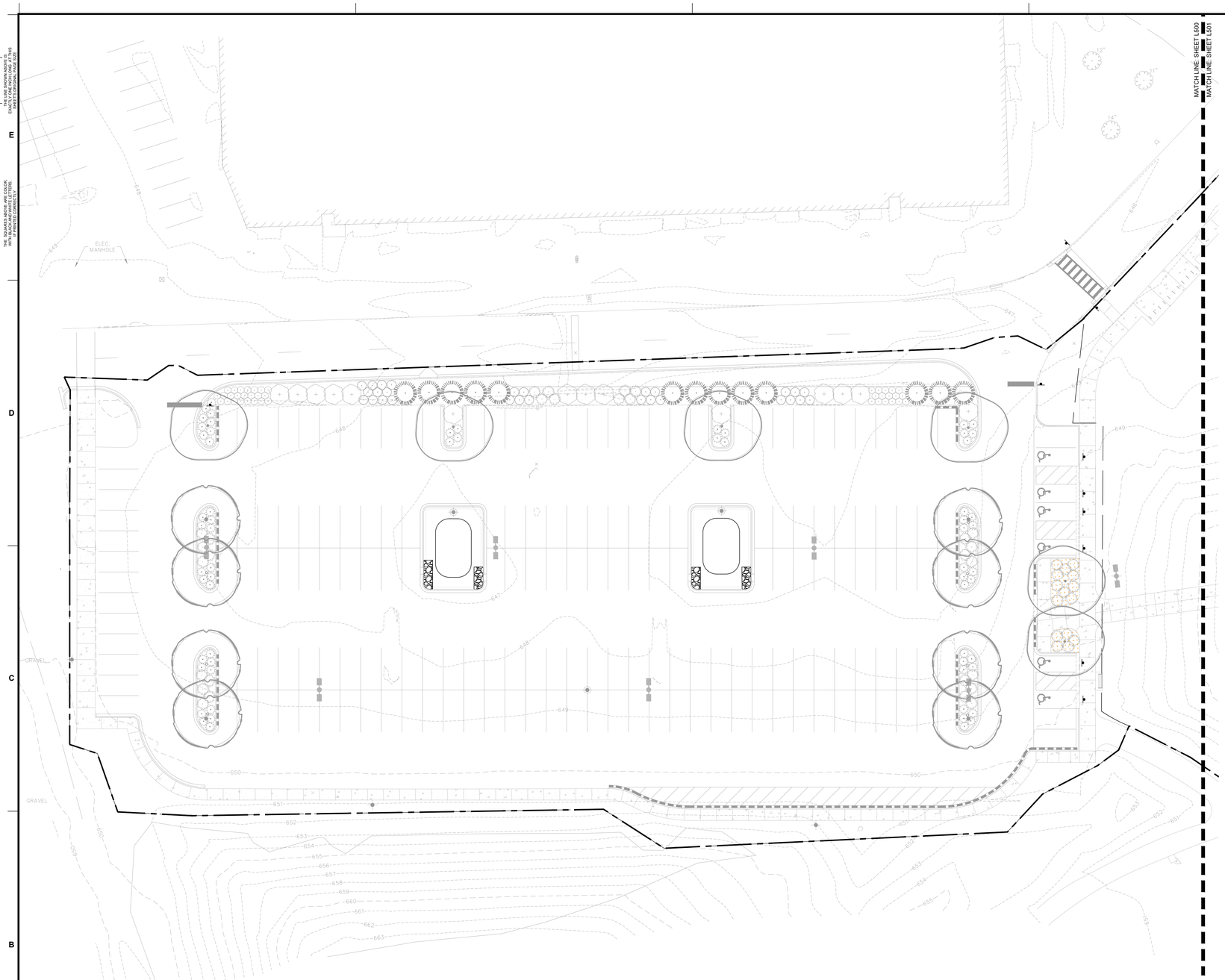


1 L510 IRRIGATION PLAN - AREA A

0' 10' 20' 40'

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. DESIGN OF IRRIGATION IS DELEGATED TO THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32 84 23) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

I. ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

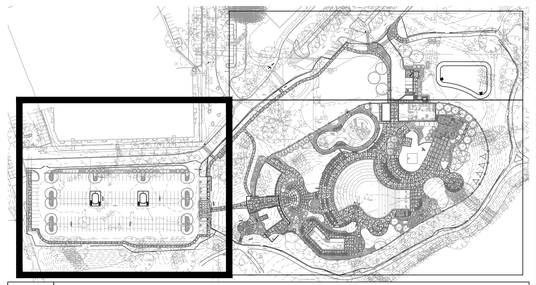
O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



L510 SHEET LOCATION KEY

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L510

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MATCH LINE: SHEET L500

MATCH LINE: SHEET L501

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E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

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N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

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1 L511 IRRIGATION PLAN - AREA B

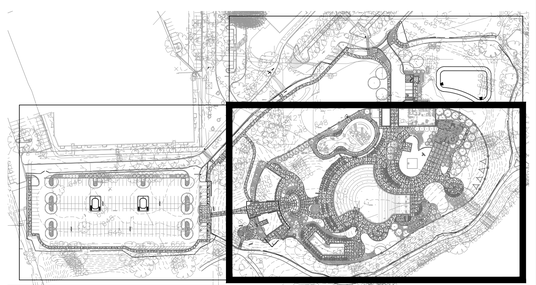
0' 10' 20' 40'

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L511

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1 L512 IRRIGATION PLAN - AREA C

0' 10' 20' 40'

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. DESIGN OF IRRIGATION IS DELEGATED TO THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32 84 23) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

I. ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

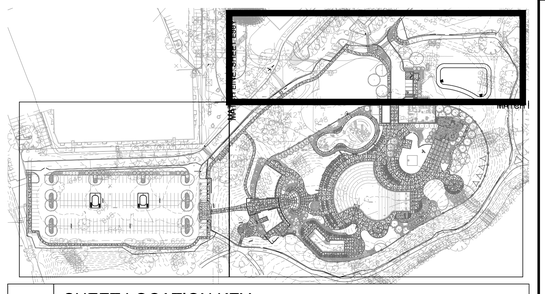
O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



L512 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L512

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ARCHITECTURAL SCALE WHEN PLOTTED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PROPERLY PLOTTED

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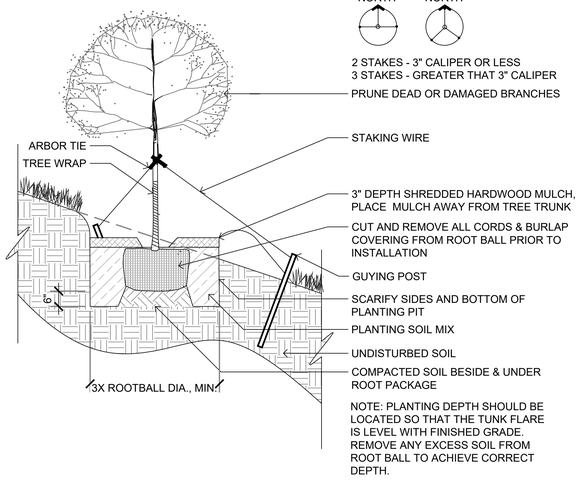
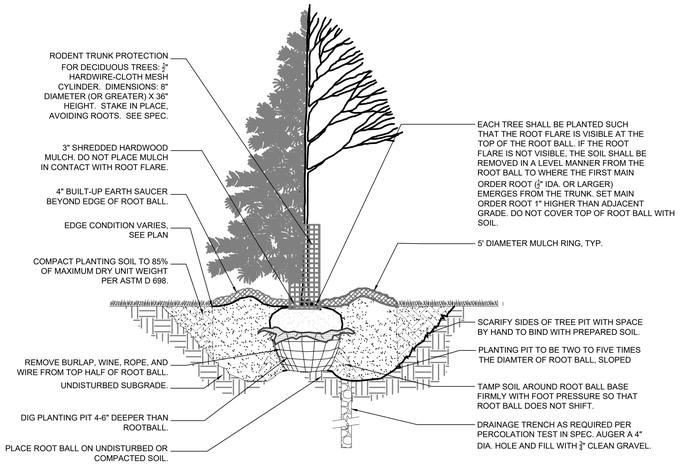
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE, ALL DRAWINGS ARE TO SCALE

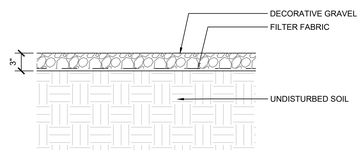
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR PRINTING PURPOSES ONLY



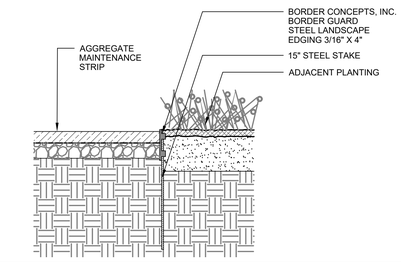
7 L800 TREE INSTALLATION ON SLOPE — SCALE: 1/2" = 1'-0"



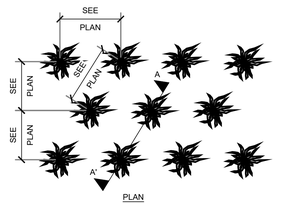
6 L800 TREE INSTALLATION — SCALE: 1/2" = 1'-0"



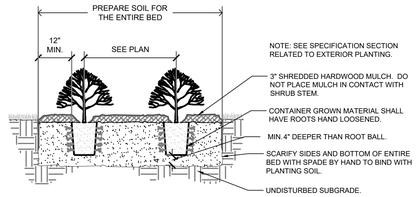
5 L800 DECORATIVE GRAVEL MULCH, TYP. — SCALE: 1/2" = 1'-0"



4 L800 STEEL EDGING — SCALE: 3/4" = 1'-0"

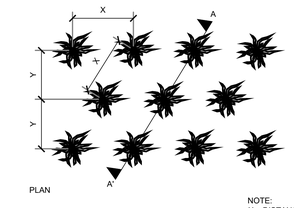


PLAN



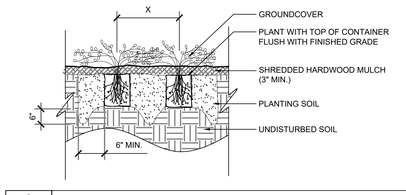
SECTION A'-A

3 L800 SHRUB INSTALLATION — SCALE: 1/2" = 1'-0"

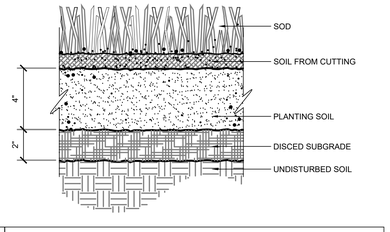


PLAN

NOTE:
X = DISTANCE SPECIFIED WITHIN PLANT SCHEDULE
Y = DISTANCE 'X' MULTIPLIED BY .866



2 L800 GROUNDCOVER INSTALLATION — SCALE: 1/2" = 1'-0"



1 L800 SOD INSTALLATION — SCALE: 3" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING DETAILS

L800

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p163 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 1:41 PM BY: mmiller / PLOT DATE: 3/5/2026 2:01 PM BY: Mark Miller

~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

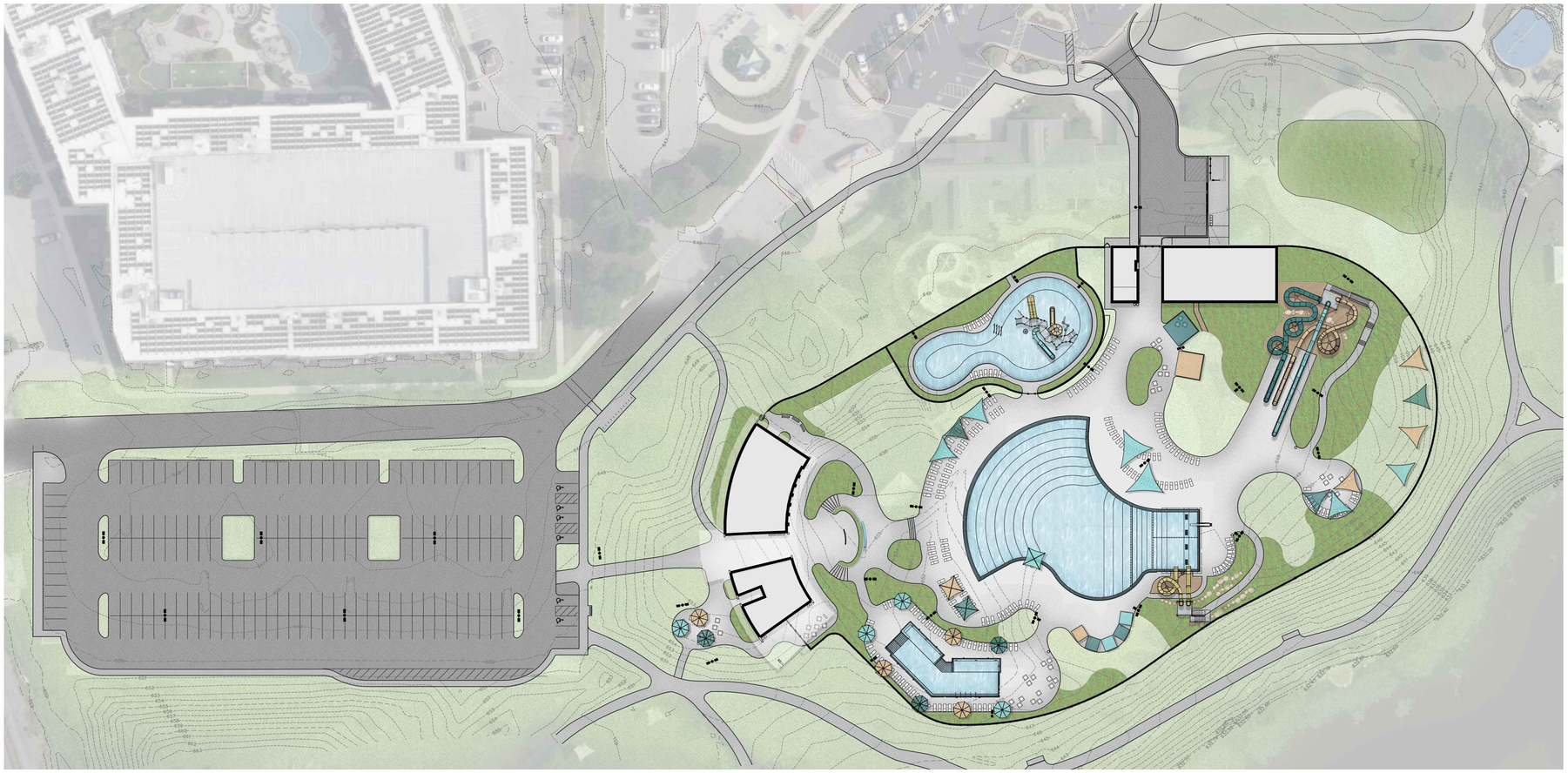
Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



NOTE: THE ABOVE SITE RENDERING IS PROVIDED FOR DESIGN INTENT ONLY. FINAL LAYOUT AND DESIGN MAY VARY FROM RENDERING.

DESIGN DISCLAIMER

THESE PLANS ARE INTENDED SOLELY FOR THE WHEELING PARK DISTRICT AQUATICS CENTER AT HERITAGE PARK LOCATED AT 105 COMMUNITY BLVD, WHEELING IL 60090. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, UPLOADED TO ARTIFICIAL INTELLIGENCE PLATFORMS, OR ALTERED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PROJECT TEAM LISTED ON THIS COVER SHEET. UNAUTHORIZED USE, INCLUDING USE OF ARTIFICIAL INTELLIGENCE TO ANALYZE, INTERPRET, MODIFY, OR GENERATE DERIVATIVE WORKS, IS STRICTLY PROHIBITED.

BID PACKAGE COORDINATION

THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
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BEAU SANDERS

AQUATIC DESIGN
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PH: (847) 478-9700
DON MATTHEWS

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED [ENGINEER/ARCHITECT] UNDER THE STATE OF ILLINOIS.

SIGNATURE

DATE

REGISTRATION ISSUANCE DATE:
JULY 8, 2009

SHEETS COVERED BY SEAL:
"PL"

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REGISTRATION ISSUANCE DATE:
MARCH 4, 2010

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"PL"

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SIGNATURE

DATE

REGISTRATION ISSUANCE DATE:

SHEETS COVERED BY SEAL:
"E"

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED [ENGINEER/ARCHITECT] UNDER THE STATE OF ILLINOIS.

SIGNATURE

DATE

REGISTRATION ISSUANCE DATE:
JAN 4, 2011

SHEETS COVERED BY SEAL:
"P" AND "M"

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED [ENGINEER/ARCHITECT] UNDER THE STATE OF ILLINOIS.

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DATE

REGISTRATION ISSUANCE DATE:
JUN 21, 2004

SHEETS COVERED BY SEAL:
"S"

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SIGNATURE

DATE

REGISTRATION ISSUANCE DATE:
DEC 20, 1985

SHEETS COVERED BY SEAL:
"A"

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SIGNATURE

DATE

REGISTRATION ISSUANCE DATE:
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SHEETS COVERED BY SEAL:
"C"

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SIGNATURE

DATE

REGISTRATION ISSUANCE DATE:
JULY 2, 2024

SHEETS COVERED BY SEAL:
"L"

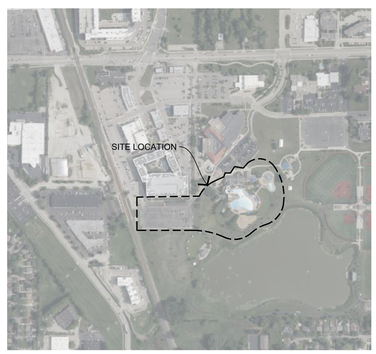
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

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

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

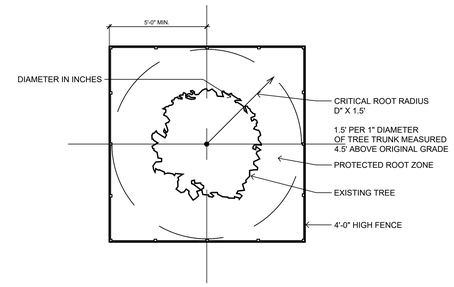
DRAWING SYMBOLS

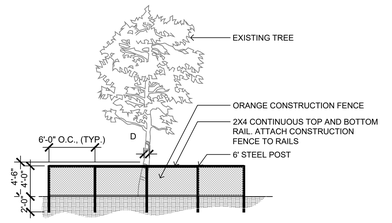
(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME ## L-##)
- CONTOUR ELEVATION (###)
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY ## / ABBREVIATION XX)
- KEYNOTE (#)
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)
- XX / L-XX
- XX / L-XX
- A
- ℄
- # SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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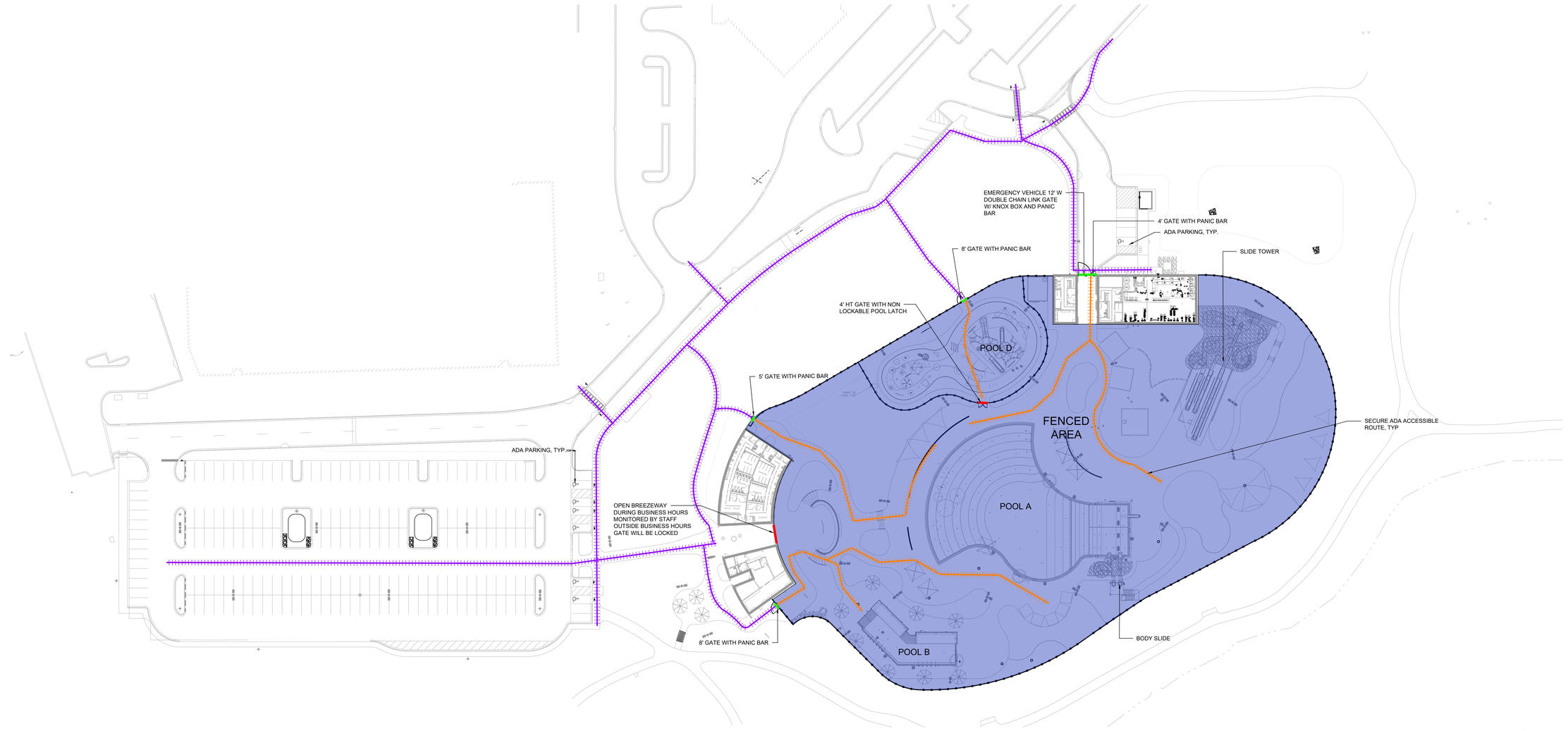
IF THIS LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, IF THIS SHEET IS PROPERLY SCALED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR TESTING

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p\903 working\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet / SAVE DATE: 3/5/2026 10:23 AM BY: mmiller / PLOT DATE: 3/5/2026 1:31 PM BY: Mark Miller



1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

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VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

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POOL DECK EGRESS PLAN

L110

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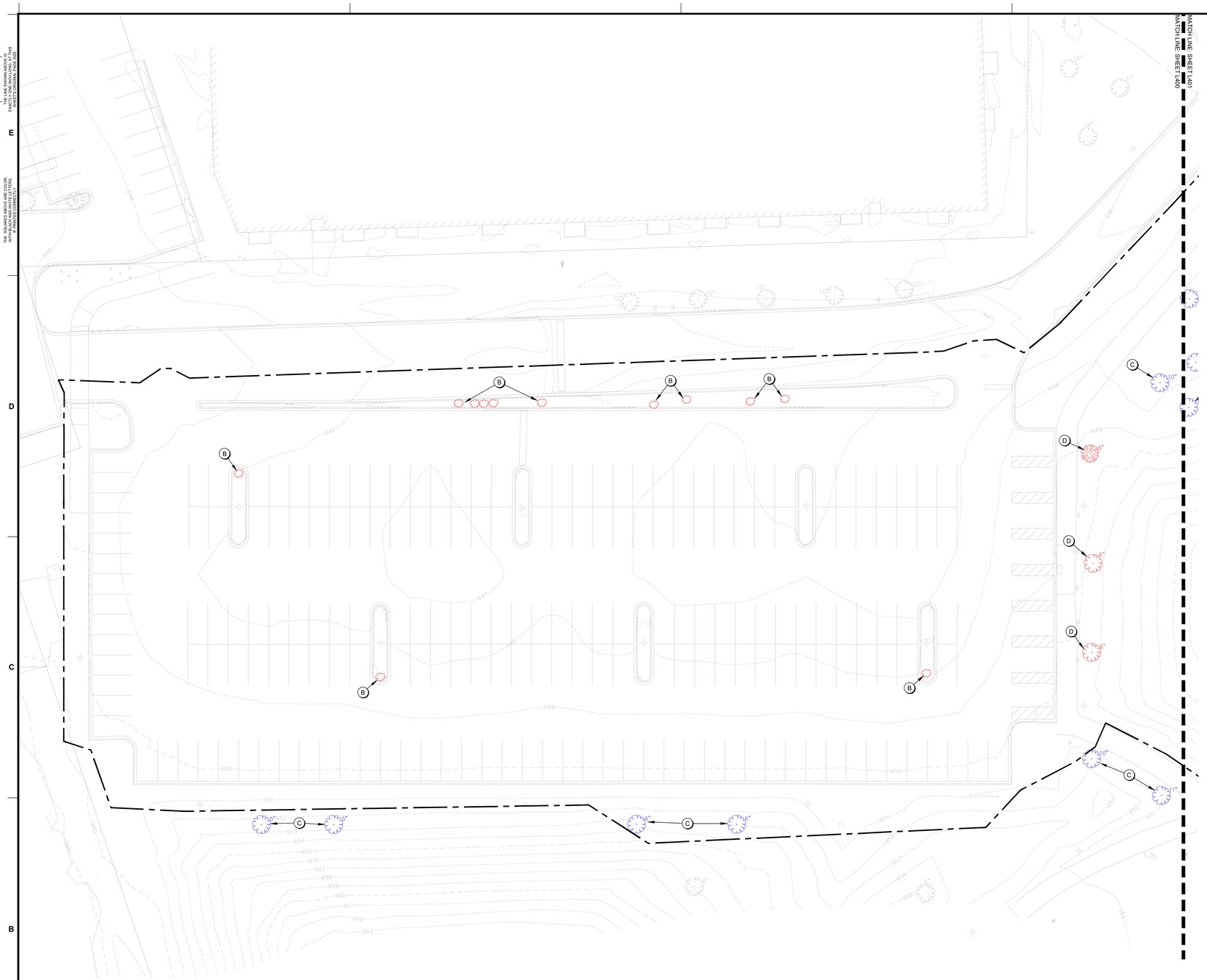

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

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VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
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Project Number	25070
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Date	2026-03-05

TREE MITIGATION PLAN

L200

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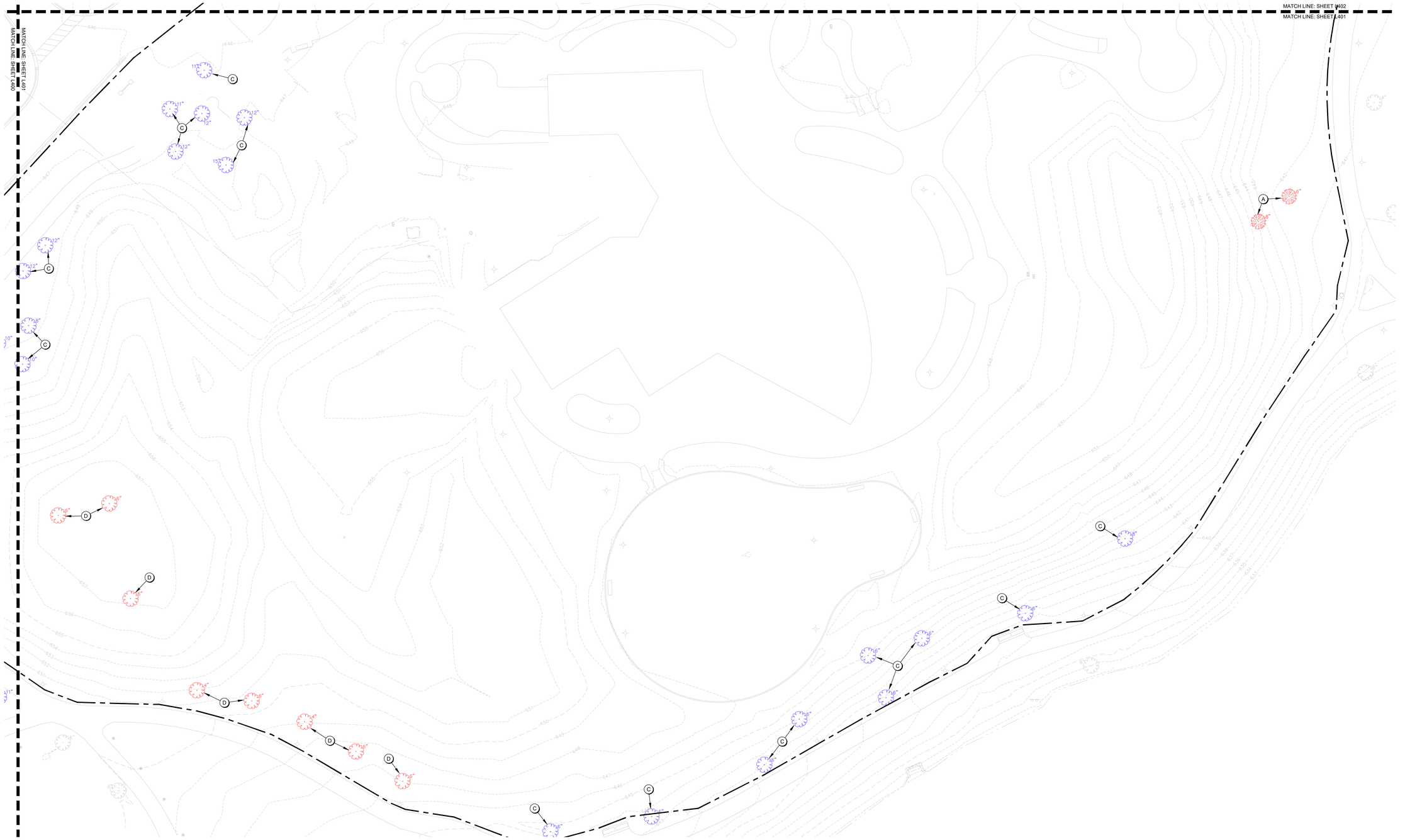

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L201 SHEET LOCATION KEY

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Date	2026-03-05

TREE MITIGATION PLAN

L201

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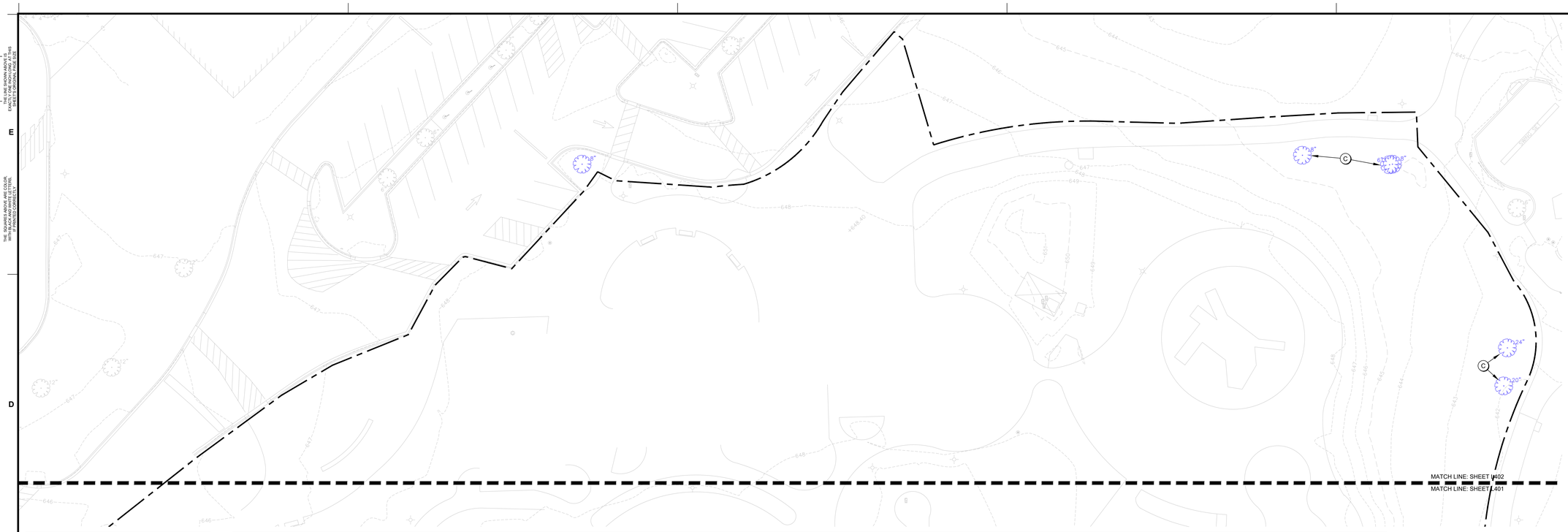

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

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TREE MITIGATION PLAN

L202

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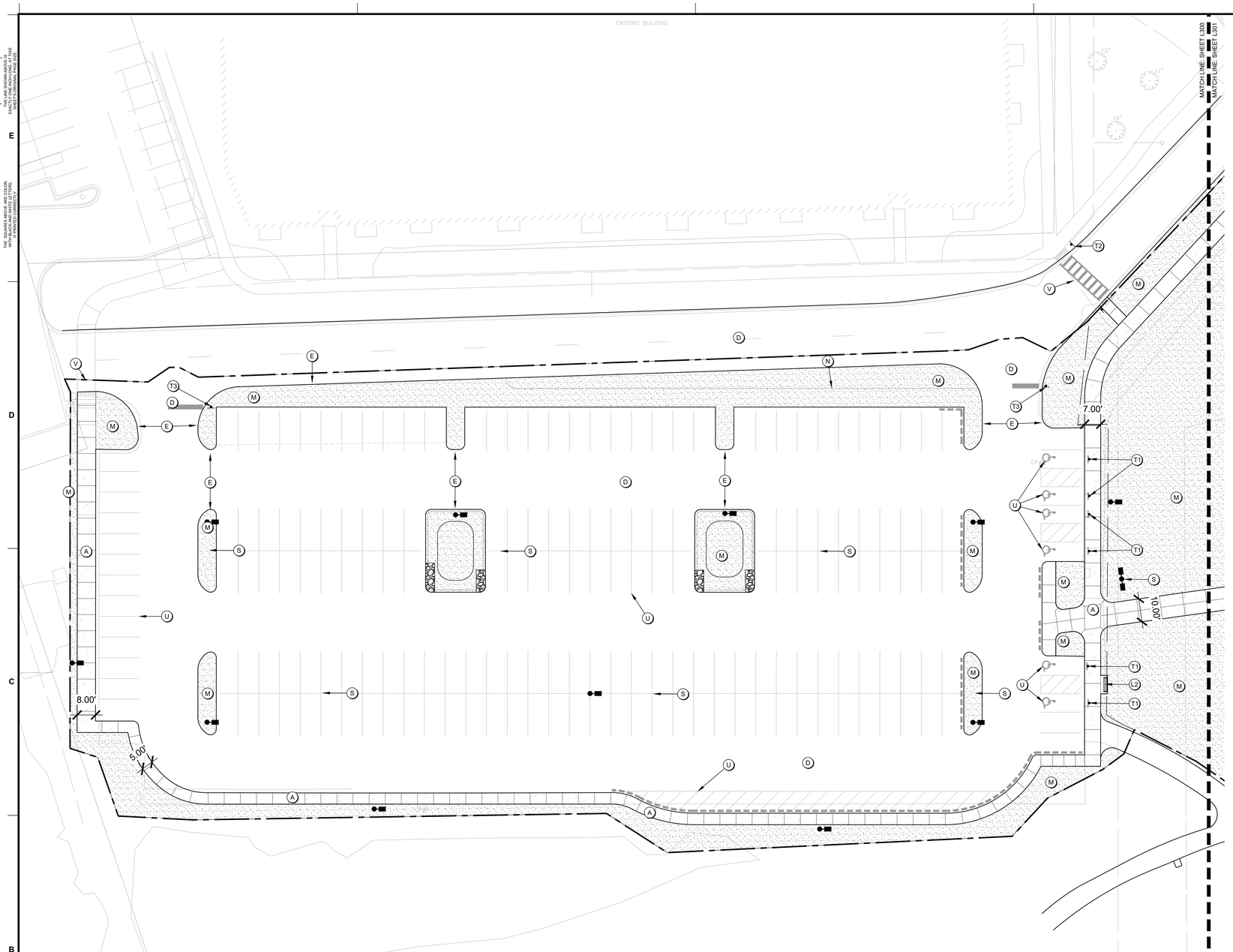


1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

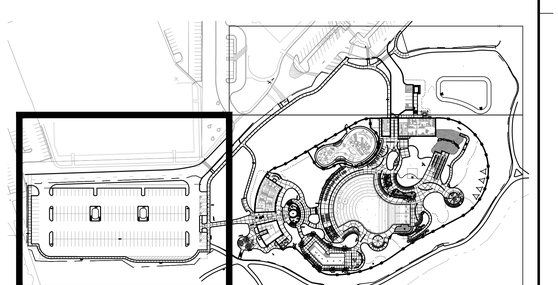
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
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312.258.9595

CIVIL ENGINEER
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625 Forest Edge Drive
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 outcost\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: rmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS NOT FULL SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS, FOR BLACK AND WHITE PRINTERS

MATCH LINE: SHEET L300
MATCH LINE: SHEET L301

MATCH LINE: SHEET L302
MATCH LINE: SHEET L301

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

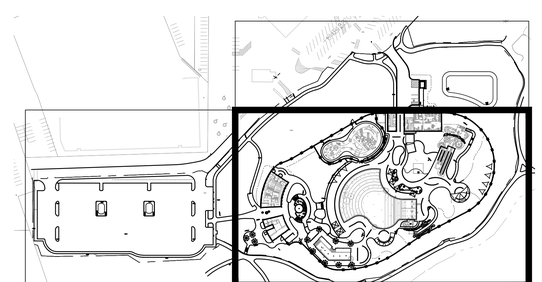
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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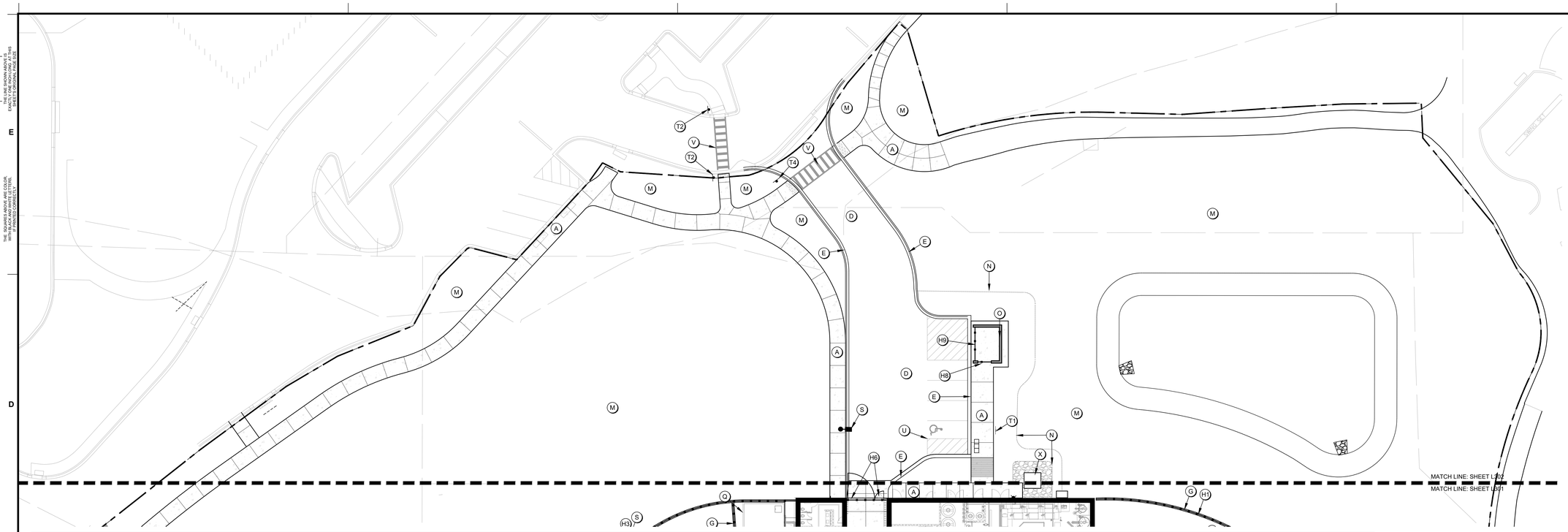
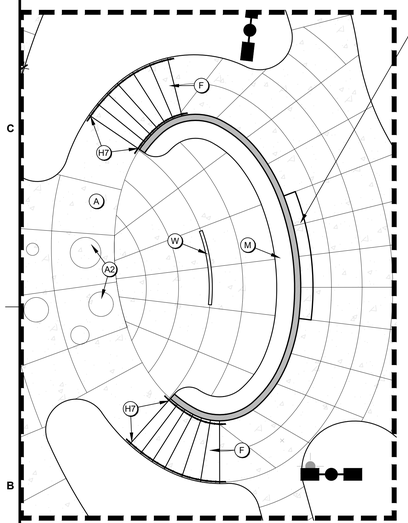
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p90)\ working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/27/2026 12:48 PM BY: mmiller | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



1 L302 HARDSCAPE PLAN - AREA C



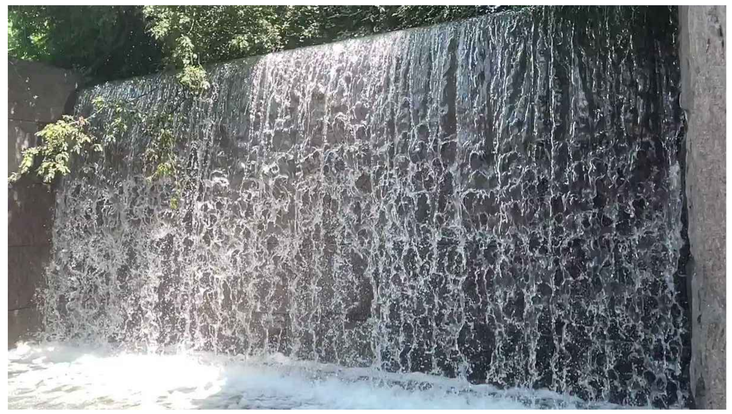
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

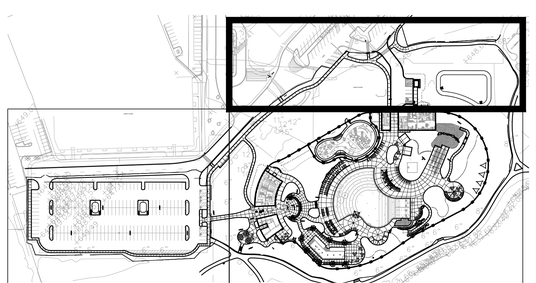
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

CONFLUENCE

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307 N Michigan Avenue #601
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

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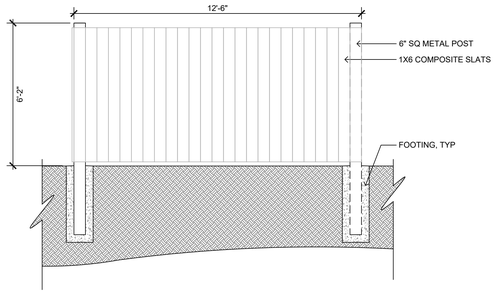
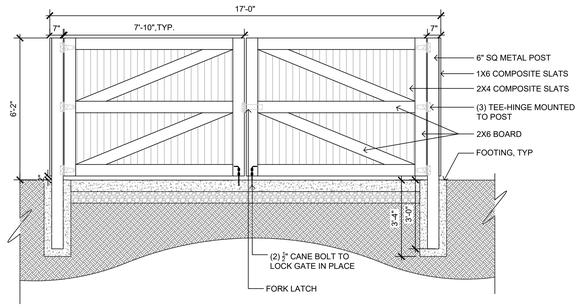
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

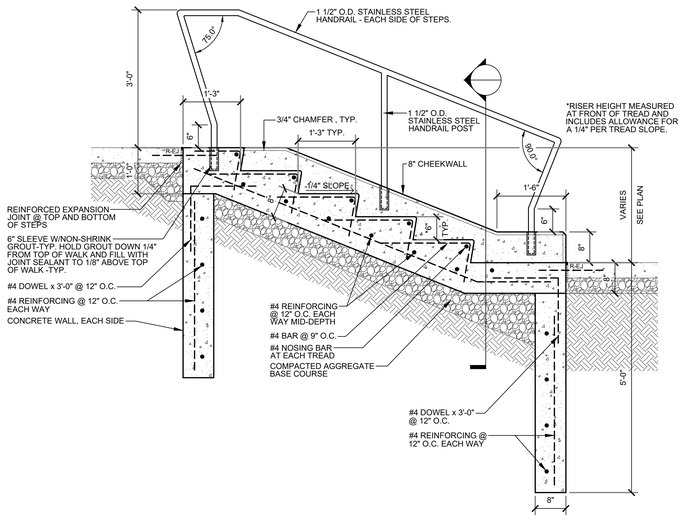
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



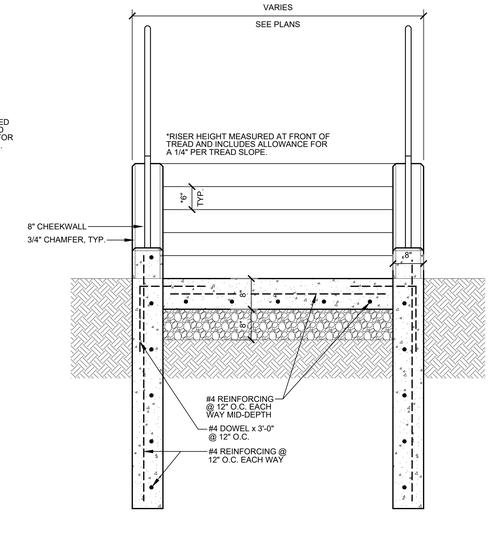
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

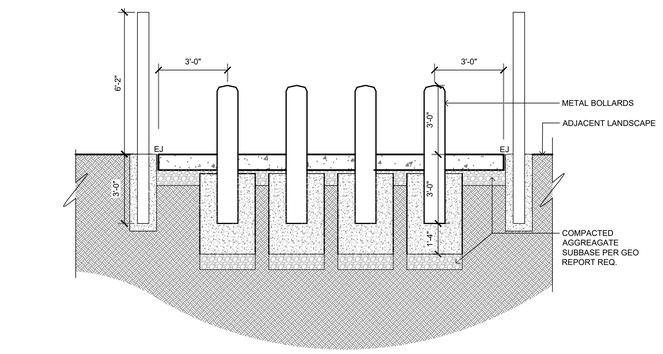


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

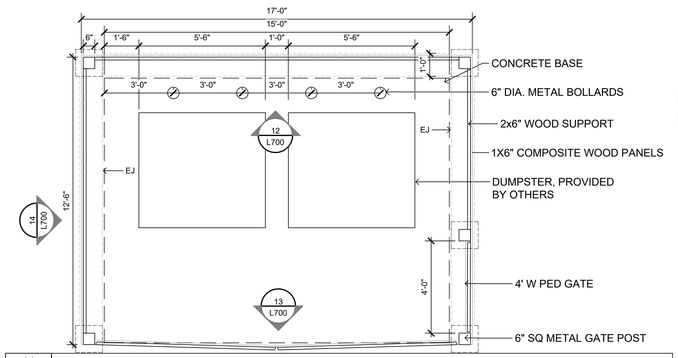


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

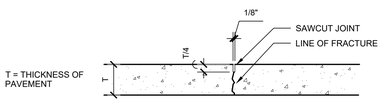




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

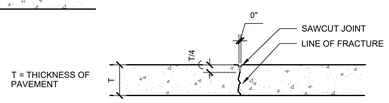


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



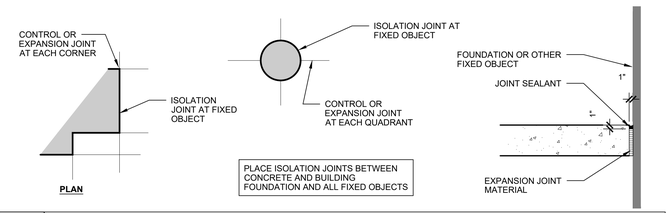
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



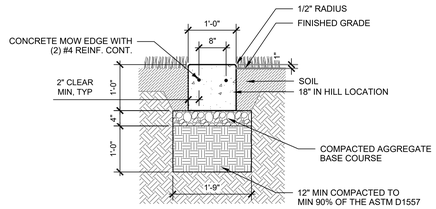
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

9 L700 ISO JOINT TYP — N.T.S

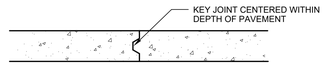
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

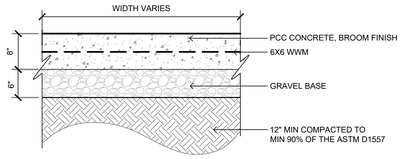


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



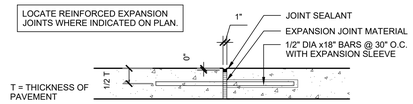
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



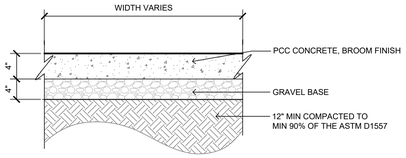
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

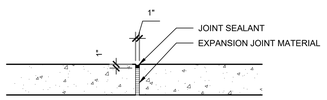


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

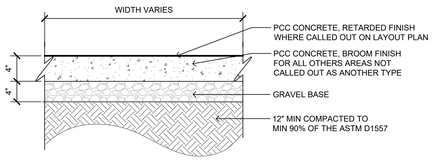
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p193 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 10:28 AM BY: rmiller / PLOT DATE: 3/5/2026 1:34 PM BY: Mark Miller

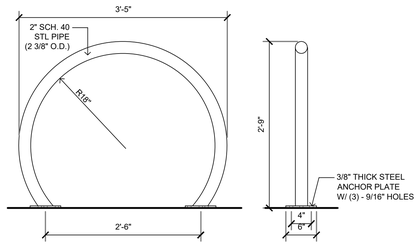
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PROPERLY SCALED

THE SQUARES ABOVE ARE PROCESS COLOR, WITH BLACK AND WHITE LETTERS, FOR PRINTING PURPOSES ONLY

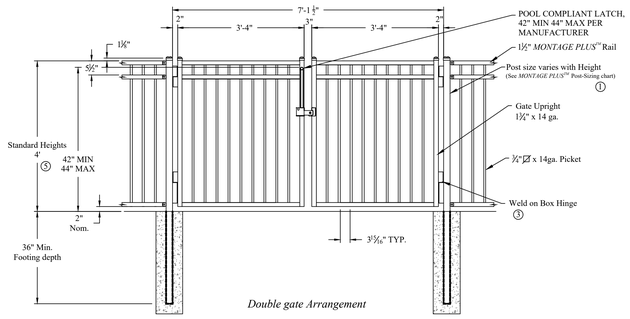


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

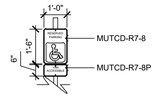


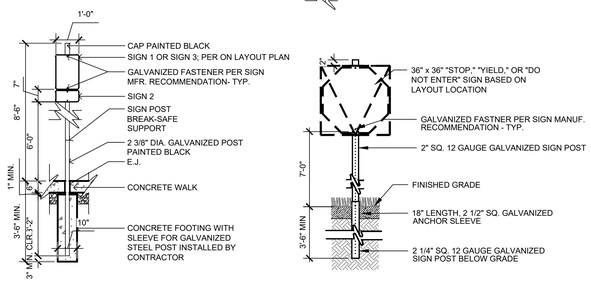
Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

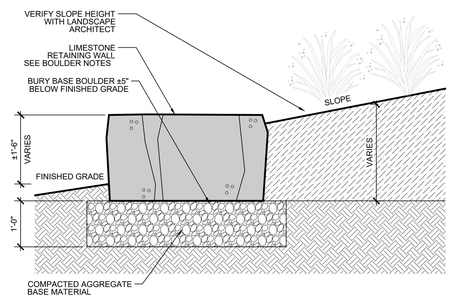
7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.

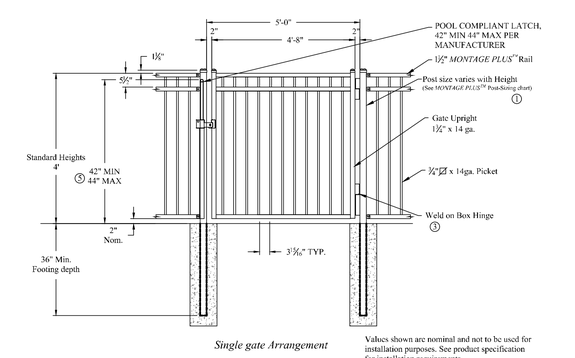




3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

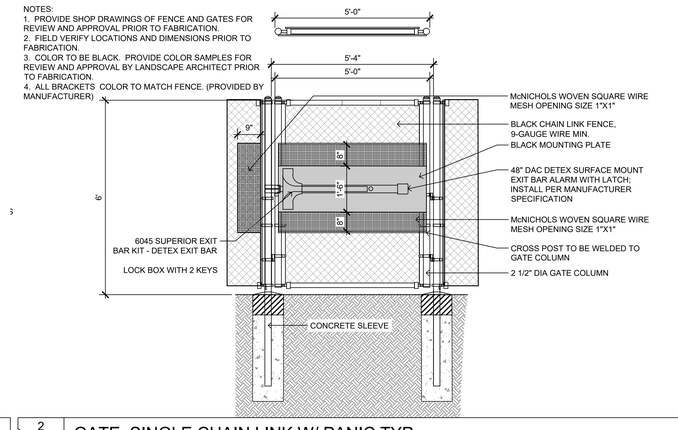


Single gate Arrangement

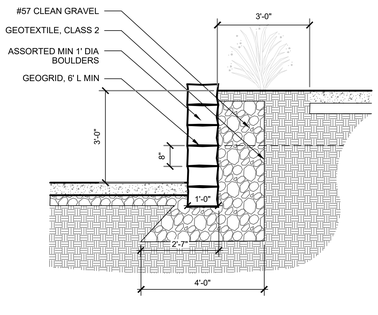
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

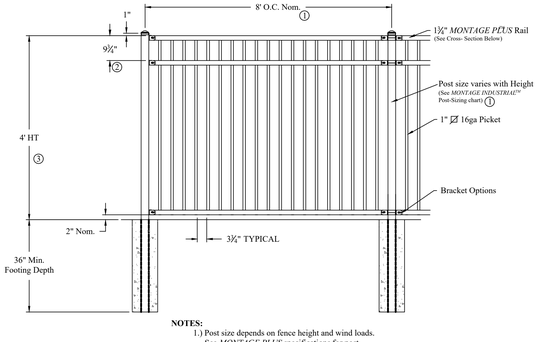
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



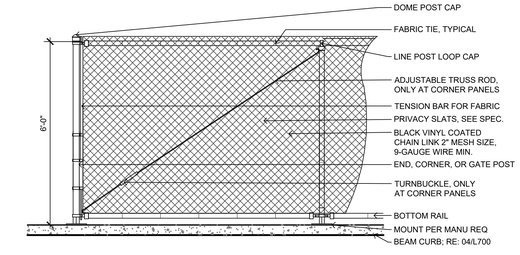
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pj53 working\10 autocad\200 sheet set manager\SHEETS\Site Details\ | SAVE DATE: 3/5/2026 1:41 PM BY: mmiller | PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

MEMORANDUM

DATE: April 22, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU26-0003, Request to Amend Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility (105 Community Boulevard). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0003,** granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

EXECUTIVE SUMMARY

Docket No. PSU26-0003: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner, is seeking an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park to the Wheeling Park District, associated with the reconstruction of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), which is zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):
North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

SUMMARY OF REQUEST

The Wheeling Park District is requesting an amendment to Ordinance No. 3665, which granted special use and site plan approval for the current Aquatic Center Facility located at 105 Community Boulevard. While the underlying use as a public park will remain unchanged, an amendment to the existing special use is required as the Wheeling Park District's proposed redevelopment of the Aquatic Center Facility includes a substantial reconfiguration of the facility to the previously approved site plan associated with the special use.

Pursuant to the Village Code, changes to an approved special use involving modifications to the site plan or expansion of the development require an amendment to the original approval. This process ensures that the revised plan continues to comply with the applicable approval standards and remains compatible with surrounding properties. The amendment also provides the Village with the opportunity to evaluate the updated site design in conjunction with the special use and confirm the proposed improvements are consistent with the intent of the original approval.

The petitioner is also seeking major site plan and appearance approval for the redevelopment of the Aquatics Center (Docket No. PSPMAJ25-0006), along with a variation to reduce the minimum required number of parking spaces (PV26-0006) and a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007).

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 Wheeling Park District proposes to redevelop the existing outdoor aquatic facilities at Heritage Park to construct a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities and landscape features. As described in the petitioner's project description letter, the overall design of the proposed new aquatic center prioritizes clear site organization, intuitive circulation and safe operations.

The underlying special use as a public park/aquatic center will remain unchanged through the proposed new aquatic center facility, along with all previously approved use and operational requirements. An amendment to the existing Special Use Ordinance No. 3665 is required as the ordinance encompassed the approved site plan of the (current) aquatic center. Due to the substantial reconfiguration of the proposed aquatic center facility, the previously approved site plan and associated development plans contained in Ordinance No. 3665 will need to be replaced with the proposed development plans of Docket No. PSPMAJ25-0006.

The staff report for Docket No. PSPMAJ25-0006 contains a comprehensive narrative of the proposed development plans for the new aquatic center.

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 Family Aquatic Center has operated on this site within Heritage Park for more than 30 years as an approved public use and remains a core component of the Park District's recreation system. The project involves demolition of the existing aquatic center and construction of a new facility in its place, maintaining the same public recreational function while meeting current standards. Reinvestment in this site supports community welfare by preserving access to outdoor recreation, supporting youth and family programming, and reinforcing Heritage Park's role as a community amenity without introducing a new or incompatible land use.

   Staff: The proposed location within the MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family) Districts permits public parks subject to Special Use approval. The proposed redevelopment maintains an existing and long-standing recreational use and is consistent with the existing special use.

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 Special Use will not be detrimental to the health, safety, morals, or general welfare of the surrounding area or the Village. The project replaces an aging aquatic facility with a modern facility designed to meet current building, public health, fire, and life-safety standards. Operations will continue to be managed by the Wheeling Park District, consistent with past practice, and the use will remain seasonal and recreational in nature. By addressing existing safety concerns and reinvesting in well-maintained public infrastructure, the project supports the continued safe enjoyment of Heritage Park and is not expected to negatively affect nearby properties or property values.

   Staff: Staff concurs with the petitioner's response.

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 establishment of the Special Use will not impede or interfere with the normal and orderly development of surrounding property for permitted uses. The site has long been developed and used for public park and recreational purposes, and the Family Aquatic Center has operated as an approved use within Heritage Park for decades. The proposed project replaces the existing facility on the same site and does not alter the overall land use pattern or introduce new development intensity. Surrounding properties will continue to develop in accordance with existing zoning, and the replacement aquatic center will remain compatible with adjacent park amenities and nearby residential uses.

   Staff: Staff concurs with the petitioner's response.

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 use and development will be adequately served by existing public facilities and services, including streets, public utilities, drainage infrastructure, police and fire protection, and refuse services, all of which currently support the existing aquatic center. Any necessary utility, drainage, or site infrastructure upgrades will be addressed as part of the project design and permitting process in coordination with the Village and applicable agencies. The replacement facility will continue to operate within established service capacities and will not place an undue burden on municipal systems or public safety resources.

Staff: The proposed building design, site improvements, and landscaping enhancements will improve the overall quality and appearance of the site. The redevelopment is not expected to hinder or discourage the appropriate development or use of adjacent properties, nor impair surrounding property values, and will continue to serve as a community amenity.

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 use will not cause undue traffic congestion or draw significant amounts of traffic through residential streets beyond what has historically occurred with the existing aquatic center. Traffic patterns associated with the seasonal operation of the Family Aquatic Center are well established and understood. Site access and parking will be reviewed and designed to meet current standards, provide safe circulation, and minimize traffic hazards and nuisance conditions. The replacement facility is intended to function similarly to the existing facility in terms of seasonal use and attendance, and therefore is not expected to create new or increased traffic impacts on surrounding streets.

   Staff: The proposed parking layout and site circulation have been designed to accommodate the anticipated demand associated with the seasonal operation of the aquatic center. Access points and internal circulation patterns are configured to promote safe and efficient traffic flow and are not expected to result in significant traffic congestion or hazards beyond existing conditions.

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 use will comply with all applicable zoning regulations, building codes, fire and life-safety requirements, accessibility standards, and public health regulations. The replacement Family Aquatic Center will be designed, permitted, and constructed in coordination with the Village of Wheeling, the Illinois Department of Public Health, and other reviewing agencies as required. The project maintains the established public recreational use previously approved under the original Special Use Permit and does not introduce new conditions or exceptions inconsistent with that approval.

   Staff: The proposed use is consistent with the MXT (Transit-Oriented Mixed Use), R-1 (Single-Family Residential), and R-2 (Single-Family Residential) Districts, as well as the Comprehensive Land Use designation of Open Space. The redevelopment maintains the established recreational use of the property and is consistent with previously approved Special Use entitlements.

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. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

******

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. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised

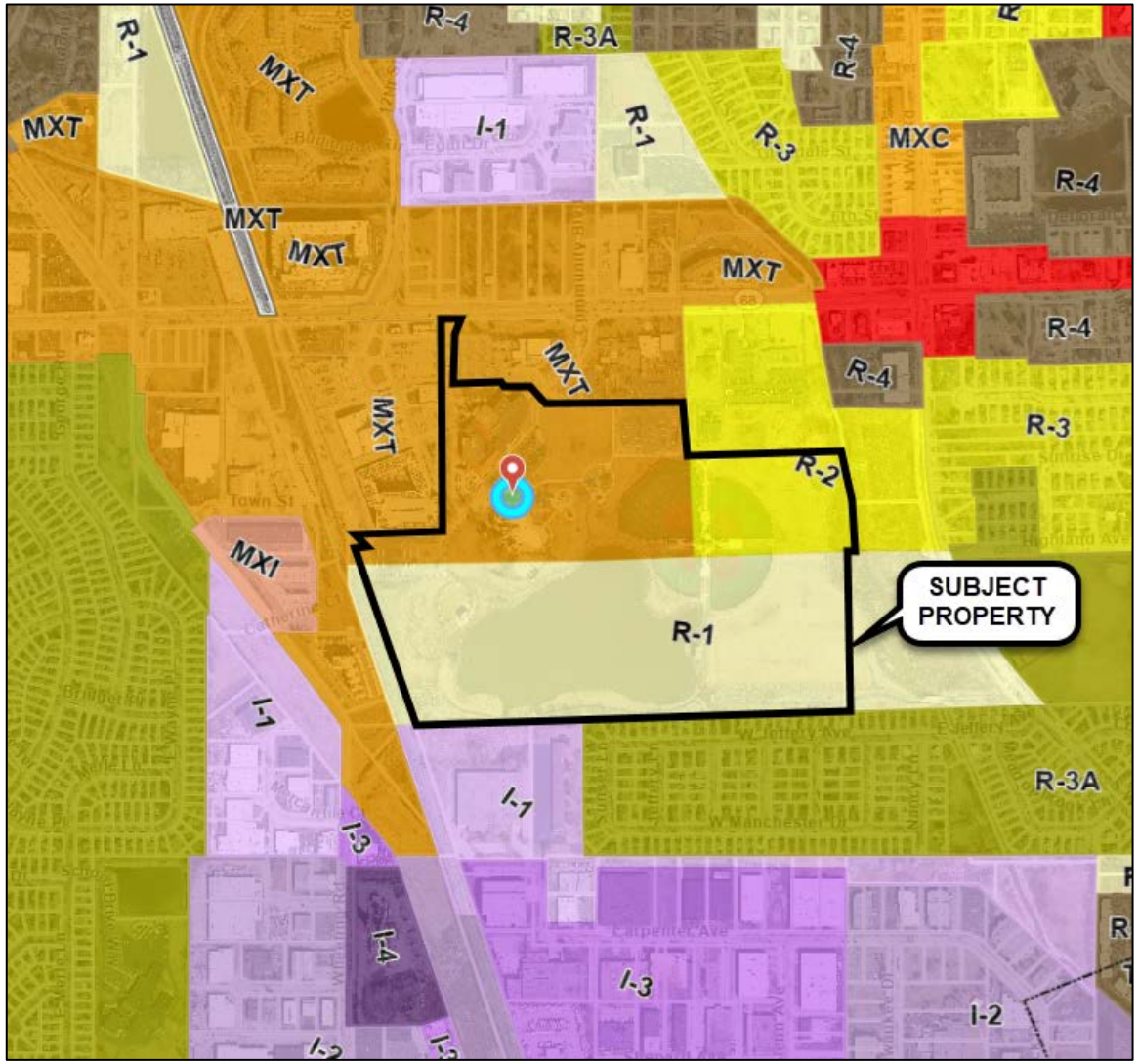
3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

ATTACHMENTS:
Attachments to Staff Report (Staff)
Architectural Drawings prepared by Confluence, last revised 2/26/2026
Landscape Plan prepared by Confluence, last revised 3/27/2026
Project Description Letter prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0003
Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0006
Request for a Variation to Reduce the Minimum Number of Required Parking Spaces
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0007
Variation to Permit an Increase in the Maximum Lighting Uniformity Ratio
Wheeling Park District
105 Community Boulevard

Chairman Johnson called Docket No's. PSU26-0003, PV26-0006 and PV26-0007 on May 13, 2026. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that Confluence, Inc., at 325 W. Huron Street, Suite 602, Chicago, Illinois, on behalf of the Wheeling Park District, property owner, is seeking an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park to the Wheeling Park District, associated with the reconstruction of the Wheeling Aquatics Center Facility located at 105 Community Boulevard, which is zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family). The requirements for a text amendment were reviewed.

Mr. Robles reported that the Wheeling Park District ultimately requested an amendment to its special use Ordinance No. 3665. The underlying use of a public park remained unchanged, but the amendment included a substantial reconfiguration. The proposed development involved demolishing the entire existing aquatic center and replacing it with a new pool house, center, bathhouses, and concessions. A primary change in the site layout was the reorientation of the main building access from a north-facing entrance to a west-facing entrance. The proposed parking lot improvements included reconfiguring the lot for improved stormwater control and a full landscape treatment. The primary building consisted of a bathhouse and concessions, separated by a guest plaza. The primary exterior material would be precast with a wave pattern. The design also included simulated wood soft panels and prefinished metal fascia in varying colors. The separate mechanical building would utilize the current entry and would involve many of the same design elements as the main building.

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Jan Buchs, Executive Director of the Wheeling Park District; Terry Berkbuegler, Confluence, Inc.; and Don Matthews, with Gewalt Hamilton Associates, Inc., stepped to the podium and were sworn in.

Jan Buchs reported that the current capacity at the Aquatic Center was 1,500, and they never planned to reach the maximum allowed by the Health Department. She stated that the intention was to open in 2027. She thanked the Village Staff for all of their help.

Terry Berkbuegler extended his appreciation to the Village Staff for all of their assistance. He reported that the change to the entrance improved the circulation throughout the parking lot and the area. The new facility was approximately the same size, and the primary area that increased was the number of fixtures required to meet code. There was no anticipated increase in attendance, and it was not operationally set up for one, so the parking layout would be sufficient. There were brighter lights due to the spread of the fixtures and needing enough light, but the light did not affect the neighbors. Terry Berkbuegler reviewed the facility layout, noting the location of the bathhouses and welcoming plaza. The adult pool replaced the original peanut pool structure. Architecturally, the primary material was precast concrete with a lighter color, intended to emulate the flow of water through waves and bubbles. There was a patio outside the facility with views of the amphitheater and access to concessions and restrooms. Renderings of the exterior façade were presented. The primary purpose of the breezeway was to provide access to campers who walked over and to emergency services. Renderings of the landscaping were presented, and the goal was to ensure people did not think those areas were for parking.

Commissioner Myer asked if the existing poles were being used, but just the fixture was changed. Terry Berkbuegler confirmed that this was the case, and they were changing the lights to LED. Commissioner Myer asked about bicycle racks and ADA compliance. Terry Berkbuegler reported that there were bicycle racks. The facility was fully ADA accessible. People could come into the facility right off the parking lot. Once inside the facility, there was an accessible route into the adult pool or main area. There was also accessibility in the pool.

Commissioner Karl asked if there was additional retention and referred to "O" on the rendering. Terry Berkbuegler noted that the area referred to was landscaping within the facility. Donald Matthews noted that detention was handled within the lakes themselves. There was a bio-retention zone and two depressed islands in the parking lot to allow water to run into them.

Chairman Johnson stated that he loved the building's look and liked that the west-side parking lot was in use. He raised concerns about lighting impacting others and the parking for any events at the amphitheater. Terry Berkbuegler reported that shields would be placed on the lighting. For events at the amphitheater, they did not anticipate that they would coincide with peak pool times. They examined peak data, and the total attendance throughout the day previously was 1,800. Chairman Johnson asked if there would be any shaded areas. Terry Berkbuegler noted that there was shade around the adult pool, some cabanas, two large rental tents for shade, and permanent umbrellas on the lawn. It was also easy to add more if needed.

Commissioner Hyken commented that the community was making a significant sacrifice by going without a pool for a year, but the result would be well worth it.

Commissioner Smart asked if everyone would still come down Community Drive to park. Terry Berkbuegler stated that some would come through Northgate. Jan Buchs added that the access was also opened on the west side, and the hope was to direct more traffic to that entrance. The

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goal was to direct aquatic center users away from the in-between area. Commissioner Smart asked if the parking spaces had changed from 2025 to 2027. Jan Buchs stated that there was only an eight-space reduction. Terry Berkbuegler added that there was also a dedicated drop-off area that was not previously there. Commissioner Smart asked about stormwater management and Village credits. Don Matthews stated that when the lakes were originally constructed, there was excess storage for both detention and flood storage. The majority of credits were being used for detention, but no flood storage was lost, so no credits were used for that. There was only a new half-acre of development, but rainfall amounts had changed since the lakes were created.

Commissioner Riles raised concerns about parking amid all the ongoing events and asked whether accommodations would be made to avoid confusion. Terry Berkbuegler stated that much of it would come down to programming. The facility and events were there, but the parking was more efficient, and the entrance had changed. Commissioner Riles asked whether people attending the concerts would have access to seating. Terry Berkbuegler stated that it would be open to anyone, anytime, and the seating was in the area. Staff would be cleaning the area up.

Chairman Johnson asked what the normal hours were for the aquatic center. Jan Buchs reported that they were typically 10:00 a.m. to 7:00 p.m.

Mr. Robles read the proposed conditions for Docket No. PSU26-0003:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Secretary Sprague reported that the applicant requested a variation to reduce the minimum number of parking spaces from 356 to 192 for the redevelopment of the Wheeling Aquatics Center Facility.

Mr. Robles reported that the off-street parking ratio required one space per eight bathers, and based on the maximum capacity of 2,847, the total required parking was 356. The bather capacity was derived from Illinois Department of Public Health standards and did not reflect the facility's anticipated operational capacity. With the immediate available parking, there was a deficiency in terms of quantity, but there was a more even distribution of parking throughout the Heritage Park facility. Many of the guests at the Aquatic Center also arrived by multiple modes of transportation, thereby reducing parking demand.

Mr. Robles read the proposed conditions for Docket No. PV26-0006:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that the applicant requested a variation to increase the uniformity lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center. He reviewed the zoning variation requirements.

Mr. Robles reported that the landscaping incorporated a variety of canopy and understory trees distributed throughout the site. There would be an irrigation system combining drip irrigation and a sprinkler system. The new lighting was incorporated, including building-mounted lighting and lighting throughout the building. The fixtures were outdated, which complicated meeting the 4:1

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ratio. The staff encouraged the reuse of existing lighting features, which led to the variance request.

Mr. Robles read the proposed conditions for Docket No. PV26-0007:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer to approve closing Docket No's. PSU26-0003, PV26-0006 and PV26-0007.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Docket No's. PSU26-0003, PV26-0006 & PV26-0007
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on April 22, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to consider the following petitions submitted by Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner of 105 Community Boulevard, zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family).

Docket No PSU26-0003: Seeking an amendment to the existing Special Use approval to operate a public park, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

Docket No. PV26-0006: Seeking a variation to permit a decrease in the minimum required number of parking spaces from 356 spaces to 192 spaces, 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. PV26-0007: Seeking a variation to permit an increase in the uniformity (Avg/Min) level from 4:1 to 22:1, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections.

All interested persons are invited to attend and be heard.

Docket No's. PSU26-0003, PV26-0006 & PV26-0007
To be published in the Wheeling Herald on Tuesday, April 7, 2026.
Published in Daily Herald April 7, 2026 (326988)

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 04/07/2026 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 # 326988

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Number of Parking Spaces for the Wheeling Aquatics Center Facility, 105 Community Boulevard [Docket No. PV26-0006]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Residential Life

EXECUTIVE SUMMARY

The Wheeling Park District seeks a variation to reduce the minimum required number of parking spaces from 356 spaces to 192 spaces associated with the redevelopment of the Wheeling Aquatics Center Facility at 105 Community Boulevard. At the May 13, 2026, Plan Commission hearing, the Commission unanimously recommended approval of the variation request. The petitioner is also seeking an amendment to the existing special use, a variation to permit an increase in the maximum lighting uniformity ratio, and major site plan and appearance approval; ordinances granting these requests precede and follow this item on the June 1 regular meeting agenda.

MEMO

The petitioner is requesting a variation to reduce the minimum required parking from 356 spaces to 192 spaces associated with the redevelopment of the Wheeling Aquatics Center Facility. Pursuant to the Village Code, outdoor swimming pools are required to provide one parking space per eight bathers, resulting in a requirement of 356 spaces based on the proposed maximum bather capacity of 2,847 persons. However, as clarified by the petitioner, the maximum bather load is derived from Illinois Department of Public Health standards and does not reflect anticipated operational attendance. In addition, the new facility is comparable in size and programming to the former aquatic center, which historically operated with approximately 1,500 users without significant parking deficiencies. In addition, approximately 700 weekday users are expected to arrive by school bus or by walking from the Community Recreation Center through organized camp programming, reducing onsite parking demand.

The redevelopment plan will provide 192 parking spaces within the main parking lot immediately west of the new facility. The reconfigured west parking lot and west-facing facility entrance are intended to direct guest traffic away from the existing Health and Fitness Center parking areas where there has historically been parking congestion in the summer months. Additional overflow parking will continue to be available within the existing Sports Complex parking lot, which contains approximately 250 spaces. Although the primary parking lot serving the aquatics center will not provide the minimum parking requirement established by the zoning code, the requested variation is reasonable based on the historical operation of the facility, the availability of supplemental parking, anticipated patron travel patterns, and the additional justification provided in the petitioner's supplemental memorandum.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Karl, to recommend approval of Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatics Center Facility, located at 105 Community Boulevard in accordance with the exhibits listed below and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation
I concur with the Findings of Fact and Recommendations 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 reduce the minimum required number of parking spaces from 356 spaces to 192 spaces for the redevelopment of the Wheeling Park District Aquatics Center Facility, located at 105 Community Boulevard, subject to conditions.

Attachments
Ordinance – Variation for Docket No. PV26-0006
Exhibits: Project Description Letter prepared by Confluence, last revised 2/26/2026
Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
Supplemental Parking Memorandum prepared by Confluence, dated 5/1/2026
PC Staff Report
Attachments to Staff Report (Staff)
Findings of Fact – Draft
Public Notice Certification

Docket No. PV26-0006

ORDINANCE NO. _____

ORDINANCE GRANTING A VARIATION FROM TITLE 19, ZONING, TO PERMIT A REDUCTION IN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR THE WHEELING AQUATICS CENTER FACILITY, 105 COMMUNITY BOULEVARD

WHEREAS, the Plan Commission of the Village of Wheeling has held a public hearing on April 22, 2026, duly noticed in the Daily Herald on April 7, 2026, and further continued to May 13, 2026, to consider a variation petition by Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner (hereinafter referred to as the "Petitioner"), as required under 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 number of parking spaces from 356 spaces to 192 spaces associated with the redevelopment of the Wheeling Aquatics Center Facility, located at 105 Community Boulevard (hereinafter referred to as "Subject Site"), in the MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family) zoning districts; 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, 0 nay and 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 number of parking spaces from 356 spaces to 192 spaces for the Subject Site, herein legally described:

LOT 2 OF HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTH HALF OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, 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 Confluence, last revised 2/26/2026
- Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
- Site Plan Drawings prepared by Confluence, last revised 3/27/2026
- Supplemental Parking Memorandum prepared by Confluence, dated 5/1/2026

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. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

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 adopted this 1st day of June 2026.

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

Ordinance No. _____ passed and approved this 1st day of June, 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 2nd day of June, 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 Confluence, last revised 2/26/2026
- Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
  - Site Plan Drawings prepared by Confluence, last revised 3/27/2026
- Supplemental Parking Memorandum prepared by Confluence, dated 5/1/2026

~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS

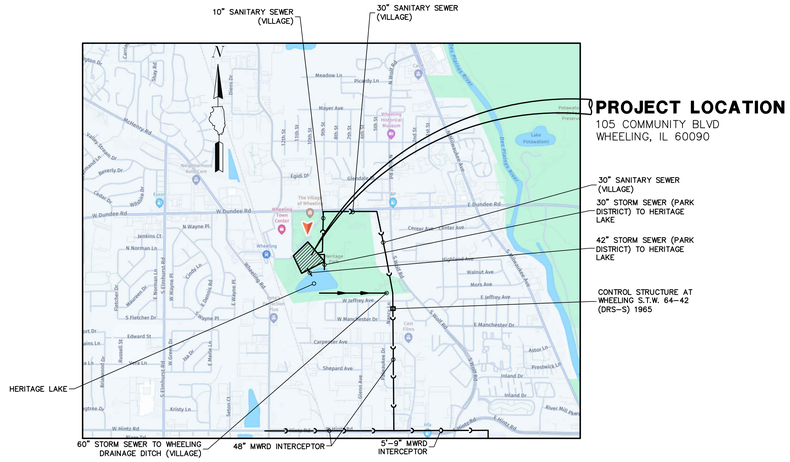
105 COMMUNITY BLVD
WHEELING, IL 60090

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REPRODUCIBILITY

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX	⊕	◑
BUSH/SHRUB	◌	●
CATCH BASIN	○ CO	● C.O.
CLEANOUT	○	○
COMBINE SEWER LINE	——C——	——C——
CONTOUR	---708---	---708---
CULVERT	▱——▱	▶——
DITCH/SWALE	←-·-·-→	←-·-·-→
ELECTRIC LINE	——E——	——E——
ELECTRIC MANHOLE	Ⓔ	Ⓔ
FENCE	—X—X—X—	—X—X—X—
FIRE HYDRANT	♉	♉
FLARED END SECTION	▭	▬
GAS LINE	——G——	——G——
GAS MANHOLE	Ⓖ	Ⓖ
GAS VALVE	⧋	⧋
INLET	□	■
LIGHT POLE	☼	☼
OVERHEAD WIRES	——A——	——A——
POWER POLE	⊸	●
R.O.W LINE	————	— — —
R.O.W MARKER	⧋	
SANITARY FORCEMAIN LINE	——CC——CC——	——CC——CC——
SANITARY SEWER LINE	——C——	——C——
SANITARY SEWER MANHOLE	Ⓢ	◉
SIGN		
SPOT ELEVATION	×850.00	×850.0
STORM SEWER LINE	——C——	——C——
STORM SEWER MANHOLE	Ⓢ	◉
TELEPHONE LINE	——T——	——T——
TELEPHONE MANHOLE	Ⓣ	Ⓣ
TELEPHONE BOX/PEDESTAL	⊡	⊡
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX	⊗	⊗
VALVE VAULT	⊠	⊠
WATER VALVE	⊗	⊗
WATERMAIN LINE	——W——	——W——



LOCATION MAP
(Not to Scale)

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811

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

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF 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 OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY 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 CONTRACTOR'S 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.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS® NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD88

SITE BENCHMARK:
CUT "X" IN SIDEWALK APPROX 190' EAST OF THE FARTHEST SOUTH BUILDING CORNER OF THE REC. CENTER AND 20' NORTHWEST OF LIGHT POLE AT THE SOUTH END OF THE EAST ISLAND BETWEEN THE REC. CENTER AND POOL BUILDING. ALSO KNOWN AS CP#5.
ELEVATION: 647.07
DATUM: NAVD88

CONTRACTOR IS RESPONSIBLE TO VERIFY CONTROL AND BENCHMARKS PRIOR TO PROCEEDING WITH CONSTRUCTION.
REPORT ALL DISCREPANCIES TO GHA.

CONTROL POINTS:

Point #	Northing	Easting	Elevation	Description
1	1992982.59	1095891.70	645.05	CP1-XSW
2	1993313.48	1095440.82	647.40	CP2-XSW
3	1993324.42	1095758.74	644.69	CP3-MAG-PKG
4	1992976.18	1095447.34	645.55	CP4-MAG-PKG
5	1992790.14	1095380.26	647.04	CP5-XSW
8	1993332.82	1095037.20	644.65	CP8-MAG-PKG
9	1992397.06	1094993.96	648.16	CP9-MAG-PKG

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C05 EXISTING CONDITIONS / DEMOLITION PLAN
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C22 SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL
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C28 GENERAL NOTES
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C33 VILLAGE OF WHEELING DETAILS
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C35 EXISTING DRAINAGE EXHIBIT
C36 PROPOSED DRAINAGE EXHIBIT

TOPOGRAPHIC SURVEY BY:
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PROFESSIONAL DESIGN FIRM LICENSE:
GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010

DONALD E. MATTHEWS 062-048084 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANS PREPARED FOR:
WHEELING PARK DISTRICT
100 COMMUNITY BLVD
WHEELING, ILLINOIS 60090
TELEPHONE: 847-465-3333

COORDINATING/PERMITTING AGENCIES:

VILLAGE WHEELING	1-847-459-2600
METROPOLITAN WATER RECLAMATION DISTRICT LOCAL SEWER SECTION	1-312-751-5600
MWRD FIELD OFFICE	1-708-588-4055
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)	1-217-782-0610
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL SANITARY SEWER PERMIT	1-217-782-2027
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF PUBLIC WATER SUPPLIES	1-217-782-3397

SIGNED: _____ P.E.
Donald E. Matthews
DATE: 02-26-2026
ILLINOIS LICENSE NO.: 062-048084
EXPIRATION DATE: NOVEMBER 30, 2027

NOT FOR CONSTRUCTION

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100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

TITLE SHEET

C01

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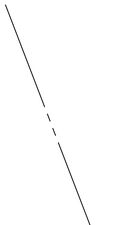
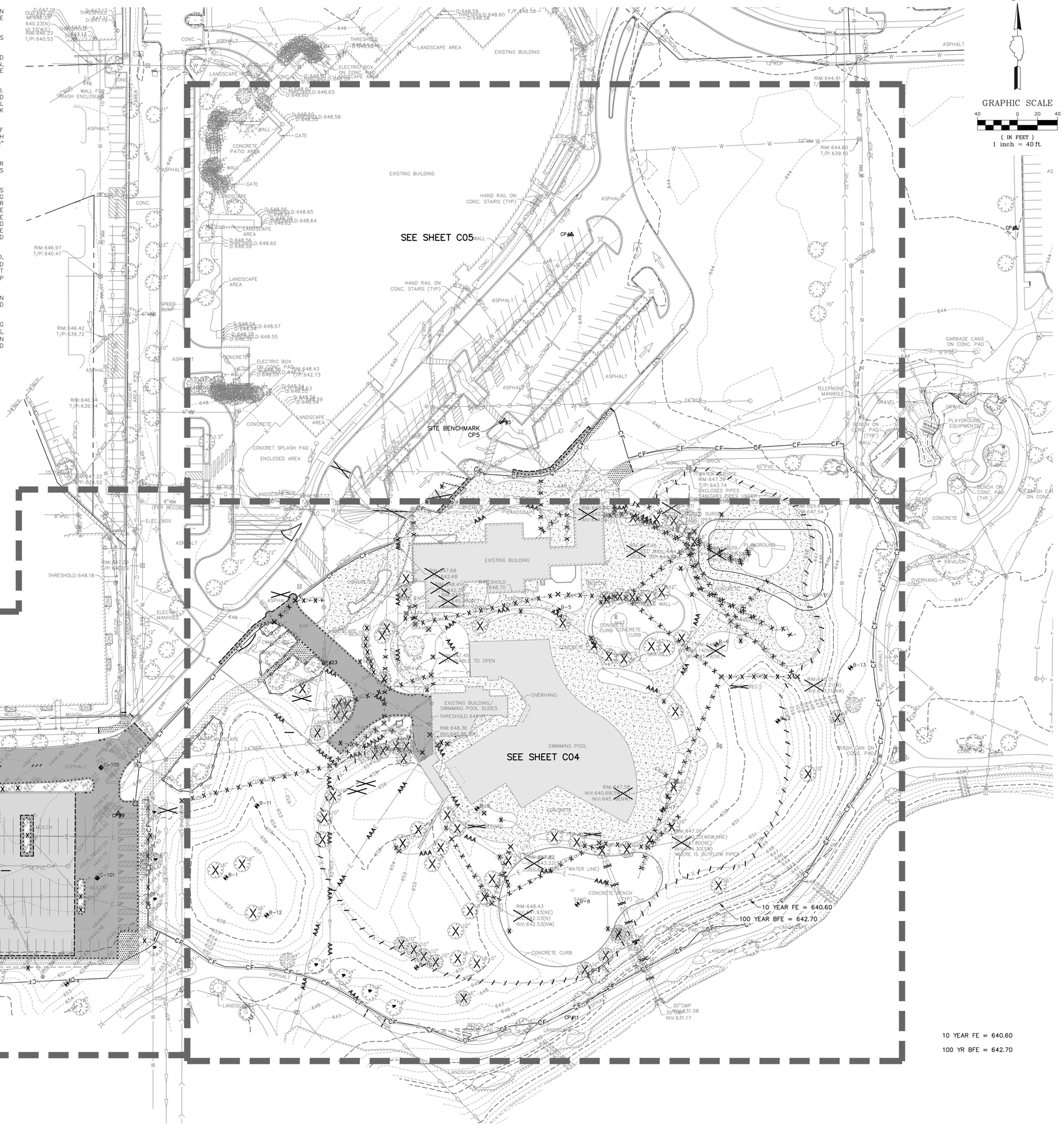
File Location: G:\580\0987.151 Wheeling PD Aquatic Cen\0987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pwhalek / PLOT DATE: 2/26/2026 3:44 PM BY: Brian Spencer

EXISTING CONDITION AND DEMOLITION NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FENCING THE ACTIVE WORK ZONE FROM THE PUBLIC AND PROTECTING THE PUBLIC FROM ANY CONSTRUCTION RELATED HAZARDS. AT A MINIMUM, ALL EXCAVATION, DEMOLITION AREAS AND OTHER AREAS POTENTIALLY HAZARDOUS TO PEDESTRIANS AND VEHICLES MUST BE PROTECTED.
4. AT ALL TIMES, MAIN DRIVE, LOADING DOCKS, AND DUMPSTER AREAS SHALL REMAIN OPEN AND UNOBSTRUCTED. TEMPORARY SHUT DOWN OF ONE TRAFFIC LANE AT A TIME WILL BE PERMITTED FOR SHORT TERM PERIODS AND SHALL BE COORDINATED WITH APPOINTED PROPERTY OWNER CONSTRUCTION STAFF. SHORT TERM CLOSINGS SHALL BE COMPLETED WITHIN THE WORK DAY AND RESTORED TO UNOBSTRUCTED ACCESS BY THE CLOSE OF THE WORK DAY.
5. TEMPORARY STONE OR ASPHALT PATHWAYS SHALL BE PROVIDED AS NEEDED THROUGHOUT THE COURSE OF CONSTRUCTION TO FACILITATE SAFE PEDESTRIAN AND VEHICULAR MOVEMENT. THE LONGITUDINAL SLOPE OF SUCH PATHS SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. PROVIDE 6" CA-6 BASE AND 2" SURFACE ASPHALT.
6. THE EXISTING AMPHITHEATER FACILITY TO THE SOUTHWEST WILL REMAIN OPEN AND ACTIVELY USED. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL PLANS AND COORDINATE WITH UTILITY COMPANIES TO ENSURE CONTINUOUS UTILITY SERVICES DURING DEMOLITION AND TRANSITIONING OF SERVICES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REUSE, AND DISPOSAL OF ALL EXISTING IMPROVEMENTS ONSITE NECESSARY TO COMPLETE THE JOB. THESE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITIES, LIGHTING, LIGHT BASES, MANHOLES, FENCES, FOUNDATIONS, AND OTHER STRUCTURES WITHIN THE WORK AREA. EXCAVATE AND GRADE TO PROPOSED PAVEMENT AND BUILDING SUBBASE GRADES. (REFER TO FOUNDATION PLANS FOR PROPOSED BUILDING SUBBASE GRADES.) THESE ITEMS SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED OF OFFSITE. EXISTING CONCRETE TO BE CRUSHED AND REUSED ON-SITE FOR FILL IN SELECT AREAS. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE CRUSHED CONCRETE AND GRADATION PER SPEC. CRUSHED CONCRETE TO MEET IDOT SPECIFICATION OR APPROVED EQUAL. CRUSHED CONCRETE SHALL NOT BE USED FOR SELECT FILL FOR PIPE BEDDING OR BUILDING FOUNDATION.
8. REMOVE OR ABANDON EXISTING UTILITIES AS SHOWN. UTILITIES THAT ARE REMOVED, UNLESS OTHERWISE NOTED, SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE IN LIFTS OF 8" OR LESS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. UTILITIES TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2 FEET LONG NON-SHRINK CONCRETE/MORTAR PLUGS. MANHOLE STRUCTURES TO BE ABANDONED SHALL HAVE THE TOP SECTION REMOVED, SEWERS BULKHEADED WITH CONCRETE AND BACKFILLED WITH CA-6 CRUSHED STONE.
9. TEMPORARILY REMOVE, STORE AND PROTECT SIGNS AND POSTS WITHIN AFFECTED WORK ZONE FOR REINSTALLATION AND TEMPORARILY REMOVE, STORE AND PROTECT ALL WEST PARKING LOT LIGHT POLES WITHIN THE AFFECTED WORK ZONE FOR REINSTALLATION. COORDINATE ONSITE STORAGE WITH PROPERTY OWNER.
10. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
11. SEE GEOTECH REPORT FOR BORING AND CORE NOTES.
12. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.





N

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

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN - OVERALL

C02

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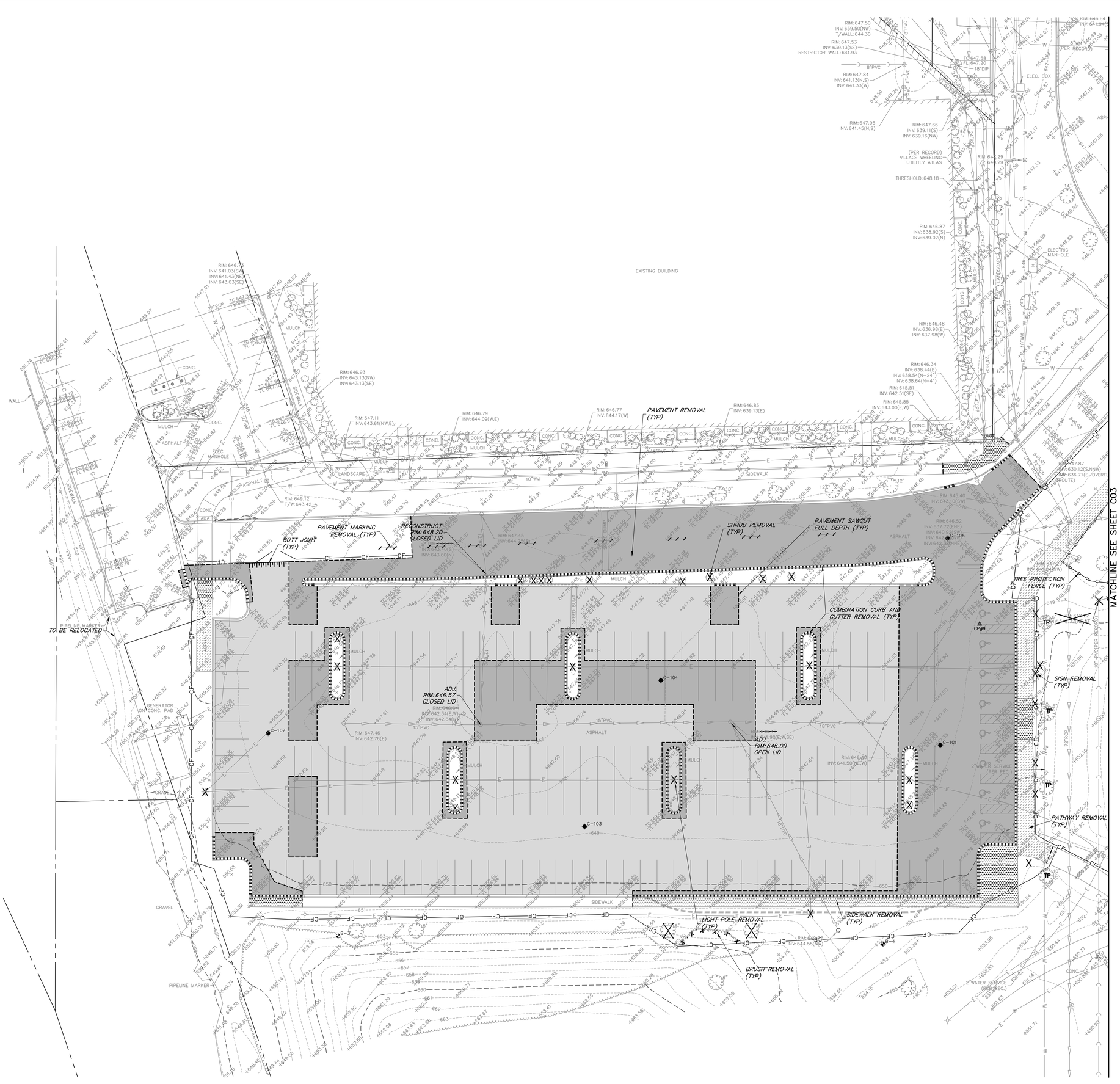
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT IS AT FULL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AND NUMBERS CENTERED

File Location: G:\95005987 151 Wheeling PO Aquatic Cntr\5987 151 PR\ | SAVE DATE: 2/26/2026 9:55 PM BY: tspencer / PLOT DATE: 2/26/2026 10:22 PM BY: Brian Spencer



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

REMOVAL LEGEND

- BUILDING/POOL REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- HMA PAVEMENT REMOVAL VARIABLE THICKNESS, REFER TO GEOTECH
- CONCRETE REMOVAL
- SIDEWALK REMOVAL
- ASPHALT PATHWAY REMOVAL
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- SIGN REMOVAL
- LIGHT POLE REMOVAL
- TREE/SHRUB REMOVAL
- TREE TO BE TRANSPLANTED SEE LANDSCAPE ARCHITECT PLANS
- TREE PROTECTION FENCE
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- STRUCTURE REMOVAL
- FENCE REMOVAL
- PAVEMENT SAWCUT FULL DEPTH
- BUTT JOINT
- PERIMETER EROSION BARRIER
- 10 YEAR FE: 640.6
- BFE: 642.7
- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

NOTE:
SEE SHEET C02 FOR EXISTING CONDITIONS AND DEMOLITION NOTES

CONFLUENCE

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105 COMMUNITY BLVD
WHEELING, IL 60090

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EXISTING CONDITIONS / DEMOLITION PLAN

C03

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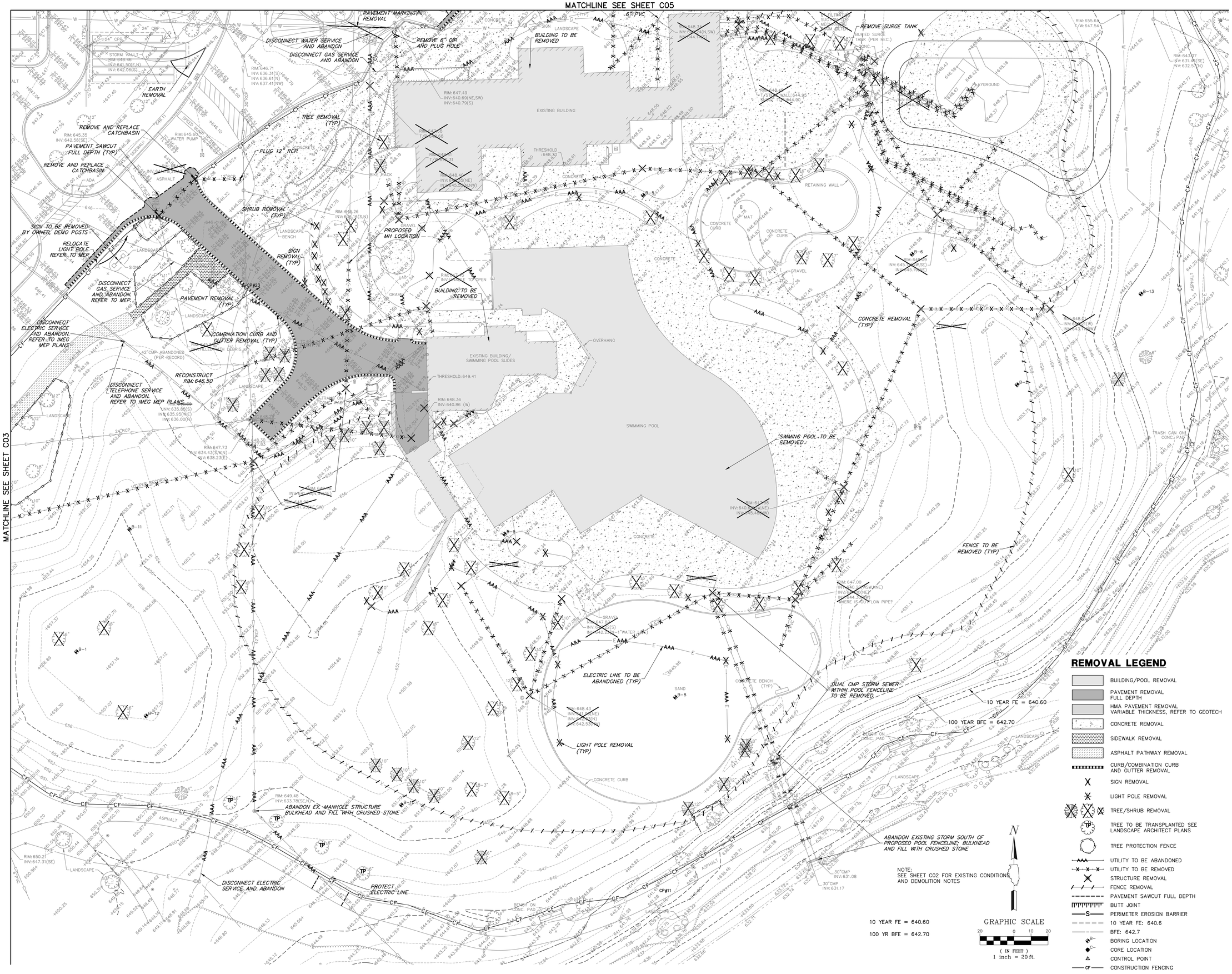

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C04

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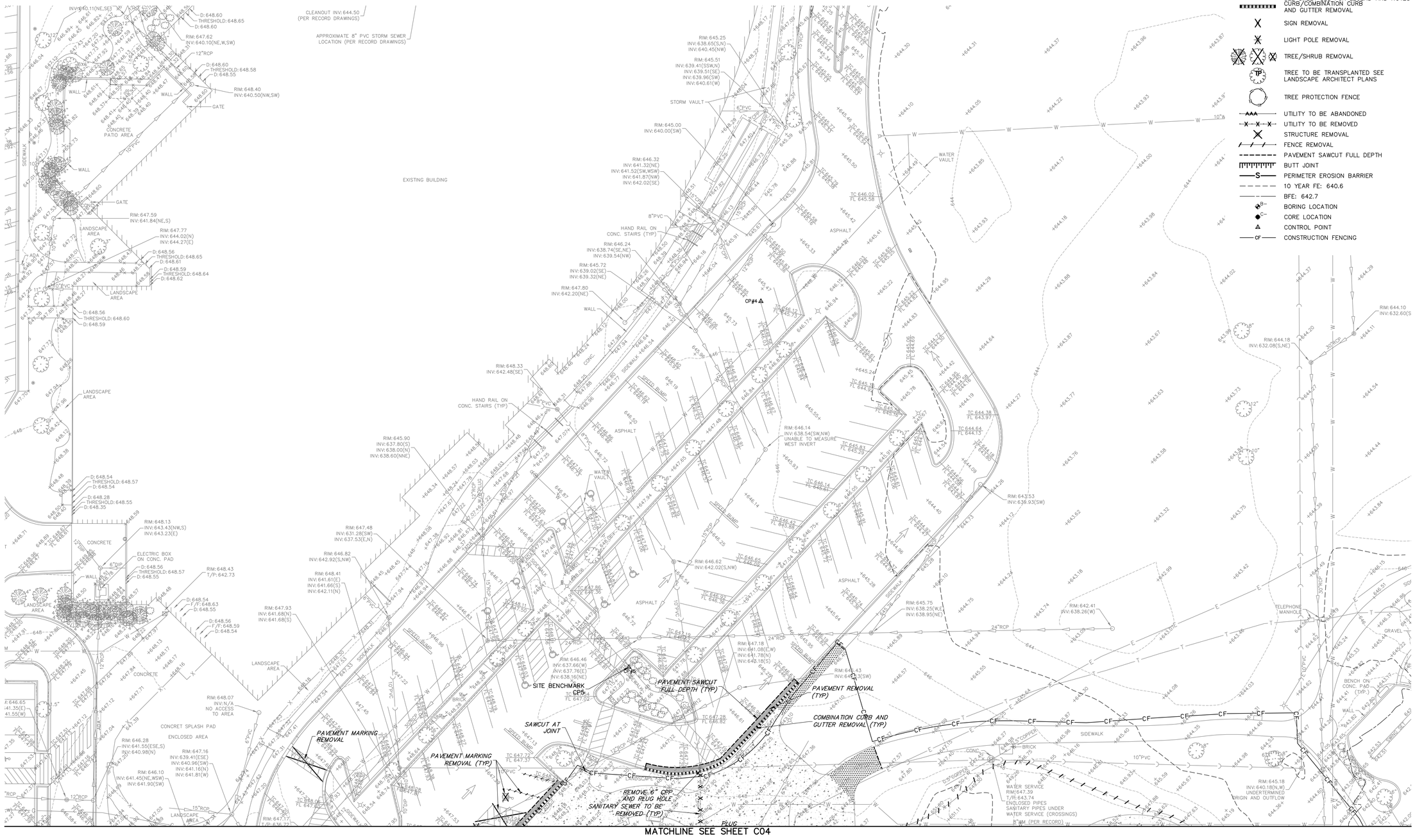

NOTE:
SEE SHEET C02 FOR EXISTING CONDITIONS AND DEMOLITION NOTES

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

REMOVAL LEGEND

- BUILDING/POOL REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- HMA PAVEMENT REMOVAL VARIABLE THICKNESS, REFER TO GEOTECH
- CONCRETE REMOVAL
- SIDEWALK REMOVAL
- ASPHALT PATHWAY REMOVAL
- NOTE: SEE SHEET ### FOR LEGEND AND NOTES
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- SIGN REMOVAL
- LIGHT POLE REMOVAL
- TREE/SHRUB REMOVAL
- TREE TO BE TRANSPLANTED SEE LANDSCAPE ARCHITECT PLANS
- TREE PROTECTION FENCE
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- STRUCTURE REMOVAL
- FENCE REMOVAL
- PAVEMENT SAWCUT FULL DEPTH
- BUTT JOINT
- PERIMETER EROSION BARRIER
- 10 YEAR FE: 640.6
- BFE: 642.7
- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

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105 COMMUNITY BLVD
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Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C05

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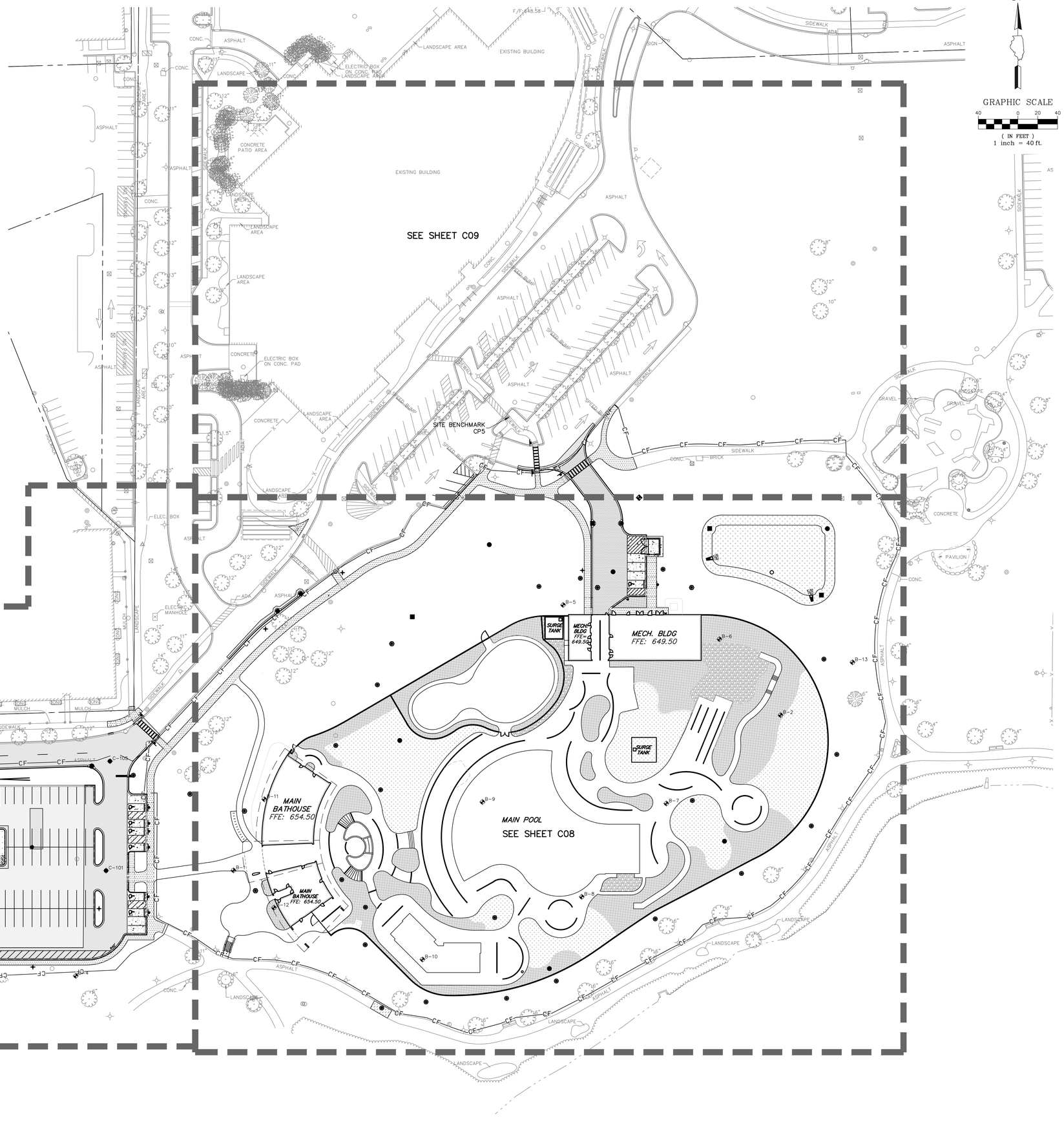
GEOMETRIC AND PAVING PLAN

1. ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E=EDGE OF PAVEMENT, B=BACK OF CURB, F=FACE OF CURB. RADII DIMENSIONS ARE TO EDGE OF PAVEMENT.
2. INSTALL ALL CURB AND SIDEWALK AS SHOWN. NOTE SOME CURBS REQUIRE REVERSE PITCH GUTTER. DOWEL NEW SIDEWALK AND CURB TO EXISTING AND PROPOSED CURBS PER GENERAL NOTES. WHEN CONSTRUCTING A CARRIAGE WALK, THE PROPOSED SIDEWALK CONTRACTION AND EXPANSION JOINTS SHALL ALIGN WITH EXISTING CURB JOINTS.
3. PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATH WAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
4. INSTALL BITUMINOUS PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTIONS AND GENERAL NOTE SHEET FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
5. INSTALL PCC PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTION AND GENERAL NOTES FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
6. ALL PARKING LOT STALL MARKINGS SHALL BE 4" YELLOW PAINT AND ALL OTHER PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO SINGLE APPLICATIONS, 16 MILS EACH REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
7. FOR HANDICAPPED STALL MARKINGS, REFER TO HANDICAPPED PARKING STALL AND SIGN DIMENSIONING DETAIL.
8. INSTALL NEW SIGNS AND HANDICAPPED PARKING SIGNS USING 2" GALVANIZED SQUARE TUBE POST AND TELESCOPING POST SLEEVE PER IDOT STANDARD.
9. INSTALL RETAINING WALL AS SHOWN. REFER TO DETAIL SHEET FOR MATERIAL AND DESIGN REQUIREMENTS.
10. INSTALL TRANSFORMER PAD AS SHOWN. PAD SHALL BE SET 6" ABOVE FINISHED GRADE. REFER TO MEP PLANS FOR FINAL PAD SIZE AND DESIGN REQUIREMENTS.
11. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SEED AND BLANKET AS NECESSARY TO MEET SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. REFER TO NOTES AND DETAILS THROUGHOUT THE PLAN SET FOR SPECIFIC MATERIAL REQUIREMENTS.
12. FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS, REFER TO LANDSCAPE PLANS FOR ALL TOPSOIL AND RESTORATION SPECIFICATIONS.
13. ONCE RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES. SILT FENCE TRENCHES SHALL BE BACKFILLED AND RESTORED IN KIND. STORM STRUCTURES SHALL BE CLEANED OF DEBRIS.
14. INSTALL PARKING LOT AND CONCRETE PAVEMENT AS SHOWN. WHERE HMA PAVEMENT REMOVAL AND REPLACEMENT IS INDICATED, THE EXISTING STONE BASE SHALL BE REGRADED TO MEET THE 4" ASPHALT DEPTH AND RECOMPACTED AND PROOF ROLLED PRIOR TO REPAVING.
15. ALL 8" PCC PAVEMENT AND B6.12 CURB AND GUTTER CONTRACTION JOINTS SHALL BE SAWCUT A MINIMUM OF 2" DEEP WITHIN 12 HOURS OF POUR.
16. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET



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4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN - OVERALL

C06

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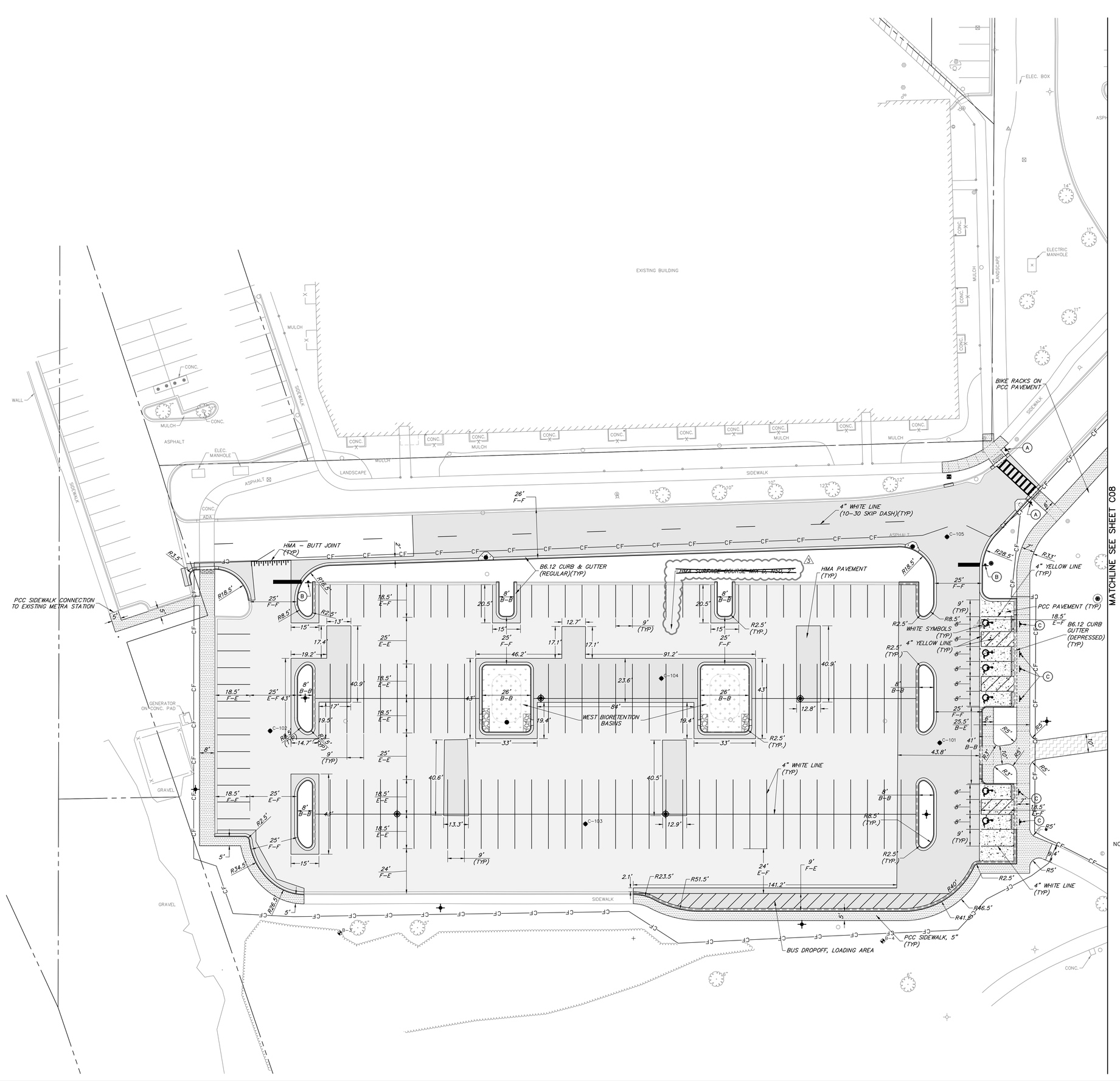

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GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

PROPOSED LEGEND

- NORMAL DUTY HMA PAVEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  10" CA-6 CRUSHED STONE
- HEAVY DUTY HMA PAVEMENT
  2" HMA SURFACE COURSE, MIX "D", N50
  4" HMA BINDER COURSE, IL-19.0, N50
  8" CA-6 CRUSHED STONE
- HMA PAVEMENT REMOVAL & REPLACEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  REGRADE EX. AGGREGATE BASE AS NEEDED
- PCC PAVEMENT
  8" PCC CONCRETE
  6" CA-6 CRUSHED STONE
- PCC SIDEWALK (WITH WELDED WIRE FABRIC)
  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
  8" CA-6 CRUSHED STONE
- PCC SIDEWALK
  5" PCC CONCRETE
  4" CA-6 CRUSHED STONE
- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
- PLANTING AREA (SEE PLANTING PLAN FOR DETAILS)
- TURF GRASS AREA (SEE PLANTING PLAN FOR DETAILS)
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA - BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

PARKING COUNTS

EXISTING PARKING SPACES

ACCESSIBLE PARKING SPACES	8
REGULAR PARKING SPACES	197
TOTAL EXISTING PARKING SPACES	205

PROPOSED PARKING SPACES

ACCESSIBLE PARKING SPACES	7
REGULAR PARKING SPACES	185
TOTAL PROPOSED PARKING SPACES*	192

*INCLUDES (3) REGULAR AND (1) ACCESSIBLE SPACE FROM MAINTENANCE DRIVE. REFERENCE SHEET C08
**REQUIRED PARKING CALCULATED BY OVERALL PROPERTY PER ORD 2917-5118. SEE SEPARATE PARKING EXHIBITS FOR DETAILS. SUMMARY BELOW.

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NOTE: SEE SHEET C06 FOR GEOMETRIC AND PAVING PLAN NOTES

SIGN LEGEND:

Ⓐ YIELD HERE TO PEDESTRIANS SIGN

Ⓑ STOP SIGN

Ⓒ RESERVED ADA PARKING SIGN

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Date	2026-03-27

GEOMETRIC PLAN

C07

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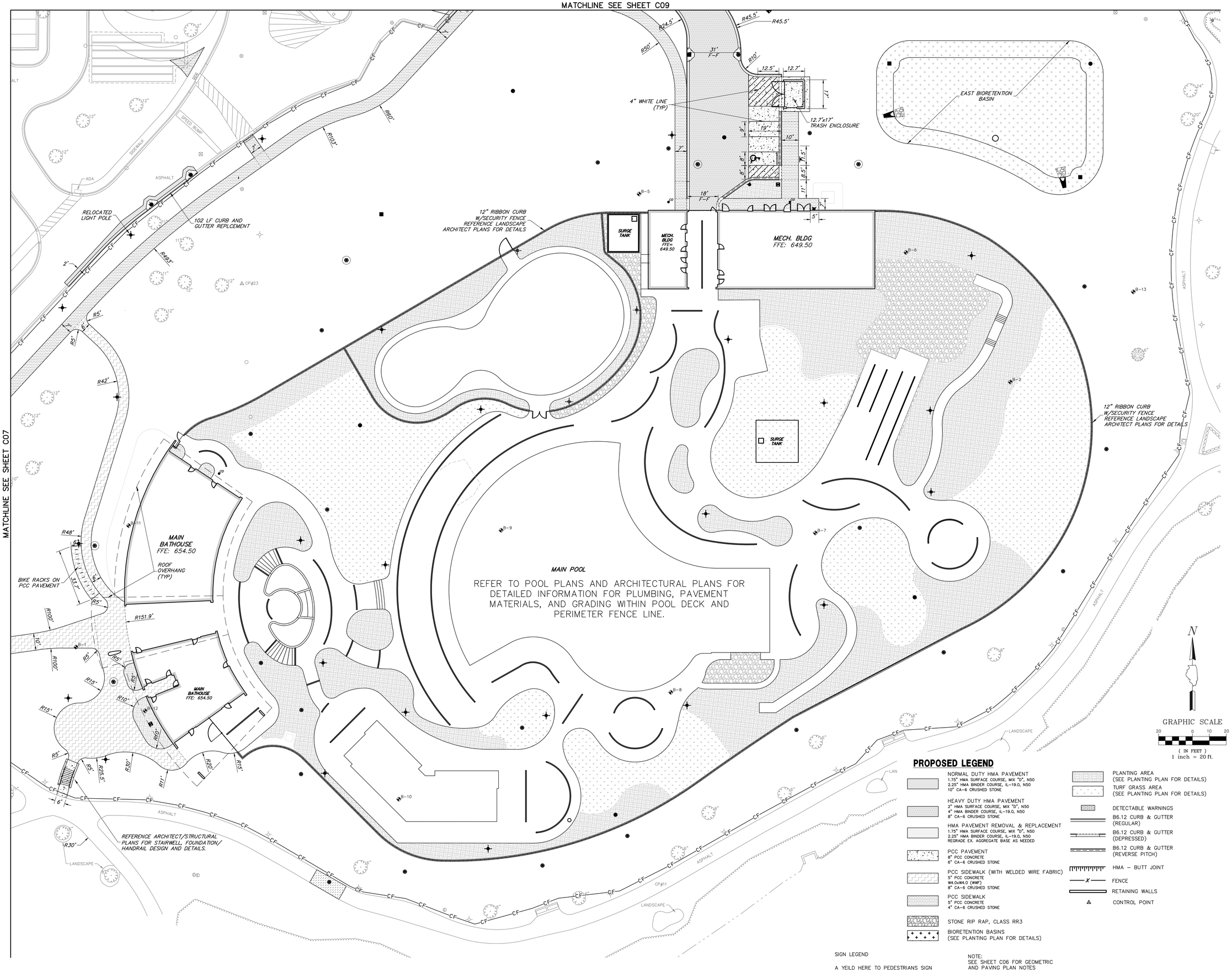

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  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
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- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
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NOTE:
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GEOMETRIC PLAN

C08

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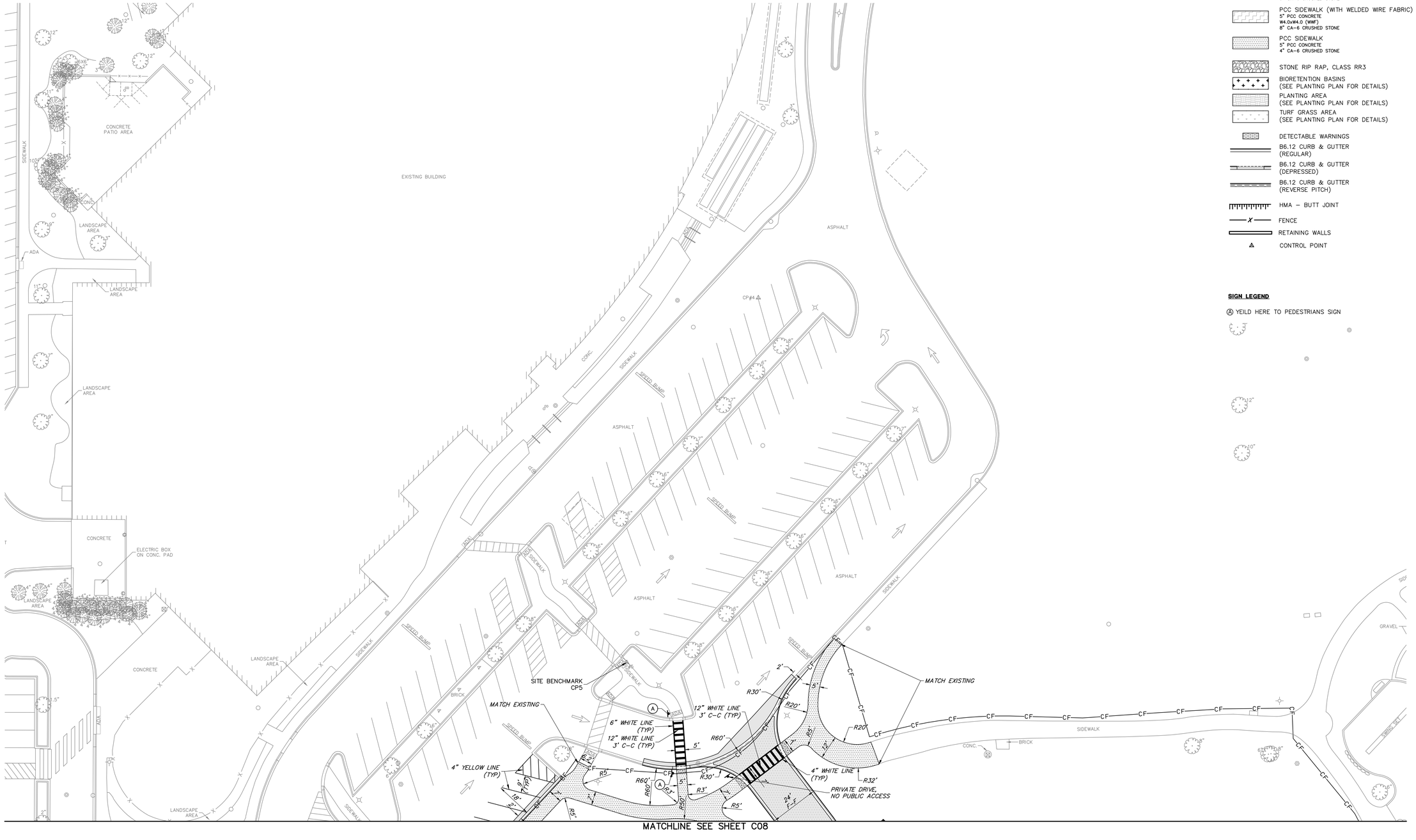

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GEOMETRIC PLAN

C09

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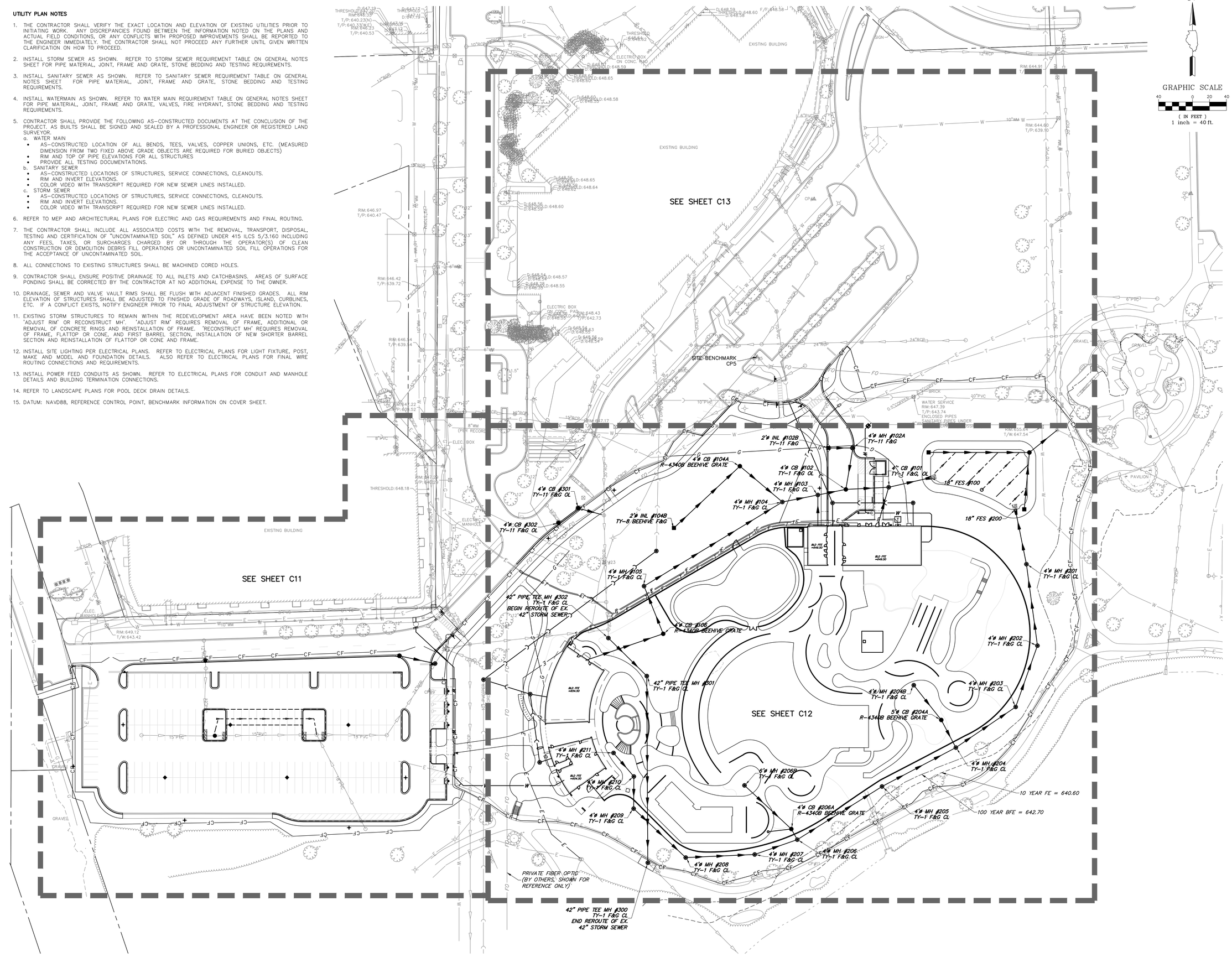
UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INITIATING WORK. ANY DISCREPANCIES FOUND BETWEEN THE INFORMATION NOTED ON THE PLANS AND ACTUAL FIELD CONDITIONS, OR ANY CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED ANY FURTHER UNTIL GIVEN WRITTEN CLARIFICATION ON HOW TO PROCEED.
2. INSTALL STORM SEWER AS SHOWN. REFER TO STORM SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
3. INSTALL SANITARY SEWER AS SHOWN. REFER TO SANITARY SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
4. INSTALL WATERMAIN AS SHOWN. REFER TO WATER MAIN REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, VALVES, FIRE HYDRANT, STONE BEDDING AND TESTING REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT. AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
   a. WATER MAIN
      - AS-CONSTRUCTED LOCATION OF ALL BENDS, TEES, VALVES, COPPER UNIONS, ETC. (MEASURED DIMENSION FROM TWO FIXED ABOVE GRADE OBJECTS ARE REQUIRED FOR BURIED OBJECTS)
      - RIM AND TOP OF PIPE ELEVATIONS FOR ALL STRUCTURES
      - PROVIDE ALL TESTING DOCUMENTATIONS.
   b. SANITARY SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
   c. STORM SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
6. REFER TO MEP AND ARCHITECTURAL PLANS FOR ELECTRIC AND GAS REQUIREMENTS AND FINAL ROUTING.
7. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
8. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE MACHINED CORED HOLES.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. DRAINAGE, SEWER AND VALVE VAULT RIMS SHALL BE FLUSH WITH ADJACENT FINISHED GRADES. ALL RIM ELEVATION OF STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE OF ROADWAYS, ISLAND, CURBLINES, ETC. IF A CONFLICT EXISTS, NOTIFY ENGINEER PRIOR TO FINAL ADJUSTMENT OF STRUCTURE ELEVATION.
11. EXISTING STORM STRUCTURES TO REMAIN WITHIN THE REDEVELOPMENT AREA HAVE BEEN NOTED WITH 'ADJUST RIM' OR RECONSTRUCT MH'. 'ADJUST RIM' REQUIRES REMOVAL OF FRAME, ADDITIONAL OR REMOVAL OF CONCRETE RINGS AND REINSTALLATION OF FRAME. 'RECONSTRUCT MH' REQUIRES REMOVAL OF FRAME, FLATTOP OR CONE, AND FIRST BARREL SECTION, INSTALLATION OF NEW SHORTER BARREL SECTION AND REINSTALLATION OF FLATTOP OR CONE AND FRAME.
12. INSTALL SITE LIGHTING PER ELECTRICAL PLANS. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE, POST, MAKE AND MODEL AND FOUNDATION DETAILS. ALSO REFER TO ELECTRICAL PLANS FOR FINAL WIRE ROUTING CONNECTIONS AND REQUIREMENTS.
13. INSTALL POWER FEED CONDUITS AS SHOWN. REFER TO ELECTRICAL PLANS FOR CONDUIT AND MANHOLE DETAILS AND BUILDING TERMINATION CONNECTIONS.
14. REFER TO LANDSCAPE PLANS FOR POOL DECK DRAIN DETAILS.
15. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

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

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN - OVERALL

C10

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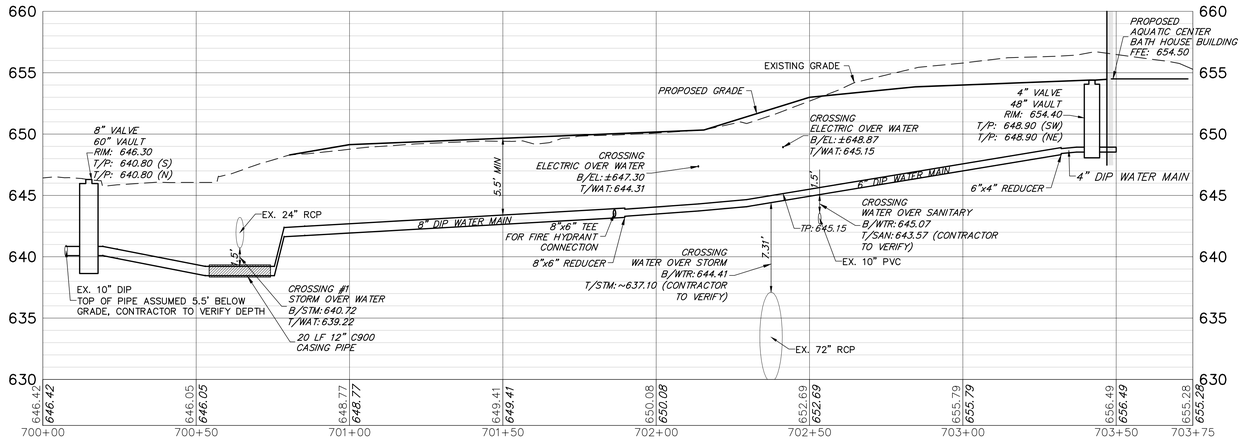
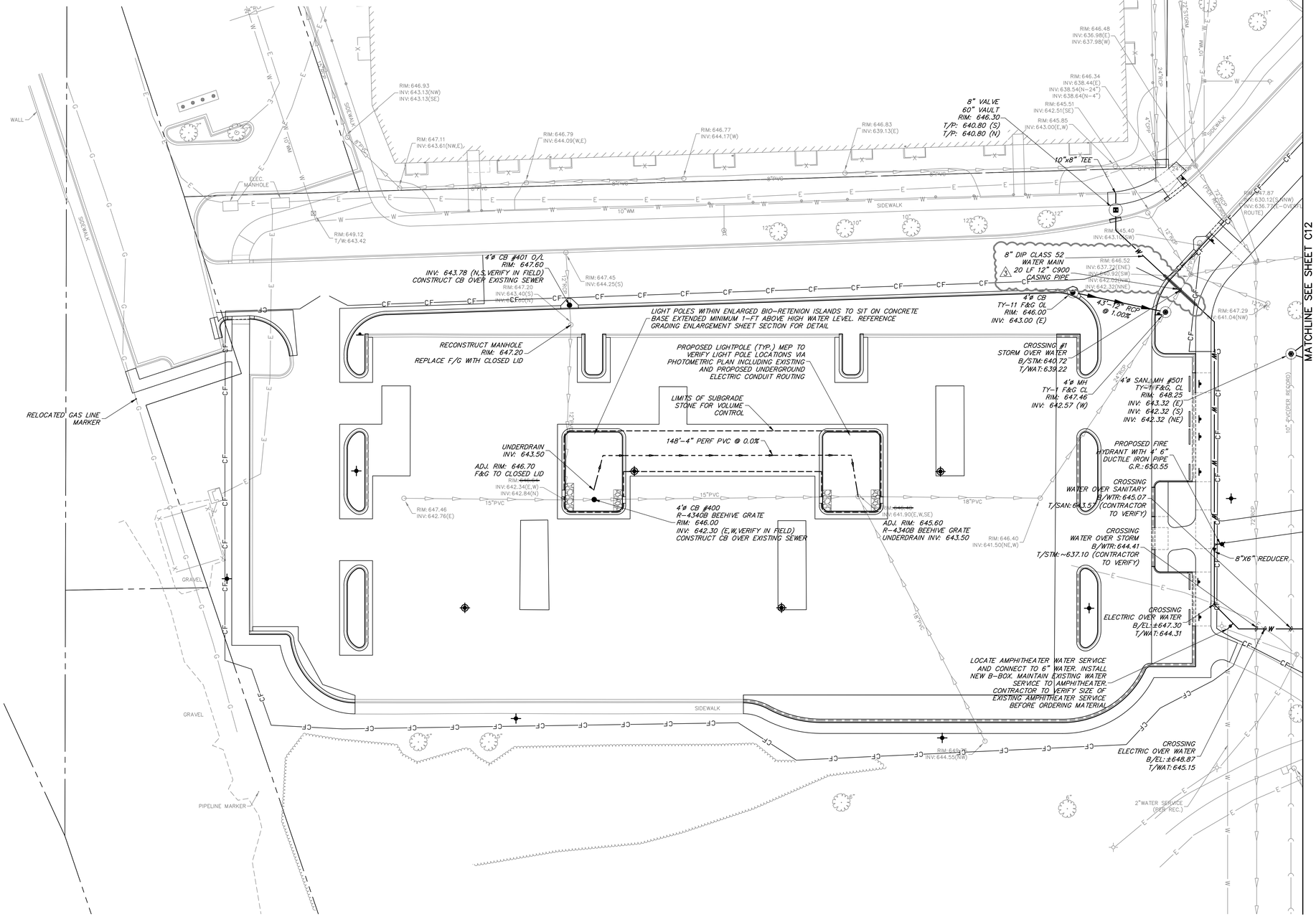
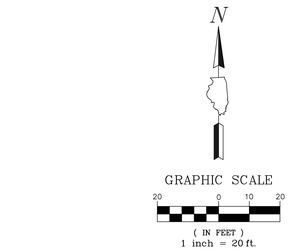


WATER MAIN PROFILE AQUATIC CENTER BATH HOUSE BUILDING





UTILITY PLAN LEGEND

	EXISTING STORM SEWER
C C	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
C C	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATION
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C11

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE (ARCH D)
THE SQUARES ABOVE ARE (FROM LEFT TO RIGHT) BLACK, YELLOW, MAGENTA, AND CYAN WITH BLACK AND WHITE LETTERS.
File Location: G:\950\5987 151 Wheeling PD Aquatic Cntr\5987 151 LIT / SAVE DATE: 3/26/2026 5:21 PM BY: hspencer / PLOT DATE: 3/27/2026 2:00 PM BY: Brian Spencer

MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C11

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REFERENCE

REFER TO POOL PLANS AND ARCHITECTURAL PLANS FOR DETAILED INFORMATION FOR PLUMBING, PAVEMENT MATERIALS, AND GRADING WITHIN POOL DECK AND PERIMETER FENCE LINE.

UTILITY PLAN LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
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		BUFFALO BOX
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		STREET LIGHT ON CONC. FOUNDATIC
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		10 YEAR FE: 640.6
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		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C12

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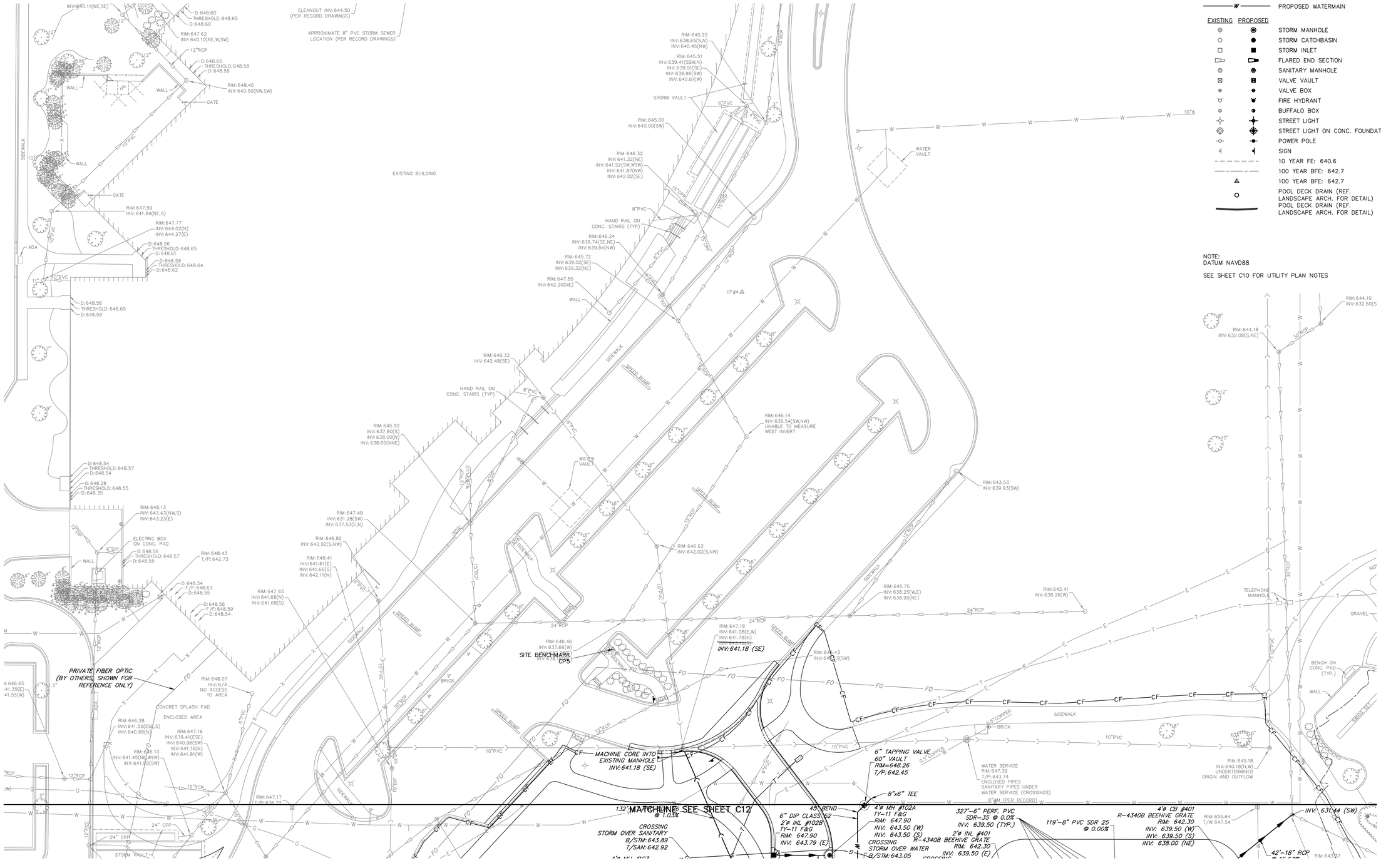

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

UTILITY PLAN LEGEND

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
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		STORM INLET
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		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
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NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PLAN

C13

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED INCORRECTLY

GRAPHIC SCALE
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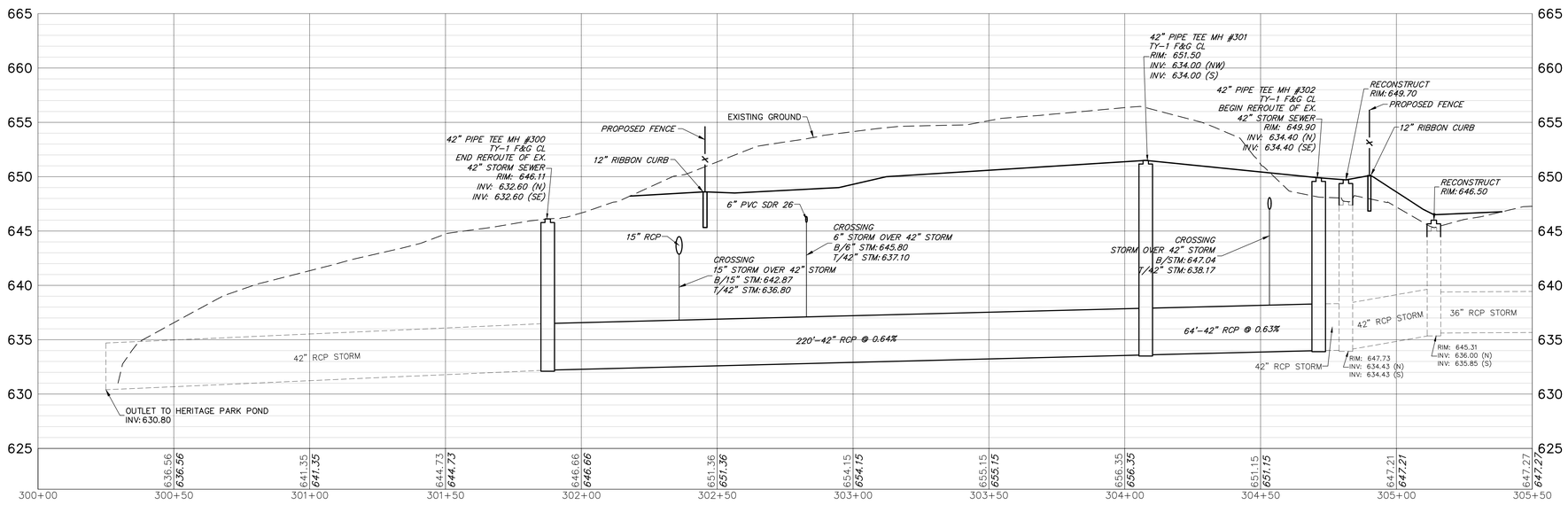
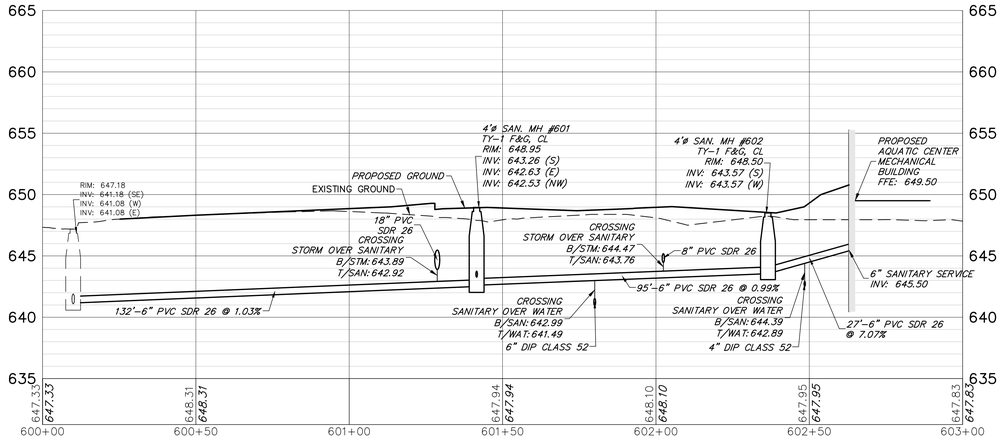
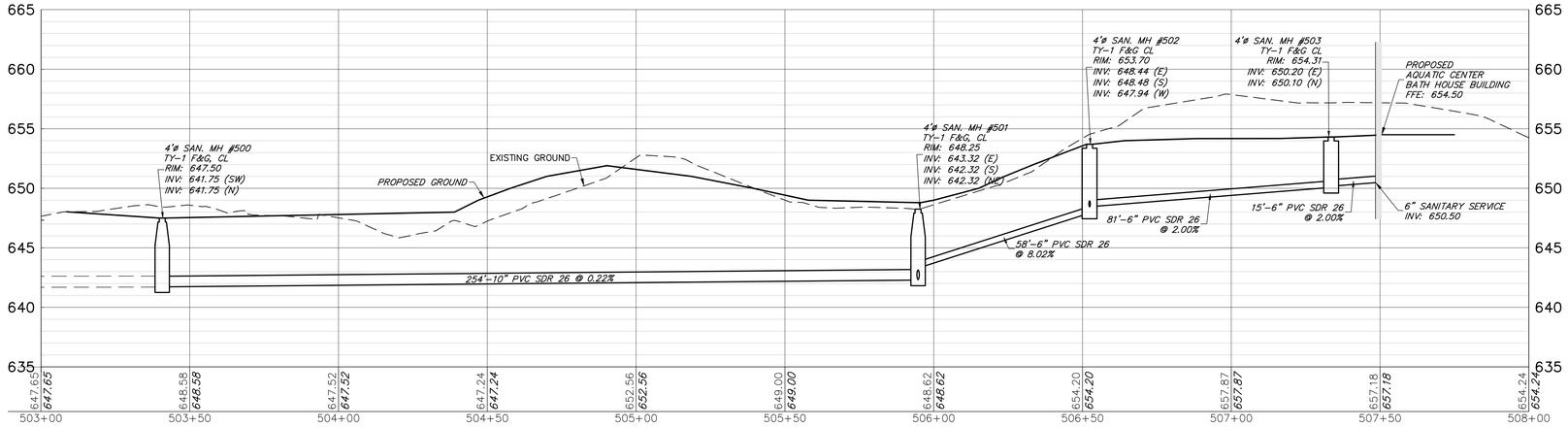
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



42" STORM SEWER REROUTE PROFILE



SANITARY SEWER PROFILE FROM AQUATIC CENTER MECHANICAL BUILDING



SANITARY SEWER PROFILE FROM AQUATIC CENTER BATH HOUSE BUILDING

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PROFILES

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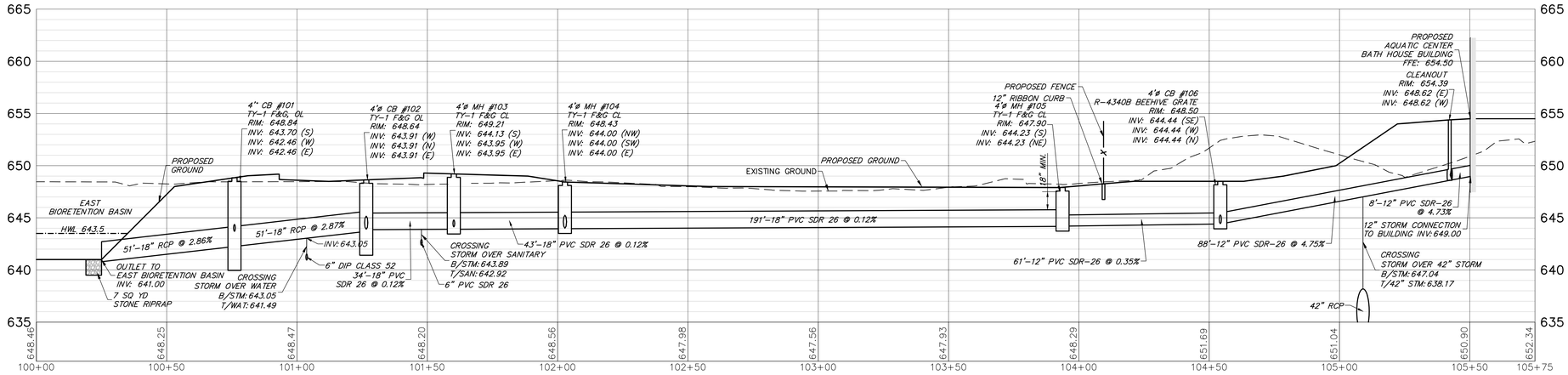
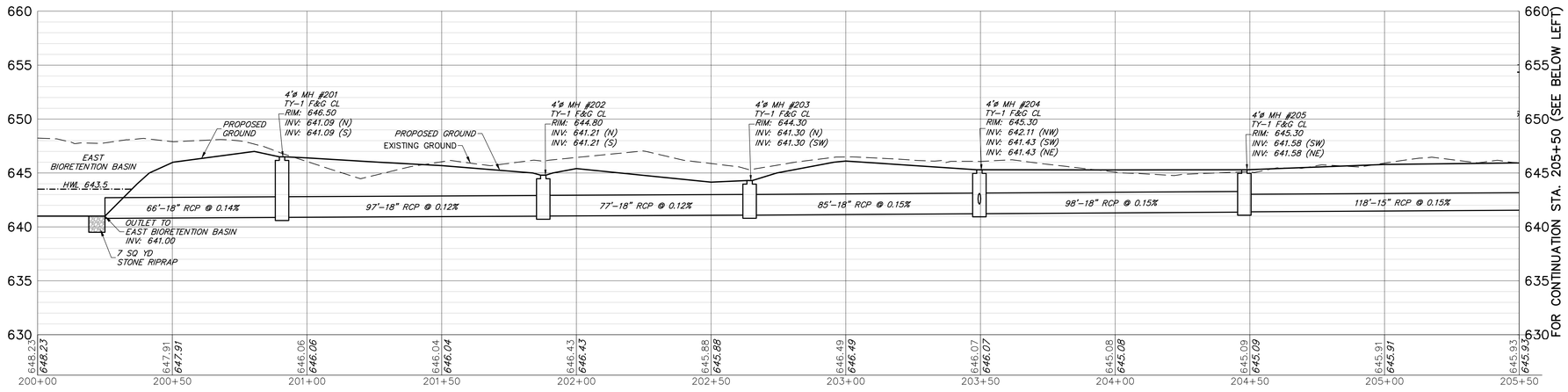
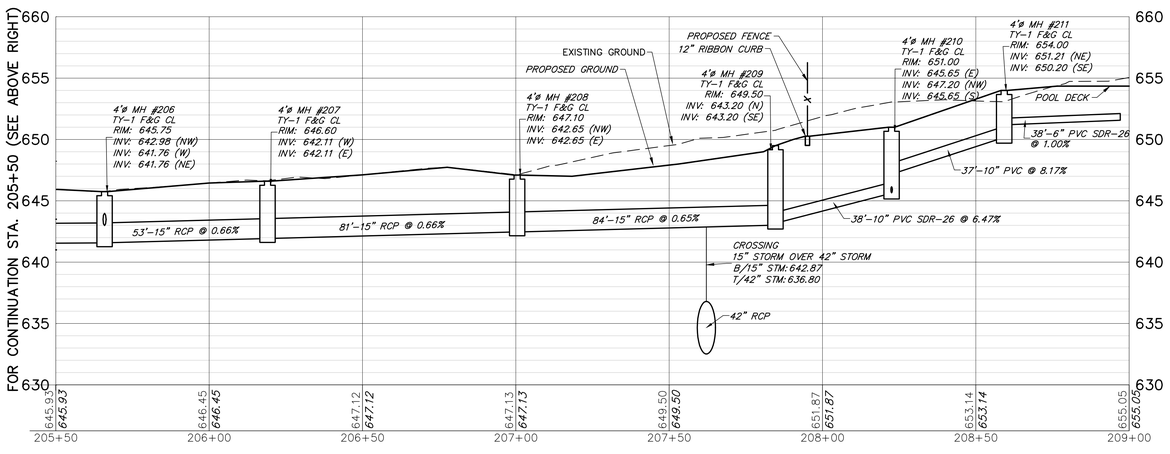
GRAPHIC SCALE
20 0 10 20
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER BATH HOUSE BUILDING



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER

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UTILITY PROFILES

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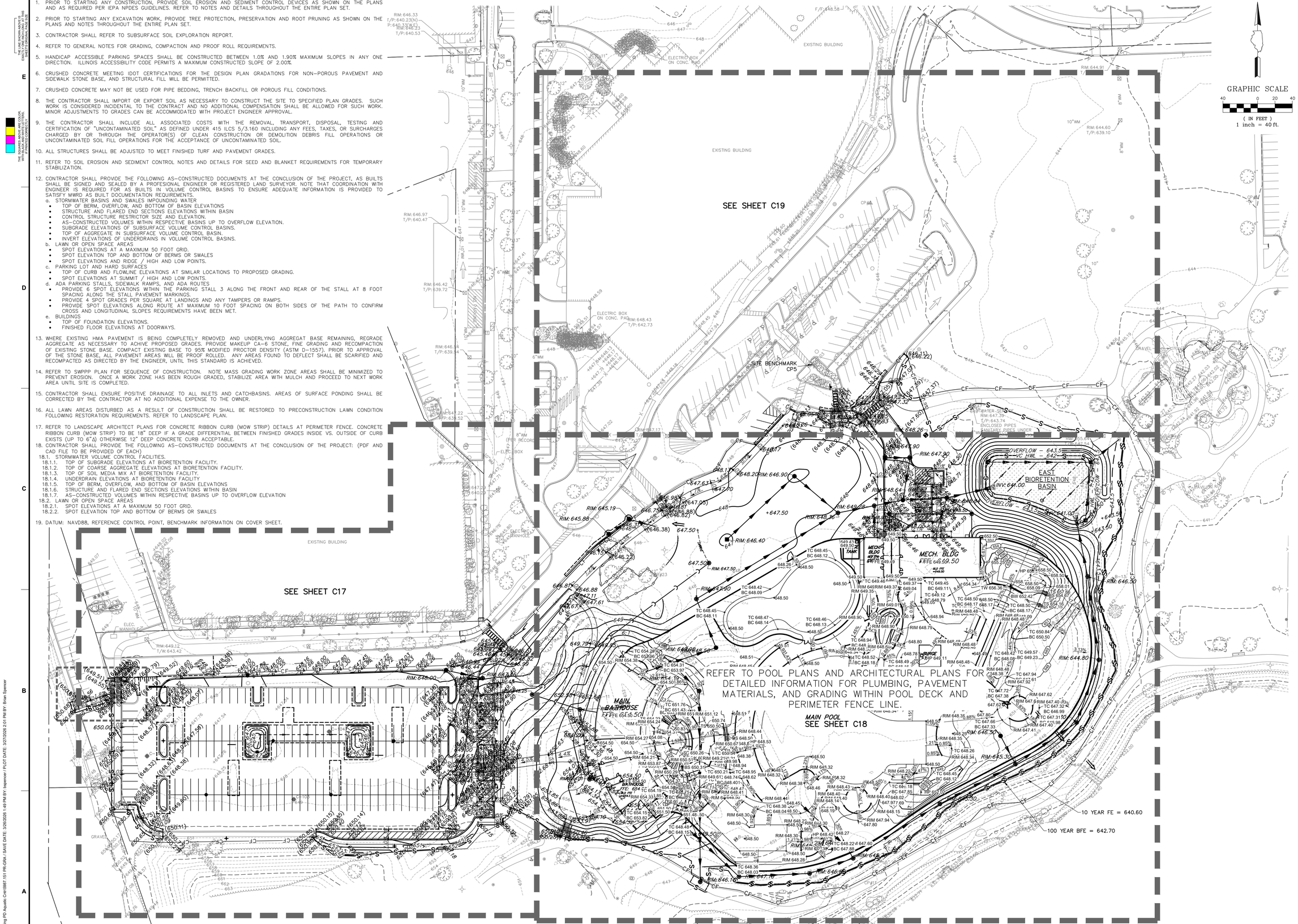
GRADING PLAN NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. CONTRACTOR SHALL REFER TO SUBSURFACE SOIL EXPLORATION REPORT.
4. REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.
5. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED BETWEEN 1.0% AND 1.90% MAXIMUM SLOPES IN ANY ONE DIRECTION. ILLINOIS ACCESSIBILITY CODE PERMITS A MAXIMUM CONSTRUCTED SLOPE OF 2.00%.
6. CRUSHED CONCRETE MEETING IDOT CERTIFICATIONS FOR THE DESIGN PLAN GRADATIONS FOR NON-POROUS PAVEMENT AND SIDEWALK STONE BASE, AND STRUCTURAL FILL WILL BE PERMITTED.
7. CRUSHED CONCRETE MAY NOT BE USED FOR PIPE BEDDING, TRENCH BACKFILL OR POROUS FILL CONDITIONS.
8. THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. MINOR ADJUSTMENTS TO GRADES CAN BE ACCOMMODATED WITH PROJECT ENGINEER APPROVAL.
9. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
10. ALL STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED TURF AND PAVEMENT GRADES.
11. REFER TO SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS FOR SEED AND BLANKET REQUIREMENTS FOR TEMPORARY STABILIZATION.
12. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT, AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESIONAL ENGINEER OR REGISTERED LAND SURVEYOR. NOTE THAT COORDINATION WITH ENGINEER IS REQUIRED FOR AS BUILTS IN VOLUME CONTROL BASINS TO ENSURE ADEQUATE INFORMATION IS PROVIDED TO SATISFY MWRD AS BUILT DOCUMENTATION REQUIREMENTS.
    a. STORMWATER BASINS AND SWALES IMPOUNDING WATER
        - TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        - STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        - CONTROL STRUCTURE RESTRICTOR SIZE AND ELEVATION.
        - AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION.
        - SUBGRADE ELEVATIONS OF SUBSURFACE VOLUME CONTROL BASINS.
        - TOP OF AGGREGATE IN SUBSURFACE VOLUME CONTROL BASIN.
        - INVERT ELEVATIONS OF UNDERDRAINS IN VOLUME CONTROL BASINS.
    b. LAWN OR OPEN SPACE AREAS
        - SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        - SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
        - SPOT ELEVATIONS AND RIDGE / HIGH AND LOW POINTS.
    c. PARKING LOT AND HARD SURFACES
        - TOP OF CURB AND FLOWLINE ELEVATIONS AT SIMILAR LOCATIONS TO PROPOSED GRADING.
        - SPOT ELEVATIONS AT SUMMIT / HIGH AND LOW POINTS.
    d. ADA PARKING STALLS, SIDEWALK RAMPS, AND ADA ROUTES
        - PROVIDE 6 SPOT ELEVATIONS WITHIN THE PARKING STALL 3 ALONG THE FRONT AND REAR OF THE STALL AT 8 FOOT SPACING ALONG THE STALL PAVEMENT MARKINGS.
        - PROVIDE 4 SPOT GRADES PER SQUARE AT LANDINGS AND ANY TAMPERS OR RAMPS.
        - PROVIDE SPOT ELEVATIONS ALONG ROUTE AT MAXIMUM 10 FOOT SPACING ON BOTH SIDES OF THE PATH TO CONFIRM CROSS AND LONGITUDINAL SLOPES REQUIREMENTS HAVE BEEN MET.
    e. BUILDINGS
        - TOP OF FOUNDATION ELEVATIONS.
        - FINISHED FLOOR ELEVATIONS AT DOORWAYS.
13. WHERE EXISTING HMA PAVEMENT IS BEING COMPLETELY REMOVED AND UNDERLYING AGGREGAT BASE REMAINING, REGRADE AGGREGATE AS NECESSARY TO ACHIVE PROPOSED GRADES. PROVIDE MAKEUP CA-6 STONE, FINE GRADING AND RECOMPACTION OF EXISTING STONE BASE. COMPACT EXISTING BASE TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). PRIOR TO APPROVAL OF THE STONE BASE, ALL PAVEMENT AREAS WILL BE PROOF ROLLED. ANY AREAS FOUND TO DEFLECT SHALL BE SCARIFIED AND RECOMPACTED AS DIRECTED BY THE ENGINEER, UNTIL THIS STANDARD IS ACHIEVED.
14. REFER TO SWPPP PLAN FOR SEQUENCE OF CONSTRUCTION. NOTE MASS GRADING WORK ZONE AREAS SHALL BE MINIMIZED TO PREVENT EROSION. ONCE A WORK ZONE HAS BEEN ROUGH GRADED, STABLIZE AREA WITH MULCH AND PROCEED TO NEXT WORK AREA UNTIL SITE IS COMPLETED.
15. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS. REFER TO LANDSCAPE PLAN.
17. REFER TO LANDSCAPE ARCHITECT PLANS FOR CONCRETE RIBBON CURB (MOW STRIP) DETAILS AT PERIMETER FENCE. CONCRETE RIBBON CURB (MOW STRIP) TO BE 18" DEEP IF A GRADE DIFFERENTIAL BETWEEN FINISHED GRADES INSIDE VS. OUTSIDE OF CURB EXISTS (UP TO 6"Δ) OTHERWISE 12" DEEP CONCRETE CURB ACCEPTABLE.
18. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
    18.1. STORMWATER VOLUME CONTROL FACILITIES.
        18.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
        18.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
        18.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        18.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        18.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
    18.2. LAWN OR OPEN SPACE AREAS
        18.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        18.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
19. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

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

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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN - OVERALL

C16

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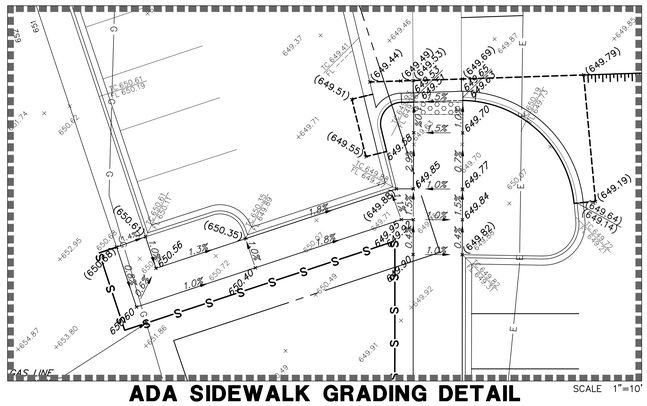
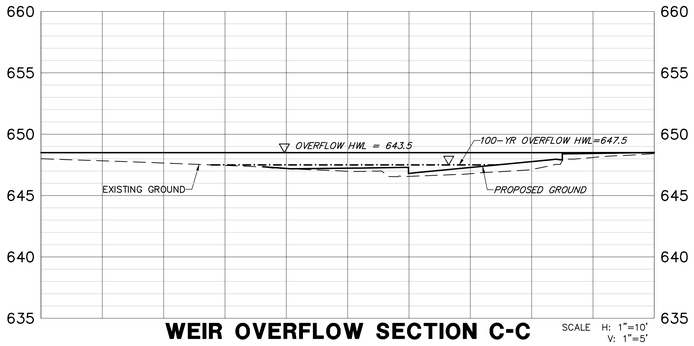
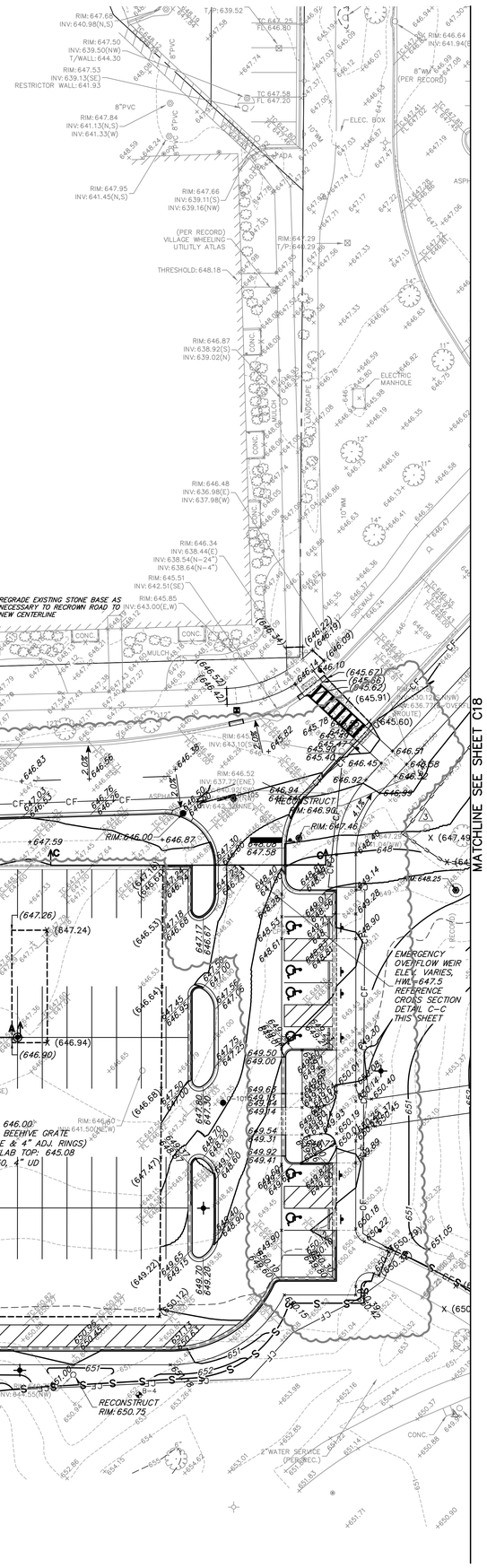


ADA SIDEWALK GRADING DETAIL



WEIR OVERFLOW SECTION C-C

SCALE H: 1"=10'
V: 1"=5'



GRADING LEGEND

- TOP OF CURB / FLOW LINE (600.50 / 600.00)
- PROPOSED SPOT ELEVATION (+670.30)
- CONTOUR (XXX)
- 1/2 CONTOUR (XXX.5)
- STRUCTURE ADJUSTMENT (AD.: ####.## SUMMIT)
- SUMMITS
- SLOPES (2.5%)
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

N

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

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED

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Revision Schedule

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1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C17

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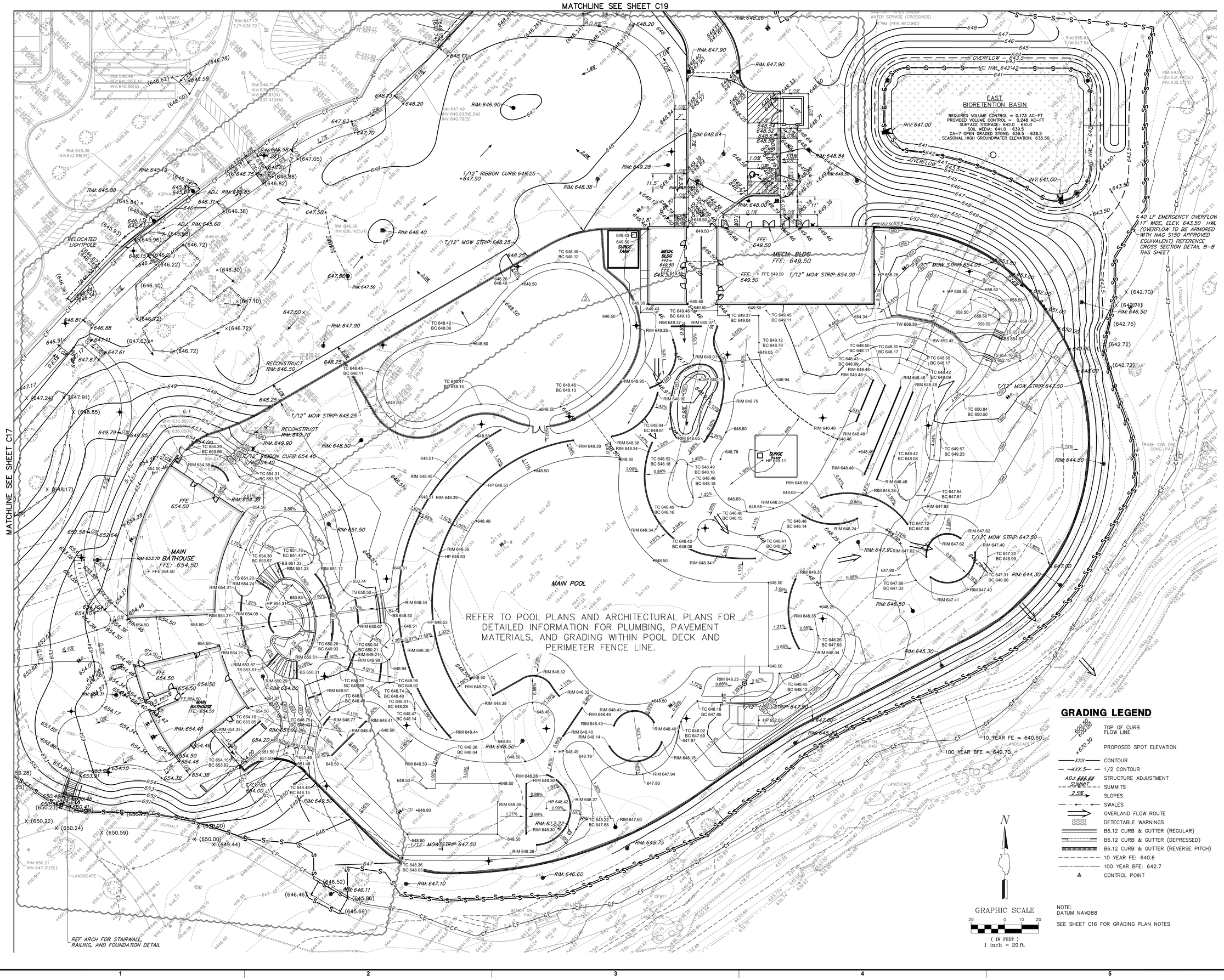

GRADING LEGEND

- 600.50 / 600.00 — TOP OF CURB / FLOW LINE
- 670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- XXX.5 — 1/2 CONTOUR
- ADJ.#### — STRUCTURE ADJUSTMENT
- SUMMIT — SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C18

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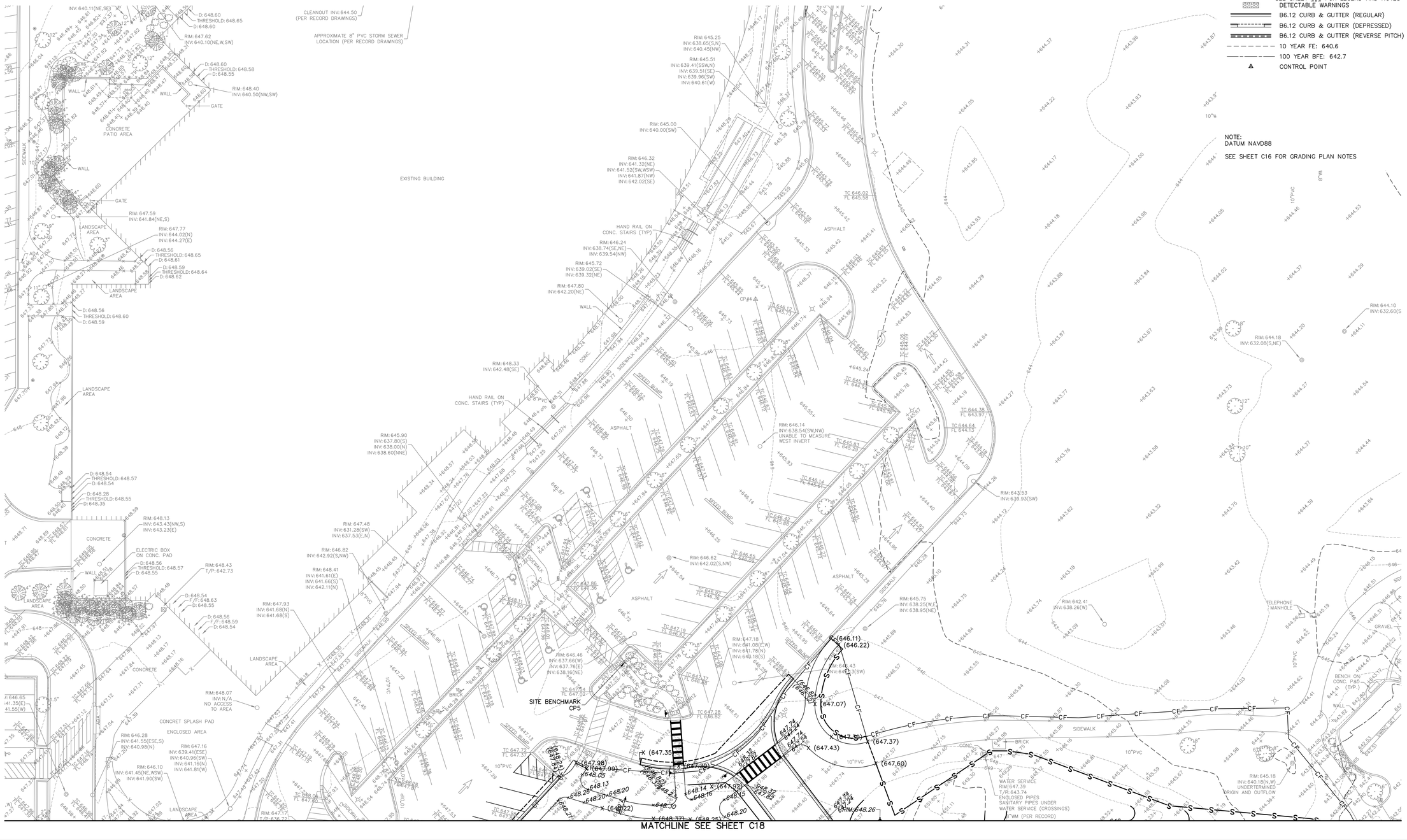
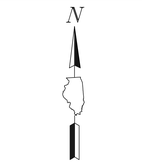
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN ADOBE RGB (1998)





GRADING LEGEND

- 603.50 / 603.00 — TOP OF CURB FLOW LINE
- +670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ### ## — STRUCTURE ADJUSTMENT
- SUMMIT — SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
SEE SHEET ### FOR LEGEND AND NOTES

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING PLAN

C19

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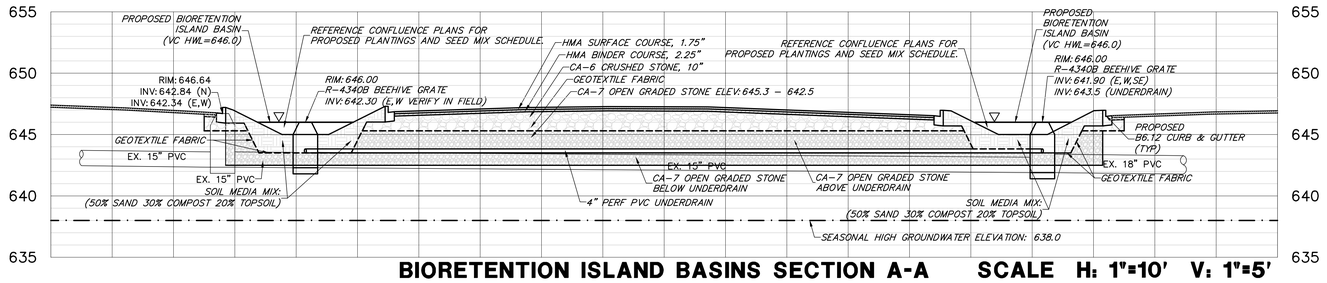
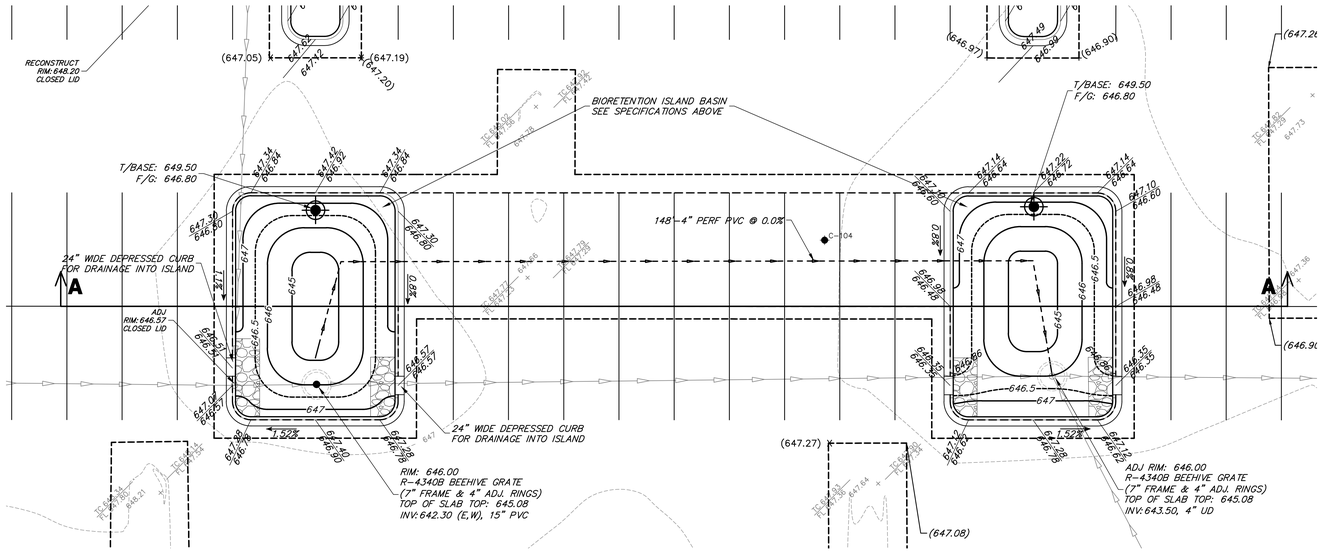
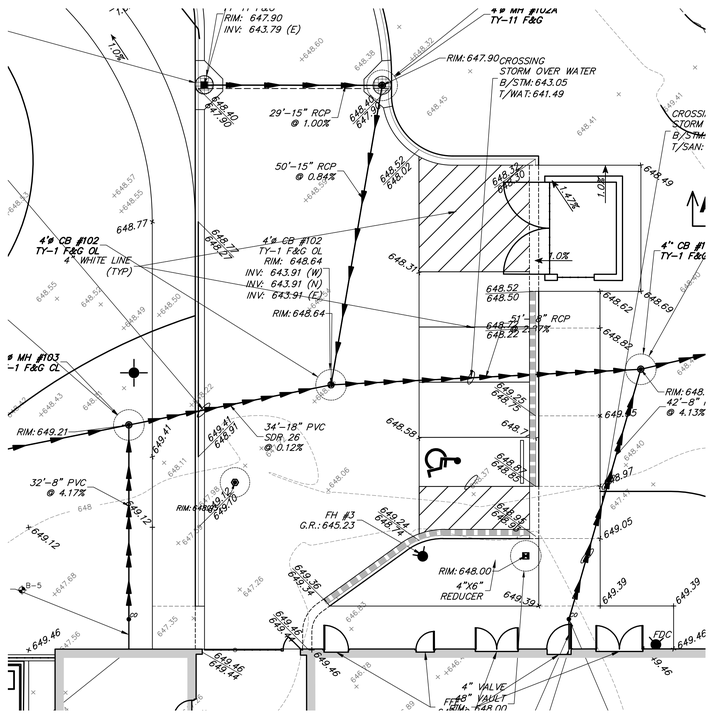


BIORETENTION ISLAND BASINS SECTION A-A SCALE H: 1"=10' V: 1"=5'



BIORETENTION ISLAND BASINS SCALE 1"=10'



MAINTENANCE BUILDING PARKING LOT SCALE 1"=10'

Stormwater Volume Control Volume Calculations - Bioretention Facilities and Stone Voids Underneath West Parking Lot

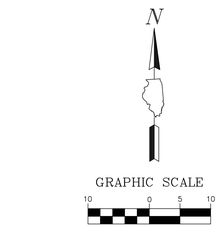
Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	646.00	645.00	1.00	489	1.00	1.0 x V_d	489	
Soil Media (Above Invert)	645.00	643.50	1.50	917	0.25	0.5 x 0.25 x V_d	172	
Coarse Aggregate (Above Invert)	645.30	643.50	1.80	2,734	0.36	0.5 x 0.36 x V_d	886	
Coarse Aggregate (Below Invert)	643.50	642.50	1.00	3,651	0.36	0.36 x V_d	1,314	
						Total Provided	2,861	(CF)
							0.066	(Ac-Ft)

WEST VOLUME CONTROL REQUIRED: 0.029 (Ac-Ft)
WEST VOLUME CONTROL PROVIDED: 0.066 (Ac-Ft)

NOTES:
1. SEE SHEET C21 FOR ADDITIONAL BIOFILTRATION POND DETAILS.
2. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

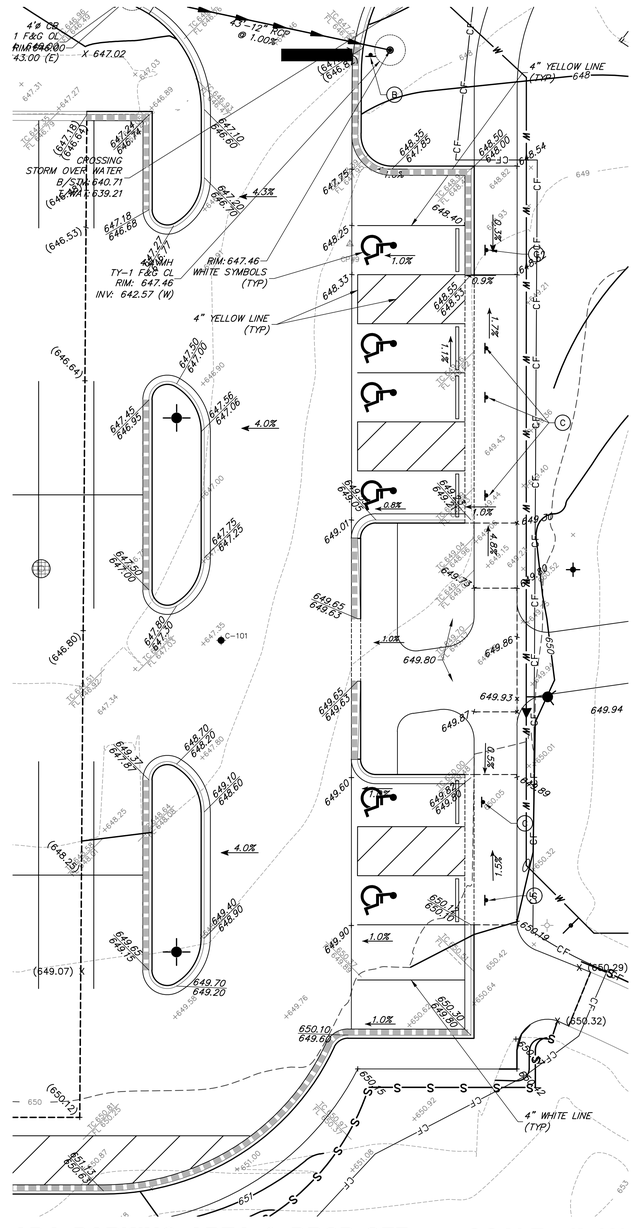


GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ###.## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

C20

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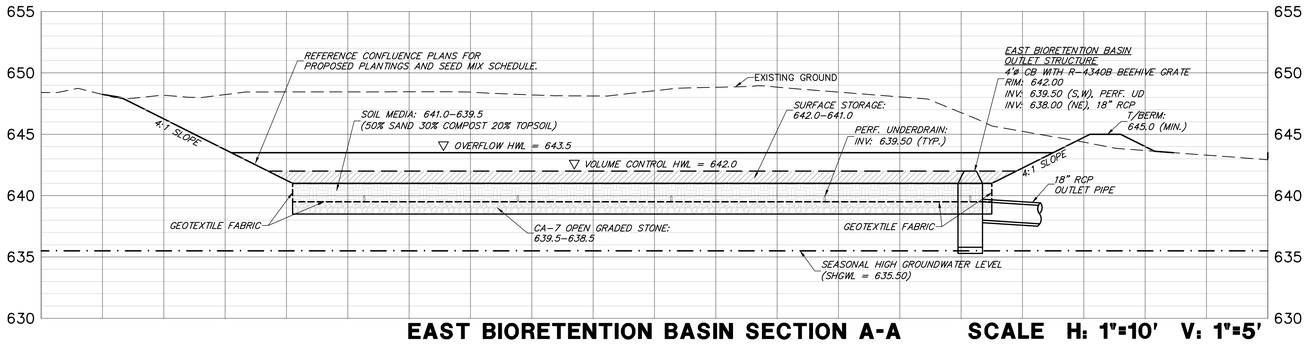


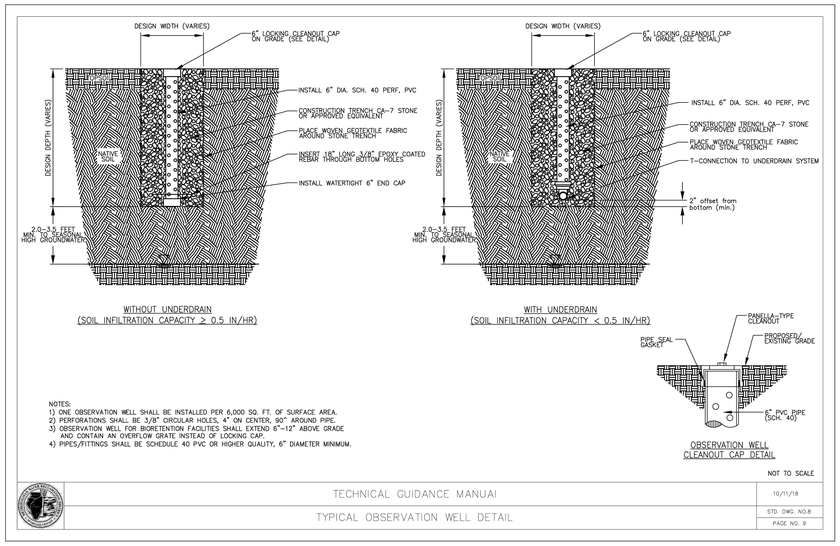
EAST BIORETENTION BASIN SECTION A-A SCALE H: 1"=10' V: 1"=5'

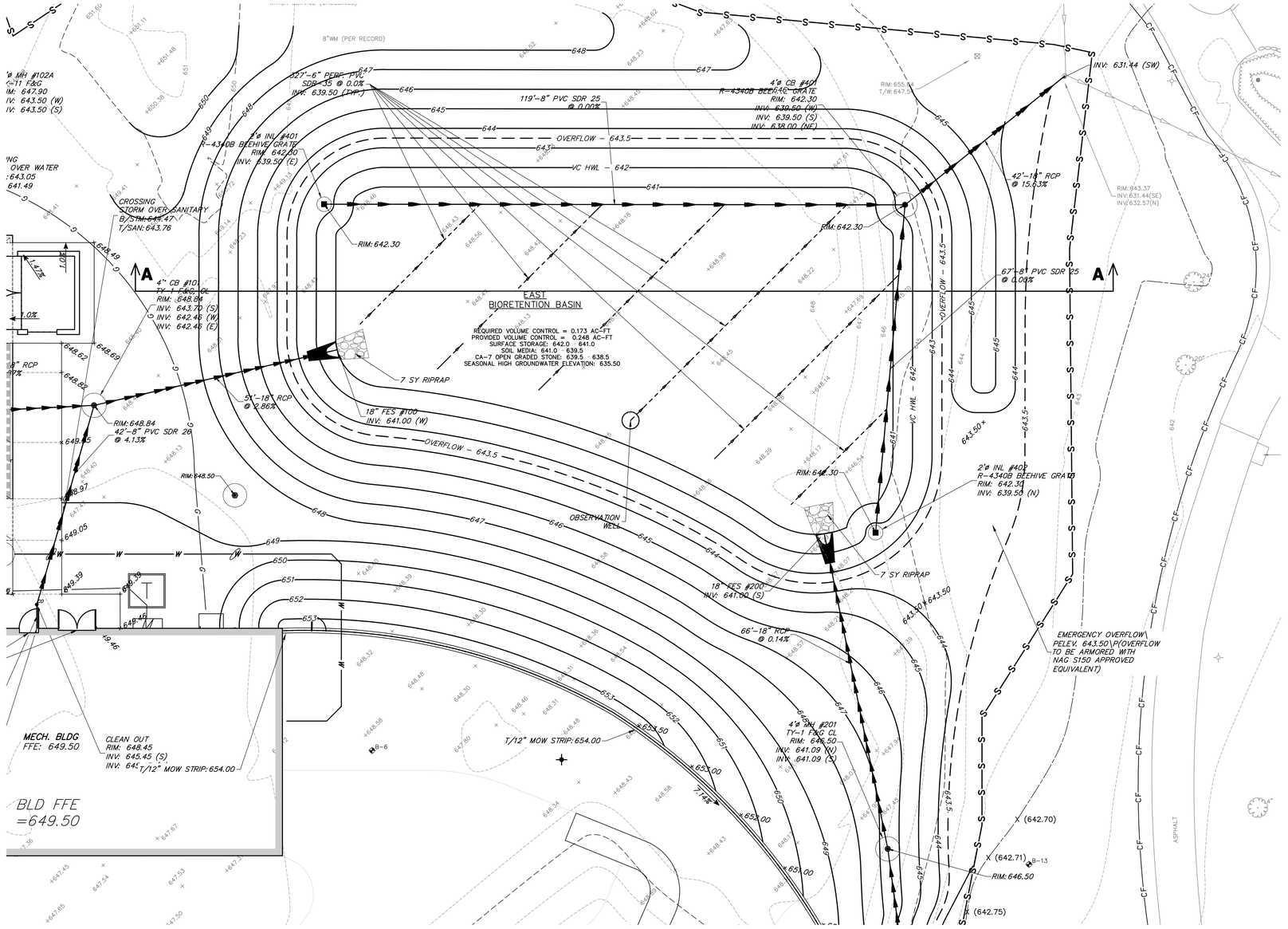
Stormwater Volume Control Volume Calculations - East Bioretention Facility

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume
	High	Low	(feet)	(sf)		Formula	V_d (cf)
Surface Storage	642.00	641.00	1.00	6,729	1.00	1.0 x V_d	6,729
Soil Media (Above Invert)	641.00	639.50	1.50	7,406	0.25	0.5 x 0.25 x V_d	1,389
Coarse Aggregate (Below Invert)	639.50	638.50	1.00	7,406	0.36	0.36 x V_d	2,666
						Total Provided	10,784 (CF)
							0.248 (Ac-Ft)

EAST VOLUME CONTROL REQUIRED: 0.173 (Ac-Ft)
EAST VOLUME CONTROL PROVIDED: 0.248 (Ac-Ft)

NOTE:
1. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED





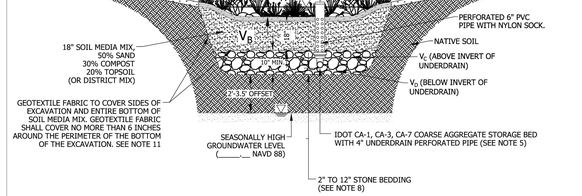
EAST BIORETENTION BASIN SCALE 1"=10'

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

N

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.



BOTTOM OF THE FACILITY: ELEV. _____
SEASONALLY HIGH GROUNDWATER SEPARATION: ELEV. _____ FEET _____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE			1.00	1.00 X V_A	
V_B : SOIL MEDIA MIX			0.25	0.50 X 0.25 X V_B	
V_C : COARSE AGGREGATE (ABOVE INVERT)			0.36	0.50 X 0.36 X V_C	
V_D : COARSE AGGREGATE (BELOW INVERT)			0.36	0.36 X V_D	
				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. CHOKING STONE MAY BE SUBSTITUTED FOR GEOTEXTILE FABRIC, PER APPROVAL BY THE ENGINEER.

NOT TO SCALE
TECHNICAL GUIDANCE MANUAL
10/11/18
BIORETENTION FACILITY DETAIL
STD. DWG. NO.1
PAGE NO.1

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

C21

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SEDIMENTATION AND EROSION CONTROL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REOSION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (ILR10) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.

C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.

D. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.

I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.

K. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

L. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

M. ON-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

N. ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.

O. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

P. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

Q. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES

R. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

S. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

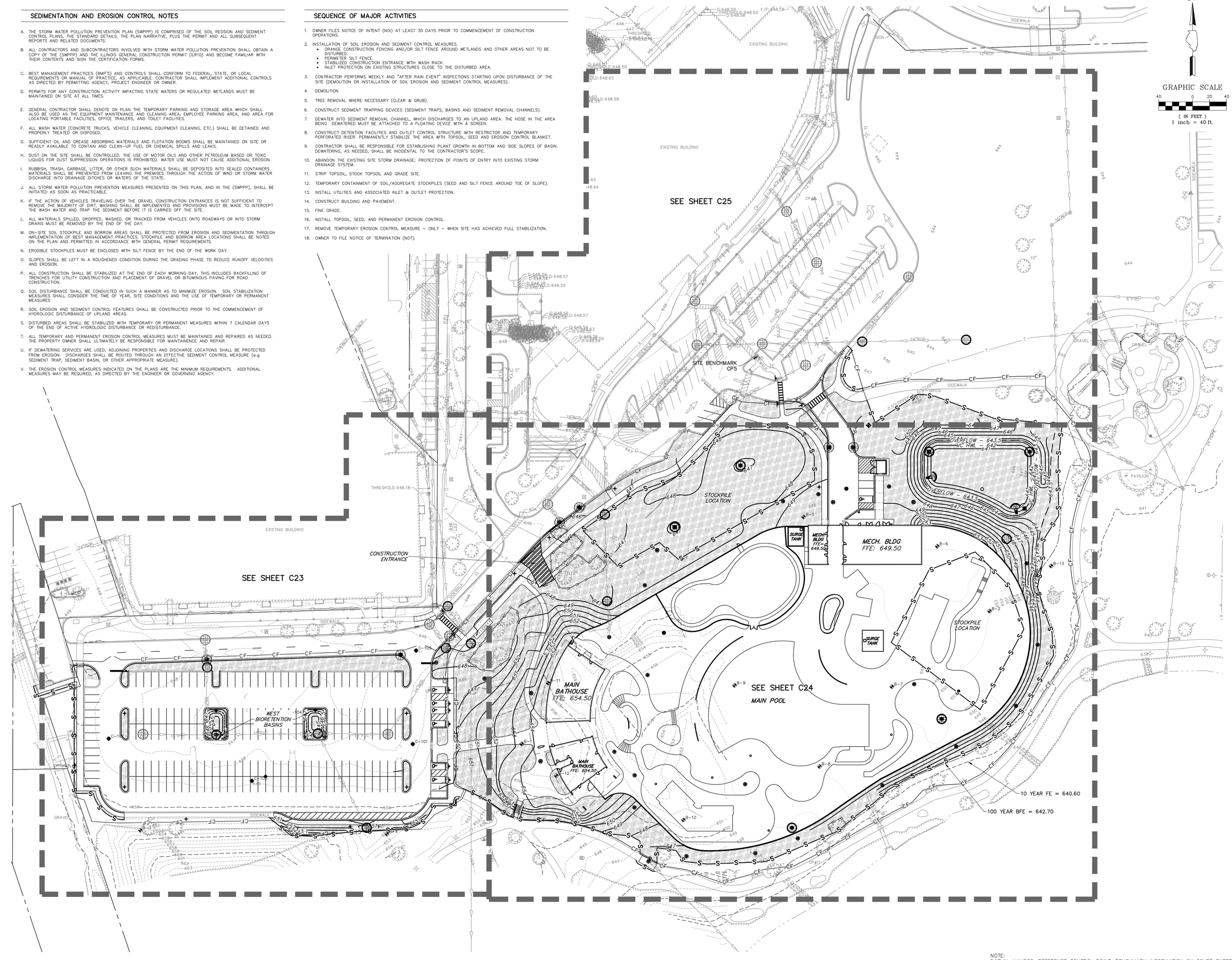
T. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTAINENCE AND REPAIR.

U. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).

V. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

SEQUENCE OF MAJOR ACTIVITIES

1. OWNER FILES NOTICE OF INTENT (NOI) AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.
   - ORANGE CONSTRUCTION FENCING AND/OR SILT FENCE AROUND WETLANDS AND OTHER AREAS NOT TO BE DISTURBED.
   - PERIMETER SILT FENCE.
   - STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK.
   - INLET PROTECTION ON EXISTING STRUCTURES CLOSE TO THE DISTURBED AREA.
3. CONTRACTOR PERFORMS WEEKLY AND "AFTER RAIN EVENT" INSPECTIONS STARTING UPON DISTURBANCE OF THE SITE (DEMOLITION OR INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES).
4. DEMOLITION
5. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
6. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS AND SEDIMENT REMOVAL CHANNELS).
7. DEWATER INTO SEDIMENT REMOVAL CHANNEL, WHICH DISCHARGES TO AN UPLAND AREA. THE HOSE IN THE AREA BEING DEWATERED MUST BE ATTACHED TO A FLOATING DEVICE WITH A SCREEN.
8. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR AND TEMPORARY PERFORATED RISER. PERMANENTLY STABILIZE THE AREA WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PLANT GROWTH IN BOTTOM AND SIDE SLOPES OF BASIN. DEWATERING, AS NEEDED, SHALL BE INCIDENTAL TO THE CONTRACTOR'S SCOPE.
10. ABANDON THE EXISTING SITE STORM DRAINAGE; PROTECTION OF POINTS OF ENTRY INTO EXISTING STORM DRAINAGE SYSTEM.
11. STRIP TOPSOIL, STOCK TOPSOIL AND GRADE SITE.
12. TEMPORARY CONTAINMENT OF SOIL/AGGREGATE STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
13. INSTALL UTILITIES AND ASSOCIATED INLET & OUTLET PROTECTION.
14. CONSTRUCT BUILDING AND PAVEMENT.
15. FINE GRADE.
16. INSTALL TOPSOIL, SEED, AND PERMANENT EROSION CONTROL.
17. REMOVE TEMPORARY EROSION CONTROL MEASURE – ONLY – WHEN SITE HAS ACHIEVED FULL STABILIZATION.
18. OWNER TO FILE NOTICE OF TERMINATION (NOT).



NOTE:
DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.

N

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

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WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
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Project Number	25070
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Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL

C22

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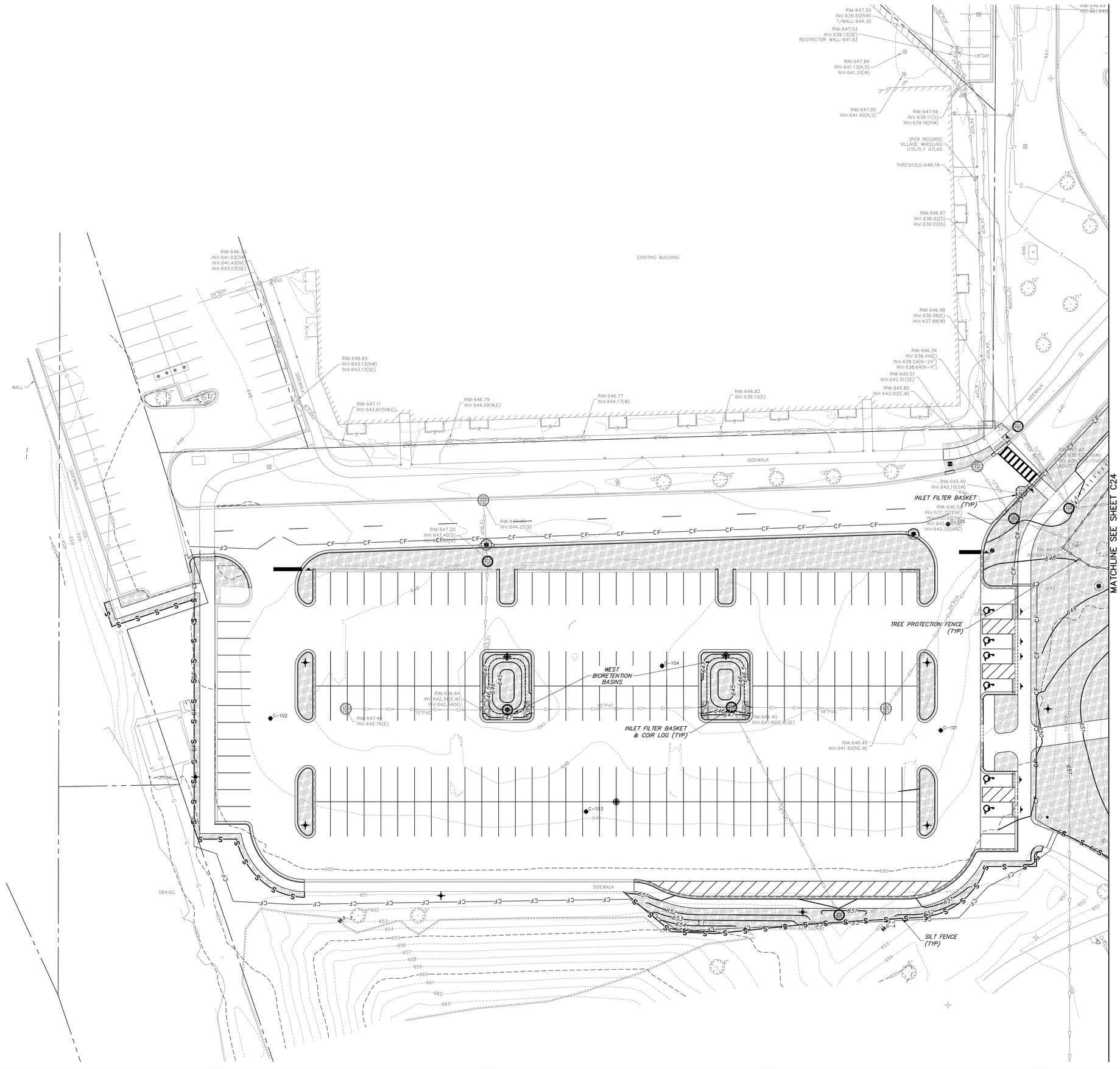

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

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

SESC LEGEND

- TOPSOIL FURNISH AND PLACE, 6" MIN. – EROSION CONTROL BLANKET NAG S75 (WHERE SLOPE IS 5:1 OR GREATER)
- STONE RIP-RAP, GRAD NO. RR3
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE INSTALLATION
- TREE PROTECTION FENCE
- STORM SEWER INLET PROTECTION: – INLET FILTER BASKET
- – INLET FILTER BASKET & COIR LOG
- COIR LOG
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

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SOIL EROSION AND SEDIMENT CONTROL PLAN

C23

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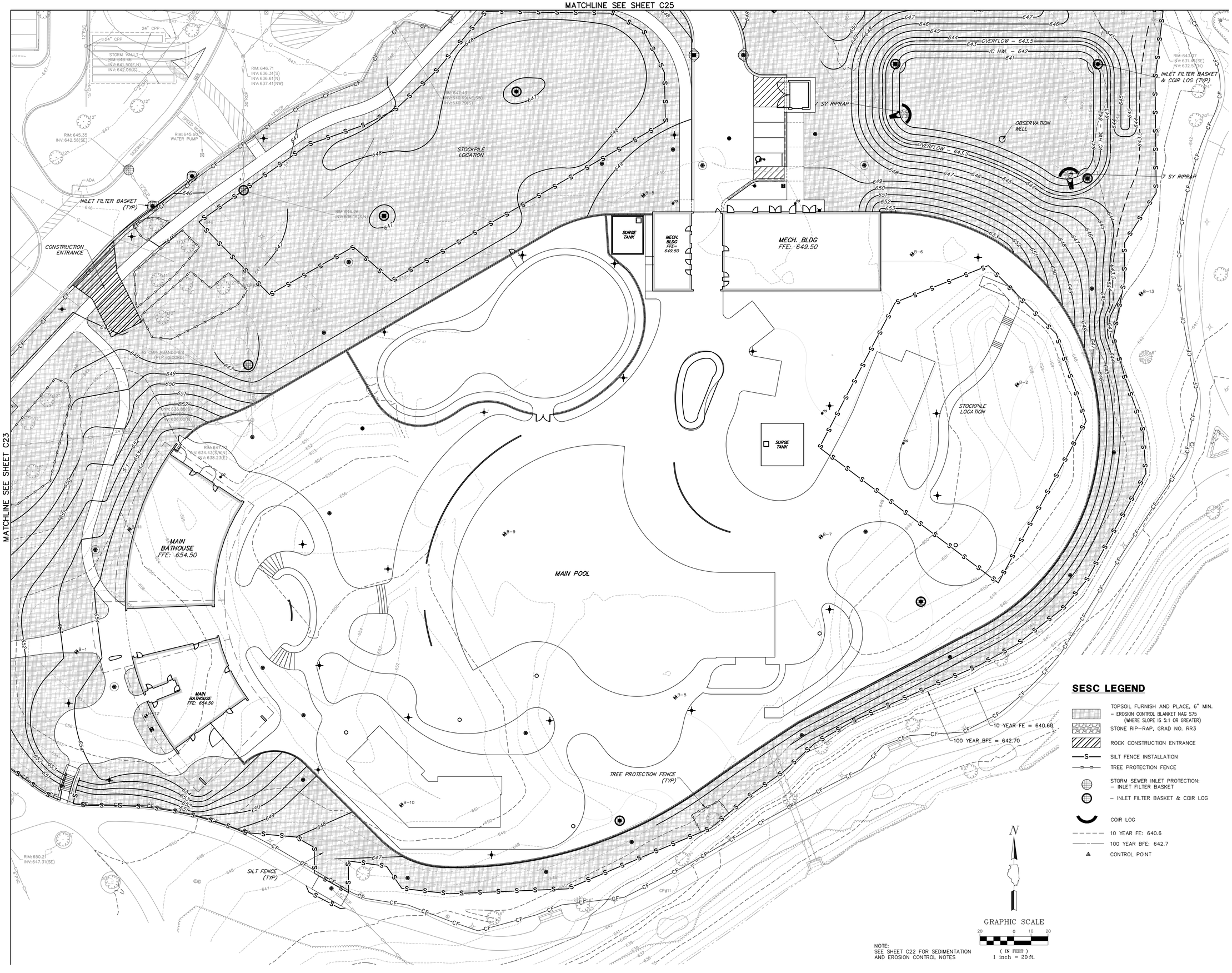
MATCHLINE SEE SHEET C25

MATCHLINE SEE SHEET C23



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- – INLET FILTER BASKET & COIR LOG
- COIR LOG
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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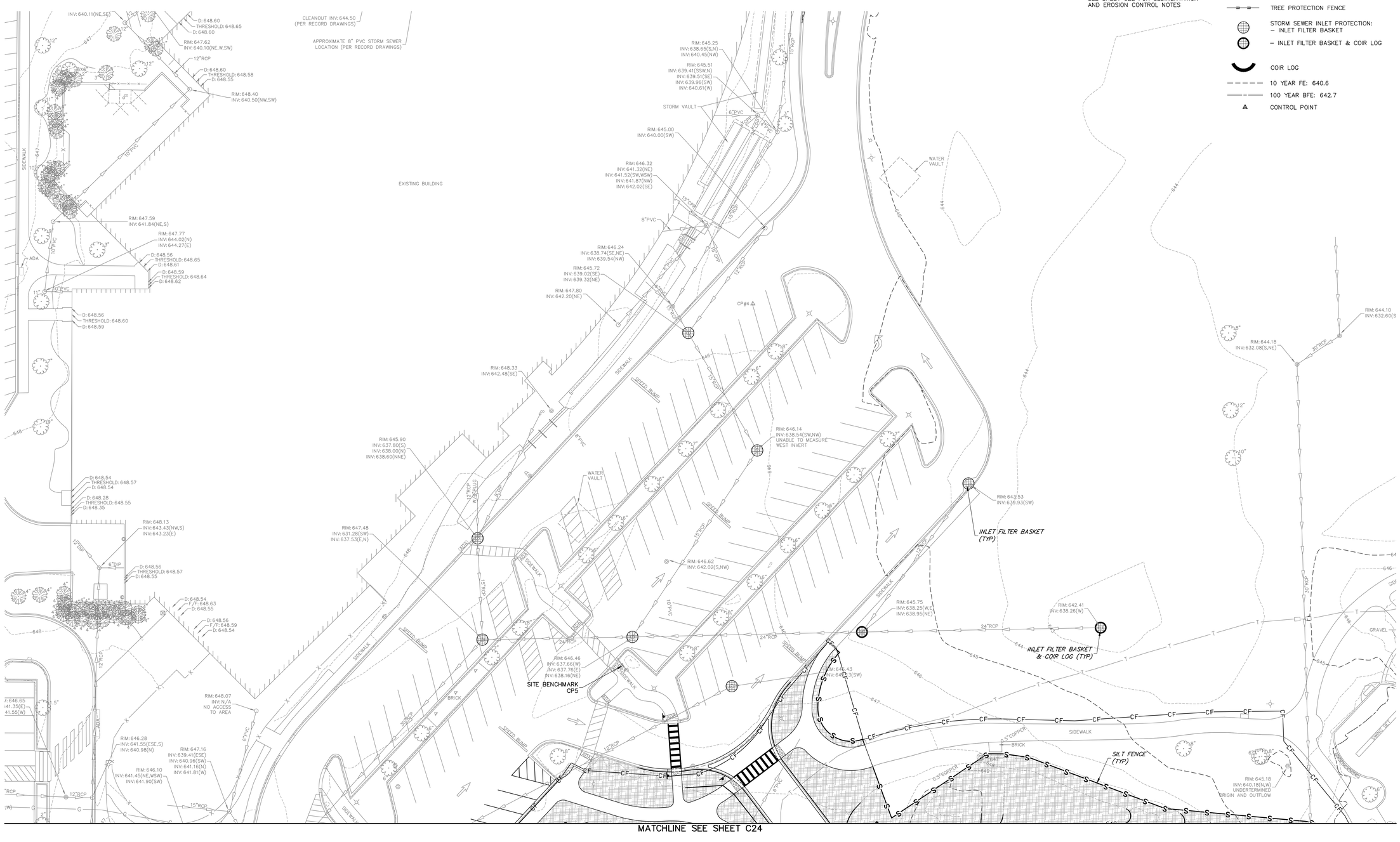

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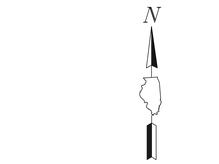

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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PERMIT COVERAGE AND REQUIREMENTS

The management practices, controls and other provisions contained in this Storm Water Pollution Prevention Plan (SWPPP) are at least as protective as the requirements contained in the Illinois Environmental Protection Agency (IEPA) NPDES ILR10 permit, and the Illinois Urban Manual, both latest editions. Requirements specified in plans or permits for this project approved by local officials that are applicable to protecting surface water resources are, upon submittal of a NOI to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in the storm water pollution prevention plan. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for this project.

CONTROL IMPLEMENTATION SCHEDULE

Perimeter controls of the site and stabilized construction entrance shall be installed prior to demolition, clearing and grubbing. Perimeter controls shall be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Existing storm sewer inlets that will function during the construction process should have the sediment control measures installed as indicated prior to land – disturbing activities, including demolition and site clearing. In addition, sediment control measures shall be installed in newly constructed inlets immediately after their installation is complete. Erosion control blanket may be used to stabilize the construction areas where the final grade has been reached but cannot be permanently stabilized due to planting season restrictions. Permanent controls, such as riprap, shall be installed at each storm sewer outfall structure prior to any storm water discharge. Temporary perimeter controls shall only be removed after final stabilization of those portions of the site upward of the perimeter control. Temporary drop-in sediment bags will be installed in all inlets to prevent infiltration of sediment-laden ground water into existing and proposed structures. Sediment bags shall remain in place until placement of base course in paved areas or until vegetation has taken hold. Care shall be taken when removing sediment bags to avoid release of sediment into the storm sewer.

POST CONSTRUCTION STORM WATER MANAGEMENT

Storm water management devices installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed may include storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices). Velocity dissipation devices shall be located (i.e. riprap) at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to the water course so that the natural physical and biological characteristics and functions are maintained and protected. Structural measures should be placed on upland soils to the degree attainable. The contractor is responsible for the installation and maintenance of storm water management measures until final stabilization of the site.

SOIL EROSION AND SEDIMENT CONTROLS

The appropriate soil erosion and sediment controls shall be implemented onsite and shall be modified to reflect the current phase of construction. All damaged or defective temporary sediment and erosion control measures must be repaired or replaced as soon as possible to maintain NPDES compliance.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be installed according to the Standard Practice. The contractor shall be responsible for the installation of any additional erosion and sediment control measures necessary to prevent erosion and sedimentation as determined by the engineer, owner, or permitting authority.

1. Stabilization Practices
Areas that will not be paved or covered with non-erosive material shall be stabilized as indicated on the erosion control plan using procedures in substantial conformance with the Illinois Urban Manual. Stabilization practices may include: temporarily seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, staged or staggered development, and other appropriate measures.

Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

(i) Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
(ii) On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall be described in the SWPPP.

2. Structural Practices
Structural practices will be utilized to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Structural practices should be placed on upland soils to the degree practicable. The installation of these devices may be subject to Section 404 of the CWA.

(i) The following design requirements apply to sediment basins if such structural practices will be installed to reduce sediment concentrations in storm water discharges:
   a. When discharging from the sediment basin, utilize outlet structures that withdraw water from the surface in order to minimize the discharges.
   b. Prevent erosion of the sediment basin using stabilization controls (e.g., erosion control blankets), at the inlet and outlet using erosion controls and velocity dissipation devices.
   c. Sediment basins shall be designed to facilitate maintenance, including sediment removal from the basins, as necessary.

(ii) The following requirements apply to protecting storm drain inlets:
   a. Install inlet protection measures that removes sediment from discharges prior to entry into any storm drain inlet that carries stormwater flow from your site to a water of the U.S., provided you have authority to access the storm drain inlet.
   b. Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there Is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

OFF-SITE VEHICLE TRACKING

A stabilized pad of aggregate underlain with filter fabric shall be located at any point where traffic will be entering or leaving the construction site to or from a public right-of-way, street, alley, sidewalk, or parking area to help reduce vehicle tracking of sediments. Roads shall be swept as needed to reduce excess sediment, dirt or stone tracked from the site. Accumulated sediment and stone shall be removed from the stabilized construction entrance as needed. Water runoff from such washing area shall be periodically inspected and repaired as necessary throughout the life of the project. Vehicles hauling erodible material to and from the construction site should be covered with a tarp. The stabilized construction entrance shall be installed prior to any soil disturbance (including demolition) and removed prior to any paving.

DUST CONTROL

As requested, a water truck will be used to limit the amount of dust leaving the site. The following list of control measures may also be implemented on-site to limit the generation of dust as needed: Sprinkling/irrigation, Vegetative cover, Mulch, Spray-on soil treatments, Tillage, Stone.

WASTE MANAGEMENT

No solid materials, including building materials, shall be discharged to protected natural areas, a storm sewer system or Waters of the State (except as authorized by a Section 404 permit). All waste materials shall be collected and stored in approved receptacles. No wastes shall be placed in any location other than in the approved containers appropriate for the materials being discarded. There shall be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies shall be replaced as soon as possible and the appropriate clean-up procedure shall take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all local, State and Federal regulations. Hazardous material shall not be stored on site. Any hazardous waste should be disposed of in the manner specified by local or State regulation or by the manufacturer.

MATERIAL STORAGE

Materials and or contaminants shall be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area shall be designated for material delivery and storage. All materials kept on-site shall be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSD sheets shall be available for referencing cleanup procedures. Any release of chemicals/contaminants shall be immediately cleaned up and disposed of properly. Contractors shall immediately report all spills to the Primary Contact, who shall notify the appropriate agencies, if needed. To reduce the risks associated with hazardous materials on-site, hazardous products shall be kept in original containers unless they are not re-sealable. The original labels and MSD data shall be retained on-site at all times. Hazardous materials and all other materials on-site shall be stored in accordance with manufacturer's MSDS specifications. When disposing of hazardous materials, follow manufacturers' or local and State recommended methods on Local, State and Federal regulations.

DE-WATERING OPERATIONS

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State or to a storm sewer system. Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water with a screen in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (i.e. stone) on a stabilized surface, sediment filter bag on a stabilized surface or a sediment removal channel. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional erosion control and sediment control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

SANITARY FACILITIES

To the extent practicable, sanitary facilities shall be located at a minimum 8 feet behind the curb and gutter of the internal roads and be located in an area that does not drain to any protected natural area, Waters of the State or storm water structures. Sanitary facilities shall be anchored to the ground to prevent tipping over. Sanitary facilities located on impervious surfaces shall be placed on top of a secondary containment device or be surrounded by a control device (i.e. gravel-bag berm).

CONCRETE WASTE MANAGEMENT

Concrete mixer trucks shall only perform washouts in designated areas. Concrete waste or washout is not allowed in the street or allowed to reach a storm water drainage system or watercourse. A sign shall be posted at each location to identify the washout. Concrete washout areas should be located at least 50 feet from a storm water drainage inlets or watercourse. Concrete washout areas shall be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance as detailed on the erosion control plan shall be installed at each washout area. The washout areas shall be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material shall be picked up and disposed of properly when 75% of the capacity is reached. Hardened concrete can be properly recycled and reused on-site or hauled off-site to an appropriate facility.

SPILL PREVENTIONS

Discharges of hazardous substances or oil caused by a spill are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site shall have the capacity to control, contain and remove spills if they occur. Spills shall be cleaned up immediately in accordance with MSD sheets and shall not be buried on-site or washed into storm sewer drainage inlets, drainageways or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117 or 302) shall be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on federal Reportable Quantities for materials. Spills of toxic or hazardous materials shall be reported to the appropriate State or local government IEPA, regardless of size. When cleaning up a spill, the area shall be kept well ventilated and appropriate personal protective equipment shall be used to minimize injury from contact with a hazardous substance.

In addition to proper Waste Management, Concrete Waste Management, Concrete Cutting, Vehicle Storage and Maintenance, Material Storage and Sanitary Station protection, the following minimum practices shall be followed to reduce the risk of spills:
- Petroleum products shall be stored in tightly sealed and clearly labeled containers.
- All paint containers shall be tightly sealed and stored when not required for use. Excess paint shall be disposed of according to the manufacturer's instructions or State and local regulations and shall not be discharged to the storm sewer.
- Contractors shall follow manufacturers' recommendations for proper use and disposal of materials.

CONCRETE CUTTING

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting shall not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned up and disposed into the concrete washout facility described above.

VEHICLE STORAGE AND MAINTENENCE

When not in use, vehicles utilized in the development operations of the site shall be stored in a designated upland area away from any natural or created watercourse, pond, drainage-way or storm drain. Whenever possible, vehicle maintenance, fueling, and washing will occur off-site. If allowed on-site, vehicle maintenance (including both routine maintenance as well as on-site repairs) shall be made within the designated area to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads shall be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents or other vehicle fluids. Construction vehicles shall be inspected frequently to identify any leaks. Leaks shall be repaired immediately, or the vehicle should be removed from the site. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer MSDS instructions. Contractors shall immediately report spills to the Primary Contact.

NON-STORM WATER DISCHARGES

Authorized Discharges

The following non-storm water discharges may be authorized by this permit provided the non-storm water component of the discharge is in compliance with Part IV.D.6 (Non-Storm Water Discharges) of the ILR10 permit:
- Discharges from firefighting activities
- Water main flushing
- Fire hydrant flushing
- Watering for Dust Control
- Irrigation drainage for vegetative growth for seeding, etc.
- Uncontaminated groundwater

The pollution prevention measures described below will be implemented for non-storm water components of the discharge:
- The fire hydrant and water main should not be flushed directly on the exposed area or subgrade of the pavement. Hoses should be used to direct the flow onto a stabilized area.
- Erosion due to irrigation of seeding shall be minimized.

Prohibited Discharges

The following non-storm water discharges are prohibited by this permit:
- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, detergents
- Toxic or hazardous substances from a spill or other release

DISCHARGES TO RECEIVING WATERS WITH AN APPROVED TMDL

Discharges to waters for which there is an approved Total Maximum Daily Load (TMDL) waste load allocation for sediment or a parameter that addresses sediment (total suspended solids, turbidity or siltation) are not eligible for coverage under the ILR10 permit unless the owner/operator develops and certifies a SWPPP that is consistent with allocations listed in the TMDL. To be eligible for coverage under the ILR10 permit, operators must incorporate into their SWPPP any conditions and/or Best Management Practices (BMPs) applicable to their discharges necessary for consistency with the TMDL within any timeframes established in the TMDL. If a specific numeric allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet it.

INSPECTIONS

Qualified personnel (provided by the permittee or contractor- see Table 1.) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days, and within 24 hours of the end of a storm or by the end of the following business or work day that is 0.5 inches or greater.
- Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions (when ground and/or air temperatures are at or below 32°F). Weekly inspections will recommence when construction activities are conducted, or if there is a 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.
- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Based on the results of the inspection, the description of potential pollutant sources identified in the SWPPP and the pollution prevention control measures identified in the SWPPP shall be revised as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The reports shall be signed in accordance with Part VI.G (Signatory Requirements) of this permit. Any flooding or other unsafe conditions that delay inspections shall be documented in the inspection report.
- The permittee (or qualified inspector) shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit.
- The permittee (or qualified inspector) shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance. Corrective actions must be undertaken immediately to address the identified non-compliance issue(s).
- All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements).
- After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of noncompliance shall be mailed to the IEPA at the following address:

  Illinois Environmental Protection Agency
  Division of Water Pollution Control
  Compliance Assurance Section
  1021 North Grand Avenue East
  Post Office Box 19276
  Springfield, Illinois 62794-9276

CORRECTIVE ACTIONS

The Contractor must take corrective actions to address any of the following conditions identified on site:
(i) A stormwater control needs repair or replacement
(ii) A stormwater control necessary to comply with the requirements of this permit was never installed or was installed incorrectly.
(iii) Site discharges are causing an exceedance of applicable water quality standards.
(iv) A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within seven (7) days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the stormwater control(s) and making it operational as soon as feasible after the 7-day timeframe.

RECORDKEEPING

The permittee shall retain copies of the SWPPP and all reports and notices required by the ILR10 permit, and records of all data used to complete the Notice of Intent to be covered by the ILR10 permit, for a period of at least three years from the date that the permit coverage expires or is terminated unless extended by request of the IEPA. In addition, the contractor shall retain a copy of the SWPPP required by the ILR10 permit at the construction site from the date of project initiation to the date of final stabilization.

LOG OF MAJOR GRADING AND CONSTRUCTION ACTIVITIES

A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in this SWPPP.

KEEPING PLANS CURRENT

The permittee or contractor shall amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for discharge of pollutants to Waters of the State and which has not otherwise been addressed in the SWPPP or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP by signing the contractor's certification statement. The SWPPP and site map must be modified within 7 days for any changes to construction plans, stormwater controls or other activities at the site that are no longer accurately reflected in the SWPPP. Any revisions of the documents for the SWPPP shall be kept on site at all times.

FINAL STABILIZATION

Final Stabilization has occurred when all soil disturbing activities at the site have been completed, and either of the two following conditions have been met:

(i) A uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
(ii) Equivalent permanent stabilization measures (such as the use of riprap, gabions or geotextiles) have been employed.

For individual lots in residential construction, final stabilization has occurred when either:

(i) The homebuilder has completed final stabilization as specified above, or
(ii) The homebuilder has established temporary stabilization including perimeter controls for individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need to, and the benefits of, final stabilization.

When the site has been finally stabilized and all storm water discharges from construction sites that are authorized by the ILR10 permit are eliminated, the permittee of the facility must submit a completed Notice of Termination that is signed in accordance with Part VI.G (Signatory Requirements) of the ILR10 permit. Elimination of storm water discharges associated with industrial activity means that all disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all storm water discharges associated with construction activities from the identified site that are authorized by a NPDES general permit have otherwise been eliminated.

BMP Operation and Maintenance

Silt Fence

Silt fences shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

Silt fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Should the fabric decompose or become ineffective prior to the end of the expected usable life and the fence still is necessary, the fabric or the entire system shall be replaced promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the silt fence.

Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, a seedbed prepared, and the site vegetated.

Stabilized Construction Entrance

The entrance shall be maintained in a condition that will prevent tracking of sediment onto public right-of-ways or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public right-of-ways must be removed immediately. Periodic inspection and needed maintenance shall be provided after each rain.

Inlet Protection

Each inlet protection practice or device shall be inspected after every runoff event. Accumulated sediment shall be removed per manufacturers' directions but not less than when the capacity for sediment storage has been reduced by half. Sediment that has been removed shall be placed such that it will not reenter the storm drain system.

Repairs or replacement of inlet protection devices shall be made immediately.

For devices to be kept in place in the winter season, areas shall be cleared of any sediment accumulation and prepared or protected for snow removal operations.

Inlet protection practices shall be removed upon job completion.

Erosion Control Blanket

Inspect all erosion control blankets periodically and after rainstorms to check for damage due to water running under the blanket or if the blankets that have been displaced by wind. Any areas where water seeped under the blanket, more staples may be needed per given area or more frequent anchoring trenches installed with better compaction. If significant erosion has occurred under the blanket, regrading and reseeding may also be necessary. Any erosion control blankets that have been displaced will need to be re-installed and re-stapled. This may indicate that the wrong type of blanket was chosen. One may need to revisit the site characteristics and then select a different type of erosion control blanket or chose a different practice.

Temporary Concrete Washout Facility

Temporary concrete washout facilities shall be maintained to provide adequate holding capacity with a minimum freeboard of 100 mm (4 in.) for above grade facilities and 300 mm (12 in.) for below grade facilities. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete or slurry and returning the facilities to a functional condition.

Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is two-thirds full.

Temporary concrete washout facilities shall be inspected for damage (e.g. tears in plastic liner, missing sand bags, etc.). Damaged facilities shall be repaired promptly.

Portable Sediment Tank

The tank shall be cleaned out when one-third of the storage volume is filled with sediment. All sediment collected in the tank shall be disposed of in an approved sediment trapping device (i.e. temporary sediment trap) or on the construction site or as approved by the engineer/inspector.

Temporary Sediment Trap

Inspect temporary sediment traps after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment to slightly above the design grade. Any rip rap displaced from the spillway must be replaced immediately.

After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

Ditch Check (Manufactured)

Manufactured ditch check shall be inspected every 7 days and after each 1/2" rainfall or snow equivalent.

Sediment shall be removed from the upstream of the ditch check when sediment has reached one-half the height of the ditch check. Inspect any fabric for tears or dislodging after the sediment is removed and repair or replace immediately. Additional requirements may apply per manufacturer specifications or permit requirements.

Products shall be maintained in same condition as when installed. Rolled erosion control ditch checks must be replaced whenever tears, splits, unraveling or compressed straw or excelsior is apparent.

Any fabric used as a base or apron underneath the plastic permeable or synthetic porous runoff control structure ditch checks that is torn or dislodged must be replaced or repaired.

Remove debris (litter, cornstalks) when observed.

Water or sediment going around the ditch check indicates incorrect installation or maintenance is required. The flow of water over the center of the ditch check or through the device must be reestablished. The manufactured ditch check may need length up the side slope, sediment removed from pores, or the flow velocities are too great for the type of ditch check.

Manufactured ditch checks are not designed to be a part are not designed to be part of the permanent storm water management system. Their material components are not conducive to being incorporated into soils once they have reached their useful life.

Remove manufactured ditch checks once all upslope areas are stabilized, and swale or ditch stabilization is complete. The biodegradable form of plastic permeable ditch checks can be left in place on top of the permanent stabilization such as blankets to provide velocity reductions, provided they are not a hazard to mowing operations. Vegetated ditch checks may remain in place within the ditch or swale if permanent vegetation is desired such as in the case of establishing a vegetated swale.

Rock Check Dam

On active construction sites, the rock check dams shall be inspected at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. If any erosion has taken place around the or below the rock check dam or if rocks have been dislodged, repairs shall be made to prevent further damage. Sediment shall be removed once has accumulated to one-half the height of the rock check dam. The center of the rock check dam shall also be inspected periodically to ensure that the center of the dam is lower than the sides.

Unless they will be incorporated into permanent stormwater management control, rock check dams must be removed when useful life has been completed. In temporary ditches and swales, rock check dams should be removed, and the ditch filled in when they are no longer needed. In permanent structures rock check dams should be removed when the grass has matured sufficiently to protect the ditch or swale. The area beneath the rock check dams should be seeded and mulched immediately after they are removed.

For rock check dams that are made a part of stormwater management control, regular inspections should be made to see if any erosion has occurred around or below the dam and if any rock has been dislodged. Immediately make all needed repairs to prevent further damage. If sediment trapping is to be a continuing function of the rock check dam, the sediment shall be removed when it has accumulated to one-half the depth of the rock check dam.

Rock Outlet Protection

Inspect outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs.

Dewatering

The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water.

1. Inspections shall be conducted to ensure proper operation and compliance with any permits or water standards.
2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required.
3. Outlet areas shall be checked, and repairs shall be made in a timely manner, as needed.
4. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment.
5. Dewatering bags shall be stopped and replaced when half full of sediment or when the pump discharge has reduced to an impractical rate.
6. If the receiving area is showing any signs of cloudy water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed.
7. Sediment shall be disposed in accordance with all applicable laws and regulations.

Discharges from Dewatering Activities

Discharges from dewatering activities, including from dewatering of trenches and excavations, are allowable if managed by appropriate controls:
- Dewatering discharges shall be treated or controlled to minimize discharge of pollutants.
- The discharge shall not include visible floating solids or foam.
- An oil-water separator (or suitable filtration device) shall be used to treat oil, grease, or other similar products if dewatering water is found to contain these materials.
- To the extent feasible, use vegetated, upland areas of the site to infiltrate dewatering water before discharging.
- Backwash water (water used to clean any filters used as part of stormwater treatment) must be properly treated or hauled off site for disposal.
- Dewatering treatment devices shall be properly maintained as described above.

Natural Buffers

For any stormwater discharges from construction activities within 50 feet of a Waters of the United States, except for activities for water-dependent structures authorized by a Section 404 permit, the permittee shall:
(i) Provide a 50-foot undisturbed natural buffer between the construction activity and the Waters of the United States; or
(ii) Provide additional erosion and sediment controls within that area.

TABLE 1

ACTION	RESPONSIBLE PARTY
Provide qualified personnel for weekly and 0.5 inch rain event inspections	Contractor ☐ Permittee/Owner ☐
Install and maintain erosion control practices and address Corrective Actions	Contractor ☐

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

STORMWATER POLLUTION PREVENTION PLAN NOTES

C26

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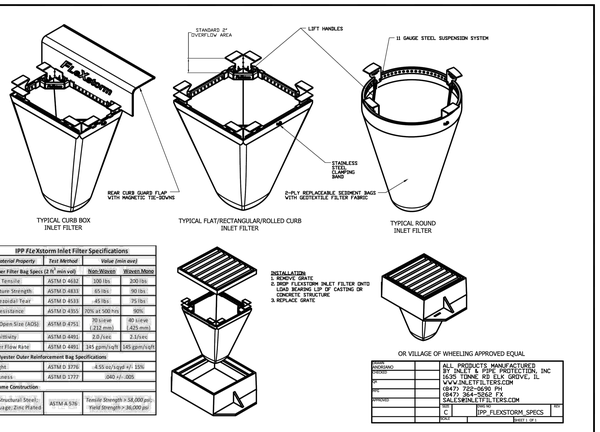
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE, SHEET IS ANSI D

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR PRINTING PURPOSES



IPP FLEXstorm Inlet Filter Specifications

Material Property	Test Method	Value (min ave)	
> Inner Filter Bag Spec (2 ft² min roll)		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%
Appl Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.5/sec
Water Flow Rate	ASTM D 4491	145 gpm/sq ft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.50 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/-.005	
> Frame Construction			
AISI Structural Steel, 11 Gauge, Zinc Plated	ASTM A 536	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

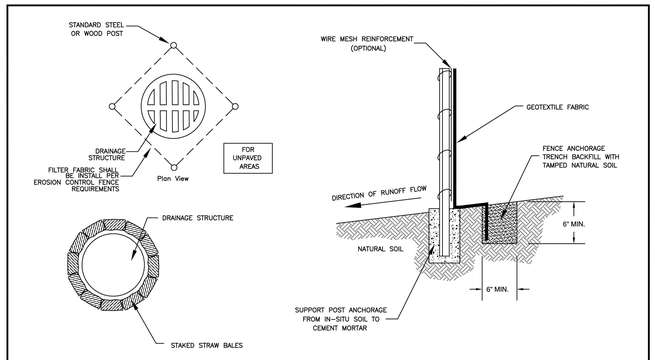
OR VILLAGE OF WHEELING APPROVED EQUAL

NONE		ALL PRODUCTS MANUFACTURED BY: INLET & PIPE PROTECTION, INC
ZONING		6635 TOWNE RD ELK GROVE, IL
PC		WWW.INLETPROTECTION.COM
ENG.		(847) 722-0090 PH
DRAWING		(847) 364-5262 FX
		SALES@INLETFILTERS.COM
		IPP_FLEXSTORM_SPECS
		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

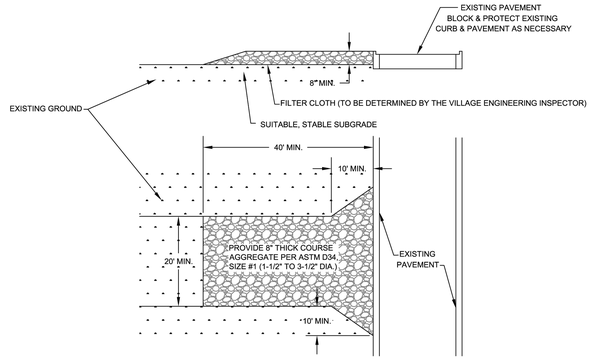
Inlet Protection Details

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

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.	09-07-00 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.	12-20-18 INLET PROTECTION	



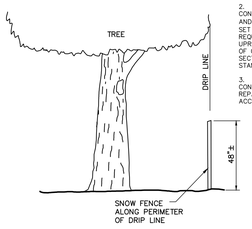
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	P.F.	06-16-99	ERO-4
FILE LOCATION	C.J.C.	10-01-08 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			

NOTES:

1. EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND PROHIBIT VEHICULAR TRAFFIC OR EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE.
2. SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "TEE" POSTS SET AT MAX. 15' INTERVALS, OR AS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION, IN CONFORMANCE WITH SECTION 201.05a OF THE HIGHWAY STANDARDS.
3. TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.



ELEVATION

03.15.2016

TREE PROTECTION FENCING DETAIL

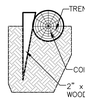
NOTES:

1. DO NOT SCALE DRAWING.
2. REFER TO MANUFACTURER'S PRODUCT SPECIFICATIONS TO ENSURE QUALITY OF THE PRODUCTS

PLAN VIEW



SECTION VIEW



DROP INLET OR MANHOLE
INLET PROTECTION FOR DROP INLETS OR MANHOLES

* USE 9LB DENSITY 12" DIAMETER, 20' LONG COIR LOG POLYNET FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE COIR LOG AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH COIR TWINE. USE 2"x2"x24" WOODEN STAKES SPACED 3' APART TO HOLD DOWN LOG POLYNET.

MAINTENANCE
1. CLEAN OUT SEDIMENT BEHIND LOG WHEN ½ FULL
2. RESECURE LOOSE LOGS
3. REPLACE LOGS AS NEEDED
4. REMOVE WHEN NOT NEEDED

03.15.2016

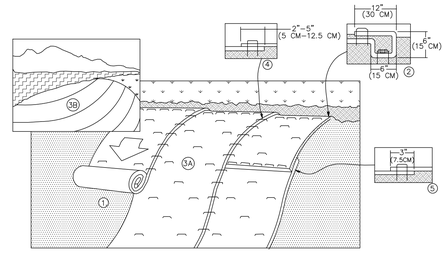
COIR ROLL DETAIL INLET PROTECTION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

NOTE:

*IN LOOSE SOIL, CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



STAPLE PLACEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE STAPLE PATTERN GUIDES FOR ACTUAL RECOMMENDED PLACEMENTS.

03.15.2016

EROSION CONTROL BLANKET SLOPE INSTALLATION

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL DETAILS

C27

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File Location: G:\95005987.151 Wheeling RD Aquatic Cnt\95987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pawalek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.

2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

3. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..

5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

6. WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

9. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.

10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

UTILITY NOTES

1. UNDERGROUND WORK SHALL INCLUDE TRENCHING, DISPOSAL OF EXCESS MATERIAL, DEWATERING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCLUDED TO THE COST OF THE CONTRACT. ALL SEWER SHALL BE INSTALLED USING A LASER AND BEGIN AT THE DOWNSTREAM END.

2. MACHINE CORE ALL CONNECTIONS TO EXISTING STRUCTURES USING A CORE DRILL. HAMMERING OR SAWING OF STRUCTURES WILL NOT BE ALLOWED.

3. SANITARY SERVICE CONNECTIONS TO NEW SEWERS SHALL BE MADE WITH WYE BRANCHES. WYE BRANCHES SHALL BE FACTORY MANUFACTURED PERMANENTLY AFFIXED TO THE MAIN SEWER. TEE BRANCHES ARE NOT ALLOWED.

4. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

5. ALL CONNECTIONS TO EXISTING OR DISSIMILAR STORM/SANITARY LINES SHALL BE DONE WITH STAINLESS STEEL NON-SHEAR COUPLINGS.

6. STONE BEDDING AND BACKFILL SHALL BE OMITTED FOR A DISTANCE OF 15 FEET UP AND DOWNSTREAM OF SEWERS DRAINING TO OR FROM PONDS OR STREAMS. THE REPLACED BEDDING SHALL BE SILTY CLAY SOIL MECHANICALLY COMPACTED TO 90% MODIFIED PROCTOR DENSITY. THE USE OF PERMEABLE SOILS WILL NOT BE PERMITTED.

7. ALL WATER MAIN SHALL HAVE MECHANICAL RESTRAINED TYPE JOINTS AT ALL CONNECTIONS AND FITTINGS. IN ADDITION, ALL HARDWARE SHALL BE STAINLESS STEEL.

8. THRUST BLOCKING SHALL BE PROVIDED ON WATER MAIN AT ALL BENDS, TEES, ELBOWS, ETC. INDIVIDUAL INSPECTION FOR ALL THRUST BLOCKING IS REQUIRED. THRUST BLOCKING SHALL BE POURED IN PLACE CONCRETE. PRECAST BLOCKS MAY BE USED AS APPROVED BY THE ENGINEER IN THE FIELD.

9. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER. ALL DOWNSPOUTS, SIDE YARD DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. FOOTING DRAINS SHALL FIRST DRAIN TO A SUMP PIT.

PROJECT SPECIFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT INCLUDE; CRITICAL SPOT GRADES SUCH AS OVERFLOW ELEVATIONS, SPOT ELEVATIONS NEAR ENTRANCES, SPOT ELEVATIONS ALONG THE DESIGNATED ADA ROUTE, SUFFICIENT INFORMATION SUCH THAT THE ENGINEER MAY VERIFY DETENTION VOLUMES, RIM AND INVERT ELEVATIONS OF ALL SEWERS, RIM AND TOP OF PIPE ELEVATIONS OF ALL WATER MAIN, LOCATIONS OF ALL INSTALLED UNDERGROUND UTILITIES, LOCATIONS OF ALL BURIED BENDS AND FITTINGS AND ALL FIELD CHANGES FROM THE APPROVED DRAWINGS.

2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.

3. ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.

4. ALL PUBLIC WATER MAINS AND SANITARY SEWER MAINS MUST BE ACCEPTED BY THE VILLAGE OF WHEELING PUBLIC WORKS DEPT.

5. THE SEWER AND WATER CONTRACTOR SHALL BE REQUIRED TO BE LICENSED AND BONDED WITH THE VILLAGE OF WHEELING BEFORE WORK IS STARTED.

6. CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING (847) 459-2620 AND THE PROJECT ENGINEER (630-701-4242) AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.

7. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.

8. THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.

9. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL TO ADEQUATELY INFORM AND PROTECT THE PUBLIC OF ALL CONSTRUCTION OPERATIONS.

11. STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED

12. PRIOR TO PLACEMENT OF FABRIC AND STONE, THE SUBGRADE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER. PROOF-ROLLING SHALL BE DONE USING A THREE AXLE DUMP TRUCK TOGETHER WITH LOAD WEIGHING AT LEAST TWENTY-FIVE (25) TONS. THE LOAD SHALL BE UNIFORMLY PLACED IN THE DUMP BODY. ALL DEFICIENCIES SHALL BE REPAIRED AND RE-PROOF-ROLLED UNTIL FOUND ACCEPTABLE TO THE ENGINEER.

13. CRUSHED CONCRETE IS NOT PERMITTED FOR USE ON THE PROJECT UNLESS PRIOR WRITTEN NOTICE IS GIVEN BY THE ENGINEER.

14. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.

15. ALL CONNECTIONS TO EXISTING STORM MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

16. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH APPLIED WITHIN 1 HOUR OF FINAL STRIKING.

17. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL SIDEWALKS, CURBS AND POST FOUNDATIONS SHALL BE CLASS SI 3,500 PSI @ 14 DAYS. ALL PAVEMENT SHALL BE CLASS PV 3,500 PSI @ 14 DAYS. WHERE NOTED ON THE PLANS HIGH EARLY CONCRETE SHALL BE CLASS PV TYPE III 3,500 PSI CONCRETE @ 3 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.

18. ALL CONCRETE SHALL HAVE A WHITE, IDOT TYPE 3 CURING COMPOUND APPLIED TO THE SURFACE WITHIN 1 HOUR OF FINAL STRIKING AT THE MANUFACTURER RECOMMENDED APPLICATION RATE.

19. 3/4" THICK PRE-MOLDED FIBER EXPANSION JOINTS WITH 2 , 3/4" x 18" PLAIN ROUND, STEEL DOWEL BARS SHALL BE INSTALLED IN ALL CURBS AT (45') FORTY-FIVE FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. ALL EXPANSION JOINTS MUST BE FREE OF CONCRETE FOR FULL DEPTH. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS.

20. UNLESS OTHERWISE NOTED ON THE PLANS WHENEVER NEW CONCRETE ABUTS EXISTING/ OR NEW CONCRETE SET A 1/2" THICK PRE-MOLDED FIBER EXPANSION JOINT AND DOWEL WITH SMOOTH 12" #4 BARS @ 24" O.C. THIS INCLUDES CONCRETE POURED ADJACENT TO EXISTING SIDEWALKS, CURBS AND BUILDING. THE DOWEL BARS SHOULD BE 4" INTO EXISTING CONCRETE WITH 8" EXTENDING INTO NEW CONCRETE.

21. ALL DOWEL BARS AND TIE BARS SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.

22. ALL PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL SUBGRADE IN LAWN AREAS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL TOPSOIL AND SUBGRADE 6" BELOW TOPSOIL SHOULD BE COMPACTED TO 80% STANDARD PROCTOR DENSITY (ASTM D-698)

23. SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

24. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ILLINOIS SUPPLEMENT OR ILLINOIS DEPARTMENT OF TRANSPORTATION DETAILS.

25. ALL SIGNAGE NOT ATTACHED TO SIGNAL OR LIGHTING POLES SHALL BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS WITH BREAKAWAY BASES IN ACCORDANCE WITH SECTION 728.

26. ALL SIGNAGE SHALL HAVE TYPE ZZ SHEETING.

SPECIAL PROVISIONS

CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) MATERIAL DISPOSAL

WORK UNDER THIS ITEM SHALL BE PERFORMED IN COMPLIANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) GUIDELINES IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MAKE ALL ARRANGEMENTS FOR COORDINATION AND SUBMISSION OF THE NECESSARY DOCUMENTS WITH THEIR CHOSEN CCDD OR OTHER SUITABLE DISPOSAL FACILITY. WRITTEN CONFIRMATION OF PRELIMINARY APPROVAL MUST BE PROVIDED FROM THE DISPOSAL FACILITY AND CONFIRMED BY THE OWNER AS ACCEPTABLE. ALL SURPLUS, CLEAN MATERIAL GENERATED FROM THE CONTRACTOR'S ACTIVITIES MUST BE DISPOSED OF AT AN IEPA PERMITTED CCDD OR OTHERWISE ACCEPTABLE FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DOCUMENTATION TO THE OWNER FOR EACH LOAD HAULED OFF-SITE SHOWING THE QUANTITY OF MATERIAL AND THE LOCATION THE MATERIAL WAS DISPOSED OF. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES INCURRED COMPLYING WITH THESE REQUIREMENTS INCLUDING BUT NOT LIMITED TO; DELAYS, INCONVENIENCE, OR INTERRUPTIONS IN THE WORK RESULTING FROM COMPLIANCE WITH THESE REQUIREMENTS. ALL COSTS ASSOCIATED WITH MATERIAL TESTING AND DISPOSAL SHALL BE INCLUDED IN THE COST OF THE CONTRACT.

AS-BUILT DOCUMENTS

THE CONTRACTOR IS REQUIRED TO SUBMIT "AS-BUILT PLANS", i.e. - RECORD DRAWINGS OF ALL PROJECTS THAT INCLUDE THE INSTALLATION OF STORM SEWER, SANITARY SEWER, WATERMAIN AND WATER SERVICES, STORMWATER MANAGEMENT FACILITIES AND SITE GRADING. THE EXISTING ELEVATIONS SHALL BE LINED-THROUGH AND THE AS-CONSTRUCTED GRADES WRITTEN NEXT TO THEM. THE "AS-BUILT PLANS" MUST BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR AND/OR A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO GHA FOR REVIEW. THE AS-BUILT PLANS SHALL FURTHER:

A. SHOW THE RIM AND INVERT ELEVATIONS FOR ALL MANHOLES, CATCH BASINS, INLETS AND FLARED END SECTIONS.

B. WHEN SURFACE DETENTION IS PROVIDED ON A PAVED SURFACE SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME AND HIGH-WATER ELEVATION WAS ACHIEVED.

C. WHEN SURFACE DETENTION IS PROVIDED IN A DETENTION OR RETENTION POND, SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME WAS ACHIEVED. THE AS-CONSTRUCTED GRADES SHALL INCLUDE THE TOP OF THE BERM AND EMERGENCY OVERFLOW.

D. RESTRICTOR STRUCTURES SHALL BE LOCATED AND THE SIZE, TYPE AND ELEVATION OF THE RESTRICTOR SHALL BE PROVIDED ALONG WITH ANY INTERIOR OVERFLOW WEIRS, LOW-FLOW NOTCHES, ETC.

PARTICULAR CARE SHALL BE GIVEN TO INSTALLATION OF ALL IMPROVEMENTS WITHIN THE ADA ROUTES INCLUDING RAMPS, LEVEL LANDINGS, TRANSITION PANELS, CURBS AND TACTILE SURFACES. THE CONTRACTOR SHALL ENSURE THAT ALL CROSS SLOPES AND LANDINGS DO NOT EXCEED 2% EXCEPT IN CHICAGO WHICH CANNOT EXCEED 1.56% RUNNING SLOPES ON ADA ROUTES GREATER THAN 5% REQUIRE HANDRAILS. THE CONTRACTOR SHALL INFORM THE ENGINEER WHEN THE STATED SLOPES ARE EXCEEDED IN THE FIELD

VOLUME CONTROL AS-BUILTS

1. UPON COMPLETION OF THE PROJECT, RECORD DRAWINGS OF ALL PLAN SHEET(S) SHALL BE SUBMITTED TO THE DISTRICT.
2. ALL RECORD DRAWINGS SHALL CONTAIN BENCHMARK INFORMATION AND REFERENCE A VERTICAL DATUM.
3. RECORD DRAWING CALCULATIONS SHALL BE SUBMITTED TO THE DISTRICT FOR THE FOLLOWING:
   A. AS-BUILT VOLUME OF CONSTRUCTED VOLUME CONTROL PRACTICES, DETENTION FACILITIES, AND COMPENSATORY STORAGE; AND
   B. ACREAGE OF CONSTRUCTED NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, AND RIPARIAN ENVIRONMENT MITIGATION AREAS.
4. IF THE CONSTRUCTED GRADES, GEOMETRIES, INVERTS, ACREAGE, OR VOLUMES OF CONSTRUCTED STORMWATER FACILITIES, VOLUME CONTROL PRACTICES, DETENTION FACILITIES, COMPENSATORY STORAGE, NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, OR RIPARIAN ENVIRONMENT MITIGATION AREAS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS, THE APPLICANT SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR COMPLIANCE WITH THIS ORDINANCE.
5. RECORD DRAWINGS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER OR A PROFESSIONAL LAND SURVEYOR. THE RECORD CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER.

UTILITY TABLE, SPECIFICATIONS, AND TESTING REQUIREMENTS

STORM SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212
	RCP CL HV	PIPE:ASTM C-76	JOINT:ASTM C-990
	PERFORATIONS	HOLE PATTERN:ASTM D-2729	
FINGERDRAINS	PVC SDR 35	PIPE:ASTM D-3034	SOLVENT WELD JOINT
UNDERDRAINS			
	PVC SDR 35	PIPE:ASTM D-3034	JOINT:ASTM D-3212
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
FRAME & GRATE/LID	PAVED AREAS	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
	CURB STRUCTURES	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:N/A
	GRASS AREAS	OPEN LID:NEENAH R-4340-B UNLESS OTHERWISE NOTED	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA7/CA-11		
TRENCH BACKFILL	CA7/CA-11		
TRENCH BACKFILL UNDERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	
TRENCH BACKFILL FINGERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	

WATER MAIN	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4X	JOINT:ANSI/AWWA A21.11/C-111 COVER: 5.5' MIN, 8-FT MAX
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID:NEENAH R-1713	
	GRASS AREAS	CLOSED LID:NEENAH R-1713	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
VALVE BOXES	5.25" TWO PIECE SCREW	LID EMBOSSED WATER, RUBBER STABILIZER REQUIRED	
WATER VALVES	AWWA C-515	RESILIENT WEDGE GATE VALVE; All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults *UNLESS OTHERWISE NOTED*	
WATER MAIN FITTINGS	AWWA C-153	ALL FITTINGS MUST BE MANUFACTURED IN THE USA	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
CURB STOP	NO LEAD BRASS	MUELLER B-25154, FORD B22-444	
CURB BOX	1-1/2" Mueller or Ford telescopic B-box	with "WATER" imprinted on the lid of the box and a brass pentagon plug.	
CORPORATION VALVE	NO LEAD BRASS	MUELLER H-15000, FORD F600	
SERVICE SADDLE	DOUBLE STRAP SADDLE	MUELLER SS SERIES SS DBLE STRAP, FORD FS323, ROMAC 306	
FIRE HYDRANT	RED 6' MUELLER A-423 SUPER CENTURION	AWWA C502, 5.25" VALVE OPENINGS, NST, TWO 2.5" PORTS WITH VENTED CAPS AND ONE 4.5" PORT, STAINLESS STEEL HARDWARE, TRAFFIC TYPE, PAINTED RED, 250 PSI OPERATING PRESSURE	
THRUST BLOCKS	PCC	MIN. 12" THICK, REQUIRED ON BENDS 22.5° AND GREATER	
FITTING FASTENER HARDWARE	STAINLESS STEEL	All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel. Fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.	
WATER SERVICE PIPE	TYPE K COPPER	PIPE:ASTM B-88	ALL WATER SERVICES TO BE INSTALLED PER VILLAGE STANDARD

SANITARY SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212 AND F-477
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
	GRASS AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
MANHOLE CHIMNEY SEAL	CRETEX	ASTM: C-923	
MANHOLE CONNECTIONS		ASTM: C-923	

TESTING REQUIREMENTS	
WATER MAIN	ALL WATER MAIN SHALL HAVE A PRESSURE AND LEAKAGE TEST PERFORMED IN ACCORDANCE WITH SECTION 41-2.14 OF STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS All water mains shall be pressure tested per requirements of the Village of Wheeling. Leakage test method shall be used to pressure test the watermain. The pressure shall be 150 psi and 200 psi held for 2 hours for domestic water and fire suppression line, respectively. All water mains shall be chlorinated per the following requirements. Initial chlorine concentration shall be 50 mg/l during disinfection and shall be maintained at a minimum of 25 mg/l free chlorine. The chlorinated water shall be retained in the main for a period of at least 24 hours. At the end of the 24 hour period, the treated water shall contain no less than 10 mg/l free chlorine throughout the main. Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection at the existing watermain to the valve inside the building. Contact Village of Wheeling Public Works Utility Division at (847) 279-6900, at least 48 hours prior to tap
SANITARY SEWER	ALL SANITARY SEWER SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. ALL RIGID SANITARY SEWER PIPE SHALL BE TESTED BY EITHER METHOD A, B OR C AS OUTLINED IN SECTION 31-1.12. ALL FLEXIBLE SANITARY SEWER PIPE SHALL BE TESTED BY METHOD D AND EITHER METHOD A, B OR C. ALL SANITARY SEWER MUST BE TESTED BY METHOD E. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF THE VIDEO ON A DIGITAL VIDEO DISC. THE VIDEO MUST BE IN COLOR AND PROCEED NO FASTER THAN 1 FOOT PER SECOND. All sanitary sewers shall be televised, air tested mandrel tested and manholes vacuum tested as required by the Village of Wheeling and the Metropolitan Water Reclamation District of Greater Chicago.
SEWER WATER MAIN CROSSINGS	ALL SEWERS THAT CROSS OR RUN PARRALEL TO WATER MAINS SUBJECT TO IEPA REQUIREMENTS FOR WATER MAIN QUALITY PIPE MUST BE PRESSURE TESTED ACCORDING TO 41-2.14 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
SANITARY MANHOLES	ALL SANITARY MANHOLES SHALL BE TESTED BY EITHER ASTM C-969 OR ASTM C-1244

NON-WOVEN	STYLE DESCRIPTION	STANDARDS/REQUIREMENTS
LIGHT DUTY	UNDERDRAIN FABRIC	3.5 oz
		MINIMUM GRAD TENSILE ASTM D4632 = 90 LBS
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 40 LBS
		MINIMUM FLOW RATE ASTM D4491 = 150 GAL/MIN/SQFT
MEDIUM DUTY	UNDERDRAIN FABRIC	6 oz
		MINIMUM GRAD TENSILE ASTM D4632 = 160 LBS
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 60 LBS
		MINIMUM FLOW RATE ASTM D4491 = 110 GAL/MIN/SQFT
HEAVY DUTY	SUBGRADE/SUBBASE SEPARATION	10 oz
		MINIMUM GRAD TENSILE ASTM D4632 = 250 LBS
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 100 LBS
		MINIMUM FLOW RATE ASTM D4491 = 75 GAL/MIN/SQFT

Village of Wheeling - 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.

Village of Wheeling - General Notes

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 c

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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 WHEELING 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 WHEELING 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 CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT 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.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO	TECHNICAL GUIDANCE MANUAL	10/13/2022
	MWRD GENERAL NOTES	STD. DWG. NO.18
		PAGE NO. 19

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847.478.9700

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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

MWRD GENERAL NOTES

C29

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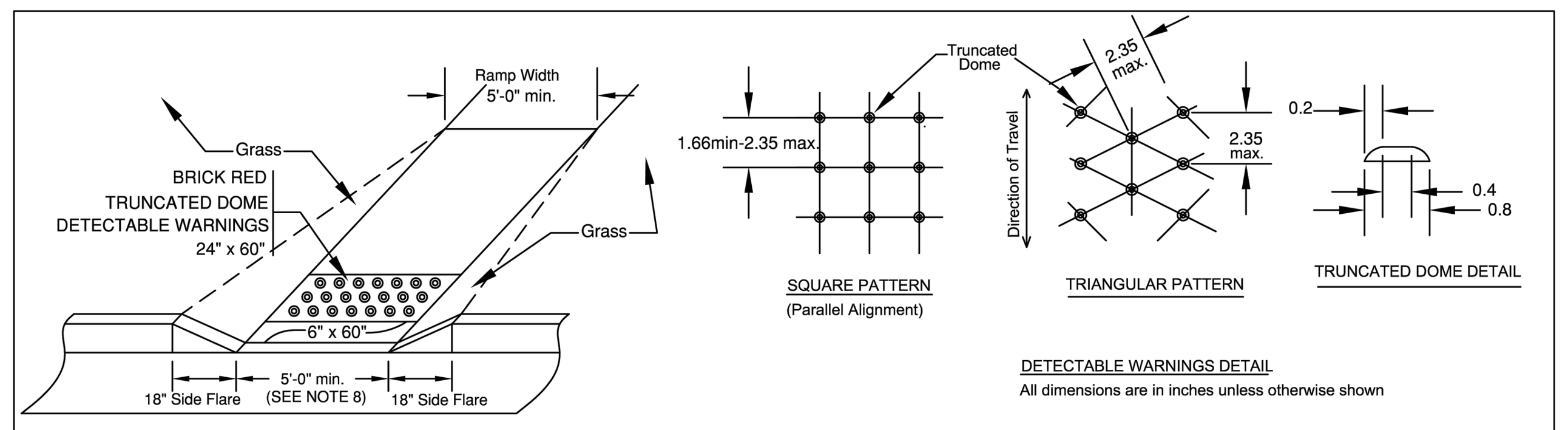
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

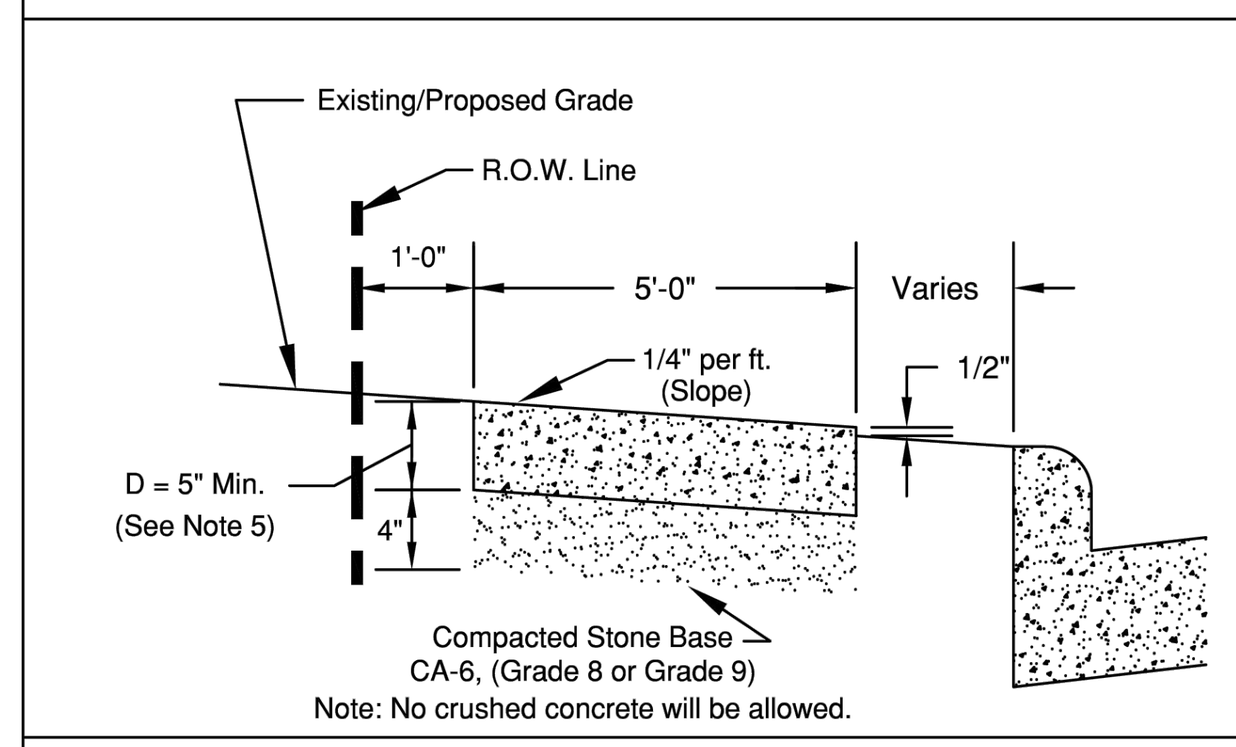
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

PUBLIC SIDEWALK STANDARD (R-3)



SIDEWALK RAMP



PUBLIC SIDEWALK

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 ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
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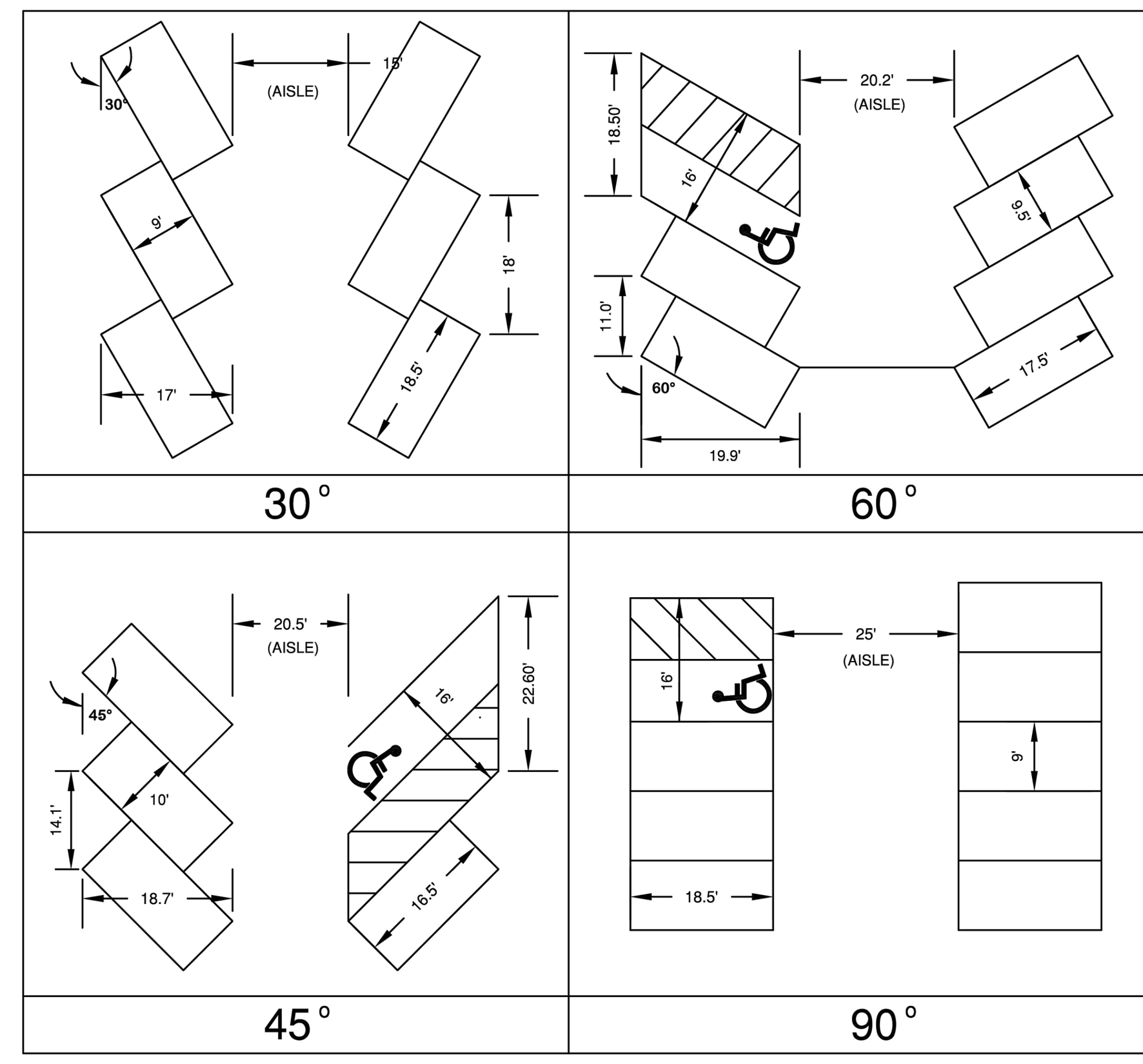
PUBLIC SIDEWALK STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	FILE LOCATION	K.R.G.	9-11-06 AS PER T.W.M.	R-3
	T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
		C.J.C.	08-08-08 AS PER K.R.G.	
		L.R.	04-04-14 AS PER J.T.	
		K.A.G.	12-21-16 AUTOCAD FILE	

PARKING STALL STANDARD (R-7)



NOTES:
1. NO HANDICAPPED PARKING ALLOWED 30° AND PARALLEL.
2. HANDICAPPED DIMENSIONS - SEE HANDICAPPED PARKING STANDARD.

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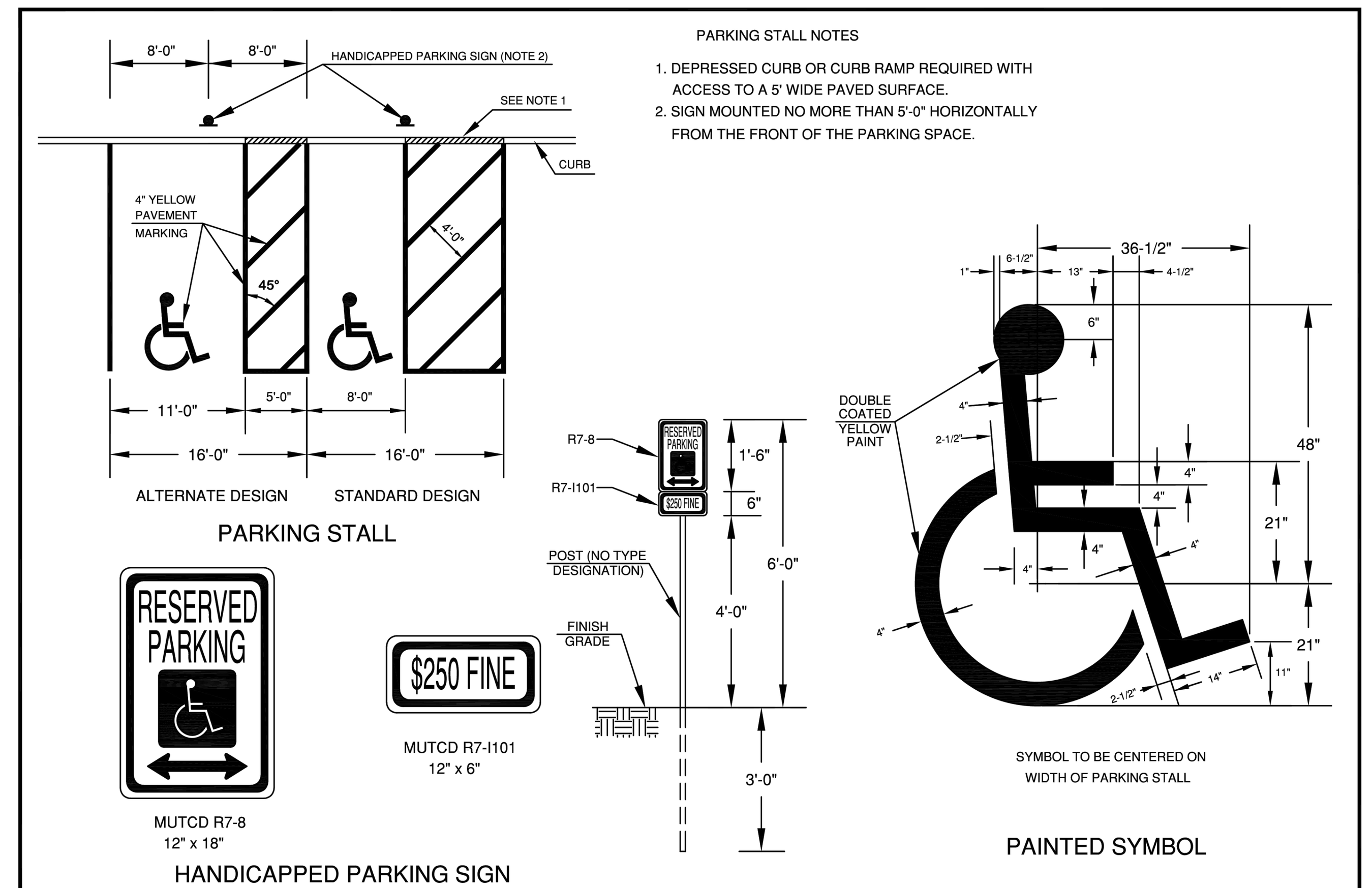
PARKING STALL STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	FILE LOCATION	S.W.	06-01-00 AUTOCAD FILE	R-7
	T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
		K.A.G	01-12-16 AUTOCAD FILE	

HANDICAPPED PARKING STANDARD (R-8)



PARKING STALL NOTES
1. DEPRESSED CURB OR CURB RAMP REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.
2. SIGN MOUNTED NO MORE THAN 5'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.

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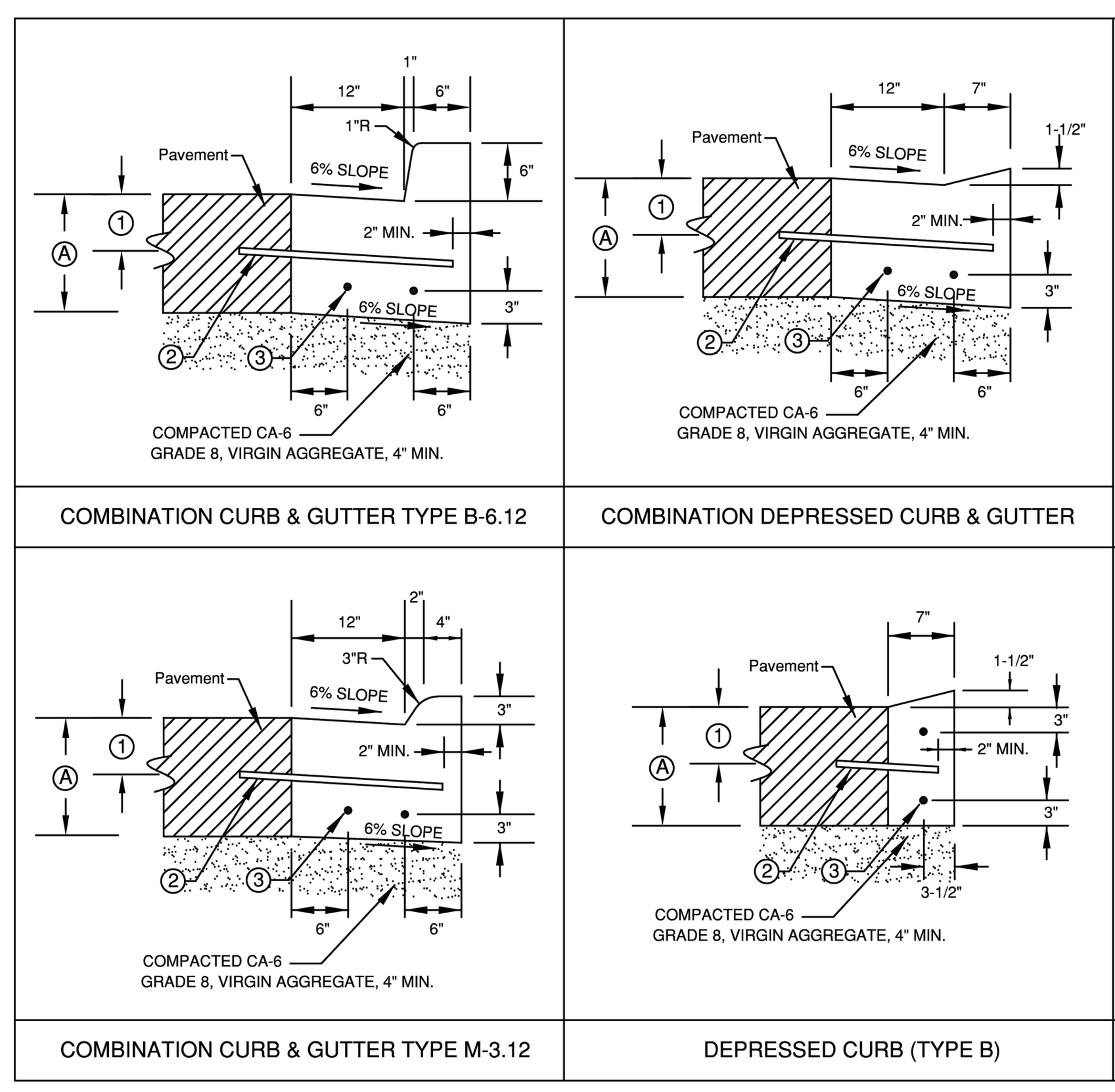
HANDICAPPED PARKING STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	FILE LOCATION	S.W.	3-10-00 AUTOCAD FILE	R-8
	T:\ENGINEERING\STANDARDS	S.W.	5-23-06 AS PER COMMENTS	
		C.J.C.	11-27-07 AUTOCAD FILE	

CURB AND GUTTER STANDARD (R-12)



Ⓐ 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.

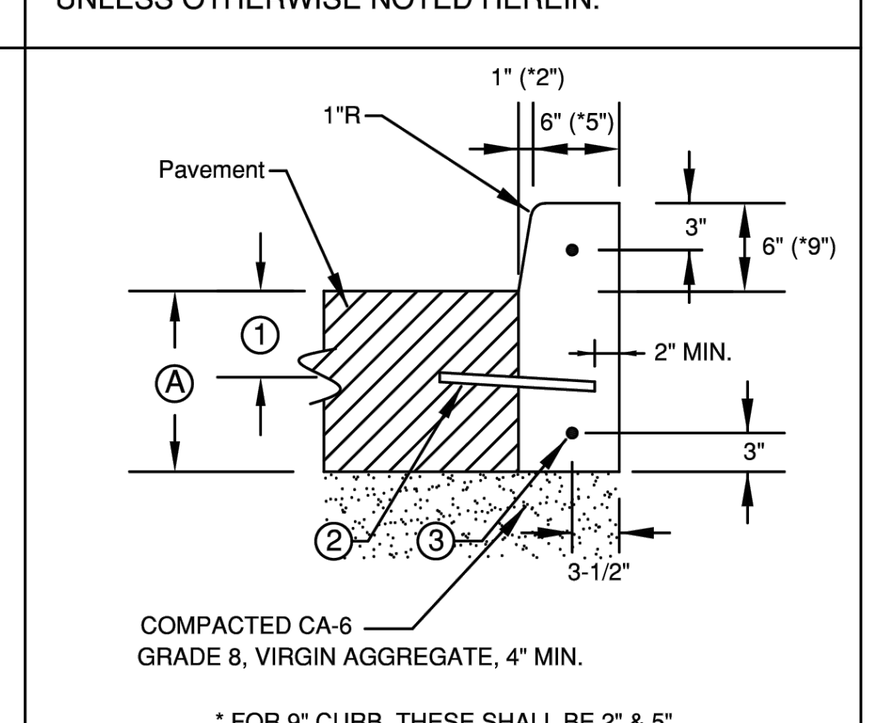
③ 5/8" DIA. STEEL REBAR CONTINUOUS (TYPICAL).

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.



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

BARRIER CURB (TYPE B)

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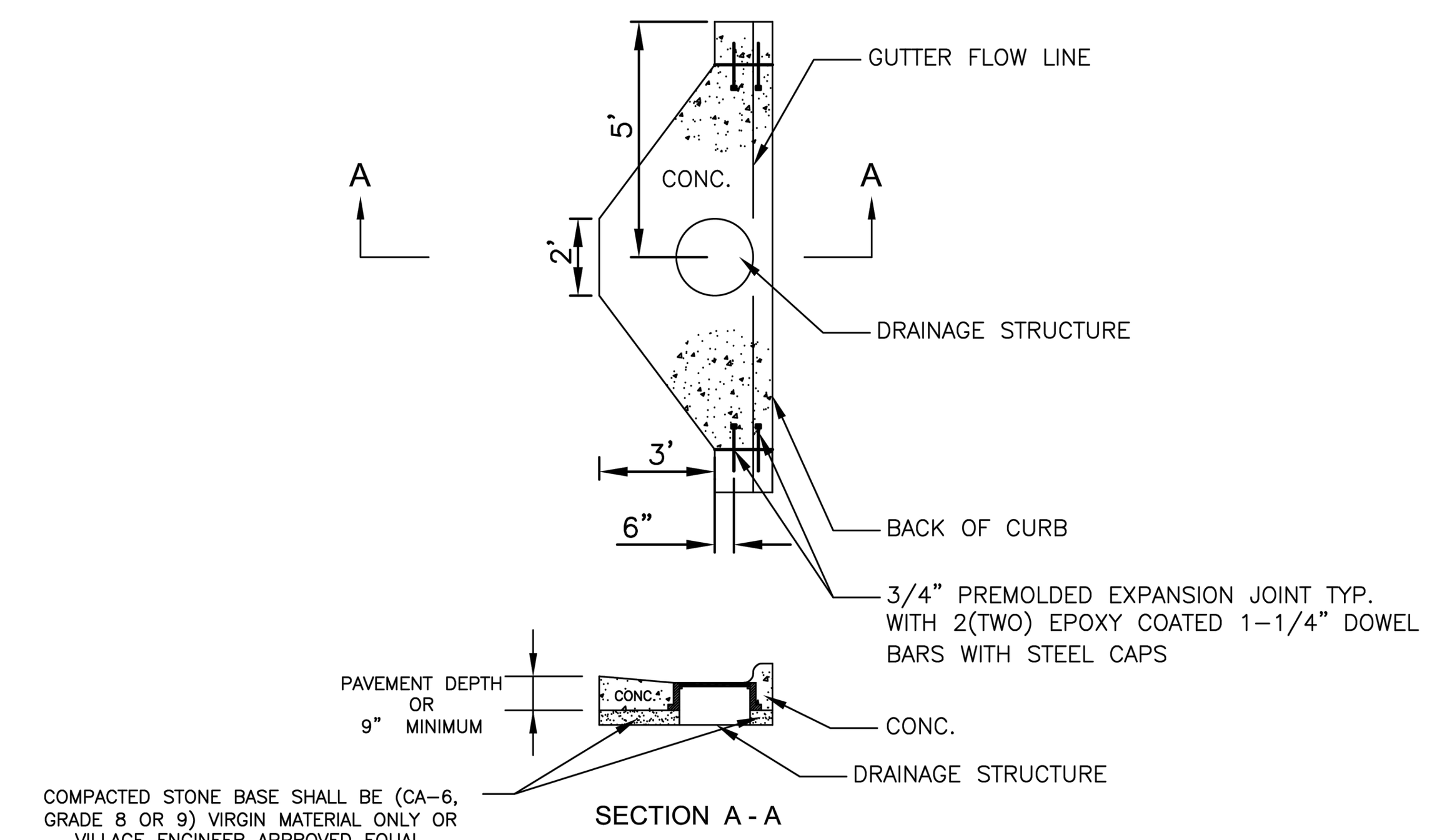
CURB AND GUTTER STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	FILE LOCATION	S.W.	06-16-00 AUTOCAD FILE	R-12
	T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
		K.A.G.	11-21-16 AUTOCAD FILE	

MODIFIED CURB DRAINAGE STRUCTURE PRIVATE STANDARD (R-16)



NOTE:

CONCRETE REPLACEMENT WILL BE MONOLITHIC POUR WITH EXPANSON MATERIAL AT CONSTRUCTION JOINT.

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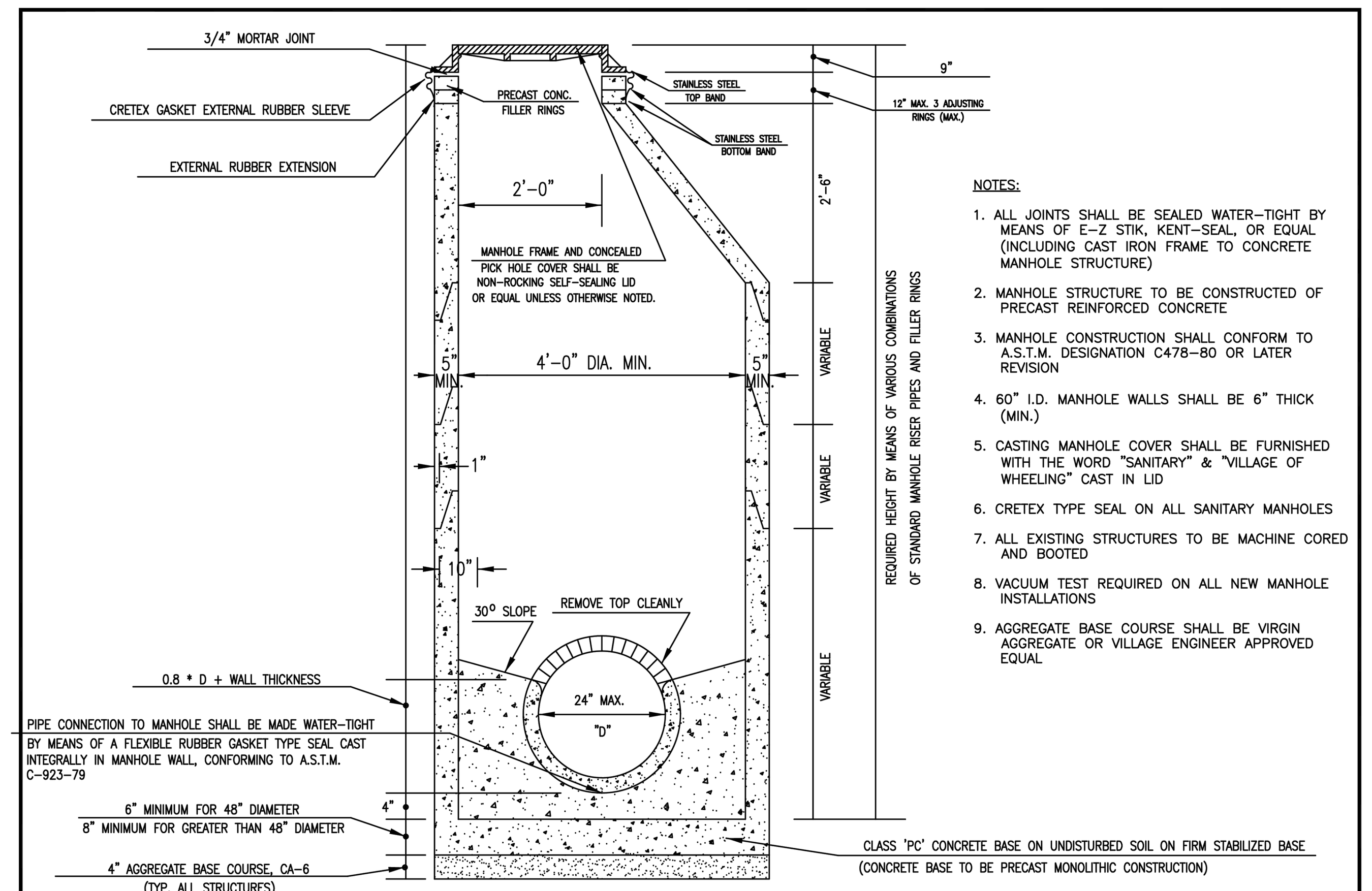
MODIFIED CURB DRAINAGE STRUCTURE PRIVATE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	FILE LOCATION	K.R.G.	02-19-08 AGG. BASE	R-16
	T:\ENGINEERING\STANDARDS	M.T.P.	09-29-09 AGG. BASE	

SANITARY MANHOLE STANDARD (SAN-1)



NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF WHEELING" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
9. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL

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SANITARY MANHOLE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	FILE LOCATION	S.W.	02-27-03 PER COMMENTS	SAN-1
	T:\ENGINEERING\STANDARDS	P.F.	06-16-06 PER COMMENTS	
		C.J.C.	11-27-07 AUTOCAD FILE	
		K.A.G.	1-04-18 STEPS REMOVED	

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C30

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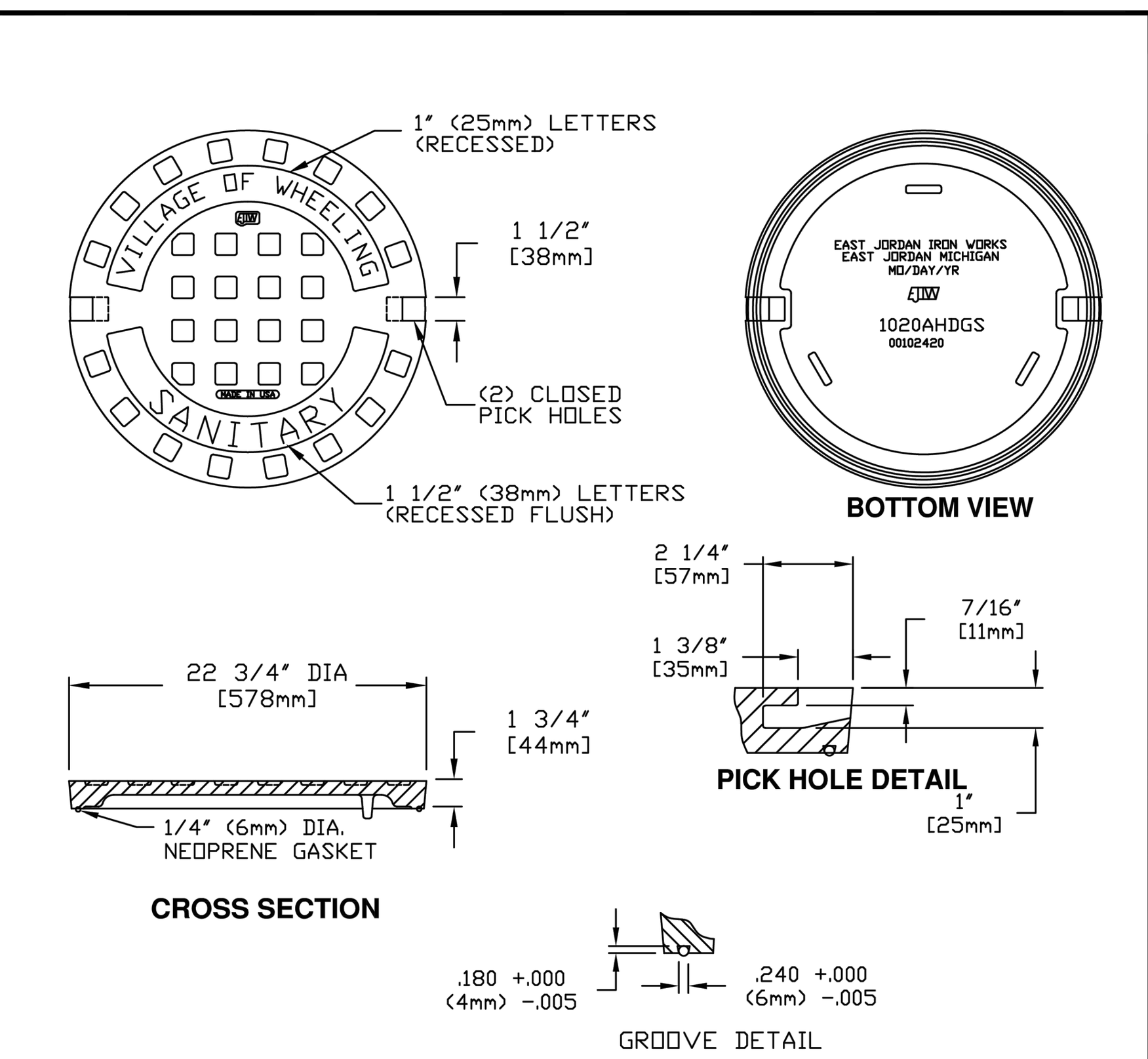

(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T47

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FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102420**

CATALOG NO. (*) **1020AGS**

REF. PRODUCT DRAWING 00102108

EST. WT. COVER WT: 115 LBS. (52 kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

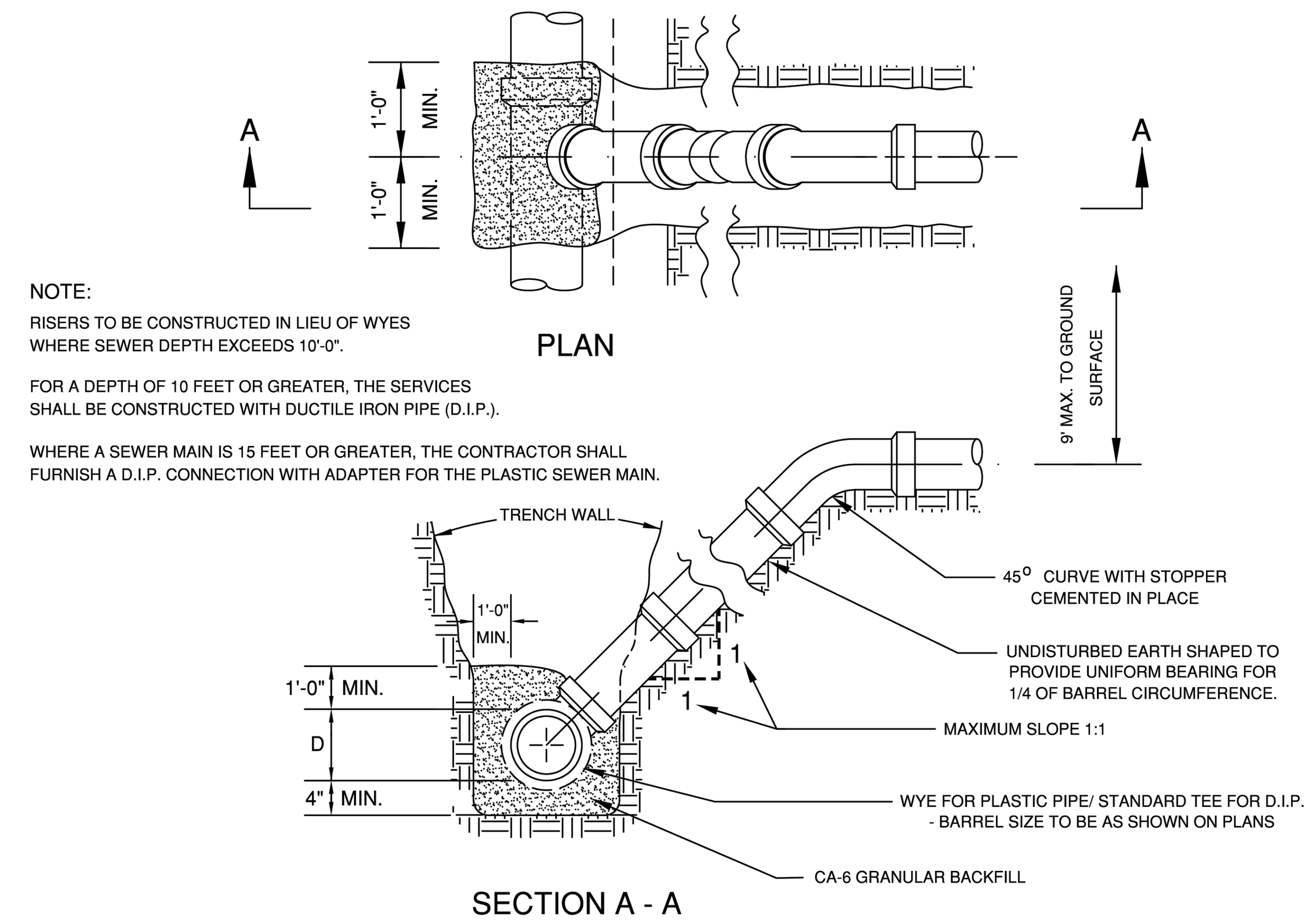
LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FRAME AND CLOSED LID SANITARY STANDARD

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

REVISIONS		DETAIL NO.
S.W.	2-24-00 AUTOCAD FILE	SAN 3
S.W.	11-12-02 NPDES PHASE II	
S.W.	02-07-03 ADDING NEENAH	
C.J.C.	11-27-07 AUTOCAD FILE	



NOTE:
RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 10'-0".

FOR A DEPTH OF 10 FEET OR GREATER, THE SERVICES SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (D.I.P.).

WHERE A SEWER MAIN IS 15 FEET OR GREATER, THE CONTRACTOR SHALL FURNISH A D.I.P. CONNECTION WITH ADAPTER FOR THE PLASTIC SEWER MAIN.

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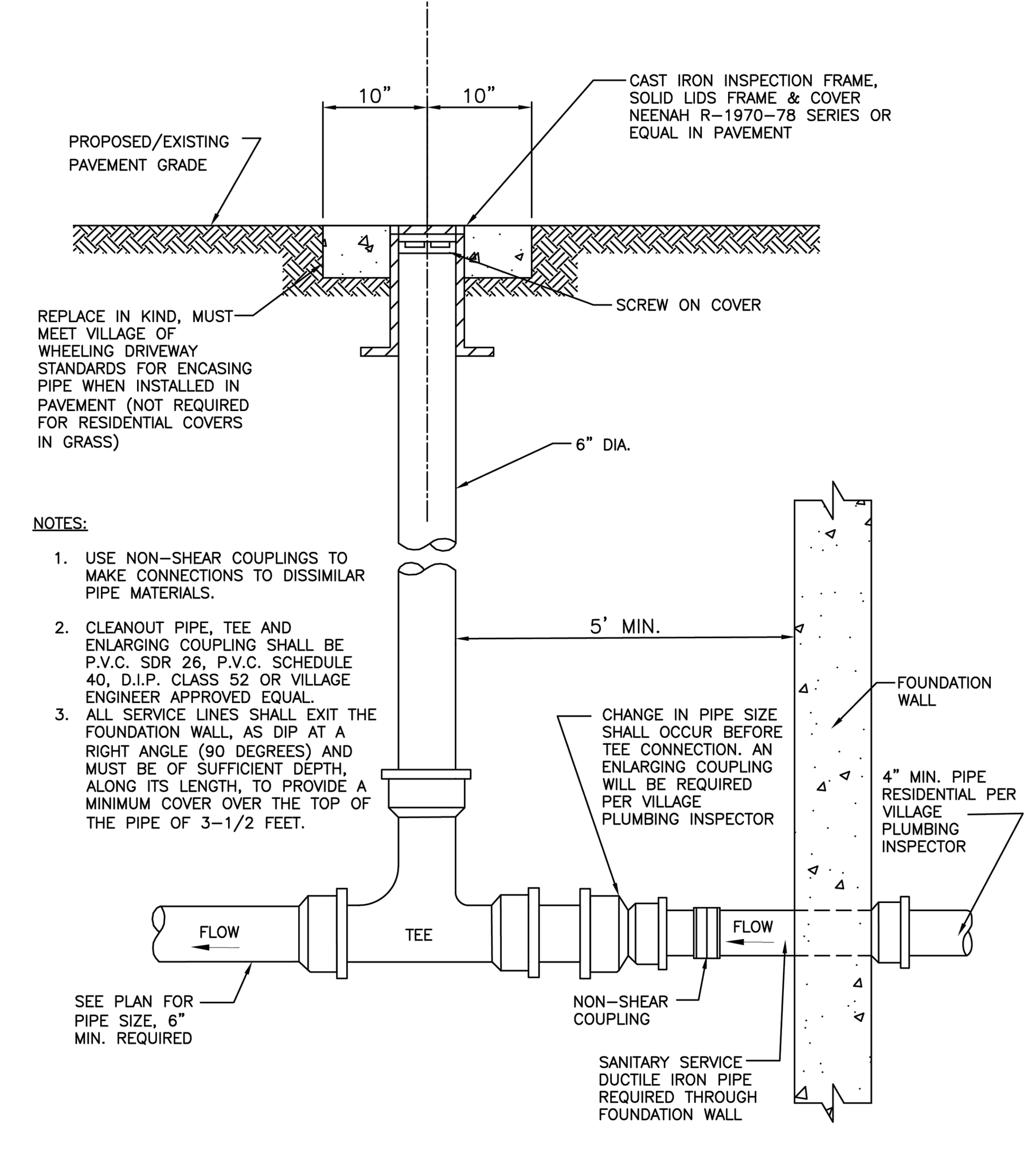
SANITARY SERVICE RISER STANDARD

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

REVISIONS		DETAIL NO.
S.W.	9-8-00 AUTOCAD FILE	SAN-5
C.J.C.	11-27-07 AUTOCAD FILE	



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

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

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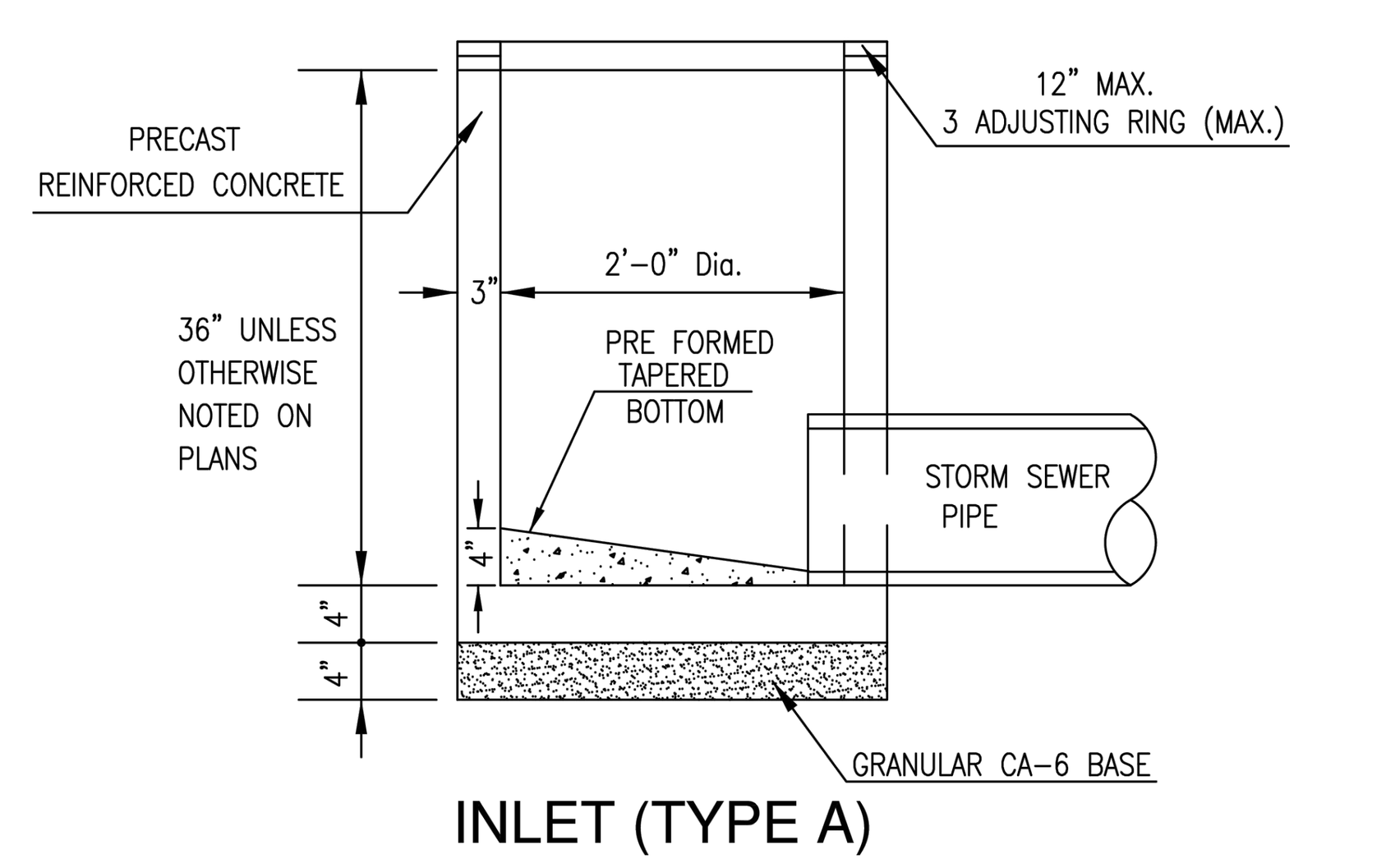
SANITARY SEWER CLEANOUT STANDARD

REVISIONS		DETAIL NO.
C.J.C.	11-27-07 AUTOCAD FILE	SAN-6
C.J.C.	08-08-08 VILLAGE REVISIONS	
K.R.G.	08-31-11 TEE REVISIONS	



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

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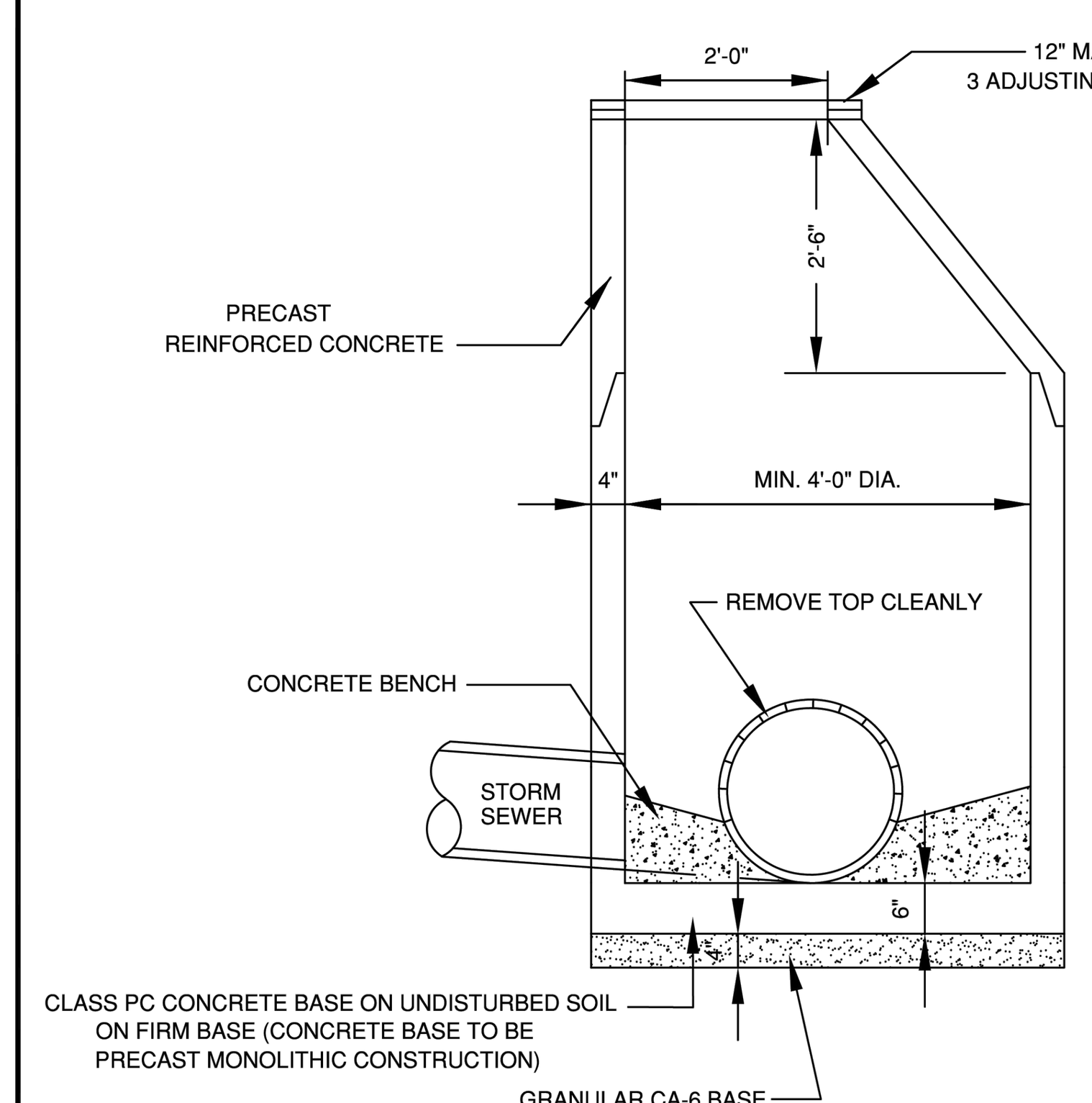
INLET STANDARD

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

REVISIONS		DETAIL NO.
S.W.	5-17-00 AUTOCAD FILE	ST-1
S.W.	9-21-01 PER COMMENTS	
C.J.C.	01-29-08 AUTOCAD FILE	
K.A.G.	01-04-18 ADDED NOTES	



NOTE:
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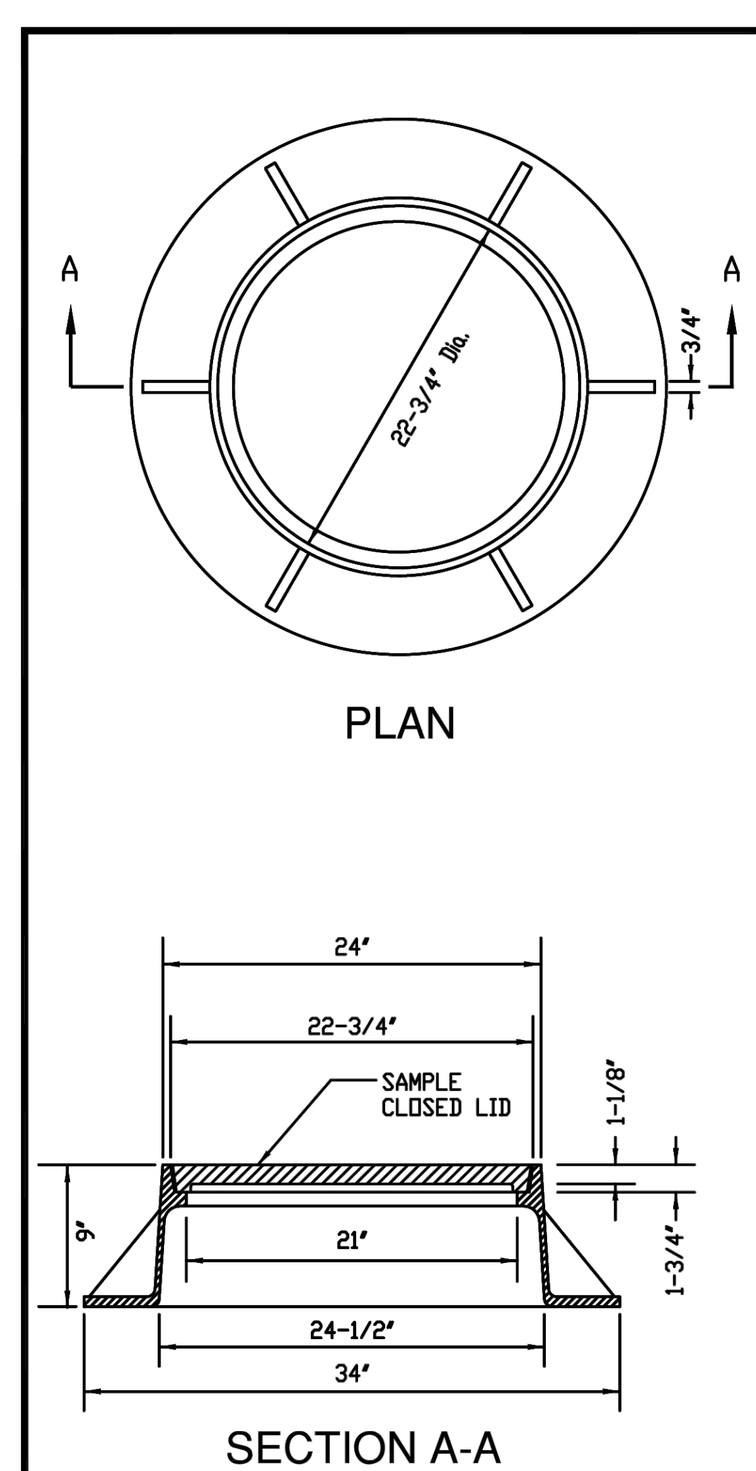
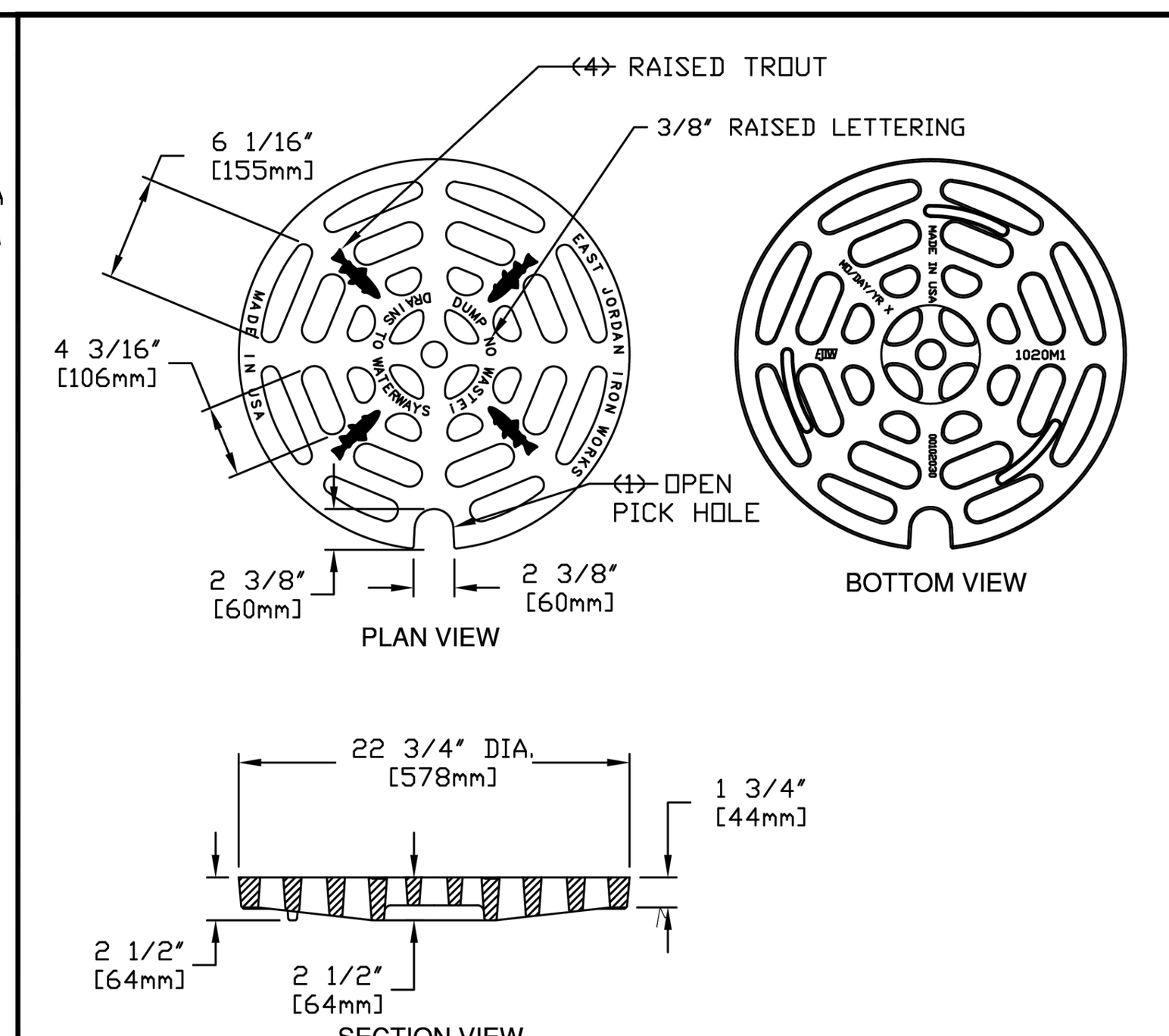
STORM MANHOLE STANDARD

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

REVISIONS		DETAIL NO.
S.W.	9-21-01 PER COMMENTS	ST-4
S.W.	2-27-03 PER COMMENTS	
K.R.G.	9-11-06 AUTOCAD FILE	
K.A.G.	1-04-18 NOTES ADDED	



FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER



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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

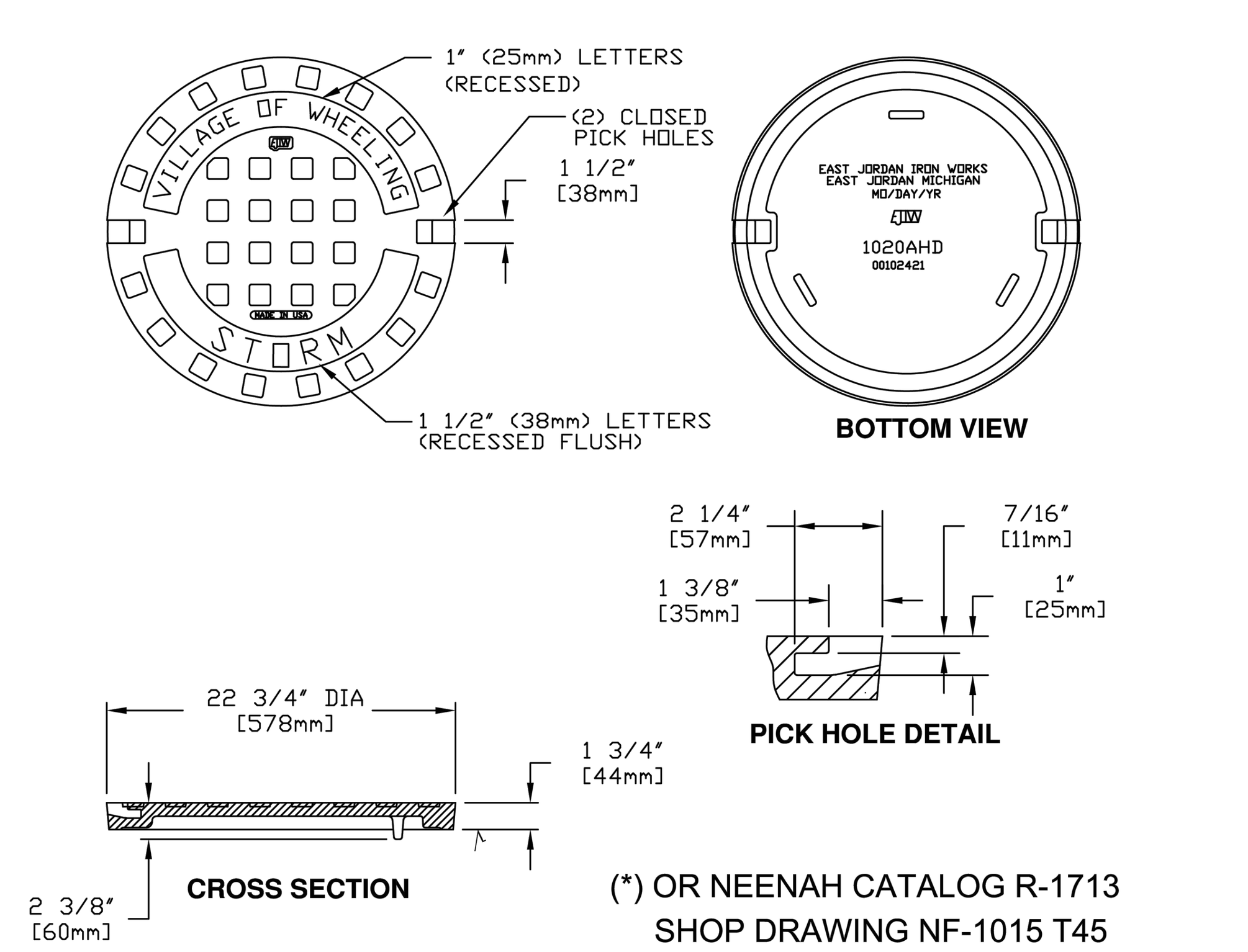
(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

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 — FILE LOCATION T:\ENGINEERING\STANDARDS

REVISIONS		DETAIL NO.
S.W.	2-24-00 AUTOCAD FILE	ST-6
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	



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T45

√ MACHINED SURFACE

EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102421**

CATALOG NO. (*) **1020A**

REF. PRODUCT DRAWING 102067

EST. WT. COVER WT: 115 LBS. (52 kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

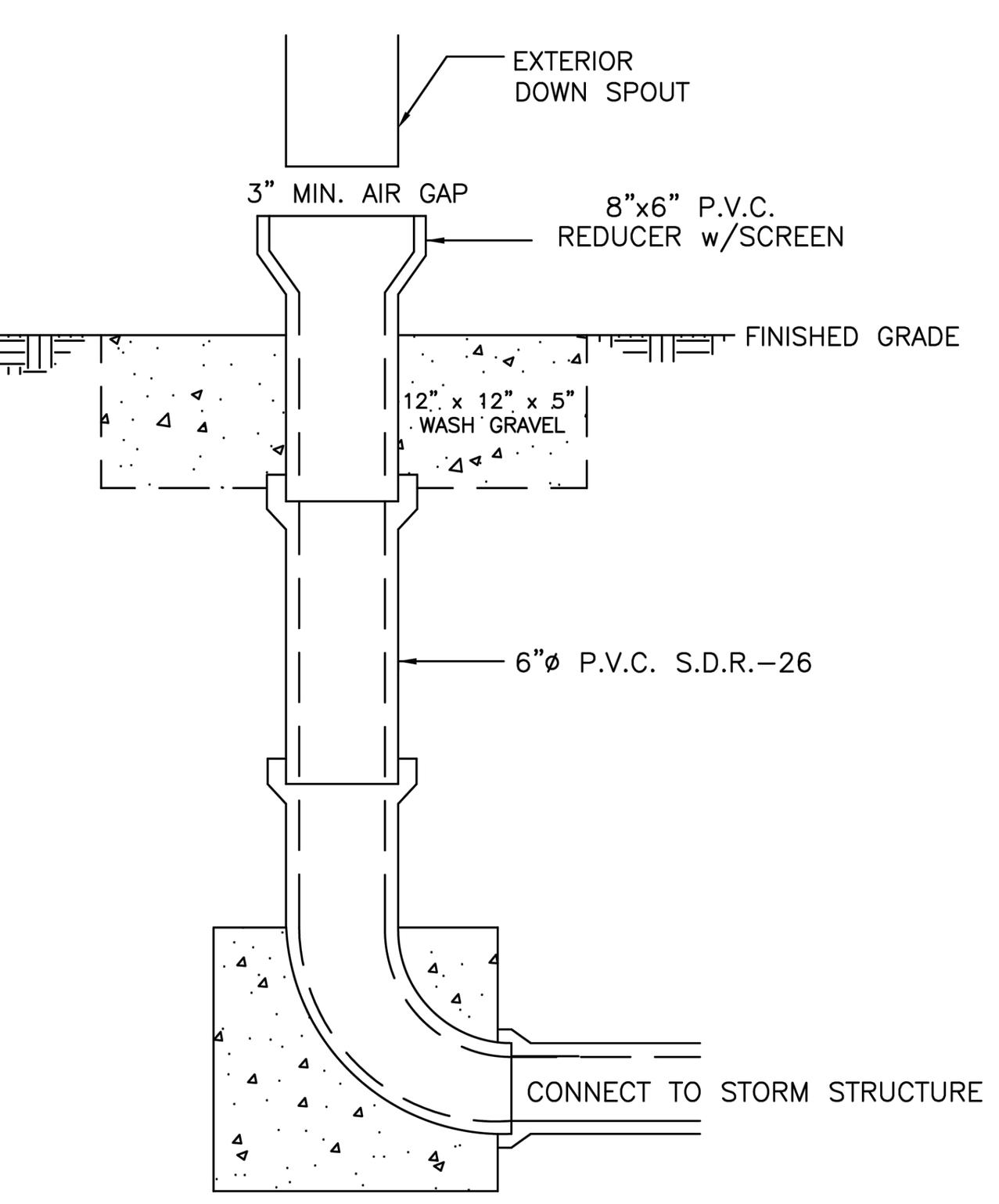
LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FRAME AND CLOSE LID STORM MANHOLE STANDARD

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

REVISIONS		DETAIL NO.
S.W.	2-24-00 AUTOCAD FILE	ST-7
S.W.	9-19-01 PER COMMENTS	
S.W.	11-12-02 NPDES PHASE II	
S.W.	02-07-03 ADDING NEENAH	
C.J.C.	01-29-08 AUTOCAD FILE	



NOTE:
1. IF DOWN SPOUT DISCHARGE IS NOT INTO THE STORM SEWER SYSTEM, IT MUST BE TERMINATED NO MORE THAN 10 FT FROM THE BUILDING BUT NOT CLOSER THAN 3 FT FROM THE ADJACENT PROPERTY OR WITH THE DIRECTION OF FLOW ONTO ADJACENT PROPERTY.
2. IF CONNECTING DOWN SPOUT DISCHARGE TO VILLAGE STORM SEWER STRUCTURE, CONNECTION MUST BE CORED AND RUBBER BOOTED.
3. DOWNSPOUT PIPE MATERIAL ON PRIVATE PROPERTY MAY BE PVC OR PE (POLYETHYLENE) PLASTIC PIPE.

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

DOWNSPOUT CONNECTION STANDARD

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

REVISIONS		DETAIL NO.
S.W.	5-17-00 AUTOCAD FILE	ST-11
S.W.	11-07-02 PER COMMENTS	
K.R.G.	9-11-06 AUTOCAD FILE	
K.A.G.	1-04-18 NOTES ADDED	

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C31

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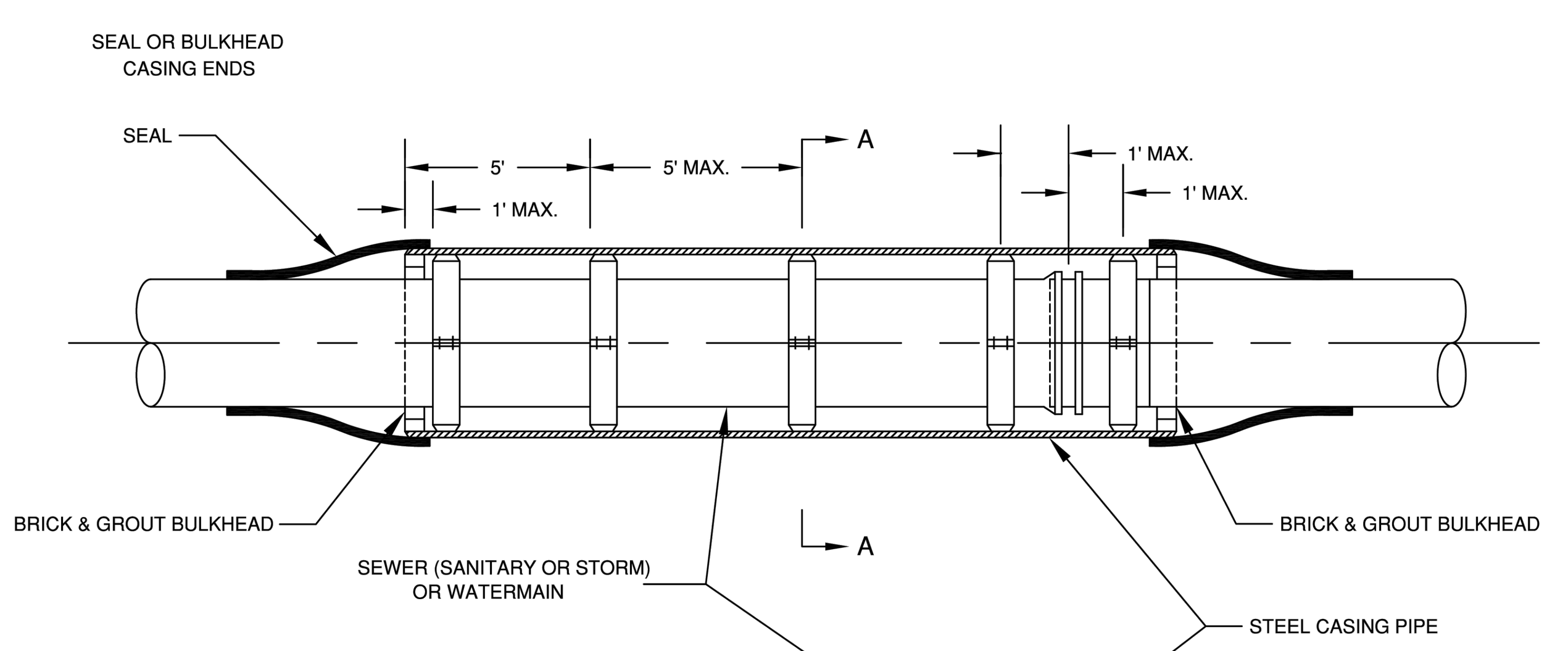
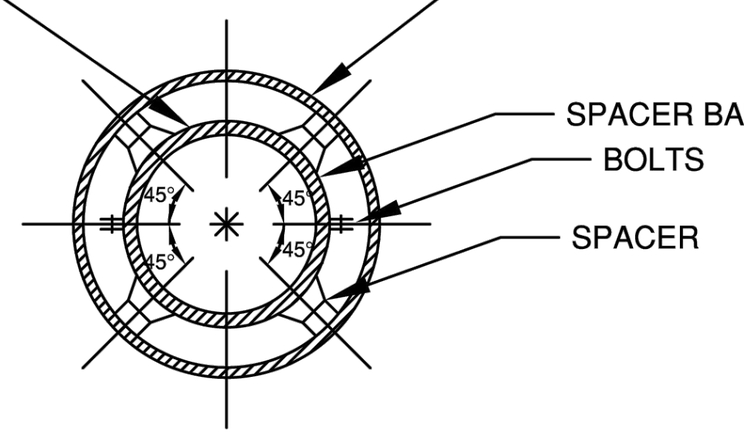
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer



NOTE:

1. THE CASING SPACER SHALL BE THE CENTERED AND RESTRAINED TYPE.
2. THE SPACER BANDS SHALL BE STAINLESS STEEL.
3. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE CASING SPACERS SHALL BE STAINLESS STEEL.
4. THE SPACERS SHALL BE STAINLESS STEEL OR VILLAGE APPROVED EQUAL.



SECTION A - A

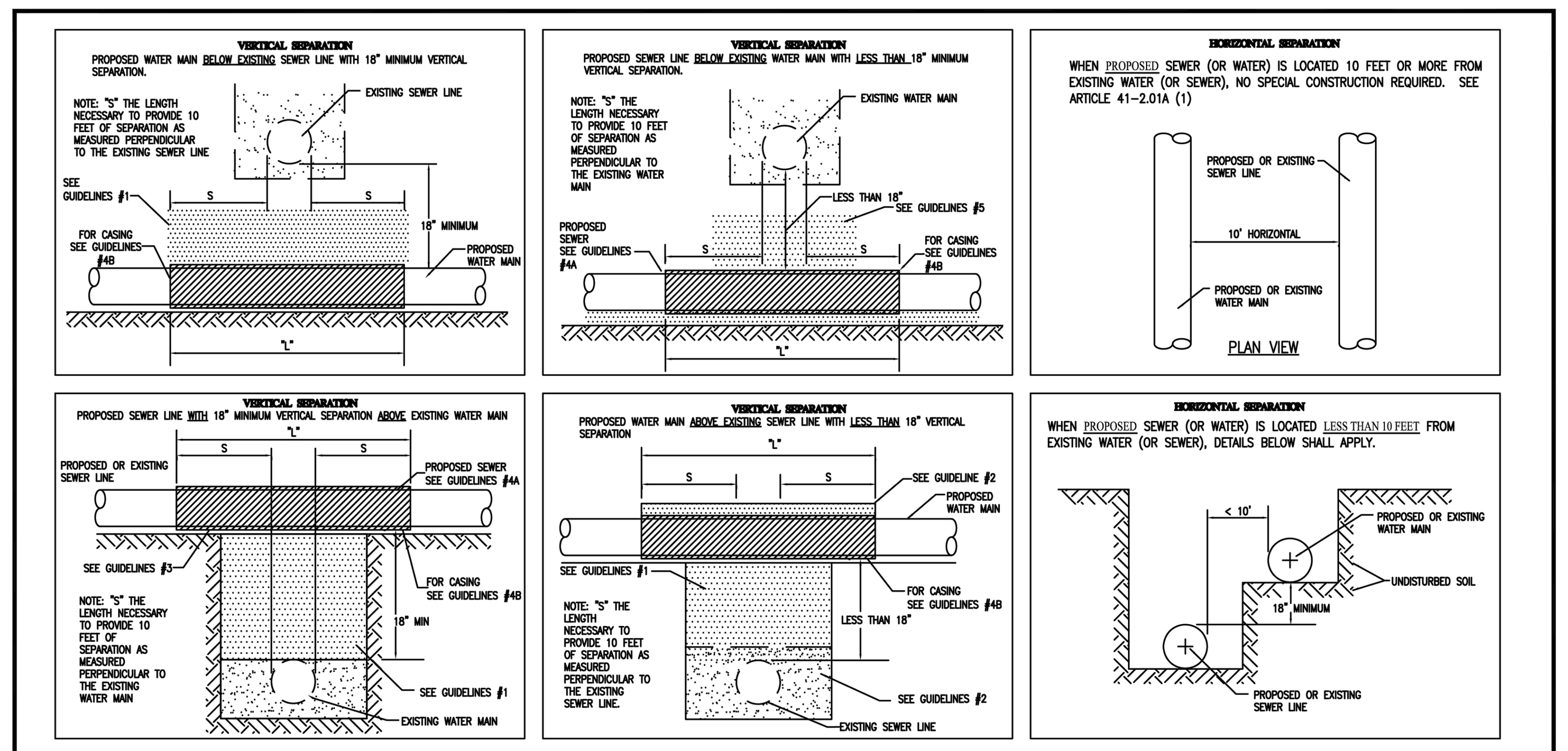
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

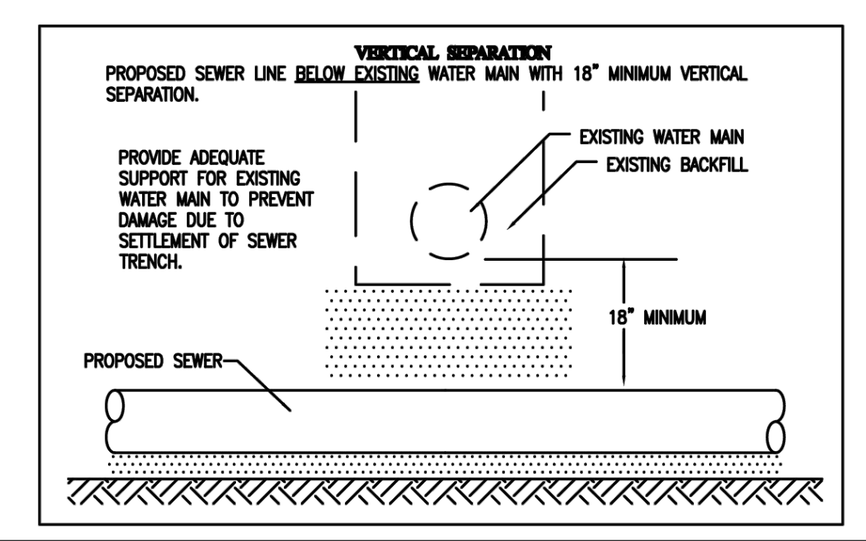
UNDERGROUND UTILITY CASING PIPE STANDARD

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

REVISIONS	
S.W.	4-17-00 AUTOCAD FILE
S.W.	6-11-04 SPACER RQRMNT.
K.R.G.	9-11-06 AUTOCAD FILE

DETAIL NO. UTL-3





VERTICAL SEPARATION GUIDELINES

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
3. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
4. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
5. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "S" FEET ON EACH SIDE OF WATER MAIN.
6. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH
7. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

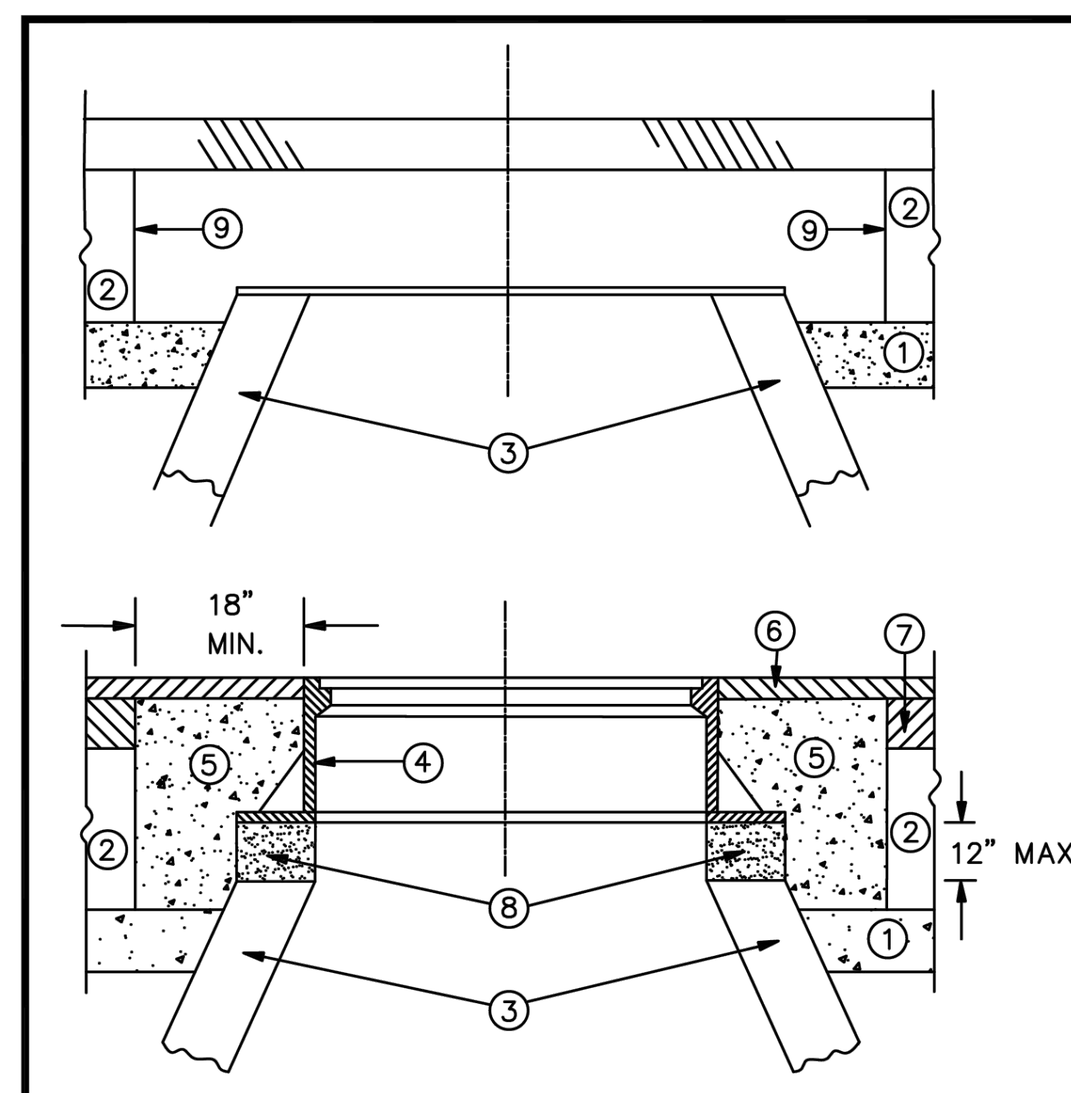
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

UTILITY SEPARATION STANDARD

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

REVISIONS	
S.W.	2-6-06 AUTOCAD FILE
K.R.G.	9-11-06 AUTOCAD FILE
K.A.G	11-07-16 AUTOCAD FILE

DETAIL NO. UTL-4



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSE HMA SURFACE COURSE
7. PROPOSE HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 12" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WHEELING BY THE COTNRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WHEELING CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED.

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED.
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5' X 5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5' X 5' CONCRETE COLLAR.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS.

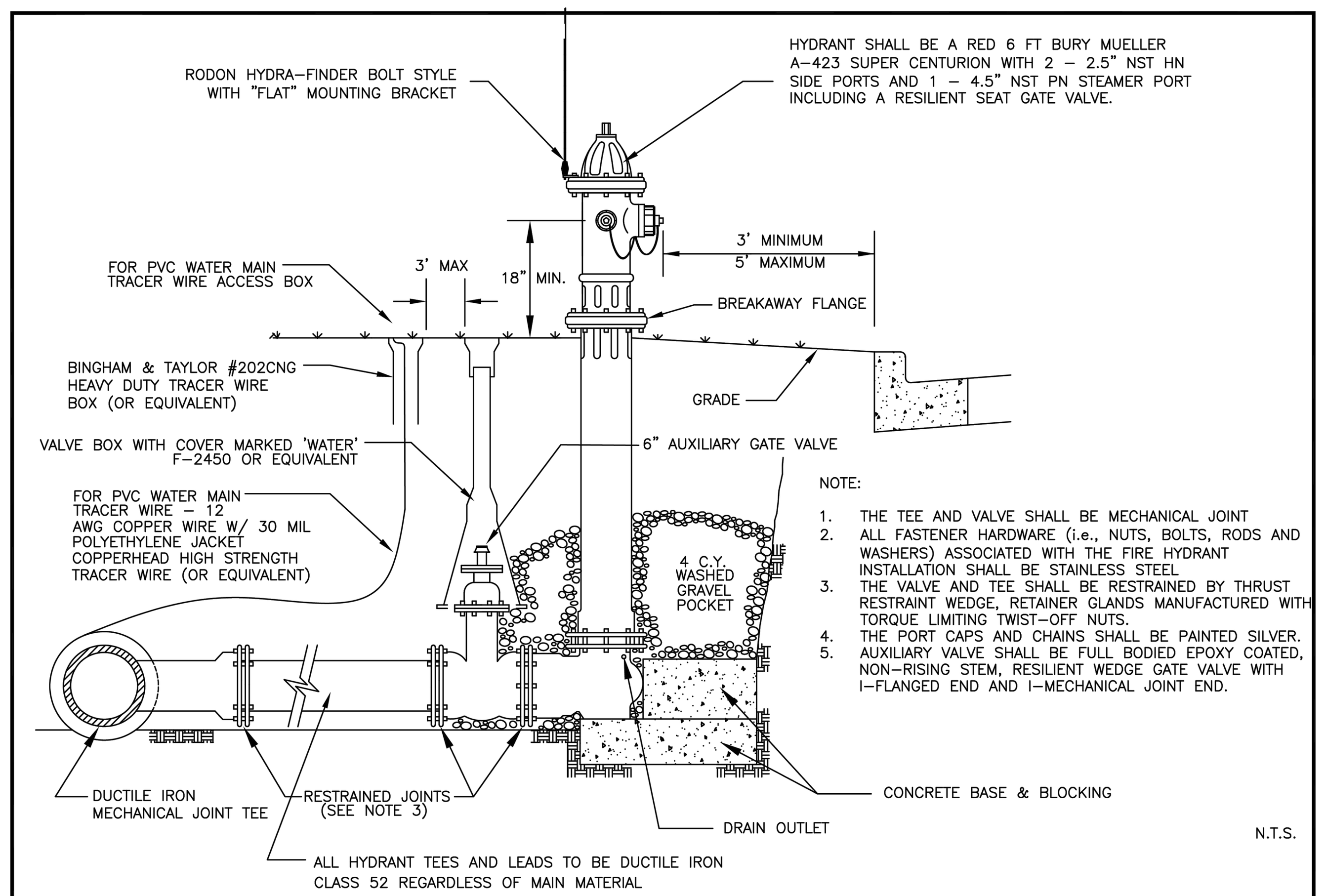
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS — FILE LOCATION: T:\ENGINEERING\STANDARDS

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

REVISIONS

DETAIL NO. UTL-7



NOTE:

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

N.T.S.

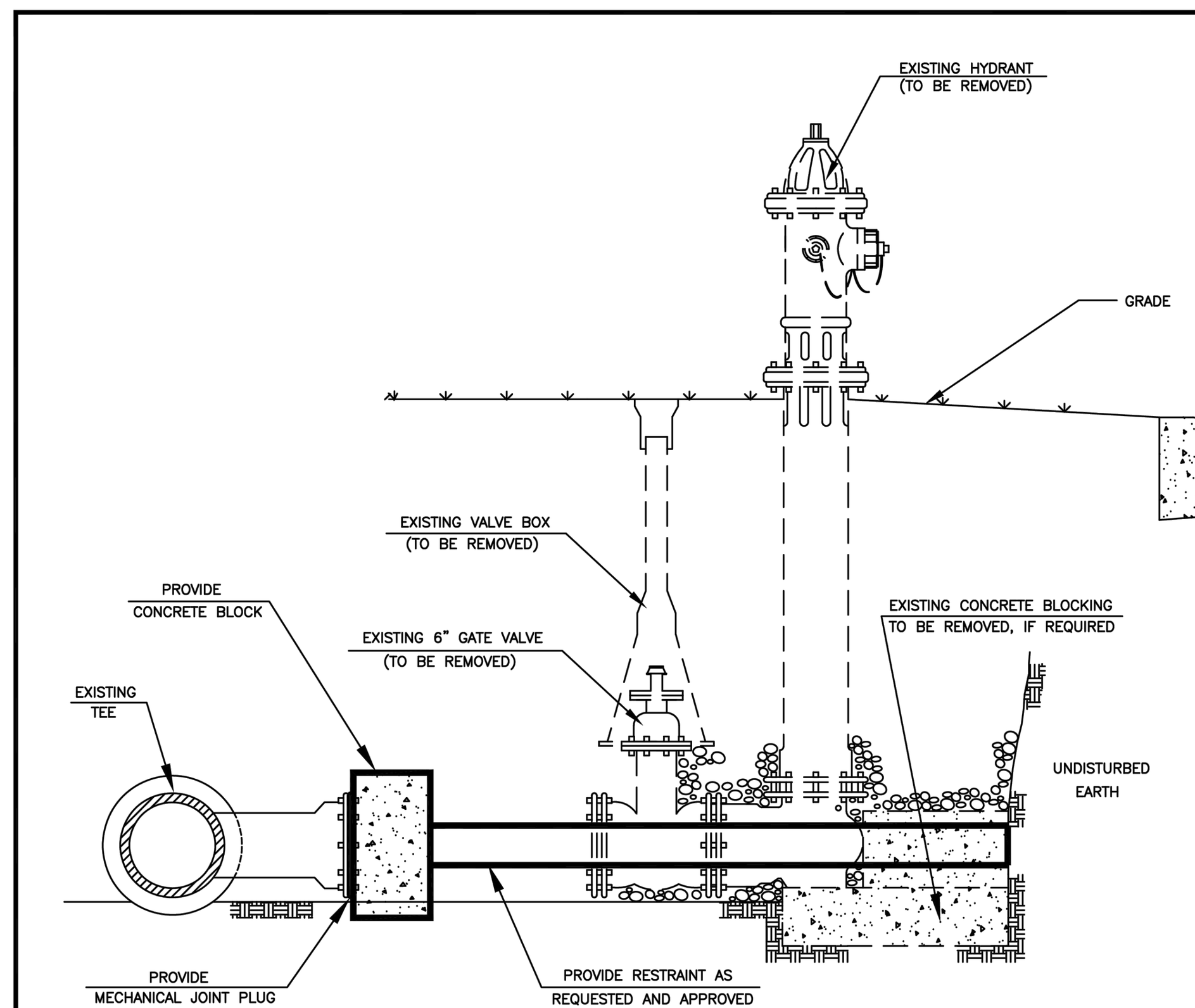
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FIRE HYDRANT INSTALLATION STANDARD

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

REVISIONS	
C.C.	03-07-07 PER COMMENTS
S.W.	08-15-08 EJIW WaterMaster.
K.R.G.	07-05-11 HYDRA-FINDER
K.A.G.	12-11-18 TRACER BOX
K.A.G.	1-13-21 MUELLER HYD. ONLY

DETAIL NO. W-1



NOTE:

1. NOTIFY P/W UTILITY DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (847) 279-6900.
2. COORDINATE WATER SHUTDOWN WITH THE PUBLIC WORKS DEPARTMENT, EXCAVATE AREA AND DISCONNECT HYDRANT LEAD, PLATE TEE, BLOCK AND RESTRAIN.
3. RETURN HYDRANT, AUXILIARY VALVE AND BOX TO PUBLIC WORKS DEPARTMENT.
4. BACKFILL AND COMPACTION PER THE VILLAGE OF WHEELING'S STANDARD.
5. THE PLUG SHALL BE MECHANICAL JOINT.
6. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE PLUG SHALL BE STAINLESS STEEL.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

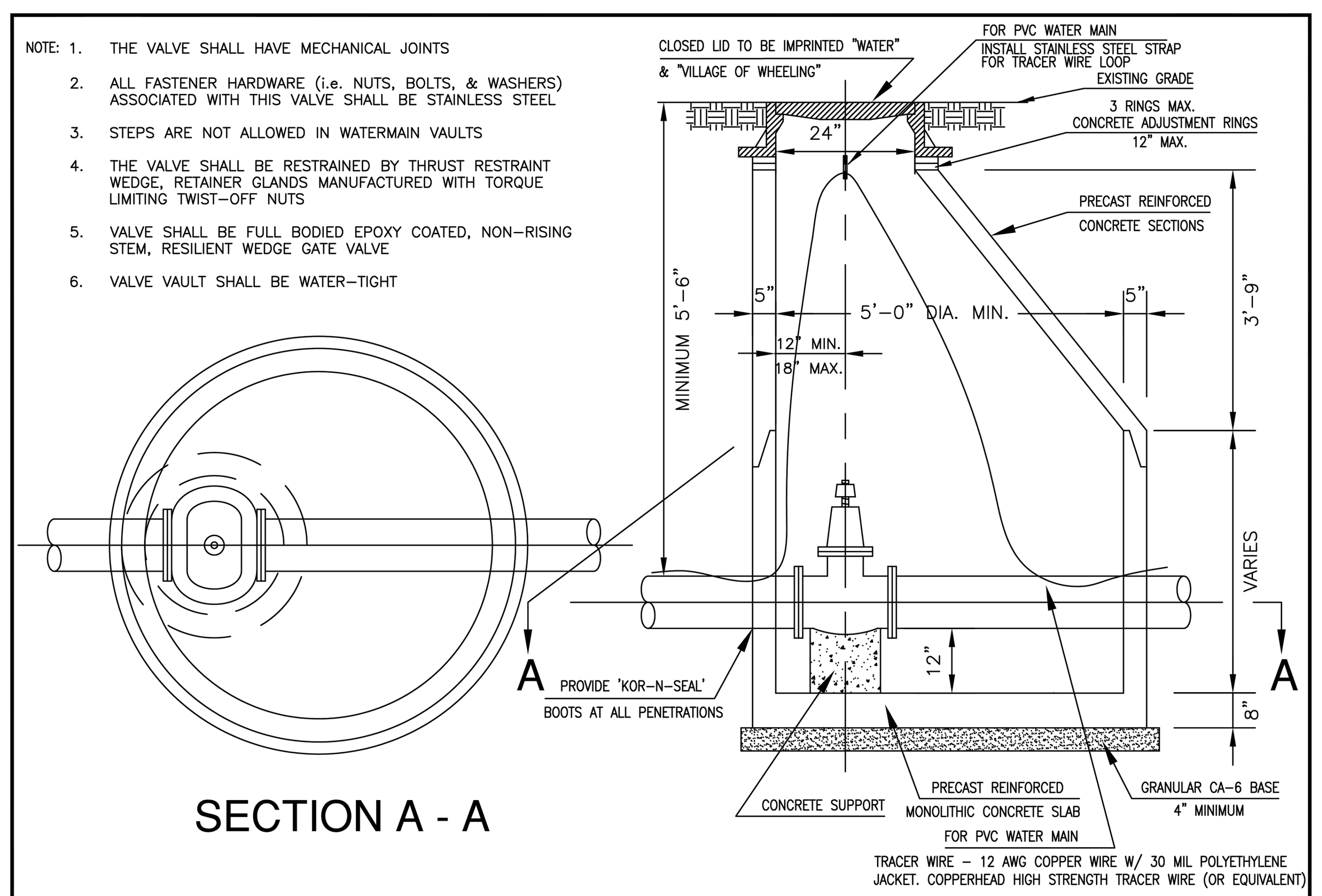
FIRE HYDRANT ABANDONMENT STANDARD

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

REVISIONS	
R.A.	8-19-99
S.W.	3-2-00 AUTOCAD FILE
C.J.C.	9-11-06 AUTOCAD FILE
S.W.	01-24-07 PER COMMENTS
K.A.G.	11-21-16 CHANGE PHONE #

DETAIL NO. W-2

NOTE:
1. THE VALVE SHALL HAVE MECHANICAL JOINTS
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, & WASHERS) ASSOCIATED WITH THIS VALVE 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. VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE
6. VALVE VAULT SHALL BE WATER-TIGHT



SECTION A - A

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

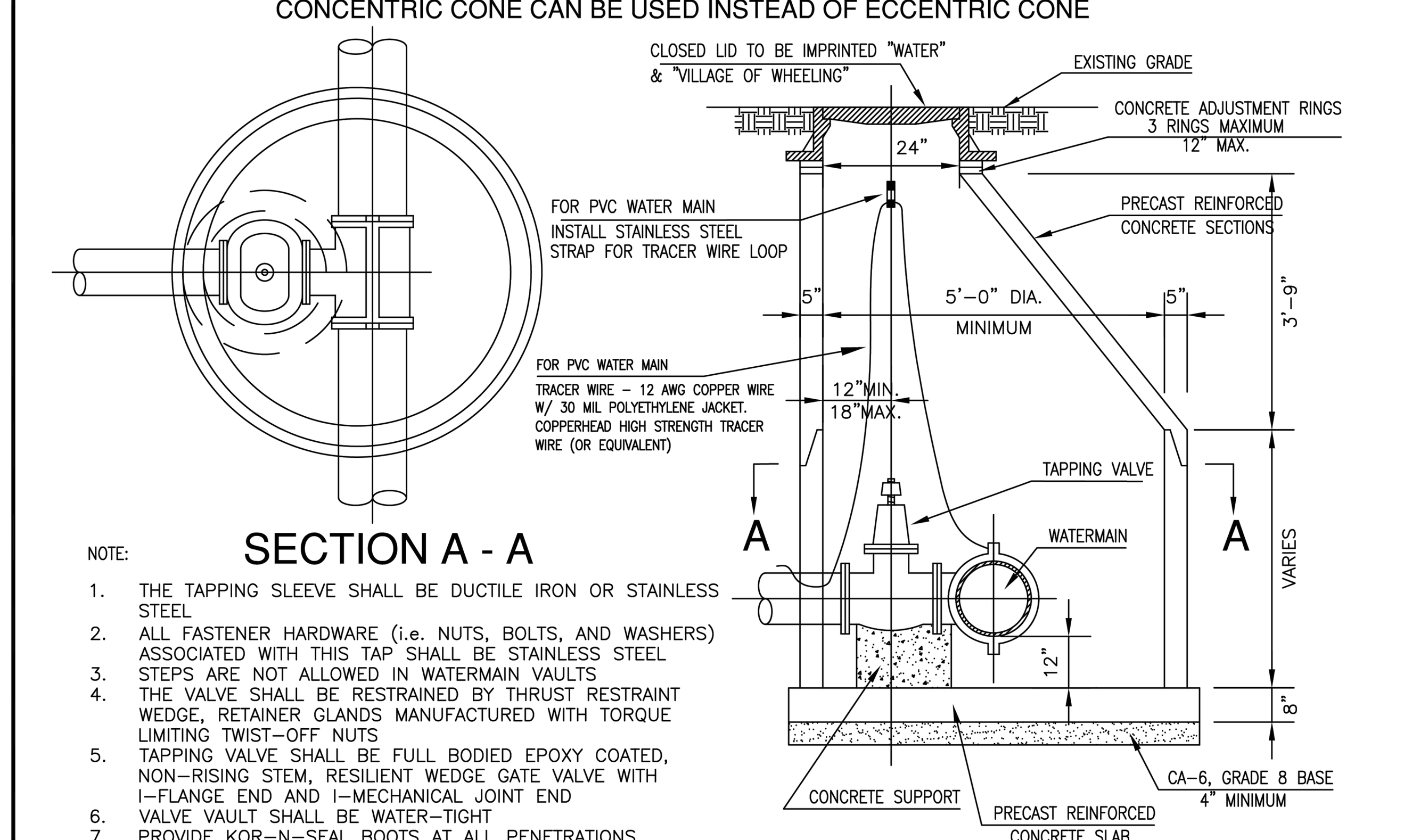
5' DIA. VALVE VAULT STANDARD

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

REVISIONS	
S.W.	11-07-01 PER COMMENTS
C.C.	03-07-07 PER COMMENTS
K.R.G.	07-18-07 PER COMMENTS
K.A.G.	12-11-18 TRACER WIRE

DETAIL NO. W-3

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

CONFLUENCE

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307 N Michigan Avenue #601
Chicago, IL 60601
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ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C32

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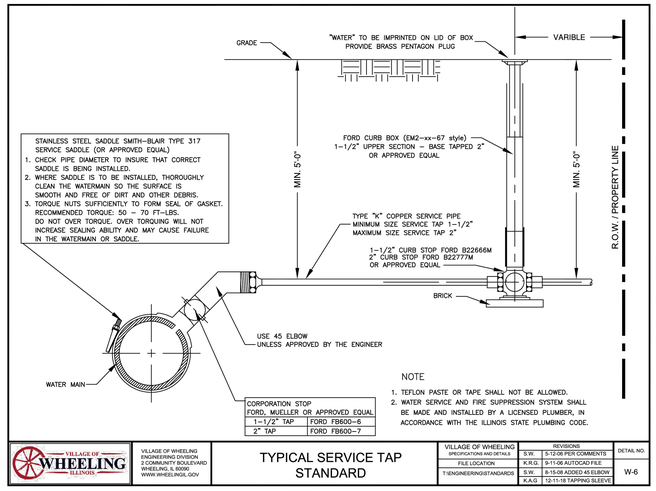
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR BLACK AND WHITE PRINTS



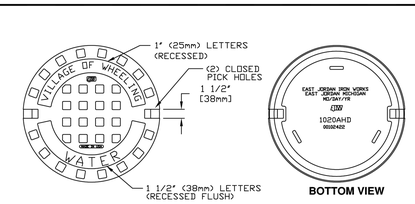
NOTE
1. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
2. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TYPICAL SERVICE TAP STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-12-06 PER COMMENTS	W-6
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	
	S.W.	8-15-06 ADDED 45 ELBOW	
	K.A.G.	12-11-18 TAPPING SLEEVE	



(*) or NEENAH CATALOG R-1713
SHOP DRAWING NF-1015 T46

√ MACHINED SURFACE

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO.
00102422

CATALOG NO.
(*) **1020A**

REF. PRODUCT DRAWING
00102067

EST. WT.
COVER WT: 115 LBS (52kg)

OPEN AREA
N/A

MAT'L SPEC.
COVER – GRAY IRON ASTM A48 CL 35

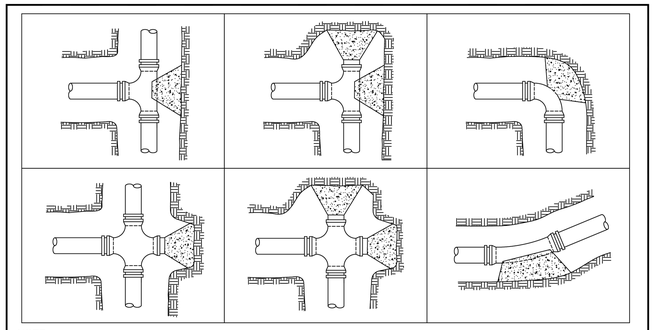
LOAD RATING
HEAVY DUTY

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND CLOSED LID WATER MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	W-7
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	
	S.W.	11-13-07 ENPOSS PHASE II	
	S.W.	10-27-09 ADDING NEENAH	
	C.J.C.	01-29-08 AUTOCAD FILE	



NOTE
1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

THRUST BLOCK STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	4-27-00 AUTOCAD FILE	W-8
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	
	T.W.M.	3-18-14 CONCRETE CLASS	

NOTES:
1. PIPE MATERIAL SHOULD BE CLASS 52 DUCTILE IRON OR C900 PVC UNLESS OTHERWISE APPROVED.
2. PIPE SEPARATION SHOULD MEET ALL REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE STANDARD SPECIFICATION FOR WATER AND SEWER.
3. FOR ALL VILLAGE PROJECTS ALL APPURTENANCES AND PIPE INSTALLATION ARE TO BE INCIDENTAL TO THE WATER MAIN DROP.

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

WATER MAIN DEPRESSION STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-30-00 AUTO-CAD FILE	W-9
T:\ENGINEERING\STANDARDS	S.W.	5-11-06 PER COMMENTS	
	C.J.C.	01-20-08 AUTOCAD FILE	
	K.A.G.	01-21-20 NOTES	

WATER MAIN ABANDONMENT DETAIL

VALVE BOX ABANDONMENT DETAIL

VALVE VAULT ABANDONMENT DETAIL

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

WATER MAIN, VALVE VAULT AND BOX ABANDONMENT DETAIL

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION			W-11
T:\ENGINEERING\STANDARDS			

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

Illinois Department of Transportation

APPROVED: Bureau Chief, 2011
ENGINEER OF POLICY AND PROCEDURES

APPROVED: Director, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

DATE	REVISIONS
1-1-11	Corrected weld symbol on Welded Lap detail.
1-1-09	Switched units to English (metric).

REINFORCED CONCRETE PIPE TEE

STANDARD 542606-02

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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C33

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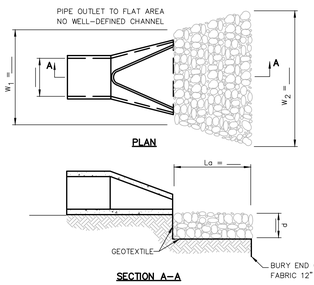
File Location: G:\6900\6987.151 Wheeling PD Aquatic Ctr\6987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswistek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PRINTED SIZE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR PRINTING PURPOSES.

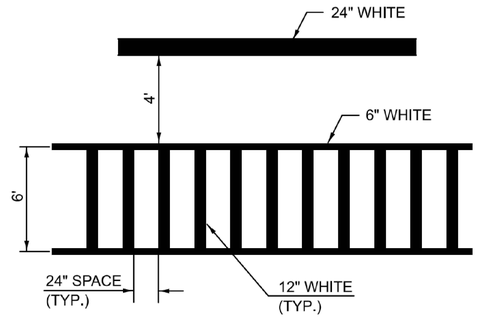
NOTES:

1. ALL GEOTEXTILE SHALL BE NON-WOVEN TABLE 1, CLASS 2 MATERIAL.
2. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

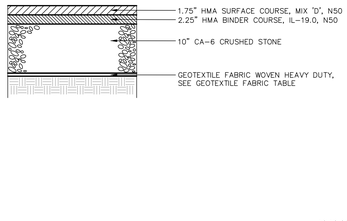


03.15.2016

GEWALT HAMILTON ASSOCIATES, INC. — PIPE OUTLET TO FLAT AREA



TYPICAL SPACING FOR CROSSWALKS & STOP BARS

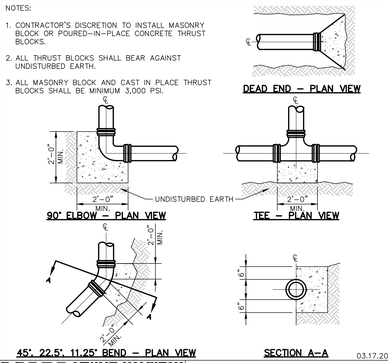


10.12.2018

GEWALT HAMILTON ASSOCIATES, INC. — NORMAL DUTY PAVEMENT DETAIL

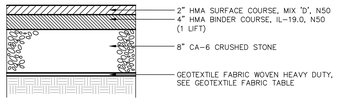
NOTES:

1. CONTRACTOR'S DISCRETION TO INSTALL MASONRY BLOCK OR POURED-IN-PLACE CONCRETE THRUST BLOCKS.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. ALL MASONRY BLOCK AND CAST IN PLACE THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI.



03.17.2021

GEWALT HAMILTON ASSOCIATES, INC. — THRUST BLOCKING

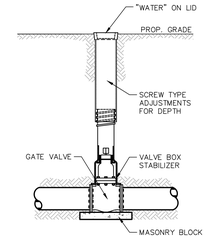


10.12.2018

GEWALT HAMILTON ASSOCIATES, INC. — HEAVY DUTY PAVEMENT DETAIL

NOTES:

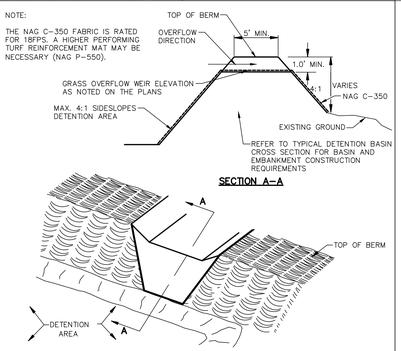
1. SEE WATER TABLE FOR FURTHER REQUIREMENTS.



03.17.2021

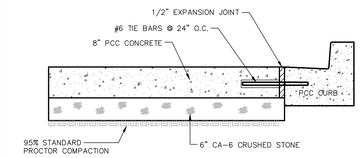
GEWALT HAMILTON ASSOCIATES, INC. — VALVE BOX

NOTE:
THE NAG C-350 FABRIC IS RATED FOR 18FPS. A HIGHER PERFORMING TURF REINFORCEMENT MAT MAY BE NECESSARY (NAG P-550).



03.15.2016

GEWALT HAMILTON ASSOCIATES, INC. — GRASS OVERFLOW WEIR DETAIL

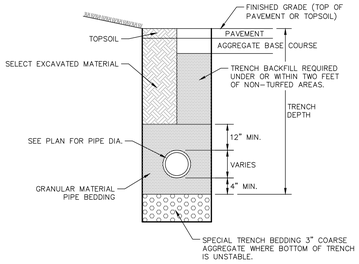


02.01.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC PAVEMENT DETAIL

NOTE:
SEE SANITARY TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.

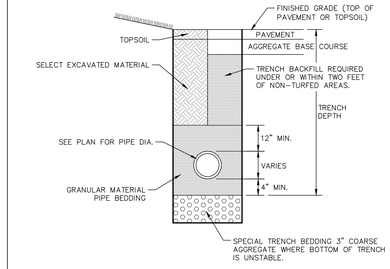


04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — SANITARY TRENCH DETAIL

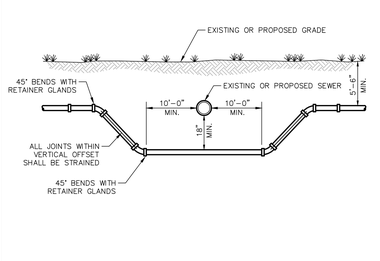
NOTE:
SEE WATER TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN TRENCH

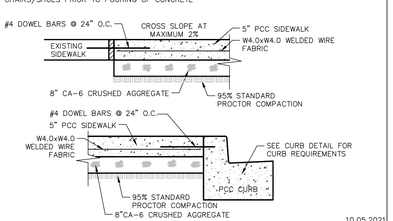


04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — HORIZONTAL WATER MAIN SEPARATION

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.
5. W4.0xW4.0 WELDED WIRE FABRIC SHALL BE INSTALLED ON CHAIRS/SHOES PRIOR TO POURING OF CONCRETE.

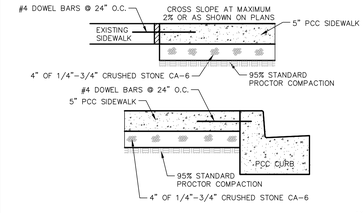


10.05.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL WITH WELDED WIRE FABRIC

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.

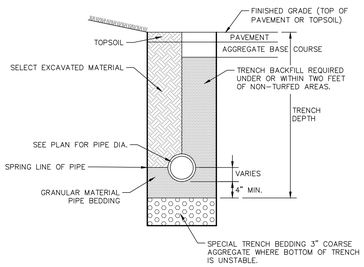


10.05.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL

NOTE:
SEE STORM TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — STORM TRENCH DETAIL RIGID PIPE INSTALLATION

VERTICAL SEPARATION REQUIREMENTS

CROSSING	REQUIRED VERTICAL SEPARATION	ADDITIONAL REQUIREMENTS (SELECT ONE)
WATER OVER SEWER	WATER INVERT >18" ABOVE CROWN OF SEWER.	**VERTICAL SEPARATION < 18"** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.
SEWER OVER WATER	SEWER INVERT >18" ABOVE CROWN OF WATER. (SEWER INVERT < 18" ABOVE CROWN OF WATER NEVER ALLOWED)	**VERTICAL SEPARATION < 18" (NEVER ALLOWED)** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.

NOTES:

1. SEE WATER TABLE FOR FURTHER MATERIAL REQUIREMENTS.
2. SEPARATION REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED WATER MAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER, AND ALL SERVICE CONNECTIONS.
3. WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS, SEEPAGE BEDS, AND LIFT STATIONS BY A MINIMUM OF 25'.

HORIZONTAL SEPARATION REQUIREMENTS

REQUIRED HORIZONTAL SEPARATION	ADDITIONAL REQUIREMENTS
10' OF LATERAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.	**HORIZONTAL SEPARATION < 10'** 1. WATER INVERT 18" ABOVE CROWN OF SEWER. **HORIZONTAL SEPARATION < 10' & VERTICAL SEPARATION < 18"** 2. SEWER CONSTRUCTED WITH WATER MAIN CLASS PIPE (SEE VERTICAL SEPARATION REQUIREMENTS) AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE PRIOR TO BACKFILLING.

RESTRAINED LENGTH TABLE

TYPE OF FITTING	RESTRAINED LENGTH (EACH WAY)
TEE AND PLUG	LENGTH OF TEE
90° BEND	18'-0"
45° BEND	8'-0"
22 1/2° BEND	4'-0"
11 1/4° BEND	2'-0"

LOCKING GASKET LENGTH TABLE

TYPE OF BEND/FITTING	DISTANCE FROM BEND/FITTING (EACH WAY)
45° HORIZONTAL BEND	15'-0"
22.5° HORIZONTAL BEND	10'-0"
45° VERTICAL OFFSET	25'-0"
TEES	PROVIDE THRUST BLOCK
PRESSURE CONNECTION	PROVIDE THRUST BLOCK
END CAPS	PROVIDE THRUST BLOCK

04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN INSTALLATION AND SEPARATION REQUIREMENTS

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CONSTRUCTION MANAGER
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43451 N. US Hwy.
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847.478.9700

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NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

DETAILS

C34

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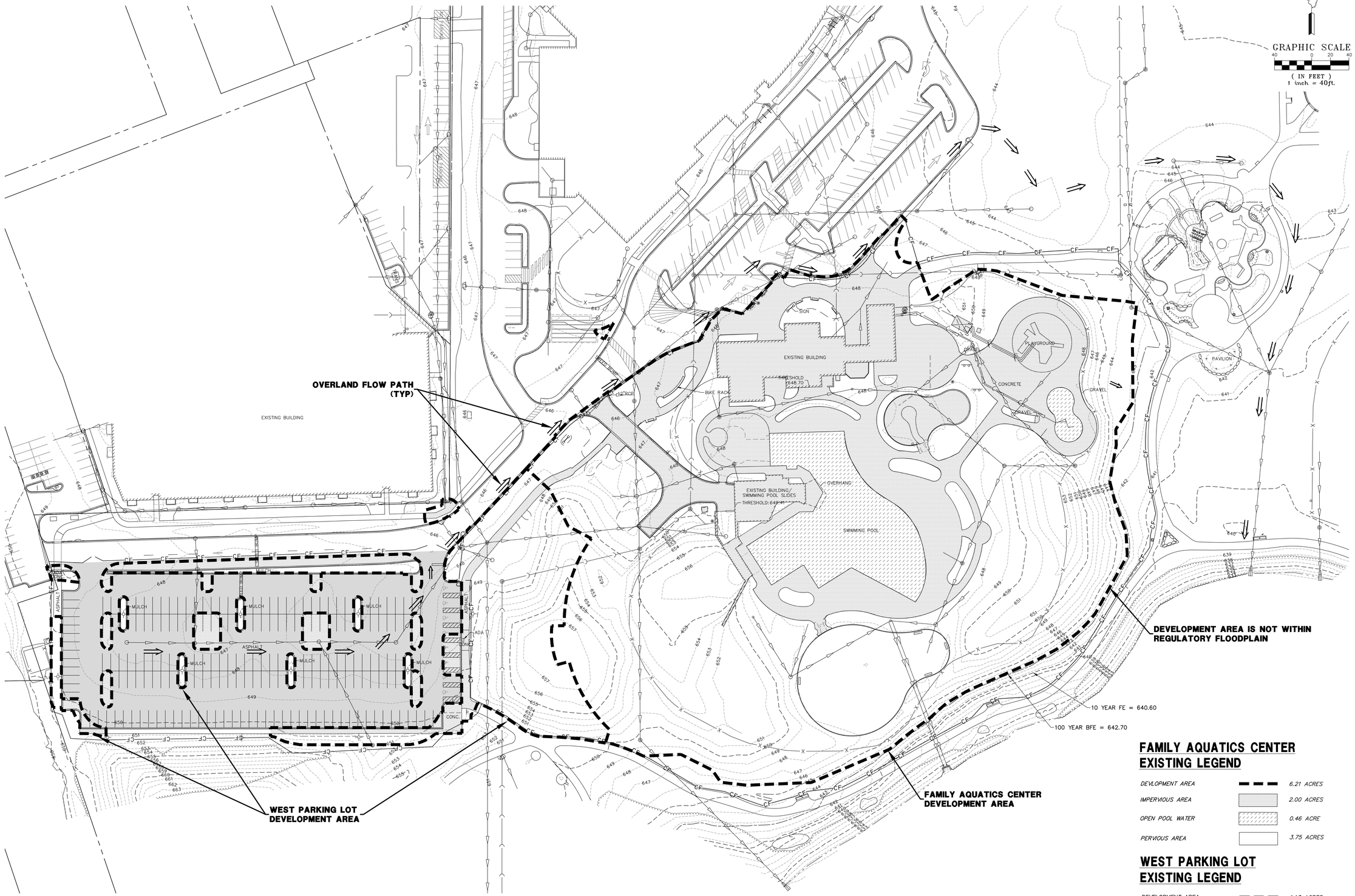

FAMILY AQUATICS CENTER EXISTING LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.00 ACRES
OPEN POOL WATER	0.46 ACRE
PERVIOUS AREA	3.75 ACRES

WEST PARKING LOT EXISTING LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT

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105 COMMUNITY BLVD
WHEELING, IL 60090

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Date	02-26-2026

EXISTING DRAINAGE EXHIBIT

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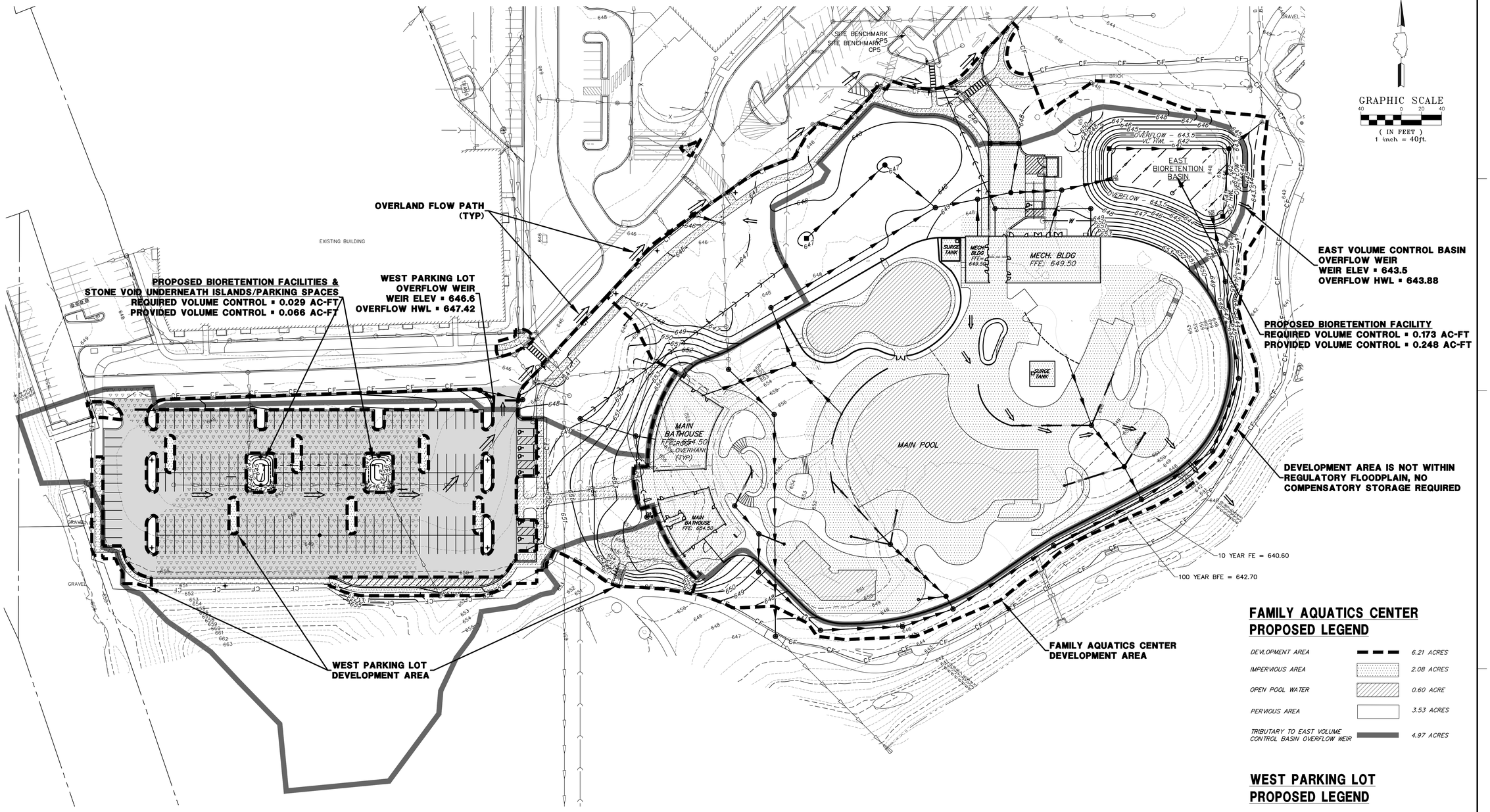

FAMILY AQUATICS CENTER PROPOSED LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.08 ACRES
OPEN POOL WATER	0.60 ACRE
PERVIOUS AREA	3.53 ACRES
TRIBUTARY TO EAST VOLUME CONTROL BASIN OVERFLOW WEIR	4.97 ACRES

WEST PARKING LOT PROPOSED LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
TRIBUTARY TO WEST PARKING LOT OVERFLOW WEIR	3.17 ACRES
DEVELOPMENT IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL	0.44 ACRE
TRADEOFF IMPERVIOUS AREA TO VOLUME CONTROL	0.94 ACRE
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA ▪ 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE ▪ 0.78 AC-FT
2025 ADDITIONAL REQUIRED DETENTION STORAGE ▪ 0.72 AC-FT
EXCESS STORAGE AFTER 2025 PROJECT ▪ 0.06 AC-FT

MAINTENANCE PLAN FOR WHEELING PARK DISTRICT

Wheeling Park District with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a quarterly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.

Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

3. Stormwater Collection System
The Owner shall perform two inspections per year of all components of the stormwater collection system. The inspections shall occur in the spring and fall of each year and include the following specific areas of concern.

Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers
- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed any eroded areas
- Restore riprap at outfalls if erosion observed

4. Overflow Weirs
- Annual visual inspections shall be performed that verify the design capacity of the overflow weir is maintained
- Remove any obstructions that have been placed in the drainage path
- Regrade to provide positive drainage as necessary

5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair
- Check for invasive vegetation, remove when possible
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
- Perform sewer inspections once every five years, make repairs as necessary
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years

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PROPOSED DRAINAGE EXHIBIT

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL SCALE

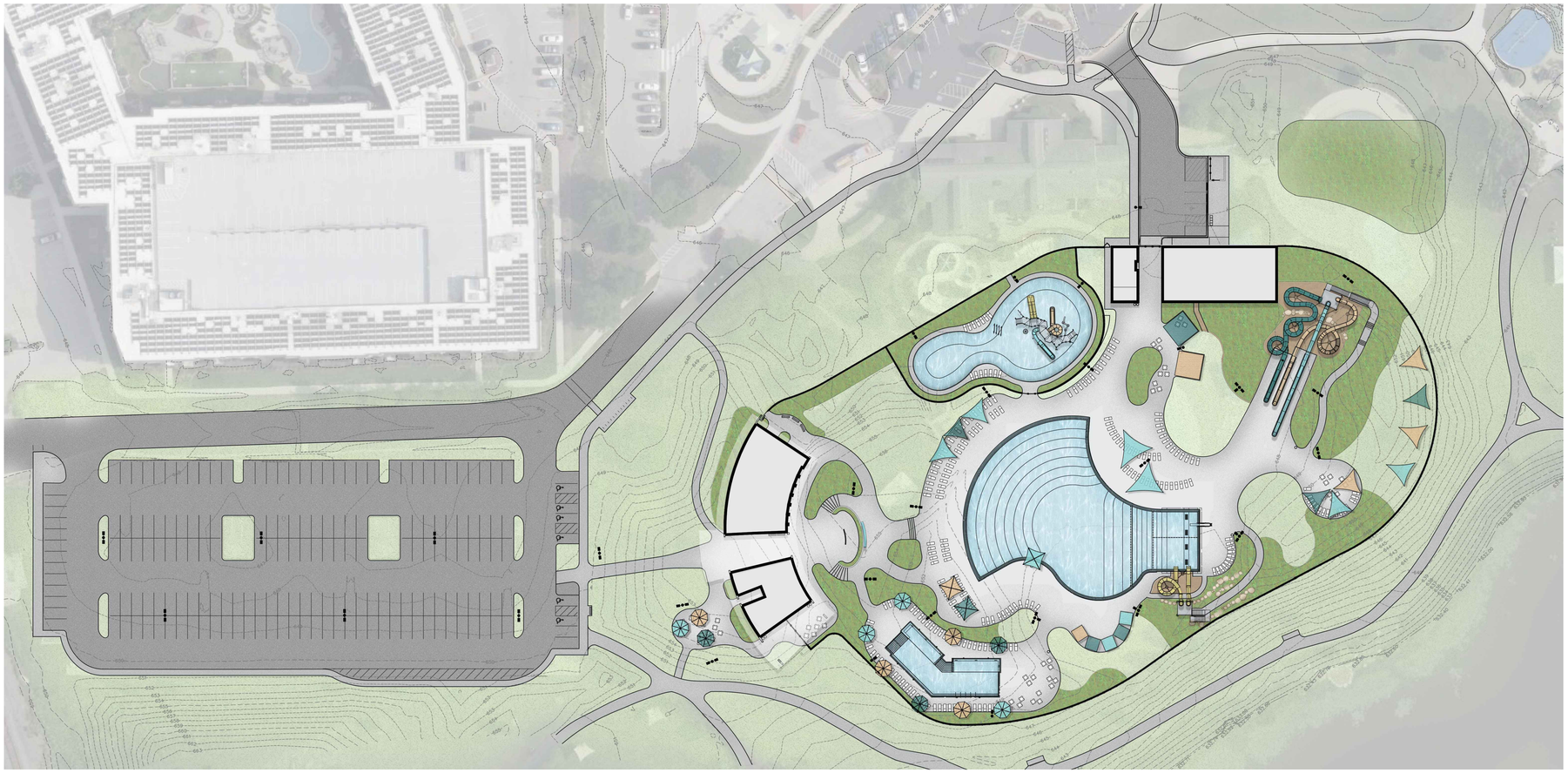
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REFERENCE

File Location: G:\950\50987 151 Wheeling PD Aquatic Cntr\Drainage\50987 151 DRAINAGE EXHIBIT / SAVE DATE: 2/26/2026 11:29 AM BY: pwindale / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



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THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
GRAEF
116 S ADAMS STREET, SUITE 201
GREEN BAY, WI 54301
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BEAU SANDERS

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 9, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
WATER TECHNOLOGY INC (WTI)
100 PARK AVENUE
BEAVER DAM, WI 53916
PH: (920) 887-7371
BRIAN FREBER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

ELECTRICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
PAUL SILIUNAS

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

PLUMBING & MECHANICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
RYAN SPAULDING

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

STRUCTURAL ENGINEER
McCLUSKEY ENGINEERING
1887 HIGH GROVE LN
NAPERVILLE, IL 60540
PH: (630) 717-5395
ANDREW ECK

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JUN 21, 2004
SHEETS COVERED BY SEAL: "S"

ARCHITECT
LEGAT ARCHITECTS, INC.
49 W RANDOLPH ST
CHICAGO, IL 60601
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TED HAUG

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC
625 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
PH: (847) 478-9700
DON MATTHEWS

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT AND PRIME DESIGN CONSULTANT. I AM A DULY LICENSED ARCHITECT AND LANDSCAPE ARCHITECT IN THE STATE OF ILLINOIS. ALL CONSULTANT WORK PRODUCED BY OTHERS HAS BEEN REVIEWED AND VERIFIED UNDER THE RESPONSIBLE CHARGE OF EACH PROFESSIONAL LISTED ON THIS SHEET.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

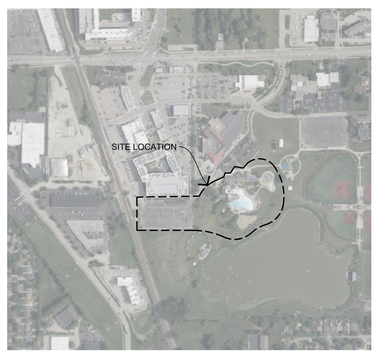
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

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

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

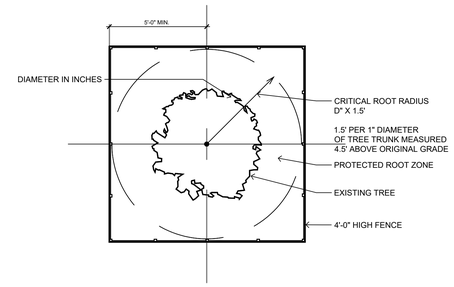
DRAWING SYMBOLS

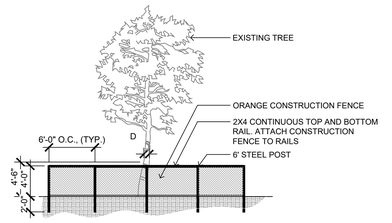
(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME ## L-##)
- CONTOUR ELEVATION (###)
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY ## / ABBREVIATION XX)
- KEYNOTE (#)
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)
- XX / L-XX
- XX / L-XX
- A
- ℄
- # SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

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847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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IF THIS LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, IF THIS SHEET IS PRINTED AT FULL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF THEY ARE NOT

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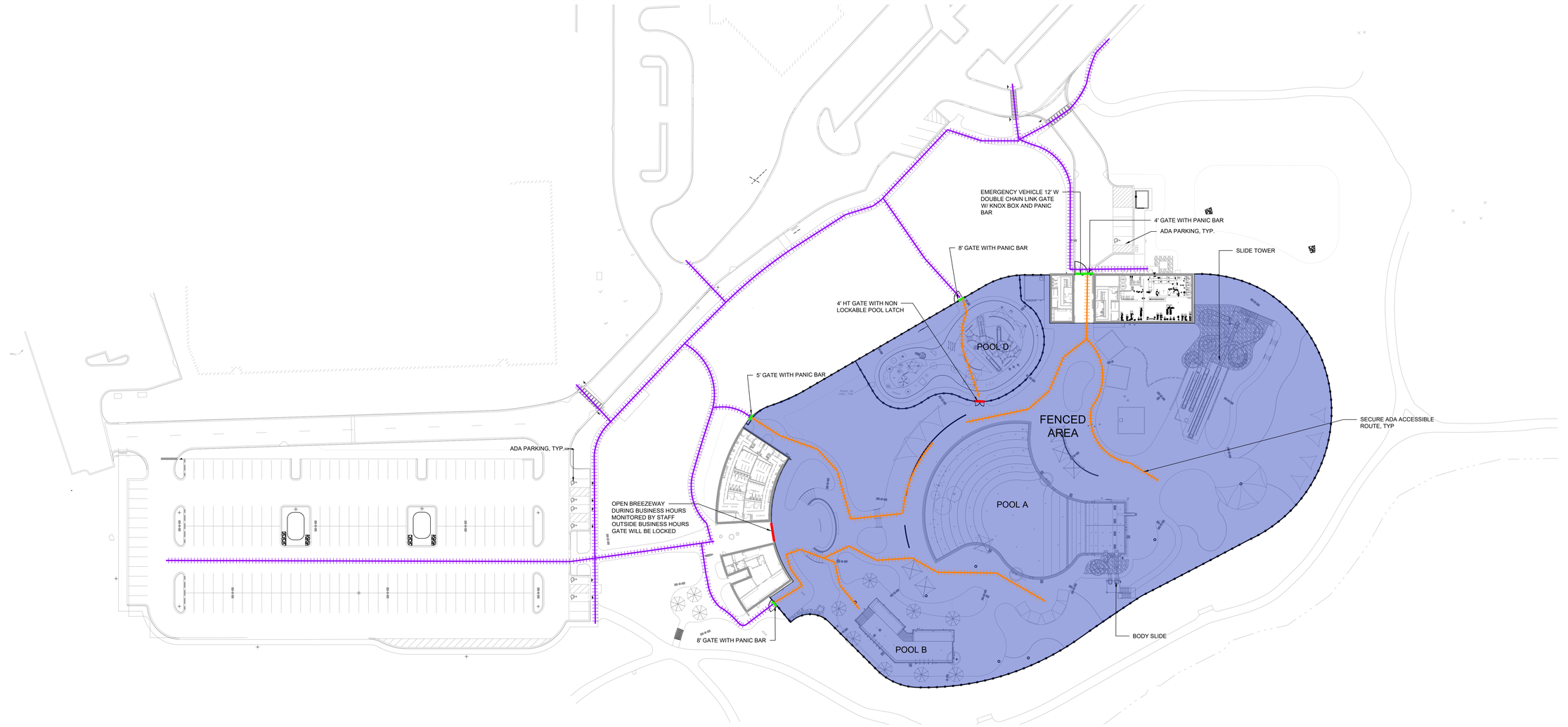

1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

POOL DECK EGRESS PLAN

L110

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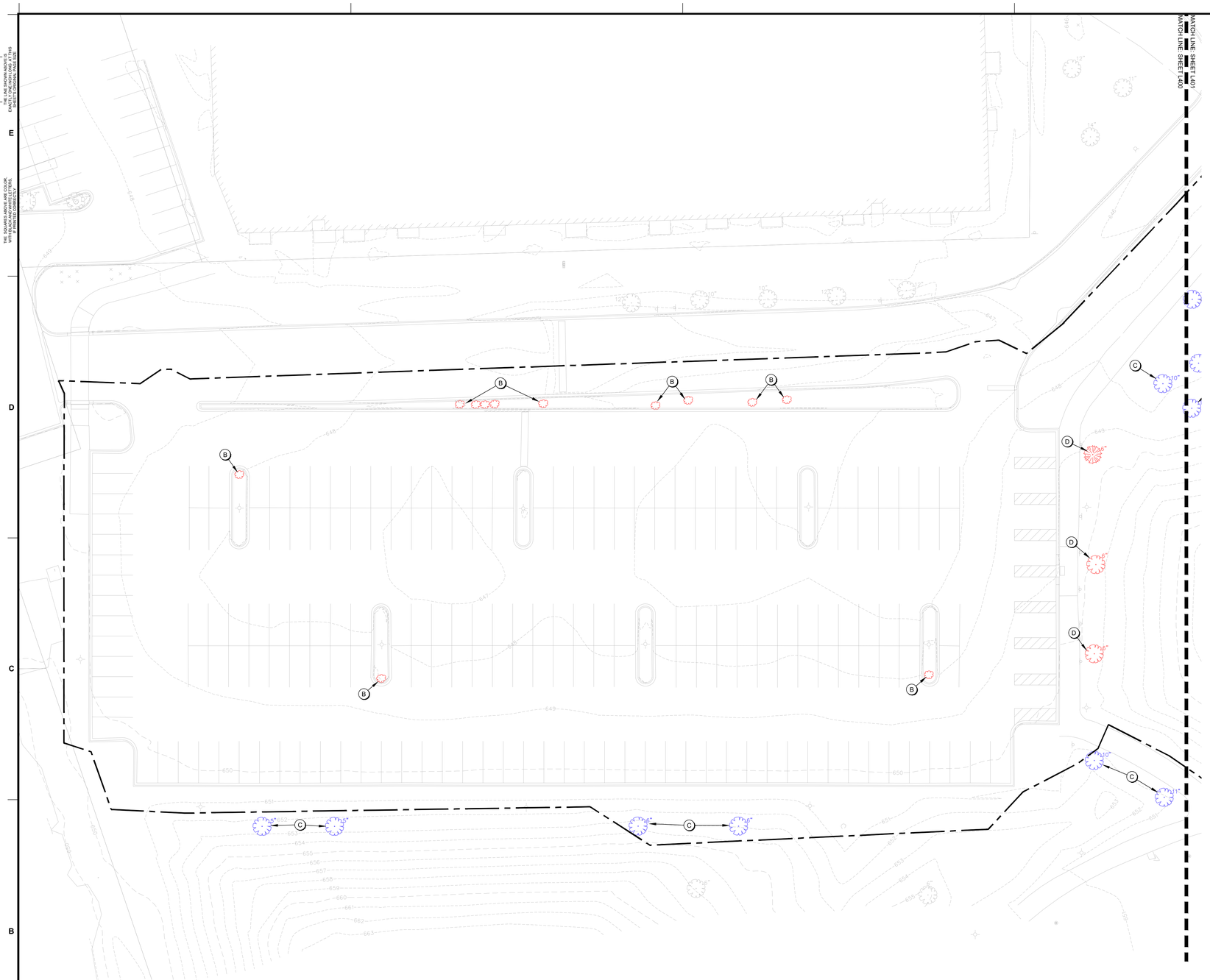

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L200

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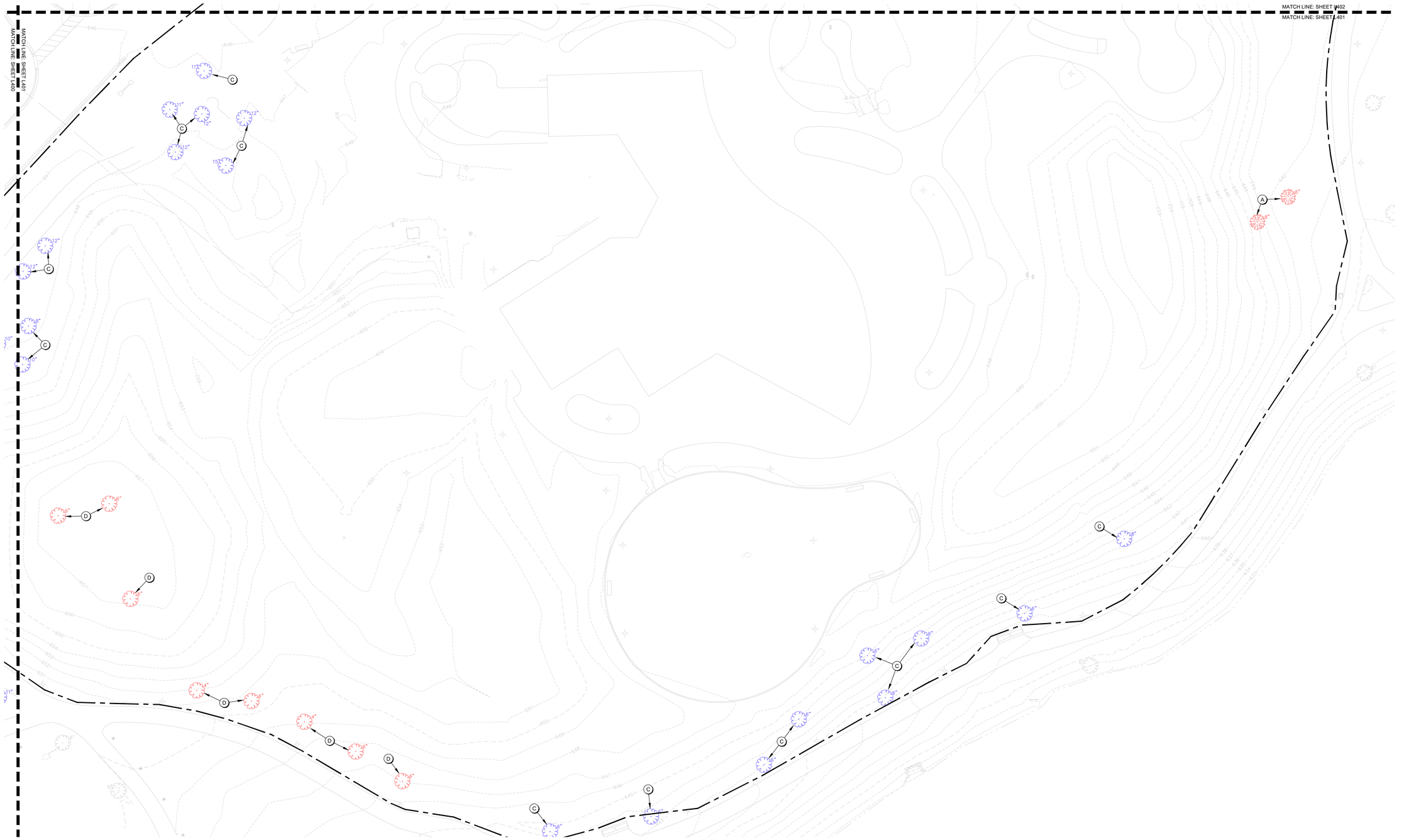

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L201 SHEET LOCATION KEY

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105 COMMUNITY BLVD
WHEELING, IL 60090

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Date	2026-03-05

TREE MITIGATION PLAN

L201

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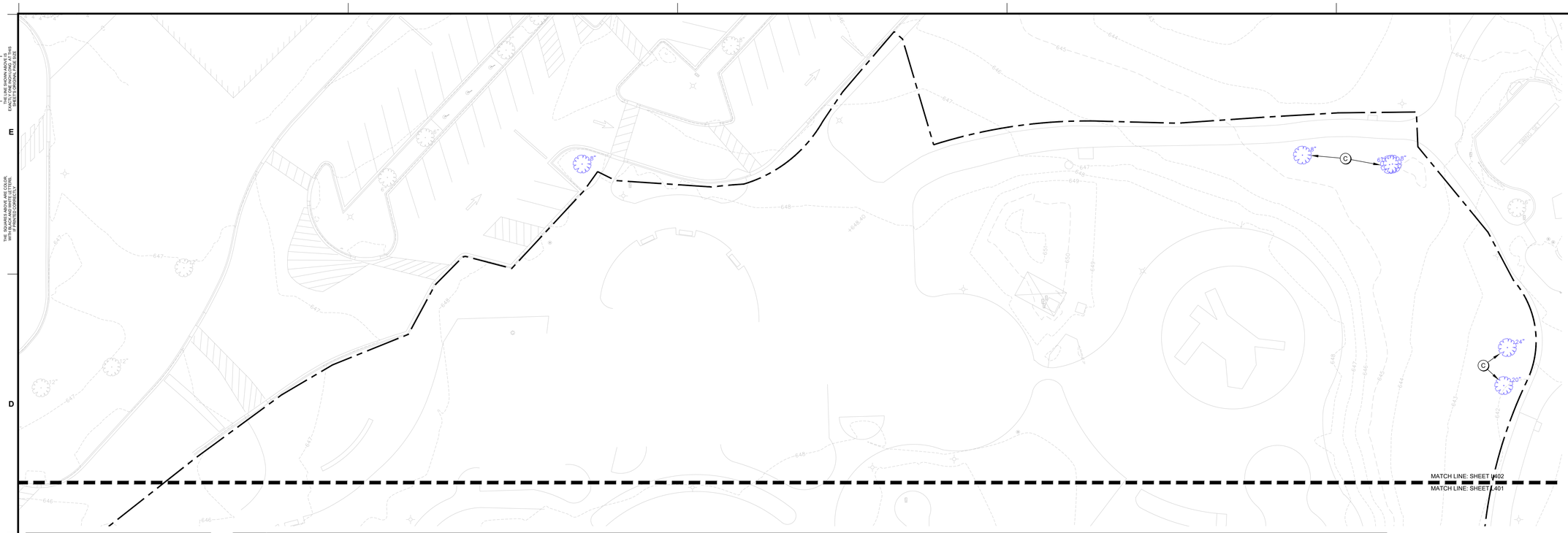

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L202

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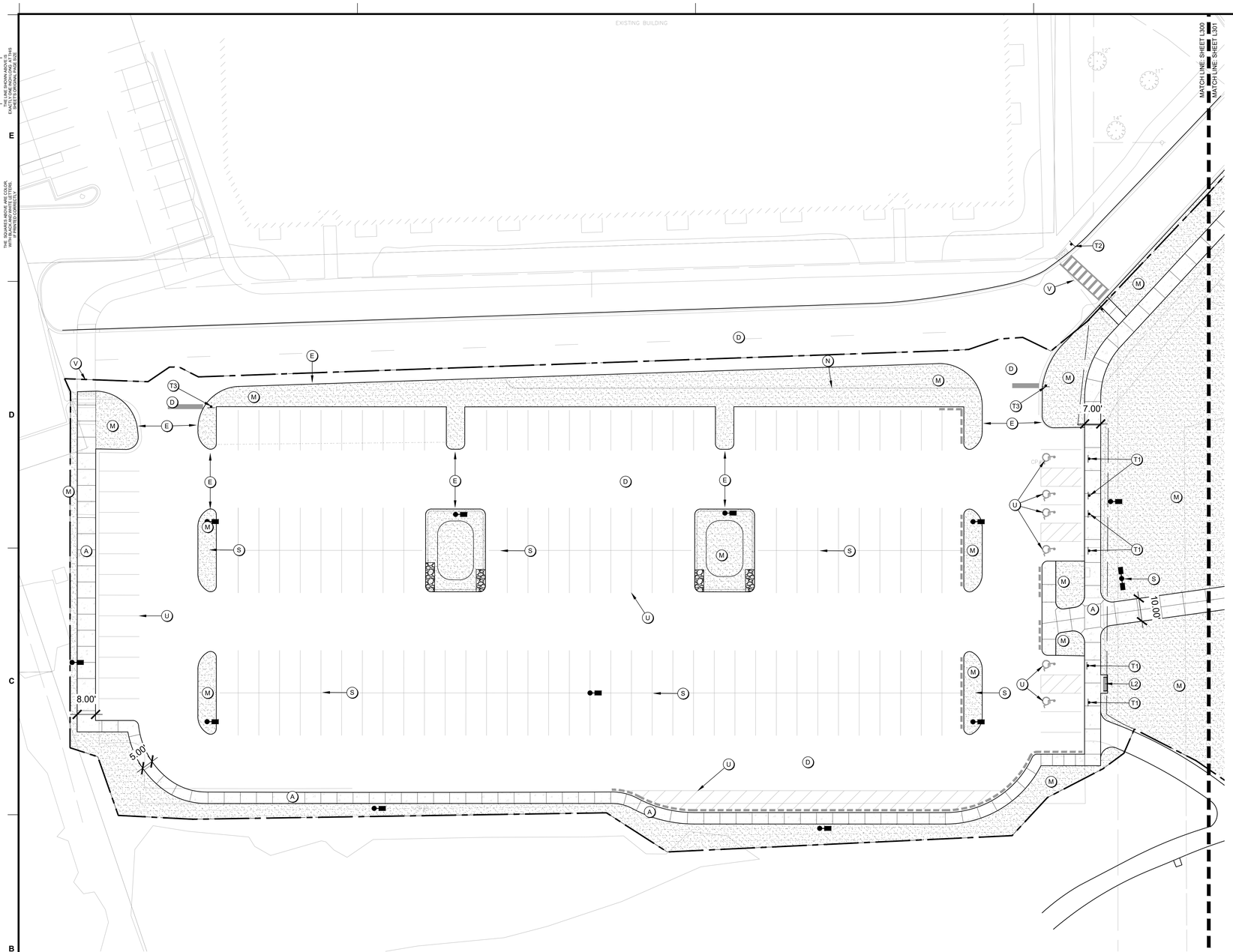


1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

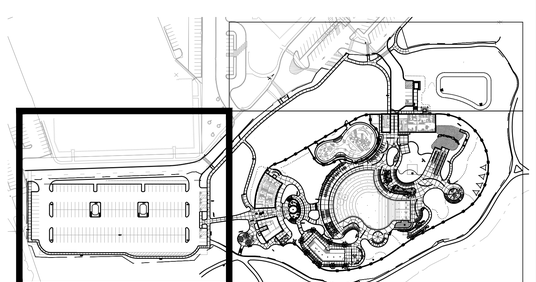
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



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847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 outcost\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: rmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS NOT FULL SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS, FOR BLACK AND WHITE PRINTS

MATCH LINE: SHEET L300
MATCH LINE: SHEET L301

MATCH LINE: SHEET L302
MATCH LINE: SHEET L301

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
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G) CONCRETE MOW STRIP; RE: 4/L700
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I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

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B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
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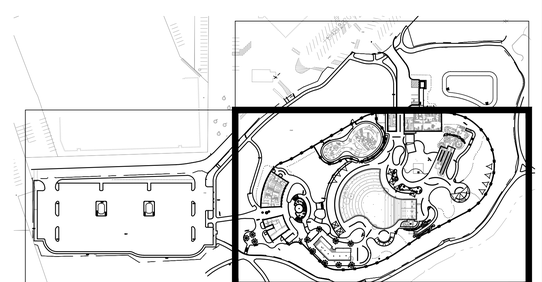
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



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1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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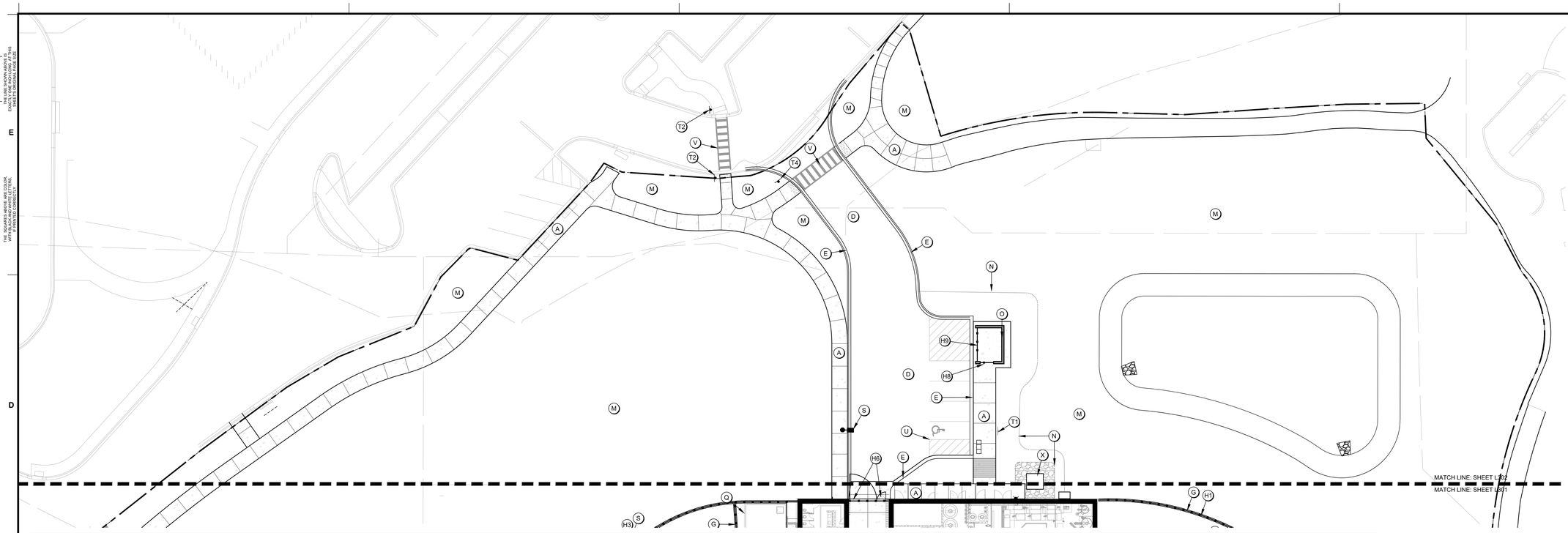
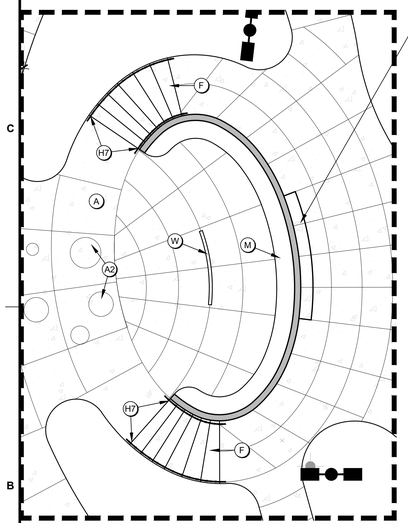


1 L302 HARDSCAPE PLAN - AREA C



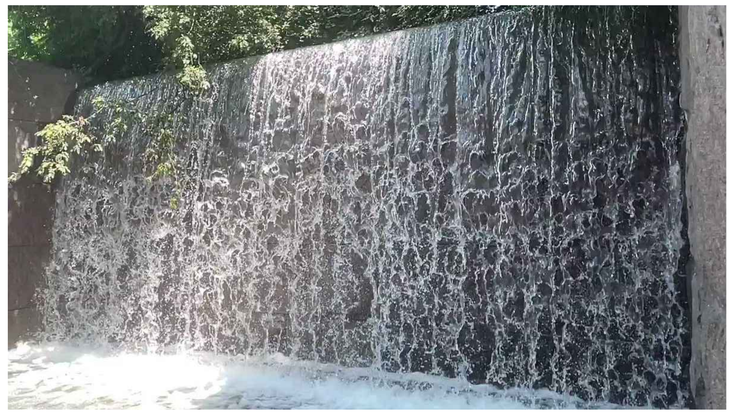
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
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R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

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B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

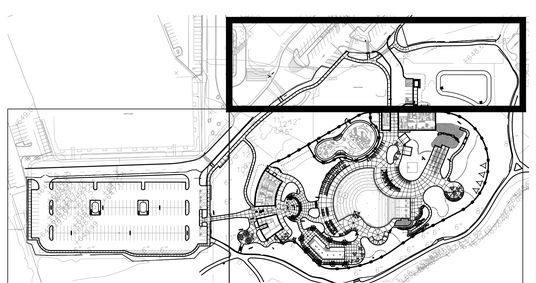
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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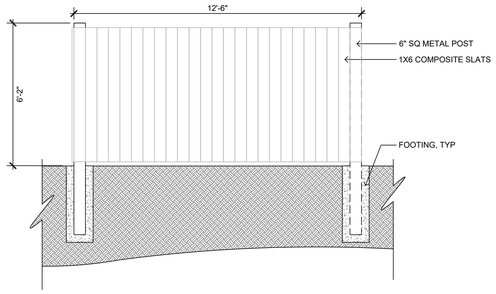
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

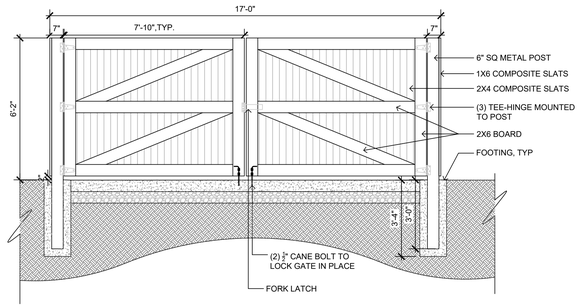
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pj30) working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/5/2026 4:09 PM BY: jmiller | PLOT DATE: 3/5/2026 4:17 PM BY: Mark Miller

IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

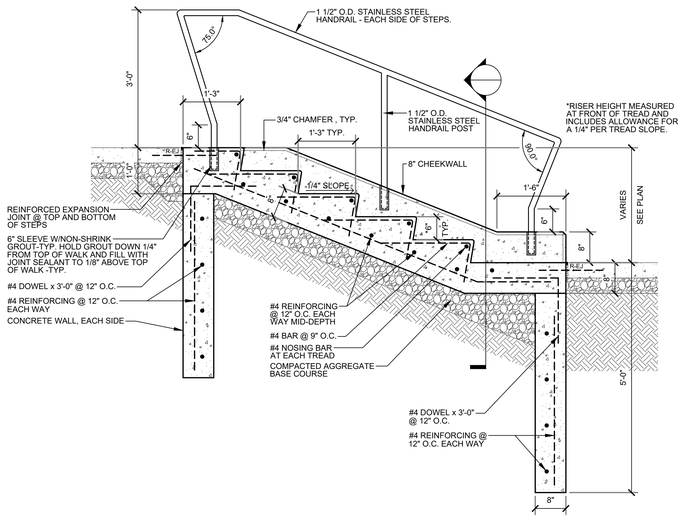
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



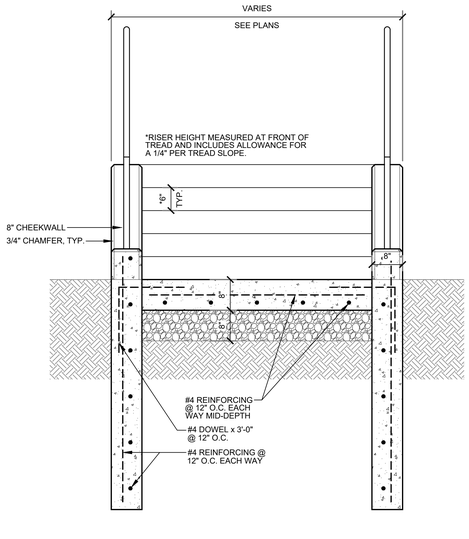
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

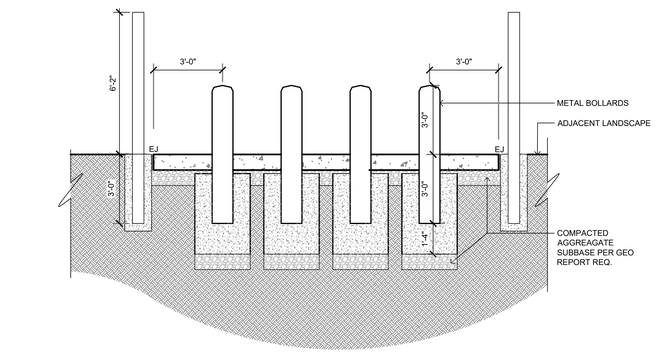


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

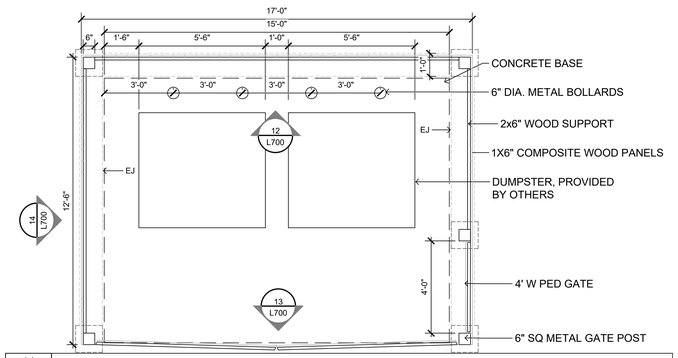


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

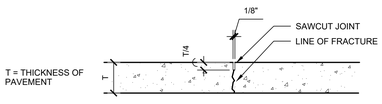




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

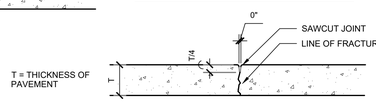


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



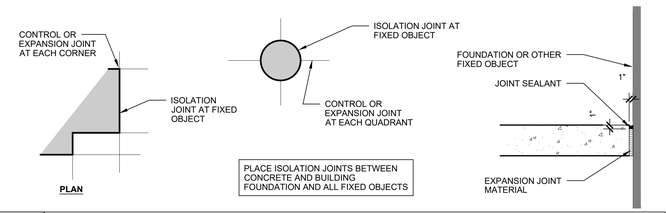
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S

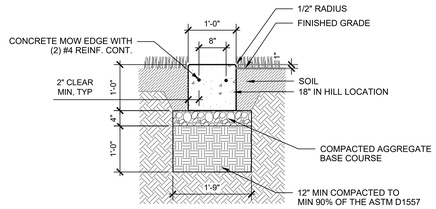


9 L700 ISO JOINT TYP — N.T.S

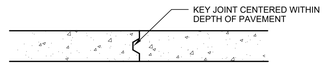
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

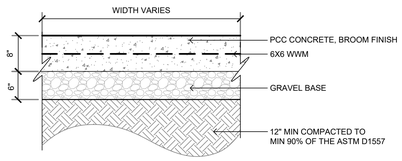


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



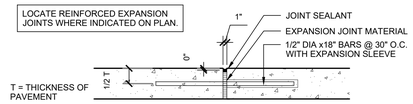
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



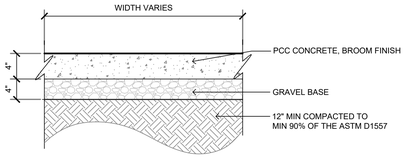
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

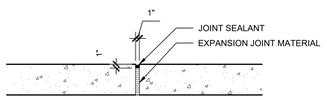


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

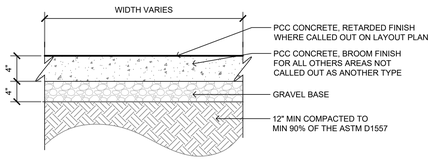
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

CONFLUENCE

LANDSCAPE ARCHITECT
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307 N Michigan Avenue #601
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LEGAT ARCHITECTS
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625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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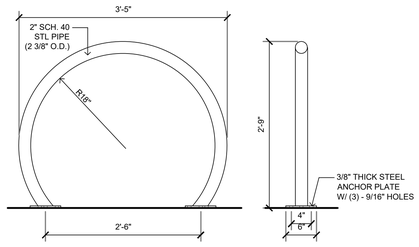
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PROPERLY SCALED

THE SQUARES ABOVE ARE PROCESS COLOR, WITH BLACK AND WHITE LETTERS, FOR PROPER PRINTING

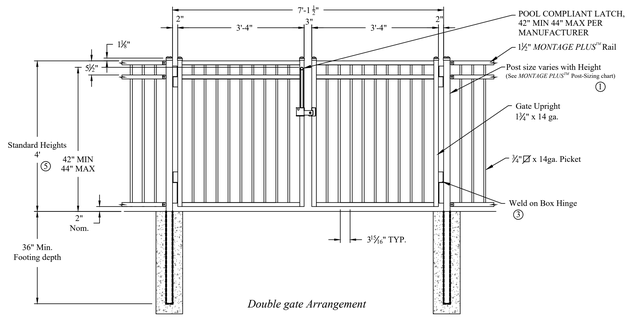


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

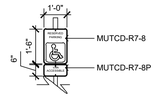


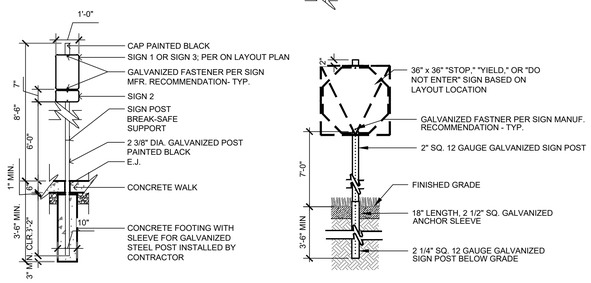
Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

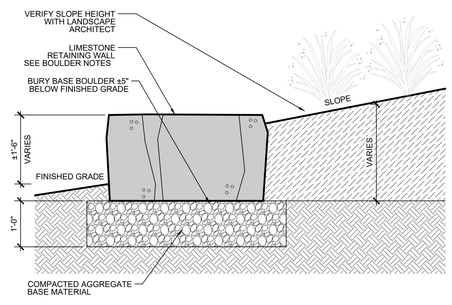
7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.

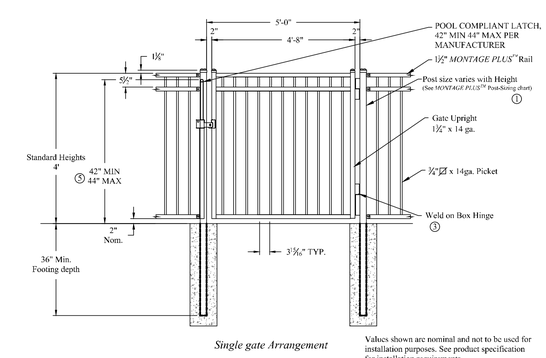




3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

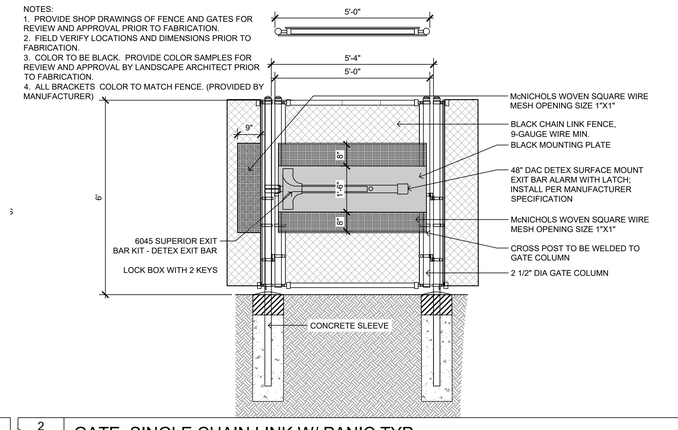


Single gate Arrangement

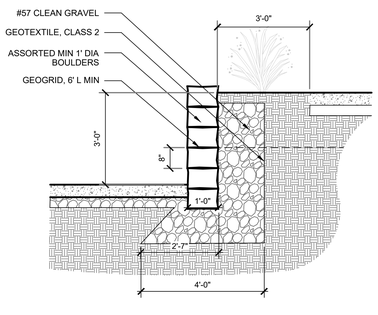
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

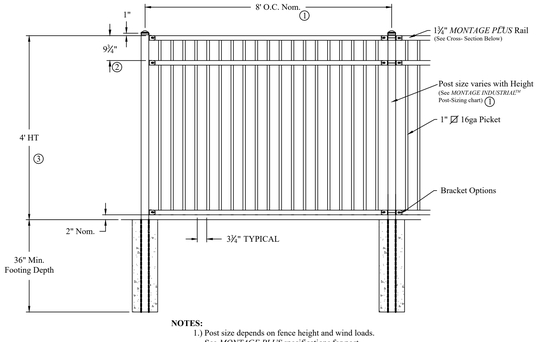
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



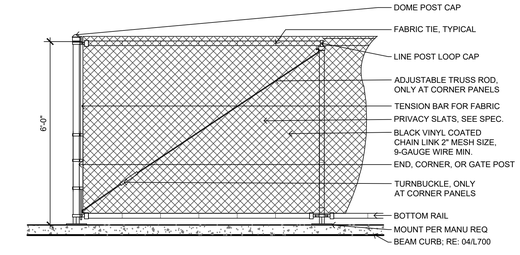
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
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312.258.9595

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GEWALT HAMILTON ASSOCIATES
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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 1:41 PM BY: mmiller / PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

CONFLUENCE

MEMORANDUM

Date: May 1, 2026

RE: Wheeling Park District Aquatic Facility
Supplemental Memorandum – Parking Variation Clarification

This supplementary memorandum is to provide additional clarification on the parking operations and related parking variation request.

Bather Capacity:
The current bather capacity of 2,847 included in the site plan submittal is based on the current Illinois Department of Public Health code calculation. This is not representative of actual operational capacity at the facility. The size of the swimming pools and the amenities proposed in the new facility are approximately the same as in the former facility and do not propose any significant expansion, as the bather capacity might suggest. The former facility had a bather capacity of 1,500, and the Park District does not anticipate increasing the operational capacity at the new facility.

Improved Parking Operations:
The new aquatic facility entrance is oriented to the west, making the existing lot in that area the primary aquatic center parking. This simple, but important reconfiguration will provide an immediate and significant improvement in the parking operations of Heritage Park, decompressing parking demand on the CRC lot and reducing traffic circling the lot, creating safety concerns with pedestrians.

Monday through Friday, approximately 700 of these daily attendees are associated with camps and arrive by bus or walk over from the Community Recreation Center, further reducing the need for parking.

The proposed parking lot provides adequate spaces for peak events that occur, and when coupled with the additional parking at the CRC and the Heritage Park sports complex, there is ample parking provided without building additional parking (paved surface) in the park.

MEMORANDUM

DATE: April 22, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV26-0006, Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center (105 Community Boulevard). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0006** 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

EXECUTIVE SUMMARY

Docket No. PV26-0006: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner) requests a variation to permit a reduction in the minimum required number of parking spaces from 356 spaces to 192 spaces associated with the redevelopment of the Wheeling Aquatics Center, for the property located at 105 Community Boulevard, 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: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):
- North: Wheeling Village Hall and Police Department
- West: Wheeling Park District Community Recreation Center (CRC)/Residential
- South: Industrial/Residential
- East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

SUMMARY OF REQUEST

The petitioner is requesting a variation to reduce the minimum required number of parking spaces from 356 spaces to 192 spaces associated with the redevelopment of Wheeling Aquatics Center located at 105 Community Boulevard.

The petitioner is also seeking an amendment to the existing special use (Docket No. PSU26-0003), along with a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007) and major site plan and appearance approval (PSPMAJ25-0006).

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. PSPMAJ25-0006, the petitioner is seeking to redevelop the existing outdoor aquatics center at Heritage Park to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities located at 105 Community Boulevard.

Pursuant to the Village Code, off-street parking for outdoor swimming pools is required at a ratio of 1 space per 8 bathers. Based on the proposed maximum capacity of 2,847 bathers, a total of 356 parking spaces would be required for the new aquatic center. The redevelopment project will re-orient the entrance to the west, allowing for the use of the existing "west" parking lot (located west of the existing aquatic center and south of The One Apartment complex) as the main parking lot to serve the facility. The "west" parking lot will contain 192 parking spaces, following associated modifications.

Additional parking is available at the existing Sport Complex parking lot (located east of the aquatic center) containing 250 spaces, which has served as overflow parking demand during peak periods. The Sports Complex parking lot will continue to serve the aquatic center in this same capacity. In addition, a significant portion of the facility's weekly users arrive via school bus or other group transportation, which reduces on-site parking demand.

Although the Heritage Park facilities will provide a combined 542 parking spaces, which excludes the Health and Fitness Center parking lot and Heritage Park south parking lot (accessed via Wolf Road), the principal parking lot serving the new aquatic center facility, will not provide the minimum parking spaces of the zoning code. Accordingly, the petitioner is requesting a variation to reduce the required number of parking spaces from 356 spaces to 192 spaces.

Given the reuse of the existing "west" parking lot, the availability of nearby supplemental parking, the provision of bicycle accommodations, and the anticipated travel patterns of patrons, staff finds that the proposed parking supply is reasonable for the use and supports the requested variation.

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 Heritage Park property owned by the Wheeling Park District has multiple programmatic elements to the park as a whole with different peak uses and times at which parking lots are used, created for shared parking facilities and overflow parking from one lot into another. The unique programming of the parking and limited space and resources available by the park district make providing the code-required minimum parking spaces at the current bather load, 356 spaces (2847 bather capacity * 1space/8 bathers), difficult to achieve. While the main parking lot taking into account walkable parking spaces

   Staff: The subject property is constrained by the presence of regulatory floodplain and wetlands, which significantly limit the availability of developable area on the site. These environmental constraints restrict the ability to accommodate required stormwater detention facilities, thereby limiting the feasible expansion of the parking lot. As a result, strict application of the parking and site design standards would impose a practical difficulty unique to the property and not generally applicable to other sites.

   The petitioner is reconstructing the parking lot within its existing footprint, which limits the ability to expand parking to meet current Code requirements without introducing additional impervious surface or impacting other park amenities. This constraint, combined with the shared parking nature of the site and the need to maintain safe and efficient circulation, contributes to the practical difficulty in providing the full number of required parking spaces.

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

   Petitioner: The aquatics center use is a unique in its own right in that there are no other uses like this in the Village. For this aquatics center in particular, a majority of the bather load comes via bus. The west parking lot has been designed with this in mind, including a bus drop-off lane that includes room for at least three buses to pull over and drop-off children at once. In addition, a large number of bathers walk over from the Community Recreation Center (CRC) building to the north and enter through the smaller mechanical building entrance to the north. Finally, should the 192-space primary parking lot (west parking lot) fill up on peak-capacity days, there are alternate overflow parking lots within a short walk alluded to in response 1 above; such alternate parking lots include the 104 space CRC lot directly north of the new aquatics center, as well as the 250-parking space lot due north of the athletic fields. An agreement could also be explored between the Wheeling Park District and the Wheeling Town Center to allow for overflow into the Metra commuter parking lot located northwest of the west parking lot on select peak days/hours.

   Staff: The hardship is attributable to the specific environmental constraints of the subject property, namely the presence of regulatory floodplain and wetlands, which substantially reduce the amount of usable land available for development. These features limit the ability to locate stormwater detention facilities on the site and directly impact the feasibility of expanding the parking area. Such constraints are inherent to this property and are not conditions that generally apply to other properties or uses, thereby constituting a unique circumstance.

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

   Petitioner: The hardship or difficulty in providing the code-minimum required parking spaces is not a result of actions taken by the applicant. Existing programmatic constraints and topography challenges make it very challenging to provide an additional 164 spaces on top of the current 192 spaces provided in the west parking lot. The district also did not believe that based on historical data and parking use that there would be need for more parking spaces that are being provided with the current plans due to explanations in items 1 and 2 above. Alternatives with more parking were explored at the beginning of this project and were ultimately eliminated based on the notion that the number of parking spaces being proposed were excessive. Given the number of available parking lots on the property within walking distance and the varying degree of peak usage based on the programmatic element, it was determined that there was no need to provide parking in excess of what is shown today in the west parking lot and across the park campus as a whole.

Staff: The difficulty in meeting the minimum parking requirement is not the result of actions taken by the current property owner. The existing site layout, including the location of recreational facilities, shared parking areas, and overall park design, reflects adopted comprehensive plans for Heritage Park. In addition, physical constraints of the site, including limited available area for expansion without impacting existing amenities, open space, regulatory floodplain or wetlands contribute to the hardship of expanding parking.

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

   Petitioner: The negative impacts would include the loss of a family aquatics center for possibly the 2027 swim season in addition to the currently planned down period for the 2026 summer season while the new facility is under construction. If we were held to the code-required 356 spaces, we would need to completely go back to the drawing board designing and permitting a new site plan that introduces an additional parking lot capable of parking at least 164 more parking spaces. Resubmissions to the MWRD and Village could push an already condensed construction and permitting schedule into late 2027 or 2028 before construction could be completed. In addition, the added parking would take the place of greenspace set aside for future programming opportunities and have the potential of being an added cost to the community that is likely to be underutilized and ultimately a poor use of community funds.

   Staff: The aquatic center facility within the Heritage Park campus has been planned and developed as a large-scale recreational amenity that represents an efficient and desirable use of park land, which would not yield desirable results if regulatory floodplain or wetlands were impacted, or open space were developed for additional parking facilities. The proposed plan allows the property to continue functioning as a community recreational facility while balancing parking demand with the preservation of open space, natural resources and programming areas.

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

   Petitioner: Granting of the variation will not alter the essential character of the locality. It should have the opposite effect by reducing unnecessary impervious cover and improving the park usability and aesthetics as a whole.

   Staff: The proposed variation would not alter the essential character of the locality. The property will continue to function as a public recreational facility consistent with the surrounding park and community uses. The reduction in required parking spaces limits additional impervious surface, prevents impacts to the regulatory floodplain and wetlands, and supports the overall character of the area as an open, recreational environment.

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 variation will not impair supply of light or air to the adjacent properties, increase congestion in public streets, increase danger of fire, endanger public safety, or diminish or impair property values of the neighborhood. This variation is for a reduction in number of parking spaces and will not cause any endangerment to the public or negative impact the adjacent properties or neighborhoods in any way.

   Staff: Due to the presence of regulatory floodplain and wetlands, a substantial portion of the property is constrained and cannot be developed for parking or other functional site improvements. These limitations restrict the ability to provide adequate parking and associated stormwater detention facilities in compliance with zoning requirements. As a result, strict application of the regulations would significantly limit the site's usable area and hinder its ability to support a viable level of activity, thereby preventing the property from yielding a reasonable return if limited to development strictly in accordance with the underlying zoning standards.

STAFF REVIEW

Fire Department Review: No comments related to the variance request.

Engineering Division Review: No comments related to the variance request.

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. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

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

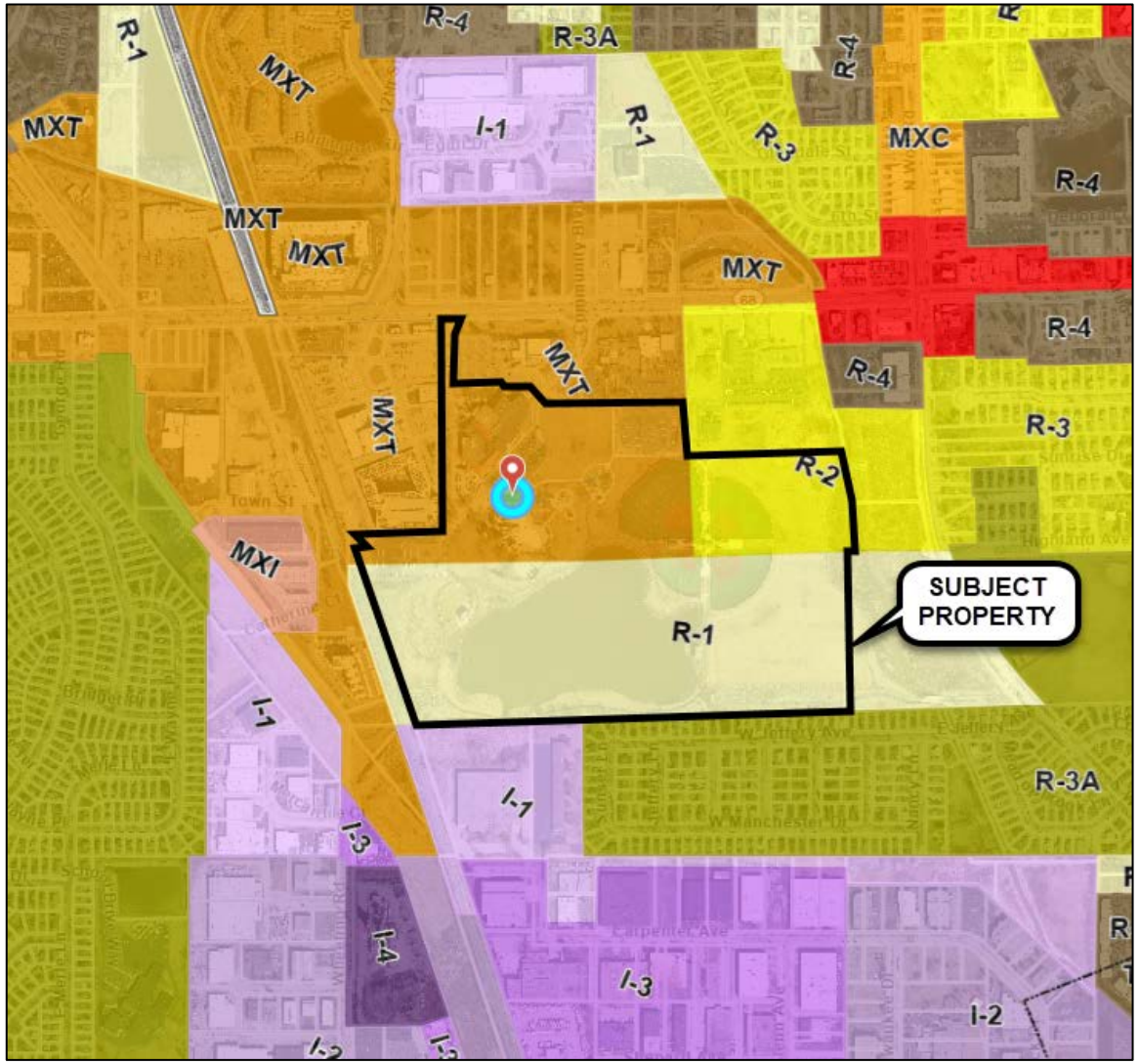
Recommend approval of Docket No. PV26-0006 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

ATTACHMENTS:
Attachments to Staff Report (Staff)
Project Description Letter prepared by Confluence, last revised 2/26/2026
Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0003
Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0006
Request for a Variation to Reduce the Minimum Number of Required Parking Spaces
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0007
Variation to Permit an Increase in the Maximum Lighting Uniformity Ratio
Wheeling Park District
105 Community Boulevard

Chairman Johnson called Docket No's. PSU26-0003, PV26-0006 and PV26-0007 on May 13, 2026. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that Confluence, Inc., at 325 W. Huron Street, Suite 602, Chicago, Illinois, on behalf of the Wheeling Park District, property owner, is seeking an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park to the Wheeling Park District, associated with the reconstruction of the Wheeling Aquatics Center Facility located at 105 Community Boulevard, which is zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family). The requirements for a text amendment were reviewed.

Mr. Robles reported that the Wheeling Park District ultimately requested an amendment to its special use Ordinance No. 3665. The underlying use of a public park remained unchanged, but the amendment included a substantial reconfiguration. The proposed development involved demolishing the entire existing aquatic center and replacing it with a new pool house, center, bathhouses, and concessions. A primary change in the site layout was the reorientation of the main building access from a north-facing entrance to a west-facing entrance. The proposed parking lot improvements included reconfiguring the lot for improved stormwater control and a full landscape treatment. The primary building consisted of a bathhouse and concessions, separated by a guest plaza. The primary exterior material would be precast with a wave pattern. The design also included simulated wood soft panels and prefinished metal fascia in varying colors. The separate mechanical building would utilize the current entry and would involve many of the same design elements as the main building.

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Jan Buchs, Executive Director of the Wheeling Park District; Terry Berkbuegler, Confluence, Inc.; and Don Matthews, with Gewalt Hamilton Associates, Inc., stepped to the podium and were sworn in.

Jan Buchs reported that the current capacity at the Aquatic Center was 1,500, and they never planned to reach the maximum allowed by the Health Department. She stated that the intention was to open in 2027. She thanked the Village Staff for all of their help.

Terry Berkbuegler extended his appreciation to the Village Staff for all of their assistance. He reported that the change to the entrance improved the circulation throughout the parking lot and the area. The new facility was approximately the same size, and the primary area that increased was the number of fixtures required to meet code. There was no anticipated increase in attendance, and it was not operationally set up for one, so the parking layout would be sufficient. There were brighter lights due to the spread of the fixtures and needing enough light, but the light did not affect the neighbors. Terry Berkbuegler reviewed the facility layout, noting the location of the bathhouses and welcoming plaza. The adult pool replaced the original peanut pool structure. Architecturally, the primary material was precast concrete with a lighter color, intended to emulate the flow of water through waves and bubbles. There was a patio outside the facility with views of the amphitheater and access to concessions and restrooms. Renderings of the exterior façade were presented. The primary purpose of the breezeway was to provide access to campers who walked over and to emergency services. Renderings of the landscaping were presented, and the goal was to ensure people did not think those areas were for parking.

Commissioner Myer asked if the existing poles were being used, but just the fixture was changed. Terry Berkbuegler confirmed that this was the case, and they were changing the lights to LED. Commissioner Myer asked about bicycle racks and ADA compliance. Terry Berkbuegler reported that there were bicycle racks. The facility was fully ADA accessible. People could come into the facility right off the parking lot. Once inside the facility, there was an accessible route into the adult pool or main area. There was also accessibility in the pool.

Commissioner Karl asked if there was additional retention and referred to "O" on the rendering. Terry Berkbuegler noted that the area referred to was landscaping within the facility. Donald Matthews noted that detention was handled within the lakes themselves. There was a bio-retention zone and two depressed islands in the parking lot to allow water to run into them.

Chairman Johnson stated that he loved the building's look and liked that the west-side parking lot was in use. He raised concerns about lighting impacting others and the parking for any events at the amphitheater. Terry Berkbuegler reported that shields would be placed on the lighting. For events at the amphitheater, they did not anticipate that they would coincide with peak pool times. They examined peak data, and the total attendance throughout the day previously was 1,800. Chairman Johnson asked if there would be any shaded areas. Terry Berkbuegler noted that there was shade around the adult pool, some cabanas, two large rental tents for shade, and permanent umbrellas on the lawn. It was also easy to add more if needed.

Commissioner Hyken commented that the community was making a significant sacrifice by going without a pool for a year, but the result would be well worth it.

Commissioner Smart asked if everyone would still come down Community Drive to park. Terry Berkbuegler stated that some would come through Northgate. Jan Buchs added that the access was also opened on the west side, and the hope was to direct more traffic to that entrance. The

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goal was to direct aquatic center users away from the in-between area. Commissioner Smart asked if the parking spaces had changed from 2025 to 2027. Jan Buchs stated that there was only an eight-space reduction. Terry Berkbuegler added that there was also a dedicated drop-off area that was not previously there. Commissioner Smart asked about stormwater management and Village credits. Don Matthews stated that when the lakes were originally constructed, there was excess storage for both detention and flood storage. The majority of credits were being used for detention, but no flood storage was lost, so no credits were used for that. There was only a new half-acre of development, but rainfall amounts had changed since the lakes were created.

Commissioner Riles raised concerns about parking amid all the ongoing events and asked whether accommodations would be made to avoid confusion. Terry Berkbuegler stated that much of it would come down to programming. The facility and events were there, but the parking was more efficient, and the entrance had changed. Commissioner Riles asked whether people attending the concerts would have access to seating. Terry Berkbuegler stated that it would be open to anyone, anytime, and the seating was in the area. Staff would be cleaning the area up.

Chairman Johnson asked what the normal hours were for the aquatic center. Jan Buchs reported that they were typically 10:00 a.m. to 7:00 p.m.

Mr. Robles read the proposed conditions for Docket No. PSU26-0003:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Secretary Sprague reported that the applicant requested a variation to reduce the minimum number of parking spaces from 356 to 192 for the redevelopment of the Wheeling Aquatics Center Facility.

Mr. Robles reported that the off-street parking ratio required one space per eight bathers, and based on the maximum capacity of 2,847, the total required parking was 356. The bather capacity was derived from Illinois Department of Public Health standards and did not reflect the facility's anticipated operational capacity. With the immediate available parking, there was a deficiency in terms of quantity, but there was a more even distribution of parking throughout the Heritage Park facility. Many of the guests at the Aquatic Center also arrived by multiple modes of transportation, thereby reducing parking demand.

Mr. Robles read the proposed conditions for Docket No. PV26-0006:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that the applicant requested a variation to increase the uniformity lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center. He reviewed the zoning variation requirements.

Mr. Robles reported that the landscaping incorporated a variety of canopy and understory trees distributed throughout the site. There would be an irrigation system combining drip irrigation and a sprinkler system. The new lighting was incorporated, including building-mounted lighting and lighting throughout the building. The fixtures were outdated, which complicated meeting the 4:1

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ratio. The staff encouraged the reuse of existing lighting features, which led to the variance request.

Mr. Robles read the proposed conditions for Docket No. PV26-0007:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer to approve closing Docket No's. PSU26-0003, PV26-0006 and PV26-0007.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

Docket No's. PSU26-0003, PV26-0006 & PV26-0007
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on April 22, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to consider the following petitions submitted by Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner of 105 Community Boulevard, zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family).

Docket No PSU26-0003: Seeking an amendment to the existing Special Use approval to operate a public park, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

Docket No. PV26-0006: Seeking a variation to permit a decrease in the minimum required number of parking spaces from 356 spaces to 192 spaces, 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. PV26-0007: Seeking a variation to permit an increase in the uniformity (Avg/Min) level from 4:1 to 22:1, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections.

All interested persons are invited to attend and be heard.

Docket No's. PSU26-0003, PV26-0006 & PV26-0007
To be published in the Wheeling Herald on Tuesday, April 7, 2026.
Published in Daily Herald April 7, 2026 (326988)

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 04/07/2026 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 # 326988

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting a Variation from Title 19, Zoning, to Permit an Increase in the Uniformity Lighting Level for the Wheeling Aquatics Center Facility, 105 Community Boulevard [Docket No. PV26-0007]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Residential Life

EXECUTIVE SUMMARY

The Wheeling Park District seeks a variation to permit an increase in the uniformity lighting level associated with the redevelopment of the Wheeling Aquatics Center Facility to improve visibility and public safety for motorists and pedestrians in the primary parking area. At the May 13, 2026, Plan Commission hearing, the Commission unanimously recommended approval of the variation request. The petitioner is also seeking an amendment to the existing special use, a variation to permit a reduction in the minimum number of required parking spaces, and major site plan and appearance approval; ordinances granting these requests precede and follow this item on the June 1 regular meeting agenda.

MEMO

The petitioner is requesting a variation to increase the uniformity lighting level (calculated as the ratio of average to minimum levels of brightness) associated with the redevelopment of the Aquatics Center Facility. As part of the project, a comprehensive lighting plan has been prepared to provide illumination for parking areas, walkways, sidewalks, and facility structures, which includes the reuse of the existing light poles within the west parking lot. The proposed photometric plan results in a uniformity ratio of 6:1 within the west parking lot, exceeding the maximum 4:1 ratio permitted by the Village Code. The petitioner has indicated that the increased lighting is intended to improve visibility and public safety for motorists and pedestrians in the primary parking area serving the aquatic center.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Karl, to recommend approval of Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the exhibits listed below and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation

I concur with the Findings of Fact and Recommendations 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 an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Park District

Aquatics Center Facility, located at 105 Community Boulevard, subject to conditions.

Attachments
Ordinance – Variation for Docket No. PV26-0007
Exhibits: Photometric Plan prepared by Confluence, last revised 3/27/2026
Project Description Letter prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
PC Staff Report
Attachments to Staff Report (Staff)
Findings of Fact – Draft
Public Notice Certification

Docket No. PV26-0007

ORDINANCE NO. _____

ORDINANCE GRANTING A VARIATION FROM TITLE 19, ZONING, TO PERMIT AN INCREASE IN THE UNIFORMITY LIGHTING LEVEL FOR THE WHEELING AQUATICS CENTER FACILITY, 105 COMMUNITY BOULEVARD

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on April 22, 2026, duly noticed in the *Daily Herald* on April 7, 2026, continued to May 13, 2026, to consider a variation petition by Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner (hereinafter referred to as the "Petitioner"), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center Facility, located at 105 Community Boulevard (hereinafter referred to as "Subject Site"), in the MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family) zoning districts; 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 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Subject Site, herein legally described:

LOT 2 OF HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTH HALF OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, 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:

- Photometric Plan prepared by Confluence, last revised 3/27/2026
- Project Description Letter prepared by Confluence, last revised 2/26/2026
- Site Plan Drawings prepared by Confluence, last revised 3/27/2026

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. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

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 adopted this 1st day of June 2026.

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

Ordinance No. _____ passed and approved this 1st day of June, 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 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

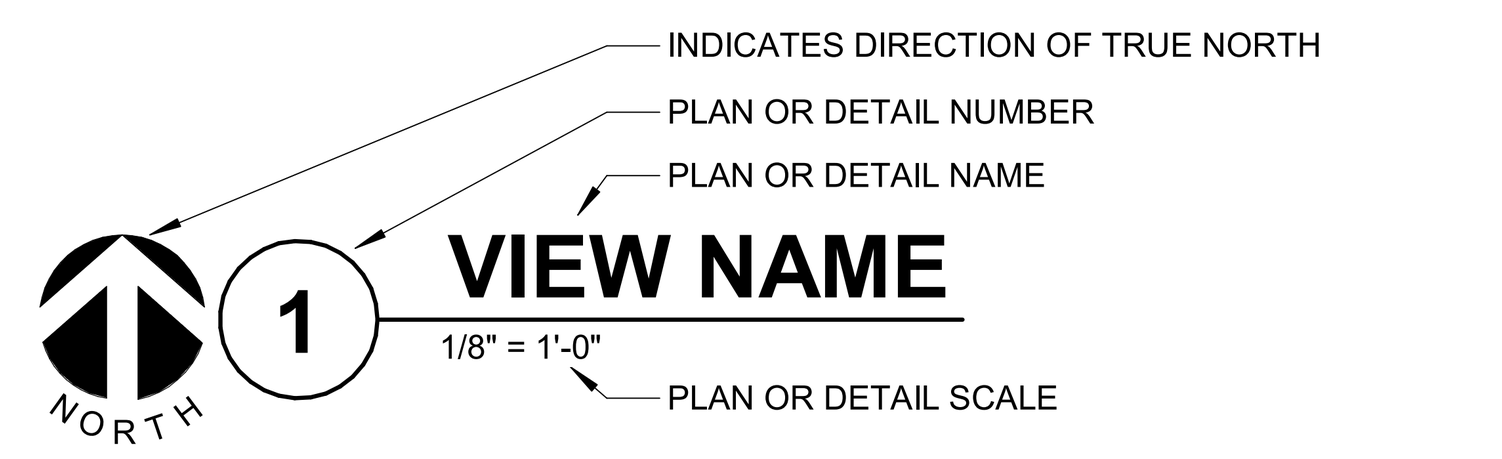
Exhibit A (Attached)

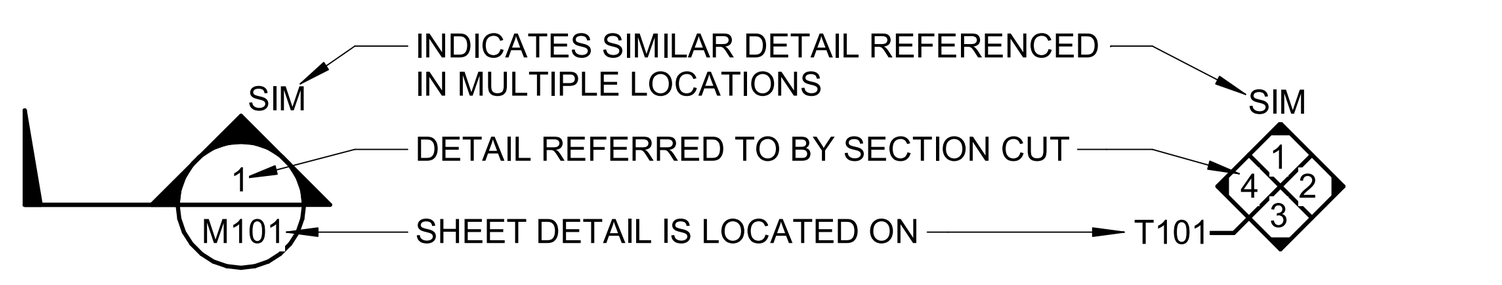
- Photometric Plan prepared by Confluence, last revised 3/27/2026
- Project Description Letter prepared by Confluence, last revised 2/26/2026
- Site Plan Drawings prepared by Confluence, last revised 3/27/2026

VIEW KEY

NAME — LEVEL NAME
10'-0" — HEIGHT ABOVE PROJECT 0'-0"

(1) — KEYNOTE: INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL





LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (WIDE LINE)
NEW
EXISTING TO BE REMOVED (SHORT DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (NARROW LINE)
EXISTING
EXISTING TO BE REMOVED BY OTHERS (SHORT DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG'-E — TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING

TAG-1 — UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

APPLICABLE ELECTRICAL CODES

CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

ELECTRICAL CODE:	IDPH: NFPA 70 (NEC) 2008 EDITION VILLAGE OF WHEELING: NFPA 70 (NEC) 2017 EDITION
ENERGY CONSERVATION CODE:	IECC 2021
ILLINOIS ACCESSIBILITY CODE:	ADA 2018

ELECTRICAL EQUIPMENT TAGS

TAG:	DESCRIPTION:	RELATED SPECIFICATION
INV-#	LIGHTING INVERTER	26 52 00
SPD-#	SURGE PROTECTION DEVICE	26 43 00

CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
C.C.	CIVIL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
F.P.C	FIRE PROTECTION CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR

ELECTRICAL ABBREVIATION KEY

ABBR:	DESCRIPTION:
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
C	CONDUIT (BRANCH CIRCUIT OR FEEDER CONTEXT)
EGC	EQUIPMENT GROUNDING CONDUCTOR
EPO	EMERGENCY POWER OFF
NEMA #	NEMA RATING
NO	NORMALLY OPEN
ROOF	EQUIPMENT LOCATED ON ROOF ABOVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

ELECTRICAL SYMBOL LIST - RECEPTACLES

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
#		REC-DUP	26 27 26	DUPLEX RECEPTACLE, 125V
	X	REC-DUP-XP	26 27 26	DUPLEX RECEPTACLE, EXPLOSION PROOF, 125V
	W	REC-DUP-WP	26 27 26	DUPLEX GFI WEATHERPROOF RECEPTACLE, 125V - NEMA 3R WHILE IN-USE COVER
		REC-DUP-GFI	26 27 26	DUPLEX RECEPTACLE, TAMPER RESISTANT, GROUND FAULT CIRCUIT INTERRUPTER, 125V
#		REC-QUAD	26 27 26	QUAD RECEPTACLE, 125V
#	630	REC-SIM-630R	26 27 26	RECEPTACLE, 6-30R, 250V

ELECTRICAL SYMBOL LIST - POWER

SYMBOL	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
E	ECONN	26 05 33	ELECTRICAL CONNECTION - CEILING/SURFACE
E	ECONN	26 05 33	ELECTRICAL CONNECTION - WALL
J	JB	26 05 33	JUNCTION BOX - WALL
	ES	26 09 16	EMERGENCY STOP, N.C. CONTACT
	PANEL-'##'	26 24 16	PANELBOARD - SURFACE MOUNT
	DP-#	26 24 16	DISTRIBUTION PANEL
	MX-#	26 24 19	MANUAL SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	TR-#	26 22 00	DRY TRANSFORMER(S),REFER TO TRANSFORMER SCHEDULE
	ATS-#	26 36 00	AUTOMATIC TRANSFER SWITCH, REFER TO TRANSFER SWITCH SCHEDULE
	DS-#	26 28 16	DISCONNECT SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	VFD-#	26 29 23	VARIABLE FREQUENCY DRIVE, REFER TO VFD SCHEDULE
HH	HH-#	26 05 31	HAND HOLE

EQUIPMENT ABBREVIATION KEY

ABBR:	DESCRIPTION:
AD	AUTOMATIC DOOR OPERATOR WITH SENSOR
COF	COFFEE
COPY	COPIER
DOOR	DOOR OPERATOR, ELECTRIC
EWC	ELECTRIC WATER COOLER
HD	HAND DRYER
MW	MICROWAVE
REF	REFRIGERATOR
TV	TELEVISION - MONITOR - DISPLAY
UCF	UNDERCOUNTER FREEZER
VEND	VENDING MACHINE

RECEPTACLE SUBSCRIPT KEY:

DEVICE KEY:

DEVICE — # = MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:

A	MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPLASH
C	MOUNT AT CEILING (DEVICE OR ROUGH-IN CONTEXT)
L	MOUNT IN CASEWORK
+#"	MOUNT AT #" TO CENTERLINE ABOVE FINISHED FLOOR

TECHNOLOGY ROUGH-IN SYMBOL LIST AND REQUIREMENTS

\# (DATA symbol)
DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.
MOUNTING: 18" AFF, UNLESS NOTED OTHERWISE ON PLANS.

D - ROUGH-IN FOR DATA, CONFIRM FINAL LOCATION WITH OWNER.
CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
WAP - ROUGH-IN FOR WIRELESS ACCESS POINT, CONFIRM FINAL LOCATION WITH OWNER.

CEILING MOUNTED DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.

D-CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.

D-SPK - ROUGH-IN FOR SPEAKER, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S SPEAKER HEADEND RACK.

CR — CARD READER ROUGH-IN. ROUTE (2) 1" C. FROM CARD READER ROUGH-IN AND ELECTRIC STRIKE AND STUB NEXT TO IT CABINET.

ELECTRICAL INSTALLATION NOTES:

1. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2018 (LATEST PUBLISHED) ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CIRCUITING SHALL AGREE WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
3. FLUSH MOUNT ALL LIGHTING CONTROL DEVICES AT +42" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED.
4. FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TECHNOLOGY OUTLETS AT +18" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES AND OUTLETS MAY BE SURFACE MOUNTED WHEN CONDUIT IS SPECIFIED EXPOSED. MOUNT EXTERIOR LOCATED RECEPTACLES WITH WHILE-IN-USE COVERS AT +20" FROM FINISHED GRADE (CENTER DIMENSIONS) TO MAINTAIN INSTALLATION ADA COMPLIANCE.
5. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. REFER TO 26 05 03 FOR ADDITIONAL INFORMATION AND REQUIREMENTS SPECIFIC TO FIRESTOPPING.
6. CONNECTION FOR ELECTRIC WATER COOLERS (EWC) SHALL BE A JUNCTION BOX CONCEALED BEHIND WATER COOLER ACCESS PLATE OR BE A GFI RECEPTACLE LOCATED DIRECTLY BELOW AND CENTERED ON EWC. CONTRACTOR SHALL VERIFY TYPE OF EWC TO BE INSTALLED.
7. MOUNT ALL FIRE ALARM PULL STATIONS AT +42" FROM FLOOR (CENTERLINE DIMENSION) EXCEPT WHERE OTHERWISE NOTED.
8. INSTALL ALL WALL MOUNTED FIRE ALARM NOTIFICATION DEVICES AT 90" ABOVE FINISHED FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, EXCEPT WHERE OTHERWISE NOTED. HEIGHT SHALL BE MEASURED TO THE TOP OF THE DEVICE.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING MOUNTED DEVICES AND EQUIPMENT WITH LUMINAIRES, SPRINKLER, AND CEILING DIFFUSERS. CENTER ALL DEVICES IN CEILING TILE PATTERN. SMOKE DETECTORS,CARBON MONOXIDE DETECTORS, AND OCCUPANCY/VACANCY SENSORS SHALL BE LOCATED NO CLOSER THAN 3 FEET TO AN AIR SUPPLY DIFFUSER OR RETURN GRILLE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED 10 PLUS FT FROM FIRE PLACES, COOKING, AND SIMILAR FUEL-BURNING APPLIANCES.
10. CONTRACTOR SHALL VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION, THIS CONTRACTOR SHALL ADJUST RECEPTACLES, OUTLETS, OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
11. ELECTRICAL AND TECHNOLOGY EQUIPMENT SHALL BE MOUNTED TO AVOID IMPEDANCE OF, OPERATION OF, AND/OR ACCESS TO ELECTRICAL AND MECHANICAL EQUIPMENT. ALL MOUNTING OF ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT, ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR, SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH WALLS SHALL BE GROUTED OR SEALED INTO OPENINGS.
13. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
14. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY AUDIO/VISUAL, AND OTHER ELECTRICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS.
15. ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL SHEET INDEX

E-000	ELECTRICAL COVERSHEET
E-001	ELECTRICAL COVERSHEET
E-002	ELECTRICAL SITE PLAN
E-003	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
E-004	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC
E-005	ELECTRICAL SITE PLAN - PHOTOMETRICS
E-006	ELECTRICAL SITE LIGHTING - CUT SHEETS
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E-101B	FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM
E-102A	LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS
E-102B	LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM
E-103	INTERIOR LIGHTING - CUT SHEETS
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E-111A	FIRST FLOOR PLAN - POWER - BATH HOUSE & CONCESSIONS
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E-121A	FIRST FLOOR PLAN - SYSTEMS - BATH HOUSE & CONCESSIONS
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E-200	ELECTRICAL DETAILS
E-201	ELECTRICAL DETAILS
E-300	ELECTRICAL DIAGRAMS
E-400	ELECTRICAL SCHEDULES
E-500	ELECTRICAL PANEL SCHEDULES
E-501	ELECTRICAL PANEL SCHEDULES
E-502	ELECTRICAL PANEL SCHEDULES
GRAND TOTAL: 24	

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

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Illinois Design Firm Registration #184008976-0014

REF. SCALE IN INCHES 0 1 2 3 — PROJECT #25005326.00

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920.887.7375

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL
COVERSHEET

E-000

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
	REFER TO LUMINAIRE SCHEDULE		LINEAR LUMINAIRES
			DOWNLIGHT LUMINAIRE
			INDUSTRIAL LUMINAIRE
			POLE MOUNTED LUMINAIRE
			SINGLE FACE EXIT SIGN
			DOUBLE FACE EXIT SIGN

LUMINAIRE CIRCUIT AND CONTROL KEY

LUMINAIRE

F1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION
z1=ZONE DESIGNATION
"NL" INDICATES LUMINAIRE IS UNSWITCHED FOR NIGHT LIGHT.
"SE" INDICATES LUMINAIRE IS SWITCHED/CONTROLLED DURING NORMAL OPERATION AND OPERATES FROM CENTRAL EMERGENCY LIGHTING INVERTER UPON LOSS OF POWER.

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: F1 / 1 / a / NL

ELECTRICAL SYMBOL LIST - LIGHTING CONTROLS

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
S		SW-1P	26 09 33	SWITCH - SINGLE POLE
	3	SW-3W	26 09 33	SWITCH - THREE WAY
	V	SW-V	26 09 33	SWITCH - VACANCY SENSOR AND SWITCH
	W	SW-1P-WP	26 09 33	SWITCH - WEATHERPROOF
	O	SW-O	26 09 33	SWITCH - OCCUPANCY SENSOR AND SWITCH
	K	SW-1P-K	26 09 33	SWITCH - SINGLE POLE - KEY LOCK
# #B		SW-#B	26 09 33	LIGHTING CONTROL STATION - RAISE, LOWER, FADE DIMMING (DEFAULT)

ELECTRICAL SYMBOL LIST - FIRE ALARM

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
		FACP	28 31 00	CONTROL PANEL
# S		FA-120	28 31 00	SMOKE DETECTOR - PHOTOELECTRIC
# H		FA-140	28 31 00	HEAT DETECTOR
#		FA-200	28 31 00	VISUAL ALARM DEVICE
	##	FA-200	28 31 00	VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
# F		FA-210	28 31 00	AUDIO (HORN/CHIME) ALARM DEVICE
	##	FA-211	28 31 00	COMBINATION AUDIO (HORN/CHIME) / VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
		FA-160	28 31 00	FIRE ALARM ADDRESSABLE MONITOR MODULE

LIGHTING SYSTEM DESCRIPTION KEY:

THE DESIGN DOCUMENTS DESCRIBE THE OPERATIONAL PERFORMANCE REQUIREMENTS OF THE LIGHTING CONTROL SYSTEM. THE PROJECT MAY REQUIRE ONE OR MORE LIGHTING CONTROL STRATEGIES FOR THE PROJECT. REFER TO THE ELECTRICAL SYMBOL KEY, SPECIFICATION SECTION 26 09 33 LIGHTING CONTROL SYSTEMS, AND THE DRAWINGS TO DETERMINE THE DESIGN APPLICATION FOR EACH SPACE. THE POTENTIAL STRATEGIES ARE AS FOLLOWS:

1. STANDALONE LIGHTING CONTROL DEVICES: INDEPENDENT (STANDALONE) DEVICES TRADITIONALLY OPERATING AT LINE OR LOW VOLTAGE, FIELD CONFIGURABLE WITH OTHER STANDALONE DEVICES TO PROVIDE AN OVERALL LIGHTING CONTROL SYSTEM.
2. ROOM BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLLERS, CONTROL PANELS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM. LIGHTING CONTROL ZONES AND POWER CIRCUITS COMMONLY ALIGN.
3. NETWORK BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLS, CONTROL PANELS, DIMMER RACKS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM FOR ADVANCED ARCHITECTURALLY BASED LIGHTING CONTROL SYSTEMS. LIGHTING CONTROL ZONES COMMONLY ASSOCIATED WITH ONE OR MORE BRANCH POWER CIRCUITS WITHIN THE SAME CONTROL ZONE.

LIGHTING CONTROL SYSTEM DESIGNATION: THE FOLLOWING KEY MAY BE USED AS AN EXAMPLE TO DETERMINE THE DESIGNATED LIGHTING CONTROL SYSTEM FOR EACH SPACE. REFER TO ELECTRICAL COVERSHEET FOR ELECTRICAL SYMBOLS LIST AND DEVICE SPECIFICATION TAG. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1. STANDALONE LIGHTING CONTROL DEVICES: CONTROL STATION COMMONLY DEFINED BY AN ALPHA CHARACTER WITH SUBSCRIPTS.
   A. EXAMPLE SYMBOL "S", SPECIFICATION TAG "SW-1P", DESCRIPTION "SWITCH-SINGLE POLE SWITCH".
   B. EXAMPLE CONTROL DESIGNATION: a, b, c (WHEN REQUIRED TO CLARIFY DESIGN INTENT).
   C. SINGLE POLE LIGHT SWITCH "SA" CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" WITHIN THE SAME SPACE.
   D. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL REQUIREMENTS.

   F# a — LUMINAIRE; a S — CONTROL

2. ROOM BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE CONTROL STATION: SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPR#", DESCRIPTION "ROOM BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: a, b, c
   D. LIGHTING CONTROL STATION "#B" a,b CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" AND "b" WITHIN THE SAME SPACE
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# a — LUMINAIRE; F# b — LUMINAIRE; a,b #B — CONTROL

3. NETWORK BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPN", DESCRIPTION "NETWORK BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: z1, z2, z3
   D. LIGHTING CONTROL STATION "#B" z1 CONTROLS LUMINAIRES WITH THE SUBSCRIPT "z1". LUMINAIRES WITH A z1 DESIGNATION MAY OR MAY NOT BE SERVED BY THE SAME BRANCH LIGHTING CIRCUIT.
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# z1 1 — LUMINAIRE; F# z1 5 — LUMINAIRE; z1 #B — CONTROL

   BOTH LUMINAIRES ARE CONTROLLED BY THE SAME CONTROL STATION, SAME LIGHTING CONTROL ZONE Z1, BUT POWERED BY DIFFERENT BRANCH LIGHTING CIRCUITS.

LIGHTING CONTROL NOTES:

LIGHTING CONTROL NOTES:

{L#-##} INDICATES THE LIGHTING SEQUENCE OF OPERATION FOR THE SPACE. REFER TO THE LIGHTING SEQUENCE OF OPERATION MATRIX ON SHEET E-400.

{#B} LIGHTING CONTROL STATION. THE "#" INDICATES THE MINIMUM QUANTITY OF ZONES/SCENES AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. THE LIGHTING CONTROL STATION SHALL PROVIDE SEPARATE ON AND OFF AS WELL AS RAISE AND LOWER BUTTON(S). CONTROL SHALL BE CAPABLE OF DIMMING UP/DOWN AND SWITCHING AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. REFER TO DRAWINGS AND LUMINAIRE SUBSCRIPTS TO DETERMINE IF A ROOM BASED CONTROLLER (a, b, c SUBSCRIPTS) OR NETWORK CONTROL SYSTEM (z1, z2, z3) IS REQUIRED.

{z##} INDICATES ZONING AND REFLECTS A LIGHTING CONTROL GROUP. PROVIDE RELAYS AS REQUIRED TO ALLOW LUMINAIRES WITHIN THE DEFINED ZONE TO FUNCTION TOGETHER.

LIGHTING CONTROL SUBSCRIPTS:
1. LOWER CASE ALPHA SUBSCRIPTS "a, b, c" INDICATE LINE VOLTAGE OR ROOM BASED LIGHTING CONTROL SYSTEMS. REFER TO DRAWINGS TO DETERMINE IF LINE VOLTAGE CONTROL (S, S3, S4, ETC) OR {#B} ROOM BASED CONTROLLER SYSTEM (#B) IS REQUIRED.
2. LOWER CASE ALPHA NUMERIC SUBSCRIPTS "z1, z2, z3" INDICATE NETWORK BASED LIGHTING CONTROL SYSTEM.

REFER TO SHEET E-400 FOR LUMINAIRE SCHEDULE

CONDUIT INSTALLATION SCHEDULE

THE FOLLOWING SCHEDULE SHALL BE ADHERED TO UNLESS THEY CONSTITUTE A VIOLATION OF APPLICABLE CODES OR ARE NOTED OTHERWISE ON THE DRAWINGS. THE INSTALLATION OF RMC CONDUIT WILL BE PERMITTED IN PLACE OF ALL CONDUIT SPECIFIED IN THIS SCHEDULE. REFER TO CONDUIT AND BOXES SPECIFICATION 26 05 33 FOR ADDITIONAL INFORMATION.

INSTALLATION TYPE	RMC	IMC	EMT	PVC	RTRC	PVC COATED RMC	HDPE
FEEDERS: SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, MOTOR CONTROL CENTERS, ETC.		X	X				
BRANCH CIRCUITS: LIGHTING, RECEPTACLES, CONTROLS, ETC.		X	X				
MECHANICAL EQUIPMENT FEEDERS: PUMPS, CHILLERS, AIR HANDLING UNITS, ETC.		X	X				
FLOOR MOUNTED EQUIPMENT FEEDERS: PUMPS, ETC. (INCLUDE NO MORE THAN 6 FEET OF LFMC TO PUMP)		X	X				
CONTROLS (LIGHTING, POWER, BUILDING AUTOMATION, ETC.)		X	X				
WET AND DAMP LOCATIONS: (CONDUIT, BOXES, FITTINGS, INSTALLED AND EQUIPPED TO PREVENT WATER ENTRY)	X				X		
CORROSIVE LOCATIONS	X	X			X	X	
INTERIOR LOCATIONS WITH FINISHED CEILING AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILINGS			X				
INTERIOR LOCATIONS WITHOUT FINISHED CEILINGS: CONCEALED IN WALL, EXPOSED ABOVE CEILINGS		X	X				
EXISTING INTERIOR LOCATIONS WITH FINISHED CEILINGS AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILING UNLESS OTHERWISE NOTED			X				
UNDERGROUND / SLABS ON GRADE (OR UNDER SLABS ON GRADE)							
WITHIN THE PERIMETER OF THE BUILDING, UNDER SLAB ON GRADE	X			X			
WITHIN 5' OF ANY BUILDING WALL OR FOUNDATION WHEN PENETRATING THE STRUCTURAL FOUNDATION OR WALL	X				X		
UNDERGROUND SITE CONDUITS:							
WITHIN 5' FROM THE PERIMETER OF A BUILDING FOUNDATION	X				X		
5' OR GREATER FROM THE PERIMETER OF A BUILDING FOUNDATION	X			X	X		
HAZARDOUS (CLASSIFIED LOCATIONS AS DEFIED BY THE NATIONAL ELECTRICAL CODE: COMPLETE WITH SCREWED FITTINGS AND CONDUIT SEALS	X				X		

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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REF. SCALE IN INCHES — PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL COVERSHEET

E-001

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF IT DOES NOT MEASURE ONE INCH, ADJUST ACCORDINGLY

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/ Min	Max
NEW PATHWAY	+	5.7 fc	1.1 fc	12.0:1	5.2:1	13.2 fc
PARKING	+	0.6 fc	0.1 fc	9.0:1	6.0:1	0.9 fc
SIDEWALK	+	0.9 fc	0.0 fc	N/A	N/A	3.5 fc

SHEET NOTES:

1. AQUATIC CENTER SITE LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS5), UNLESS NOTED OTHERWISE AT THE FIXTURE.

KEYNOTES:

1. REFER TO 1/E-201 POOL BONDING DETAIL TO COMPLY WITH NEC 680.26 FOR POOL EQUIPONTENTIAL BONDING REQUIREMENTS.
2. (2) 2 1/2" C. ROUTED BETWEEN EACH PROPOSED BUILDING IT WALL CABINET. PROVIDE WITH PULL STRING.
3. (1) 2 1/2" C. FROM OWNERS TELECOM CABINET STUBBED TO BUILDING IT CABINET.
4. (2) 3" C. FROM MAIN SERVICE PANEL TO BATH & CONCESSION BUILDING DISTRIBUTION PANEL.
5. SLIDE EMERGENCY STOP. LOCATE AT TOP OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
6. SLIDE EMERGENCY STOP. LOCATE AT SIDE OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
7. ZERO DEPTH ENTRY WATER FEATURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
8. WET DECK WATER FEATURE/PLAY STRUCTURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
9. 120V CONNECTION TO IN-POOL/POOL FEATURE REMOTE LED CONTROLLER. COORDINATE LOCATION OF ALL REMOTE LED DRIVERS WITH CONTROLLER LOCATION. REFER TO AQUATIC PLAN LIGHTING DETAILS AND 5/E-201 FOR ADDITIONAL REQUIREMENTS.
10. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM CONCESSIONS BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
11. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
12. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP TO TOP OF SLIDE TOWER. COORDINATE EXACT LOCATION AT TOWER WITH OWNER.
13. MOUNT RECEPTACLE AT BOTTOM OF AREA LIGHT FIXTURE POLE BASE WITH NEMA 3R WHILE-IN-USE COVER.
14. MOUNT RECEPTACLE IN FREESTANDING POWER PEDESTAL WITH NEMA 3R HINDGED LOCAKABLE COVER, PEDOC OR APPROVED EQUAL.

EXISTING INCOMING FIBER

EXISTING PEDESTRIAN POLE LIGHT

EXISTING FIBER CABINET

UTILITY TRANSFORMER, REFER TO E-111B FOR ADDITIONAL INFORMATION

EXISTING COMED PRIMARY

REMOVE EXISTING POLE LIGHT AND POLE BASE. INSTALL NEW POLE LIGHT IN EXISTING LOCATION WITH NEW BASE.

PROVIDE SPLICE PIT/MANHOLE PER COMED REQUIREMENTS, INSTALLED BY CONTRACTOR, TO INTERCEPT EXISTING UTILITY PRIMARY SERVING PREVIOUS AQUATIC CENTER ELECTRICAL SERVICE. PROVIDE (2) 4" SCH 40 PVC CONDUIT TO NEW UTILITY TRANSFORMER FOR UTILITY PRIMARY PATHWAY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION AND CONDUIT ROUTE.

MOUNT INTO PRE-CUT OPENING IN SUPPORT COLUMNS (TYP.)

EM PHONE/L1A-14

EM PHONE/L2-62

POOL 'A' LED CONTROLLER/L1A-15

POOL 'B' LED CONTROLLER/L2-44

POOL 'D' LED CONTROLLER/L1A-17

EXISTING SITE LIGHTING POLE

1 ELECTRICAL SITE PLAN

3/64" = 1'-0"

NORTH

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REF. SCALE IN INCHES 0 1 2 3

PROJECT #25005326.00

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Revision Schedule

NO	DATE	DESCRIPTION
1	03/20/2026	IDPH Response 1
2	03-27-2026	MAJOR SITE PLAN RESUBMITTAL 02

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN

E-002

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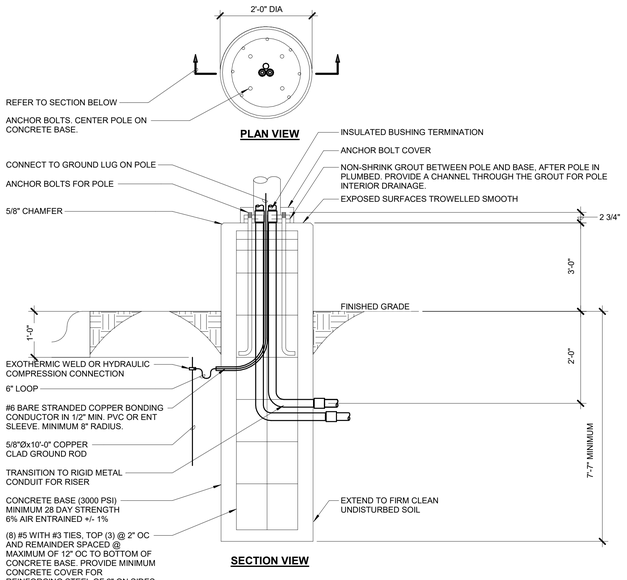
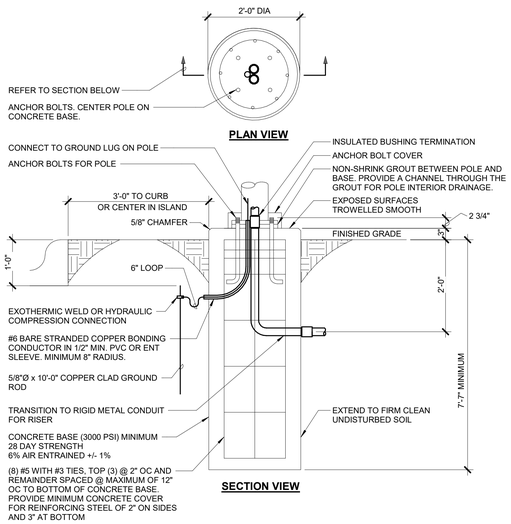
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH (1") LONG AT FULL SCALE ON ANSI D (24"x36") SHEETS



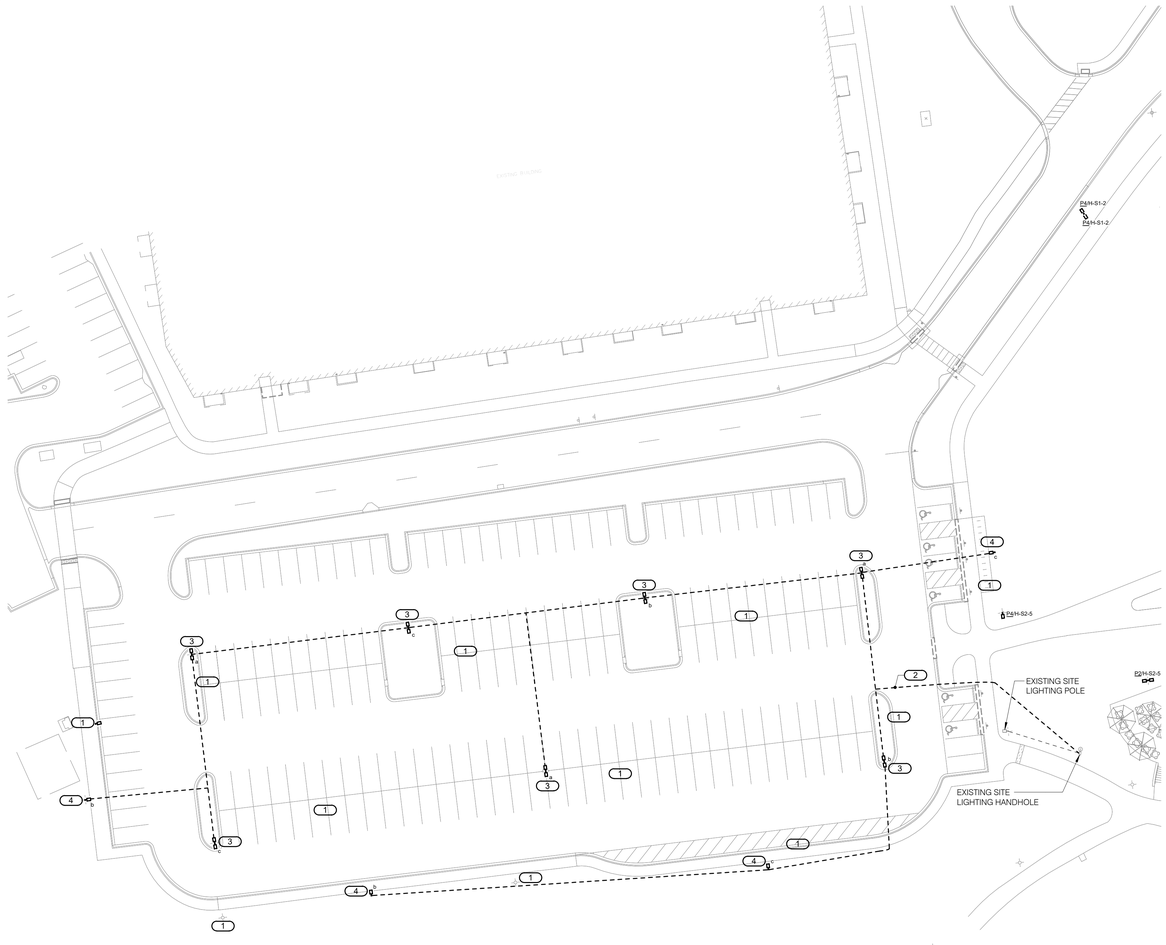
2 EXTENDED POLE BASE DETAIL
NO SCALE



3 POLE BASE DETAIL
NO SCALE

KEYNOTES:

1. EXISTING PARKING LOT POLE LIGHT AND ASSOCIATED CONCRETE BASE TO BE REMOVED. EXISTING POLE AND POLE LIGHT SHALL BE PROTECTED AND RELOCATED TO NEW LOCATION. DURING REMOVAL RECORD CONCRETE BASE DEPTH AND POLE BASE ANCHOR BOLT TYPE AND SPACING TO MATCH FOR NEW LOCATION. POLE BASE DETAIL ON THIS DRAWING SET PROVIDES THE MIN. REQUIREMENTS. EXISTING LIGHTING CIRCUIT SHALL BE REMOVED TO LAST ACTIVE DEVICES OR SITE HANDHOLE. EXISTING CONDUIT CAN BE CUT BELOW GRADE AND ABANDONED IN PLACE.
2. INTERCEPT EXISTING SITE LIGHTING CIRCUIT, WITHIN EXISTING HANDHOLE, SERVING PREVIOUS PARKING LOT FIXTURES. EXTEND EXISTING CIRCUIT(S) AND CONDUIT TO RELOCATE POLE LOCATIONS. MATCH EXISTING CONDUIT AND CONDUCTORS SIZE, USING MINIMUM OF 2#8 & 1#8 EGC IN 1" C. LIGHTING CIRCUITS ARE FED FROM LIGHTING CONTROLLER LOCATED IN CONCESSION BUILDING FIELD STORAGE ROOM. (3) CIRCUITS ARE ASSUMED TO BE SERVING THIS PARKING LOT. CIRCUITS SHALL ALTERNATE WITH EACH FIXTURE AS NOTED BY SITE PLAN SUBSCRIPT 'a', 'b', 'c'.
3. REFER TO EXTENDED POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS. BASE SHALL BE EXTENDED TYPE WITH LENGTH ABOVE GRADE AS SHOWN ON DETAIL.
4. REFER TO POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS.



1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
1" = 30'-0"

NORTH

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES

E-003

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE

Statistics						
Description	Avg	Min	Max/Min	Avg/Min	Max	Symbol
Drive/Pedestrian Walkway	2.1 fc	0.1 fc	133.0:1	21.0:1	13.3 fc	+
Parking Lot	2.2 fc	0.1 fc	238.0:1	22.0:1	23.8 fc	+



NORTH

1 **ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC PLAN**
1" = 30'-0"

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Revision Schedule

NO.	DATE	DESCRIPTION
2	03-27-2026	MAJOR SITE PLAN RESUBMITTAL 02

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC

E-004

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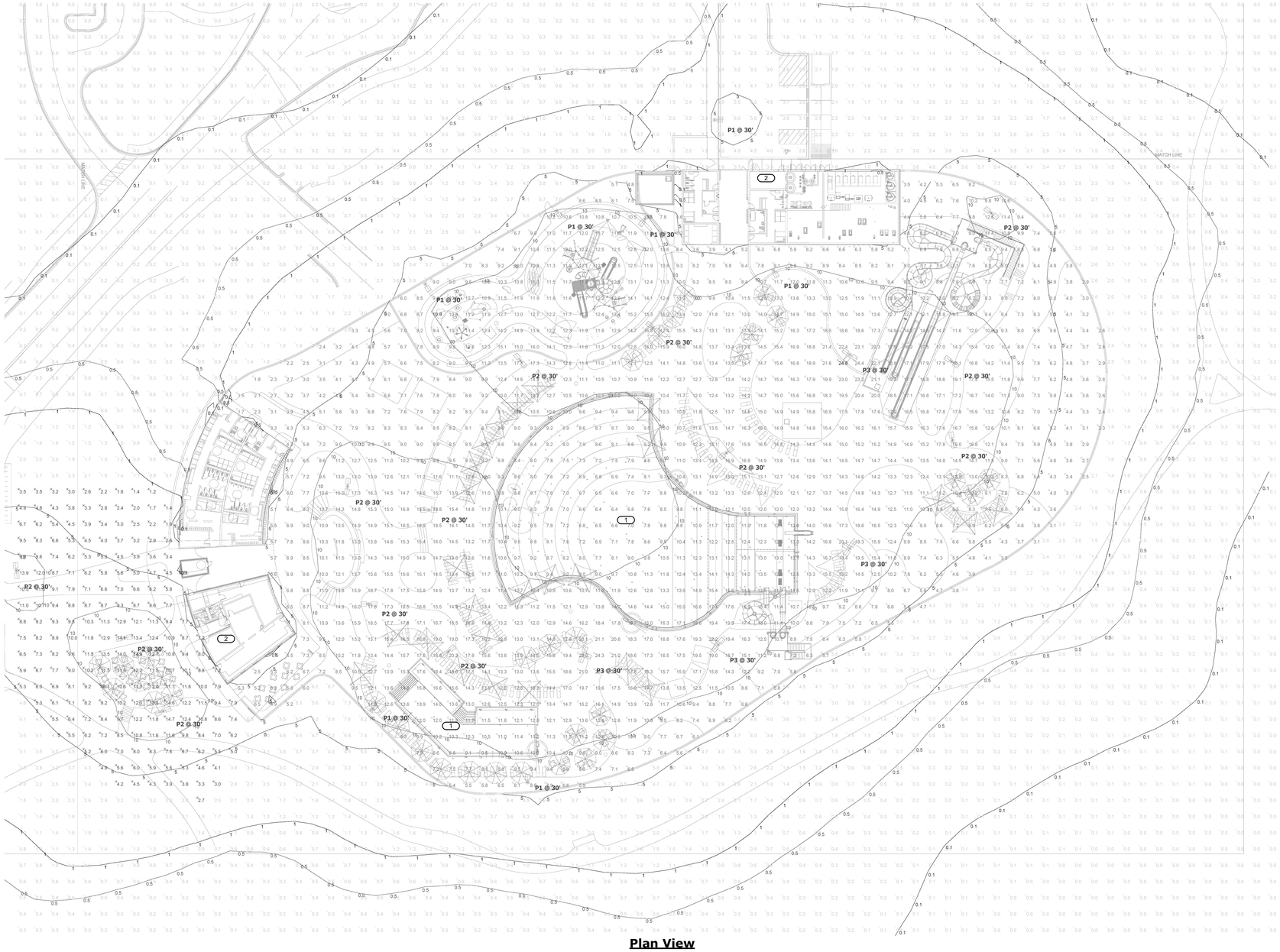

Plan View
Scale - 1" = 25ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	7	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	462.45
	P2	13	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	924.9
	P3	4	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	1387.35

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY AREA	✕	7.5 fc	14.9 fc	1.0 fc	14.9:1	7.5:1
POOL SITE - INSIDE FENCE		11.1 fc	24.8 fc	1.5 fc	16.5:1	7.4:1

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN

KEYNOTES:

1. REFER TO AQUATIC DESIGNER POOL DRAWINGS FOR IN-POOLING LIGHTING PHOTOMETRICS FOR POOL SURFACE LIGHT LEVELS. POOL 'A' IS PROVIDED WITH 41 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.39 LUMENS/SF. POOL 'B' IS PROVIDED WITH 7 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.79 LUMENS/SF.
2. SITE LIGHTING CONTROLS SHALL FOLLOW SEQUENCE (LS5), REFER TO LIGHTING SEQUENCE OF OPERATIONS ON E-500.

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Illinois Design Firm Registration #184008976-0014

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REF. SCALE IN INCHES
PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - PHOTOMETRICS

E-005

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D-Series Size 2
LED Area Luminaire

d*series

Catalog Number:

Notes:

Type:

*Fill the fields to the left and the page is set up for editable fillables.

Specifications

EPA: 1.06 ft² (0.10 m²)

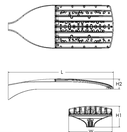
Length: 40.59" (103.1 cm)

Width: 14.76" (43.6 cm)

Height H1: 8.11" (20.6 cm)

Height H2: 3.96" (10.1 cm)

Weight: 46 lbs (20.9 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outdoing photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

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

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[2] P13[2] P11[2] P14[2] P12[2]	30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] XVOLT (277V - 480V)[5] 120 [6,7] 208 [6,7] 240 [6,7] 277 [6,7] 347 [6,7] 480 [6,7]	**Shipped included** SPA Square pole mounting (RS drilling) RPA Round pole mounting (RS drilling) SPAS Square pole mounting (RS drilling)[7] RPAS Round pole mounting (RS drilling)[7] SPARN Square narrow pole mounting[7] WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped included NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[9,10,11] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[9,10,11] PER NEMA twist-lock receptacle only (controls ordered separately)[12] PERS Five-pin receptacle only (controls ordered separately)[9,12]	PER7 Seven-pin receptacle only (controls ordered separately)[9,12] FAO Field adjustable output[13] BL30 Bi-level switched dimming, 30%[9,12] BL50 Bi-level switched dimming, 50%[9,12] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] DS Dual switching[9,14,15]	**Shipped included** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[16] L90 Left-rotated optics[1] R90 Right-rotated optics[1] CCE Coastal Construction[17] HA 50°C ambient operation[18] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] 3G Vibration rated for 3G[19] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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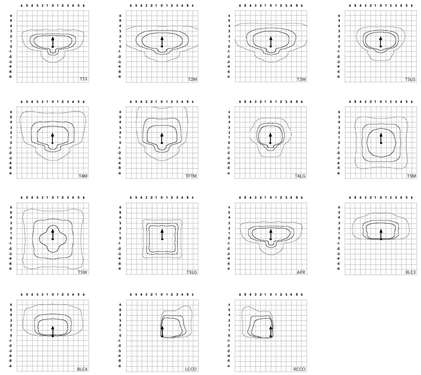
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (MH).

LEGEND
0.1 fc
0.5 fc
1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L77, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	95%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, wired to the factory dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on D580)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as NLMIR.	Pins 4 & 5 to dimming leads on drivers. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls ISBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Ethernet.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRITY Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)				
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1,000	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

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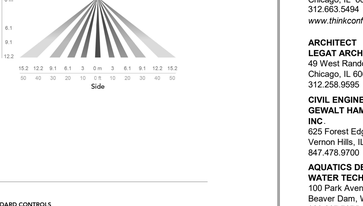
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration tested per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.72" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPAS or RPAS. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL listed for wet locations. Light engines are IP66 rated. luminaire is IP66 rated. Rated for -40°C minimum ambient.

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.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-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.

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LITHONIA LIGHTING.

Catalog Number:

Notes:

Type:

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Aluminum is a general purpose light pole for up to 35-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T6 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", 6" and 6.75".

Pole Top: Options include 4" tall tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option. The top cap resists intrusion of moisture and environmental contaminants.

Handhole: A handhole opening with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12"; 5" shaft, handhole at 18"; 6" and 6.75" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. The handhole for a pole specified with a 4" or 5" shaft width has a nominal dimension of 2" x 4"; the handhole for a pole specified with a 6" or 6.75" width has a nominal dimension of 2.63" x 5". Standard and extra handholes come with cover and attachment hardware.

Bolt Caps/Base Cover: Pole base plate utilizes cast aluminum A365 nut cover discs to cover anchor bolt and nut assembly. 2 piece, spun aluminum base cover available as an option.

Anchor Base/Bolts: Anchor base is cast from A356 alloy aluminum. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end.

HARDWARE — All structural and non-structural fasteners are stainless-steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Standard powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes.

GROUNDING: Grounding provision is located in handhole near the base. Grounding hardware is not included (provided by others).

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1 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.
Specifications subject to change without notice.

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM



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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE LIGHTING - CUT SHEETS

E-006

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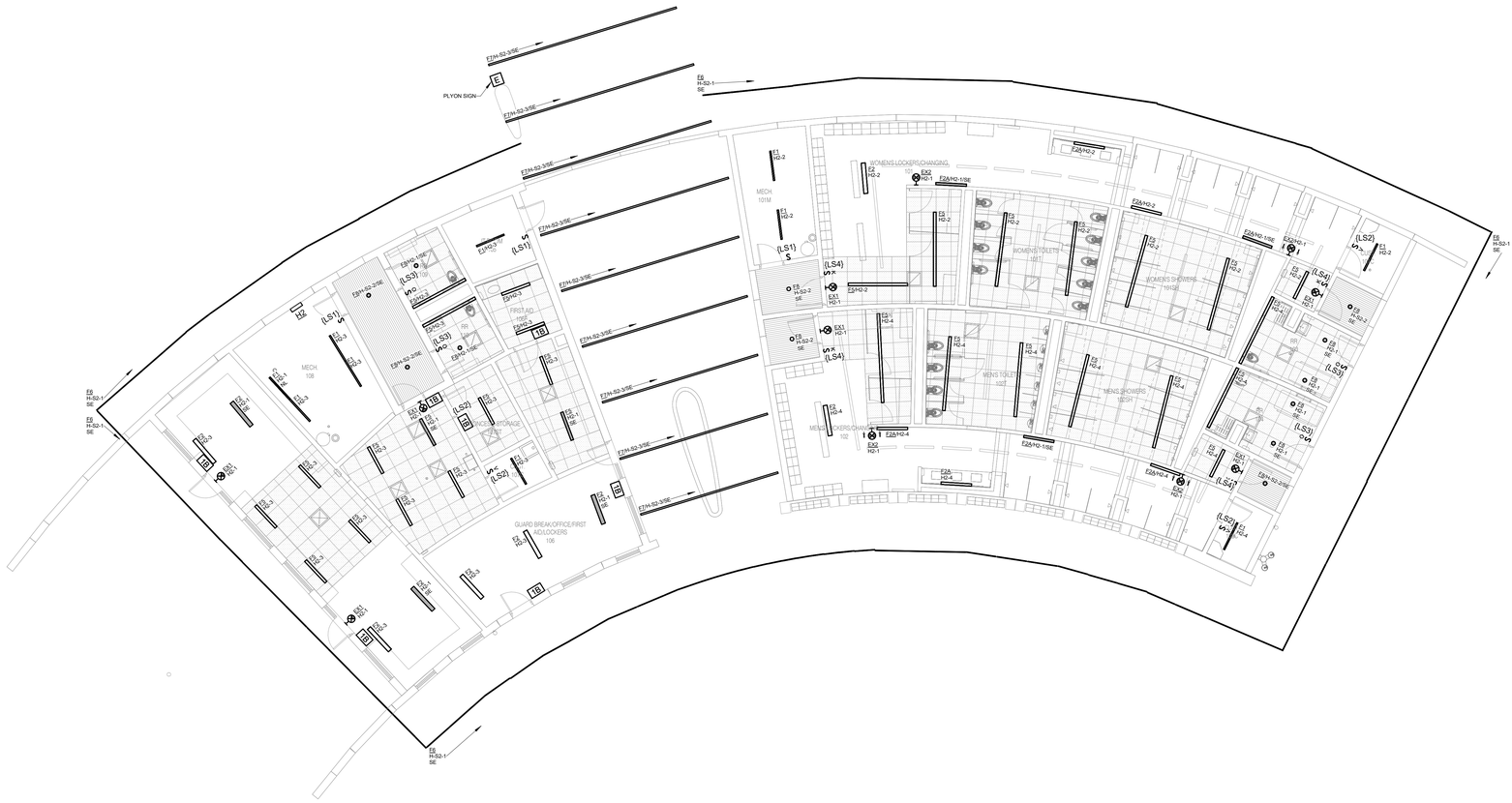
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH, ONLY, IF THIS SHEET HAS NOT BEEN REDUCED

SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.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PLYON SIGN
E6 H-S2-1 SE
E7H-S2-3/SE
E7H-S2-2/SE
E7H-S2-1/SE
E6 H-S2-1 SE
E6 H-S2-1 SE
E6 H-S2-1

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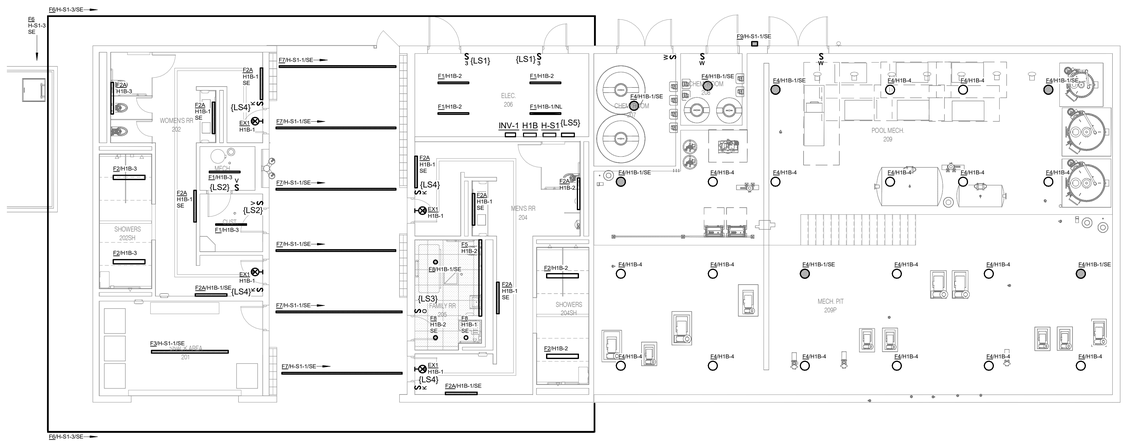

NORTH

1 FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

1/8" = 1'-0"

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WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

E-101B

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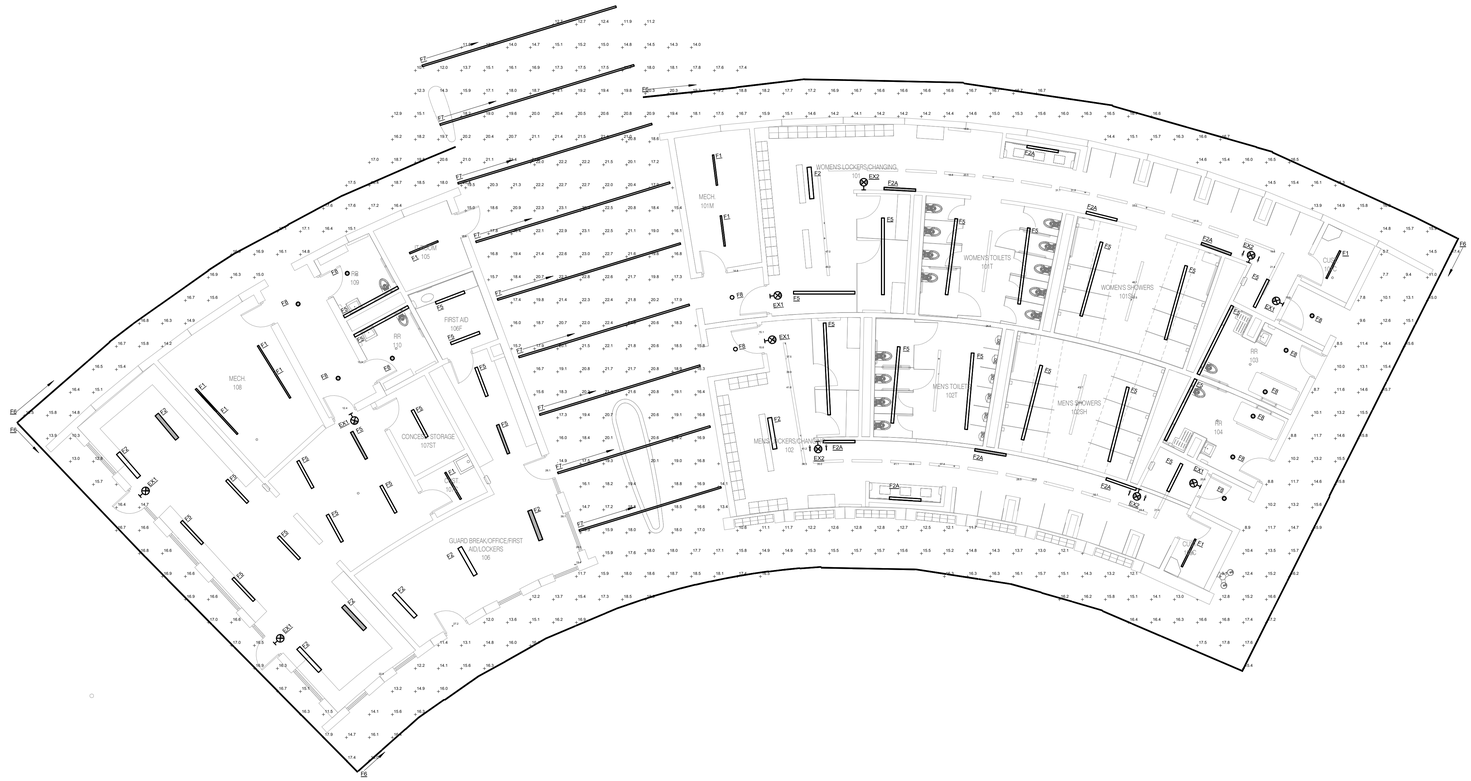
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED PRINTING

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
RR 109	+	43.0 fc	51.2 fc	31.1 fc	1.6:1	1.4:1
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1



NORTH

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

IMEG
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NAPERVILLE, IL 60563
P: 630 527 2320
www.imegcorp.com

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Illinois Design Firm Registration #184008976-0014

REF. SCALE IN INCHES 0 1 2 3

PROJECT #25005326.00

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Chicago, IL 60601
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

E-102A

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED DRAWINGS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
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ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
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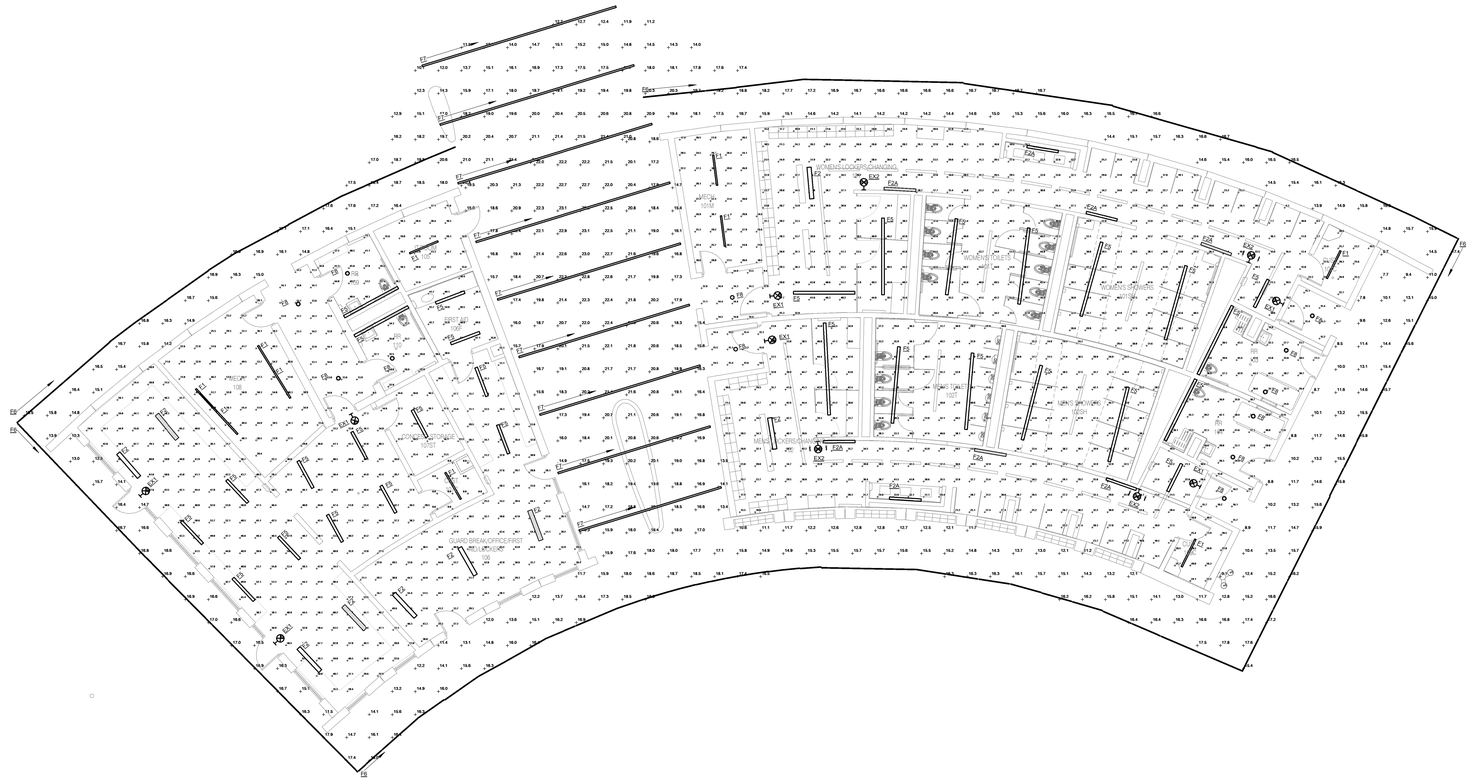
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1


WOMEN'S LOCKERS/CHANGING
MEN'S LOCKERS/CHANGING
QUARD BREAK/OFFICE/FIRST AID
MECHANICAL
MECHANICAL
MECHANICAL
CONCESSIONS SERVING
CONCESS. STORAGE
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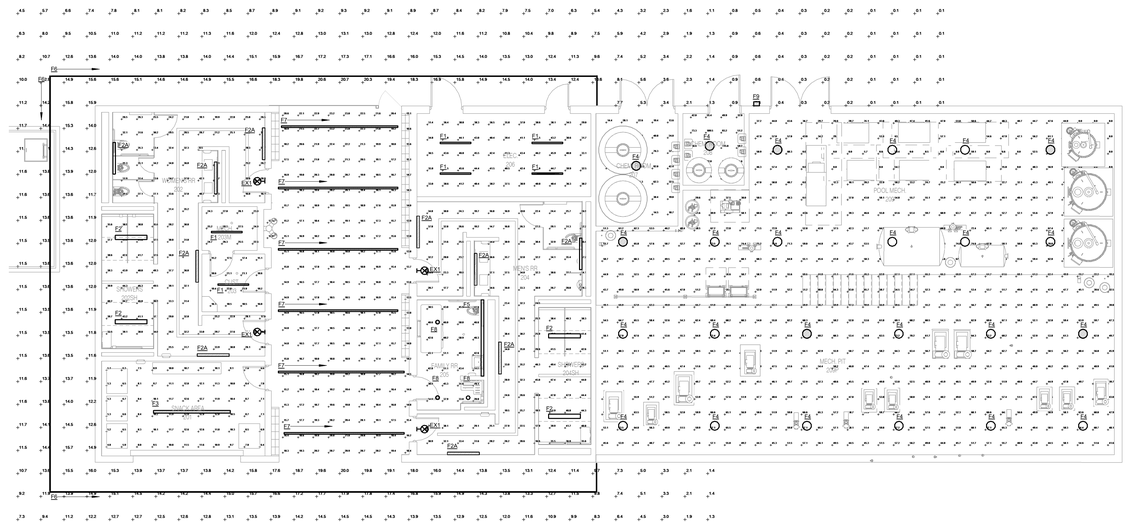
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE



1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM
1/8" = 1'-0"

NORTH

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CHEM. ROOM 207	+	43.7 fc	133.5 fc	10.7 fc	12.5:1	4.1:1
CHEM. ROOM 208	+	66.6 fc	137.2 fc	26.7 fc	5.1:1	2.5:1
CUST. 203	+	18.5 fc	22.0 fc	15.1 fc	1.5:1	1.2:1
ELEC. 206	+	39.5 fc	46.8 fc	29.0 fc	1.6:1	1.4:1
Exterior Canopy	+	10.0 fc	20.7 fc	0.1 fc	207.0:1	100.0:1
EXTERIOR PASSAGE	+	18.0 fc	23.2 fc	12.9 fc	1.8:1	1.4:1
FAMILY RR 205	+	42.1 fc	51.1 fc	28.8 fc	1.8:1	1.5:1
MECH. 203M	+	25.4 fc	28.3 fc	22.6 fc	1.3:1	1.1:1
MEN RR 204	+	31.6 fc	49.4 fc	14.7 fc	3.4:1	2.1:1
POOL MECH. 209	+	49.2 fc	76.6 fc	0.0 fc	N/A	N/A
SNACK AREA 201	+	9.2 fc	12.9 fc	4.8 fc	2.7:1	1.9:1
WOMEN'S RR 202	+	32.5 fc	49.5 fc	8.5 fc	5.8:1	3.8:1

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

E-102B

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

E

F1

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LED Striplight

ZL1D

24", 48" and 96" Lengths



FEATURES & SPECIFICATIONS

INTENDED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in T8 lengths. Ideal for use in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — Compact-design channel and cover are formed from code-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), or matte black (MB). After fabrication, five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Standard diffuse snap on/snap off lens eliminates pixels, improves uniformity and minimizes glare.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see PLR_ ordering information on page 5). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page 4 for actual wattage consumption), **multi-volt input and 0-10V dimming standard**. This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide 80CRI or 90 CRI at 3000 K, 3500 K, 4000 K or 5000 K.

Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86°F (30°C).

INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -40°F (-40°C) and 86°F (30°C).

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-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.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

COMMERCIAL INDOOR — ZL1D Page 1 of 7

F2 & F2A

VICTORY® NARROW SERIES

NewStarLighting

PROJECT:
TYPE:
PRODUCT:
APPROVED BY:



VICN Series

Registration No. 7,933,706

PRODUCT FEATURES

- Intended for Public Areas, Corridors, Stairways, Parking Garages, Restrooms, Lobbies, Schools, and more
- Architectural linear luminaire that melds aesthetics, function and vandal resistance
- Extruded aluminum housing with cast aluminum endcaps for durability
- Certified to UL standards by Intertek Testing Laboratories for Wet Locations (under covered ceiling). IK10 Listed per IEC60068. Optional 3G rating
- This product is Made in America and complies with the Buy American Act (BAA)
- The Victory Series is covered by the New Star Promise

ORDERING INFORMATION

Example: VIC2N-L235-90C-1C-RW-WH-UN

VIC		N						
Series	Nominal Size* 1 = 1ft 2 = 2ft 3 = 3ft 4 = 4ft *Nominal size. Dimensional data on Page 2.	Style N = Narrow	End Caps blank = Flat End Caps (std) DE = Decorative End Caps	Lumen Output* L1 = Low L2 = Standard L3 = High** CL = Custom Lumens*** *Subject to change. Performance Data on Page 3. **Cannot be used with Occ Sensor. ***N/A with 1ft. Must be specified at time of quote. Must not exceed fixture maximum output.	Color Temp. 35 = 3500K 40 = 4000K 50 = 5000K AMB = Amber	CRI 80C = 80 CRI 90C = 90 CRI	Circuits 1C = 1 Circuit 2C = 2 Circuits* *Allows for inboard/outboard control	Lens RW = .09 Ribbed White Poly. RC = .09 Ribbed Clear Poly. RWC = .156 Ribbed White Poly. RCC = .156 Ribbed Clear Poly.

Finish	Voltage	Driver	Options	Accessory
WH = White CC = Custom Color* *Must specify RAL number at time of order and if antimicrobial finish is needed. Subject to setup fees.	12 = 120V 27 = 277V 34 = 347V UN = Universal (120V-277V)	blank = DMI (Standard 0-10V Dimming with 0-10% range) SD2 = Step. Dimming Driver (50-100%)† SD3 = Step. Dimming Driver (30-70-100%)† †3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OC are ordered together, fixture operates at 50% when area isunoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user).	PC = Photocell (N/A decorative end cap)* OC = Occupancy Sensor (N/A decorative end cap)** RM = Row Mount for Field Installation*** EL1 = Emerg. Bat. LED Low (10W)# EL2 = Emerg. Bat. LED Low (20W)# LN = LED Night Light' FZ1 = Fuse (120V) FZ2 = Fuse (277V) PH = Phillips Flat Head Screws (3 fasteners on each side) NAT = Natatorium Finish PM = Pendant Mount Install (Stems/Hardware by others) 3G = 3G Vibration Rated Design *N/A with 347 or UN voltage. Refer to Page 1 if ordering with SD2 or SD3. **Refer to Specification Features if ordering with SD2 or SD3 option. Cannot be used with L3 Output. ***Kit includes joining hardware for field installation. If decorative end caps are specified, only end units will have decorative end cap. Consult factory for details. #Consult factory for VIC1 emergency options. †3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OCare ordered together, fixture operates at 50% when area is unoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user). 'Consult factory for 347V. If SD3 and OC are ordered together, SD3 will be set at lowest dimming level	CM = Corner Mount Bracket

New Star Lighting
2225 W Pershing Rd, Chicago, IL 60609
(773) 847-1400
www.newstarlighting.com

Specifications and dimensions are subject to change without notice. For additional options and dimensional details, please consult your New Star Lighting representative.

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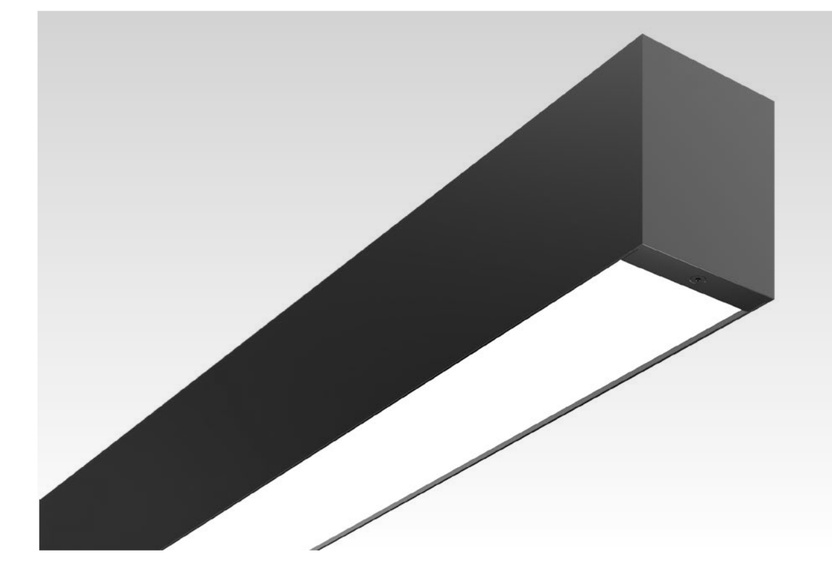
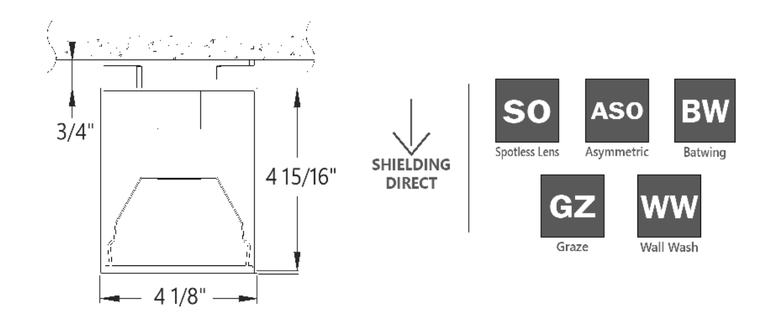
1 — 09182025

F3

Extend 4 — Surface mount



Project
Type
Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft	10.1 W/ft	111 lm/W	SO
1000 lm/ft	9.9 W/ft	100 lm/W	GZ
1000 lm/ft	9.8 W/ft	102 lm/W	WW
1000 lm/ft	9.8 W/ft	102 lm/W	ASO
1200 lm/ft	12 W/ft	100 lm/W	BW

*Please consult factory for custom lumen output and wattage.

Ordering Guide

EX4S				
PRODUCT ID	NOM.LUMENS/FT	CRI	COLOR TEMP.	SHIELDING
EX4S Extend 4 Surface	400 400 lm/ft - Min. 1000 1000 lm/ft - Max for GZ, WW, ASO.* 1200 1200 lm/ft - Max.	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	SO spotless lens GZ Graze WW Wallwash ASO Asymmetric BW Batwing
	Outputs between listed min and max are available. * 1000 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C) LT(#) Lutron* BI bi-level dimming O(#) other*	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory.			Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2.	* Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	IC CONTROLS (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SB surface bracket S surface ceiling* SBBP surface bracket with bird protection	B(#) battery pack (integral)* BR(#) battery pack (remote)**	OS(#) occupancy sensor	+EF end feed* +N natatorium finish	C custom
* Requires opening fixture for installation.	*Minimum 3ft; **Dry/Damp location only. Please consult factory.	See integrated controls guide for further details Please consult factory	* End Feed standard for S mounting	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. | 1 / 6 November 18, 2025 | FILE NAME:EX4S.SPEC | © 2016 Axis Lighting Inc. 1.800.263.2947 [T] 514.948.6272 | axis axislighting.com

F4

HJCR Series

The SENTINEL™

Hazardous Location LED Lighting

HazLoc HAZARDOUS LOCATION

SOLAS RAY™ LIGHTING

5935 West 84th St. | Indianapolis, IN 46278 | 1-888-391-4822 | www.SolasRay.com

Cat. #	Type
Notes	



CERTIFICATIONS / RATINGS

UL844 UL924 IP66 IP67 CERTIFIED UL 1598 MARINE UL 1598 A DLC LISTED IK08 IMPACT RATING IK10 IMPACT RATING ABS CSA C22.2

CLASS / DIVISION

- Class I, Div 1, Groups C, D
- Class II, Div 1, Groups E, F, G
- Class III
- Class I, Div 2, Groups A, B, C, D
- Class II, Div 2, Groups F, G

KEY FEATURES AND BENEFITS

- Ambient temperature capabilities: -40°C (-40°F) to 60°C (140°F)
- * DLC V5.1 Standard (4000K/5000K / 120° models only).
- Internal EM battery option (15W / 90 min).
- ** Impact Resistance: IK08 (standard lens) / IK10 (glass globe with wire guard).
- Corrosion proof - coated copper free aluminum alloy housing.
- Gray nylon corrosion resistant powder coating.
- Optional reflective hoods available.
- 0-10V dimming option available.
- 1000 hours salt spray test passed.

SPECIFICATIONS

Voltage	120-277 VAC / 347-480 VAC	T-Rating	T4
Wattage	40W / 60W / 80W / 100W / 150W / 200W / 250W / 280W	Lifetime	100,000+ hrs L_{70}
Color Temp	4000 / 5000 Kelvin	CRI	>70
Housing	Coated copper free aluminum alloy	Beam Angles	120° / 90° / 60° / 40°
Color	Gray	Efficacy	140 lm/W
Lens	Tempered glass	Entrance Thread	3/4" NPT
Ambient Temperature	-40°C (-40°F) to 60°C (140°F) (-10°C to 60°C with EM Battery)	Protection	IP66 / IP67
		Warranty	5 Year Limited Warranty - Fixture 3 Year Limited Warranty - Battery

LUMENS

40W	60W	80W	100W	150W	200W	250W	280W
5,600	8,400	11,200	14,000	21,000	28,000	35,000	39,200

PRODUCT ORDERING SELECTION

HJCR1L – – – – – –

Series	Watts	Kelvin	Voltage	Beam Angle	Mounting Options	Other Options
☑ HJCR1L	☐ 040 - 40W ☐ 060 - 60W ☐ 080 - 80W ☐ 100 - 100W ☐ 150 - 150W ☐ 200 - 200W ☐ 250 - 250W ☐ 280 - 280W	☐ 40 - 4000K ☐ 50 - 5000K	☐ U - 120-277 VAC ☐ 48 - 347-480 VAC	☐ 120 - 120° (Std) ☐ 90 - 90° ☐ 60 - 60° ☐ 40 - 40°	☐ HJTB - Trunnion Bracket ☐ HJCJB - Ceiling Junction Box ☐ HJPP - Pendant Pipe ☐ HJWA - Wall Arm ☐ HJPS90 - 90° Pole Stanchion ☐ HJPS25 - 25° Pole Stanchion ☐ HJW90 - 90° Junction Box Wall Arm ☐ HJW25 - 25° Junction Box Wall Arm	☐ HJDR - Dome Reflective Hood* ☐ HJAR - Angled Reflective Hood* ☐ GL-HJGU - Glass Globe with Wire Guard ☐ DIM - 0-10V Dimming ☐ EM - Emergency Battery Backup- 15W (100W and up / 120-277VAC models only) *Hoods not available for 200W and above.

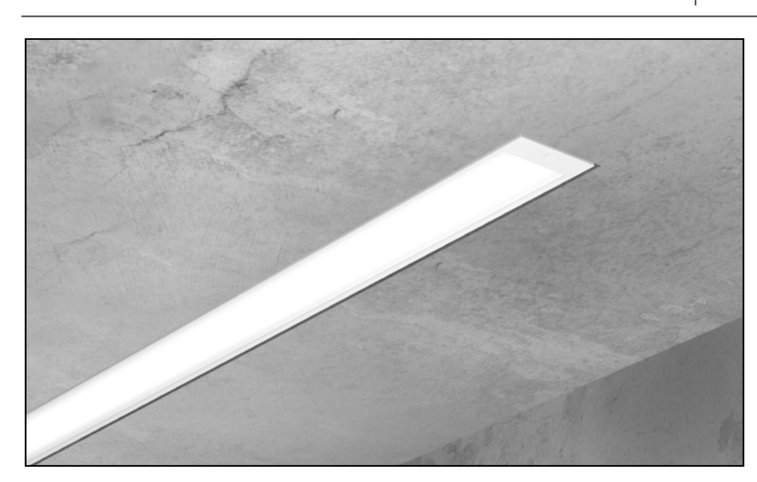
HAZ SENTINEL 5.25 SI-08130 — Specifications and data are subject to change without notice.

D

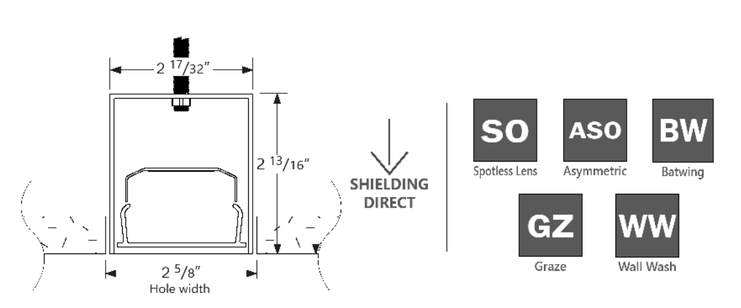
C

F5

Extend 2 — Recessed mount



Project
Type
Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

IC cULus Listed Type I.C. NSF IK10 IP66 cULus

Ordering Guide

EX2R				
PRODUCT ID	NOM. LUM/FT	CRI	COLOR TEMP. (choose one)	SHIELDING DIRECT
EX2R Extend 2 Recessed	300 300 lm/ft - min 750 750 lm/ft - max for GZ, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	SO spotless lens GZ graze WW wallwash ASO asymmetric BW batwing
Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			Choose only one of the options above;

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTING
2 2' 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V* UNV universal	DP dimming (0-10V) 1% temp. range (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range (-40°C - +50°C) LT(#) Lutron* BI bi-level dimming O(#) other*	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **	DF flange D flangeless DS drywall spackle flange
Lengths are nominal. Exact lengths can be specified, please consult factory.		*Remote surge protection device only	*Please consult factory; see page 2.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.	

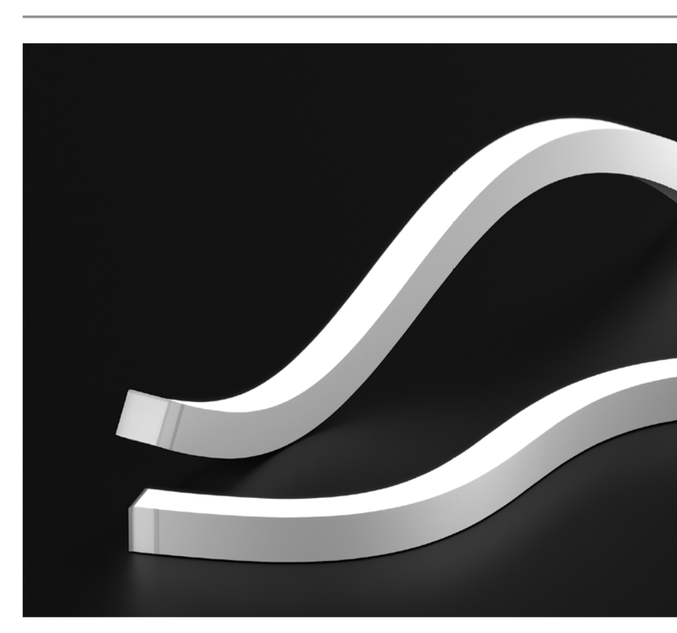
BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
B(#) battery pack (integral)* BR(#) battery pack (remote)**	+TF top feed* +EF end feed* +N natatorium finish	C custom
*Minimum 3ft; **Dry/Damp location only. Please consult factory.	7/8" diameter top power feed hole provided standard. See page 3 for more details. *Comes with liquid tight connector and 10ft of plenum rated power cable. Not available for 347 V.	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. | 1 / 6 October 23, 2025 | FILE NAME: EX2R.SPEC | © 2016 Axis Lighting Inc. 1.800.263.2947 [T] 514.948.6272 | axis axislighting.com

F6

Kurba Max Horizontal and Vertical — Field Bendable 24V System

optic arts by luminii



Features

Kurba Max is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 8" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

Applications
Indoor/Outdoor dry & wet location

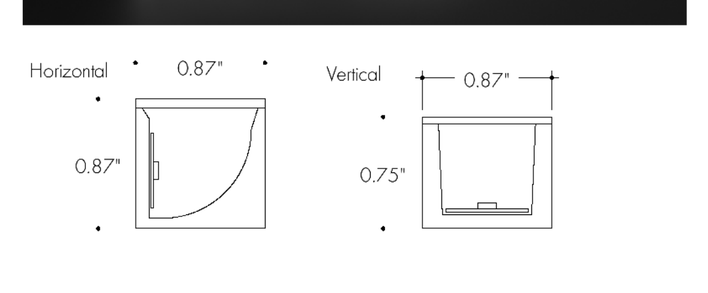
Materials
Silicone for red list approved, as well as heat, weather, UV, and solvent resistance

Dimming
Dimable down to 1%. Dot Free even illumination. Also available with Black Lens

Average Life (L70)
50,000 hours

Approvals
24VDC Class 2 wet listed, IP68

Warranty
3 years



Finish Options (see page 2 for additional information)
Base — White

TITLE 24 JA8 COMPLIANT RoHS CE Declare. cULus LISTED DIM IP68

Technical Information

Bending Direction	Horizontal		Vertical	
Output	43SO	44HO	43SO	44HO
Light Output at 3000K, 80CRI	335 lm/ft	437 lm/ft	396 lm/ft	536 lm/ft
Average Power Consumption at 4'	5.03 W/ft	5.03 W/ft	5.03 W/ft	5.03 W/ft
Efficacy	67 lm/W	87 lm/W	79 lm/W	107 lm/W
Ordering Increment	1.97"	2.19"	1.97"	2.19"
Maximum Run Length (In Series)	19'	19'	19'	19'
Operating Temperature Range	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F

CCT INFO / LUMEN MULTIPLIER (ref. -3000K)

Bending Direction	Horizontal		Vertical	
CRI	80 CRI	90 CRI	80 CRI	90 CRI
2200K	0.95	0.74	0.94	0.75
2700K	0.99	0.81	0.99	0.81
3000K	1.00	0.80	1.00	0.80
3500K	1.01	0.80	1.01	0.80
4000K	1.08	0.82	1.08	0.82

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT[1]	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION LEFT	FEED POSITION RIGHT
KBX-W - Kurba Max Wet	HB - Horizontal Bending VB - Vertical Bending	SEE PCC CHART ON PAGES 7 - 8	43SO - Standard 44HO - High	22K - 2200K 27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	R80 - 80 CRI R90 - 90 CRI	SF - Silicone Frosted	NA - See Page 6 for orderable mounting accessories	WH - White	INJECTION MOLD IME - End Feed 1 IMB - Back Feed 1 IMSA - Side A Feed IMSB - Side B Feed[2] NPF - No Power Feed[3]	INJECTION MOLD IME - End Feed 1 IMB - Back Feed 1 IMSA - Side A Feed IMSB - Side B Feed[2] NPF - No Power Feed[3]

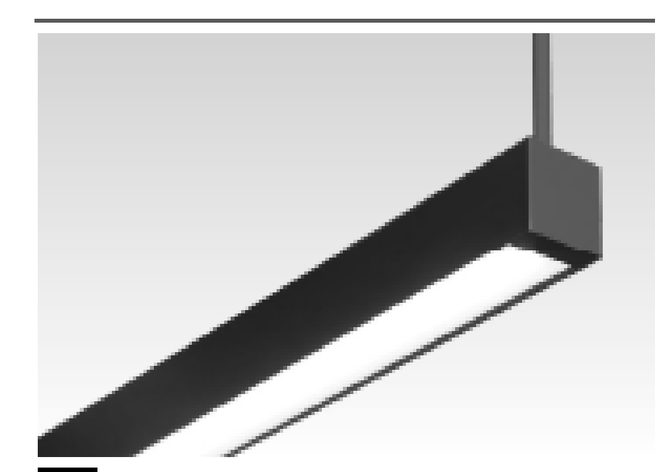
Feeds come with 118" wire leads

1 - Title 24 JA8 compliance achievable, contact factory for specific requests 2 - IMSB - Side B Feed not available with HB - Horizontal Bending 3 - NPF-NPF for Feed Position 1&2 is not a valid configuration option

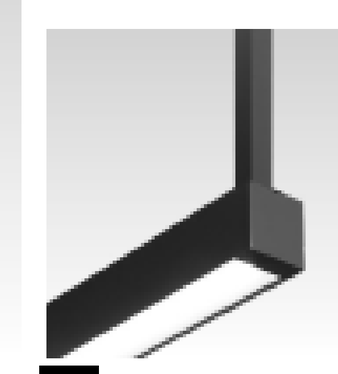
1 | 12 REV0.209252025 *LUMINII RESERVES THE RIGHTS TO CHANGE SPECIFICATION & INSTRUCTION WITHOUT NOTICE www.luminii.com T: 224-333-6033

F7

Extend 2 — Pendant mount

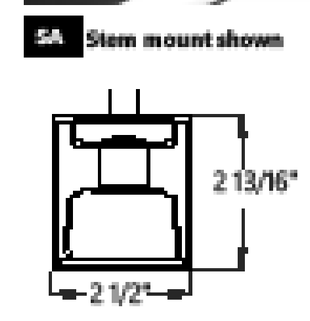


SA Stem mount shown



RS Rugged stem shown

Project
Type
Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT UP	NOMINAL LUMEN OUTPUT DOWN	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft		8.5 W/ft	140 lm/W	CL
1200 lm/ft		9.6 W/ft	125 lm/W	BW
1200 lm/ft		9.1 W/ft	132 lm/W	ASO
	1000 lm/ft	9.8 W/ft	101 lm/W	SO
	750 lm/ft	7.2 W/ft	103 lm/W	GZ
	750 lm/ft	7.4 W/ft	101 lm/W	ASO
	1000 lm/ft	9.8 W/ft	102 lm/W	BW
	750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

Ordering Guide

PRODUCT ID	NOM. LUM/FT UP Skip selection for EX2PD	NOM. LUM/FT DOWN Skip selection for EX2PI	CRI	COLOR TEMP. (choose one)	SHIELDING UP Skip selection for EX2PD	SHIELDING DOWN Skip selection for EX2PI
EX2PDI Extend 2 Pendant Direct / Indirect EX2PD Extend 2 Pendant Direct EX2PI Extend 2 Pendant Indirect	300 300 lm/ft - min 1400 1400 lm/ft - max	300 300 lm/ft - min 750 750 lm/ft - max for GZ, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	CL Clear lens BW Batwing ASO Asymmetric	SO Spotless lens GZ Graze WW Wallwash ASO Asymmetric BW Batwing
	Outputs between listed min and max are available.Consult factory for outputs outside of the listed range.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.				

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' * 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V* ** UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C)** LT(#) Lutron* ** BI bi-level dimming** O(#) other* **	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory. * Not available with EX2PDI.		*Remote surge protection device only. **Not available with EX2PDI.	Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2. **Remote only with EX2PDI.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SA(#) drywall+stem length <36" (18" std.) SASL(#) drywall stem sloped ceiling* RS(#) rugged stem (for stem length above 36", or for any stem length in extreme conditions)	B(#) battery pack (integral)* *** BR(#) battery pack (remote)**	+EF end feed* +TF top feed* ** +N natatorium finish	C custom
See Mounting kit guide for full specification code. White canopy standard * Not recommended for outdoor applications.	*Minimum 3ft; **Dry or damp location. Please consult factory. ***Not available with EX2PDI.	* See page 3 for more details. ** Not available with EX2PDI or EX2PI.	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. | 1 / 10 November 18, 2025 | FILE NAME:EX2Px.SPEC | © 2016 Axis Lighting Inc. 1.800.263.2947 [T] 514.948.6272 | axis axislighting.com

B

A

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Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

IMEG
263 SHUMAN BOULEVARD
SUITE 550
NAPERVILLE, IL 60563
P: 630.527.2320
www.imegcorp.com

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES — PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-103

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1 2 3 4 5

F8

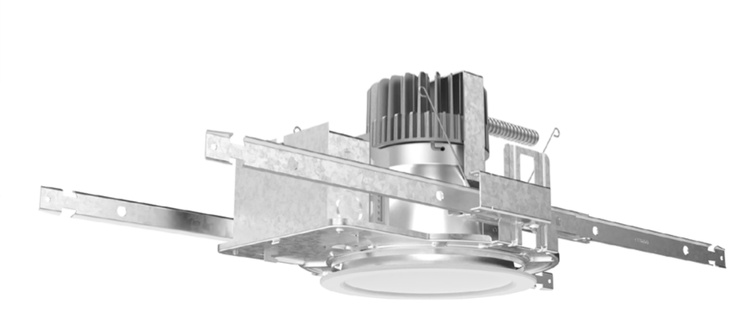
gotham® | EVO®

Multiple Layers of Light

Luminaire Type:

Catalog Number:

General Illumination Shower Downlight 6"



OVERVIEW

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam ellipse; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

medium wide
1.0 S:MH

Superior Performance (Flush, Clear Lens)

Nominal Lumens	1000	1500	2000	2500	3000	3500	4000	4500
Delivered	857	1274	1729	2187	2624	3062	3499	3745
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0	48.6
Efficacy	89.3	86.7	87.8	88.5	88.9	90.6	89.7	52.0

*Lumen output for 80CRI - 3500K

COMPLIMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light



General Illumination Layer I EVO



High Center Beam Layer I Incito



EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic

Healthcare: MRI, Surgical Suite, Patient Room

Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-705-SERV (7378) | gothamlighting.com
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WDGE1 LED

Architectural Wall Sconce

Catalog Number

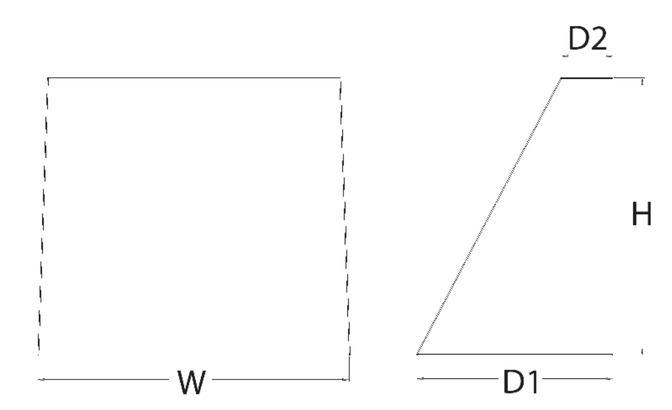
Notes

Type

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[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **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	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish			
DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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EX1 & EX2

LITHONIA LIGHTING®

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for wet location areas requiring exit signs for AC only or battery back-up power that are subject to saturation with non-mechanically delivered water. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — White, compact, contemporary design. Engineering-grade thermoplastic housing is impact-resistant, scratch-resistant and corrosion-proof. Universal directional Chevron inserts are easily removed and reinserted. UL94V-0 flame rating. UV-stable resin resists discoloration from natural and man-made light sources. Rugged, heavy-duty, polycarbonate clear housing lens. Housing also available in black or gray. Letters 6" high with 3/4" stroke, with 100 ft. viewing distance rating, based upon UL924 standards.

OPTICS — Low energy consumption — fewer than 5 watts. The typical life of the exit LED lamp is 5 years, based on 24/7 operation.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery: (EL Option) – Sealed, maintenance free nickel-cadmium battery delivers 90 minutes rated capacity. Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing (SD Option Only) for 30 seconds every 30 days, 30 minutes every 180 days and a 90-minute annual test. Diagnostic evaluation of LED light source, charging and battery condition.

INSTALLATION — Universal mounting canopy for top or end mount. Back mount standard for single face only. Junction box hole pattern for 4" octagon mounting. Flexible conduit entry.

LISTINGS — UL listed. Wet location listed. Standard cold temperature rating -4°F to 122°F (-20°C to 50°C). Meets UL 924, NFPA 101 (current Life Safety Code) and NFPA 70-NEC, Meets all applicable FCC Title 47, Part 15, Subpart B requirements.

WARRANTY — 5-year limited warranty. (Battery is prorated.) 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.

† Exit Signs Certified in the CA Title 20 Appliance Efficiency Database.

Indura®

Wet Location Exit Sign

WLTE



White

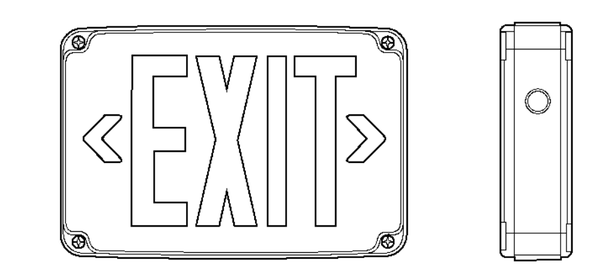


Gray

Specifications

Length: 12-1/2 (31.8)
Depth: 2-1/2 (6.4)
Height: 8-1/8 (20.6)
Weight: 4.1 lbs (1.9 kg)

All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: WLTE W 1 R EL

Series	Housing color	Number of faces	Letter color	Operation	Options
WLTE	W White B Black GY Gray	1 Single face 2 Double face	R Red G Green	(blank) AC only EL Nickel-cadmium battery	TP Tamper-resistant screw hardware SD Self-diagnostics[1]

Accessories: *Order as separate catalog number.*[2]	
ELA WG1	Wireguard (back mount only)

Notes
1 Only available with EL option.
2 See spec sheet ELA-WG.

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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263 SHUMAN BOULEVARD
SUITE 550
NAPERVILLE, IL 60563
P: 630.527.2320
www.imegcorp.com

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0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-104

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

E

D

C

B

A

LUMINAIRE SCHEDULE LEGEND

DESCRIPTION:

PAF - PAINT AFTER FABRICATION

CFSA - COLOR FINISH SELECTION BY ARCHITECT

CCFSA - CUSTOM COLOR FINISH SELECTED BY ARCHITECT

CONFIRM ALL COLORS AND FINISHES OF ALL LUMINAIRE COMPONENTS WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER

OPTICS:

BEAM ANGLE

##° or ## DEG - BEAM ANGLE IN DEGREES

VNSP - VERY NARROW SPOT
NSP - NARROW SPOT
SP - SPOT
WSP - WIDE SPOT
VWSP - VERY WIDE SPOT
NFL - NARROW FLOOD
FL - FLOOD
WFL - WIDE FLOOD
VWF - VERY WIDE FLOOD

MOUNTING (MTG):

CL - CEILING
CV - COVE
G - GROUND SURFACE
IG - IN GRADE
P - PERIMETER
PL - POLE
RE - RECESSED
SP - SUSPENDED
SU - SURFACE
UC - UNDER CABINET
WL - WALL
O - OTHER (SEE DESCRIPTION)

VERIFY AND COORDINATE ALL CEILING TYPES WITH LUMINAIRE MOUNTING AND TRIM REQUIREMENTS. REFER TO ARCHITECTURAL AND INTERIOR DESIGN ELEVATIONS, SECTIONS, AND DETAILS FOR LUMINAIRE MOUNTING LOCATIONS AND REQUIREMENTS.

MOUNTING HEIGHTS INDICATED IN THE SCHEDULE ARE TO THE BOTTOM OF FIXTURE UNLESS NOTED OTHERWISE.

DIMENSIONS:

L - LENGTH **W** - WIDTH **H** - HEIGHT **D** - DEPTH **Ø** - DIAMETER
VAR. - DIMENSION VARIES, SEE ARCHITECTURAL PLANS.

LIGHT SOURCE:

SOURCE TYPE
LED - INTEGRAL LIGHT EMITTING DIODE
DLED - DYNAMIC TUNABLE WHITE LED
RLED - RETROFIT LED LAMP
WLED - WARM DIM LED

CCT / CRI
INTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.
EXTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.

DELIVERED LUMENS:

LUMENS INDICATED ARE MINIMUM INITIAL DELIVERED LUMENS AT SPECIFIED CCT AND CRI.

WATTS:

MAXIMUM ANSI WATTS PER: (BLANK) = PER LUMINAIRE **FT** = LINEAR FOOT **LAMP** **POLE**

POWER SUPPLY:

PS TYPE
(BLANK) - INTEGRAL UNLESS NOTED OTHERWISE
REM - REMOTE
EM - EMERGENCY BATTERY

CONTROL METHOD
0-10V - 0 TO 10V DIMMING
10%, **1%**, **0.1%**, **0.01%** AS INDICATED
DALI - DIGITAL ADDRESSABLE LIGHTING INTERFACE (IEC 62386)
DMX - USITT DMX512-A (ANSI E1.11)
UPC - UNIVERSAL PHASE CONTROL DIMMING (PHASE ADAPTIVE)
SWC - SWITCHED CONTROL
O - OTHER (SEE DESCRIPTION)

COORDINATE LUMINAIRE DRIVER DIMMING METHODS AND PROTOCOLS WITH THE LIGHTING CONTROL SYSTEM AND CONTROL MANUFACTURER REQUIREMENTS TO ENSURE DIMMING COMPATIBILITY.

MANUFACTURER - SERIES:

1. **THE FIRST MANUFACTURER AND MODEL LISTED IS THE BASIS OF DESIGN.**
2. **THE MODEL NUMBER SHOWN SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND MODEL NUMBER ONLY. THE COMPLETE DESCRIPTION AND THE SPECIFICATION SHALL BE COORDINATED WITH THE MODEL NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED.**

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	OPTICS	MTG	DIMENSIONS	LIGHT SOURCE	DELIVERED LUMENS	WATTS	POWER SUPPLY	MANUFACTURER - SERIES	NOTES
EX1	SINGLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
EX2	DOUBLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
F1	LINEAR LED STRIP, FLAT DIFFUSE LENS. GENERAL DISTRIBUTION. COORDINATE FINISH WITH ARCHITECT. PROVIDE ALL NECESSARY MOUNTING HARDWARE.	DROP LENS	SP	48"L X 2 1/4"W X 3"H	LED	5,000 lm	48 / FIX	277 0-10V	LITHONIA ZL1D	
F2	SURFACE MOUNT NARROW SERIES LUMINAIRE. MARINE GRADE, EXTRUDED ALUMINUM HOUSING WITH CAST ALUMINUM ENDCAPS, 0.090" LINEAR RIBBER CLEAR LENS, WHITE POLYESTER COAT FINISH. INTEGRAL OCCUPANCY SENSOR.		SU	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	NEWSTAR VICTORY VIC4N	
F2A	SIMILAR TO F2, DIFFERENT MOUNTING.		WL	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	SIMILAR TO F2	
F3	SURFACE MOUNTED DIRECT LINEAR LUMINAIRE, EXTRUDED ALUMINUM HOUSING, CAST ALUMINUM END CAPS, EXTRUDED ACRYLIC LENS. COORDINATE COLOR AND FINISH WITH ARCHITECT.	BATWING	SU	120"L X 4 1/8"W X 5"H	LED	500 lm	5 / FT	277 0-10V	AXIS EXTEND 2 SURFACE EX2S	
F4	CIRCULAR HIGHBAY, COATED COPPER FREE ALUMINUM ALLOY HOUSING, GRAY NYLON CORROSION RESISTANT POWDER COATING. BUILT-IN HIGH MOUNT OCCUPANCY SENSOR. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED. COORDINATE WITH ARCHITECT FOR COLOR, FINISH, AND MOUNTING HEIGHTS.	TEMPERED GLASS LENS, 60 DEG OPTIC	SP	42 5/8"H, 14 1/8"Ø	LED	8,400 lm	60 / FIX	277	SOLAS RAY HJCR	
F5	RECESSED LINEAR. PROVIDE WITH INTEGRAL OCCUPANCY SENSOR. IK10 IMPACT RESISTANT RATING. IP66 LISTED. CONTINUOUS RUNS PER FLOOR PLAN.	FLUSH	RE	<varies>L X 4 1/4"W X 4 7/8"H	LED	1,000 lm	10 / FT	277 0-10V	AXIS EXTEND 2	
F6	LINEAR FLEXIBLE LED STRIP. WET LOCATION LISTED.		RE	<varies>L X 7/8"W X 7/8"H	LED	437 lm	5 / FT	277 0-10V	LUMINI KURBA MAX	
F7	PENDANT MOUNTED EXTERIOR LINEAR LED, WET LOCATION LISTED, DIRECT FLUSH LENS, CONTINUOUS RUN LENGTH AS SHOWN ON PLANS. COORDINATE FINISH WITH ARCHITECT. FIXTURE MOUNTED BETWEEN CANOPY PANELS, REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING DETAILS.		RE	<varies>L X 2 1/2"W X 2 7/8"H	LED	300 lm	4 / FT	277 0-10V	AXIS EXTEND 2 PENDANT EX2PD	
F8	STANDARD 6" RECESSED DOWNLIGHT. WIDE OPTICS, WET SHOWER LENS.		RE	9 1/2"H, 6"Ø	LED	1,500 lm	15 / FIX	277	GOTHAM EVO6	
F9	EXTERIOR WALL MOUNTED LOW PROFILE BUILDING LUMINAIRE. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT. COORDINATE COLOR AND FINISH WITH ARCHITECT.	VISUAL COMFORT FORWARD THROW	WL	9"L X 5 1/2"W X 10 1/2"H	LED	2,000 lm	15 / FIX	277	LITHONIA WDGE 1	
P1	SQUARE LED AREA/FLOOD LUMINAIRE. FORWARD THROW MEDIUM DISTRIBUTION WITH BACKLIGHT SHIELD, SINGLE HEAD LUMINAIRE MOUNTED ON ROUND, TAPERED, ALUMINUM POLE AT 30' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). INSTALL ON EXTENDED BASE FOUNDATION UNLESS NOTED OTHERWISE. PROVIDE WITH WIRELESS DIMMING.	FORWARD THROW MEDIUM	PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	462 / FIX	277	LITHONIA DSX2	
P2	SIMILAR TO P1, WITH TWO HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	924 / FIX	277	SIMILAR TO P1	
P3	SIMILAR TO P1, WITH THREE HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	1,386 / FIX	277	SIMILAR TO P1	
P4	SIMILAR TO P1, DIFFERENT OUTPUT AND OPTICS. PROVIDE TYPE II DISTRIBUTION. WITH BACKLIGHT SHIELDING. 20' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). PROVIDE DIFFERENT MANUFACTURER SERIES TYPE. REFER TO FLOOR PLAN FOR NUMBER OF HEADS ON SAME POLE. PROVIDE FIXTURE WITH INTEGRAL HIGH/LOW OCCUPANCY SENSOR AND WIRELESS DIMMING.		PL	22"L X 15"W X 5 1/2"H	LED	9,651 lm	68 / FIX	277	LITHONIA DSX1	

LIGHTING SEQUENCE OF OPERATION

PLAN ID	LIGHTING SWITCHED
{LS1}	Sequence: Switched Lights are manually controlled in this space. ON: Lights turn on manually using a wall switch. OFF: Lights turn off manually using a wall switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS2}	Sequence: Switched Lights are vacancy controlled in this space. ON: The lights turn on by vacancy sensor wall switch. OFF: After the space has been vacant for 15 minutes, the lights automatically turn off via vacancy sensor or by wall sensor switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS3}	Sequence: Switched Lights are occupancy controlled in this space. ON: The lights turn on manually by wall switch or automatically by wall switch sensor. OFF: Lights turn off using wall switch or automatically after the space has been vacant for 15 minutes via wall switch sensor. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS4}	Sequence: Switched lights are occupancy controlled in this space. ON: The lights turn on automatically by integral fixture sensor. OFF: Lights turn off automatically by integral fixture sensor after the space has been vacant for 15 minutes. Key-switch shall provide manual off. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS5}	Sequence: Aquatic Center site lights are controlled by lighting control system relay panel. Lighting control system shall be provided with photocell input, relay panel on/off control, and wireless dimming. ON: The lights turn on automatically by lighting schedule. ADJUST: The light will be provided with wireless dimming nodes for manual adjustment at lighting control system. OFF: The lights turn off automatically by lighting schedule and photocell input.
{LS6}	Sequence: Exterior dimmable pole lighting is time scheduled and occupancy controlled by lighting control system. pole lights are provided with integral wireless occupancy sensors and wireless dimming. Each zone shall be scheduled separately and controlled together, with integral override sensors. Coordinate schedule with Owner prior to programming. ON: Pole lights are automatically turned on based on schedule via lighting control system. After scheduled hours, pole lights shall automatically turn on via lighting control system upon detection from integral fixture occupancy sensor and remain on for 15 minutes. ADJUST: Pole lights are provided with wireless dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. Integral fixture occupancy sensor shall dim lights to 50% when no activity has been detected for 15 minues. Lights shall raise to 100% when activity is present. OFF: Pole lights are automatically turned off based on schedule via lighting control system.
{LS7}	Sequence: Exterior dimmable building mounted luminaires are time scheduled and controlled by lighting control system. Fixtures are provided with integral dimming. Coordinate schedule with Owner prior to programming. ON: Luminaires are automatically turned on based on schedule via lighting control system. ADJUST: Luminaires are provided with dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. OFF: Luminaires are automatically turned off based on schedule via lighting control system. EMERGENCY (if applicable): When normal power fails, switched emergency 'SE' luminaires automatically turn on to 100% and bypass the local lighting controls. Emergency luminaires are fed from emergency lighting inverter circuit. Provide a shunt relay to allow for full control during normal operation.

DISCONNECT AND STARTER SCHEDULE

NOTE: ALL DISCONNECTS (EXCEPT MANUAL STARTERS) SHALL BE HEAVY DUTY TYPE.

DISCONNECT TYPE:	**ACCESSORIES & OPTIONS**	
FU - FUSED	SA - STANDARD ACCESSORIES (INCLUDES * ITEMS)	PF - PHASE LOSS PROTECTION (5 HP OR GREATER, 3 PHASE...
NF - NON-FUSED	*CT - CONTROL TRANSFORMER, FUSED 120V	TO - MELTING THERMAL OVERLOADS (1 PHASE)
CB - CIRCUIT BREAKER	*EO - ELECTRONIC OVERLOAD (3 PHASE MOTORS)	TS - 2 SPEED SELECTOR SWITCH IN DOOR
	*HA - HAND-OFF-AUTO IN DOOR	GP - GREEN (OFF) PILOT LIGHT IN DOOR
STARTER TYPE:	*RP - RED (RUN) PILOT LIGHT IN DOOR	FA - 4-CONVERTIBLE AUXILIARY CONTACTS
FV - FULL VOLTAGE	*TA - TWO CONVERTIBLE AUXILIARY CONTACTS	EI - ELECTRICAL INTERLOCK (2)-N.O. & (2)-N.C.
YD - WYE - DELTA	S/N - INSULATED NEUTRAL ASSEMBLY	SS - START-STOP PUSHBUTTON IN DOOR
RE - REVERSING		HL - HANDLE PADLOCK HASP
TW - 2 SPEED, 2 WINDING		
SW - 2 SPEED, 1 WINDING		
RV - REDUCED VOLTAGE AUTOXFMR		
SS - SOLID STATE		
MS - MANUAL STARTER		
MX - MANUAL SWITCH		
FS - FUSED SWITCH		
AMS-ASSEMBLED MOTOR STARTER		

ITEM	DISCONNECT TYPE & RATING: TYPE	RATING	TRIP RATING	VOLTAGE	POLES	STARTER: NEMA SIZE	TYPE	ENCLOSURE	REQUIRED ACCESSORIES & OPTIONS	COMMENTS
MX-1		30		120	1	0	MX	NEMA 1	<varies>	
MX-CP-1		30		120	1	0	MX	NEMA 1		
MX-CP-2		30		120	1	0	MX	NEMA 1		
MX-CP-3		30		120	1	0	MX	NEMA 1		
MX-CU-2		30		120	1	0	MX	NEMA 3R		
MX-H		30		120	1	0	MX	NEMA 4X		
MX-WH-1		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-2		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-3		30		120	1	0	MX	NEMA 1		
DS-CU	NF	60		208	1			NEMA 1		

TRANSFORMER SCHEDULE

TYPE:		**ACCESSORIES & OPTIONS**
K1 - DOE 2016 DRY TYPE	AUT - AUTOTRANSFORMER	AL - ALUMINUM WINDINGS
K4 - K4 RATED DRY TYPE	BB - BUCK BOOST	CU - COPPER WINDINGS
K13 - K13 RATED DRY TYPE	LIQ - LIQUID FILLED	RS - EPOXY RESIN ENCAPSULATED
HM - HARMONIC MITIGATING		NV - NON-VENTILATED
PE - NEMA PREMIUM EFFICIENCY		NL - 200% RATED NEUTRAL
		EL - ELECTROSTATIC SHIELD
		TTM - TRANSFORMER TEMP MONITOR (REFER TO SPECIFCATION 26 09 13)

ITEM	KVA RATING	TYPE	ENCLOSURE	MAX. TEMP. RISE C.	PRIMARY: VOLTS	PRIMARY: PH	SECONDARY: VOLTS	SECONDARY: PH	REQUIRED ACCESSORIES & OPTIONS	COMMENTS
TR-75	75 kVA	K-1	NEMA 1	150	480	3	120/208	3	AL	

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

1 2 3 4 5

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Beaver Dam, WI 53916
920.887.7375

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NOT FOR
CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SCHEDULES

E-400

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CONFLUENCE

~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

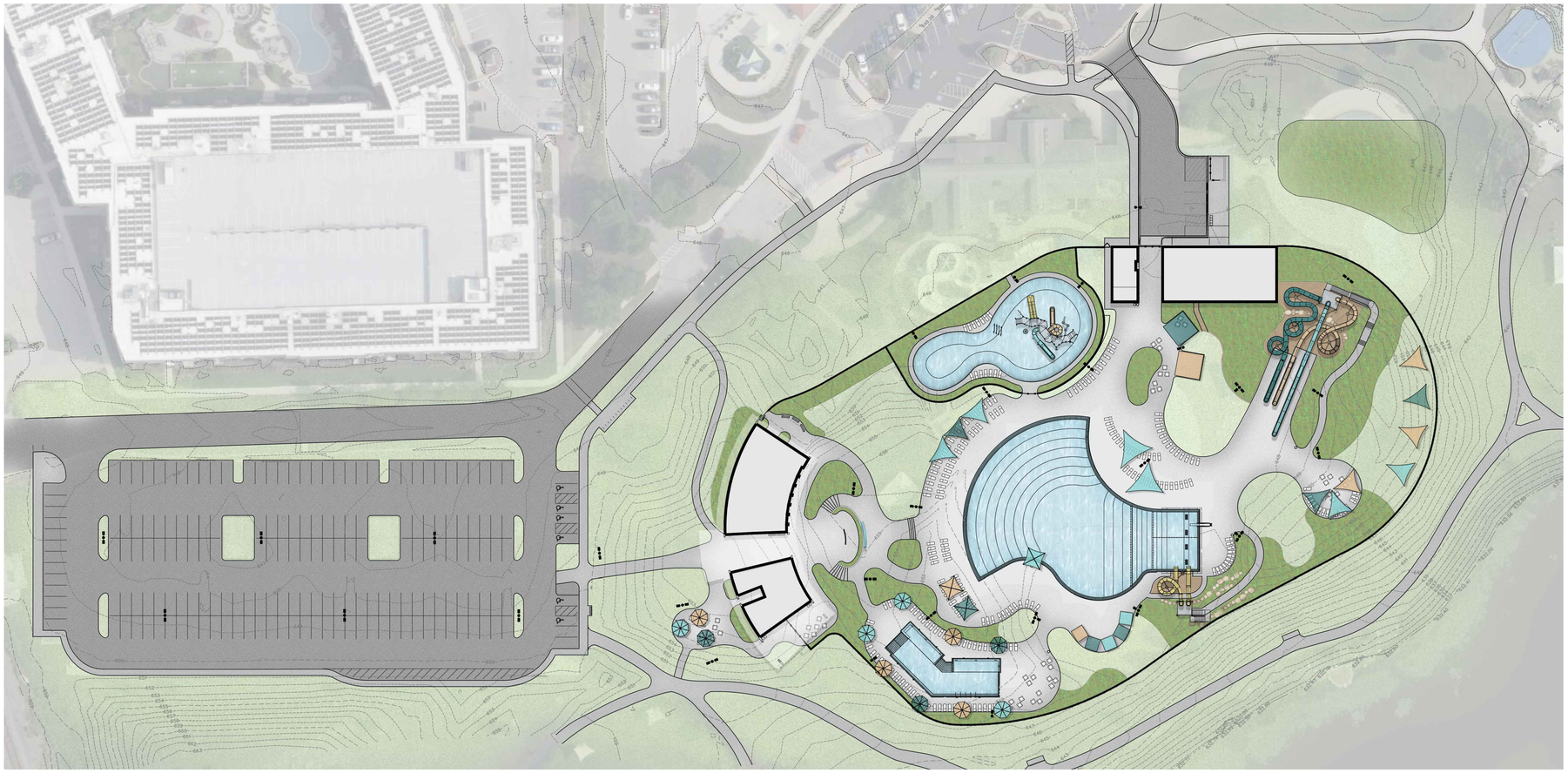
Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



NOTE: THE ABOVE SITE RENDERING IS PROVIDED FOR DESIGN INTENT ONLY. FINAL LAYOUT AND DESIGN MAY VARY FROM RENDERING.

DESIGN DISCLAIMER

THESE PLANS ARE INTENDED SOLELY FOR THE WHEELING PARK DISTRICT AQUATICS CENTER AT HERITAGE PARK LOCATED AT 105 COMMUNITY BLVD, WHEELING IL 60090. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, UPLOADED TO ARTIFICIAL INTELLIGENCE PLATFORMS, OR ALTERED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PROJECT TEAM LISTED ON THIS COVER SHEET. UNAUTHORIZED USE, INCLUDING USE OF ARTIFICIAL INTELLIGENCE TO ANALYZE, INTERPRET, MODIFY, OR GENERATE DERIVATIVE WORKS, IS STRICTLY PROHIBITED.

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THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
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GREEN BAY, WI 54301
PH: (920) 592-9402
BEAU SANDERS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 8, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
WATER TECHNOLOGY INC (WTI)
100 PARK AVENUE
BEAVER DAM, WI 53916
PH: (920) 887-7375
BRIAN FREBER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

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I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

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RYAN SPAULDING

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SIGNATURE
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REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

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TED HAUG

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REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

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DON MATTHEWS

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DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT AND PRIME DESIGN CONSULTANT. I AM A DULY LICENSED ARCHITECT AND LANDSCAPE ARCHITECT IN THE STATE OF ILLINOIS. ALL CONSULTANT WORK NOT PREPARED BY ME WAS PREPARED BY PERSONS QUALIFIED UNDER THE RESPONSIBLE CHARGE OF EACH PROFESSIONAL WHOSE SEAL APPEARS HEREON.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

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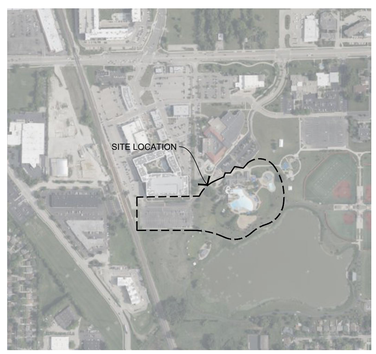
CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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File Location: T:\Projects\25070\25070_wheeling family aquatics (village of wheeling, p153 working)\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet (Drawn by: XX | Checked by: XX

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, IF THIS SHEET IS NOT FULL SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF THIS SHEET IS COLOR

GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

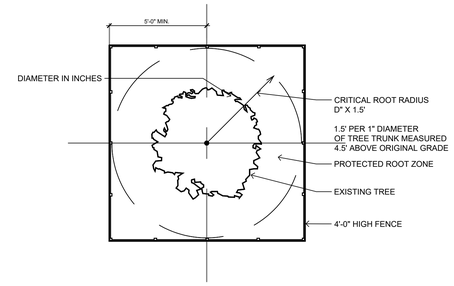
DRAWING SYMBOLS

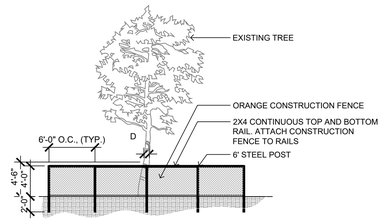
(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME)
- CONTOUR ELEVATION
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG
- KEYNOTE
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE
- XX L-XX
- XX L-XX
- A
- ℄
- # SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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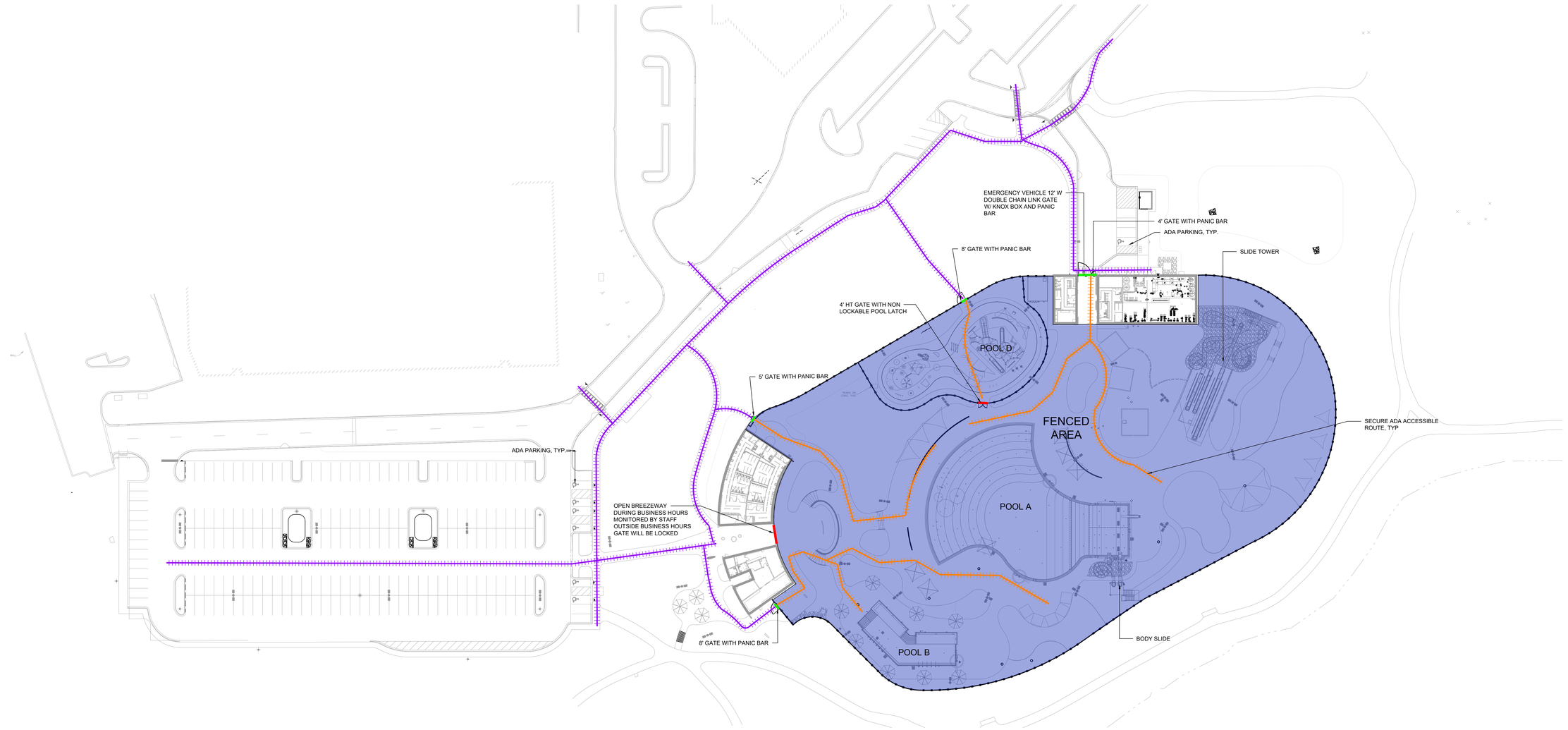
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet / SAVE DATE: 3/5/2026 10:23 AM BY: mmiller / PLOT DATE: 3/5/2026 1:31 PM BY: Mark Miller



1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

POOL DECK EGRESS PLAN

L110

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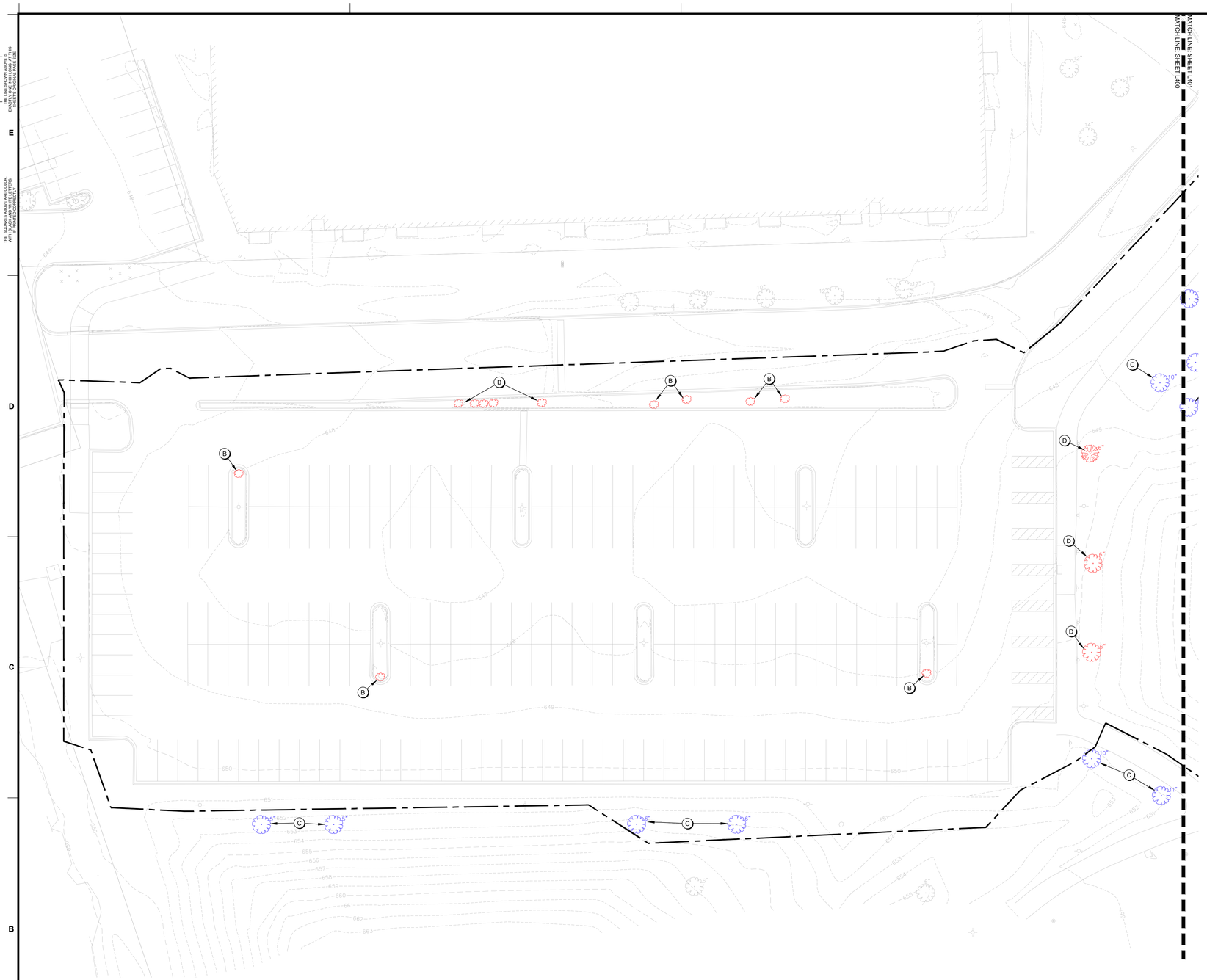

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

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VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
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Date	2026-03-05

TREE MITIGATION PLAN

L200

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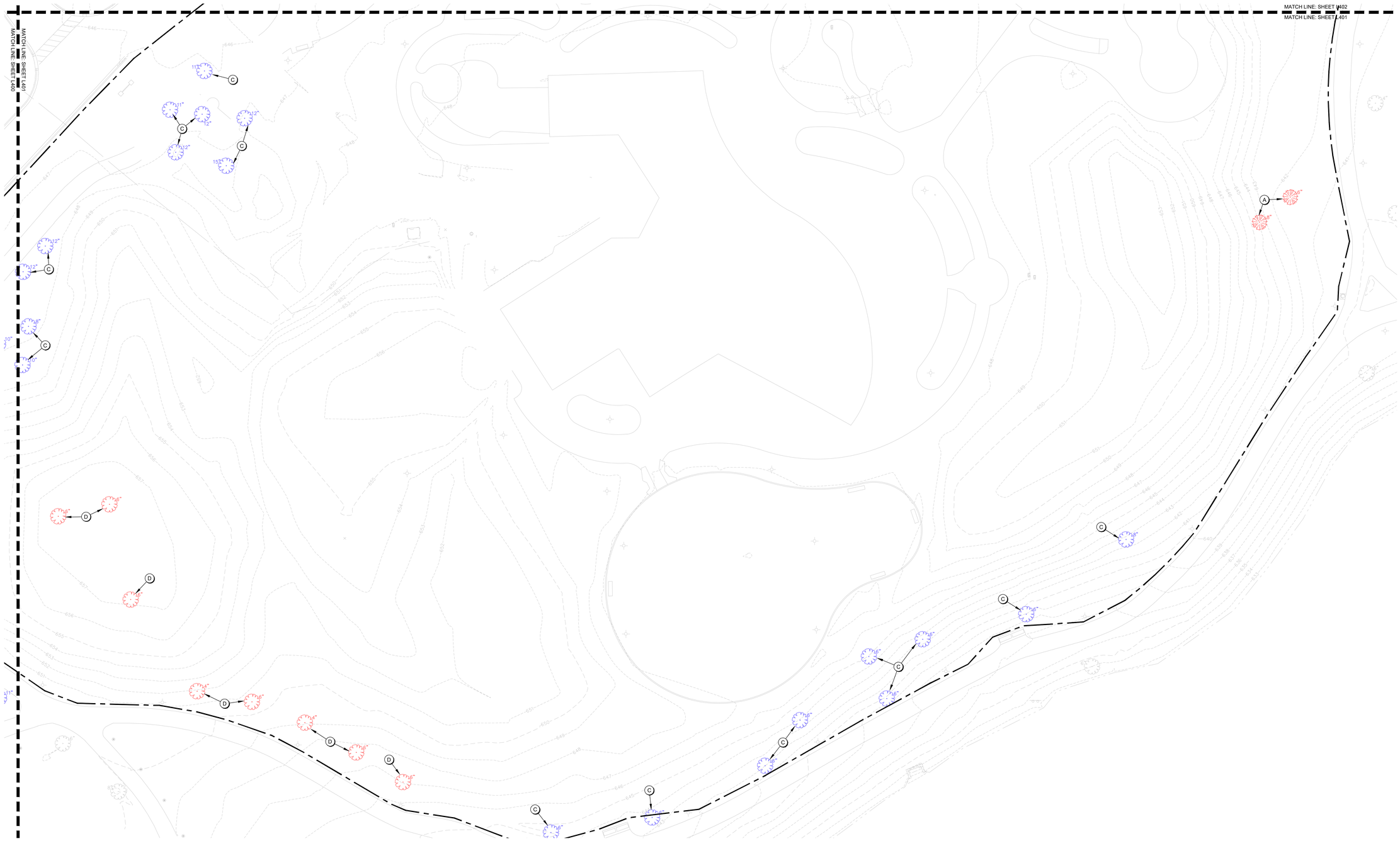

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L201 SHEET LOCATION KEY

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VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L201

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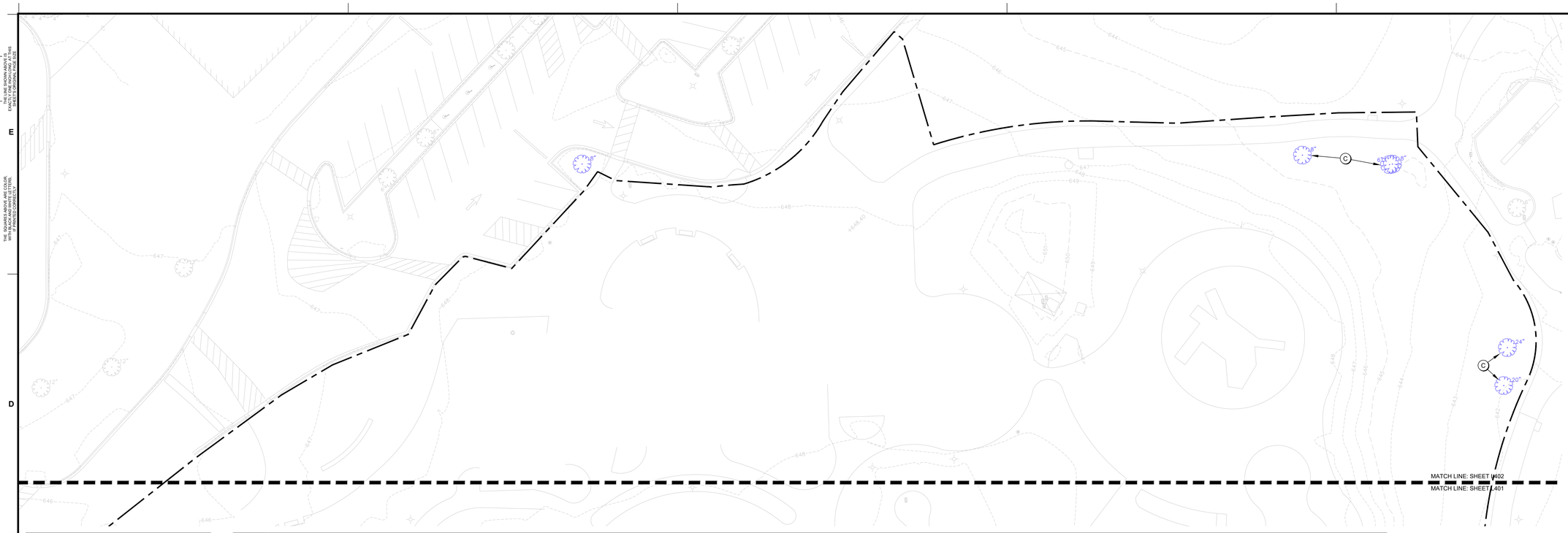
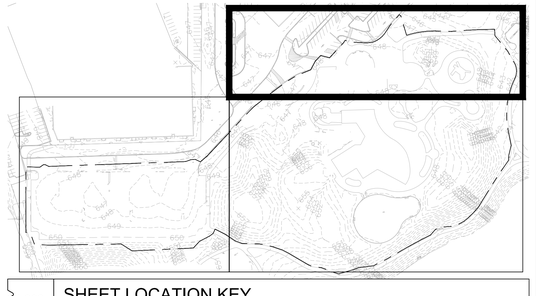


1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

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TREE MITIGATION PLAN

L202

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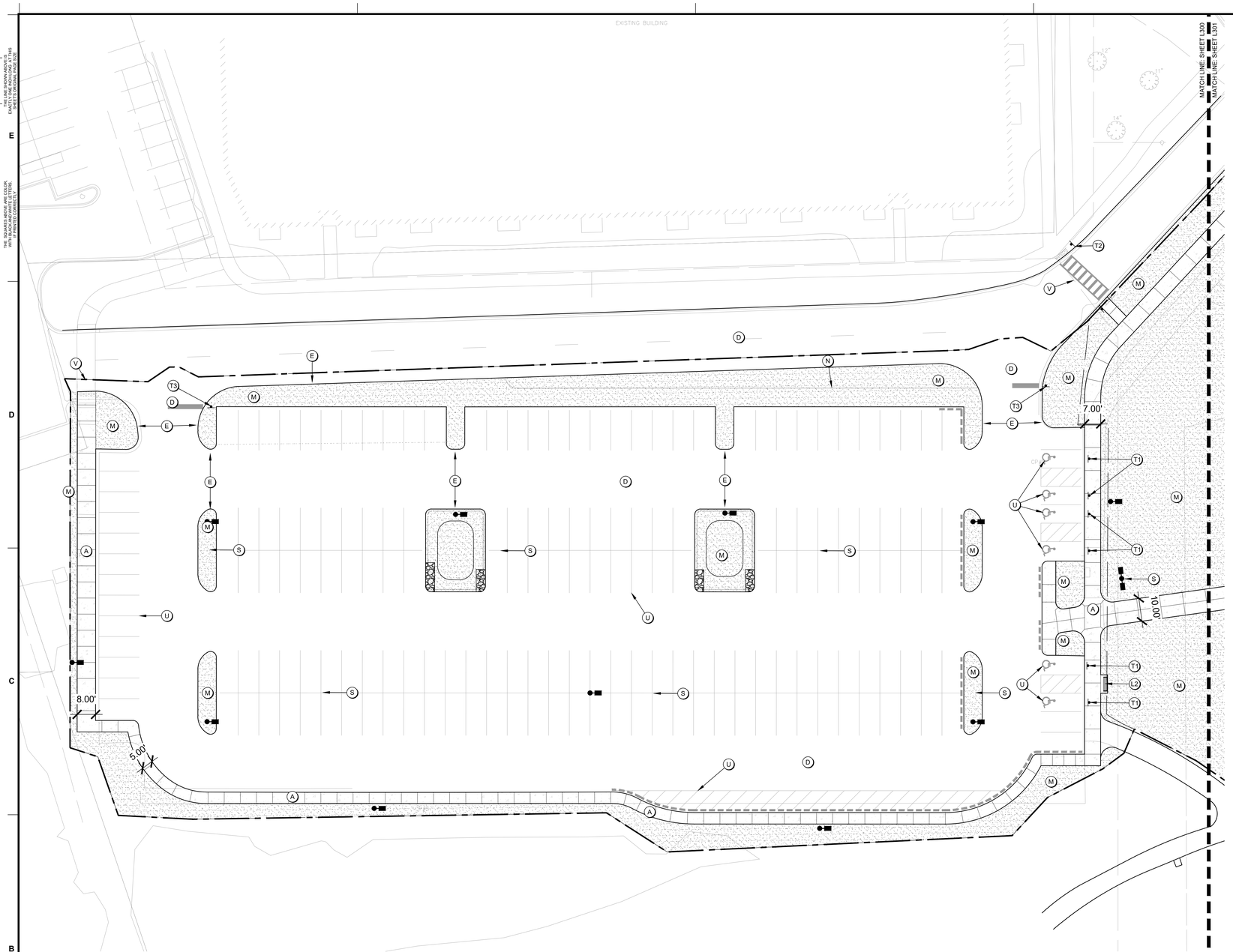

1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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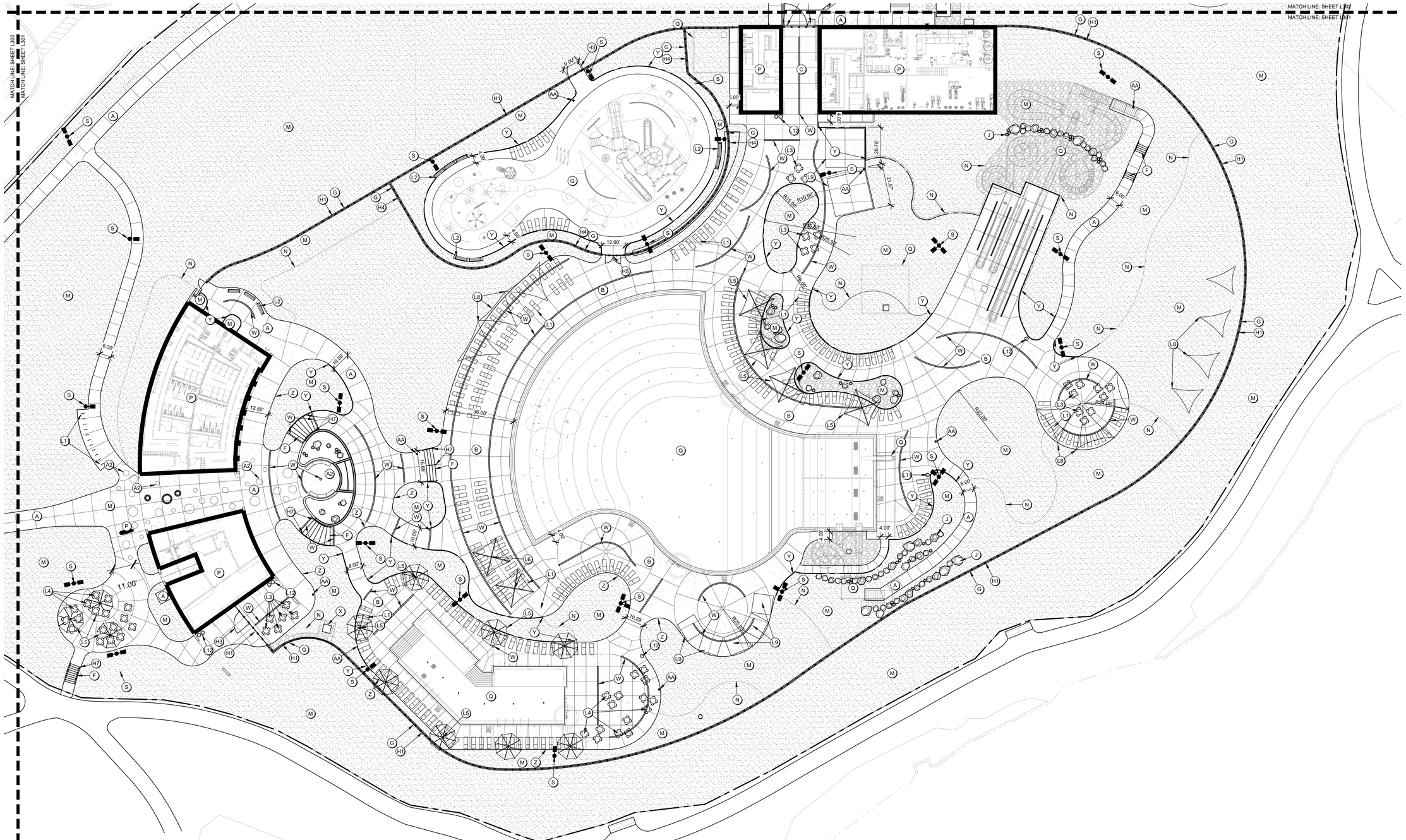
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE AND PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AND NUMBERS

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 outcost\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: .mmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
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M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
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P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
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S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
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SITE LAYOUT NOTES

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ELECTRICAL SAFETY CONSTRUCTION NOTES

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C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

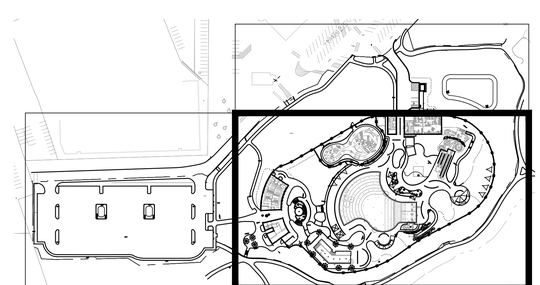
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

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LEGAT ARCHITECTS
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AQUATICS DESIGNER
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Revision Schedule

No.	Date	Description
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2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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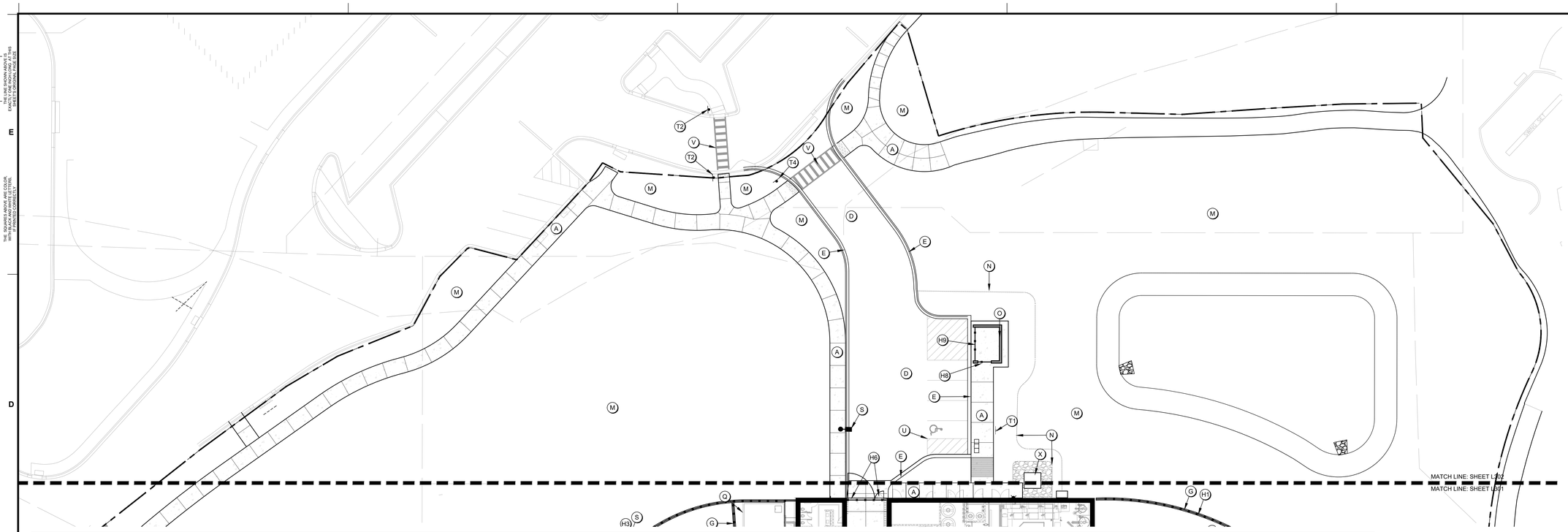
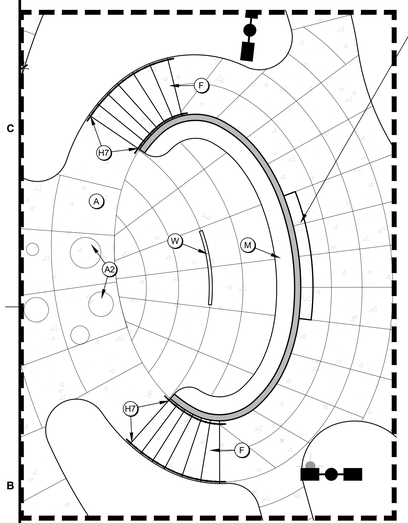
File Location: T:\Projects\25025\25070_wheeling family aquatic (village of wheeling, pk)\3 working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/27/2026 12:48 PM BY: mmiller | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



1 L302 HARDSCAPE PLAN - AREA C



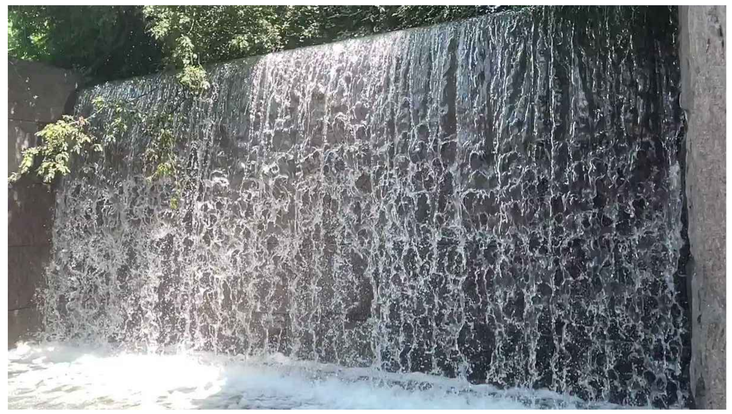
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

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RAILING, FENCE, AND GATES; SCHEDULE A

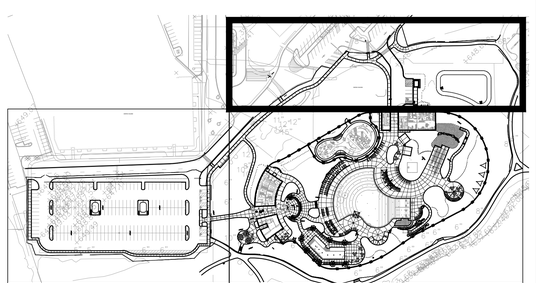
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
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312.258.9595

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GEWALT HAMILTON ASSOCIATES
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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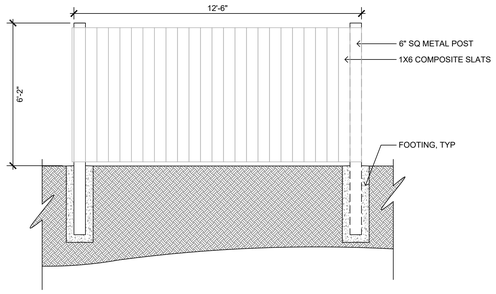
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

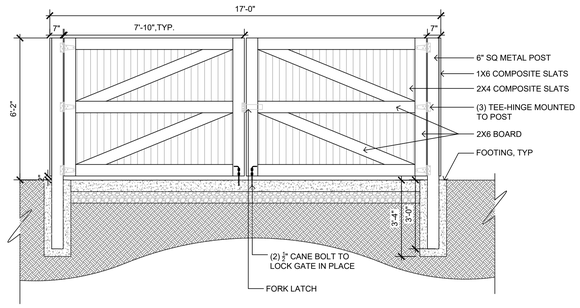
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pj30) working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/5/2026 4:09 PM BY: jmiller | PLOT DATE: 3/5/2026 4:17 PM BY: Mark Miller

IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

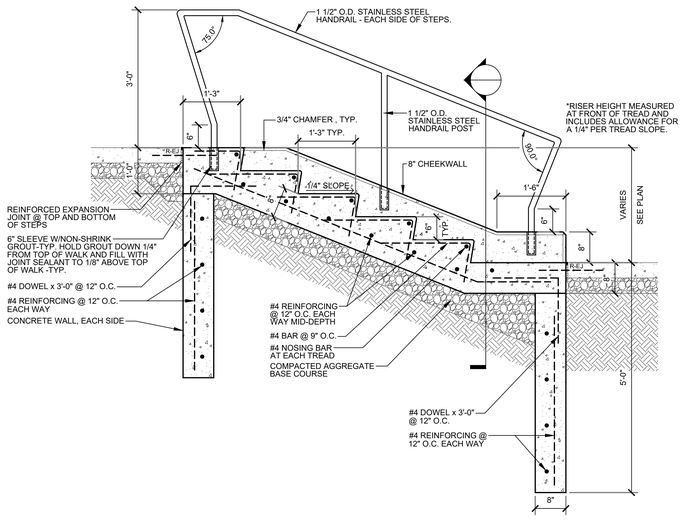
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



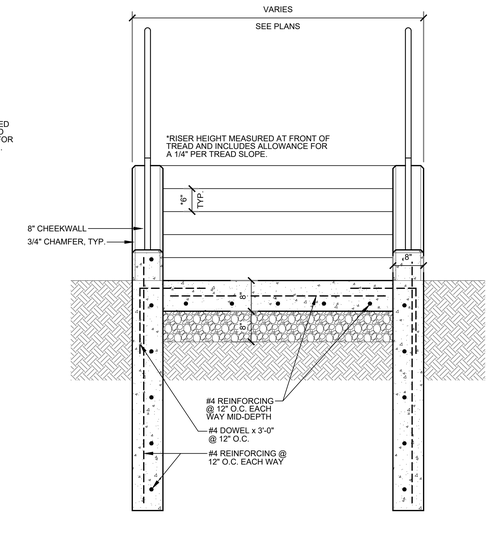
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

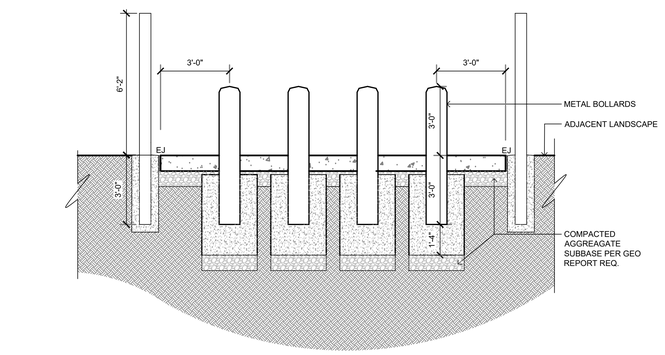


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

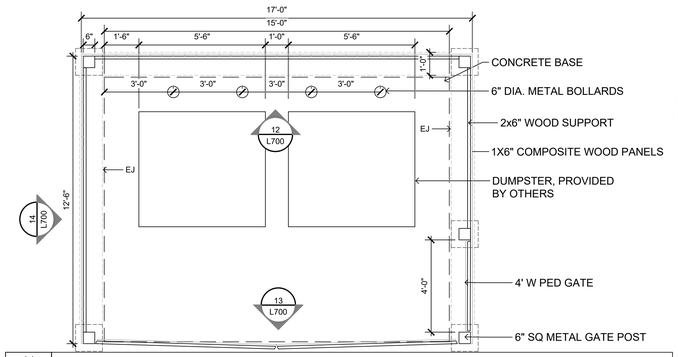


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

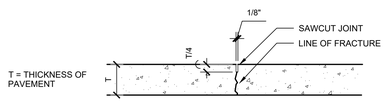




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

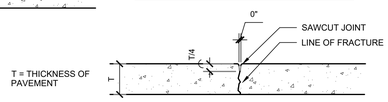


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



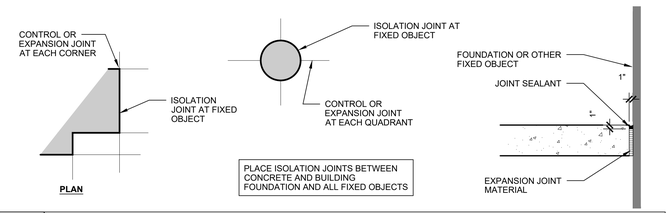
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



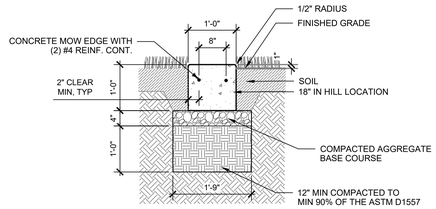
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

9 L700 ISO JOINT TYP — N.T.S

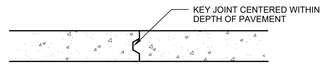
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

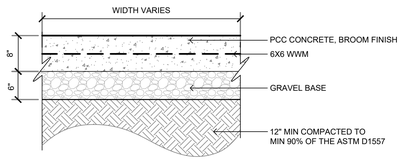


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



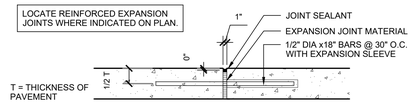
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



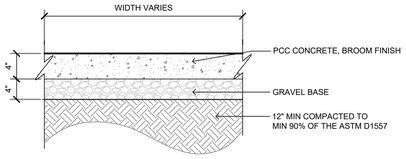
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

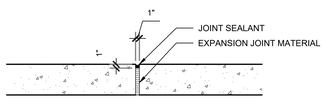


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

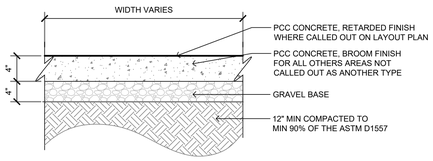
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

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CONSTRUCTION MANAGER
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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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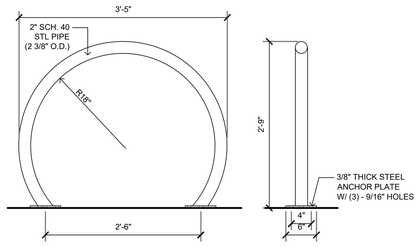
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ATTHIS SHEET IS NOT ORIGINAL SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, ARE NOT PROPERLY CALIBRATED

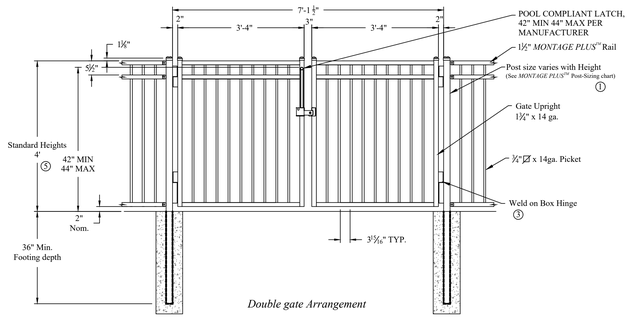


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

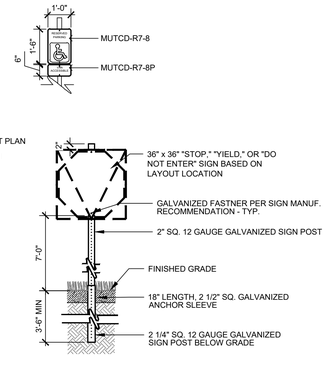


Double gate Arrangement

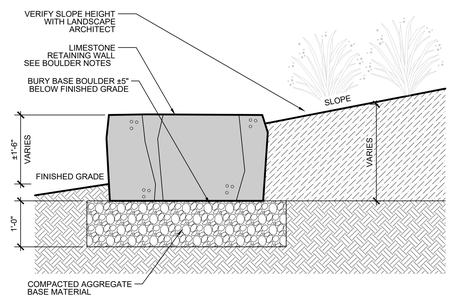
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

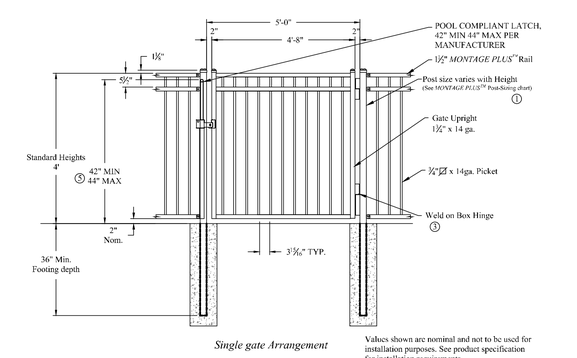
NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.



3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

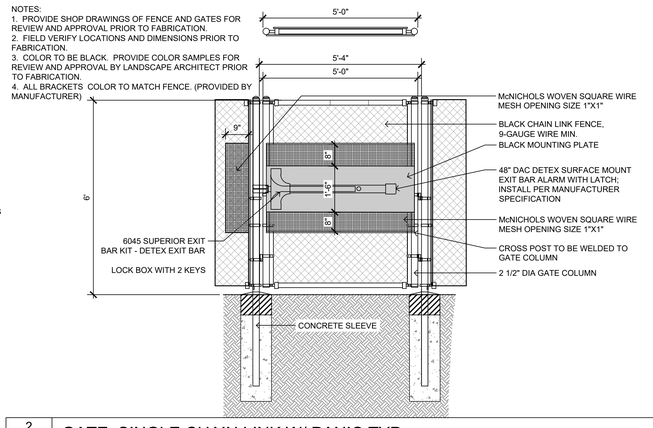


Single gate Arrangement

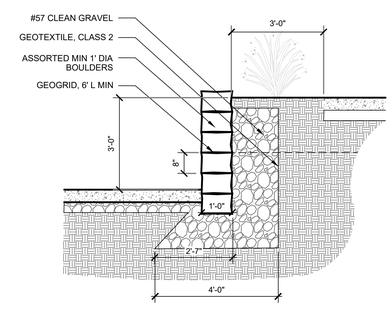
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

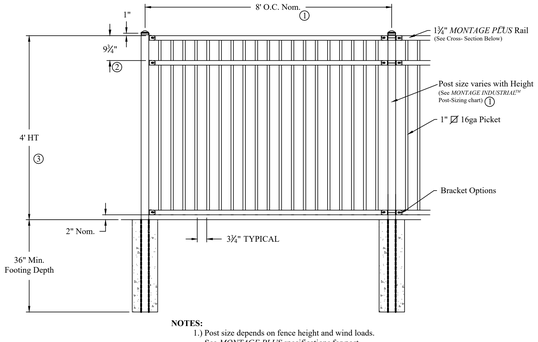
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



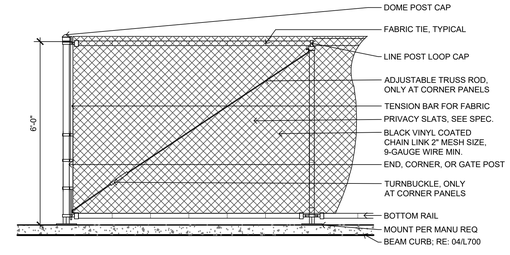
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\Site Details\ | SAVE DATE: 3/5/2026 1:43 PM BY: mmiller | PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

MEMORANDUM

DATE: April 22, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV26-0007, Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1 to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center (105 Community Boulevard). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0007** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

EXECUTIVE SUMMARY

Docket No. PV26-0007: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner) requests a variation to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center, for the property located at 105 Community Boulevard, 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: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):
North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

SUMMARY OF REQUEST

The petitioner is requesting a variation to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center located at 105 Community Boulevard.

The petitioner is also seeking an amendment to the existing Special Use (Docket No. PSU26-0003), along with a variation to permit a reduction in the minimum number of required parking spaces (PV26-0006) and major site plan and appearance approval (PSPMAJ25-0006).

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. PSPMAJ25-0006, the petitioner is seeking to redevelop the existing outdoor aquatics center at Heritage Park to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities located at 105 Community Boulevard.

A comprehensive lighting plan has been prepared to provide new site lighting and architectural light fixtures to serve the new aquatics center facility, including parking areas, pathways, sidewalks, and facility structures. The photometric analysis demonstrates that lighting levels across the site are designed to provide adequate illumination for safety and visibility while maintaining a generally uniform distribution of light. The uniformity ratio measures the difference between the brightest and darkest areas within the parking lot, with lower ratios indicating more consistent lighting conditions.

The Village Code permits a maximum uniformity ratio of 4:1, where the proposed lighting plan results in a ratio of 6:1 within the "west" parking lot. This indicates that certain areas of the parking lot will experience a greater disparity in light levels compared to what is typically permitted. As a result, the petitioner is requesting a variation to allow the increased uniformity ratio. All lighting will be controlled through a centralized system with zoning and sequencing to ensure efficient operation and compliance with energy standards.

The proposed increase in uniformity ratio is limited to the "west" parking lot which the petitioner has determined would provide for improved public safety for motorists and pedestrians that is expected to increase in activity upon the new aquatic center. As such, the requested variation is considered reasonable in the context of the overall site design and operational needs of the facility.

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 existing decorative parking lot pole lights use high wattage HID fixtures with limited optic and distribution options. Because the project proposes to reuse the existing poles and decorative pole heads, the lighting system cannot meet the Village's 4:1 uniformity ratio without replacing the existing fixtures. The existing relocated lights currently produce an average to minimum uniformity ratio of approximately 6:1. The hardship is created by the physical limitations of the existing decorative fixtures and the desire to salvage and reuse lights that still have useful life remaining. Reusing the existing lights supports sustainability goals, reduces waste, and avoids the cost of replacing all decorative pole heads.

Staff: The existing decorative light fixtures and poles were installed as part of the Heritage Park Master Plan in which a specific light fixture and pole design creates an intentional aesthetic throughout Heritage Park. Due to the type of fixtures limits the ability to achieve the required uniformity ratio without full replacement and deviation from the Heritage Park Master Plan.

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

   Petitioner: This hardship is unique because the project includes relocated decorative parking lot lights that were previously installed by the Park District. Unlike a typical new development that would use new standard LED fixtures, this project is using existing decorative pole tops and poles. These existing decorative pole top fixtures offer fewer optic and distribution options than newer parking lot fixtures, which limits the ability to achieve the required lighting uniformity ratio.

   Staff: Staff concurs with the petitioner’s response.

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

   Petitioner: The existing decorative lighting poles and HID fixtures were previously installed and are part of the Park District's existing infrastructure. The project team is attempting to reuse these existing improvements to reduce costs, limit waste, and maintain consistency with the character of the site. The lighting limitations are a result of the existing HID fixtures.

   Staff: Staff concurs with the petitioner’s response.

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

   Petitioner: Without the requested variation, the project may require full replacement of the existing decorative light fixtures and possible modifications to the existing poles in order to meet the 4:1 standard. This would increase project costs and require removal of fixtures that still have useful life remaining. The requested variation allows the Park District to continue using functional infrastructure while maintaining a safe and attractive parking lot lighting system.

   Staff: Strict compliance would require replacement of functional lighting infrastructure, resulting in increased costs and reduced efficiency without a proportional benefit to site performance.

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

   Petitioner: Granting the variation will not alter the essential character of the area. The proposed parking lot lighting will continue to use decorative pole top fixtures that are compatible with the park, aquatic center, and surrounding community facilities. The variation only relates to the lighting uniformity ratio and does not affect the building, land use, or overall character of the site.

   Staff: The variation will not alter the character of the area, as the current lighting will be reused within the same parking area.

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 negatively affect adjacent properties or public safety. The parking lot lighting will continue to provide adequate illumination for pedestrians and vehicles. The variation will not increase traffic, noise, congestion, fire risk, or other impacts on the surrounding area. The proposed variation is limited in scope and will not diminish property values or impair public health, safety, or welfare.

Staff: The variation is not expected to adversely impact public safety, adjacent properties, or infrastructure, as adequate lighting levels will still be maintained throughout the site.

STAFF REVIEW

Fire Department Review: No comments related to the variance request.

Engineering Division Review: No comments related to the variance request.

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. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

****

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. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

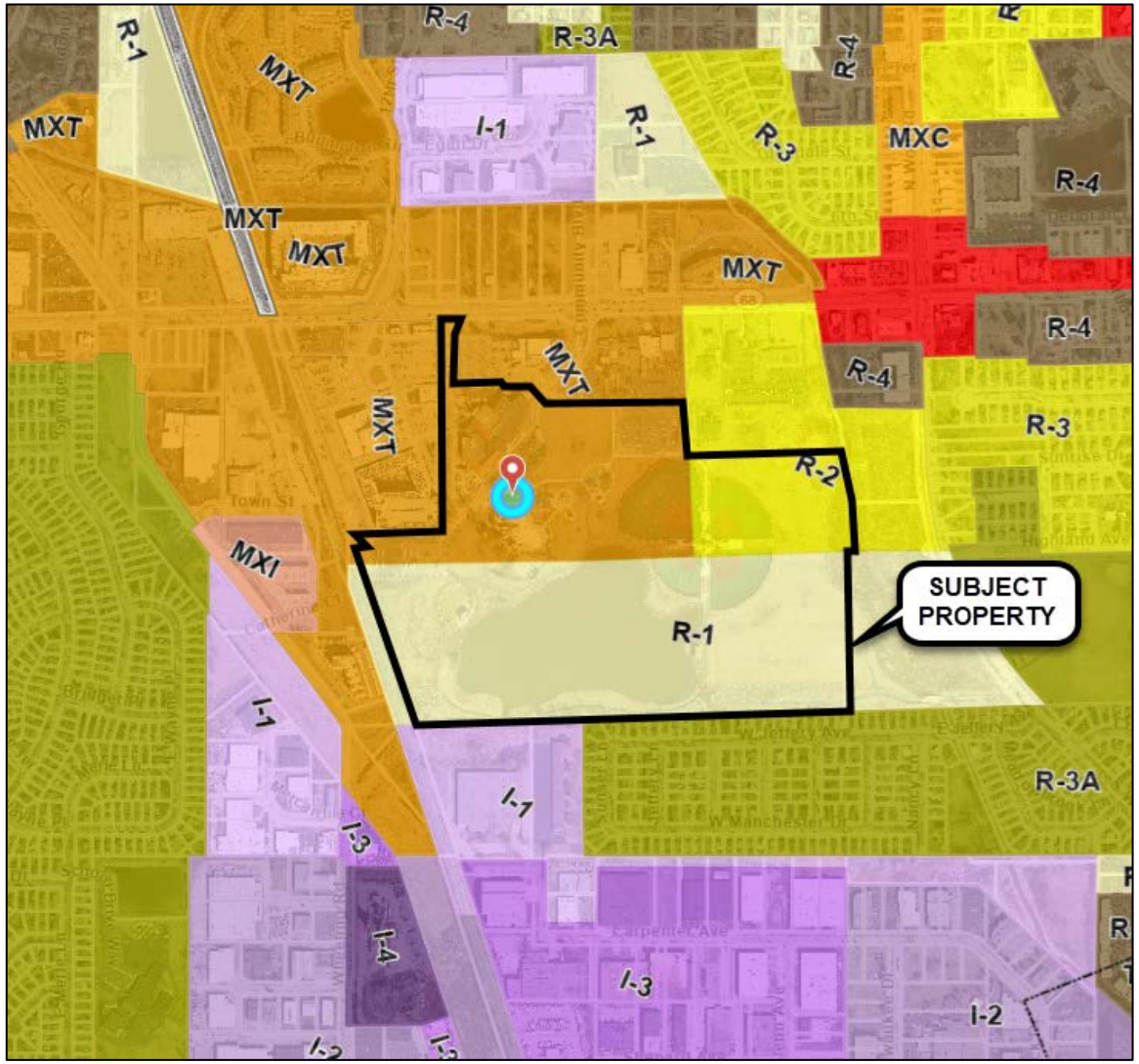
1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

ATTACHMENTS:

Attachments to Staff Report (Staff)
Photometric Plan prepared by Confluence, last revised 3/27/2026
Project Description Letter prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0003
Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0006
Request for a Variation to Reduce the Minimum Number of Required Parking Spaces
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0007
Variation to Permit an Increase in the Maximum Lighting Uniformity Ratio
Wheeling Park District
105 Community Boulevard

Chairman Johnson called Docket No's. PSU26-0003, PV26-0006 and PV26-0007 on May 13, 2026. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that Confluence, Inc., at 325 W. Huron Street, Suite 602, Chicago, Illinois, on behalf of the Wheeling Park District, property owner, is seeking an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park to the Wheeling Park District, associated with the reconstruction of the Wheeling Aquatics Center Facility located at 105 Community Boulevard, which is zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family). The requirements for a text amendment were reviewed.

Mr. Robles reported that the Wheeling Park District ultimately requested an amendment to its special use Ordinance No. 3665. The underlying use of a public park remained unchanged, but the amendment included a substantial reconfiguration. The proposed development involved demolishing the entire existing aquatic center and replacing it with a new pool house, center, bathhouses, and concessions. A primary change in the site layout was the reorientation of the main building access from a north-facing entrance to a west-facing entrance. The proposed parking lot improvements included reconfiguring the lot for improved stormwater control and a full landscape treatment. The primary building consisted of a bathhouse and concessions, separated by a guest plaza. The primary exterior material would be precast with a wave pattern. The design also included simulated wood soft panels and prefinished metal fascia in varying colors. The separate mechanical building would utilize the current entry and would involve many of the same design elements as the main building.

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Jan Buchs, Executive Director of the Wheeling Park District; Terry Berkbuegler, Confluence, Inc.; and Don Matthews, with Gewalt Hamilton Associates, Inc., stepped to the podium and were sworn in.

Jan Buchs reported that the current capacity at the Aquatic Center was 1,500, and they never planned to reach the maximum allowed by the Health Department. She stated that the intention was to open in 2027. She thanked the Village Staff for all of their help.

Terry Berkbuegler extended his appreciation to the Village Staff for all of their assistance. He reported that the change to the entrance improved the circulation throughout the parking lot and the area. The new facility was approximately the same size, and the primary area that increased was the number of fixtures required to meet code. There was no anticipated increase in attendance, and it was not operationally set up for one, so the parking layout would be sufficient. There were brighter lights due to the spread of the fixtures and needing enough light, but the light did not affect the neighbors. Terry Berkbuegler reviewed the facility layout, noting the location of the bathhouses and welcoming plaza. The adult pool replaced the original peanut pool structure. Architecturally, the primary material was precast concrete with a lighter color, intended to emulate the flow of water through waves and bubbles. There was a patio outside the facility with views of the amphitheater and access to concessions and restrooms. Renderings of the exterior façade were presented. The primary purpose of the breezeway was to provide access to campers who walked over and to emergency services. Renderings of the landscaping were presented, and the goal was to ensure people did not think those areas were for parking.

Commissioner Myer asked if the existing poles were being used, but just the fixture was changed. Terry Berkbuegler confirmed that this was the case, and they were changing the lights to LED. Commissioner Myer asked about bicycle racks and ADA compliance. Terry Berkbuegler reported that there were bicycle racks. The facility was fully ADA accessible. People could come into the facility right off the parking lot. Once inside the facility, there was an accessible route into the adult pool or main area. There was also accessibility in the pool.

Commissioner Karl asked if there was additional retention and referred to "O" on the rendering. Terry Berkbuegler noted that the area referred to was landscaping within the facility. Donald Matthews noted that detention was handled within the lakes themselves. There was a bio-retention zone and two depressed islands in the parking lot to allow water to run into them.

Chairman Johnson stated that he loved the building's look and liked that the west-side parking lot was in use. He raised concerns about lighting impacting others and the parking for any events at the amphitheater. Terry Berkbuegler reported that shields would be placed on the lighting. For events at the amphitheater, they did not anticipate that they would coincide with peak pool times. They examined peak data, and the total attendance throughout the day previously was 1,800. Chairman Johnson asked if there would be any shaded areas. Terry Berkbuegler noted that there was shade around the adult pool, some cabanas, two large rental tents for shade, and permanent umbrellas on the lawn. It was also easy to add more if needed.

Commissioner Hyken commented that the community was making a significant sacrifice by going without a pool for a year, but the result would be well worth it.

Commissioner Smart asked if everyone would still come down Community Drive to park. Terry Berkbuegler stated that some would come through Northgate. Jan Buchs added that the access was also opened on the west side, and the hope was to direct more traffic to that entrance. The

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goal was to direct aquatic center users away from the in-between area. Commissioner Smart asked if the parking spaces had changed from 2025 to 2027. Jan Buchs stated that there was only an eight-space reduction. Terry Berkbuegler added that there was also a dedicated drop-off area that was not previously there. Commissioner Smart asked about stormwater management and Village credits. Don Matthews stated that when the lakes were originally constructed, there was excess storage for both detention and flood storage. The majority of credits were being used for detention, but no flood storage was lost, so no credits were used for that. There was only a new half-acre of development, but rainfall amounts had changed since the lakes were created.

Commissioner Riles raised concerns about parking amid all the ongoing events and asked whether accommodations would be made to avoid confusion. Terry Berkbuegler stated that much of it would come down to programming. The facility and events were there, but the parking was more efficient, and the entrance had changed. Commissioner Riles asked whether people attending the concerts would have access to seating. Terry Berkbuegler stated that it would be open to anyone, anytime, and the seating was in the area. Staff would be cleaning the area up.

Chairman Johnson asked what the normal hours were for the aquatic center. Jan Buchs reported that they were typically 10:00 a.m. to 7:00 p.m.

Mr. Robles read the proposed conditions for Docket No. PSU26-0003:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Secretary Sprague reported that the applicant requested a variation to reduce the minimum number of parking spaces from 356 to 192 for the redevelopment of the Wheeling Aquatics Center Facility.

Mr. Robles reported that the off-street parking ratio required one space per eight bathers, and based on the maximum capacity of 2,847, the total required parking was 356. The bather capacity was derived from Illinois Department of Public Health standards and did not reflect the facility's anticipated operational capacity. With the immediate available parking, there was a deficiency in terms of quantity, but there was a more even distribution of parking throughout the Heritage Park facility. Many of the guests at the Aquatic Center also arrived by multiple modes of transportation, thereby reducing parking demand.

Mr. Robles read the proposed conditions for Docket No. PV26-0006:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that the applicant requested a variation to increase the uniformity lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center. He reviewed the zoning variation requirements.

Mr. Robles reported that the landscaping incorporated a variety of canopy and understory trees distributed throughout the site. There would be an irrigation system combining drip irrigation and a sprinkler system. The new lighting was incorporated, including building-mounted lighting and lighting throughout the building. The fixtures were outdated, which complicated meeting the 4:1

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ratio. The staff encouraged the reuse of existing lighting features, which led to the variance request.

Mr. Robles read the proposed conditions for Docket No. PV26-0007:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer to approve closing Docket No's. PSU26-0003, PV26-0006 and PV26-0007.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

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Docket No's. PSU26-0003, PV26-0006 & PV26-0007
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on April 22, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall located at 2 Community Boulevard, Wheeling, Illinois, to consider the following petitions submitted by Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner of 105 Community Boulevard, zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family).

Docket No PSU26-0003: Seeking an amendment to the existing Special Use approval to operate a public park, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

Docket No. PV26-0006: Seeking a variation to permit a decrease in the minimum required number of parking spaces from 356 spaces to 192 spaces, 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. PV26-0007: Seeking a variation to permit an increase in the uniformity (Avg/Min) level from 4:1 to 22:1, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections.

All interested persons are invited to attend and be heard.

Docket No's. PSU26-0003, PV26-0006 & PV26-0007
To be published in the Wheeling Herald on Tuesday, April 7, 2026.
Published in Daily Herald April 7, 2026 (326988)

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 04/07/2026 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 # 326988

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 1, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Major Site Plan and Building Appearance Approval for the Redevelopment of the Wheeling Aquatics Center Facility, 105 Community Boulevard (Wheeling Park District) [Docket No. PSPMAJ25-0006]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Residential Life

EXECUTIVE SUMMARY

The Wheeling Park District seeks major site plan and building appearance approval to redevelop the existing outdoor Aquatics Center Facility at Heritage Park to create a modern, family-oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with the surrounding park amenities and landscape features. At the May 13, 2026, Plan Commission meeting, the Commission unanimously recommended approval of this request. The petitioner is also seeking an amendment to the special use and variations to reduce the minimum required number of parking spaces and to permit an increase in the maximum lighting uniformity ratio; ordinances granting these requests precede this item on the June 1 regular meeting agenda.

MEMO

The proposed redevelopment of the Aquatics Center includes demolition of the existing outdoor aquatic facility pools and structures and construction of new pool facilities, bathhouses, a concessions building, and a mechanical building within the same general footprint as the existing facility. A primary component of the redevelopment is the reorientation of the main entrance from north-facing to west-facing, directing patrons to the reconstructed west parking lot, which will serve as the primary parking area for the facility. The redeveloped Aquatics Center will include a recreation pool with diving board, an adult leisure pool, a zero-depth entry play structure, a splash pad, and multiple body and drop slides, along with associated site and pedestrian improvements.

The Zoning Code requires that any new buildings have a concept review by the Village Board before formal consideration by the Plan Commission; the petitioner presented the concept review to the Village Board on January 19, 2026.

Parking – The proposed project will reorient the primary guest entrance to the west and utilize the reconstructed west parking lot as the main parking area serving the new facility. Improvements to the parking lot include stormwater management features, landscaped islands, seven Americans-with-Disabilities-Act-compliant accessible parking spaces near the main entrance, and an eleven-space bicycle rack along the main entrance walkway The reconfigured parking lot will provide 192 parking spaces and is intended to direct guest traffic away from the existing Health and Fitness Center parking areas. Pursuant to the Village's off-street parking standards for outdoor swimming pools, 356 parking spaces are required based on the proposed maximum bather capacity of 2,847 persons; accordingly, the petitioner is requesting a variation to reduce the required parking from 356 spaces to 192 spaces under Docket No. PV26-0006. For additional detail, please refer to that item, which precedes this one on the June 1 regular meeting agenda.

Building Elevations – The bathhouse and concessions areas will serve as the primary building, designed

as two structures separated by a guest entry plaza and unified by an integrated roof system to appear as a single cohesive building element. The 6,754-square-foot building utilizes precast concrete panels as the primary exterior material and incorporates a horizontal wave pattern extending upward from the base of the walls. The upper termination of this wave feature is defined by a smooth, curvilinear accent band intended to evoke the movement of water. Above this element, the façade transitions to a light exposed concrete aggregate finish, providing additional texture and visual contrast. Circular blue glass elements will be integrated within the precast panels and arranged in clustered groupings across the façades to simulate bubbles rising to the water's surface.

Mechanical Building – A separate 5,400-square-foot mechanical building is proposed along the north end of the aquatic center and incorporates architectural elements consistent with the primary building, including precast concrete panels, the wave "formliner" integrated pattern treatment and blue glass exposed aggregate bubble effect.

Landscaping – A comprehensive landscape plan has been developed and incorporates a mix of canopy and understory trees, evergreen and deciduous shrubs, ornamental grasses, and perennial plantings distributed throughout the site to enhance aesthetic appearance, provide screening, and support stormwater management. Landscape treatments include hardwood mulch planting beds, low-mow seed areas, decorative gravel, ground-cover plantings, ornamental grasses, and native bio-mix plantings within the stormwater management areas in the parking lot.

Lighting – The proposed lighting plan includes new site and building-mounted fixtures serving parking areas, pathways, sidewalks, and facility structures, utilizing a combination of pole-mounted and pedestrian-scale lighting to provide illumination throughout the site. Existing parking lot light poles will be reused and relocated as part of the redevelopment, resulting in a parking lot lighting uniformity ratio of 6:1, exceeding the maximum 4:1 ratio permitted by the Village Code; therefore, a variation is being requested under Docket No. PV26-0007. For additional detail, please refer to that item, which immediately precedes this one on the June 1 regular meeting agenda.

Recreational Amenities and Aquatic Features – Internal aquatic equipment is proposed to include a variety of pools, play structures, a splash pad, and multiple water slides as depicted on the Overall Pool Layout Exhibit. Supporting facility amenities include shaded seating areas with umbrellas, shade structures, cabanas, party shelters, landscaped lawn terraces, and an overlook terrace featuring an integrated water element.

Plan Commission Recommendation

At the May 13 2026, Plan Commission meeting, Commissioner Myer moved, seconded by Commissioner Karl, to app Docket No**.** PSPMAJ25-0006**,** granting major site plan and building appearance approval for the construction of the Wheeling Park District aquatics center and associated site improvements for the property located at 105 Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Bui Appearance Approval Requirements, in substantial compliance with the exhibits listed below and subject to the follow conditions:

1. Major site plan and appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).
2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:
    a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
    b. Construction-ready irrigation plans.
    c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
    d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).
3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

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. An ordinance is attached for the Board's consideration to approve the major site plan and building appearance approval for the redevelopment of the Wheeling Park District Aquatics Center Facility, located at 105 Community Boulevard, subject to conditions.

Attachments
Ordinance – Major Site Plan and Building Appearance Approval [Docket No. PSPMAJ25-0006]
Exhibits: Project Description Letter prepared by Confluence, last revised 2/26/2026
Architectural Drawings prepared by Confluence, last revised 2/26/2026
Bike Rack Detail by DuMor, Inc. Sheets 1-2
Landscape Plan prepared by Confluence, last revised 3/27/2026
Materials Sample Board prepared by Confluence, last revised 5/1/2026
Mechanical Unit Specification and Envisor® Screening Detail
Overall Pool Layout Exhibit
Photometric Plan prepared by Confluence, last revised 3/27/2026
Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
Rendering prepared by Confluence, last revised 5/1/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025
Staff Report to Plan Commission
Attachments to Staff Report (Staff)
Meeting Minutes - Draft

Docket No. PSPMAJ25-0006

ORDINANCE NO. _____

ORDINANCE GRANTING MAJOR SITE PLAN AND BUILDING APPEARANCE APPROVAL FOR THE REDEVELOPMENT OF THE WHEELING AQUATICS CENTER FACILITY, 105 COMMUNITY BOULEVARD (WHEELING PARK DISTRICT)

WHEREAS, the Plan Commission of the Village of Wheeling held a public meeting on April 22, 2026, continued to May 13, 2026, to consider a petition by Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner (hereinafter referred to as "Petitioner"), for major site plan and building appearance approval for the redevelopment of the Wheeling Aquatics Center Facility, located at 105 Community Boulevard, Wheeling, Illinois (hereinafter referred to as "Subject Site"), zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family) Zoning Districts, 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 an amendment to the special use granted by Ordinance No. 3665 (Docket No. PSU26-0003); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to reduce the minimum required number of parking spaces (PV26-0006); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007); 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. PSPMAJ25-0006 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:

- Project Description Letter prepared by Confluence, last revised 2/26/2026
- Architectural Drawings prepared by Confluence, last revised 2/26/2026
- Bike Rack Detail by DuMor, Inc. Sheets 1-2
- Landscape Plan prepared by Confluence, last revised 3/27/2026
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- Site Plan Drawings prepared by Confluence, last revised 3/27/2026
- Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025

Section B

The major site plan and building appearance approval for the Subject Site as granted in Section A of this Ordinance, herein legally described:

LOT 2 OF HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTH HALF OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, 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 appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:

    a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.

    b. Construction-ready irrigation plans.

    c. Specification for the trash enclosure panels and gates indicating the color of the composite material.

    d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

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 adopted this 1st day of June 2026.

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

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 2nd day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

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~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF THIS SHEET IS ORIGINAL PAGE SIZE

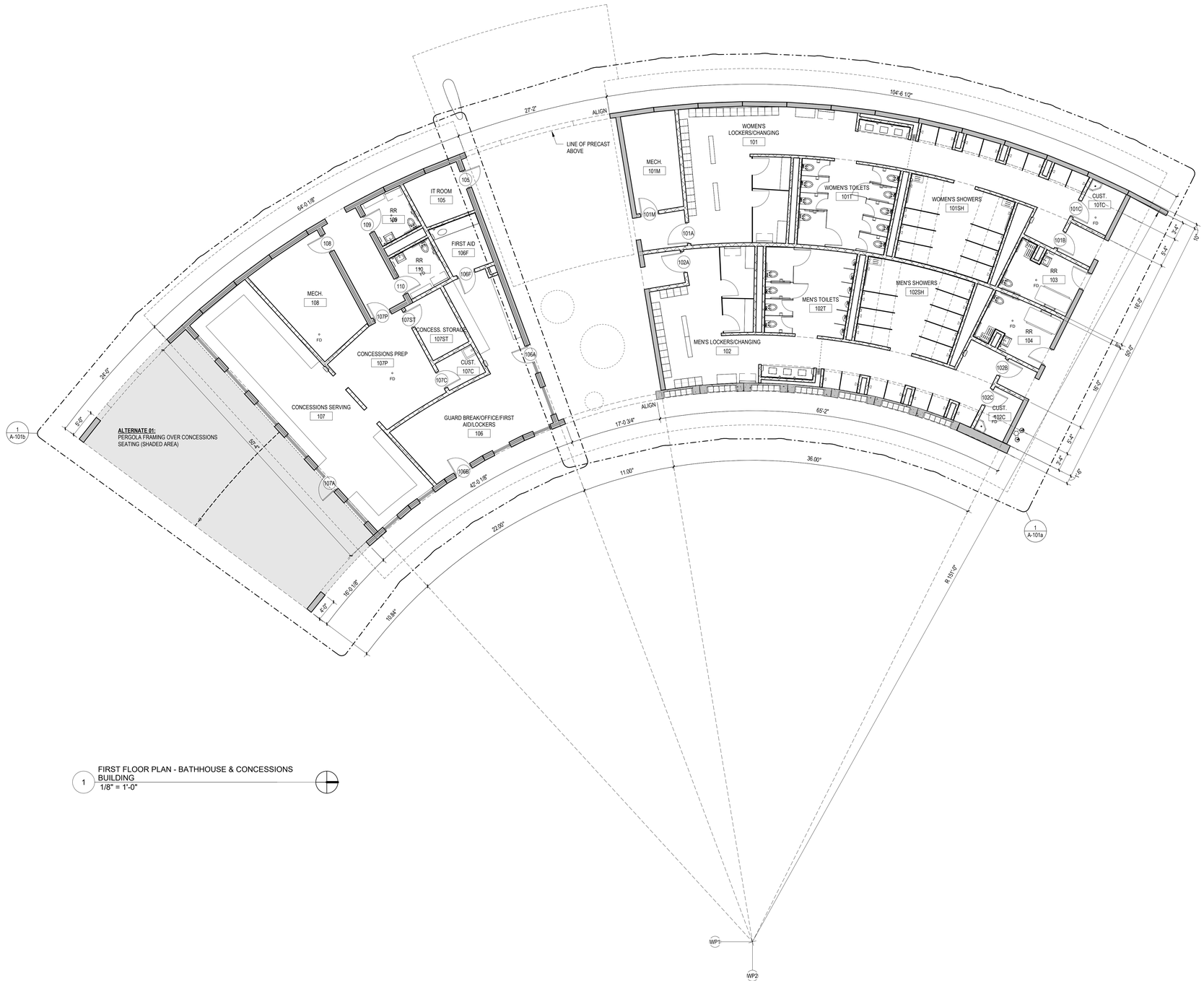
ARCHITECTURAL PLAN NOTES

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- A101 Ref — INTERIOR ELEVATION TAG
- A101 1 Ref — EXTERIOR ELEVATION TAG
- 0 — COLUMN TAG AND COLUMN CENTERLINE
- A101 Ref 1 — STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE

NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL



1 FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS BUILDING
1/8" = 1'-0"

CONFLUENCE

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS

A-101

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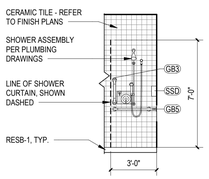
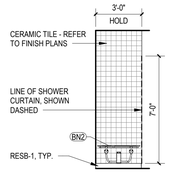
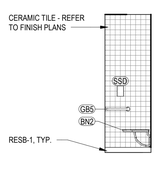
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED PRINTING ON 24X36



6 INT. ELEV. - SHOWER - SOUTH
1/4" = 1'-0"



5 INT. ELEV. - SHOWER - NORTH
1/4" = 1'-0"



4 INT. ELEV. - SHOWER - WEST
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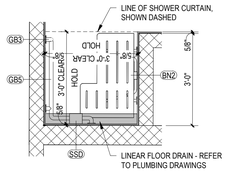
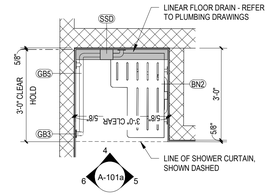


3 ENLARGED PLAN - RR104 SHOWER
1/2" = 1'-0"



2 ENLARGED PLAN - RR103 SHOWER
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE

BN1	BOBRICK B-5193 FOLDING SHOWER SEAT
BN2	BOBRICK B-5181 REVERSIBLE FOLDING SHOWER SEAT
CHT	BABY CHANGING STATION
CHT-A	ADULT CHANGING STATION
GB1	36" HORIZONTAL GRAB BAR
GB2	42" HORIZONTAL GRAB BAR
GB3	18" VERTICAL GRAB BAR
GB4	48" HORIZONTAL GRAB BAR
GB5	TWO-WALL GRAB BAR
M1	4'-0" X 3'-0" MIRROR
SD	WALL MOUNTED SOAP DISPENSER
SSD	WALL MOUNTED SHOWER SOAP DISPENSER
SN	SANITARY NAPKIN DISPOSAL
SR1	SHOWER CURTAIN ROD | EXPOSED MOUNTING | 1" OD
TP	TOILET PAPER DISPENSER
PTD	SURFACE MOUNTED PAPER TOWEL DISPENSER

NOTE:
1. REFER TO G-201 FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES AND ACCESSORIES.
2. ELEVATIONS ARE FROM FINISHED TILE SURFACES.
3. ALL TOILET STALLS TO HAVE 1'-0" TOE CLEARANCE.
4. BOTTOM OF ALL SHOWER PARTITIONS TO BE 6" ABOVE FINISHED FLOOR

FLOOR PLAN LEGEND

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- 1 / A101 SIM — BUILDING & WALL SECTION TAG
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- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE
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- **NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL**
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ARCHITECTURAL PLAN NOTES N###

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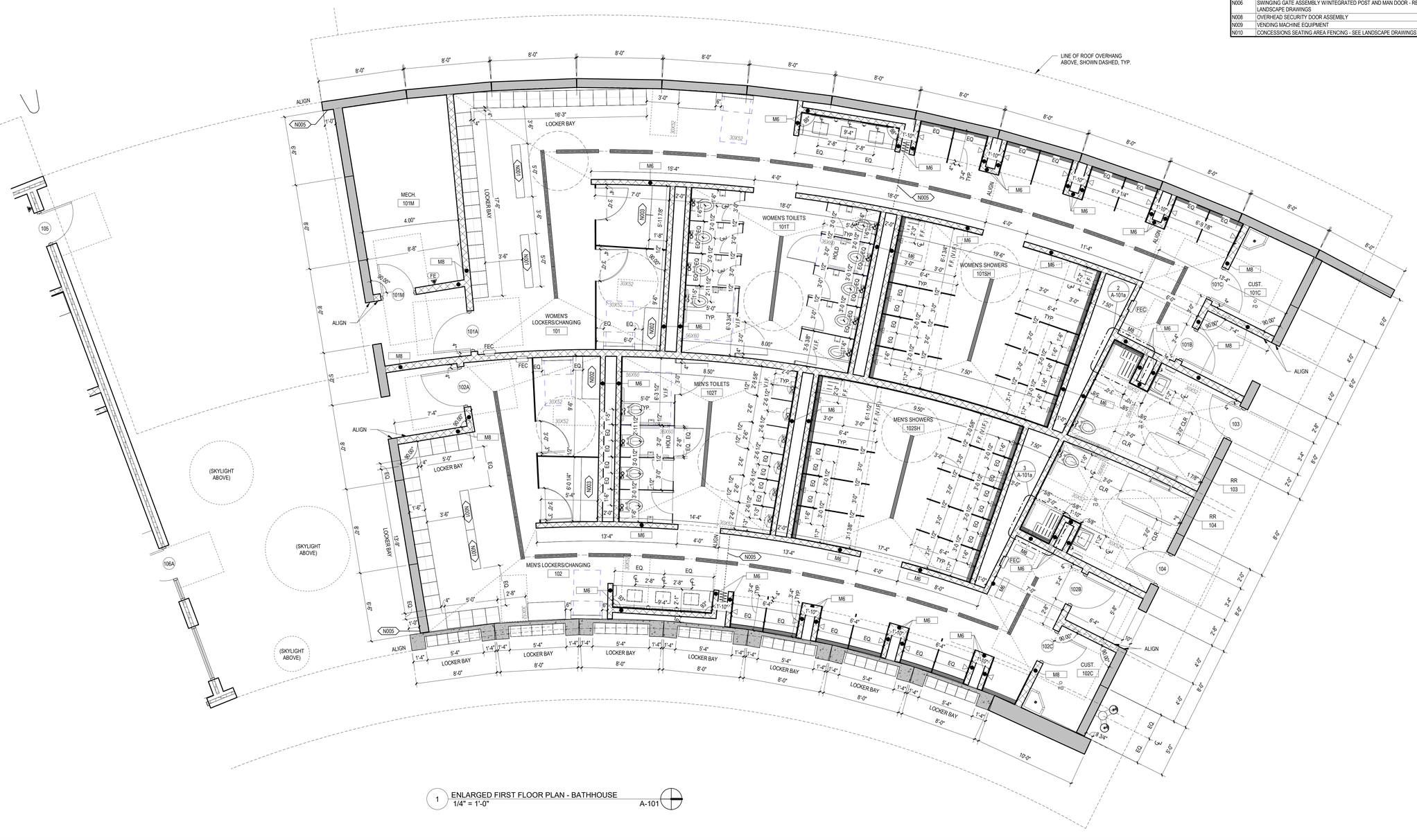

1 ENLARGED FIRST FLOOR PLAN - BATHHOUSE
1/4" = 1'-0"
A-101

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920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

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1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE

A-101a

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH (25.4 MM) WHEN PLOTTED AT FULL SCALE

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- A101 Ref — STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION



1 ENLARGED FIRST FLOOR PLAN - CONCESSIONS BUILDING
1/4" = 1'-0" A-101

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FIRST FLOOR PLAN - CONCESSIONS

A-101b

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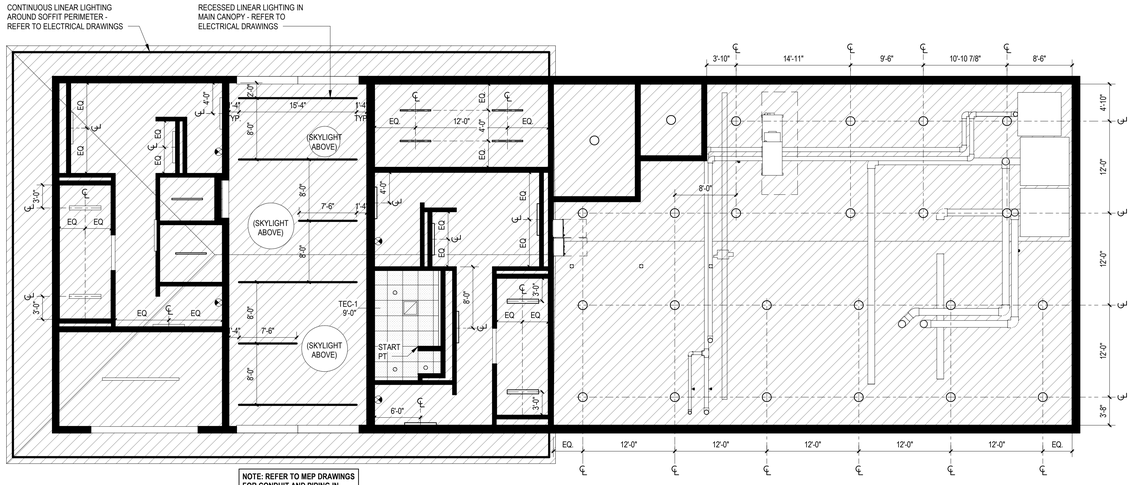
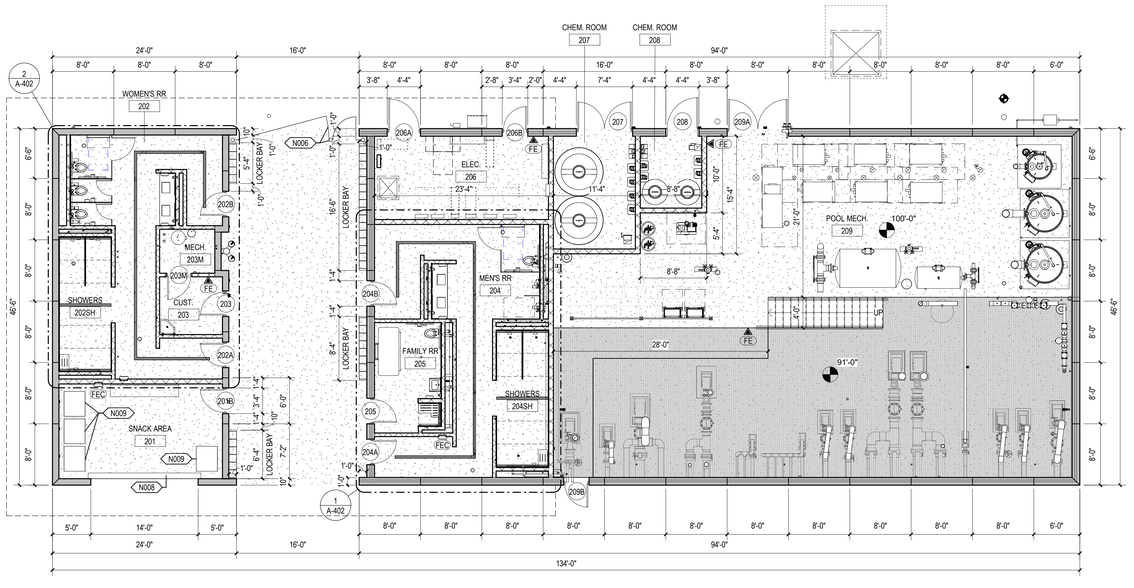


NOTE: REFER TO MEP DRAWINGS FOR CONDUIT AND PIPING IN AREAS WITH EXPOSED CEILINGS

2 REFLECTED CEILING PLAN - MECHANICAL BUILDING
1/8" = 1'-0" A-101a



1 FIRST FLOOR PLAN - MECHANICAL BUILDING
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM W/TECTUM PANELS*
- METAL SOFFIT PANEL
- EXPOSED CEILING
- RECESSED CAN LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED CAN WALL WASHER - REFER TO ELECTRICAL DRAWINGS
- 1' X 4' SURFACE MOUNTED LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED 1' X 4' INDUSTRIAL LUMINAIRE
- RECESSED 4" LINEAR FIXTURE
- DROPPED PENDANT MOUNTED
- SUSPENDED TRANSLUCENT RESIN PANEL SYSTEM
- RETURN DIFFUSER - SEE MECHANICAL DRAWINGS
- SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- ROUND SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- LINEAR SLOT SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS
- CABINET UNIT HEATER - SEE MECHANICAL DRAWINGS
- EMERGENCY WALL LIGHT
- EMERGENCY EXIT SIGN
- RECESSED BUSWAY SYSTEM - REFER TO ELECTRICAL DRAWINGS
- SD SMOKE DETECTOR
- OS OCCUPANCY SENSOR
- DS DAYLIGHT SENSOR
- SC SECURITY CAMERA
- AV AV SPEAKERS
- WAP WIRELESS ACCESS POINT

ARCHITECTURAL PLAN NOTES N###

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE
- A101 — Ref — INTERIOR ELEVATION TAG
- A101 1 — Ref — EXTERIOR ELEVATION TAG
- 0 — COLUMN TAG AND COLUMN CENTERLINE
- A101 — Ref — STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION

NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN & RCP - MECHANICAL BUILDING

A-102

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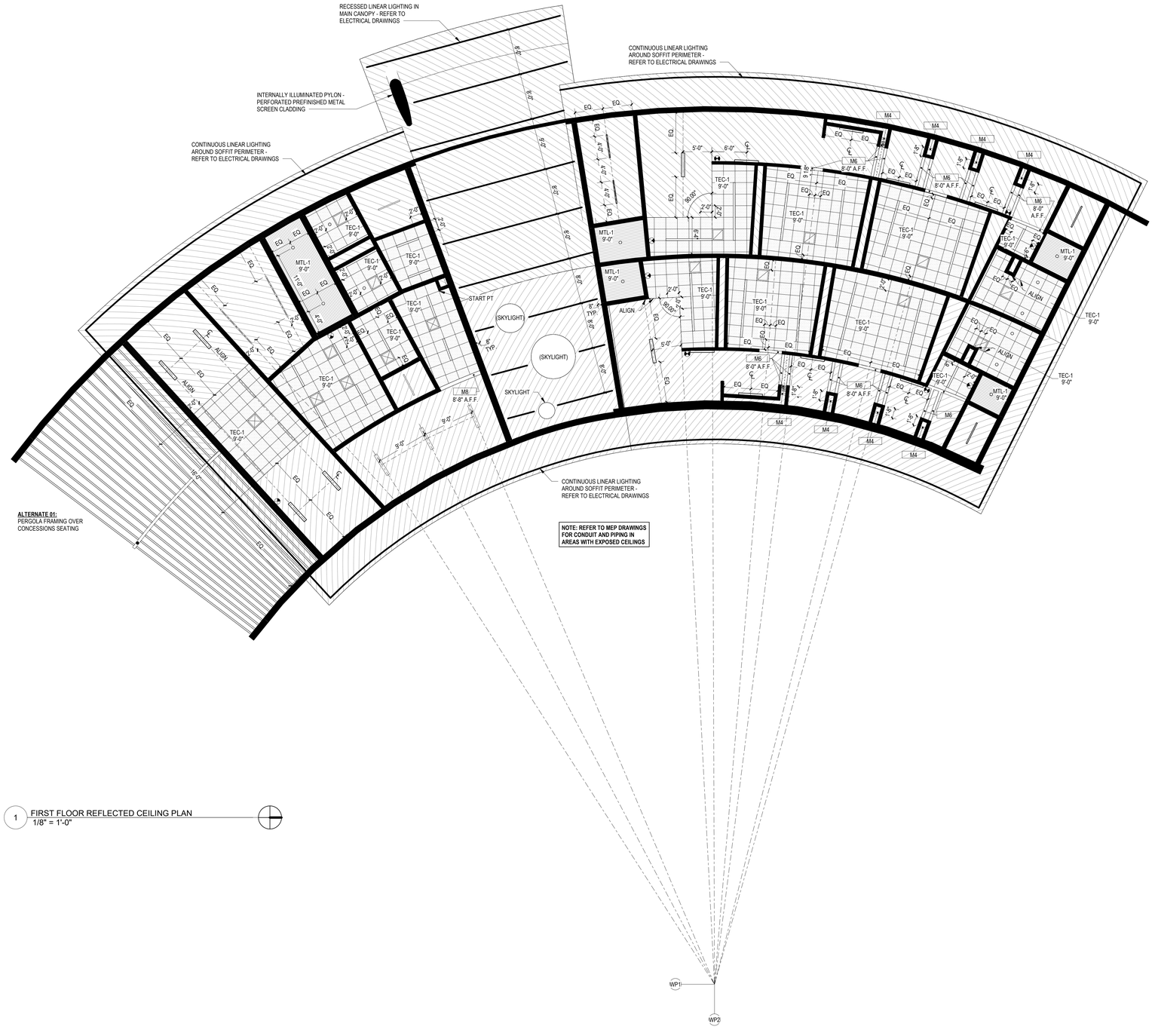

1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM WITECTUM PANELS*
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- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS
- CABINET UNIT HEATER - SEE MECHANICAL DRAWINGS
- EMERGENCY WALL LIGHT
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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR RCP - BATHHOUSE & CONCESSIONS

AC101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT IS NOT, ADJUST DRAWING SCALE.

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - ENTRY BUILDING

ROOF AREA 01: 4,106 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM), STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 02: 1,450 SF
ROOF AREA 03: 5,388 SF
METAL DECK
UNINSULATED ROOFING

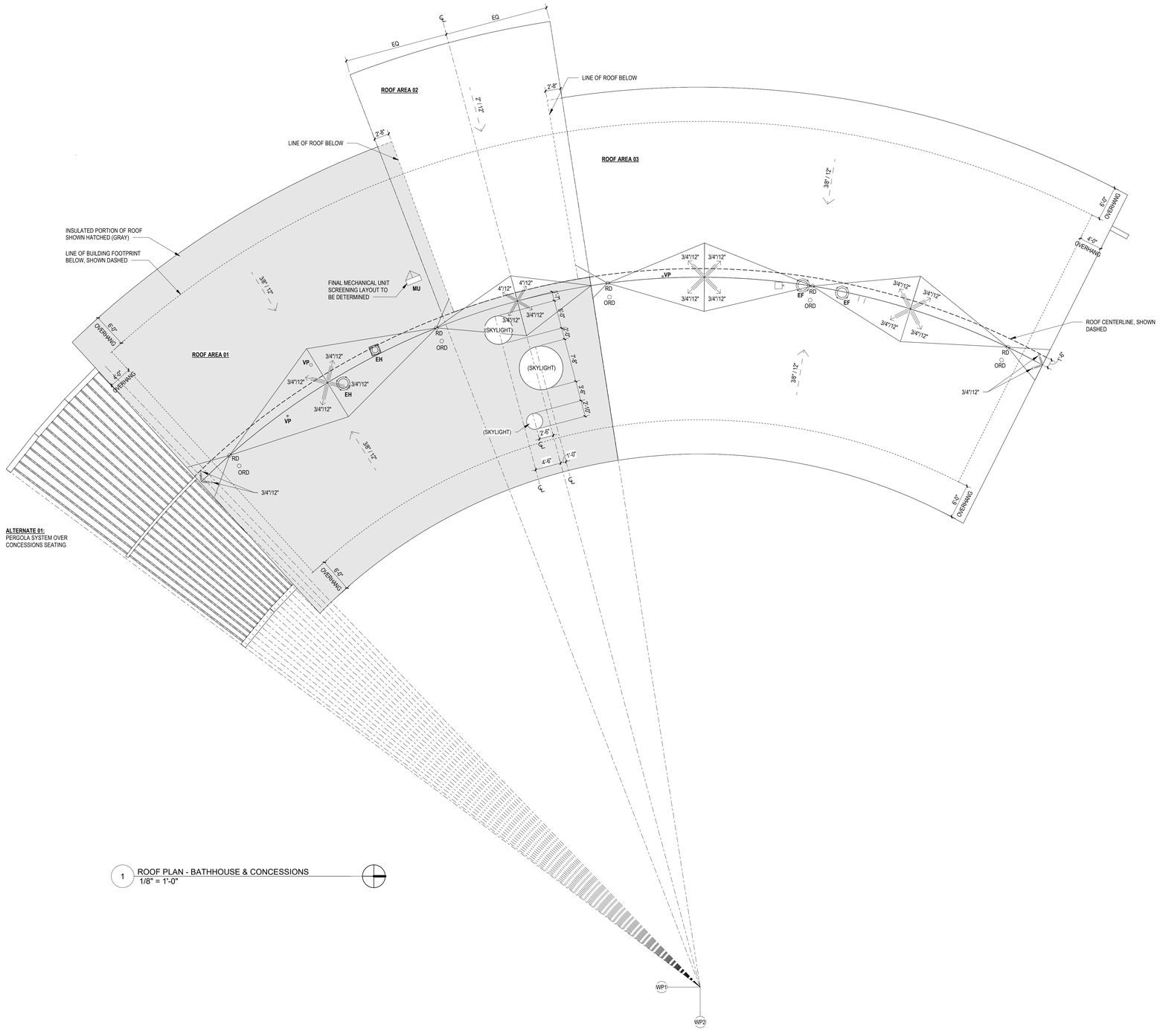
1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
4. ALL SCREW ANCHOR LOCATIONS TO HAVE PRE-DRILLED 5/16" PILOT HOLES.
5. NON-EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 ***(PAINT)*** SCREW.
6. EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 PAINT SCREW.
7. NON-EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS.
8. EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS WITH CLIMASEAL CORROSION RESISTIVE COATING AND NEOPRENE WASHERS.
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



ALTERNATE 01:
PERGOLA SYSTEM OVER CONCESSIONS SEATING

1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0"

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - BATHHOUSE & CONCESSIONS

AR101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT ITS ORIGINAL PAPER SIZE

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - MECHANICAL BUILDING

ROOF AREA 04: 2,493 SF
METAL DECK
UNINSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 05: 1,342 SF
ROOF AREA 06: 3,006 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM). STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
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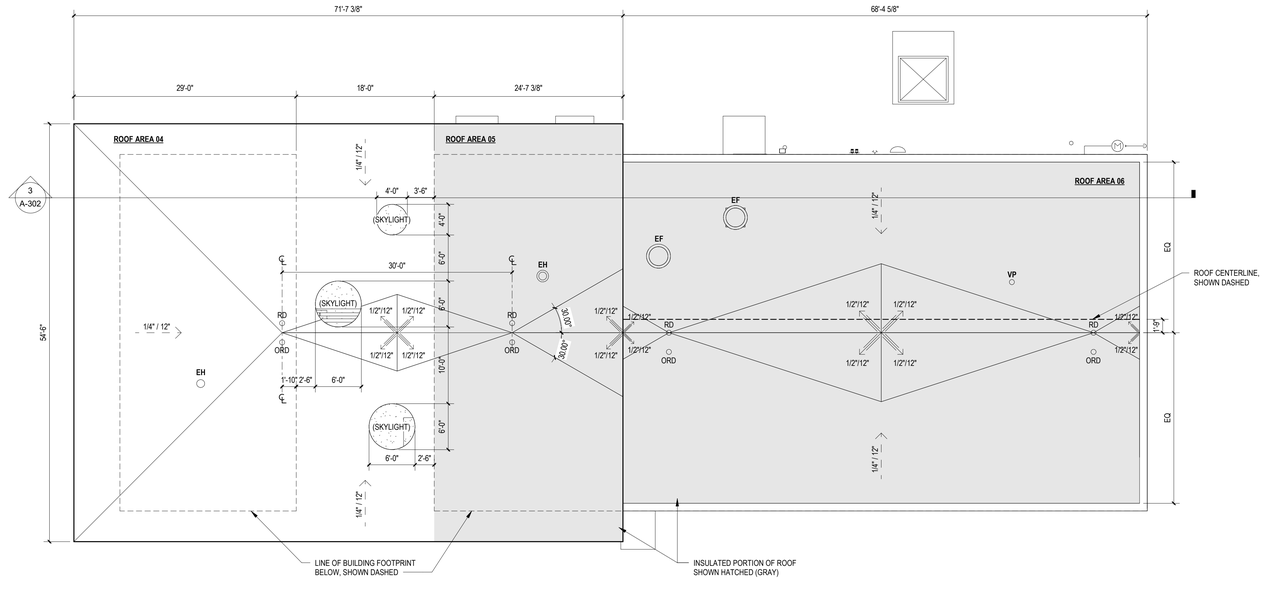
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0"
A-202

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - MECHANICAL BUILDING

AR102

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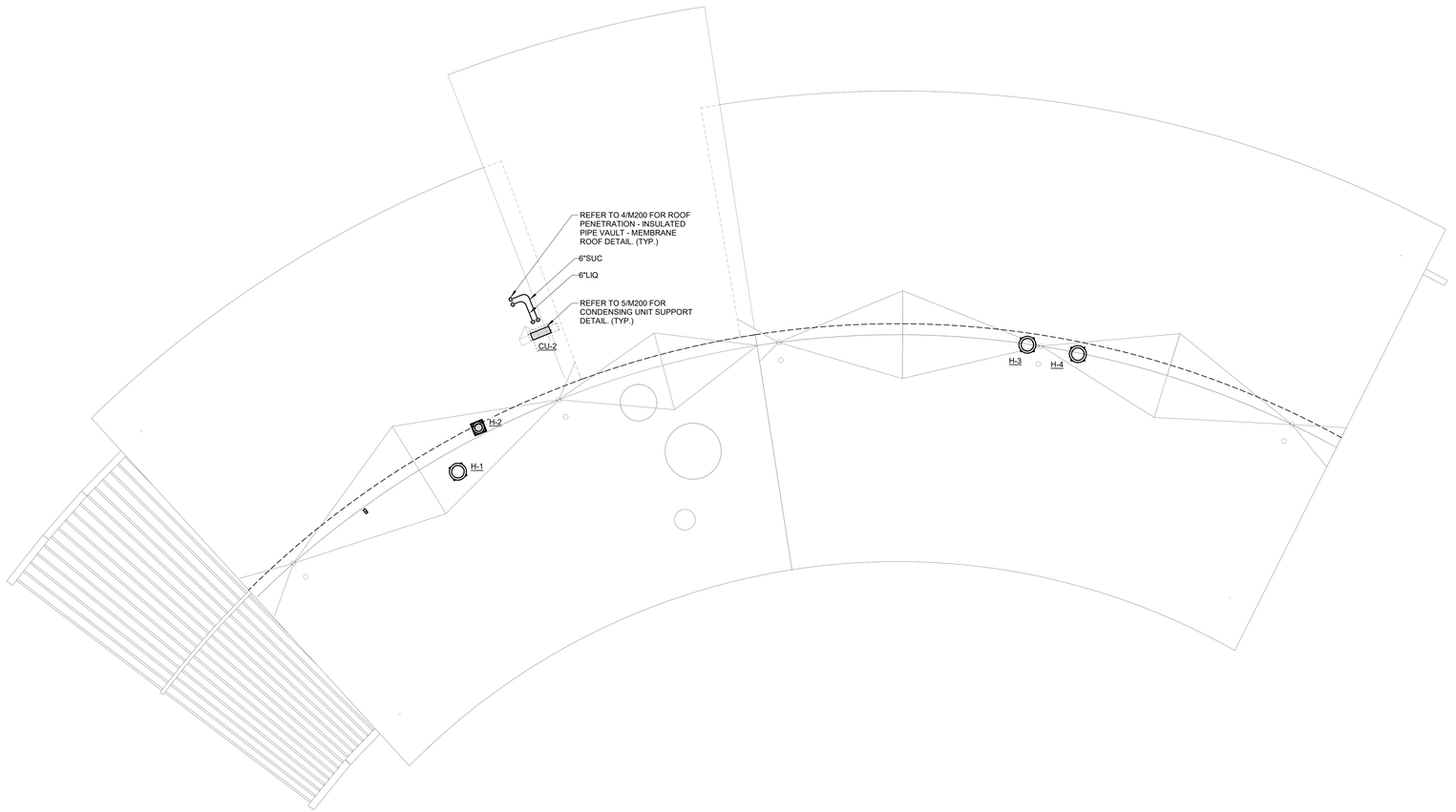

NORTH

1 **ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS**

1/8" = 1'-0"

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Illinois Design Firm Registration #184008976-0014

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REF. SCALE IN INCHES PROJECT #25005326.00

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CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS

M-112A

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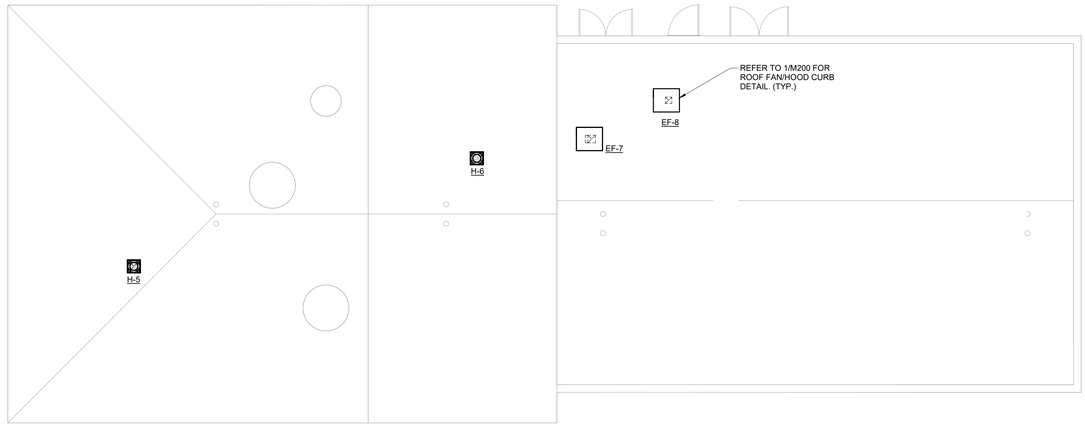

NORTH

1 **ROOF PLAN - HVAC - MECHANCAL & RESTROOM**
1/8" = 1'-0"

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Illinois Design Firm Registration #184008976-0014
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PROJECT #25005326.00

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AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - MECHANCAL & RESTROOM

M-112B

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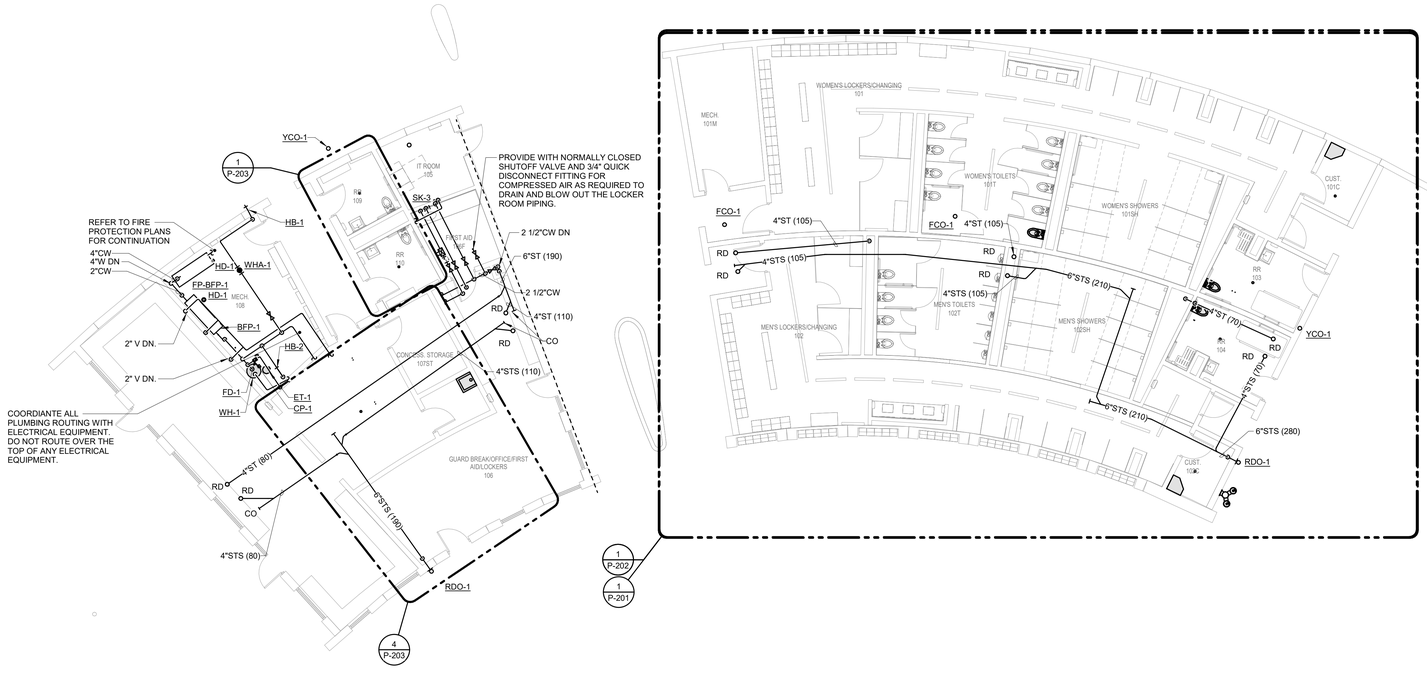
GENERAL SHEET NOTES:

1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



1 FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

NORTH

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

P-101A

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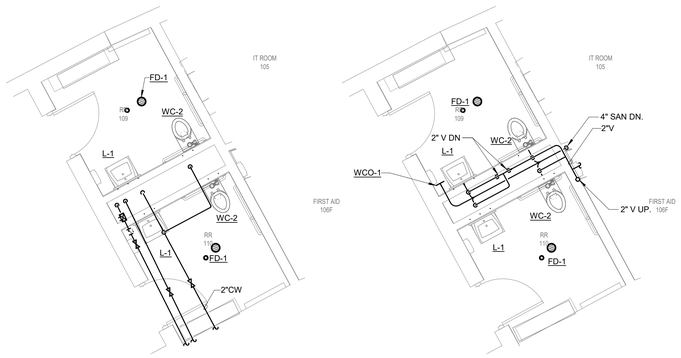
GENERAL SHEET NOTES:

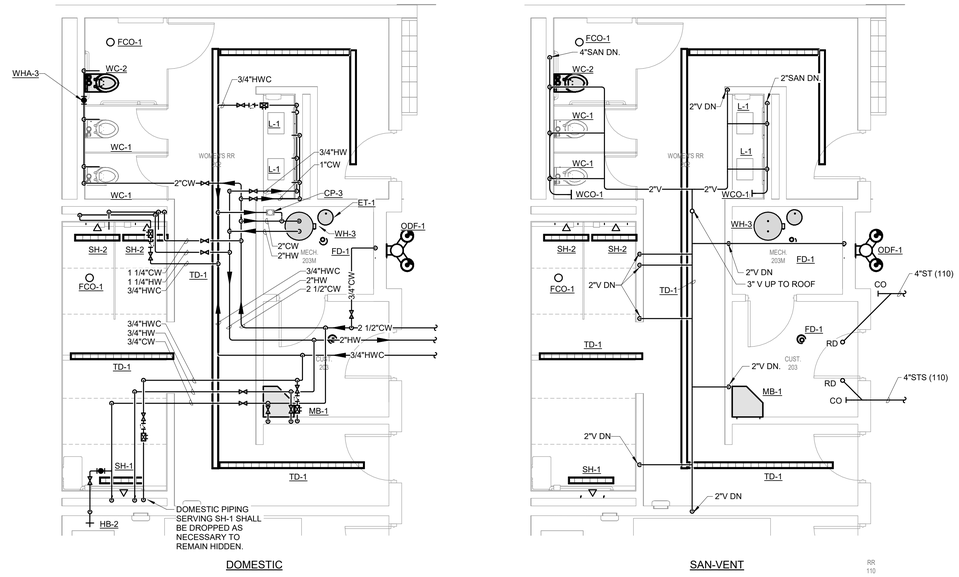
1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



DOMESTIC SAN-VENT

1 ENLARGED PLAN RR-1 TOILETS - PLUMBING

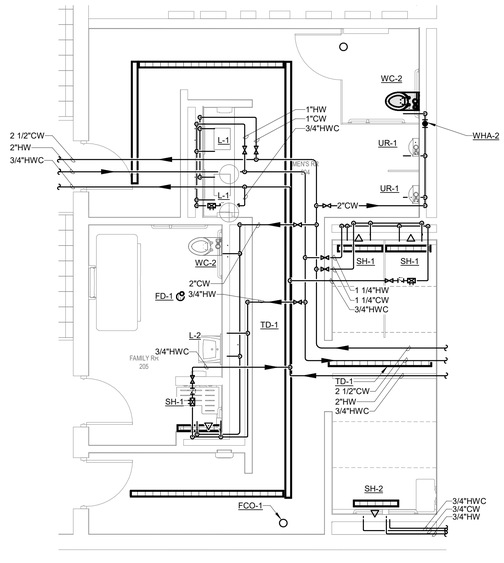
1/4" = 1'-0"

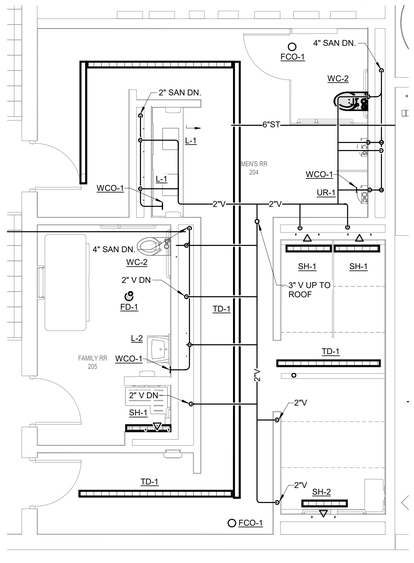


DOMESTIC SAN-VENT

2 ENLARGED PLAN RR-1 - MECHANICAL & RESTROOM - PLUMBING

1/4" = 1'-0"

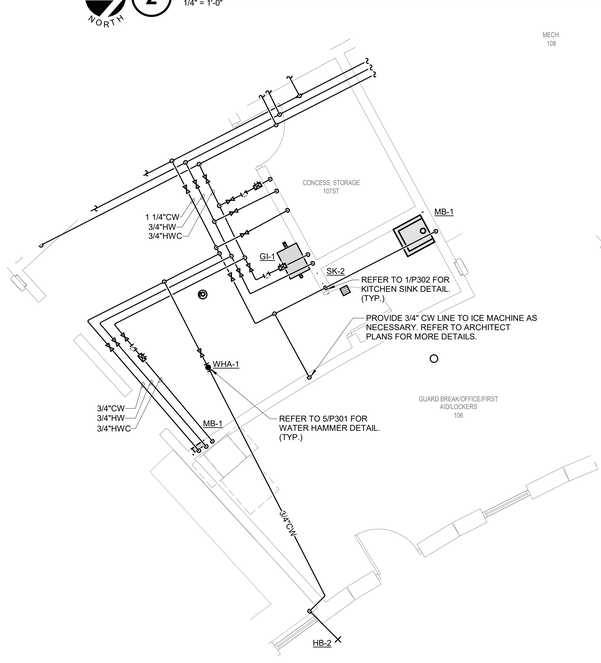


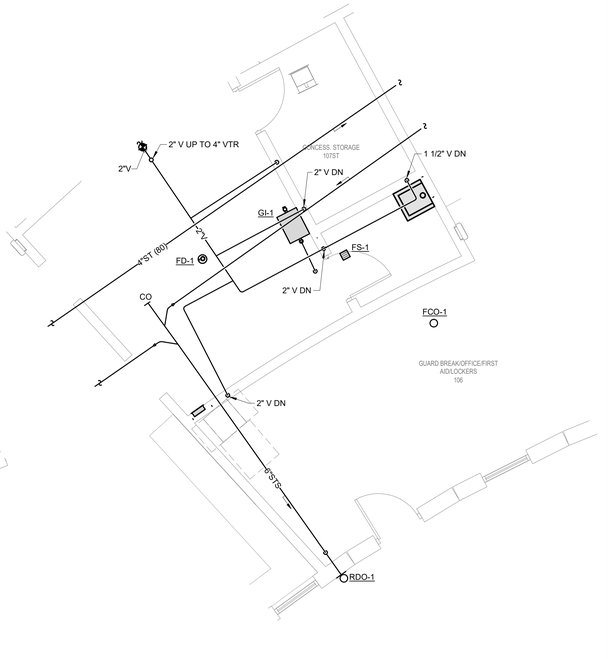


DOMESTIC SAN-VENT

3 ENLARGED PLAN RR-2 - MECHANICAL & RESTROOM - PLUMBING

1/4" = 1'-0"





DOMESTIC SAN-VENT

4 ENLARGED PLAN - CONCESSIONS PREP

1/4" = 1'-0"

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Revision Schedule

NO.	DATE	DESCRIPTION
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Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

PLUMBING ENLARGED PLANS

P-203

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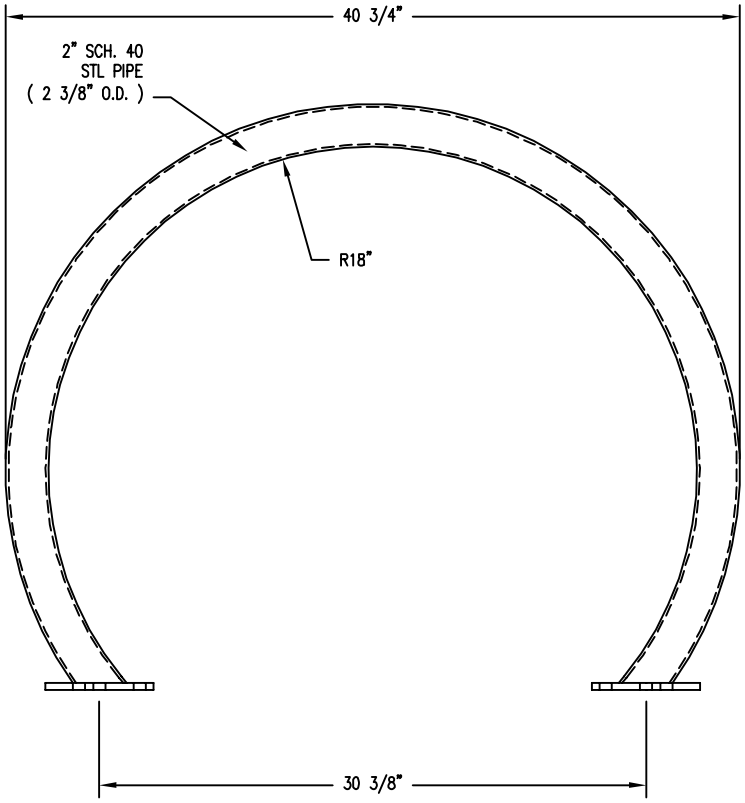
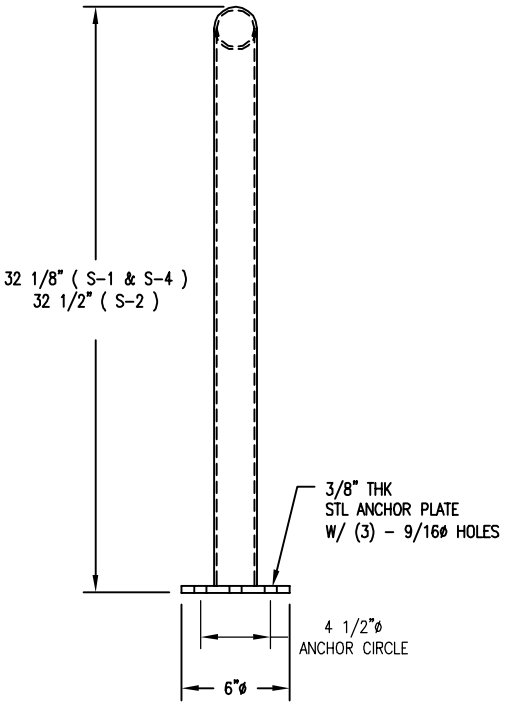
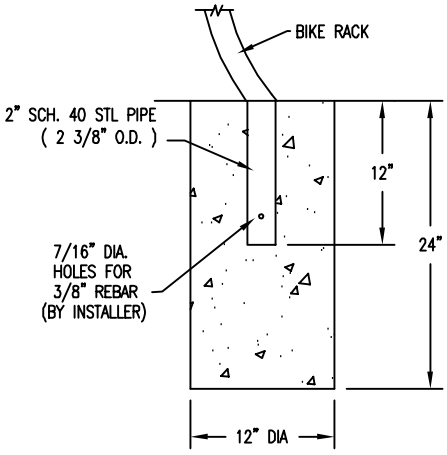
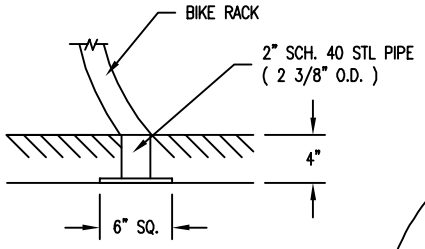




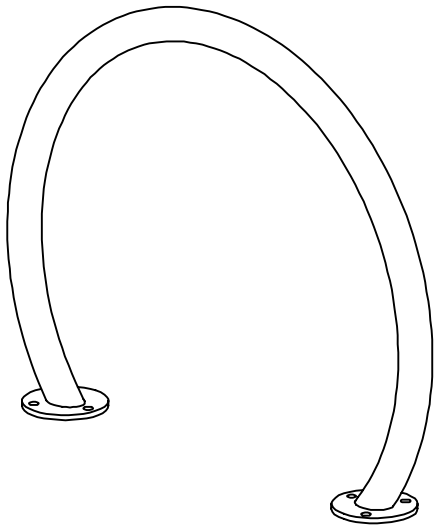
☐ S-2 SURFACE MOUNT



☐ S-1 EMBEDMENT



☐ S-4 SUB FLOOR



NOTE:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

DuMor, inc.	BIKE RACK	DATE DRAWN : 01/21/15 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 292 SERIES	SHEET 1 OF 2

NOTES:

1.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

3/4" WRENCH
1/2" MASONRY DRILL BIT
DRILL

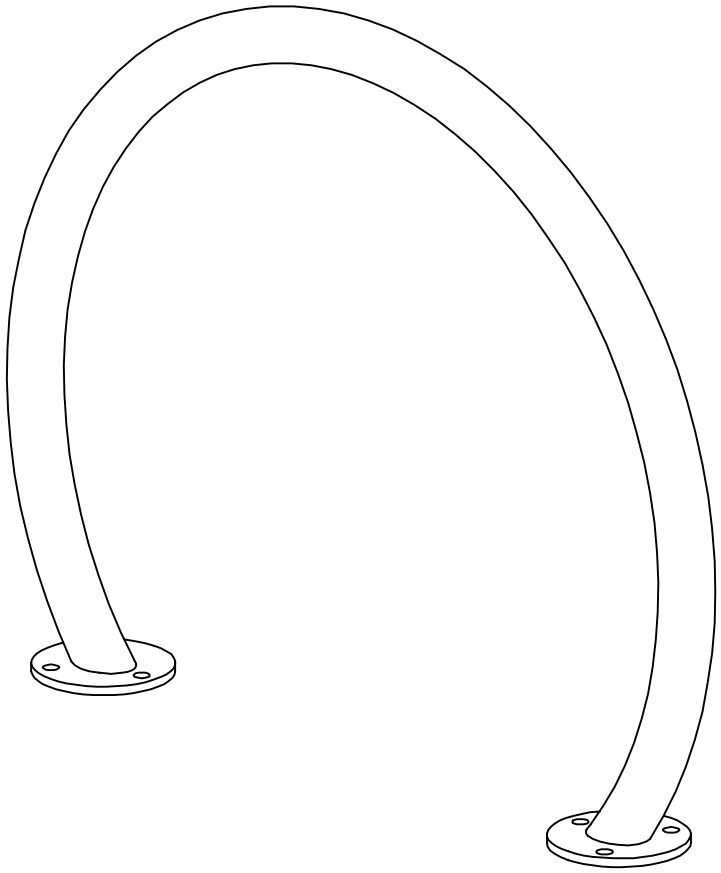
PARTS LIST FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-292-00-01/S-2	36" I.D. BIKE LOOP FOR SURFACE MOUNT

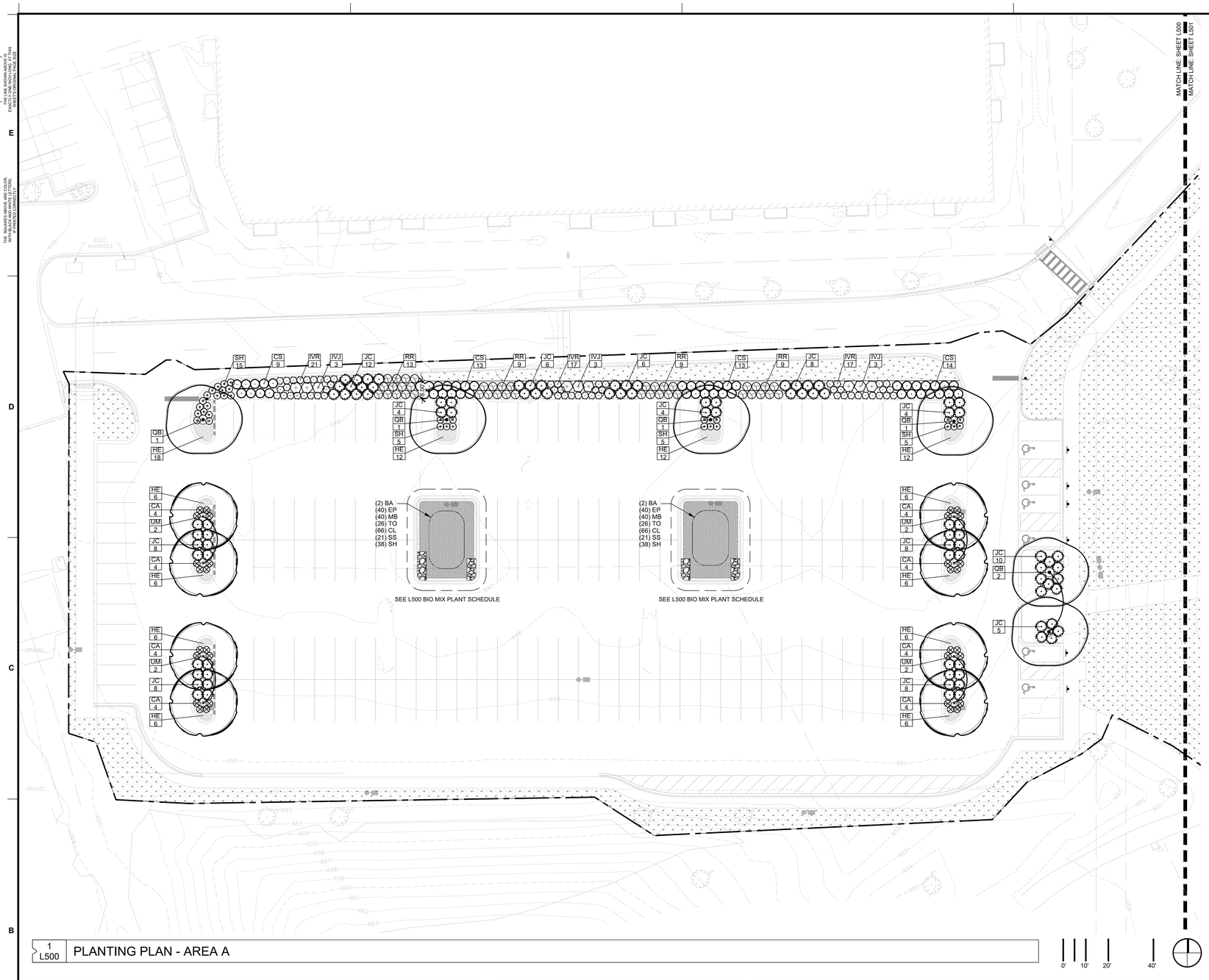
KITS PROVIDED FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
2	2	K-ANC0860-3	1/2" X 3 3/4" SS ANCHOR KIT (3PCS)

(1)



DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 01/21/15 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 292 SERIES	SHEET 2 OF 2



1 L500 PLANTING PLAN - AREA A

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

VEHICULAR USE AREA INTERNAL PLANTING

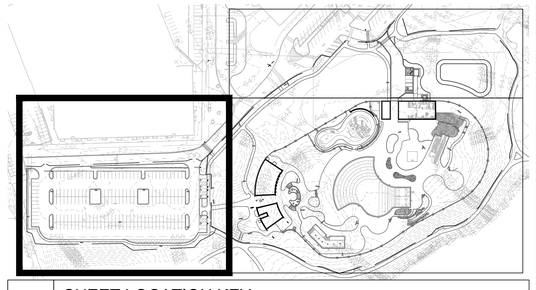
TOTAL VEHICULAR USE AREA	65,770 SF
TOTAL PARKING SPACES	192
INTERNAL PLANTING AREA REQUIRED (192 X 20)	3,840 SF
INTERNAL PLANTING AREA PROPOSED	3,842 SF
NUMBER OF INTERNAL TREES REQUIRED (192 / 15)	13
NUMBER OF INTERNAL EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL INTERNAL TREES TO BE PROVIDED	14

L500 BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			PERENNIALS				
BA	4	*Baptisia alba*	WHITE WILD INDIGO	#1	CONT.	48" O.C.	
EP	80	*Echinacea purpurea*	PURPLE CONEFLOWER	#1	CONT.	18" O.C.	
MB	80	*Monarda bradburiana*	EASTERN BEEBLAM	#1	CONT.	18" O.C.	
TO	52	*Tradescantia ohiensis*	OHIO SPIDERWORT	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CL	132	*Chasmanthium latifolium*	INDIAN WOODOATS	#1	CONT.	PER PLAN	
SS	42	*Schizachyrium scparium*	LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	76	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	

L500 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
QB	6	*Quercus bicolor*	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
UM	8	*Ulmus* 'Morton Glossy'	TRIUMPH ELM	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
IVJ	9	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	54	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
RR	40	*Rosa rugosa* 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP ROSE	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
CS	49	*Cornus sericea* 'Baileyi'	BAILEY RED TWIGGED DOGWOOD	#5	CONT.	PER PLAN	
JC	96	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
			PERENNIALS				
HE	26	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING;
	26	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	ALTERNATE VARIETIES; NO
	26	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	TWO ALIKE ADJACENT
			ORNAMENTAL GRASSES				
CA	32	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
SH	17	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	



L500 SHEET LOCATION KEY

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Chicago, IL 60601
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www.thinkconfluence.com

ARCHITECT
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L500

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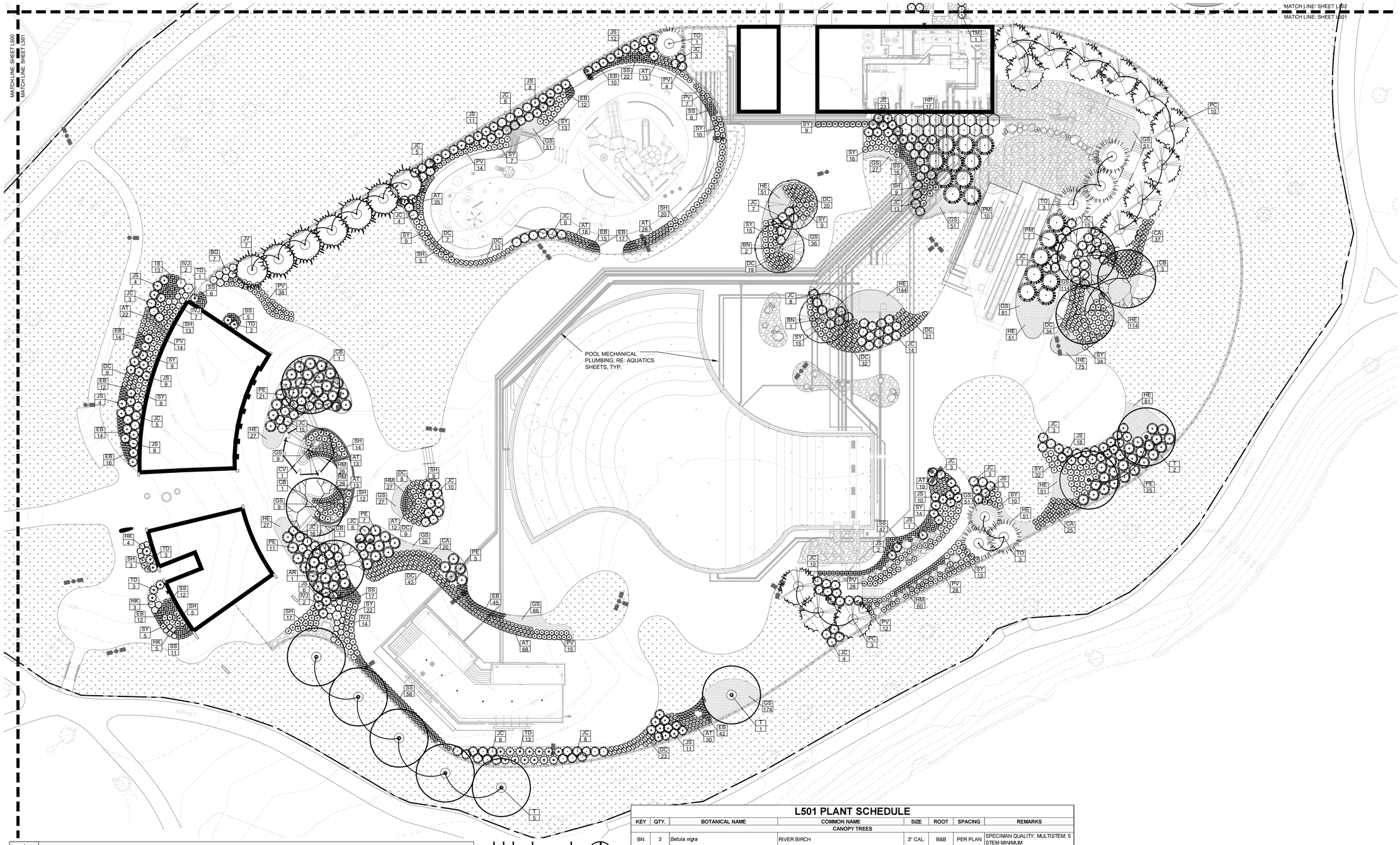
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan | SAVE DATE: 3/27/2026 12:25 PM BY: amarshall | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



1 L501 PLANTING PLAN - AREA B

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

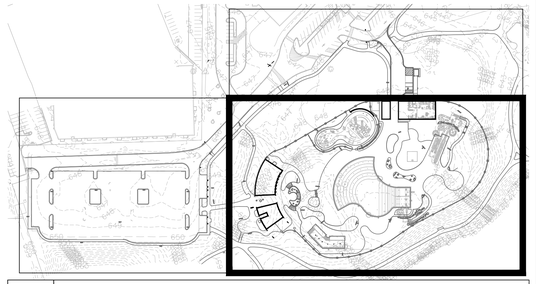
K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

L501 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
BN	3	*Betula nigra*	RIVER BIRCH	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY; MULTISTEM: 5 STEM MINIMUM
CB	6	*Carpinus caroliniana*	AMERICAN HORNBEAM	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY; SINGLE STEM
CV	1	*Crataegus viridis* 'Winter King'	WINTER KING GREEN HAWTHORN	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
T	8	TRANSPLANT - SPECIED UNDITERMINED	TRANSPLANT - SPECIED UNDITERMINED	N/A	N/A	PER PLAN	N/A
			CONIFER TREES				
JV	7	*Juniperus virginiana*	EASTERN RED CEDAR	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
PC	13	*Picea pungens* 'Glauca'	COLORADO BLUE SPRUCE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
TO	7	*Thuja occidentalis* 'Nigra'	DARK AMERICAN ARBORVITAE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
HP	17	*Hydrangea paniculata* 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	PER PLAN	
HK	12	*Hypericum kalmianum*	SUNNY BOULEVARD ST. JOHN'S WORT	#5	CONT.	PER PLAN	
IVJ	4	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	21	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
BG	7	*Buxus x* 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	PER PLAN	
JC	184	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
JS	123	*Juniperus sabina* 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	PER PLAN	
PE	69	*Pinus mugo* 'Enci'	ENCI MUGO PINE	#5	CONT.	PER PLAN	
PM	17	*Pinus mugo var.* 'Mugo'	MUGO PINE	#5	B&B	48" O.C.	
TM	1	*Taxus x media* 'Hicksii'	HICKS YEW	#5	CONT.	PER PLAN	
TD	22	*Taxus media* 'Densiformis'	DENSE INTERMEDIATE YEW	#5	CONT.	PER PLAN	
			PERENNIALS				
AT	254	*Asclepias tuberosa* 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	18" O.C.	
EB	209	*Echinacea hybrid* 'Baileveeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	18" O.C.	
HE	224	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING; ALTERNATE VARIETIES; NO TWO ALIKE ADJACENT
	224	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	
	224	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	
HM	139	*Heuchera micrantha* 'Palace Purple'	PALACE PURPLE CORAL BELLS	#1	CONT.	18" O.C.	
SY	250	*Salvia yangi*	RUSSIAN SAGE	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CA	82	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
DC	238	*Deschampsia caespitosa* 'Goldtau'	GOLD DEW TUFTED HAIR GRASS	#1	CONT.	PER PLAN	
PV	160	*Panicum virgatum* 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	PER PLAN	
SS	216	*Schizachyrium scoparium* 'The Blues'	THE BLUES LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	107	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	
			GROUNDCOVERS				
GS	783	*Geranium sanguineum var.* STRIATUM	PROSTRATE BLOODY CRANESBILL	#1	CONT.	18" O.C.	



L501 SHEET LOCATION KEY

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920.887.7375

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847.478.9700

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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L501

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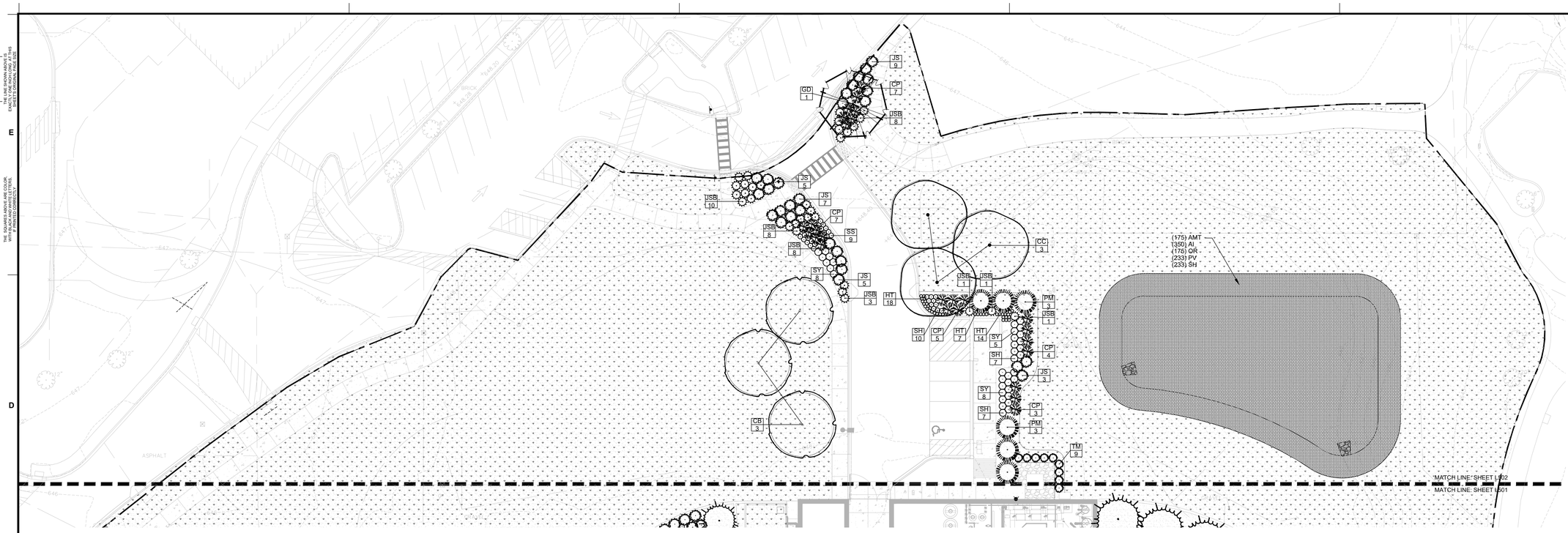
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST ACCORDINGLY

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS.

File Location: T:\Projects\2025\25070_wheeling family aquatics (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan (SAVE DATE: 3/27/2026 12:25 PM BY: amarshall) PLOT DATE: 3/27/2026 12:25 PM BY: Anaya Marshall



1 L502 PLANTING PLAN - AREA C

0' 10' 20' 40'

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE "Estimated quantities for reference only"

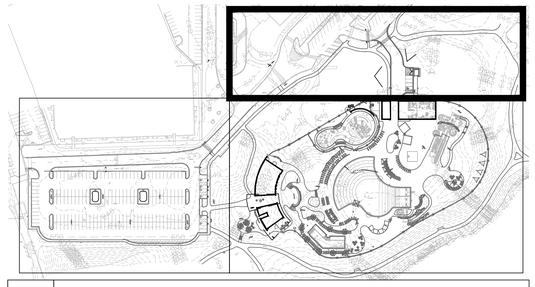
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			CANOPY TREES			
AR	6	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	3" CAL	B&B	SPACING PER PLAN
BN	6	Betula nigra	RIVER BIRCH	3" CAL	B&B	SPACING PER PLAN
CB	4	Cercis canadensis 'Northern Strain	EASTERN REDBUD	3" CAL	B&B	SPACING PER PLAN
CC	3	Carpinus caroliniana 'Native Flame'	AMERICAN HORNBEAM 'NATIVE FLAME'	3" CAL	B&B	SPACING PER PLAN
T	8	TRANSPLANT - SPECIES UNDETERMINED	TRANSPLANT - SPECIES UNDETERMINED	NA	NA	SPACING PER PLAN
			CONIFER TREES			
JV	10	Juniperus virginiana	EASTERN RED CEDAR	6'	CONT.	SPACING PER PLAN
PC	13	Picea pungens	BLUE SPRUCE	6'	CONT.	SPACING PER PLAN
TO	6	Thuja occidentalis	NORTHERN WHITE CEDAR	6'	CONT.	SPACING PER PLAN
			DECIDUOUS SHRUBS			
HP	5	Hydrangea paniculata 'Ruby'	ANGEL'S BLUSH HYDRANGEA	#5	CONT.	SPACING PER PLAN
IV	8	Ilex verticillata	WINTERBERRY HOLLY	#2	CONT.	SPACING PER PLAN
SA	33	Sphaeralcea ambigua 'Orange Crush'	ORANGE CRUSH DESERT GLOBEMALLOW	#2	CONT.	SPACING PER PLAN
			EVERGREEN SHRUBS			
BG	7	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	SPACING PER PLAN
CP	29	Chamaecyparis pisifera 'Vintage Gold'	VINTAGE GOLD FALSE CYPRESS	#5	CONT.	SPACING PER PLAN
TM	9	Taxus x media 'Hicksii'	HICKS YEW	#5	CONT.	SPACING PER PLAN
JS	135	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	SPACING PER PLAN
JSB	171	Juniperus squamata 'Blue Star'	BLUE STAR JUNIPER	#5	CONT.	SPACING PER PLAN
PM	48	Pinus mugo	MUGO PINE	#5	CONT.	SPACING PER PLAN
			PERENNIALS			
AT	227	Asclepias tuberosa 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	SPACING PER PLAN
EB	236	Echinacea hybrid 'Balevoeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	SPACING PER PLAN
HT	122	Heuchera 'TNHEUSSDN'	SIRENS' SONG DARK NIGHT HEUCHERA	#1	CONT.	SPACING PER PLAN
SY	153	Salvia yangii	RUSSIAN SAGE	#1	CONT.	SPACING PER PLAN
			ORNAMENTAL GRASSES			
MC	150	Muhlenbergia capillaris	PINK GULF MUHLY GRASS	#1	CONT.	SPACING PER PLAN
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			PERENNIALS			
AMT	175	Amsonia tabernaemontana	EASTERN BLUESTAR	#1	CONT.	SPACING PER PLAN
AI	350	Asclepias incarnata	SWAMP MILKWEED	#1	CONT.	SPACING PER PLAN
OR	175	Osmunda regalis	ROYAL FERN	#1	CONT.	SPACING PER PLAN
			ORNAMENTAL GRASSES			
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANTING NOTES

A. PLANTS ARE TO BE EVENLY DISTRIBUTED AND TRIANGULAR PLANTED; RE: 3/L800.



L502 SHEET LOCATION KEY

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING PLAN

L502

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IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, ATTHIS PLOT SCALE, THIS DRAWING IS FULL SIZE.
THE SQUARES ABOVE ARE, COLOR, WITH BLACK AND WHITE LETTERS, ARE PRINTED CORRECTLY.
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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan / SAVE DATE: 3/5/2026 1:17 PM BY: rmiller / PLOT DATE: 3/5/2026 2:10 PM BY: Mark Miller

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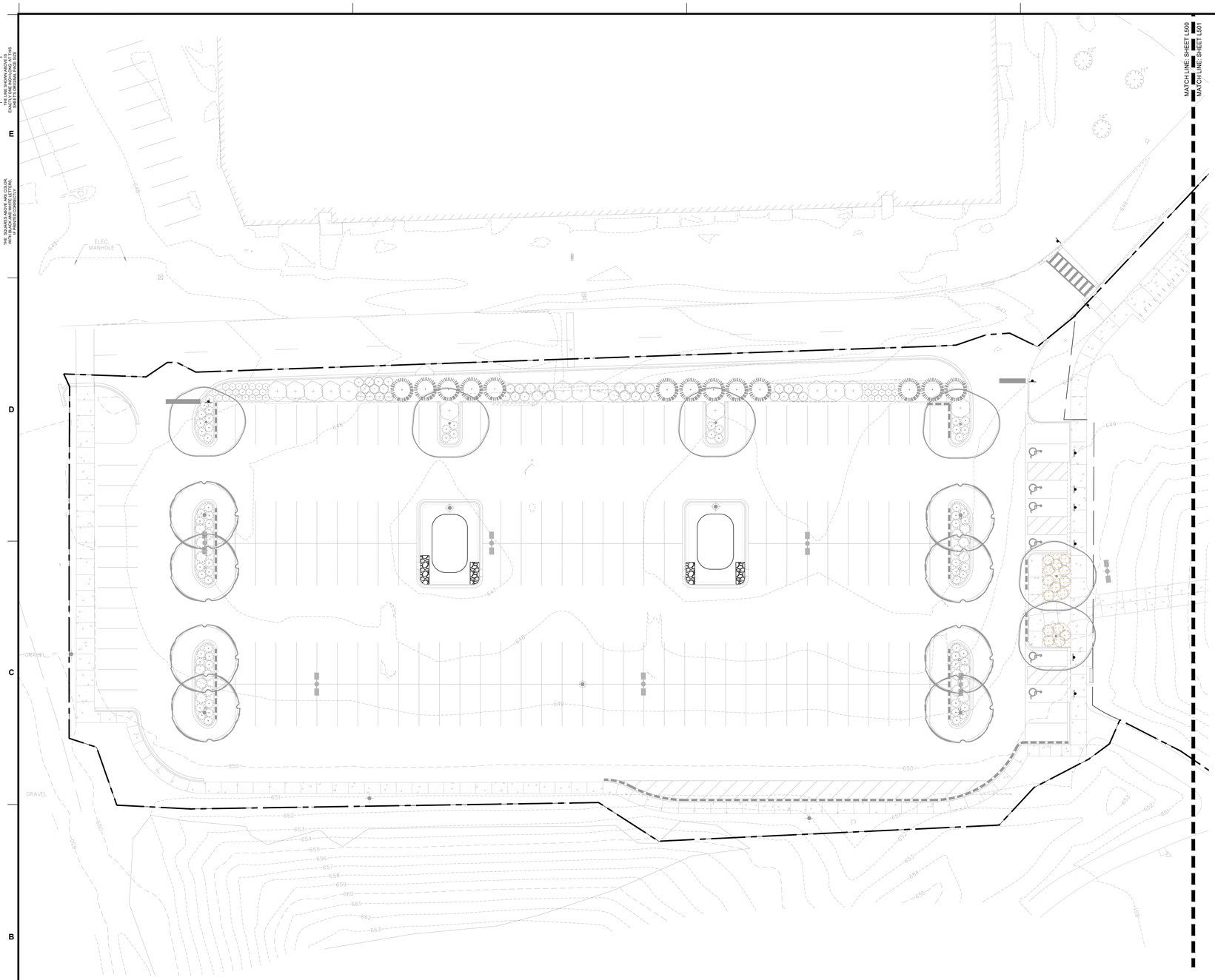
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTING CORRECTLY



1 L510 IRRIGATION PLAN - AREA A

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. DESIGN OF IRRIGATION IS DELEGATED TO THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32 84 23) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

I. ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

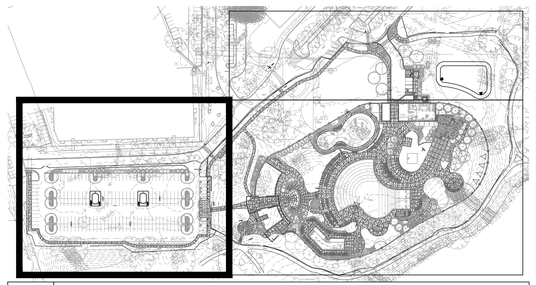
O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L510

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L510 Irrigation Plan / SAVE DATE: 3/5/2026 10:41 AM BY: mmiller / PLOT DATE: 3/5/2026 1:55 PM BY: Mark Miller

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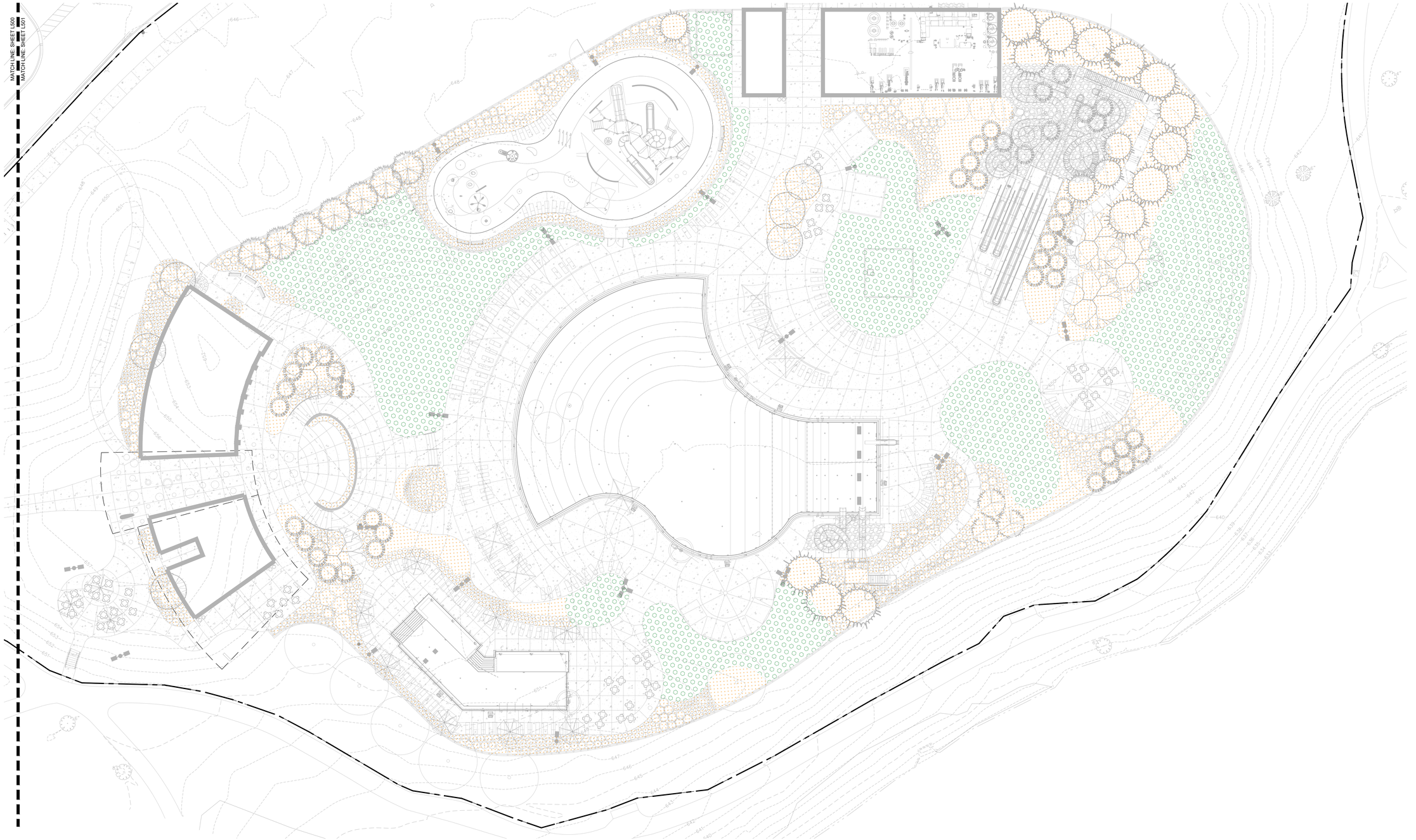
MATCH LINE: SHEET L500

MATCH LINE: SHEET L501



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D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

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M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

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O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

1 L511 IRRIGATION PLAN - AREA B

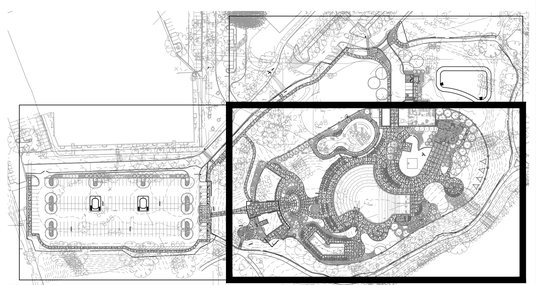
0' 10' 20' 40'

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



L511 SHEET LOCATION KEY

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312.663.5494
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ARCHITECT
LEGAT ARCHITECTS
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Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L511

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pl)\03 working\10 autocad\200 sheet set manager\SHEETS\L510 Irrigation Plan / SAVE DATE: 3/5/2026 10:41 AM BY: mmiller / PLOT DATE: 3/5/2026 1:58 PM BY: Mark Miller



1 L512 IRRIGATION PLAN - AREA C

0' 10' 20' 40'

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. DESIGN OF IRRIGATION IS DELEGATED TO THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32 84 23) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

I. ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



L512 SHEET LOCATION KEY

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L512

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ARCHITECTURAL SCALE WHEN PLOTTED

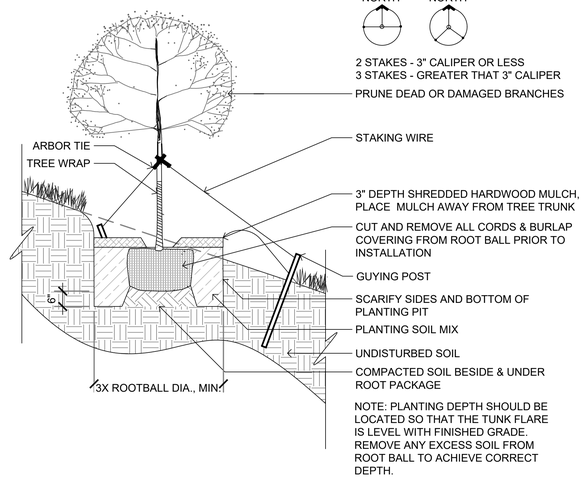
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY

File Location: T:/Projects/2025/25070_wheeling family aquatic (village of wheeling, p)/03 working/10 autocad/200 sheet set manager/SHEETS/L510 Irrigation Plan / SAVE DATE: 3/5/2026 10:41 AM BY: mmiller / PLOT DATE: 3/5/2026 2:00 PM BY: Mark Miller

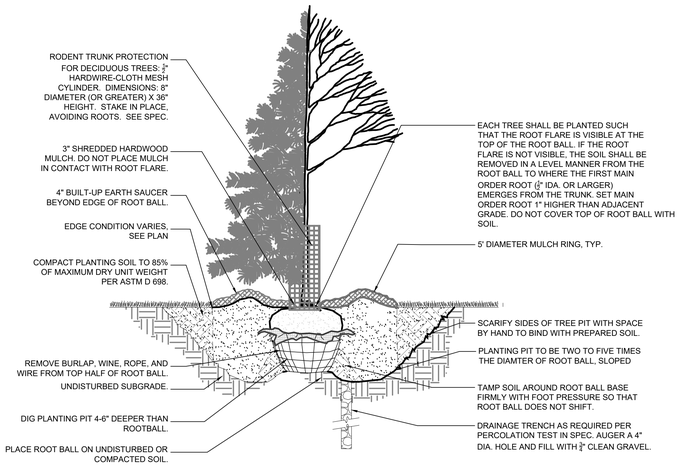
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN PROPER PRINTING SEQUENCE

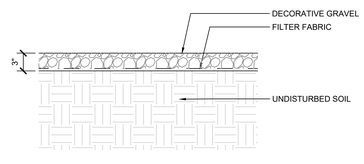
C M Y K



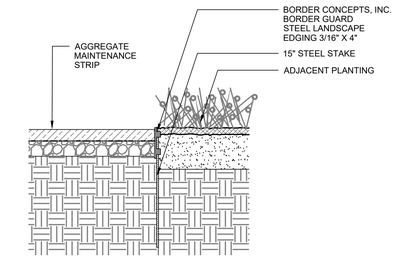
7 L800 TREE INSTALLATION ON SLOPE SCALE: 1/2" = 1'-0"



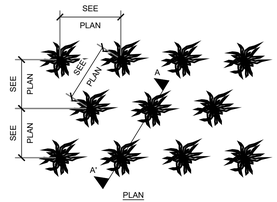
6 L800 TREE INSTALLATION SCALE: 1/2" = 1'-0"

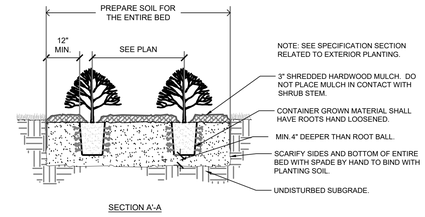


5 L800 DECORATIVE GRAVEL MULCH, TYP. SCALE: 1/2" = 1'-0"

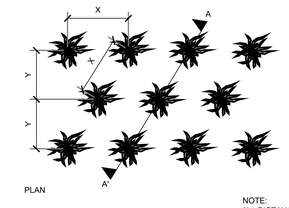


4 L800 STEEL EDGING SCALE: 3/4" = 1'-0"

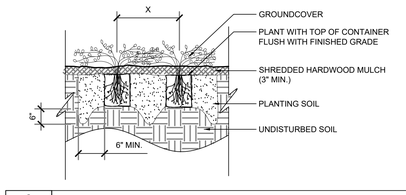




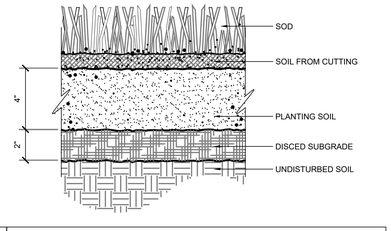
3 L800 SHRUB INSTALLATION SCALE: 1/2" = 1'-0"



NOTE:
X = DISTANCE SPECIFIED WITHIN PLANT SCHEDULE
Y = DISTANCE 'X' MULTIPLIED BY .866



2 L800 GROUNDCOVER INSTALLATION SCALE: 1/2" = 1'-0"



1 L800 SOD INSTALLATION SCALE: 3" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING DETAILS

L800

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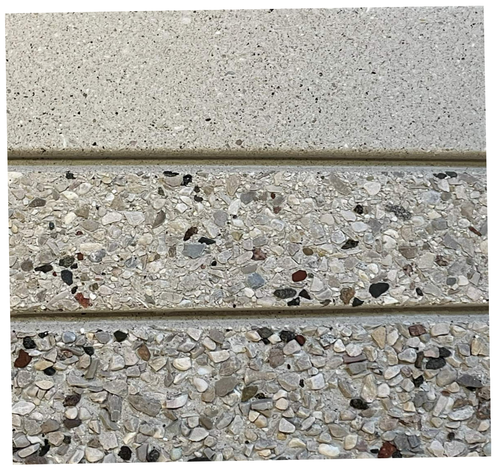
Precast Concrete
Exposed Glass Aggregate



Simulated Wood Soffit Panels
Parklex Prodema - White American Oak



Perforated Stainless Steel Panels



Precast Concrete
Exposed Aggregate



Precast Concrete Formliner
Estreela Wave #15405



Prefinished Metal Fascia
PAC-CLAD - Graphite

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

MATERIAL BOARD

A-903

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PKA-AL18NL & PUY-AK18NL
18,000 BTU/H WALL-MOUNTED INDOOR UNIT
18,000 BTU/H COOLING ONLY OUTDOOR UNIT

Job Name:

System Reference: Date:





Indoor Unit PKA-AL18NL

Outdoor Unit PUY-AK18NL

INDOOR UNIT FEATURES

- Auto fan speed mode: Automatic adjustment of fan speed
- Ideal PKA spaces: Ideal for spaces such as server rooms, daycare centers, classrooms, churches, small offices, and more
- Light commercial: Units with this icon are suitable for light commercial applications such as small offices, restaurants, and retail.
- Multiple control options, including the comfort app for remote access, third-party interfaces, and both wired and wireless controllers
- Simple installation
- Single-zone: One outdoor unit connects to one indoor unit to control the comfort in a single space.
- Sleek, compact design
- Up and down swing-mode: An indoor unit with this capability can move air up and down throughout the room like an oscillating fan using the horizontal vanes.
- Vane settings: Vane setting for air flow direction control

OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
- Continuous operation: 24-hour continuous operation (cooling mode)
- Fast restart
- High pressure protection
- INVERTER-driven compressor: An inverter-driven compressor generates the precise capacity needed to maintain a temperature set point.
- Low ambient cooling: Low ambient cooling down to -40°F providing 100% capacity (with wind baffles)
- Pre-charged refrigerant: 12k -30k BTU/h come pre-charged for ease of installation. 24k – 30k BTU/h are pre-charged to maximum line length of 225 feet. 12k – 18k BTU/h are pre-charged for up to 165 feet of line length. For units with a capacity of 36,000 BTU/h and above, additional refrigerant charges will be required.
- Seacoast protection: Seacoast Protection, made standard in the 2022 production, features a robust anti-corrosion system with phosphate and acrylic-enamel coated external panels, epoxy resin-coated fan motor support and separator assembly valve beds, and Blue Fin treatment for the heat exchanger coil. These components are rated for 2,000 hours of durability under ASTM B117 testing standards, ensuring longevity in corrosive coastal environments.
- Superior energy and operational efficiency

Specifications are subject to change without notice.

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SPECIFICATIONS: PKA-AL18NL & PUY-AK18NL

Cooling at 95F[1]	Maximum Capacity	Btu/h	18,000
	Rated Capacity	Btu/h	18,000
	Minimum Capacity	Btu/h	4,300
	Maximum Power Input	W	1,630
	Rated Power Input	W	1,630
	Moisture Removal	Pints/h	6.6
	Sensible Heat Factor	-	0.6
	Power Factor [208V / 230V]	%	93 / 93
Efficiency	SEER2		19.5
	EER2[1]		11
	ENERGY STAR® Certified		No
Electrical	Voltage, Phase, Frequency	V AC / V AC, , Hz	208 / 230, 1, 60
	Guaranteed Voltage Range	V AC	198 - 264
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	12-24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	20
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
Indoor Unit	Fan Motor Output	W	30
	Airflow Rate at Cooling, Dry	CFM	215, 255, 320, 375
	Airflow Rate at Cooling, Wet	CFM	265, 310, 375, 450
	Sound Pressure Level [Cooling]	dB (A)	34, 39, 44, 48
	External Finish Color		0.7PB 9.2/0.4
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	35-11/32 x 9-11/32 x 11-25/32 [898 x 237 x 299]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	38-1/4 x 13-7/16 x 14-3/16 [970 x 340 x 360]
	Unit Weight	lbs [kg]	28 [12.70]
	Package Weight	lbs [kg]	32 [14.50]
	Fan Motor Type		DC Motor
IDU Operating Temp. Range	Cooling Intake Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	90, 73 / 66, 59
Outdoor Unit	MCA	A	16
	MOCP	A	27
	Fan Motor Output	W	51
	Airflow Rate Cooling	CFM	1,590
	Coating on Heat Exchanger (Bluefin, Sea Coast)		Yes, Yes
	Sound Pressure Level, Cooling[1]	dB (A)	44
	Compressor Type		Twin Rotary
	Compressor Model		SRB140FQHMC□L1
	Compressor Oil [Type // Charge]	Type // oz	RM68EH // 16
	External Finish Color		Munsell No.3Y 7.8/1.1
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	34-19/64 x 11-13/16 x 24-13/16 [871 x 300 x 630]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	37-1/16 x 16-3/16 x 32-1/4 [941 x 411 x 819]
	Unit Weight	lbs [kg]	99 [45]
	Package Weight	lbs [kg]	112 [51]
ODU Operating Temp. Range	Cooling Intake Maximum Air Temp [Maximum / Minimum*]	°FDB	115 / 23
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	4, 6
	Maximum Pre-Charged Piping Length	ft [m]	165 [50]
	Additional Refrigerant Charge Per Additional Piping Length	oz/ft	0
Piping	Gas Pipe Size O.D. [Flared]	inch [mm]	1/2 [12.7]
	Liquid Pipe Size O.D. [Flared]	inch [mm]	1/4 [6.35]
	Maximum Piping Length	ft [m]	165 [50]
	Maximum Height Difference	ft [m]	100 [30]
	Maximum Number of Bends		15

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
• Wind baffles required to operate below 23°F DB in cooling mode.
• Cooling-only system with advanced wind baffle: -40°F - 115°F.
• Refer to wind baffle documentation for further information.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures):

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INDOOR UNIT ACCESSORIES: PKA-AL18NL

Wired Remote Controller	Deluxe Wired MA Remote Controller [1]	PAR-42MAAUB
	Simple Direct Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller [1]	PAC-YT53CRAU-J
	Touch MA Wired Remote Controller [1]	PAR-CT01MAU-SB
Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
Wireless Remote Controller	Lockdown Bracket for Wireless Handheld Remote Controllers	RCMKP1CB
	RedLINK Wireless Remote Controller	MHK2
	Universal Wireless MA Handheld Remote Controller	PAR-FL32MA-E
	Universal Wireless Receiver for PAR-FL32MA-E	PAR-FA32MA-W
Lineset	100 x 1/4 x 100 1/2 Lineset Twin-Tube Insulation	MLS141212T-100
	15 x 1/4 x 15 1/2 Lineset Twin-Tube Insulation	MLS141212T-15
	30 x 1/4 x 30 1/2 Lineset Twin-Tube Insulation	MLS141212T-30
	50 x 1/4 x 50 1/2 Lineset Twin-Tube Insulation	MLS141212T-50
	65 x 1/4 x 65 1/2 Lineset Twin-Tube Insulation	MLS141212T-65
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
Condensate	Blue Diamond (Slim Fascia Kit) Condensate Pump w/ Reservoir & Sensor	X86-011
	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond MicroBlue Mini Condensate Pump 110208230V up to 18000 BTUH	X85-003
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Drain Pan Level SensorControl	SS610E
	Refco Condensate Pump 100-240 VAC	GOBI-II
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
Power Supplies & Auxiliary Components	3-Pin Wiring Harness	PAC-715AD
	5-Pin Wiring Harness	PAC-725AD
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Disconnect Switch	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
Remote Sensor	Flush Mount Remote Temperature Sensor for SEZ SLZ SVZ and all P-Series models	PAC-USSEN002-FM-1
	Wall Mount Remote Temperature Sensor	PAC-SE41TS-E
	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3
NOTES		

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OUTDOOR UNIT ACCESSORIES: PUY-AK18NL

Stand	18 Single Fan Stand	QSMS1801M
	24 Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
Wind Baffle	Front Wind Baffle	WB-PA4
	Rear Wind Baffle	WB-RE4
	Side Advanced Wind Baffle	WB-SD4
Power Supplies & Auxiliary Components	3-Pin Wiring Harness	PAC-715AD
	5-Pin Wiring Harness	PAC-725AD
Hail Guards	Hail Guard	HG-A5
Drain Socket	Drain Socket	MAC-871DS
Snow/Rain Diverter	SnowRain Diverter	SRD-2
Control/Service Tool	ControlService Tool	PAC-SK52ST
	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	Maintenance Tool Interface	PAC-USCMS-MN-1
Air Outlet Guide	Air Outlet Guide	PAC-SJ07SG-E
M-NET Converter	M-Net Interface for P-Series	PAC-SJ96MA-E
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
NOTES		

Specifications are subject to change without notice.

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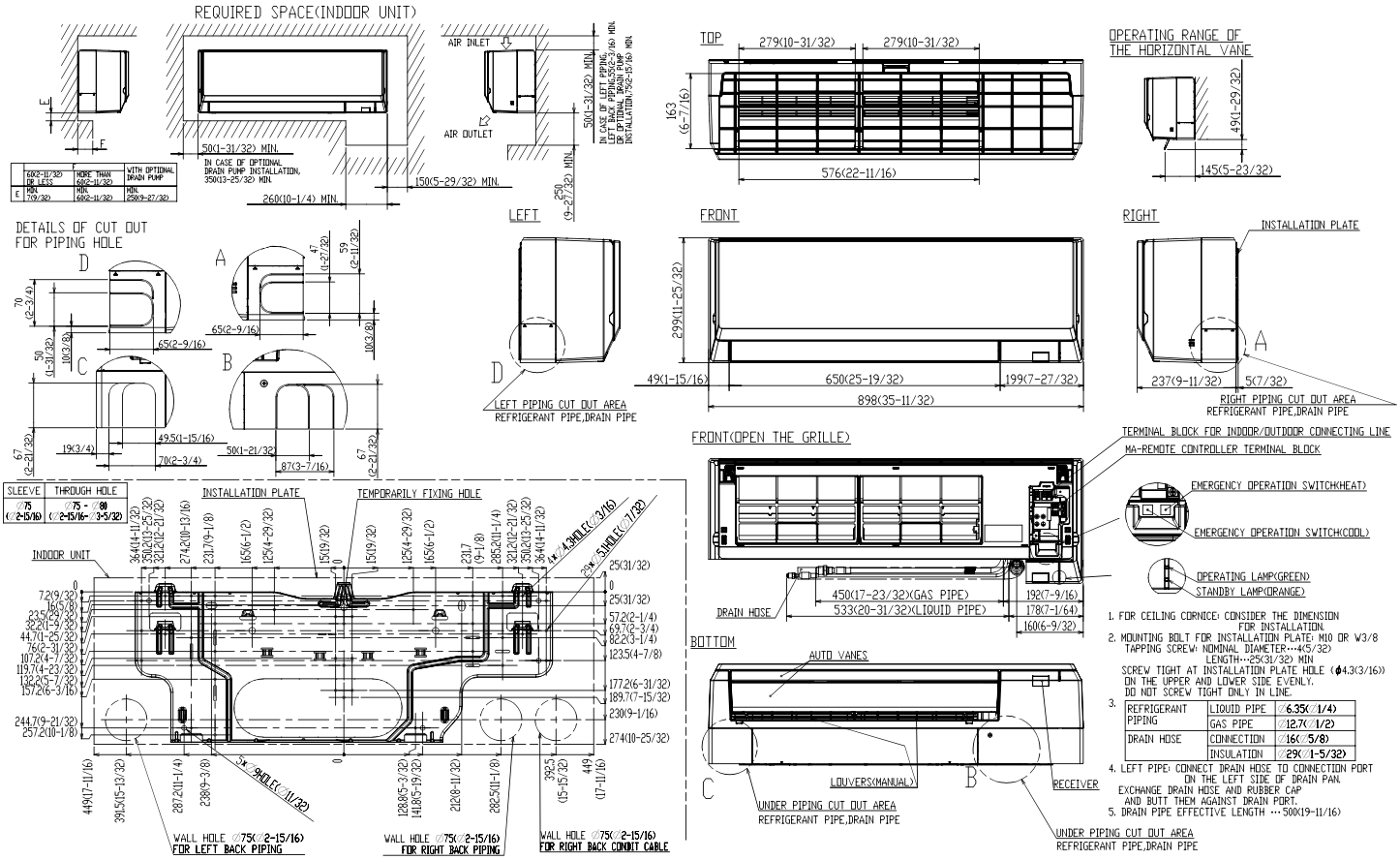
INDOOR UNIT DIMENSIONS: PKA-AL18NL



1. FOR CEILING CORNICE: CONSIDER THE DIMENSION FOR INSTALLATION.
2. MOUNTING BOLT FOR INSTALLATION PLATE: M10 OR W3/8
   TAPPING SCREW: NOMINAL DIAMETER…4(5/32)
   LENGTH…25(31/32) MIN
   SCREW TIGHT AT INSTALLATION PLATE HOLE (ϕ4.3(3/16))
   ON THE UPPER AND LOWER SIDE EVENLY.
   DO NOT SCREW TIGHT ONLY IN LINE.
3.

REFRIGERANT PIPING	LIQUID PIPE	∅6.35(∅1/4)
	GAS PIPE	∅12.7(∅1/2)
DRAIN HOSE	CONNECTION	∅16(∅5/8)
	INSULATION	∅29(∅1-5/32)

4. LEFT PIPE: CONNECT DRAIN HOSE TO CONNECTION PORT ON THE LEFT SIDE OF DRAIN PAN. EXCHANGE DRAIN HOSE AND RUBBER CAP AND BUTT THEM AGAINST DRAIN PORT.
5. DRAIN PIPE EFFECTIVE LENGTH …500(19-11/16)

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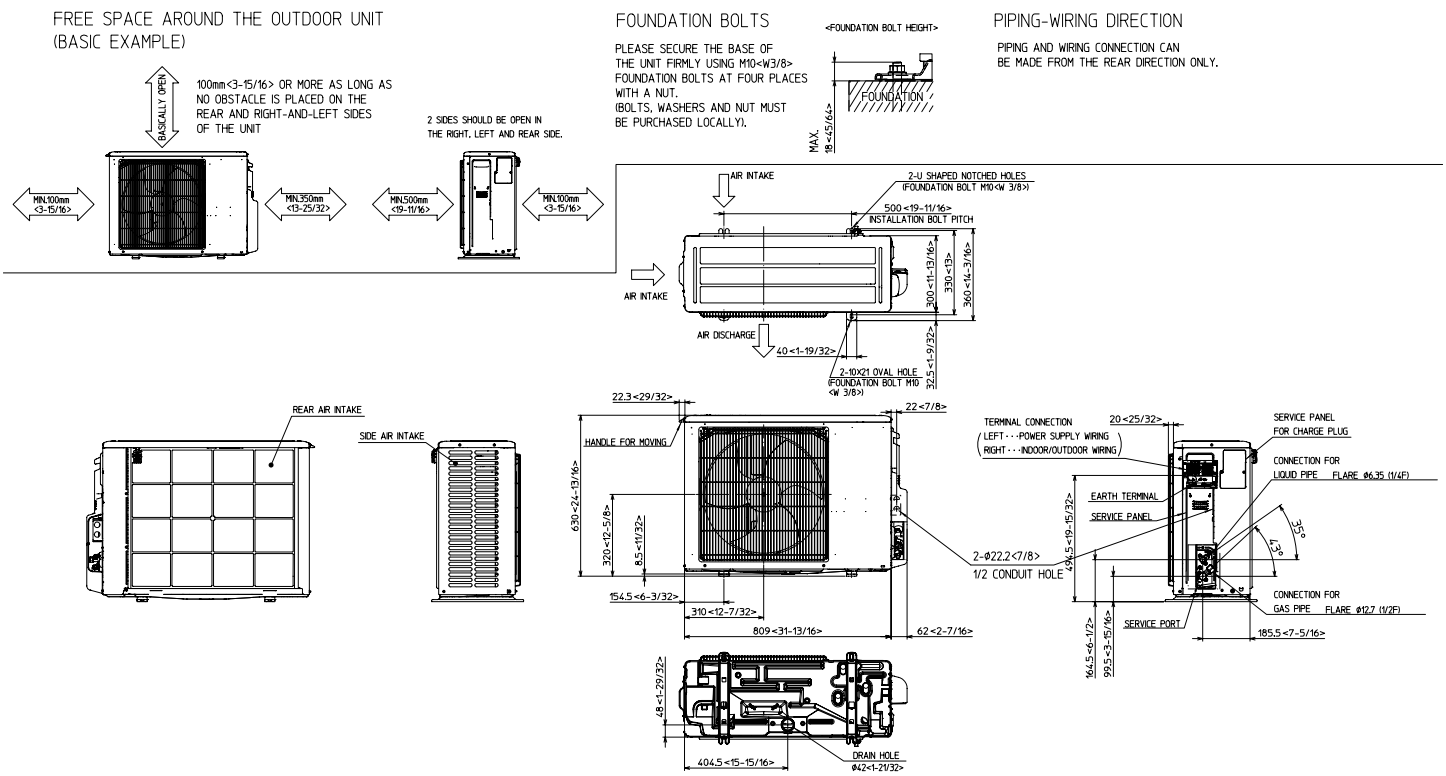
OUTDOOR UNIT DIMENSIONS: PUY-AK18NL



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 https://mitsubishicomfort.com

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6 - 25 Ton Unitary Split Systems Outdoor

Unit Overview

Model	TTA120K3DAA**BS0100010000000000000000000
Construction	New Construction
Unit Tonnage	10 Ton
Controls	Symbio (Cooling)
Communication Option	Advanced Controller - BACnet BAS (TTA)
Voltage	208-230/60/3
Refrigeration Circuit / Stage	Dual Compressors / Dual Circuit
Refrigerant	R-454B Refrigerant
Unit Function	Cooling
Max. Cond. Operating Weight	403.4 lb



Electrical Information

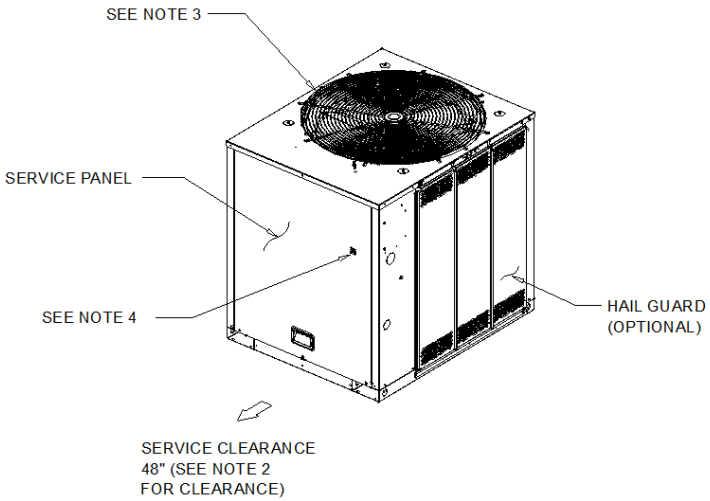
MCA	42.00 A	**Compressor 1 RLA**	16.10 A	**Cond. Motor 1 FLA**	4.30 A
MOP	50.00 A	**Compressor 2 RLA**	16.10 A	**Cond. Motor 2 FLA**	0.00 A

Refrigerant Information

Refrigerant	R-454B Refrigerant
Suction Line Connection Size	1.125 in
Liquid Line Connection Size	0.500 in

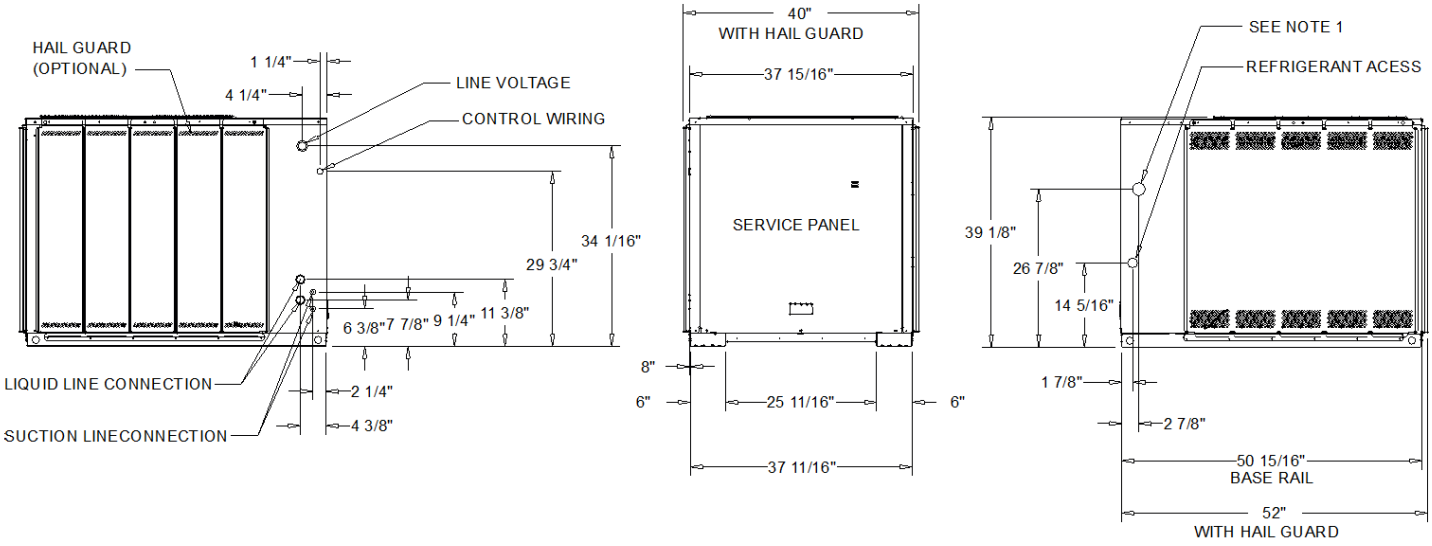
New Section

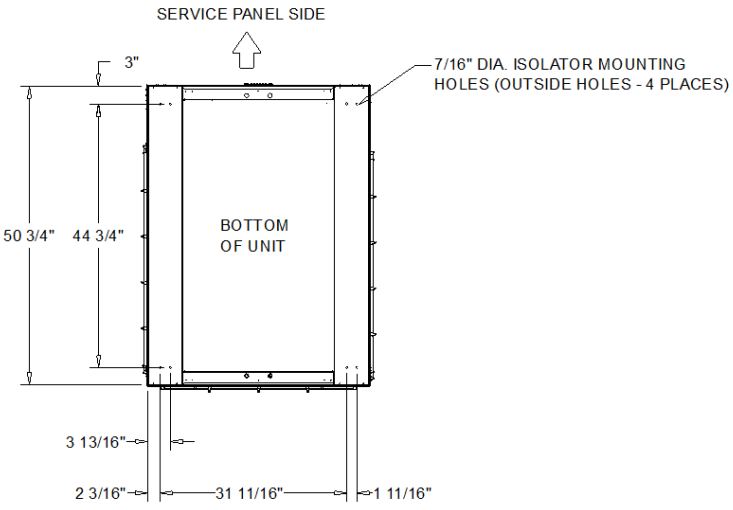
Approx Installed Weight	Corner weight A	Corner Weight B	Corner Weight C	Corner Weight D
403.4 lb	117.0 lb	116.0 lb	87.0 lb	85.0 lb



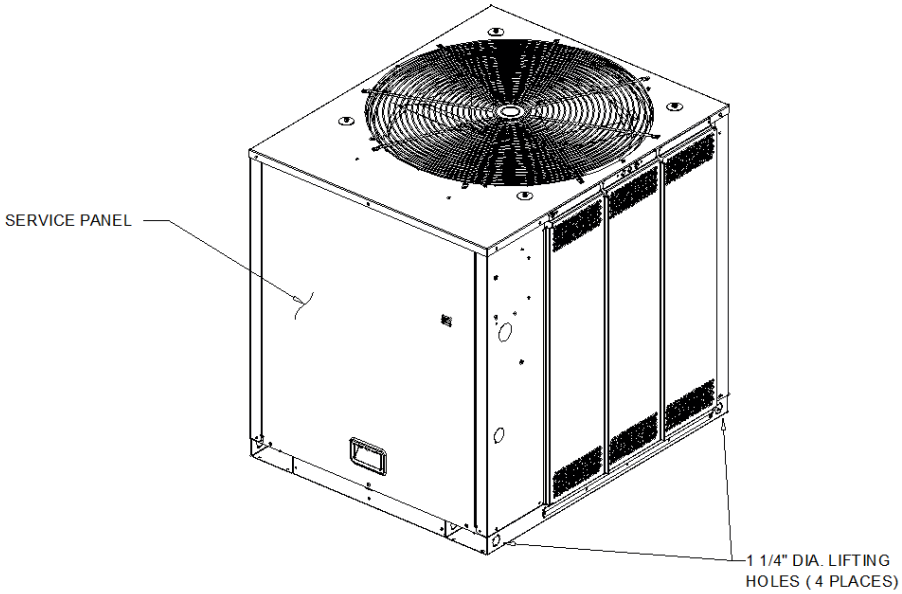
NOTES:
1. ACCESS OPENING IS FOR FIELD INSTALLED BAYLOAM ACCESSORY.
2. MINIMUM CLEARANCE FOR PROPER OPERATION IS 36" FROM WALLS, SHRUBBERY, PRIVACY FENCES ETC. MINIMUM CLEARANCE BETWEEN ADJACENT UNITS IS 72". RECOMMENDED SERVICE CLEARANCE 48"
3. TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR 100" MINIMUM. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT
4. OUTDOOR AIR TEMPERATURE SENSOR OPENING (DO NOT BLOCK OPENING).

REFRIGERANT
1. SUCTION CONNECTION 1 1/8"OD) AND LIQUID CONNECTION (1/2" OD)



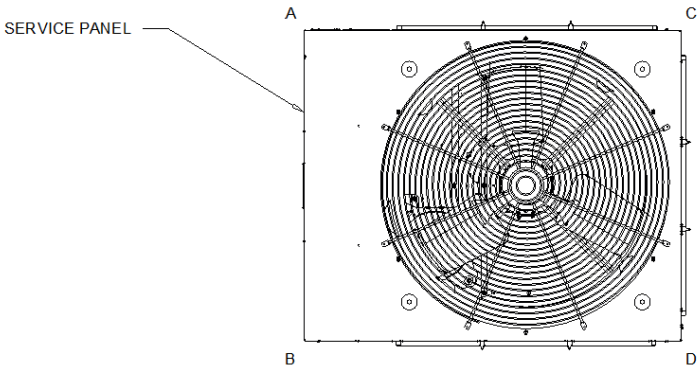


10 TON COOLING CONDENSER (DUAL COMPRESSOR)
DIMENSIONAL DRAWING



WEIGHTS AND CORNER WEIGHTS

Unit Weights	
Approx Installed Weight	403.4 lb
Corner Weights	
Corner weight A:	117.0 lb
Corner Weight B:	116.0 lb
Corner Weight C:	87.0 lb
Corner Weight D:	85.0 lb



WEIGHTS AND LOAD POINT LOCATION

WEIGHT AND RIGGING



ENVISOR®

ROOF SCREENS WITH SOARING GOOD LOOKS

Set the bar high with durable and attractive Envisor® roof screens. Affordable and elegant, Envisor makes meeting code simple and blends into any design. Better yet: no rooftop penetration is required for installation, which gives you a clean, modern look.

- Practical solution for municipal screening requirements of HVAC units, chillers, air handlers, and more
- Create your own custom design for your specific application
- Nationwide project management and installation available
- Designed in-house and manufactured in a state-of-the-art facility

ZERO ROOFTOP PENETRATION

WIND LOAD / WIND RESISTANCE

MADE IN USA

Screens secure directly to the equipment

Ultimate wind speed resistance up to 115mph

Design • Manufacturing • Installation



OUR PATENTED DESIGN

Envisor® screens feature our patented attachment method, so they can secure directly to the equipment—no rooftop penetration required. Post-mounted options are also available.

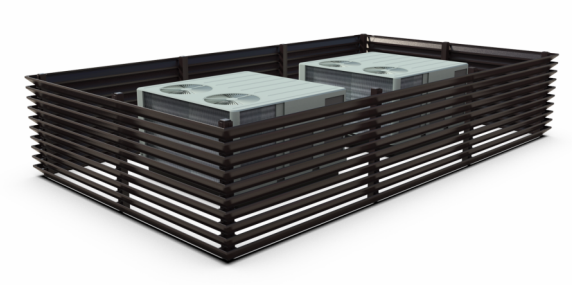
This is the perfect alternative to parapet walls and will satisfy even the strictest of screening code requirements. Screens can be stacked up to three panels high, which means you can shield just about anything.



UNIT ATTACHED



POST MOUNTED



Z-FIN POST MOUNTED

PAIR ENVISOR WITH THESE BRANDS





INTRODUCING - Z-FIN

Meet the Z-Fin Envisor® system—our latest innovation in rooftop screening. This upgraded system brings modern aesthetics, code-compliant screening, added airflow, and extreme durability into one elegant solution.

- Engineered for wind and weather
- 54% Open airflow
- Post mounting required

- Durable powder coat finish

Get a Quote

AVAILABLE IN 2 MATERIALS

METAL SERIES PANELS

Available in a variety of all-aluminum panels with unmatched ultimate wind speed of 115mph. Our proprietary design captures the panels in the frame, meeting or exceeding code requirements in areas with high wind requirements. Choose from a wide range of custom finishing options including digital printing and our proprietary 6-stage powder coated process that will fit your project.

METAL SERIES PANEL SPECS

- Frames are 6063 T6 extruded aluminum
- Frame infill material thickness varies depending on infill choice
- Sherwin Williams 4000 Series Powder-Coated Components

WIND LOAD / WIND RESISTANCE

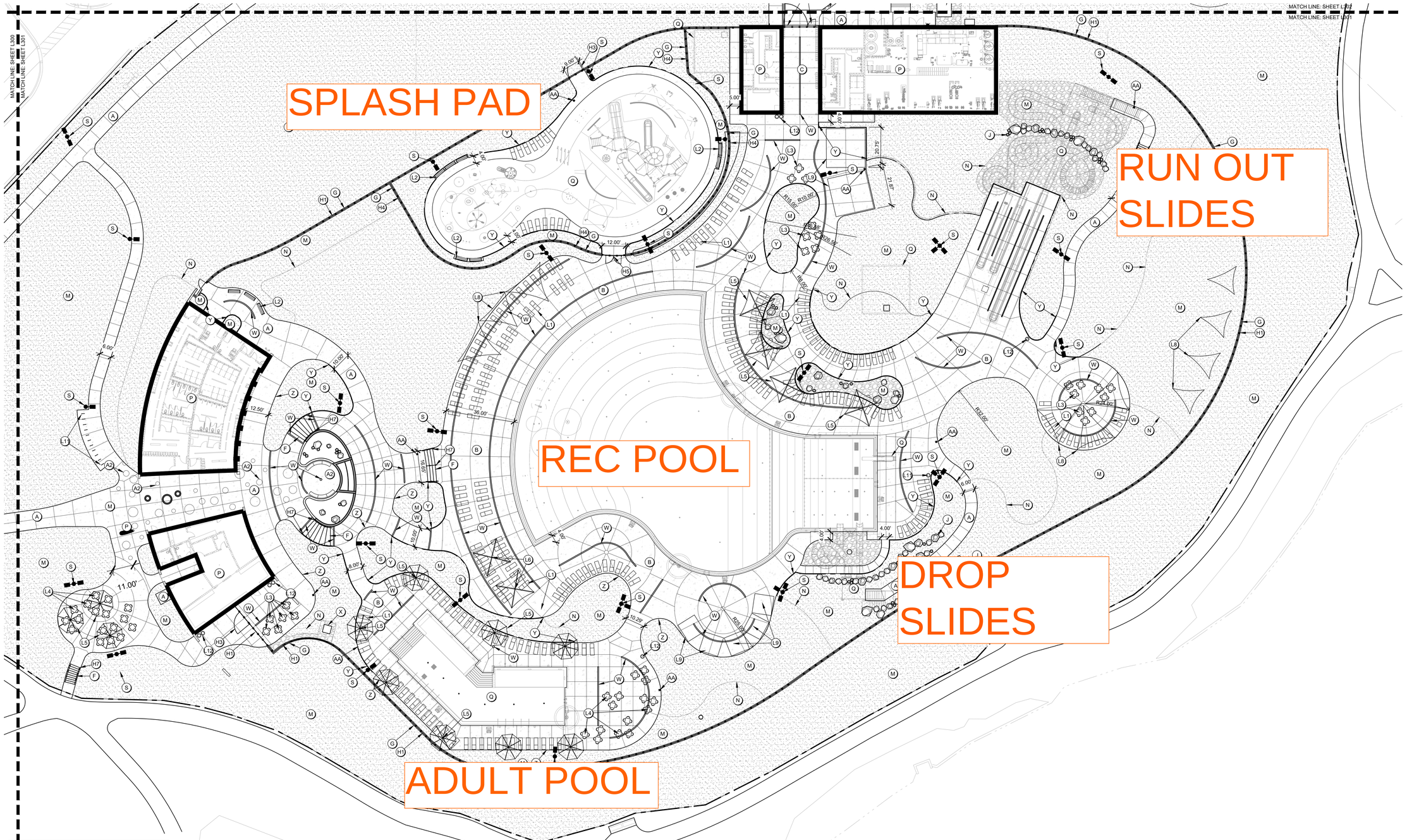
- Our products have an ultimate wind speed ranging between 115mph - 180mph, surpassing municipal code compliance regulations.
- Added reinforcements are utilized to achieve Miami Dade County requirements.
- PE Stamped drawings are available on all North American projects.

MOLD RESISTANCE

- Our products are resistant to mold and mildew growth.
- Industry-standard testing method ASTM D5590/ASTM G21 measured a zero fungal growth value.

GET A QUOTE (/GET-A-QUOTE?HSLANG=EN)

METAL INFILL OPTIONS	TOP TRIM OPTIONS	COLOR OPTIONS



KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

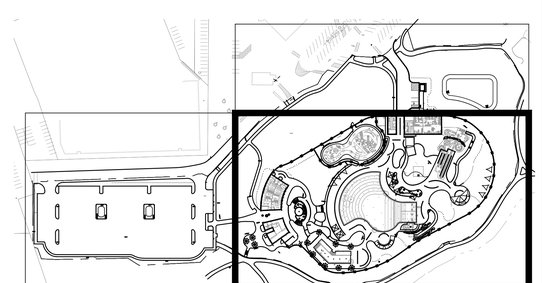
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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File Location: T:\Projects\25025\25070_wheeling family aquatic (village of wheeling, p90)\ working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/27/2026 12:48 PM BY: mmiller | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

VIEW KEY

NAME — LEVEL NAME
10'-0" — HEIGHT ABOVE PROJECT 0'-0"

(1) — KEYNOTE: INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL

INDICATES DIRECTION OF TRUE NORTH
PLAN OR DETAIL NUMBER
PLAN OR DETAIL NAME
NORTH 1 **VIEW NAME**
1/8" = 1'-0"
PLAN OR DETAIL SCALE

SIM — INDICATES SIMILAR DETAIL REFERENCED IN MULTIPLE LOCATIONS — SIM
1 — DETAIL REFERRED TO BY SECTION CUT — 1 2 3 4
M101 — SHEET DETAIL IS LOCATED ON — T101

LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (WIDE LINE)
NEW
EXISTING TO BE REMOVED (SHORT DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (NARROW LINE)
EXISTING
EXISTING TO BE REMOVED BY OTHERS (SHORT DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG'-E TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING

TAG-1 UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

APPLICABLE ELECTRICAL CODES

CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

ELECTRICAL CODE:	IDPH: NFPA 70 (NEC) 2008 EDITION VILLAGE OF WHEELING: NFPA 70 (NEC) 2017 EDITION
ENERGY CONSERVATION CODE:	IECC 2021
ILLINOIS ACCESSIBILITY CODE:	ADA 2018

ELECTRICAL EQUIPMENT TAGS

TAG:	DESCRIPTION:	RELATED SPECIFICATION
INV-#	LIGHTING INVERTER	26 52 00
SPD-#	SURGE PROTECTION DEVICE	26 43 00

CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
C.C.	CIVIL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
F.P.C	FIRE PROTECTION CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR

ELECTRICAL ABBREVIATION KEY

ABBR:	DESCRIPTION:
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
C	CONDUIT (BRANCH CIRCUIT OR FEEDER CONTEXT)
EGC	EQUIPMENT GROUNDING CONDUCTOR
EPO	EMERGENCY POWER OFF
NEMA #	NEMA RATING
NO	NORMALLY OPEN
ROOF	EQUIPMENT LOCATED ON ROOF ABOVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

ELECTRICAL SYMBOL LIST - RECEPTACLES

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
#		REC-DUP	26 27 26	DUPLEX RECEPTACLE, 125V
	X	REC-DUP-XP	26 27 26	DUPLEX RECEPTACLE, EXPLOSION PROOF, 125V
	W	REC-DUP-WP	26 27 26	DUPLEX GFI WEATHERPROOF RECEPTACLE, 125V - NEMA 3R WHILE IN-USE COVER
		REC-DUP-GFI	26 27 26	DUPLEX RECEPTACLE, TAMPER RESISTANT, GROUND FAULT CIRCUIT INTERRUPTER, 125V
#		REC-QUAD	26 27 26	QUAD RECEPTACLE, 125V
#	630	REC-SIM-630R	26 27 26	RECEPTACLE, 6-30R, 250V

ELECTRICAL SYMBOL LIST - POWER

SYMBOL	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
E	ECONN	26 05 33	ELECTRICAL CONNECTION - CEILING/SURFACE
E	ECONN	26 05 33	ELECTRICAL CONNECTION - WALL
J	JB	26 05 33	JUNCTION BOX - WALL
	ES	26 09 16	EMERGENCY STOP, N.C. CONTACT
	PANEL-'##'	26 24 16	PANELBOARD - SURFACE MOUNT
	DP-#	26 24 16	DISTRIBUTION PANEL
	MX-#	26 24 19	MANUAL SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	TR-#	26 22 00	DRY TRANSFORMER(S),REFER TO TRANSFORMER SCHEDULE
	ATS-#	26 36 00	AUTOMATIC TRANSFER SWITCH, REFER TO TRANSFER SWITCH SCHEDULE
	DS-#	26 28 16	DISCONNECT SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	VFD-#	26 29 23	VARIABLE FREQUENCY DRIVE, REFER TO VFD SCHEDULE
HH	HH-#	26 05 31	HAND HOLE

EQUIPMENT ABBREVIATION KEY

ABBR:	DESCRIPTION:
AD	AUTOMATIC DOOR OPERATOR WITH SENSOR
COF	COFFEE
COPY	COPIER
DOOR	DOOR OPERATOR, ELECTRIC
EWC	ELECTRIC WATER COOLER
HD	HAND DRYER
MW	MICROWAVE
REF	REFRIGERATOR
TV	TELEVISION - MONITOR - DISPLAY
UCF	UNDERCOUNTER FREEZER
VEND	VENDING MACHINE

RECEPTACLE SUBSCRIPT KEY:

DEVICE KEY:

DEVICE # = MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:

- A MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPLASH
- C MOUNT AT CEILING (DEVICE OR ROUGH-IN CONTEXT)
- L MOUNT IN CASEWORK
- +#" MOUNT AT #" TO CENTERLINE ABOVE FINISHED FLOOR

TECHNOLOGY ROUGH-IN SYMBOL LIST AND REQUIREMENTS

DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.
MOUNTING: 18" AFF, UNLESS NOTED OTHERWISE ON PLANS.

D - ROUGH-IN FOR DATA, CONFIRM FINAL LOCATION WITH OWNER.
CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
WAP - ROUGH-IN FOR WIRELESS ACCESS POINT, CONFIRM FINAL LOCATION WITH OWNER.

CEILING MOUNTED DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.

D-CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.

D-SPK - ROUGH-IN FOR SPEAKER, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S SPEAKER HEADEND RACK.

CR CARD READER ROUGH-IN. ROUTE (2) 1" C. FROM CARD READER ROUGH-IN AND ELECTRIC STRIKE AND STUB NEXT TO IT CABINET.

ELECTRICAL INSTALLATION NOTES:

1. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2018 (LATEST PUBLISHED) ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CIRCUITING SHALL AGREE WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
3. FLUSH MOUNT ALL LIGHTING CONTROL DEVICES AT +42" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED.
4. FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TECHNOLOGY OUTLETS AT +18" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES AND OUTLETS MAY BE SURFACE MOUNTED WHEN CONDUIT IS SPECIFIED EXPOSED. MOUNT EXTERIOR LOCATED RECEPTACLES WITH WHILE-IN-USE COVERS AT +20" FROM FINISHED GRADE (CENTER DIMENSIONS) TO MAINTAIN INSTALLATION ADA COMPLIANCE.
5. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. REFER TO 26 05 03 FOR ADDITIONAL INFORMATION AND REQUIREMENTS SPECIFIC TO FIRESTOPPING.
6. CONNECTION FOR ELECTRIC WATER COOLERS (EWC) SHALL BE A JUNCTION BOX CONCEALED BEHIND WATER COOLER ACCESS PLATE OR BE A GFI RECEPTACLE LOCATED DIRECTLY BELOW AND CENTERED ON EWC. CONTRACTOR SHALL VERIFY TYPE OF EWC TO BE INSTALLED.
7. MOUNT ALL FIRE ALARM PULL STATIONS AT +42" FROM FLOOR (CENTERLINE DIMENSION) EXCEPT WHERE OTHERWISE NOTED.
8. INSTALL ALL WALL MOUNTED FIRE ALARM NOTIFICATION DEVICES AT 90" ABOVE FINISHED FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, EXCEPT WHERE OTHERWISE NOTED. HEIGHT SHALL BE MEASURED TO THE TOP OF THE DEVICE.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING MOUNTED DEVICES AND EQUIPMENT WITH LUMINAIRES, SPRINKLER, AND CEILING DIFFUSERS. CENTER ALL DEVICES IN CEILING TILE PATTERN. SMOKE DETECTORS,CARBON MONOXIDE DETECTORS, AND OCCUPANCY/VACANCY SENSORS SHALL BE LOCATED NO CLOSER THAN 3 FEET TO AN AIR SUPPLY DIFFUSER OR RETURN GRILLE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED 10 PLUS FT FROM FIRE PLACES, COOKING, AND SIMILAR FUEL-BURNING APPLIANCES.
10. CONTRACTOR SHALL VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION, THIS CONTRACTOR SHALL ADJUST RECEPTACLES, OUTLETS, OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
11. ELECTRICAL AND TECHNOLOGY EQUIPMENT SHALL BE MOUNTED TO AVOID IMPEDANCE OF, OPERATION OF, AND/OR ACCESS TO ELECTRICAL AND MECHANICAL EQUIPMENT. ALL MOUNTING OF ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT, ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR, SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH WALLS SHALL BE GROUTED OR SEALED INTO OPENINGS.
13. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
14. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY AUDIO/VISUAL, AND OTHER ELECTRICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS.
15. ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL SHEET INDEX

E-000	ELECTRICAL COVERSHEET
E-001	ELECTRICAL COVERSHEET
E-002	ELECTRICAL SITE PLAN
E-003	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
E-004	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC
E-005	ELECTRICAL SITE PLAN - PHOTOMETRICS
E-006	ELECTRICAL SITE LIGHTING - CUT SHEETS
E-101A	FIRST FLOOR PLAN - LIGHTING - BATH HOUSE & CONCESSIONS
E-101B	FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM
E-102A	LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS
E-102B	LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM
E-103	INTERIOR LIGHTING - CUT SHEETS
E-104	INTERIOR LIGHTING - CUT SHEETS
E-111A	FIRST FLOOR PLAN - POWER - BATH HOUSE & CONCESSIONS
E-111B	FIRST FLOOR PLAN - POWER - MECHANICAL & RESTROOM
E-121A	FIRST FLOOR PLAN - SYSTEMS - BATH HOUSE & CONCESSIONS
E-121B	FIRST FLOOR PLAN - SYSTEMS - MECHANICAL & RESTROOM
E-200	ELECTRICAL DETAILS
E-201	ELECTRICAL DETAILS
E-300	ELECTRICAL DIAGRAMS
E-400	ELECTRICAL SCHEDULES
E-500	ELECTRICAL PANEL SCHEDULES
E-501	ELECTRICAL PANEL SCHEDULES
E-502	ELECTRICAL PANEL SCHEDULES
GRAND TOTAL: 24	

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL
COVERSHEET

E-000

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
	REFER TO LUMINAIRE SCHEDULE		LINEAR LUMINAIRES
			DOWNLIGHT LUMINAIRE
			INDUSTRIAL LUMINAIRE
			POLE MOUNTED LUMINAIRE
			SINGLE FACE EXIT SIGN
			DOUBLE FACE EXIT SIGN

LUMINAIRE CIRCUIT AND CONTROL KEY

LUMINAIRE

F1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION
z1=ZONE DESIGNATION
"NL" INDICATES LUMINAIRE IS UNSWITCHED FOR NIGHT LIGHT.
"SE" INDICATES LUMINAIRE IS SWITCHED/CONTROLLED DURING NORMAL OPERATION AND OPERATES FROM CENTRAL EMERGENCY LIGHTING INVERTER UPON LOSS OF POWER.

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: F1 / 1 / a / NL

ELECTRICAL SYMBOL LIST - LIGHTING CONTROLS

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
S		SW-1P	26 09 33	SWITCH - SINGLE POLE
	3	SW-3W	26 09 33	SWITCH - THREE WAY
	V	SW-V	26 09 33	SWITCH - VACANCY SENSOR AND SWITCH
	W	SW-1P-WP	26 09 33	SWITCH - WEATHERPROOF
	O	SW-O	26 09 33	SWITCH - OCCUPANCY SENSOR AND SWITCH
	K	SW-1P-K	26 09 33	SWITCH - SINGLE POLE - KEY LOCK
# #B		SW-#B	26 09 33	LIGHTING CONTROL STATION - RAISE, LOWER, FADE DIMMING (DEFAULT)

ELECTRICAL SYMBOL LIST - FIRE ALARM

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
		FACP	28 31 00	CONTROL PANEL
# S		FA-120	28 31 00	SMOKE DETECTOR - PHOTOELECTRIC
# H		FA-140	28 31 00	HEAT DETECTOR
#		FA-200	28 31 00	VISUAL ALARM DEVICE
	##	FA-200	28 31 00	VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
# F		FA-210	28 31 00	AUDIO (HORN/CHIME) ALARM DEVICE
	##	FA-211	28 31 00	COMBINATION AUDIO (HORN/CHIME) / VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
		FA-160	28 31 00	FIRE ALARM ADDRESSABLE MONITOR MODULE

LIGHTING SYSTEM DESCRIPTION KEY:

THE DESIGN DOCUMENTS DESCRIBE THE OPERATIONAL PERFORMANCE REQUIREMENTS OF THE LIGHTING CONTROL SYSTEM. THE PROJECT MAY REQUIRE ONE OR MORE LIGHTING CONTROL STRATEGIES FOR THE PROJECT. REFER TO THE ELECTRICAL SYMBOL KEY, SPECIFICATION SECTION 26 09 33 LIGHTING CONTROL SYSTEMS, AND THE DRAWINGS TO DETERMINE THE DESIGN APPLICATION FOR EACH SPACE. THE POTENTIAL STRATEGIES ARE AS FOLLOWS:

1. STANDALONE LIGHTING CONTROL DEVICES: INDEPENDENT (STANDALONE) DEVICES TRADITIONALLY OPERATING AT LINE OR LOW VOLTAGE, FIELD CONFIGURABLE WITH OTHER STANDALONE DEVICES TO PROVIDE AN OVERALL LIGHTING CONTROL SYSTEM.
2. ROOM BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLLERS, CONTROL PANELS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM. LIGHTING CONTROL ZONES AND POWER CIRCUITS COMMONLY ALIGN.
3. NETWORK BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLS, CONTROL PANELS, DIMMER RACKS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM FOR ADVANCED ARCHITECTURALLY BASED LIGHTING CONTROL SYSTEMS. LIGHTING CONTROL ZONES COMMONLY ASSOCIATED WITH ONE OR MORE BRANCH POWER CIRCUITS WITHIN THE SAME CONTROL ZONE.

LIGHTING CONTROL SYSTEM DESIGNATION: THE FOLLOWING KEY MAY BE USED AS AN EXAMPLE TO DETERMINE THE DESIGNATED LIGHTING CONTROL SYSTEM FOR EACH SPACE. REFER TO ELECTRICAL COVERSHEET FOR ELECTRICAL SYMBOLS LIST AND DEVICE SPECIFICATION TAG. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1. STANDALONE LIGHTING CONTROL DEVICES: CONTROL STATION COMMONLY DEFINED BY AN ALPHA CHARACTER WITH SUBSCRIPTS.
   A. EXAMPLE SYMBOL "S", SPECIFICATION TAG "SW-1P", DESCRIPTION "SWITCH-SINGLE POLE SWITCH".
   B. EXAMPLE CONTROL DESIGNATION: a, b, c (WHEN REQUIRED TO CLARIFY DESIGN INTENT).
   C. SINGLE POLE LIGHT SWITCH "SA" CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" WITHIN THE SAME SPACE.
   D. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL REQUIREMENTS.

   F# a — LUMINAIRE; a S — CONTROL

2. ROOM BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE CONTROL STATION: SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPR#", DESCRIPTION "ROOM BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: a, b, c
   D. LIGHTING CONTROL STATION "#B" a,b CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" AND "b" WITHIN THE SAME SPACE
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# a — LUMINAIRE; F# b — LUMINAIRE; a,b #B — CONTROL

3. NETWORK BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPN", DESCRIPTION "NETWORK BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: z1, z2, z3
   D. LIGHTING CONTROL STATION "#B" z1 CONTROLS LUMINAIRES WITH THE SUBSCRIPT "z1". LUMINAIRES WITH A z1 DESIGNATION MAY OR MAY NOT BE SERVED BY THE SAME BRANCH LIGHTING CIRCUIT.
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# z1 1 — LUMINAIRE; F# z1 5 — LUMINAIRE; z1 #B — CONTROL

   BOTH LUMINAIRES ARE CONTROLLED BY THE SAME CONTROL STATION, SAME LIGHTING CONTROL ZONE Z1, BUT POWERED BY DIFFERENT BRANCH LIGHTING CIRCUITS.

LIGHTING CONTROL NOTES:

LIGHTING CONTROL NOTES:

{L#-##} INDICATES THE LIGHTING SEQUENCE OF OPERATION FOR THE SPACE. REFER TO THE LIGHTING SEQUENCE OF OPERATION MATRIX ON SHEET E-400.

{#B} LIGHTING CONTROL STATION. THE "#" INDICATES THE MINIMUM QUANTITY OF ZONES/SCENES AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. THE LIGHTING CONTROL STATION SHALL PROVIDE SEPARATE ON AND OFF AS WELL AS RAISE AND LOWER BUTTON(S). CONTROL SHALL BE CAPABLE OF DIMMING UP/DOWN AND SWITCHING AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. REFER TO DRAWINGS AND LUMINAIRE SUBSCRIPTS TO DETERMINE IF A ROOM BASED CONTROLLER (a, b, c SUBSCRIPTS) OR NETWORK CONTROL SYSTEM (z1, z2, z3) IS REQUIRED.

{z##} INDICATES ZONING AND REFLECTS A LIGHTING CONTROL GROUP. PROVIDE RELAYS AS REQUIRED TO ALLOW LUMINAIRES WITHIN THE DEFINED ZONE TO FUNCTION TOGETHER.

LIGHTING CONTROL SUBSCRIPTS:
1. LOWER CASE ALPHA SUBSCRIPTS "a, b, c" INDICATE LINE VOLTAGE OR ROOM BASED LIGHTING CONTROL SYSTEMS. REFER TO DRAWINGS TO DETERMINE IF LINE VOLTAGE CONTROL (S, S3, S4, ETC) OR {#B} ROOM BASED CONTROLLER SYSTEM (#B) IS REQUIRED.
2. LOWER CASE ALPHA NUMERIC SUBSCRIPTS "z1, z2, z3" INDICATE NETWORK BASED LIGHTING CONTROL SYSTEM.

REFER TO SHEET E-400 FOR LUMINAIRE SCHEDULE

CONDUIT INSTALLATION SCHEDULE

THE FOLLOWING SCHEDULE SHALL BE ADHERED TO UNLESS THEY CONSTITUTE A VIOLATION OF APPLICABLE CODES OR ARE NOTED OTHERWISE ON THE DRAWINGS. THE INSTALLATION OF RMC CONDUIT WILL BE PERMITTED IN PLACE OF ALL CONDUIT SPECIFIED IN THIS SCHEDULE. REFER TO CONDUIT AND BOXES SPECIFICATION 26 05 33 FOR ADDITIONAL INFORMATION.

INSTALLATION TYPE	RMC	IMC	EMT	PVC	RTRC	PVC COATED RMC	HDPE
FEEDERS: SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, MOTOR CONTROL CENTERS, ETC.		X	X				
BRANCH CIRCUITS: LIGHTING, RECEPTACLES, CONTROLS, ETC.		X	X				
MECHANICAL EQUIPMENT FEEDERS: PUMPS, CHILLERS, AIR HANDLING UNITS, ETC.		X	X				
FLOOR MOUNTED EQUIPMENT FEEDERS: PUMPS, ETC. (INCLUDE NO MORE THAN 6 FEET OF LFMC TO PUMP)		X	X				
CONTROLS (LIGHTING, POWER, BUILDING AUTOMATION, ETC.)		X	X				
WET AND DAMP LOCATIONS: (CONDUIT, BOXES, FITTINGS, INSTALLED AND EQUIPPED TO PREVENT WATER ENTRY)	X				X		
CORROSIVE LOCATIONS	X	X			X	X	
INTERIOR LOCATIONS WITH FINISHED CEILING AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILINGS			X				
INTERIOR LOCATIONS WITHOUT FINISHED CEILINGS: CONCEALED IN WALL, EXPOSED ABOVE CEILINGS		X	X				
EXISTING INTERIOR LOCATIONS WITH FINISHED CEILINGS AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILING UNLESS OTHERWISE NOTED			X				
UNDERGROUND / SLABS ON GRADE (OR UNDER SLABS ON GRADE)							
WITHIN THE PERIMETER OF THE BUILDING, UNDER SLAB ON GRADE	X			X			
WITHIN 5' OF ANY BUILDING WALL OR FOUNDATION WHEN PENETRATING THE STRUCTURAL FOUNDATION OR WALL	X				X		
UNDERGROUND SITE CONDUITS:							
WITHIN 5' FROM THE PERIMETER OF A BUILDING FOUNDATION	X				X		
5' OR GREATER FROM THE PERIMETER OF A BUILDING FOUNDATION	X			X	X		
HAZARDOUS (CLASSIFIED LOCATIONS AS DEFIED BY THE NATIONAL ELECTRICAL CODE: COMPLETE WITH SCREWED FITTINGS AND CONDUIT SEALS	X				X		

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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Illinois Design Firm Registration #184008976-0014

REF. SCALE IN INCHES 0 1 2 3 — PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL COVERSHEET

E-001

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF THIS IS NOT THE CASE, ADJUST ACCORDINGLY

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/ Min	Max
NEW PATHWAY	+	5.7 fc	1.1 fc	12.0:1	5.2:1	13.2 fc
PARKING	+	0.6 fc	0.1 fc	9.0:1	6.0:1	0.9 fc
SIDEWALK	+	0.9 fc	0.0 fc	N/A	N/A	3.5 fc

SHEET NOTES:

1. AQUATIC CENTER SITE LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS5), UNLESS NOTED OTHERWISE AT THE FIXTURE.

KEYNOTES:

1. REFER TO 1/E-201 POOL BONDING DETAIL TO COMPLY WITH NEC 680.26 FOR POOL EQUIPONTENTIAL BONDING REQUIREMENTS.
2. (2) 2 1/2" C. ROUTED BETWEEN EACH PROPOSED BUILDING IT WALL CABINET. PROVIDE WITH PULL STRING.
3. (1) 2 1/2" C. FROM OWNERS TELECOM CABINET STUBBED TO BUILDING IT CABINET.
4. (2) 3" C. FROM MAIN SERVICE PANEL TO BATH & CONCESSION BUILDING DISTRIBUTION PANEL.
5. SLIDE EMERGENCY STOP. LOCATE AT TOP OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
6. SLIDE EMERGENCY STOP. LOCATE AT SIDE OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
7. ZERO DEPTH ENTRY WATER FEATURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
8. WET DECK WATER FEATURE/PLAY STRUCTURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
9. 120V CONNECTION TO IN-POOL/POOL FEATURE REMOTE LED CONTROLLER. COORDINATE LOCATION OF ALL REMOTE LED DRIVERS WITH CONTROLLER LOCATION. REFER TO AQUATIC PLAN LIGHTING DETAILS AND 5/E-201 FOR ADDITIONAL REQUIREMENTS.
10. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM CONCESSIONS BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
11. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
12. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP TO TOP OF SLIDE TOWER. COORDINATE EXACT LOCATION AT TOWER WITH OWNER.
13. MOUNT RECEPTACLE AT BOTTOM OF AREA LIGHT FIXTURE POLE BASE WITH NEMA 3R WHILE-IN-USE COVER.
14. MOUNT RECEPTACLE IN FREESTANDING POWER PEDESTAL WITH NEMA 3R HINDGED LOCAKABLE COVER, PEDOC OR APPROVED EQUAL.

EXISTING INCOMING FIBER

EXISTING PEDESTRIAN POLE LIGHT

EXISTING FIBER CABINET

UTILITY TRANSFORMER, REFER TO E-111B FOR ADDITIONAL INFORMATION

EXISTING COMED PRIMARY

REMOVE EXISTING POLE LIGHT AND POLE BASE. INSTALL NEW POLE LIGHT IN EXISTING LOCATION WITH NEW BASE.

PROVIDE SPLICE PIT/MANHOLE PER COMED REQUIREMENTS, INSTALLED BY CONTRACTOR, TO INTERCEPT EXISTING UTILITY PRIMARY SERVING PREVIOUS AQUATIC CENTER ELECTRICAL SERVICE. PROVIDE (2) 4" SCH 40 PVC CONDUIT TO NEW UTILITY TRANSFORMER FOR UTILITY PRIMARY PATHWAY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION AND CONDUIT ROUTE.

MOUNT INTO PRE-CUT OPENING IN SUPPORT COLUMNS (TYP.)

EM PHONE/L1A-14

EM PHONE/L2-62

POOL 'A' LED CONTROLLER/L1A-15

POOL 'B' LED CONTROLLER/L2-44

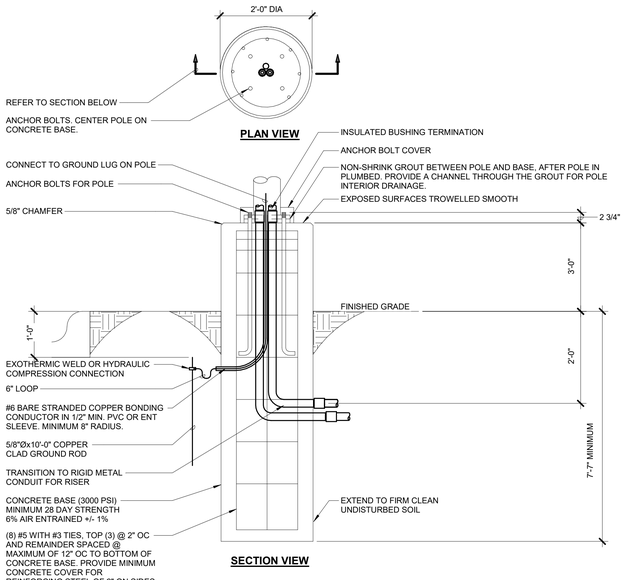
POOL 'D' LED CONTROLLER/L1A-17

EXISTING SITE LIGHTING POLE

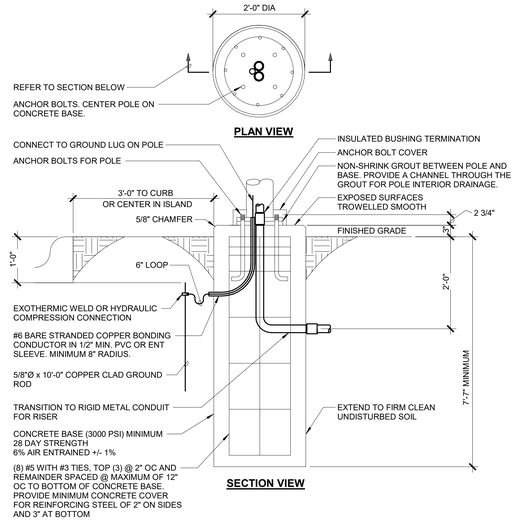
W/+18"/L1A-11
W/+18"/L2-36
W/+18"/L2-29
W/+18"/L2-29

W/L1A-26
W/L1A-25
W/L1A-18
W/L1A-28
W/L1A-21
W/L1A-19
W/L1A-27
W/L1A-23
W/L1A-24
W/L1A-22
W/L1A-12
W/L1A-20
W/L1A-13
W/L1A-13
W/L1A-13
W/L2-89
W/L2-89
W/L2-90
W/L2-98
W/L2-100
W/L2-97
W/L2-91
W/L2-94
W/L2-99
W/L2-93
W/L2-93
W/L2-96
W/L2-92
W/L2-92
W/L2-92
W/L2-92
W/L2-92
W/L2-101
W/L2-102

(LS6) P1 PS2-5 10
(LS6) P4 PS2-5 10
(LS6) P2 PS2-5 10
(LS6) P3 PS2-5 10
(LS6) P1 PS2-5 10
(LS6) P2 PS2-5 10
(LS6) P1 PS2-5 10
(LS6) P2 PS2-5 10
(LS6) P1 PS2-5 10
(LS6) P2 PS2-5 10
(LS6) P1 PS2-5 10
(LS6) P1 PS2-5 10
(LS6) P2



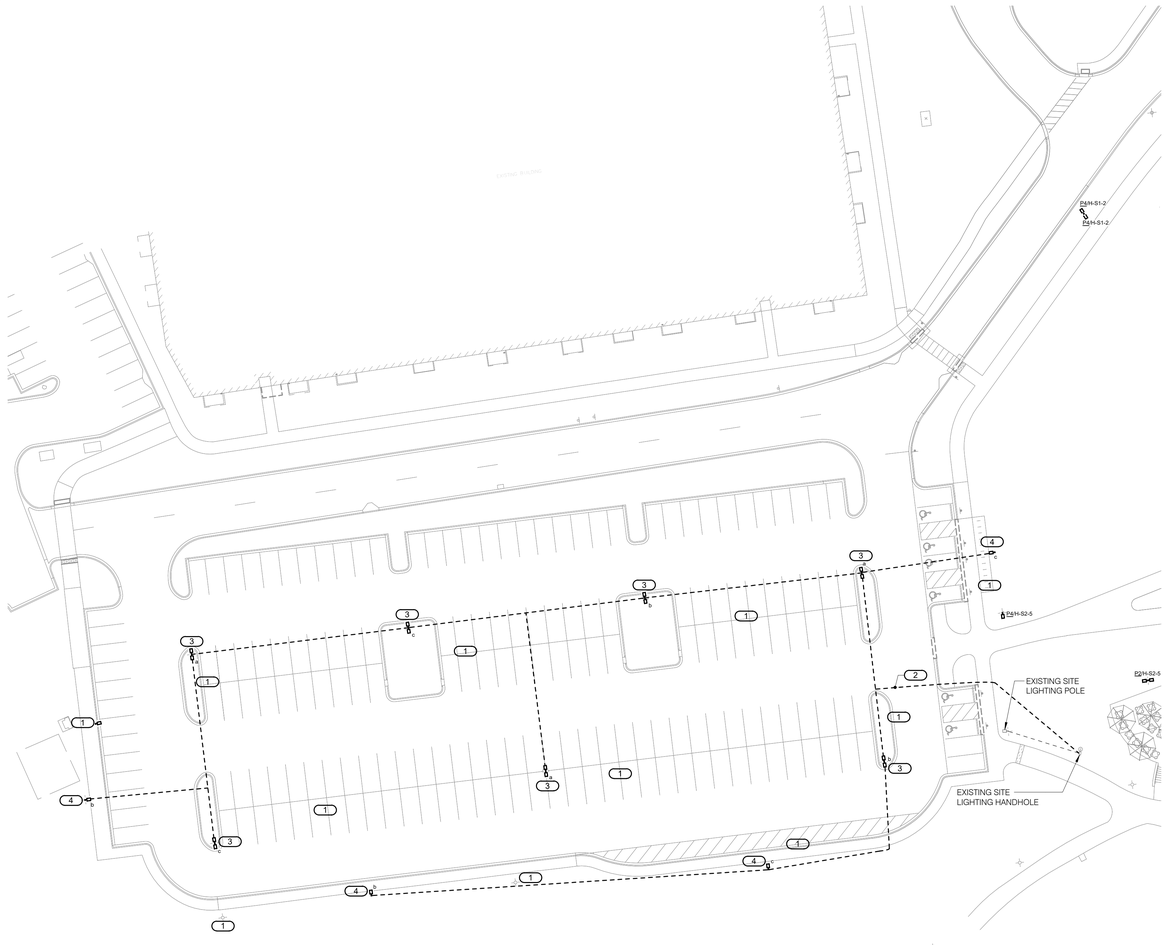
2 EXTENDED POLE BASE DETAIL
NO SCALE



3 POLE BASE DETAIL
NO SCALE

KEYNOTES:

1. EXISTING PARKING LOT POLE LIGHT AND ASSOCIATED CONCRETE BASE TO BE REMOVED. EXISTING POLE AND POLE LIGHT SHALL BE PROTECTED AND RELOCATED TO NEW LOCATION. DURING REMOVAL RECORD CONCRETE BASE DEPTH AND POLE BASE ANCHOR BOLT TYPE AND SPACING TO MATCH FOR NEW LOCATION. POLE BASE DETAIL ON THIS DRAWING SET PROVIDES THE MIN. REQUIREMENTS. EXISTING LIGHTING CIRCUIT SHALL BE REMOVED TO LAST ACTIVE DEVICES OR SITE HANDHOLE. EXISTING CONDUIT CAN BE CUT BELOW GRADE AND ABANDONED IN PLACE.
2. INTERCEPT EXISTING SITE LIGHTING CIRCUIT, WITHIN EXISTING HANDHOLE, SERVING PREVIOUS PARKING LOT FIXTURES. EXTEND EXISTING CIRCUIT(S) AND CONDUIT TO RELOCATE POLE LOCATIONS. MATCH EXISTING CONDUIT AND CONDUCTORS SIZE, USING MINIMUM OF 2#8 & 1#8 EGC IN 1" C. LIGHTING CIRCUITS ARE FED FROM LIGHTING CONTROLLER LOCATED IN CONCESSION BUILDING FIELD STORAGE ROOM. (3) CIRCUITS ARE ASSUMED TO BE SERVING THIS PARKING LOT. CIRCUITS SHALL ALTERNATE WITH EACH FIXTURE AS NOTED BY SITE PLAN SUBSCRIPT 'a', 'b', 'c'.
3. REFER TO EXTENDED POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS. BASE SHALL BE EXTENDED TYPE WITH LENGTH ABOVE GRADE AS SHOWN ON DETAIL.
4. REFER TO POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS.



1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
1" = 30'-0"

NORTH

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PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES

E-003

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT DOES NOT MEASURE ONE INCH, ADJUST ACCORDINGLY

Statistics						
Description	Avg	Min	Max/Min	Avg/Min	Max	Symbol
Drive/Pedestrian Walkway	2.1 fc	0.1 fc	133.0:1	21.0:1	13.3 fc	+
Parking Lot	2.2 fc	0.1 fc	238.0:1	22.0:1	23.8 fc	+



NORTH

1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC PLAN

1" = 30'-0"

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Revision Schedule

NO.	DATE	DESCRIPTION
2	03-27-2026	MAJOR SITE PLAN RESUBMITTAL 02

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC

E-004

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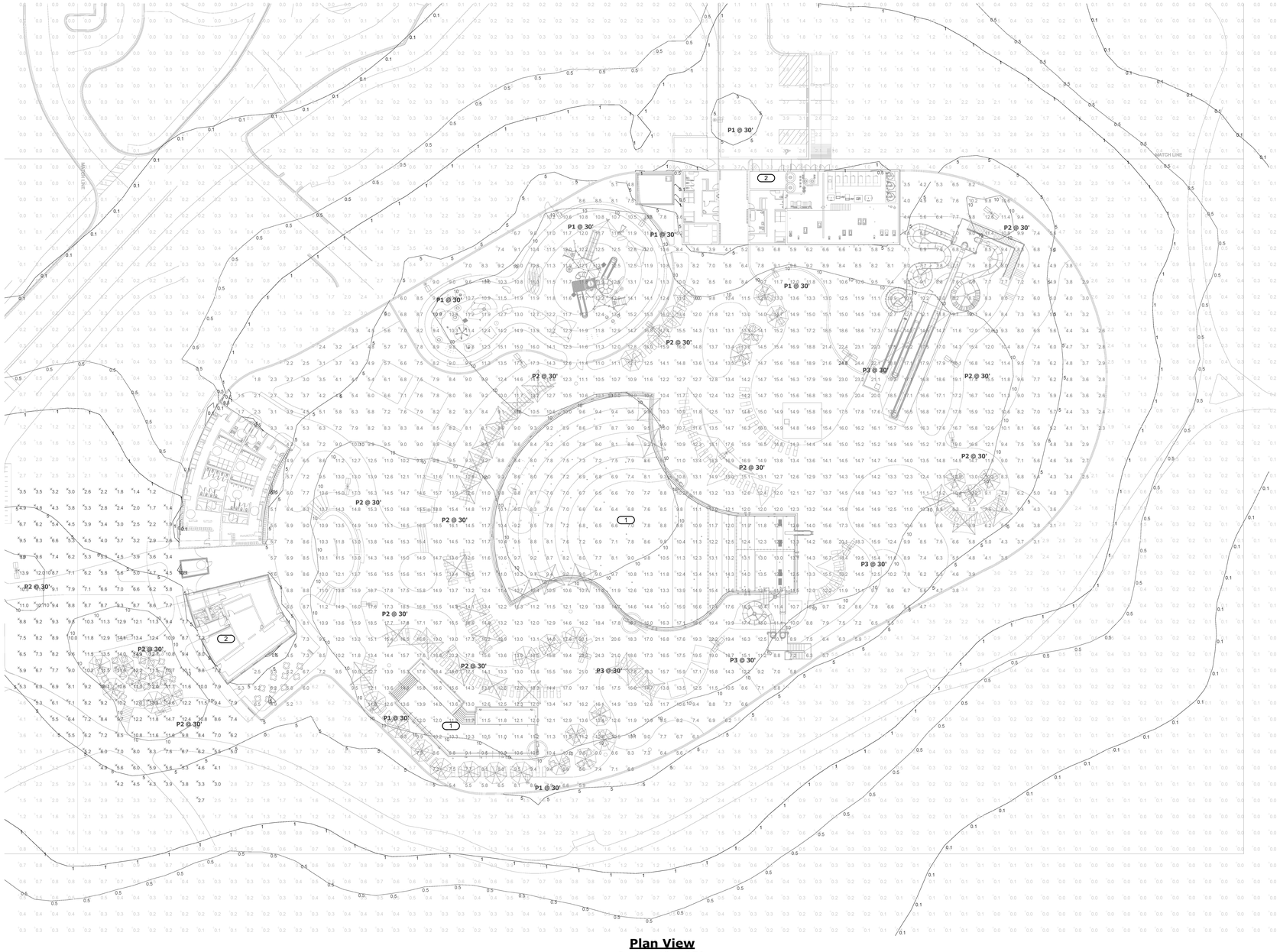

Plan View
Scale - 1" = 25ft

KEYNOTES:

1. REFER TO AQUATIC DESIGNER POOL DRAWINGS FOR IN-POOLING LIGHTING PHOTOMETRICS FOR POOL SURFACE LIGHT LEVELS. POOL 'A' IS PROVIDED WITH 41 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.39 LUMENS/SF. POOL 'B' IS PROVIDED WITH 7 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.79 LUMENS/SF.
2. SITE LIGHTING CONTROLS SHALL FOLLOW SEQUENCE (LS5), REFER TO LIGHTING SEQUENCE OF OPERATIONS ON E-500.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	7	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	462.45
	P2	13	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	924.9
	P3	4	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	1387.35

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY AREA	✕	7.5 fc	14.9 fc	1.0 fc	14.9:1	7.5:1
POOL SITE - INSIDE FENCE		11.1 fc	24.8 fc	1.5 fc	16.5:1	7.4:1

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - PHOTOMETRICS

E-005

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P1/P2/P3/P4



D-Series Size 2

LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

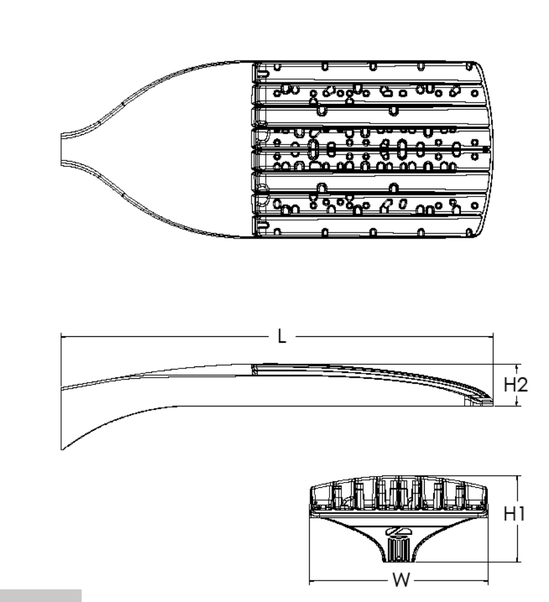
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



ds Design Select options indicated by this color background.

ds 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

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P13[1] P11[1] P14[1] P12[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21] PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] 3G Vibration rated for 3G[27] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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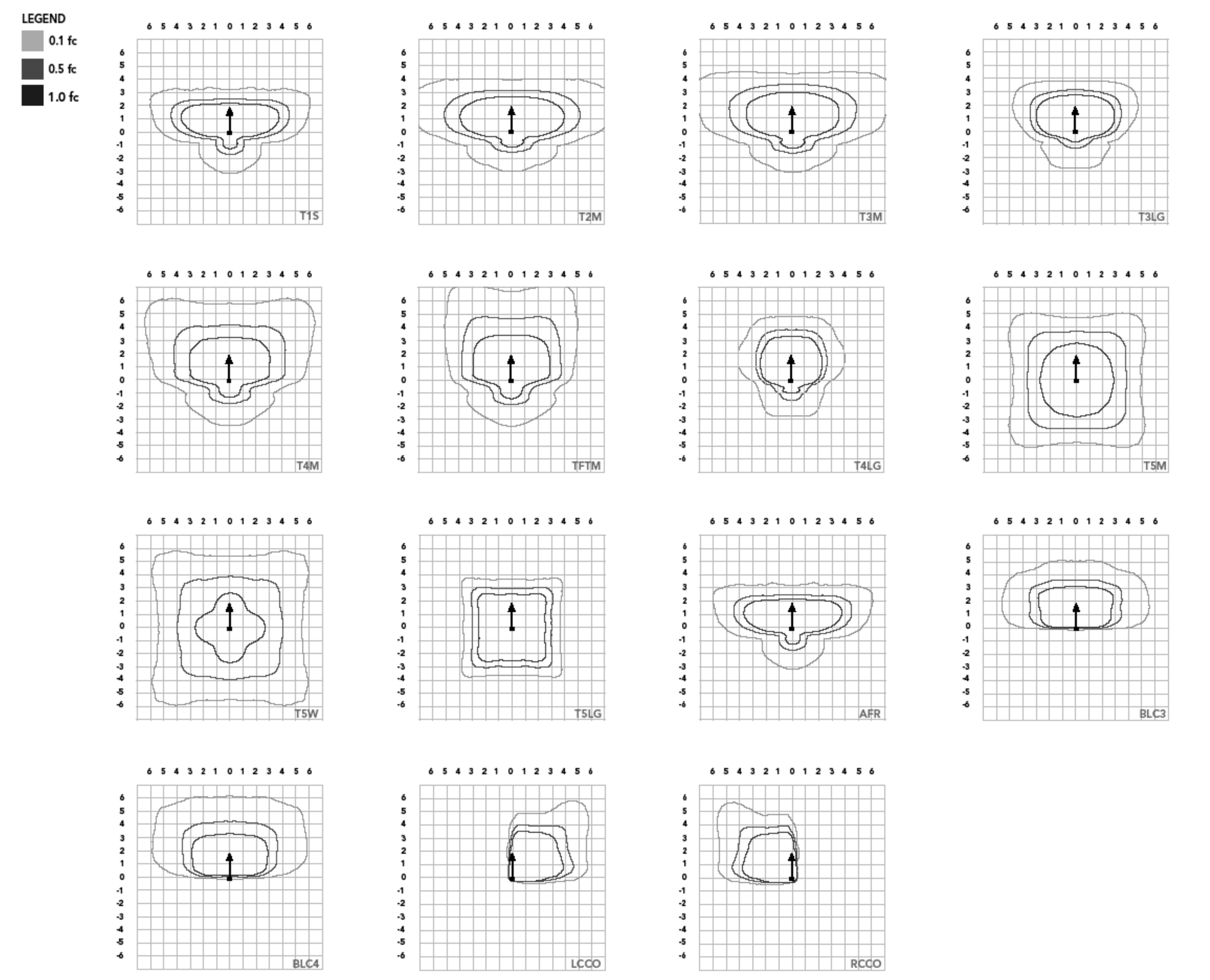
P1/P2/P3/P4

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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P1/P2/P3/P4

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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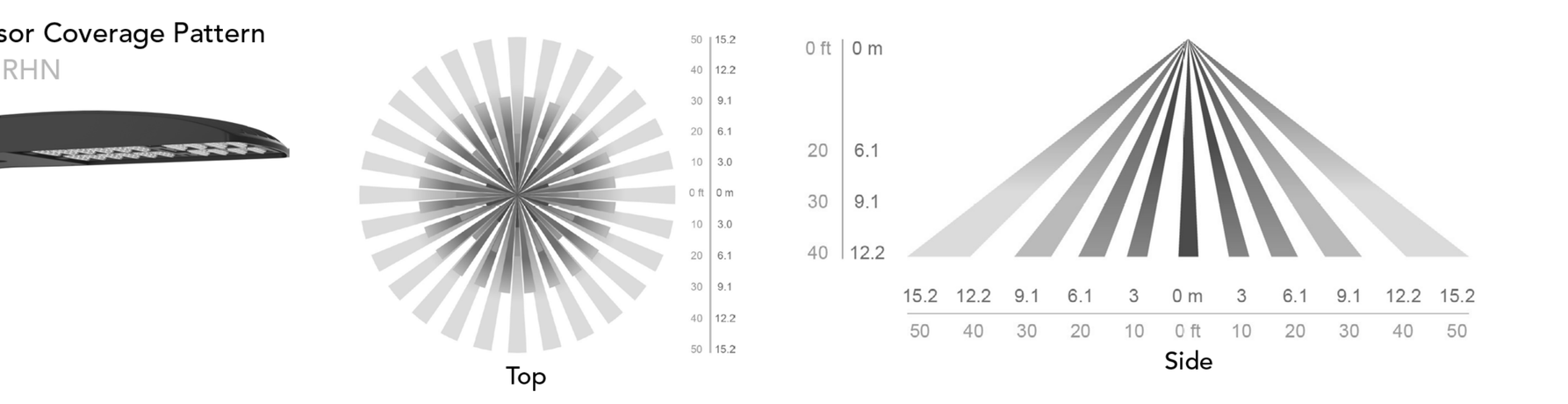
P1/P2/P3/P4

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

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.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-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.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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P1/P2/P3/P4

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Aluminum is a general purpose light pole for up to 35-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T6 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", 6" and 6.75".

Pole Top: Options include 4" tall tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option. The top cap resists intrusion of moisture and environmental contaminants.

Handhole: A handhole opening with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12"; 5" shaft, handhole at 14"; 6" and 6.75" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. The handhole for a pole specified with a 4" or 5" shaft width has a nominal dimension of 2" x 4"; the handhole for a pole specified with a 6" or 6.75" width has a nominal dimension of 2.63" x 5". Standard and extra handholes come with cover and attachment hardware.

Bolt Caps/Base Cover: Pole base plate utilizes cast aluminum A365 nut cover discs to cover anchor bolt and nut assembly. 2 piece, spun aluminum base cover available as an option.

Anchor Base/Bolts: Anchor base is cast from A356 alloy aluminum. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end.

HARDWARE — All structural and non-structural fasteners are stainless-steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Standard powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes.

GROUNDING: Grounding provision is located in handhole near the base. Grounding hardware is not included (provided by others).

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-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. Specifications subject to change without notice.

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM

CONFLUENCE

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920.887.7375

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE LIGHTING - CUT SHEETS

E-006

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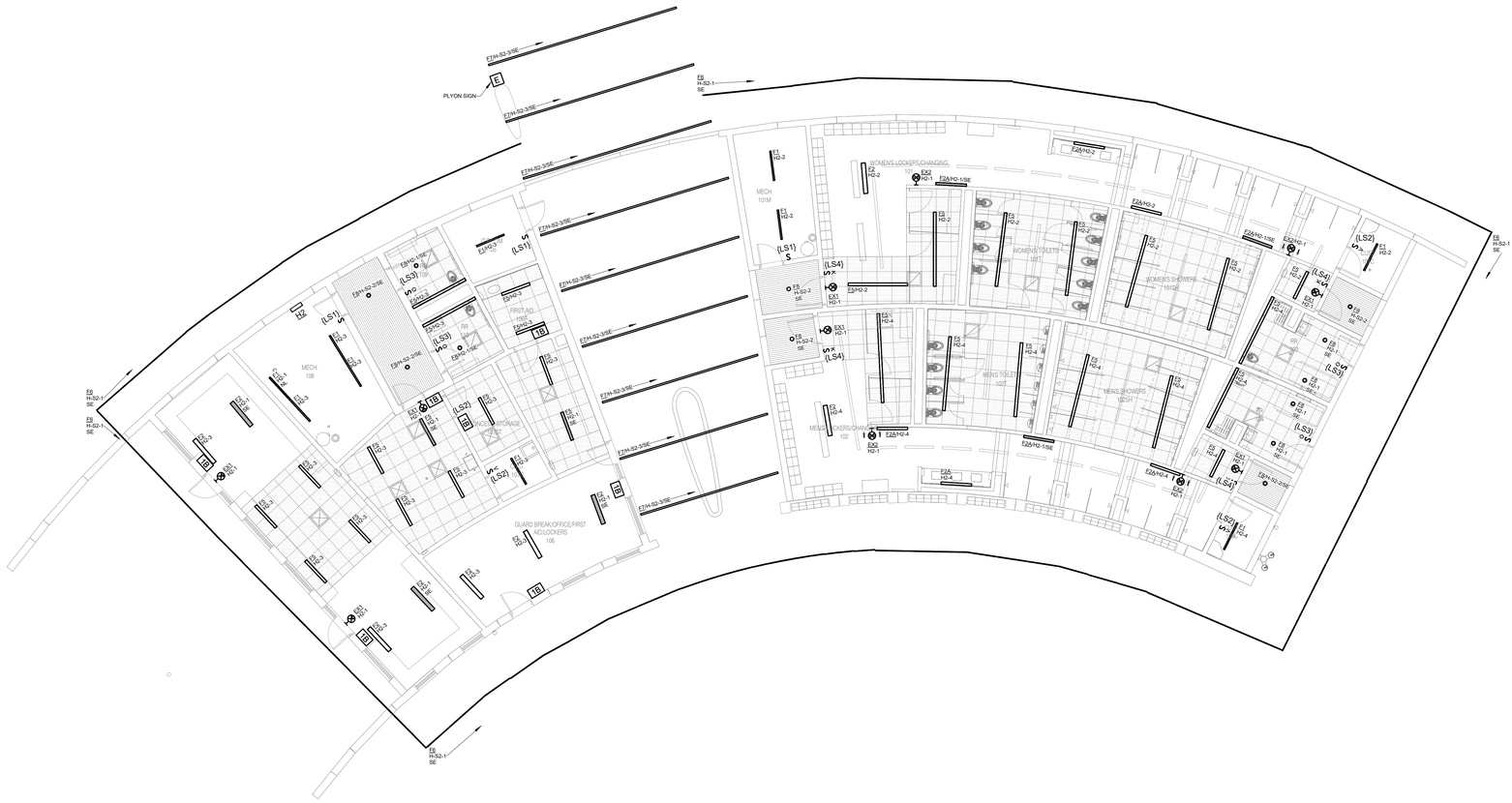
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SCALE

SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.


E
PLYON SIGN
E7H-52-3/SE
E6 H-52-1 SE
E5 H-52-1 SE
E8 H-52-1 SE
E8 H-52-1 SE
E8 H-52-1 SE
MECH. 101M
WOMEN'S LOCKER/CHANGING 107
WOMEN'S TOILET 108T
WOMEN'S SHOWERS 108S
MEN'S TOILET 103T
MEN'S SHOWERS 103S
MEN'S LOCKERS/CHANGING 102
MECH. 108
FIRST AID 105
RR 104
GUARD STORAGE 107
GUARD BREAK OFFICE/ FIRST AID/LOCKERS 106
RR 109
RR 110
(LS1)
(LS2)
(LS3)
(LS4)
(LS5)
(LS7)
EA1 H2-1
EA2 H2-4
EB H-52-2 SE
EC H-52-3 SE
E1 H2-2
E2 H2-2
E3 H2-2
E3 H2-3
E3 H2-4
E2A H2-4
E2A/H2-1/SE
E2A/H2-2
E2A/H2-3
E2A/H2-4
E2B/H2-1/SE
E2B/H2-2
E2B/H2-3
E2B/H2-4
E2C/H2-1
E2C/H2-2
E2C/H2-3
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E3A/H2-3
E3A/H2-4
E3B/H2-1/SE
E3B/H2-2
E3B/H2-3
E3B/H2-4
E3C/H2-1
E3C/H2-2
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E3C/H2-4
E3D/H2-1/SE
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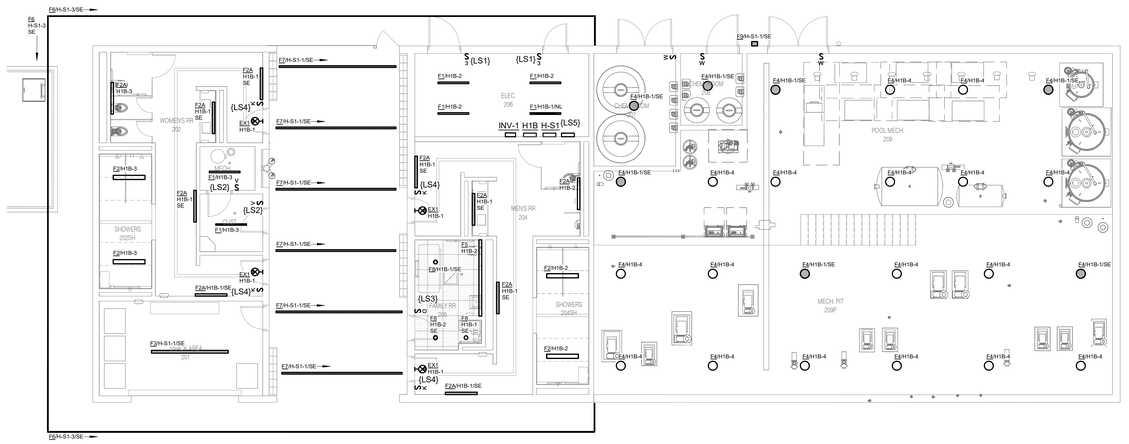
E3E/H2-1/SE
E3E/H2-2
E3E/H2-3
E3E/H2-4
E3F/H2-1/SE
E3F/H2-2
E3F/H2-3
E3F/H2-4
E3G/H2-1/SE
E3G/H2-2
E3G/H2-3
E3G/H2-4
E4/H2-1
E4/H2-2
E4/H2-3
E4/H2-4
E7H-52-3/SE
E7H-52-1/SE
E7H-52-2/SE
E7H-52-3/SE
E7H-52-3/SE
E7H-52-3

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT BOTH ORIGINAL AND REDUCED SIZES

SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.



NORTH

1 FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

1/8" = 1'-0"

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

E-101B

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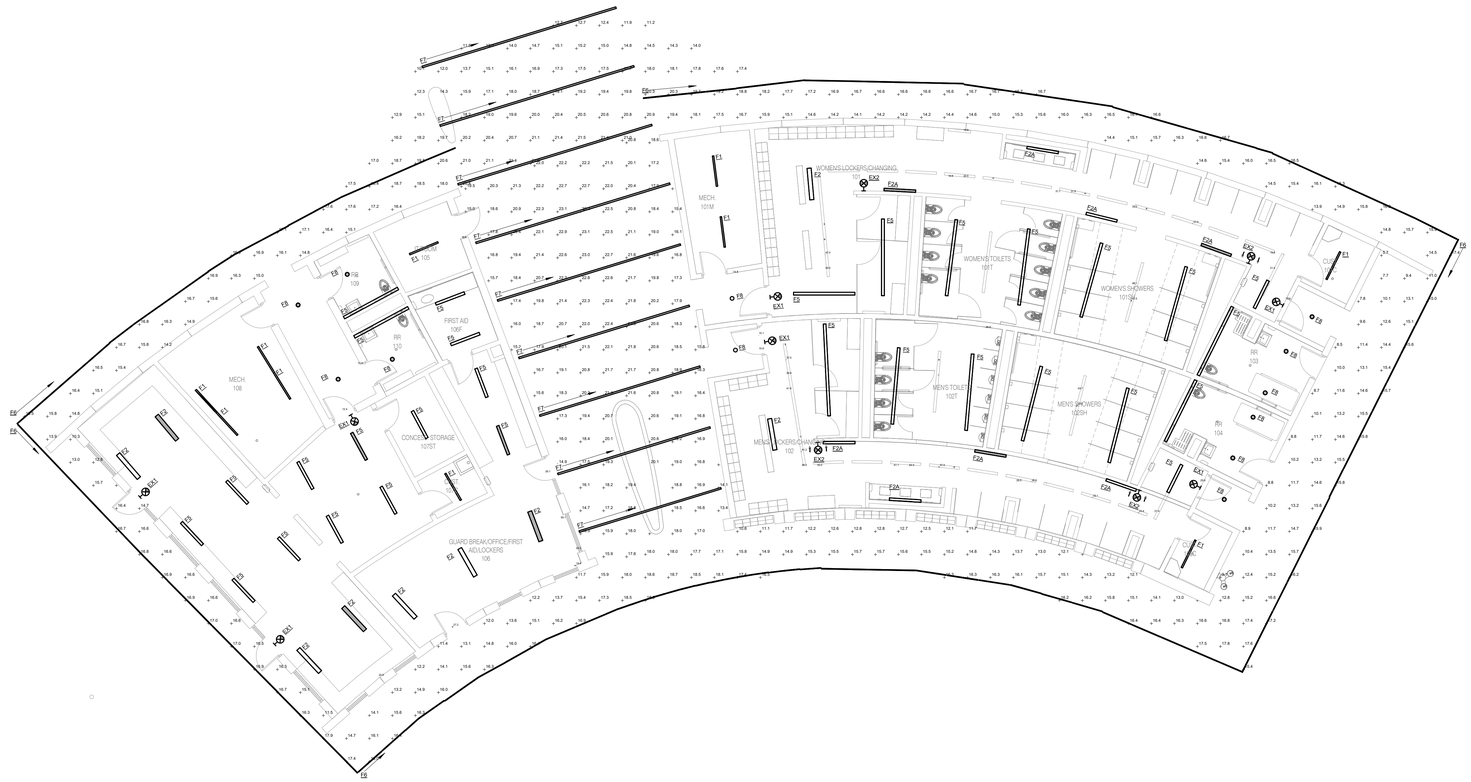
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ORIGINAL DRAWINGS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
RR 109	+	43.0 fc	51.2 fc	31.1 fc	1.6:1	1.4:1
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1



NORTH

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

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PROJECT #25005326.00

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

E-102A

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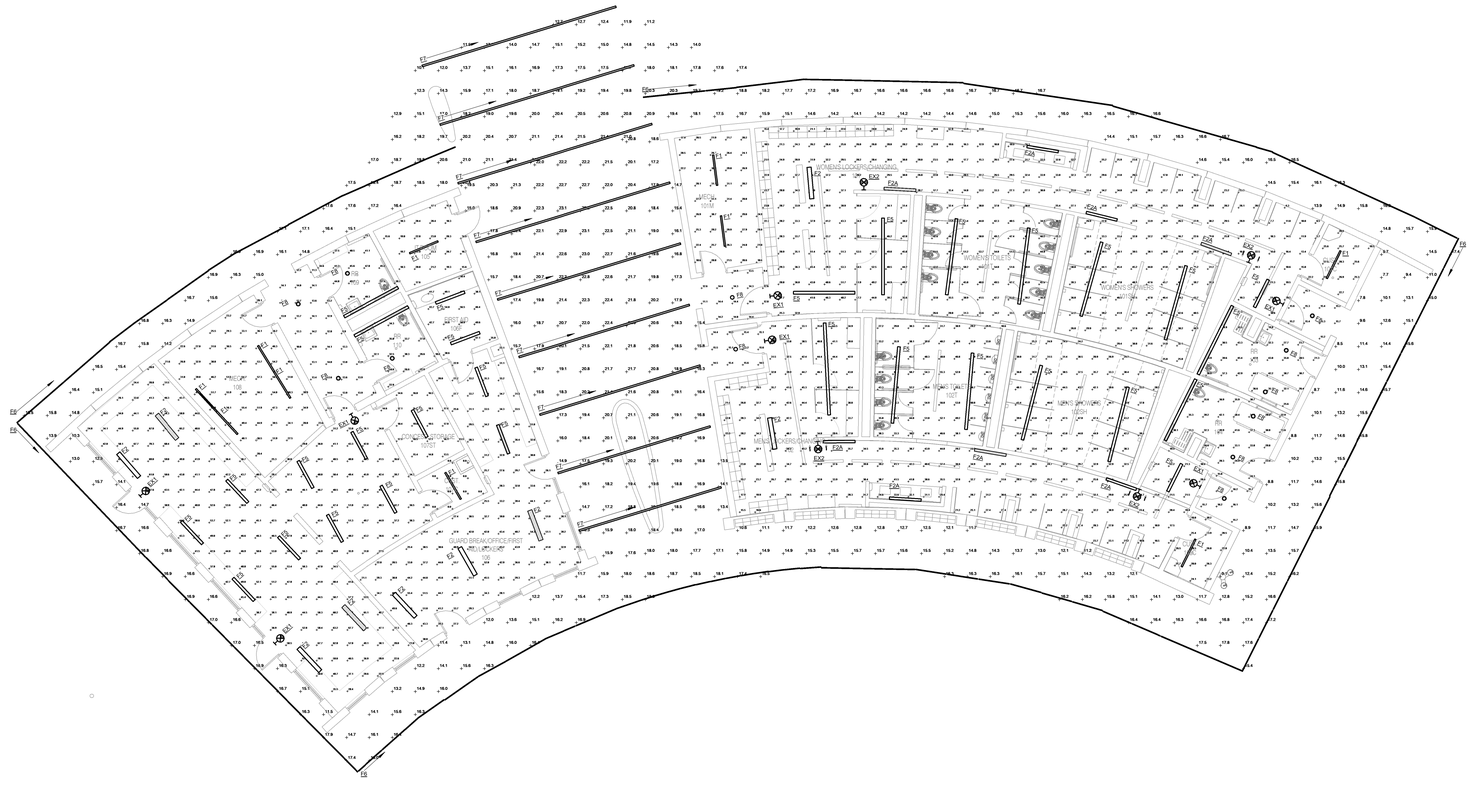
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ANSI D SHEETS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
RR 109	+	43.0 fc	51.2 fc	31.1 fc	1.6:1	1.4:1
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1



NORTH

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

E-102A

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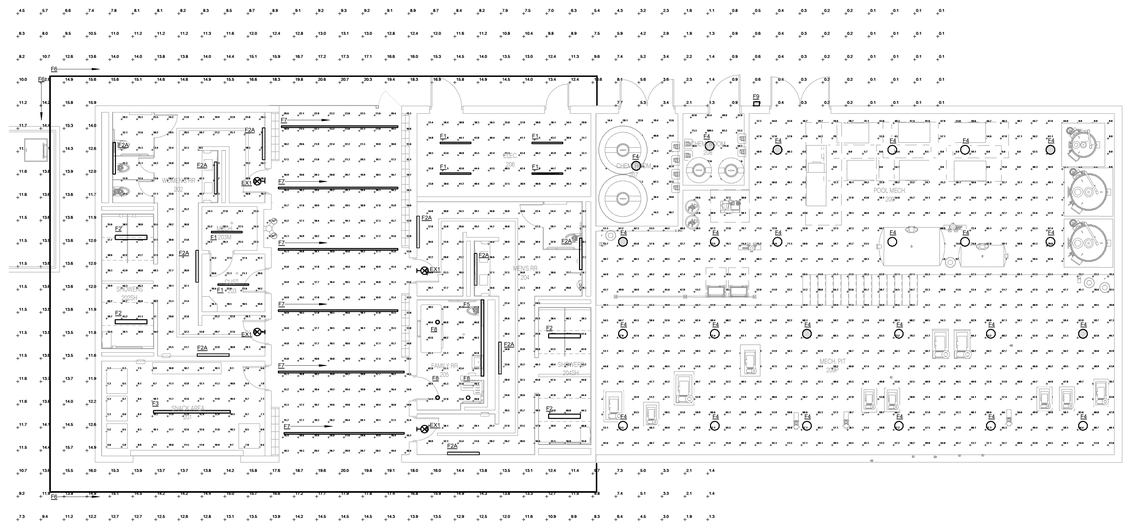

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

1/8" = 1'-0"

NORTH

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CHEM. ROOM 207	+	43.7 fc	133.5 fc	10.7 fc	12.5:1	4.1:1
CHEM. ROOM 208	+	66.6 fc	137.2 fc	26.7 fc	5.1:1	2.5:1
CUST. 203	+	18.5 fc	22.0 fc	15.1 fc	1.5:1	1.2:1
ELEC. 206	+	39.5 fc	46.8 fc	29.0 fc	1.6:1	1.4:1
Exterior Canopy	+	10.0 fc	20.7 fc	0.1 fc	207.0:1	100.0:1
EXTERIOR PASSAGE	+	18.0 fc	23.2 fc	12.9 fc	1.8:1	1.4:1
FAMILY RR 205	+	42.1 fc	51.1 fc	28.8 fc	1.8:1	1.5:1
MECH. 203M	+	25.4 fc	28.3 fc	22.6 fc	1.3:1	1.1:1
MEN RR 204	+	31.6 fc	49.4 fc	14.7 fc	3.4:1	2.1:1
POOL MECH. 209	+	49.2 fc	76.6 fc	0.0 fc	N/A	N/A
SNACK AREA 201	+	9.2 fc	12.9 fc	4.8 fc	2.7:1	1.9:1
WOMEN'S RR 202	+	32.5 fc	49.5 fc	8.5 fc	5.8:1	3.8:1

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

E-102B

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

F1

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LED Striplight

ZL1D

24", 48" and 96" Lengths



FEATURES & SPECIFICATIONS

INTENDED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in T8 lengths. Ideal for use in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — Compact-design channel and cover are formed from code-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), or matte black (MB). After fabrication, five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Standard diffuse snap on/snap off lens eliminates pixels, improves uniformity and minimizes glare.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see PLR_ ordering information on page 5). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page 4 for actual wattage consumption), **multi-volt input and 0-10V dimming standard**. This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide 80CRI or 90 CRI at 3000 K, 3500 K, 4000 K or 5000 K.

Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86°F (30°C).

INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -40°F (-40°C) and 86°F (30°C).

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-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.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

COMMERCIAL INDOOR — ZL1D Page 1 of 7

F2 & F2A

VICTORY® NARROW SERIES

New Star Lighting

PROJECT:
TYPE:
PRODUCT:
APPROVED BY:



VICN Series

Registration No. 7,933,706

PRODUCT FEATURES

- Intended for Public Areas, Corridors, Stairways, Parking Garages, Restrooms, Lobbies, Schools, and more
- Architectural linear luminaire that melds aesthetics, function and vandal resistance
- Extruded aluminum housing with cast aluminum endcaps for durability
- Certified to UL standards by Intertek Testing Laboratories for Wet Locations (under covered ceiling). IK10 Listed per IEC60068. Optional 3G rating
- This product is Made in America and complies with the Buy American Act (BAA)
- The Victory Series is covered by the New Star Promise

ORDERING INFORMATION

Example: VIC2N-L235-90C-1C-RW-WH-UN

VIC		N						
Series	Nominal Size* 1 = 1ft 2 = 2ft 3 = 3ft 4 = 4ft *Nominal size. Dimensional data on Page 2.	Style N = Narrow	End Caps blank = Flat End Caps (std) DE = Decorative End Caps	Lumen Output* L1 = Low L2 = Standard L3 = High** CL = Custom Lumens*** *Subject to change. Performance Data on Page 3. **Cannot be used with Occ Sensor. ***N/A with 1ft. Must be specified at time of quote. Must not exceed fixture maximum output.	Color Temp. 35 = 3500K 40 = 4000K 50 = 5000K AMB = Amber	CRI 80C = 80 CRI 90C = 90 CRI	Circuits 1C = 1 Circuit 2C = 2 Circuits* *Allows for inboard/outboard control	Lens RW = .09 Ribbed White Poly. RC = .09 Ribbed Clear Poly. RWC = .156 Ribbed White Poly. RCC = .156 Ribbed Clear Poly.

Finish	Voltage	Driver	Options	Accessory
WH = White CC = Custom Color* *Must specify RAL number at time of order and if antimicrobial finish is needed. Subject to setup fees.	12 = 120V 27 = 277V 34 = 347V UN = Universal (120V-277V)	blank = DMI (Standard 0-10V Dimming with 0-10% range) SD2 = Step. Dimming Driver (50-100%)† SD3 = Step. Dimming Driver (30-70-100%)† †3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OC are ordered together, fixture operates at 50% when area isunoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user).	PC = Photocell (N/A decorative end cap)* OC = Occupancy Sensor (N/A decorative end cap)** RM = Row Mount for Field Installation*** EL1 = Emerg. Bat. LED Low (10W)# EL2 = Emerg. Bat. LED Low (20W)# LN = LED Night Light' FZ1 = Fuse (120V) FZ2 = Fuse (277V) PH = Phillips Flat Head Screws (3 fasteners on each side) NAT = Natatorium Finish PM = Pendant Mount Install (Stems/Hardware by others) 3G = 3G Vibration Rated Design *N/A with 347 or UN voltage. Refer to Page 1 if ordering with SD2 or SD3. **Refer to Specification Features if ordering with SD2 or SD3 option. Cannot be used with L3 Output. ***Kit includes joining hardware for field installation. If decorative end caps are specified, only end units will have decorative end cap. Consult factory for details. #Consult factory for VIC1 emergency options. '3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OCare ordered together, fixture operates at 50% when area is unoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user). 'Consult factory for 347V. If SD3 and OC are ordered together, SD3 will be set at lowest dimming level	CM = Corner Mount Bracket

New Star Lighting
2225 W Pershing Rd, Chicago, IL 60609
(773) 847-1400
www.newstarlighting.com

Specifications and dimensions are subject to change without notice. For additional options and dimensional details, please consult your New Star Lighting representative.

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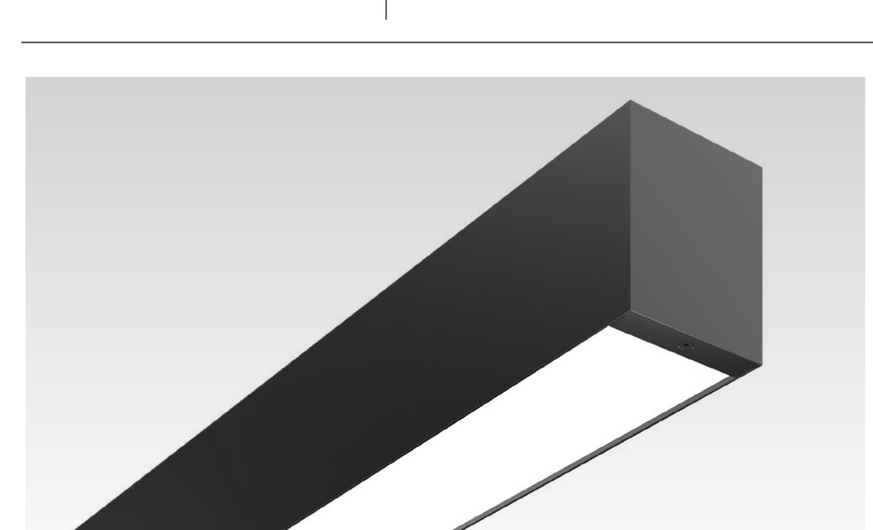
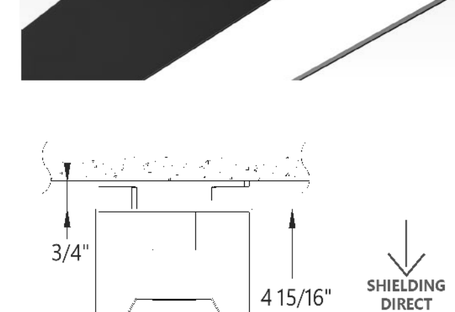
1 — 09182025

F3

Extend 4 — Surface mount



Project
Type
Notes



SO ASO BW GZ WW

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft	10.1 W/ft	111 lm/W	SO
1000 lm/ft	9.9 W/ft	100 lm/W	GZ
1000 lm/ft	9.8 W/ft	102 lm/W	WW
1000 lm/ft	9.8 W/ft	102 lm/W	ASO
1200 lm/ft	12 W/ft	100 lm/W	BW

*Please consult factory for custom lumen output and wattage.

Ordering Guide

EX4S

PRODUCT ID	NOM.LUMENS/FT	CRI	COLOR TEMP.	SHIELDING
EX4S Extend 4 Surface	400 400 lm/ft - Min. 1000 1000 lm/ft - Max for GZ, WW, ASO.* 1200 1200 lm/ft - Max.	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	SO spotless lens GZ Graze WW Wallwash ASO Asymmetric BW Batwing
	Outputs between listed min and max are available. * 1000 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C) LT(#) Lutron* BI bi-level dimming O(#) other*	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory.			Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2.	* Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	IC CONTROLS (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SB surface bracket S surface ceiling* SBBP surface bracket with bird protection	B(#) battery pack (integral)* BR(#) battery pack (remote)**	OS(#) occupancy sensor	+EF end feed* +N natatorium finish	C custom
* Requires opening fixture for installation.	*Minimum 3ft; **Dry/Damp location only. Please consult factory.	See integrated controls guide for further details Please consult factory	* End Feed standard for S mounting	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. | 1 / 6 November 18, 2025 | FILE NAME:EX4S.SPEC | © 2016 Axis Lighting Inc. 1.800.263.2947 [T] 514.948.6272 | axis axislighting.com

F4

HJCR Series

The SENTINEL™

Hazardous Location LED Lighting

HazLoc HAZARDOUS LOCATION



SOLAS RAY™ LIGHTING

5935 West 84th St. | Indianapolis, IN 46278 | 1-888-391-4822 | www.SolasRay.com

Cat. #	Type
Notes	

CERTIFICATIONS / RATINGS

UL844 UL924 IP66 IP67 CERTIFIED UL 1598 MARINE UL 1598 A DLC LISTED IK08 IMPACT RATING IK10 IMPACT RATING ABS CSA C22.2

CLASS / DIVISION

- Class I, Div 1, Groups C, D
- Class II, Div 1, Groups E, F, G
- Class III
- Class I, Div 2, Groups A, B, C, D
- Class II, Div 2, Groups F, G

KEY FEATURES AND BENEFITS

- Ambient temperature capabilities: -40°C (-40°F) to 60°C (140°F)
- * DLC V5.1 Standard (4000K/5000K / 120° models only).
- Internal EM battery option (15W / 90 min).
- ** Impact Resistance: IK08 (standard lens) / IK10 (glass globe with wire guard).
- Corrosion proof - coated copper free aluminum alloy housing.
- Gray nylon corrosion resistant powder coating.
- Optional reflective hoods available.
- 0-10V dimming option available.
- 1000 hours salt spray test passed.

SPECIFICATIONS

Voltage	120-277 VAC / 347-480 VAC
Wattage	40W / 60W / 80W / 100W / 150W / 200W / 250W / 280W
Color Temp	4000 / 5000 Kelvin
Housing	Coated copper free aluminum alloy
Color	Gray
Lens	Tempered glass
Ambient Temperature	-40°C (-40°F) to 60°C (140°F) (-10°C to 60°C with EM Battery)
T-Rating	T4
Lifetime	100,000+ hrs L_{70}
CRI	>70
Beam Angles	120° / 90° / 60° / 40°
Efficacy	140 lm/W
Entrance Thread	3/4" NPT
Protection	IP66 / IP67
Warranty	5 Year Limited Warranty - Fixture 3 Year Limited Warranty - Battery

LUMENS

40W	60W	80W	100W	150W	200W	250W	280W
5,600	8,400	11,200	14,000	21,000	28,000	35,000	39,200

PRODUCT ORDERING SELECTION

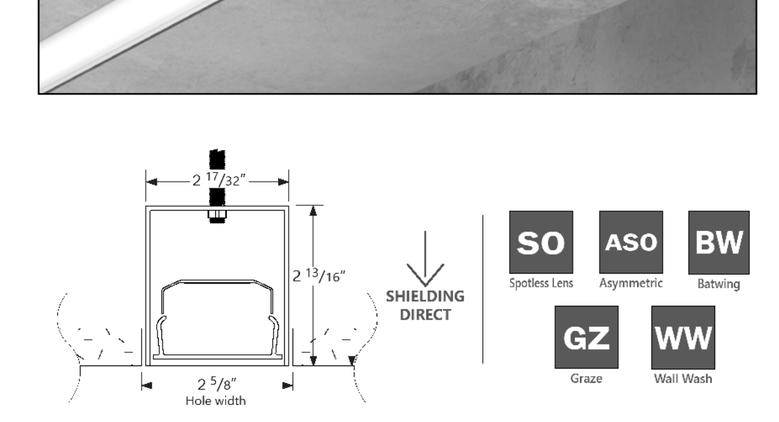
HJCR1L – ☐ – ☐ – ☐ – ☐ – ☐ – ☐

Series	Watts	Kelvin	Voltage	Beam Angle	Mounting Options	Other Options
☑ HJCR1L	☐ 040 - 40W ☐ 060 - 60W ☐ 080 - 80W ☐ 100 - 100W ☐ 150 - 150W ☐ 200 - 200W ☐ 250 - 250W ☐ 280 - 280W	☐ 40 - 4000K ☐ 50 - 5000K	☐ U - 120-277 VAC ☐ 48 - 347-480 VAC	☐ 120 - 120° (Std) ☐ 90 - 90° ☐ 60 - 60° ☐ 40 - 40°	☐ HJTB - Trunnion Bracket ☐ HJCJB - Ceiling Junction Box ☐ HJPP - Pendant Pipe ☐ HJWA - Wall Arm ☐ HJPS90 - 90° Pole Stanchion ☐ HJPS25 - 25° Pole Stanchion ☐ HJW90 - 90° Junction Box Wall Arm ☐ HJW25 - 25° Junction Box Wall Arm	☐ HJDR - Dome Reflective Hood* ☐ HJAR - Angled Reflective Hood* ☐ GL-HJGU - Glass Globe with Wire Guard ☐ DIM - 0-10V Dimming ☐ EM - Emergency Battery Backup- 15W (100W and up / 120-277VAC models only) *Hoods not available for 200W and above.

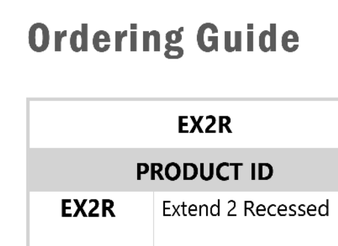
HAZ SENTINEL 5.25 SI-08130 — Specifications and data are subject to change without notice.

F5

Extend 2 — Recessed mount



Project
Type
Notes



SO ASO BW GZ WW

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

IC cULus Listed Type I.C. NSF IK10 IP66 cULus

Ordering Guide

EX2R

PRODUCT ID	NOM. LUM/FT	CRI	COLOR TEMP. (choose one)	SHIELDING DIRECT
EX2R Extend 2 Recessed	300 300 lm/ft - min 750 750 lm/ft - max for GZ, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	SO spotless lens GZ graze WW wallwash ASO asymmetric BW batwing
Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			Choose only one of the options above;

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTING
2 2' 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V* UNV universal	DP dimming (0-10V) 1% temp. range (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range (-40°C - +50°C) LT(#) Lutron* BI bi-level dimming O(#) other*	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **	DF flange D flangeless DS drywall spackle flange
Lengths are nominal. Exact lengths can be specified, please consult factory.		*Remote surge protection device only	*Please consult factory; see page 2.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.	

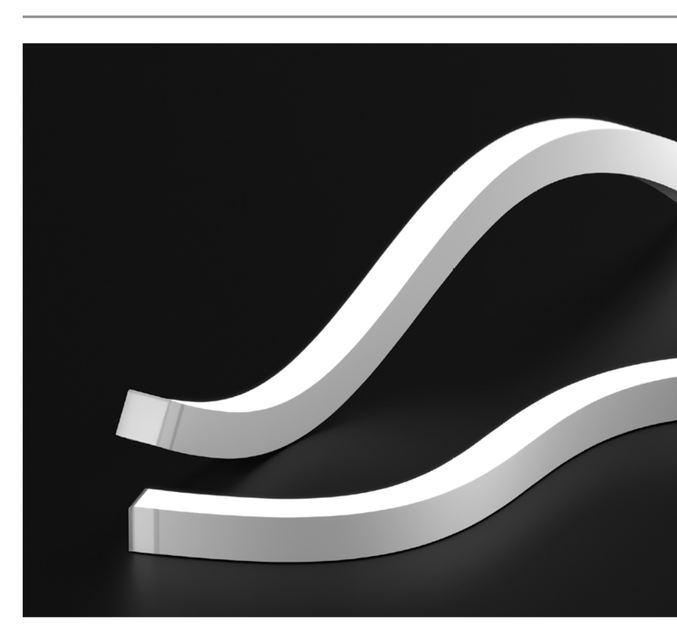
BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
B(#) battery pack (integral)* BR(#) battery pack (remote)**	+TF top feed* +EF end feed* +N natatorium finish	C custom
*Minimum 3ft; **Dry/Damp location only. Please consult factory.	7/8" diameter top power feed hole provided standard. See page 3 for more details. *Comes with liquid tight connector and 10ft of plenum rated power cable. Not available for 347 V.	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. | 1 / 6 October 23, 2025 | FILE NAME: EX2R.SPEC | © 2016 Axis Lighting Inc. 1.800.263.2947 [T] 514.948.6272 | axis axislighting.com

F6

Kurba Max Horizontal and Vertical — Field Bendable 24V System

optic arts by luminii



Features

Kurba Max is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 8" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

Applications
Indoor/Outdoor dry & wet location

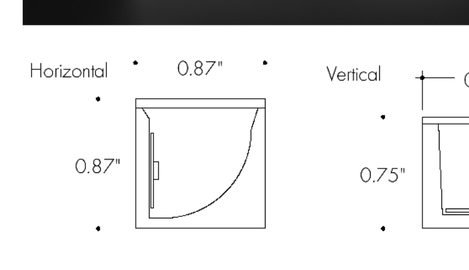
Materials
Silicone for red list approved, as well as heat, weather, UV, and solvent resistance

Dimming
Dimable down to 1%. Dot Free even illumination. Also available with Black Lens

Average Life (L70)
50,000 hours

Approvals
24VDC Class 2 wet listed, IP68

Warranty
3 years



Finish Options (see page 2 for additional information)
Base — White

TITLE 24 JA8 COMPLIANT RoHS CE Declare. cULus LISTED DIM IP68

Technical Information

Bending Direction	Horizontal		Vertical	
Output	43SO	44HO	43SO	44HO
Light Output at 3000K, 80CRI	335 lm/ft	437 lm/ft	396 lm/ft	536 lm/ft
Average Power Consumption at 4'	5.03 W/ft	5.03 W/ft	5.03 W/ft	5.03 W/ft
Efficacy	67 lm/W	87 lm/W	79 lm/W	107 lm/W
Ordering Increment	1.97"	2.19"	1.97"	2.19"
Maximum Run Length (In Series)	19'	19'	19'	19'
Operating Temperature Range	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F

CCT INFO / LUMEN MULTIPLIER (ref. -3000K)

Bending Direction	Horizontal		Vertical	
CRI	80 CRI	90 CRI	80 CRI	90 CRI
2200K	0.95	0.74	0.94	0.75
2700K	0.99	0.81	0.99	0.81
3000K	1.00	0.80	1.00	0.80
3500K	1.01	0.80	1.01	0.80
4000K	1.08	0.82	1.08	0.82

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT[1]	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION LEFT	FEED POSITION RIGHT
KBX-W - Kurba Max Wet	HB - Horizontal Bending VB - Vertical Bending	SEE PCC CHART ON PAGES 7 - 8	43SO - Standard 44HO - High	22K - 2200K 27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	R80 - 80 CRI R90 - 90 CRI	SF - Silicone Frosted	NA - See Page 6 for orderable mounting accessories	WH - White	INJECTION MOLD IME - End Feed 1 IMB - Back Feed 1 IMSA - Side A Feed IMSB - Side B Feed[2] NPF - No Power Feed[3]	INJECTION MOLD IME - End Feed 1 IMB - Back Feed 1 IMSA - Side A Feed IMSB - Side B Feed[2] NPF - No Power Feed[3]

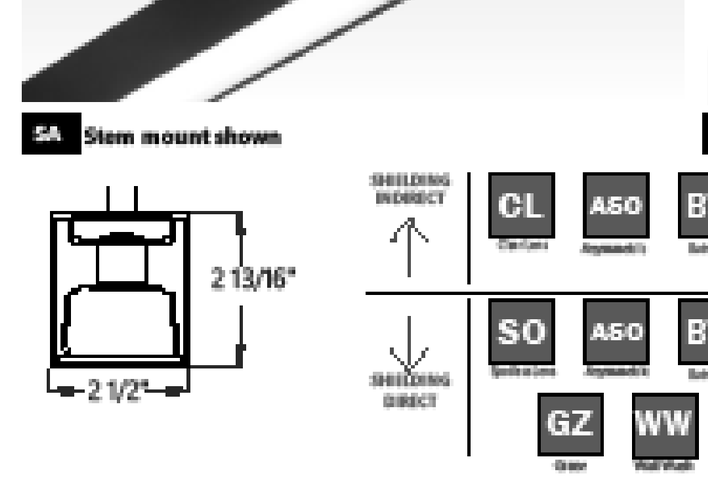
Feeds come with 118" wire leads

1 - Title 24 JA8 compliance achievable, contact factory for specific requests 2 - IMSB - Side B Feed not available with HB - Horizontal Bending 3 - NPF-NPF for Feed Position 1&2 is not a valid configuration option

1 | 12 REV0.209252025 *LUMINII RESERVES THE RIGHTS TO CHANGE SPECIFICATION & INSTRUCTION WITHOUT NOTICE www.luminii.com T: 224-333-6033

F7

Extend 2 — Pendant mount



SA Stem mount shown



RS Rugged stem shown

Project
Type
Notes

SHIELDING INDIRECT: CL ASO BW
SHIELDING DIRECT: SO ASO BW GZ WW

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT UP	NOMINAL LUMEN OUTPUT DOWN	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft		8.5 W/ft	140 lm/W	CL
1200 lm/ft		9.6 W/ft	125 lm/W	BW
1200 lm/ft		9.1 W/ft	132 lm/W	ASO
	1000 lm/ft	9.8 W/ft	101 lm/W	SO
	750 lm/ft	7.2 W/ft	103 lm/W	GZ
	750 lm/ft	7.4 W/ft	101 lm/W	ASO
	1000 lm/ft	9.8 W/ft	102 lm/W	BW
	750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

NSF IK10 IP66 cULus

Ordering Guide

PRODUCT ID	NOM. LUM/FT UP Skip selection for EX2PD	NOM. LUM/FT DOWN Skip selection for EX2PI	CRI	COLOR TEMP. (choose one)	SHIELDING UP Skip selection for EX2PD	SHIELDING DOWN Skip selection for EX2PI
EX2PDI Extend 2 Pendant Direct / Indirect EX2PD Extend 2 Pendant Direct EX2PI Extend 2 Pendant Indirect	300 300 lm/ft - min 1400 1400 lm/ft - max	300 300 lm/ft - min 750 750 lm/ft - max for GZ, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	CL Clear lens BW Batwing ASO Asymmetric	SO Spotless lens GZ Graze WW Wallwash ASO Asymmetric BW Batwing
	Outputs between listed min and max are available. Consult factory for outputs outside of the listed range.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.				

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' * 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V* ** UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C)** LT(#) Lutron* ** BI bi-level dimming** O(#) other* **	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory. * Not available with EX2PDI.		*Remote surge protection device only. **Not available with EX2PDI.	Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2. **Remote only with EX2PDI.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SA(#) drywall+stem length <36" (18" std.) SASL(#) drywall stem sloped ceiling* RS(#) rugged stem (for stem length above 36", or for any stem length in extreme conditions)	B(#) battery pack (integral)* *** BR(#) battery pack (remote)**	+EF end feed* +TF top feed* ** +N natatorium finish	C custom
See Mounting kit guide for full specification code. White canopy standard * Not recommended for outdoor applications.	*Minimum 3ft; **Dry or damp location. Please consult factory. ***Not available with EX2PDI.	* See page 3 for more details. ** Not available with EX2PDI or EX2PI.	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. | 1 / 10 November 18, 2025 | FILE NAME:EX2Px.SPEC | © 2016 Axis Lighting Inc. 1.800.263.2947 [T] 514.948.6272 | axis axislighting.com

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PRELIMINARY
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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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0 1 2 3
REF. SCALE IN INCHES — PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-103

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

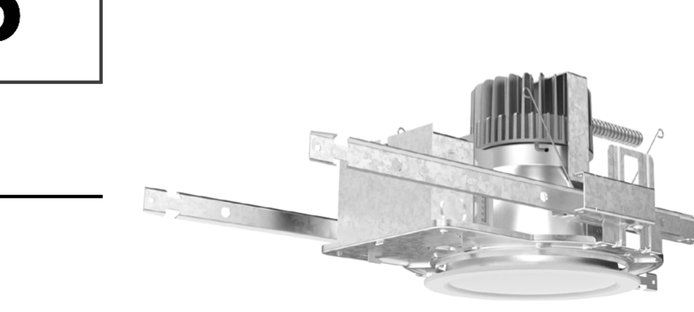
F8

gotham® | EVO®

Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Shower Downlight 6"



OVERVIEW

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam ellipse; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

medium wide
1.0 S:MH

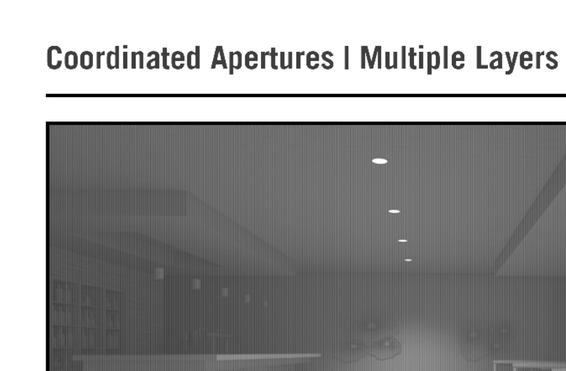
Superior Performance (Flush, Clear Lens)

Nominal Lumens	1000	1500	2000	2500	3000	3500	4000	4500
Delivered	857	1274	1729	2187	2624	3062	3499	3745
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0	48.6
Efficacy	89.3	86.7	87.8	88.5	88.9	90.6	89.7	52.0

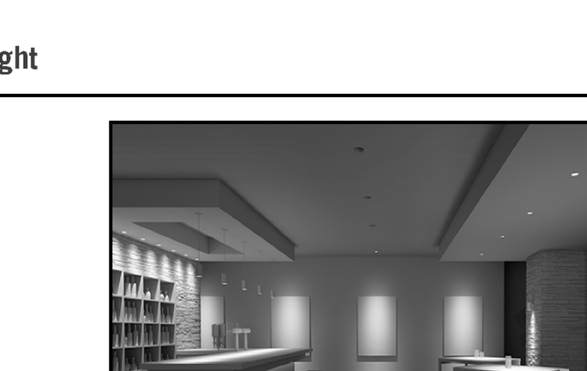
*Lumen output for 80CRI - 3500K

COMPLIMENTARY PRODUCTS

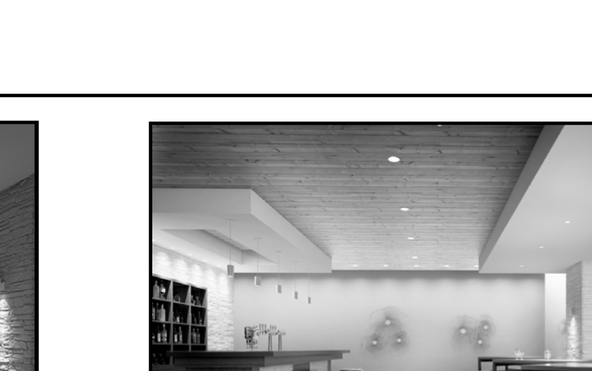
Coordinated Apertures I Multiple Layers of Light



General Illumination Layer I EVO



High Center Beam Layer I Incito



EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic

Healthcare: MRI, Surgical Suite, Patient Room

Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-705-SERV (7378) | gothamlighting.com
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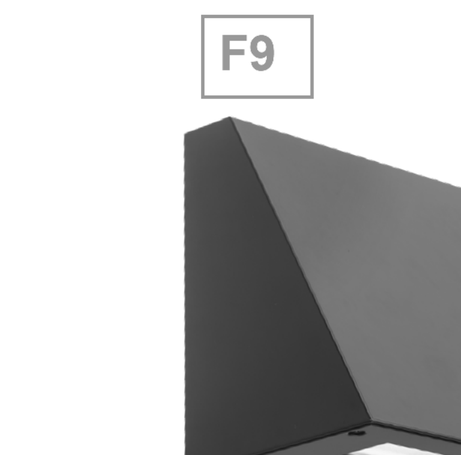
F9



WDGE1 LED

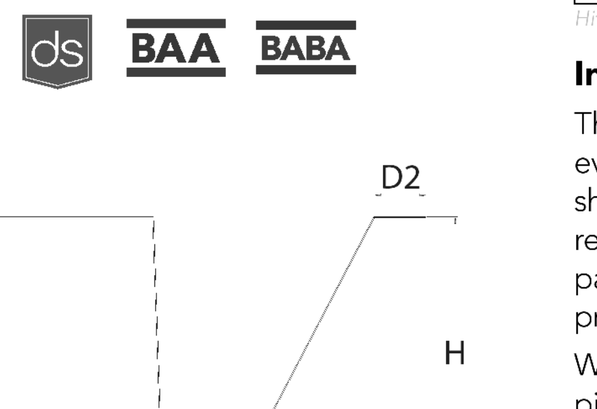
Architectural Wall Sconce

Catalog Number
Notes
Type

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[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **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	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish			
DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

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EX1 & EX2

LITHONIA LIGHTING®

Catalog Number
Notes
Type

Indura®

Wet Location
Exit Sign

WLTE

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for wet location areas requiring exit signs for AC only or battery back-up power that are subject to saturation with non-mechanically delivered water. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — White, compact, contemporary design. Engineering-grade thermoplastic housing is impact-resistant, scratch-resistant and corrosion-proof. Universal directional Chevron inserts are easily removed and reinserted. UL94V-0 flame rating. UV-stable resin resists discoloration from natural and man-made light sources. Rugged, heavy-duty, polycarbonate clear housing lens. Housing also available in black or gray. Letters 6" high with 3/4" stroke, with 100 ft. viewing distance rating, based upon UL924 standards.

OPTICS — Low energy consumption — fewer than 5 watts. The typical life of the exit LED lamp is 5 years, based on 24/7 operation.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery: (EL Option) – Sealed, maintenance free nickel-cadmium battery delivers 90 minutes rated capacity. Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing (SD Option Only) for 30 seconds every 30 days, 30 minutes every 180 days and a 90-minute annual test. Diagnostic evaluation of LED light source, charging and battery condition.

INSTALLATION — Universal mounting canopy for top or end mount. Back mount standard for single face only. Junction box hole pattern for 4" octagon mounting. Flexible conduit entry.

LISTINGS — UL listed. Wet location listed. Standard cold temperature rating -4°F to 122°F (-20°C to 50°C). Meets UL 924, NFPA 101 (current Life Safety Code) and NFPA 70-NEC, Meets all applicable FCC Title 47, Part 15, Subpart B requirements.

WARRANTY — 5-year limited warranty. (Battery is prorated.) 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.

† Exit Signs Certified in the CA Title 20 Appliance Efficiency Database.



White

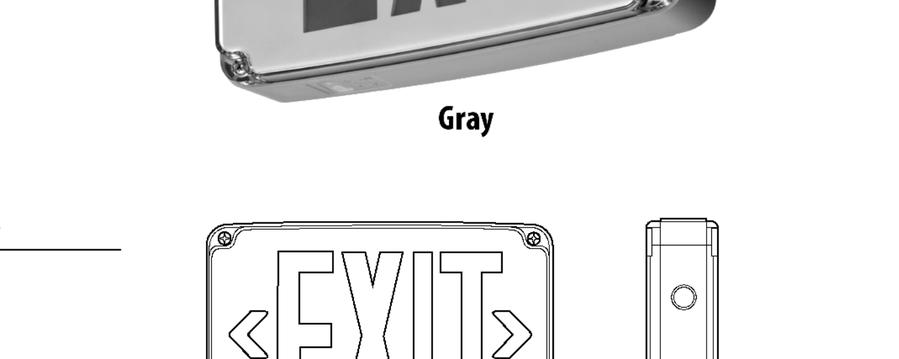


Gray

Specifications

Length: 12-1/2 (31.8)
Depth: 2-1/2 (6.4)
Height: 8-1/8 (20.6)
Weight: 4.1 lbs (1.9 kg)

All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: WLTE W 1 R EL

Series	Housing color	Number of faces	Letter color	Operation	Options
WLTE	W White B Black GY Gray	1 Single face 2 Double face	R Red G Green	(blank) AC only EL Nickel-cadmium battery	TP Tamper-resistant screw hardware SD Self-diagnostics[1]

Accessories: *Order as separate catalog number.*[2]	
ELA WG1	Wireguard (back mount only)

Notes
1 Only available with EL option.
2 See spec sheet ELA-WG.

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-104

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LUMINAIRE SCHEDULE LEGEND

DESCRIPTION:

PAF - PAINT AFTER FABRICATION

CFSA - COLOR FINISH SELECTION BY ARCHITECT

CCFSA - CUSTOM COLOR FINISH SELECTED BY ARCHITECT

CONFIRM ALL COLORS AND FINISHES OF ALL LUMINAIRE COMPONENTS WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER

OPTICS:

BEAM ANGLE

##° or ## DEG - BEAM ANGLE IN DEGREES

VNSP - VERY NARROW SPOT
NSP - NARROW SPOT
SP - SPOT
WSP - WIDE SPOT
VWSP - VERY WIDE SPOT
NFL - NARROW FLOOD
FL - FLOOD
WFL - WIDE FLOOD
VWF - VERY WIDE FLOOD

MOUNTING (MTG):

CL - CEILING
CV - COVE
G - GROUND SURFACE
IG - IN GRADE
P - PERIMETER
PL - POLE
RE - RECESSED
SP - SUSPENDED
SU - SURFACE
UC - UNDER CABINET
WL - WALL
O - OTHER (SEE DESCRIPTION)

VERIFY AND COORDINATE ALL CEILING TYPES WITH LUMINAIRE MOUNTING AND TRIM REQUIREMENTS. REFER TO ARCHITECTURAL AND INTERIOR DESIGN ELEVATIONS, SECTIONS, AND DETAILS FOR LUMINAIRE MOUNTING LOCATIONS AND REQUIREMENTS.

MOUNTING HEIGHTS INDICATED IN THE SCHEDULE ARE TO THE BOTTOM OF FIXTURE UNLESS NOTED OTHERWISE.

DIMENSIONS:

L - LENGTH **W** - WIDTH **H** - HEIGHT **D** - DEPTH **Ø** - DIAMETER
VAR. - DIMENSION VARIES, SEE ARCHITECTURAL PLANS.

LIGHT SOURCE:

SOURCE TYPE
LED - INTEGRAL LIGHT EMITTING DIODE
DLED - DYNAMIC TUNABLE WHITE LED
RLED - RETROFIT LED LAMP
WLED - WARM DIM LED

CCT / CRI
INTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.
EXTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.

DELIVERED LUMENS:

LUMENS INDICATED ARE MINIMUM INITIAL DELIVERED LUMENS AT SPECIFIED CCT AND CRI.

WATTS:

MAXIMUM ANSI WATTS PER: (BLANK) = PER LUMINAIRE **FT** = LINEAR FOOT **LAMP** **POLE**

POWER SUPPLY:

PS TYPE
(BLANK) - INTEGRAL UNLESS NOTED OTHERWISE
REM - REMOTE
EM - EMERGENCY BATTERY

CONTROL METHOD
0-10V - 0 TO 10V DIMMING
10%, **1%**, **0.1%**, **0.01%** AS INDICATED
DALI - DIGITAL ADDRESSABLE LIGHTING INTERFACE (IEC 62386)
DMX - USITT DMX512-A (ANSI E1.11)
UPC - UNIVERSAL PHASE CONTROL DIMMING (PHASE ADAPTIVE)
SWC - SWITCHED CONTROL
O - OTHER (SEE DESCRIPTION)

COORDINATE LUMINAIRE DRIVER DIMMING METHODS AND PROTOCOLS WITH THE LIGHTING CONTROL SYSTEM AND CONTROL MANUFACTURER REQUIREMENTS TO ENSURE DIMMING COMPATIBILITY.

MANUFACTURER - SERIES:

1. **THE FIRST MANUFACTURER AND MODEL LISTED IS THE BASIS OF DESIGN.**
2. **THE MODEL NUMBER SHOWN SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND MODEL NUMBER ONLY. THE COMPLETE DESCRIPTION AND THE SPECIFICATION SHALL BE COORDINATED WITH THE MODEL NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED.**

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	OPTICS	MTG	DIMENSIONS	LIGHT SOURCE	DELIVERED LUMENS	WATTS	POWER SUPPLY	MANUFACTURER - SERIES	NOTES
EX1	SINGLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
EX2	DOUBLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
F1	LINEAR LED STRIP, FLAT DIFFUSE LENS. GENERAL DISTRIBUTION. COORDINATE FINISH WITH ARCHITECT. PROVIDE ALL NECESSARY MOUNTING HARDWARE.	DROP LENS	SP	48"L X 2 1/4"W X 3"H	LED	5,000 lm	48 / FIX	277 0-10V	LITHONIA ZL1D	
F2	SURFACE MOUNT NARROW SERIES LUMINAIRE. MARINE GRADE, EXTRUDED ALUMINUM HOUSING WITH CAST ALUMINUM ENDCAPS, 0.090" LINEAR RIBBER CLEAR LENS, WHITE POLYESTER COAT FINISH. INTEGRAL OCCUPANCY SENSOR.		SU	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	NEWSTAR VICTORY VIC4N	
F2A	SIMILAR TO F2, DIFFERENT MOUNTING.		WL	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	SIMILAR TO F2	
F3	SURFACE MOUNTED DIRECT LINEAR LUMINAIRE, EXTRUDED ALUMINUM HOUSING, CAST ALUMINUM END CAPS, EXTRUDED ACRYLIC LENS. COORDINATE COLOR AND FINISH WITH ARCHITECT.	BATWING	SU	120"L X 4 1/8"W X 5"H	LED	500 lm	5 / FT	277 0-10V	AXIS EXTEND 2 SURFACE EX2S	
F4	CIRCULAR HIGHBAY, COATED COPPER FREE ALUMINUM ALLOY HOUSING, GRAY NYLON CORROSION RESISTANT POWDER COATING. BUILT-IN HIGH MOUNT OCCUPANCY SENSOR. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED. COORDINATE WITH ARCHITECT FOR COLOR, FINISH, AND MOUNTING HEIGHTS.	TEMPERED GLASS LENS, 60 DEG OPTIC	SP	42 5/8"H, 14 1/8"Ø	LED	8,400 lm	60 / FIX	277	SOLAS RAY HJCR	
F5	RECESSED LINEAR. PROVIDE WITH INTEGRAL OCCUPANCY SENSOR. IK10 IMPACT RESISTANT RATING. IP66 LISTED. CONTINUOUS RUNS PER FLOOR PLAN.	FLUSH	RE	<varies>L X 4 1/4"W X 4 7/8"H	LED	1,000 lm	10 / FT	277 0-10V	AXIS EXTEND 2	
F6	LINEAR FLEXIBLE LED STRIP. WET LOCATION LISTED.		RE	<varies>L X 7/8"W X 7/8"H	LED	437 lm	5 / FT	277 0-10V	LUMINI KURBA MAX	
F7	PENDANT MOUNTED EXTERIOR LINEAR LED, WET LOCATION LISTED, DIRECT FLUSH LENS, CONTINUOUS RUN LENGTH AS SHOWN ON PLANS. COORDINATE FINISH WITH ARCHITECT. FIXTURE MOUNTED BETWEEN CANOPY PANELS, REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING DETAILS.		RE	<varies>L X 2 1/2"W X 2 7/8"H	LED	300 lm	4 / FT	277 0-10V	AXIS EXTEND 2 PENDANT EX2PD	
F8	STANDARD 6" RECESSED DOWNLIGHT. WIDE OPTICS, WET SHOWER LENS.		RE	9 1/2"H, 6"Ø	LED	1,500 lm	15 / FIX	277	GOTHAM EVO6	
F9	EXTERIOR WALL MOUNTED LOW PROFILE BUILDING LUMINAIRE. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT. COORDINATE COLOR AND FINISH WITH ARCHITECT.	VISUAL COMFORT FORWARD THROW	WL	9"L X 5 1/2"W X 10 1/2"H	LED	2,000 lm	15 / FIX	277	LITHONIA WDGE 1	
P1	SQUARE LED AREA/FLOOD LUMINAIRE. FORWARD THROW MEDIUM DISTRIBUTION WITH BACKLIGHT SHIELD, SINGLE HEAD LUMINAIRE MOUNTED ON ROUND, TAPERED, ALUMINUM POLE AT 30' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). INSTALL ON EXTENDED BASE FOUNDATION UNLESS NOTED OTHERWISE. PROVIDE WITH WIRELESS DIMMING.	FORWARD THROW MEDIUM	PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	462 / FIX	277	LITHONIA DSX2	
P2	SIMILAR TO P1, WITH TWO HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	924 / FIX	277	SIMILAR TO P1	
P3	SIMILAR TO P1, WITH THREE HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	1,386 / FIX	277	SIMILAR TO P1	
P4	SIMILAR TO P1, DIFFERENT OUTPUT AND OPTICS. PROVIDE TYPE II DISTRIBUTION. WITH BACKLIGHT SHIELDING. 20' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). PROVIDE DIFFERENT MANUFACTURER SERIES TYPE. REFER TO FLOOR PLAN FOR NUMBER OF HEADS ON SAME POLE. PROVIDE FIXTURE WITH INTEGRAL HIGH/LOW OCCUPANCY SENSOR AND WIRELESS DIMMING.		PL	22"L X 15"W X 5 1/2"H	LED	9,651 lm	68 / FIX	277	LITHONIA DSX1	

LIGHTING SEQUENCE OF OPERATION

PLAN ID	LIGHTING SWITCHED
{LS1}	Sequence: Switched Lights are manually controlled in this space. ON: Lights turn on manually using a wall switch. OFF: Lights turn off manually using a wall switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS2}	Sequence: Switched Lights are vacancy controlled in this space. ON: The lights turn on by vacancy sensor wall switch. OFF: After the space has been vacant for 15 minutes, the lights automatically turn off via vacancy sensor or by wall sensor switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS3}	Sequence: Switched Lights are occupancy controlled in this space. ON: The lights turn on manually by wall switch or automatically by wall switch sensor. OFF: Lights turn off using wall switch or automatically after the space has been vacant for 15 minutes via wall switch sensor. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS4}	Sequence: Switched lights are occupancy controlled in this space. ON: The lights turn on automatically by integral fixture sensor. OFF: Lights turn off automatically by integral fixture sensor after the space has been vacant for 15 minutes. Key-switch shall provide manual off. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS5}	Sequence: Aquatic Center site lights are controlled by lighting control system relay panel. Lighting control system shall be provided with photocell input, relay panel on/off control, and wireless dimming. ON: The lights turn on automatically by lighting schedule. ADJUST: The light will be provided with wireless dimming nodes for manual adjustment at lighting control system. OFF: The lights turn off automatically by lighting schedule and photocell input.
{LS6}	Sequence: Exterior dimmable pole lighting is time scheduled and occupancy controlled by lighting control system. pole lights are provided with integral wireless occupancy sensors and wireless dimming. Each zone shall be scheduled separately and controlled together, with integral override sensors. Coordinate schedule with Owner prior to programming. ON: Pole lights are automatically turned on based on schedule via lighting control system. After scheduled hours, pole lights shall automatically turn on via lighting control system upon detection from integral fixture occupancy sensor and remain on for 15 minutes. ADJUST: Pole lights are provided with wireless dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. Integral fixture occupancy sensor shall dim lights to 50% when no activity has been detected for 15 minues. Lights shall raise to 100% when activity is present. OFF: Pole lights are automatically turned off based on schedule via lighting control system.
{LS7}	Sequence: Exterior dimmable building mounted luminaires are time scheduled and controlled by lighting control system. Fixtures are provided with integral dimming. Coordinate schedule with Owner prior to programming. ON: Luminaires are automatically turned on based on schedule via lighting control system. ADJUST: Luminaires are provided with dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. OFF: Luminaires are automatically turned off based on schedule via lighting control system. EMERGENCY (if applicable): When normal power fails, switched emergency 'SE' luminaires automatically turn on to 100% and bypass the local lighting controls. Emergency luminaires are fed from emergency lighting inverter circuit. Provide a shunt relay to allow for full control during normal operation.

DISCONNECT AND STARTER SCHEDULE

NOTE: ALL DISCONNECTS (EXCEPT MANUAL STARTERS) SHALL BE HEAVY DUTY TYPE.

DISCONNECT TYPE:	**ACCESSORIES & OPTIONS**	
FU - FUSED	SA - STANDARD ACCESSORIES (INCLUDES * ITEMS)	PF - PHASE LOSS PROTECTION (5 HP OR GREATER, 3 PHASE...
NF - NON-FUSED	*CT - CONTROL TRANSFORMER, FUSED 120V	TO - MELTING THERMAL OVERLOADS (1 PHASE)
CB - CIRCUIT BREAKER	*EO - ELECTRONIC OVERLOAD (3 PHASE MOTORS)	TS - 2 SPEED SELECTOR SWITCH IN DOOR
	*HA - HAND-OFF-AUTO IN DOOR	GP - GREEN (OFF) PILOT LIGHT IN DOOR
STARTER TYPE:	*RP - RED (RUN) PILOT LIGHT IN DOOR	FA - 4-CONVERTIBLE AUXILIARY CONTACTS
FV - FULL VOLTAGE	*TA - TWO CONVERTIBLE AUXILIARY CONTACTS	EI - ELECTRICAL INTERLOCK (2)-N.O. & (2)-N.C.
YD - WYE - DELTA	S/N - INSULATED NEUTRAL ASSEMBLY	SS - START-STOP PUSHBUTTON IN DOOR
RE - REVERSING		HL - HANDLE PADLOCK HASP
TW - 2 SPEED, 2 WINDING		
SW - 2 SPEED, 1 WINDING		
RV - REDUCED VOLTAGE AUTOXFMR		
SS - SOLID STATE		
MS - MANUAL STARTER		
MX - MANUAL SWITCH		
FS - FUSED SWITCH		
AMS-ASSEMBLED MOTOR STARTER		

ITEM	DISCONNECT TYPE & RATING			VOLTAGE	POLES	STARTER		ENCLOSURE	REQUIRED ACCESSORIES & OPTIONS	COMMENTS
	TYPE	RATING	TRIP RATING			NEMA SIZE	TYPE			
MX-1		30		120	1	0	MX	NEMA 1	<varies>	
MX-CP-1		30		120	1	0	MX	NEMA 1		
MX-CP-2		30		120	1	0	MX	NEMA 1		
MX-CP-3		30		120	1	0	MX	NEMA 1		
MX-CU-2		30		120	1	0	MX	NEMA 3R		
MX-H		30		120	1	0	MX	NEMA 4X		
MX-WH-1		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-2		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-3		30		120	1	0	MX	NEMA 1		
DS-CU	NF	60		208	1			NEMA 1		

TRANSFORMER SCHEDULE

TYPE:		**ACCESSORIES & OPTIONS**
K1 - DOE 2016 DRY TYPE	AUT - AUTOTRANSFORMER	AL - ALUMINUM WINDINGS
K4 - K4 RATED DRY TYPE	BB - BUCK BOOST	CU - COPPER WINDINGS
K13 - K13 RATED DRY TYPE	LIQ - LIQUID FILLED	RS - EPOXY RESIN ENCAPSULATED
HM - HARMONIC MITIGATING		NV - NON-VENTILATED
PE - NEMA PREMIUM EFFICIENCY		NL - 200% RATED NEUTRAL
		EL - ELECTROSTATIC SHIELD
		TTM - TRANSFORMER TEMP MONITOR (REFER TO SPECIFCATION 26 09 13)

ITEM	KVA RATING	TYPE	ENCLOSURE	MAX. TEMP. RISE C.	PRIMARY		SECONDARY		REQUIRED ACCESSORIES & OPTIONS	COMMENTS
					VOLTS	PH	VOLTS	PH		
TR-75	75 kVA	K-1	NEMA 1	150	480	3	120/208	3	AL	

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AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

IMEG
263 SHUMAN BOULEVARD
SUITE 550
NAPERVILLE, IL 60563
P: 630.527.2320
www.imegcorp.com

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SCHEDULES

E-400

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

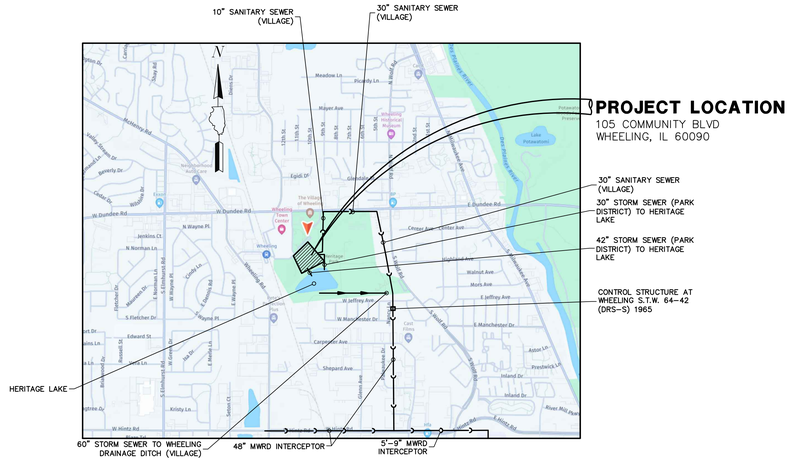
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REPRODUCIBILITY

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS

105 COMMUNITY BLVD
WHEELING, IL 60090

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX	⊕	◑
BUSH/SHRUB	◌	●
CATCH BASIN	○	C.B.
CLEANOUT	○ CO	C.O.
COMBINE SEWER LINE	——C——	——C——
CONTOUR	---708---	---708---
CULVERT	▱——▱	▶——
DITCH/SWALE	←·←·←·←	←·←·←·←
ELECTRIC LINE	——E——	——E——
ELECTRIC MANHOLE	Ⓔ	Ⓔ
FENCE	—X—X—X—	—X—X—X—
FIRE HYDRANT	♉	♉
FLARED END SECTION	▭	▬
GAS LINE	——G——	——G——
GAS MANHOLE	Ⓖ	Ⓖ
GAS VALVE	⧋	⧋
INLET	□	■
LIGHT POLE	☼	☼
OVERHEAD WIRES	——A——	——A——
POWER POLE	⊸	●
R.O.W LINE	———————	— — —
R.O.W MARKER	⧋	
SANITARY FORCEMAIN LINE	——CC——CC——	——CC——CC——
SANITARY SEWER LINE	——C——	——C——
SANITARY SEWER MANHOLE	Ⓢ	◉
SIGN		
SPOT ELEVATION	×850.00	×850.0
STORM SEWER LINE	——C——	——C——
STORM SEWER MANHOLE	Ⓢ	◉
TELEPHONE LINE	——T——	——T——
TELEPHONE MANHOLE	Ⓣ	Ⓣ
TELEPHONE BOX/PEDESTAL	▯	▯
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX	⊗	⊗
VALVE VAULT	⊠	⊠
WATER VALVE	⊗	⊗
WATERMAIN LINE	——W——	——W——



LOCATION MAP
(Not to Scale)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS® NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD88

SITE BENCHMARK:
CUT "X" IN SIDEWALK APPROX 190' EAST OF THE FARTHEST SOUTH BUILDING CORNER OF THE REC. CENTER AND 20' NORTHWEST OF LIGHT POLE AT THE SOUTH END OF THE EAST ISLAND BETWEEN THE REC. CENTER AND POOL BUILDING. ALSO KNOWN AS CP#5.
ELEVATION: 647.07
DATUM: NAVD88

CONTRACTOR IS RESPONSIBLE TO VERIFY CONTROL AND BENCHMARKS PRIOR TO PROCEEDING WITH CONSTRUCTION.
REPORT ALL DISCREPANCIES TO GHA.

CONTROL POINTS:

Point #	Northing	Easting	Elevation	Description
1	1992982.59	1095891.70	645.05	CP1-XSW
2	1993313.48	1095440.82	647.40	CP2-XSW
3	1993324.42	1095758.74	644.69	CP3-MAG-PKG
4	1992976.18	1095447.34	645.55	CP4-MAG-PKG
5	1992790.14	1095380.26	647.04	CP5-XSW
8	1993332.82	1095037.20	644.65	CP8-MAG-PKG
9	1992397.06	1094993.96	648.16	CP9-MAG-PKG

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811
811 Know what's below. Call before you dig.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF 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 OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY 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 CONTRACTOR'S 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.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

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C28 GENERAL NOTES
C29 MWRD GENERAL NOTES
C30 VILLAGE OF WHEELING DETAILS
C31 VILLAGE OF WHEELING DETAILS
C32 VILLAGE OF WHEELING DETAILS
C33 VILLAGE OF WHEELING DETAILS
C34 DETAILS
C35 EXISTING DRAINAGE EXHIBIT
C36 PROPOSED DRAINAGE EXHIBIT

TOPOGRAPHIC SURVEY BY:
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PROFESSIONAL DESIGN FIRM LICENSE:
GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010

DONALD E. MATTHEWS 062-048084 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANS PREPARED FOR:
WHEELING PARK DISTRICT
100 COMMUNITY BLVD
WHEELING, ILLINOIS 60090
TELEPHONE: 847-465-3333

COORDINATING/PERMITTING AGENCIES:

VILLAGE WHEELING	1-847-459-2600
METROPOLITAN WATER RECLAMATION DISTRICT LOCAL SEWER SECTION	1-312-751-5600
MWRD FIELD OFFICE	1-708-588-4055
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)	1-217-782-0610
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL SANITARY SEWER PERMIT	1-217-782-2027
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF PUBLIC WATER SUPPLIES	1-217-782-3397

SIGNED: _____ P.E.
Donald E. Matthews
DATE: 02-26-2026
ILLINOIS LICENSE NO.: 062-048084
EXPIRATION DATE: NOVEMBER 30, 2027

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920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

TITLE SHEET

C01

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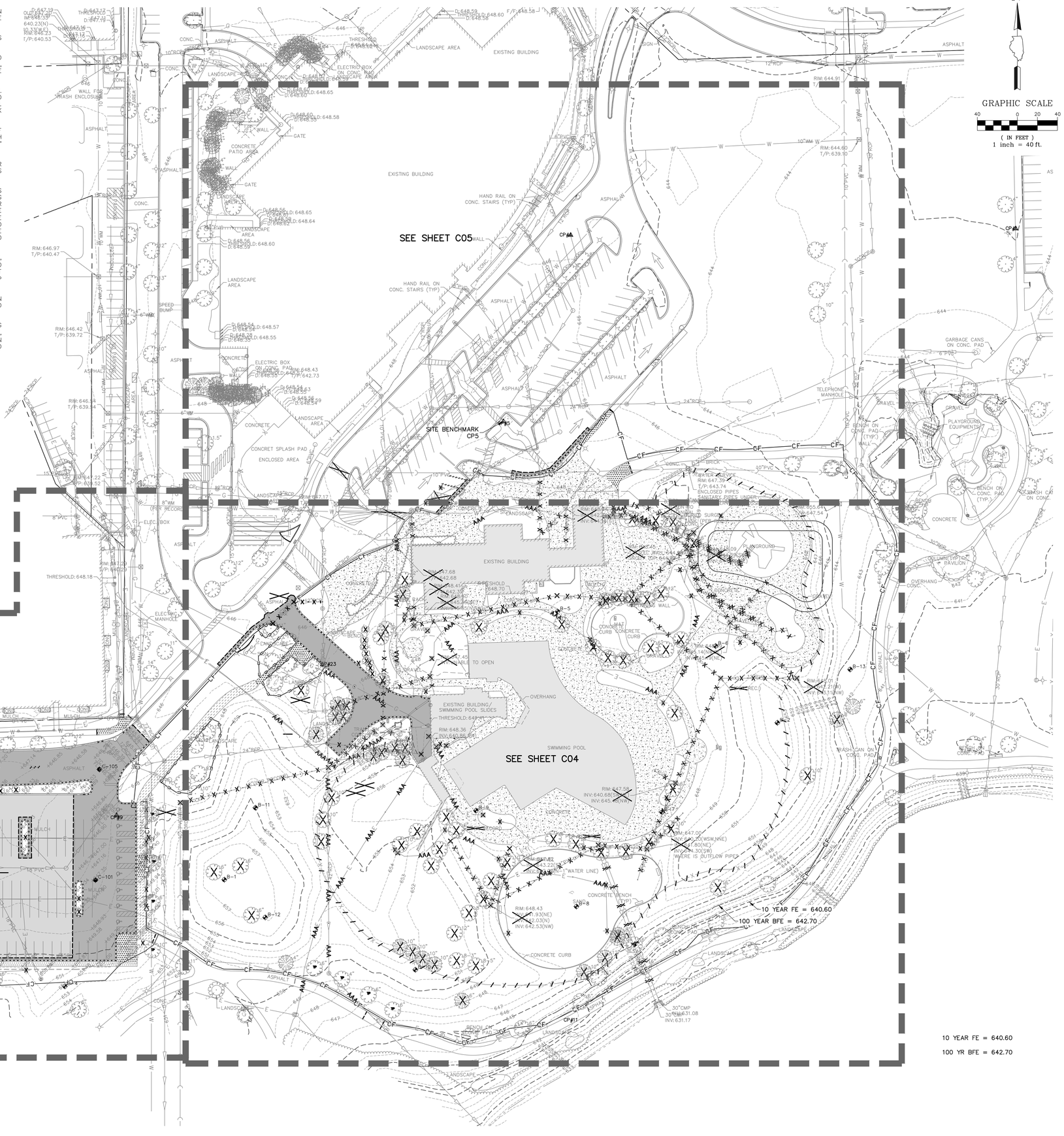
File Location: G:\58005987.151 Wheeling PD Aquatic Cen\58987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pwhalek / PLOT DATE: 2/26/2026 3:44 PM BY: Brian Spencer

EXISTING CONDITION AND DEMOLITION NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FENCING THE ACTIVE WORK ZONE FROM THE PUBLIC AND PROTECTING THE PUBLIC FROM ANY CONSTRUCTION RELATED HAZARDS. AT A MINIMUM, ALL EXCAVATION, DEMOLITION AREAS AND OTHER AREAS POTENTIALLY HAZARDOUS TO PEDESTRIANS AND VEHICLES MUST BE PROTECTED.
4. AT ALL TIMES, MAIN DRIVE, LOADING DOCKS, AND DUMPSTER AREAS SHALL REMAIN OPEN AND UNOBSTRUCTED. TEMPORARY SHUT DOWN OF ONE TRAFFIC LANE AT A TIME WILL BE PERMITTED FOR SHORT TERM PERIODS AND SHALL BE COORDINATED WITH APPOINTED PROPERTY OWNER CONSTRUCTION STAFF. SHORT TERM CLOSINGS SHALL BE COMPLETED WITHIN THE WORK DAY AND RESTORED TO UNOBSTRUCTED ACCESS BY THE CLOSE OF THE WORK DAY.
5. TEMPORARY STONE OR ASPHALT PATHWAYS SHALL BE PROVIDED AS NEEDED THROUGHOUT THE COURSE OF CONSTRUCTION TO FACILITATE SAFE PEDESTRIAN AND VEHICULAR MOVEMENT. THE LONGITUDINAL SLOPE OF SUCH PATHS SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. PROVIDE 6" CA-6 BASE AND 2" SURFACE ASPHALT.
6. THE EXISTING AMPHITHEATER FACILITY TO THE SOUTHWEST WILL REMAIN OPEN AND ACTIVELY USED. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL PLANS AND COORDINATE WITH UTILITY COMPANIES TO ENSURE CONTINUOUS UTILITY SERVICES DURING DEMOLITION AND TRANSITIONING OF SERVICES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REUSE, AND DISPOSAL OF ALL EXISTING IMPROVEMENTS ONSITE NECESSARY TO COMPLETE THE JOB. THESE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITIES, LIGHTING, LIGHT BASES, MANHOLES, FENCES, FOUNDATIONS, AND OTHER STRUCTURES WITHIN THE WORK AREA. EXCAVATE AND GRADE TO PROPOSED PAVEMENT AND BUILDING SUBBASE GRADES. (REFER TO FOUNDATION PLANS FOR PROPOSED BUILDING SUBBASE GRADES.) THESE ITEMS SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED OF OFFSITE. EXISTING CONCRETE TO BE CRUSHED AND REUSED ON-SITE FOR FILL IN SELECT AREAS. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE CRUSHED CONCRETE AND GRADATION PER SPEC. CRUSHED CONCRETE TO MEET IDOT SPECIFICATION OR APPROVED EQUAL. CRUSHED CONCRETE SHALL NOT BE USED FOR SELECT FILL FOR PIPE BEDDING OR BUILDING FOUNDATION.
8. REMOVE OR ABANDON EXISTING UTILITIES AS SHOWN. UTILITIES THAT ARE REMOVED, UNLESS OTHERWISE NOTED, SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE IN LIFTS OF 8" OR LESS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. UTILITIES TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2 FEET LONG NON-SHRINK CONCRETE/MORTAR PLUGS. MANHOLE STRUCTURES TO BE ABANDONED SHALL HAVE THE TOP SECTION REMOVED, SEWERS BULKHEADED WITH CONCRETE AND BACKFILLED WITH CA-6 CRUSHED STONE.
9. TEMPORARILY REMOVE, STORE AND PROTECT SIGNS AND POSTS WITHIN AFFECTED WORK ZONE FOR REINSTALLATION AND TEMPORARILY REMOVE, STORE AND PROTECT ALL WEST PARKING LOT LIGHT POLES WITHIN THE AFFECTED WORK ZONE FOR REINSTALLATION. COORDINATE ONSITE STORAGE WITH PROPERTY OWNER.
10. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
11. SEE GEOTECH REPORT FOR BORING AND CORE NOTES.
12. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.





N

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

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847.478.9700

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN - OVERALL

C02

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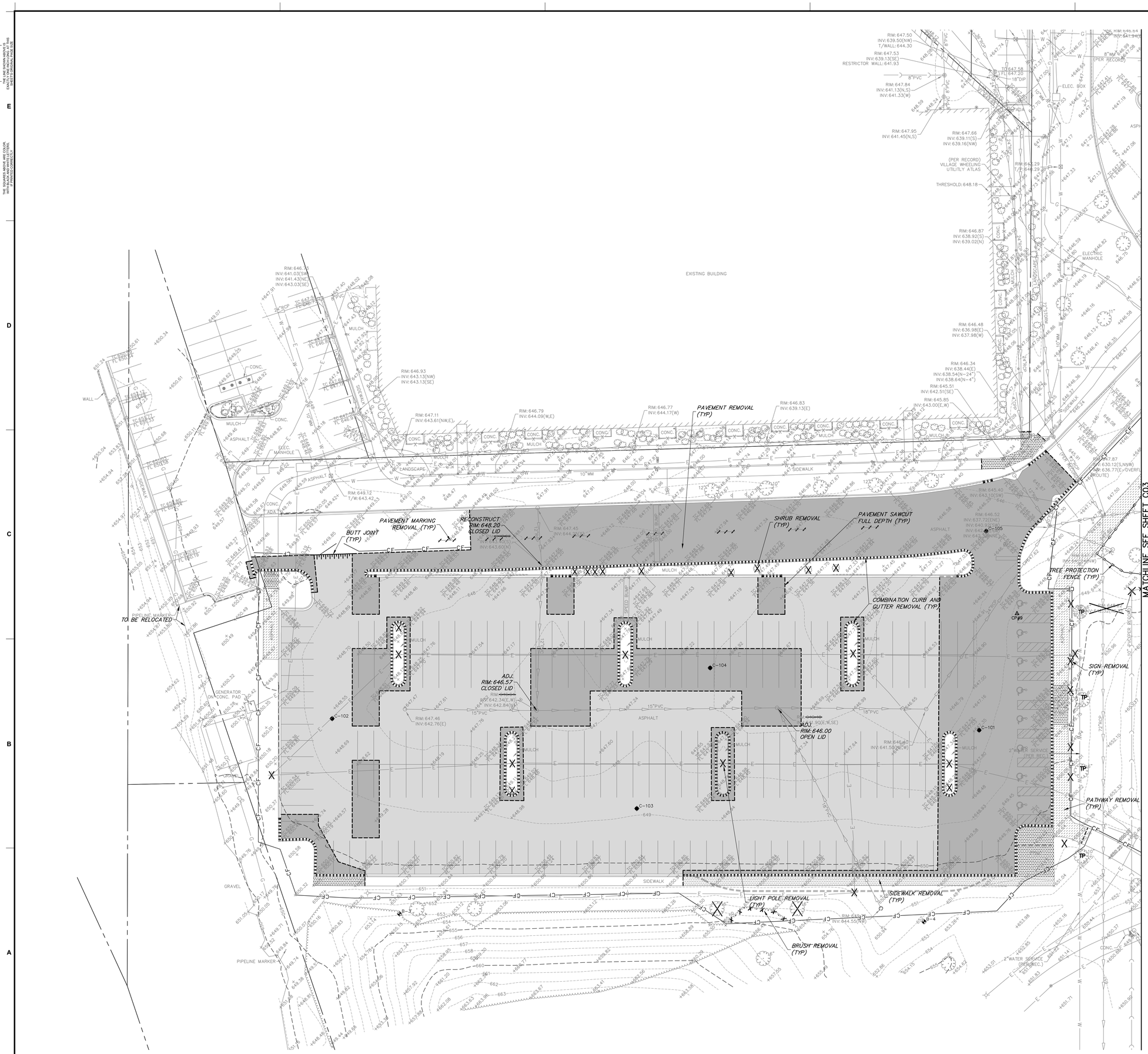
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN ADOBE RGB (1998)

File Location: G:\950\5987 151 Wheeling PD Aquatic Cntr\5987 151 PR\ | SAVE DATE: 2/26/2026 9:55 PM BY: bspencer / PLOT DATE: 2/26/2026 10:22 PM BY: Brian Spencer



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

REMOVAL LEGEND

- BUILDING/POOL REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- HMA PAVEMENT REMOVAL VARIABLE THICKNESS, REFER TO GEOTECH
- CONCRETE REMOVAL
- SIDEWALK REMOVAL
- ASPHALT PATHWAY REMOVAL
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- SIGN REMOVAL
- LIGHT POLE REMOVAL
- TREE/SHRUB REMOVAL
- TREE TO BE TRANSPLANTED SEE LANDSCAPE ARCHITECT PLANS
- TREE PROTECTION FENCE
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- STRUCTURE REMOVAL
- FENCE REMOVAL
- PAVEMENT SAWCUT FULL DEPTH
- BUTT JOINT
- PERIMETER EROSION BARRIER
- 10 YEAR FE: 640.6
- BFE: 642.7
- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

NOTE:
SEE SHEET C02 FOR EXISTING CONDITIONS AND DEMOLITION NOTES

CONFLUENCE

LANDSCAPE ARCHITECT
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Beaver Dam, WI 53916
920.887.7375

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Zion, IL 60099
847.478.9700

ISSUED FOR BID
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C03

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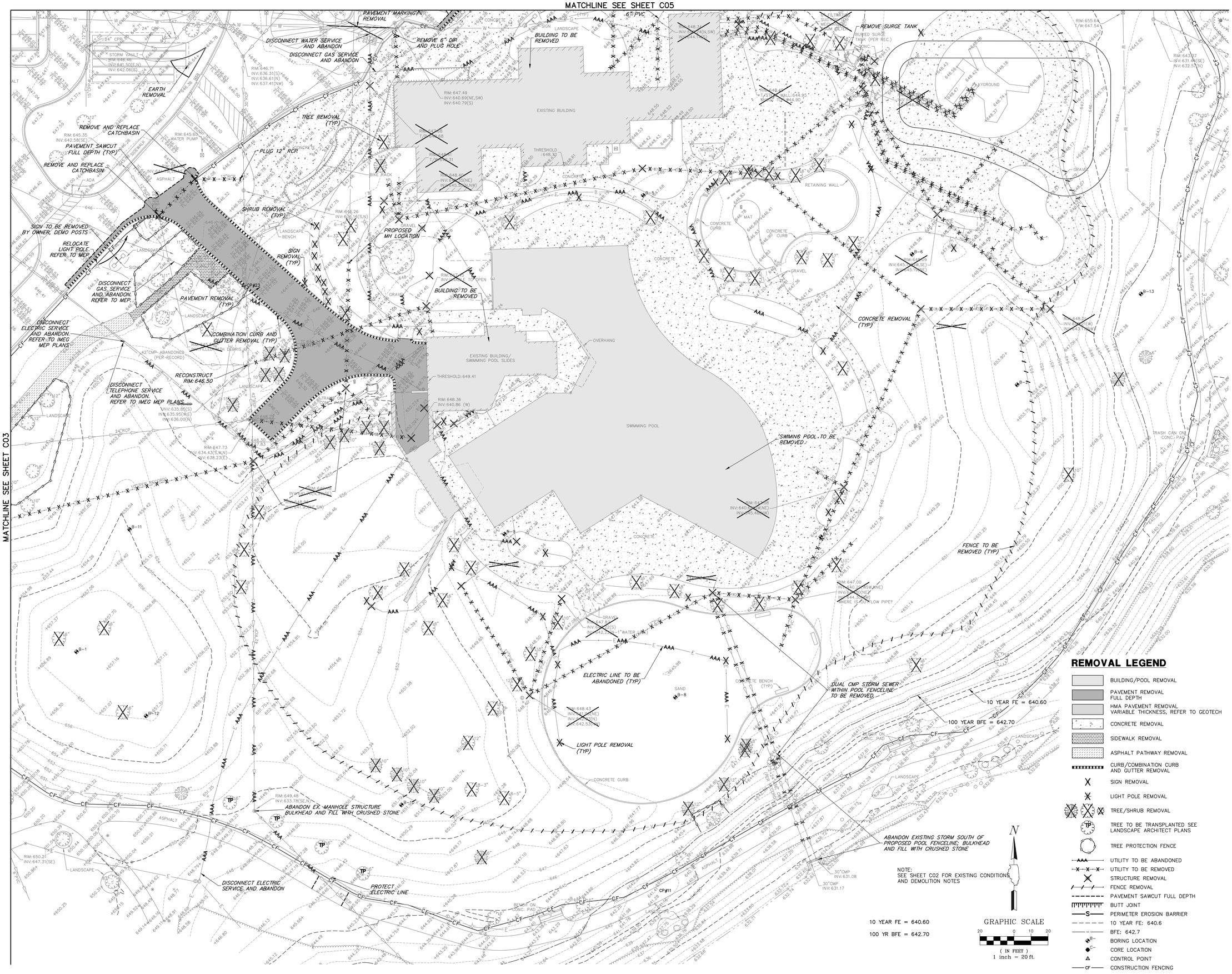

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EXISTING CONDITIONS / DEMOLITION PLAN

C04

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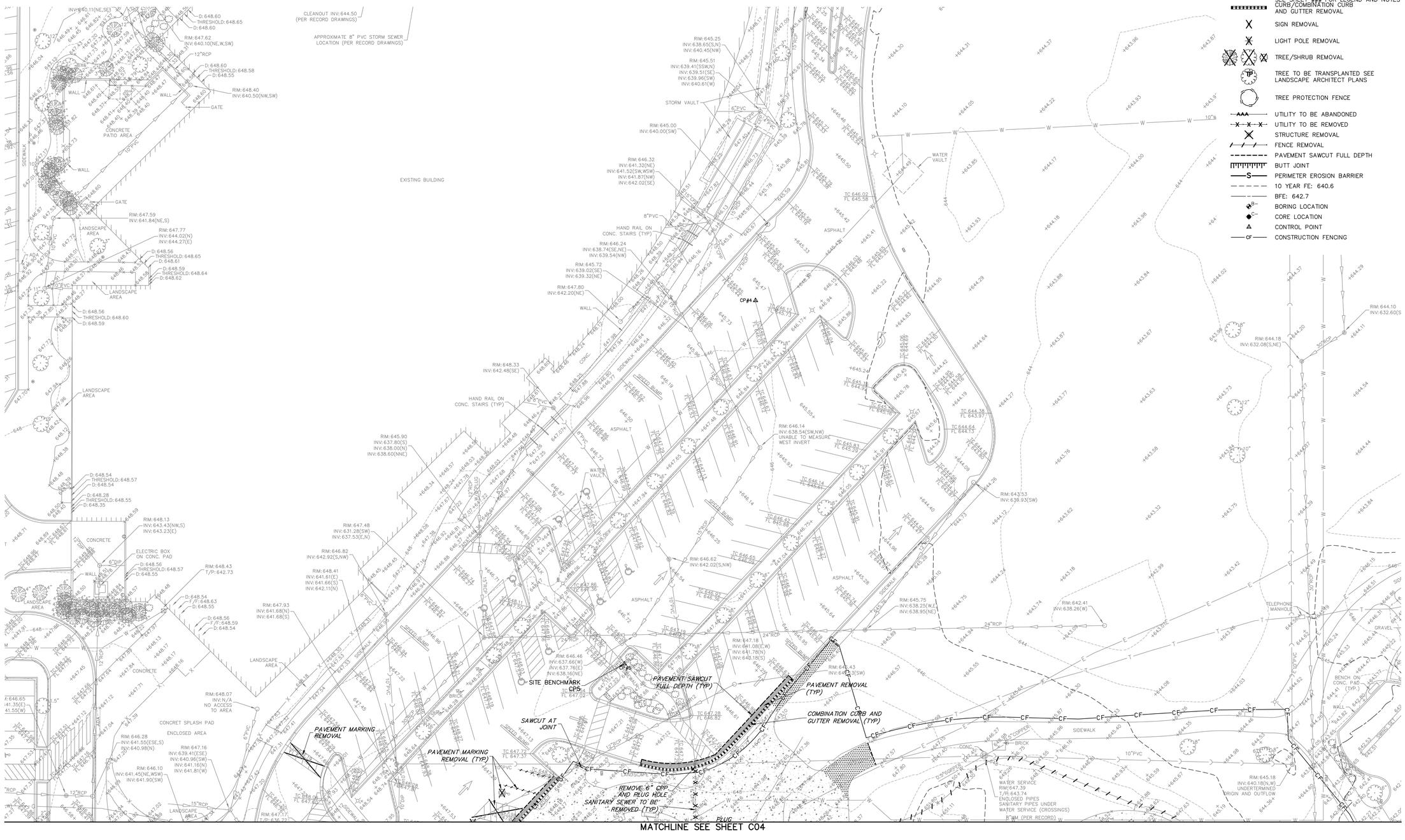

REMOVAL LEGEND

- BUILDING/POOL REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- HMA PAVEMENT REMOVAL VARIABLE THICKNESS, REFER TO GEOTECH
- CONCRETE REMOVAL
- SIDEWALK REMOVAL
- ASPHALT PATHWAY REMOVAL
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- SIGN REMOVAL
- LIGHT POLE REMOVAL
- TREE/SHRUB REMOVAL
- TREE TO BE TRANSPLANTED SEE LANDSCAPE ARCHITECT PLANS
- TREE PROTECTION FENCE
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- STRUCTURE REMOVAL
- FENCE REMOVAL
- PAVEMENT SAWCUT FULL DEPTH
- BUTT JOINT
- PERIMETER EROSION BARRIER
- 10 YEAR FE: 640.6
- BFE: 642.7
- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

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

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Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C05

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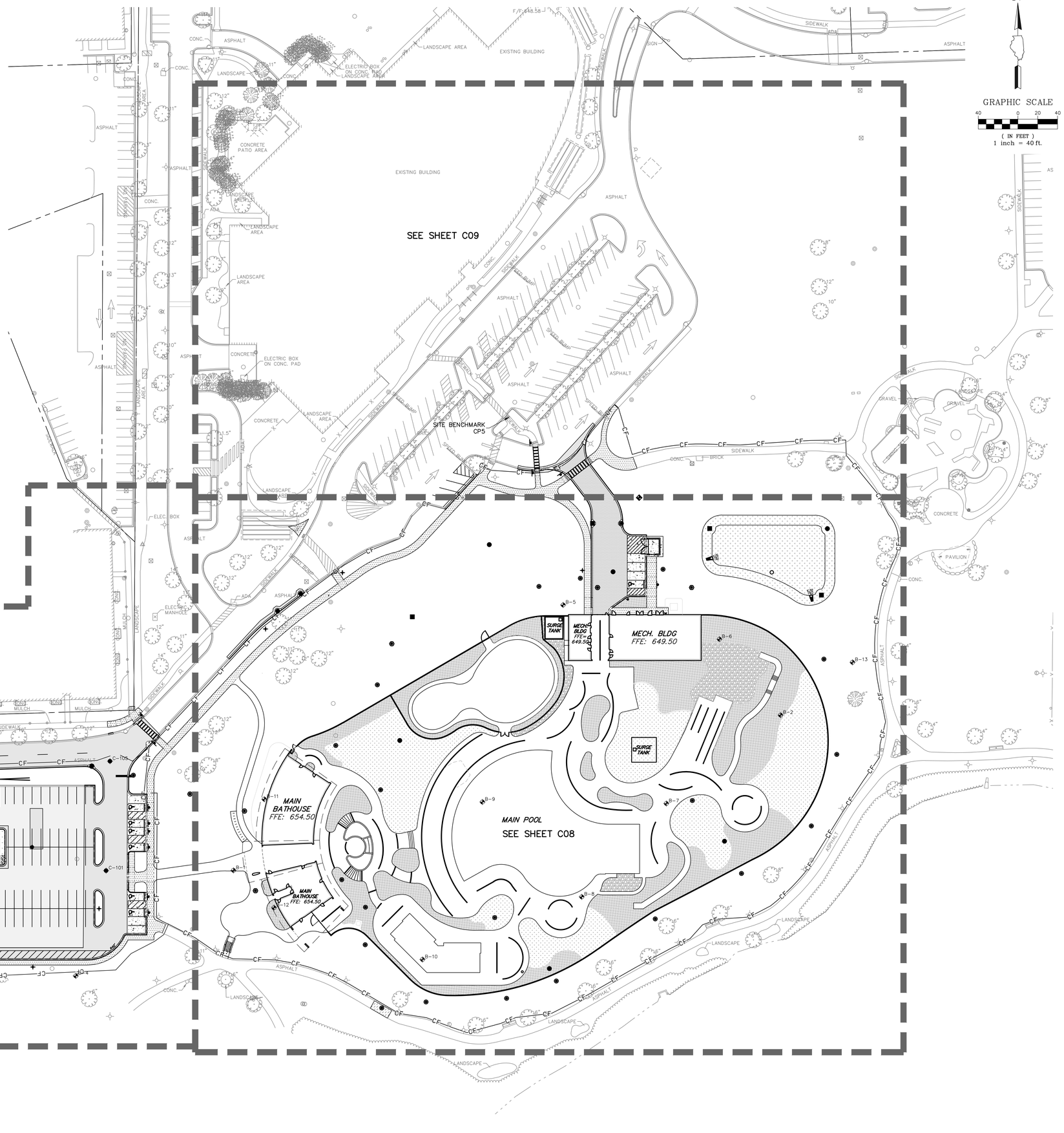
IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOTTED SCALE, DRAWING IS ACCURATE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

GEOMETRIC AND PAVING PLAN

1. ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E=EDGE OF PAVEMENT, B=BACK OF CURB, F=FACE OF CURB. RADII DIMENSIONS ARE TO EDGE OF PAVEMENT.
2. INSTALL ALL CURB AND SIDEWALK AS SHOWN. NOTE SOME CURBS REQUIRE REVERSE PITCH GUTTER. DOWEL NEW SIDEWALK AND CURB TO EXISTING AND PROPOSED CURBS PER GENERAL NOTES. WHEN CONSTRUCTING A CARRIAGE WALK, THE PROPOSED SIDEWALK CONTRACTION AND EXPANSION JOINTS SHALL ALIGN WITH EXISTING CURB JOINTS.
3. PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATH WAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
4. INSTALL BITUMINOUS PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTIONS AND GENERAL NOTE SHEET FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
5. INSTALL PCC PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTION AND GENERAL NOTES FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
6. ALL PARKING LOT STALL MARKINGS SHALL BE 4" YELLOW PAINT AND ALL OTHER PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO SINGLE APPLICATIONS, 16 MILS EACH REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
7. FOR HANDICAPPED STALL MARKINGS, REFER TO HANDICAPPED PARKING STALL AND SIGN DIMENSIONING DETAIL.
8. INSTALL NEW SIGNS AND HANDICAPPED PARKING SIGNS USING 2" GALVANIZED SQUARE TUBE POST AND TELESCOPING POST SLEEVE PER IDOT STANDARD.
9. INSTALL RETAINING WALL AS SHOWN. REFER TO DETAIL SHEET FOR MATERIAL AND DESIGN REQUIREMENTS.
10. INSTALL TRANSFORMER PAD AS SHOWN. PAD SHALL BE SET 6" ABOVE FINISHED GRADE. REFER TO MEP PLANS FOR FINAL PAD SIZE AND DESIGN REQUIREMENTS.
11. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SEED AND BLANKET AS NECESSARY TO MEET SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. REFER TO NOTES AND DETAILS THROUGHOUT THE PLAN SET FOR SPECIFIC MATERIAL REQUIREMENTS.
12. FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS, REFER TO LANDSCAPE PLANS FOR ALL TOPSOIL AND RESTORATION SPECIFICATIONS.
13. ONCE RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES. SILT FENCE TRENCHES SHALL BE BACKFILLED AND RESTORED IN KIND. STORM STRUCTURES SHALL BE CLEANED OF DEBRIS.
14. INSTALL PARKING LOT AND CONCRETE PAVEMENT AS SHOWN. WHERE HMA PAVEMENT REMOVAL AND REPLACEMENT IS INDICATED, THE EXISTING STONE BASE SHALL BE REGRADED TO MEET THE 4" ASPHALT DEPTH AND RECOMPACTED AND PROOF ROLLED PRIOR TO REPAVING.
15. ALL 8" PCC PAVEMENT AND B6.12 CURB AND GUTTER CONTRACTION JOINTS SHALL BE SAWCUT A MINIMUM OF 2" DEEP WITHIN 12 HOURS OF POUR.
16. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET



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4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN - OVERALL

C06

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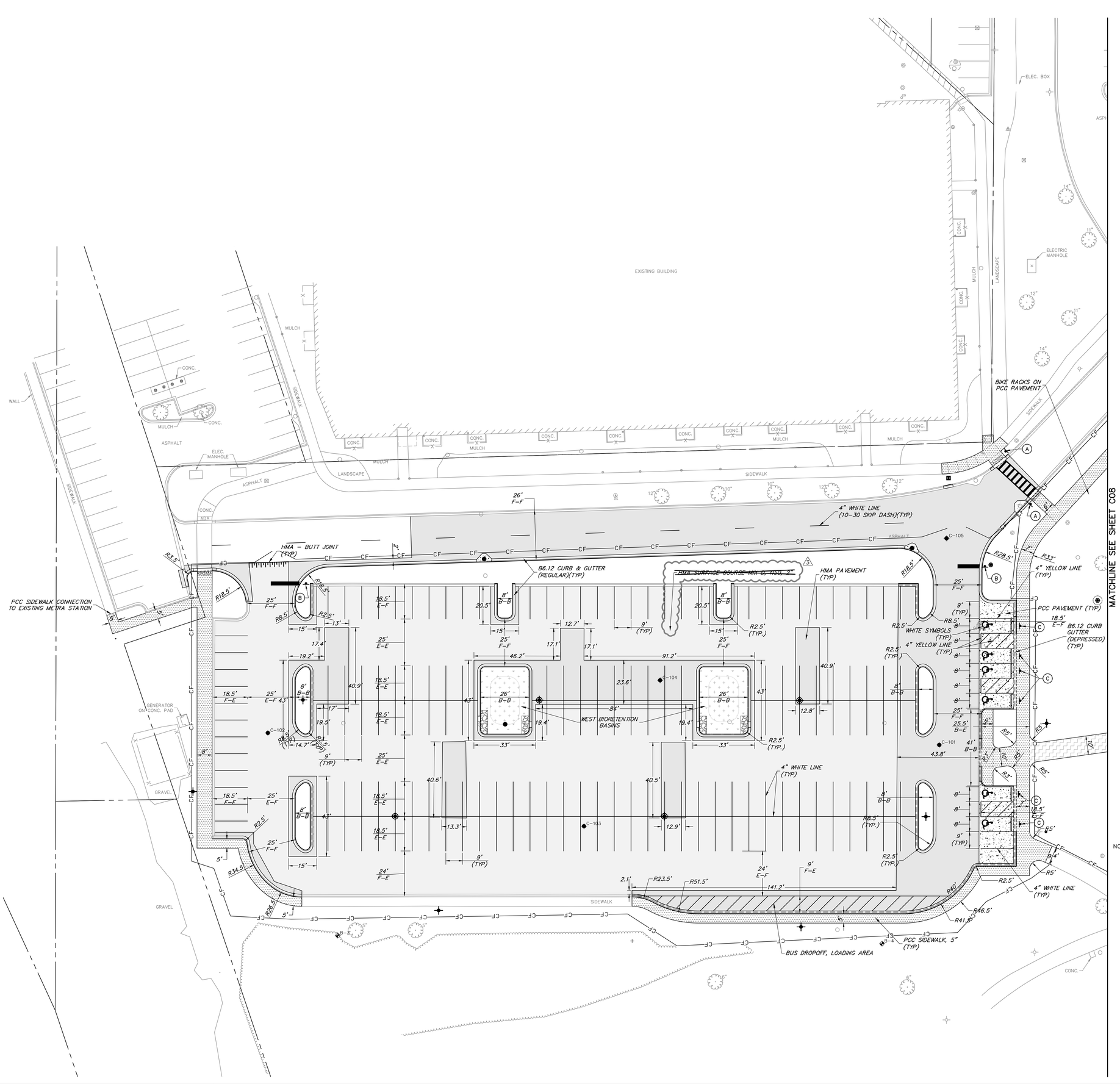

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

PROPOSED LEGEND

- NORMAL DUTY HMA PAVEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  10" CA-6 CRUSHED STONE
- HEAVY DUTY HMA PAVEMENT
  2" HMA SURFACE COURSE, MIX "D", N50
  4" HMA BINDER COURSE, IL-19.0, N50
  8" CA-6 CRUSHED STONE
- HMA PAVEMENT REMOVAL & REPLACEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  REGRADE EX. AGGREGATE BASE AS NEEDED
- PCC PAVEMENT
  8" PCC CONCRETE
  6" CA-6 CRUSHED STONE
- PCC SIDEWALK (WITH WELDED WIRE FABRIC)
  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
  8" CA-6 CRUSHED STONE
- PCC SIDEWALK
  5" PCC CONCRETE
  4" CA-6 CRUSHED STONE
- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
- PLANTING AREA (SEE PLANTING PLAN FOR DETAILS)
- TURF GRASS AREA (SEE PLANTING PLAN FOR DETAILS)
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA - BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

PARKING COUNTS

EXISTING PARKING SPACES

ACCESSIBLE PARKING SPACES	8
REGULAR PARKING SPACES	197
TOTAL EXISTING PARKING SPACES	205

PROPOSED PARKING SPACES

ACCESSIBLE PARKING SPACES	7
REGULAR PARKING SPACES	185
TOTAL PROPOSED PARKING SPACES*	192

*INCLUDES (3) REGULAR AND (1) ACCESSIBLE SPACE FROM MAINTENANCE DRIVE. REFERENCE SHEET C08
**REQUIRED PARKING CALCULATED BY OVERALL PROPERTY PER ORD 2917-5118. SEE SEPARATE PARKING EXHIBITS FOR DETAILS. SUMMARY BELOW.

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NOTE: SEE SHEET C06 FOR GEOMETRIC AND PAVING PLAN NOTES

SIGN LEGEND:

(A) YIELD HERE TO PEDESTRIANS SIGN

(B) STOP SIGN

(C) RESERVED ADA PARKING SIGN

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN

C07

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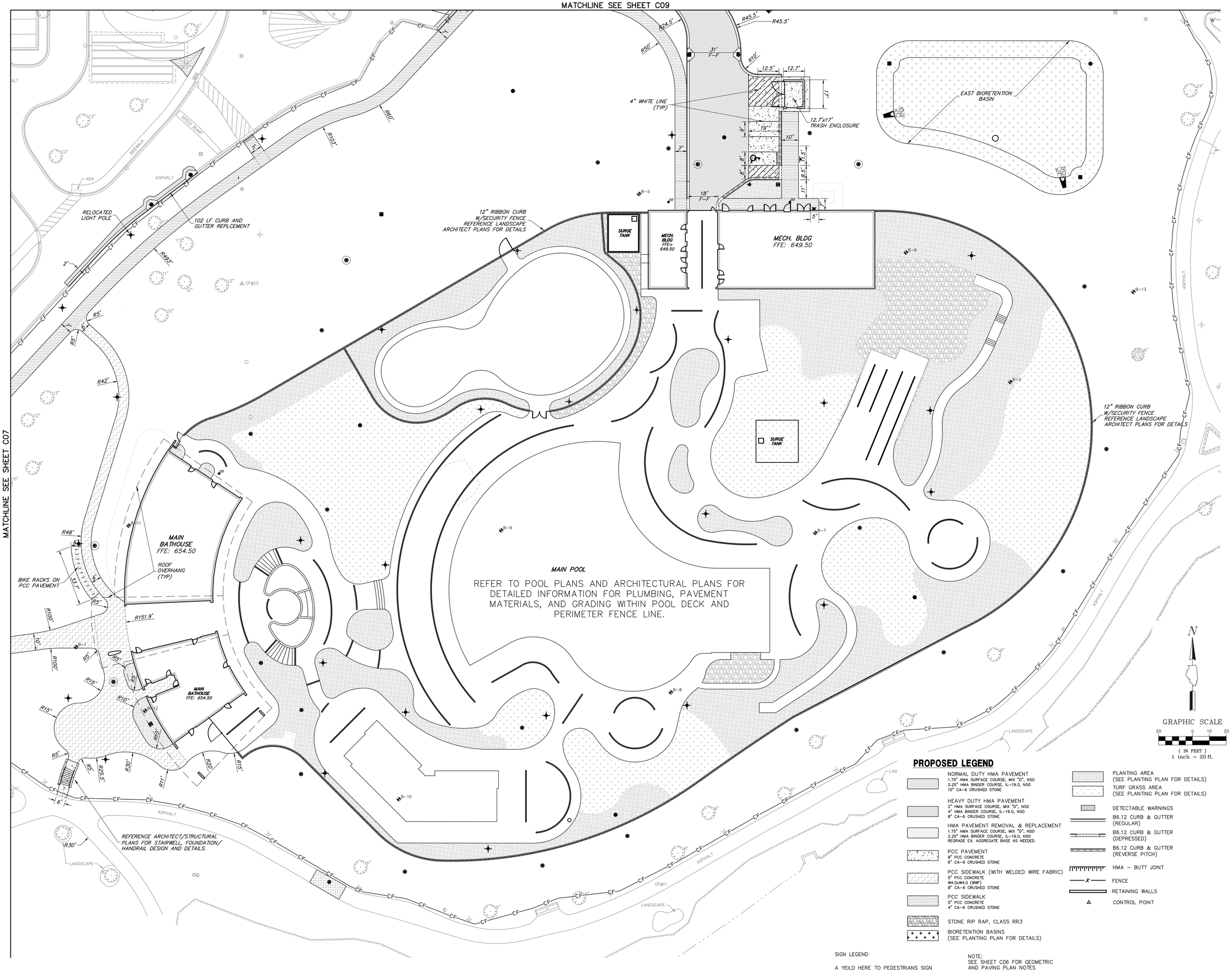

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  10" CA-6 CRUSHED STONE
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  5" PCC CONCRETE
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- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
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- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA – BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

SIGN LEGEND

A YEILD HERE TO PEDESTRIANS SIGN

NOTE:
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GEOMETRIC PLAN

C08

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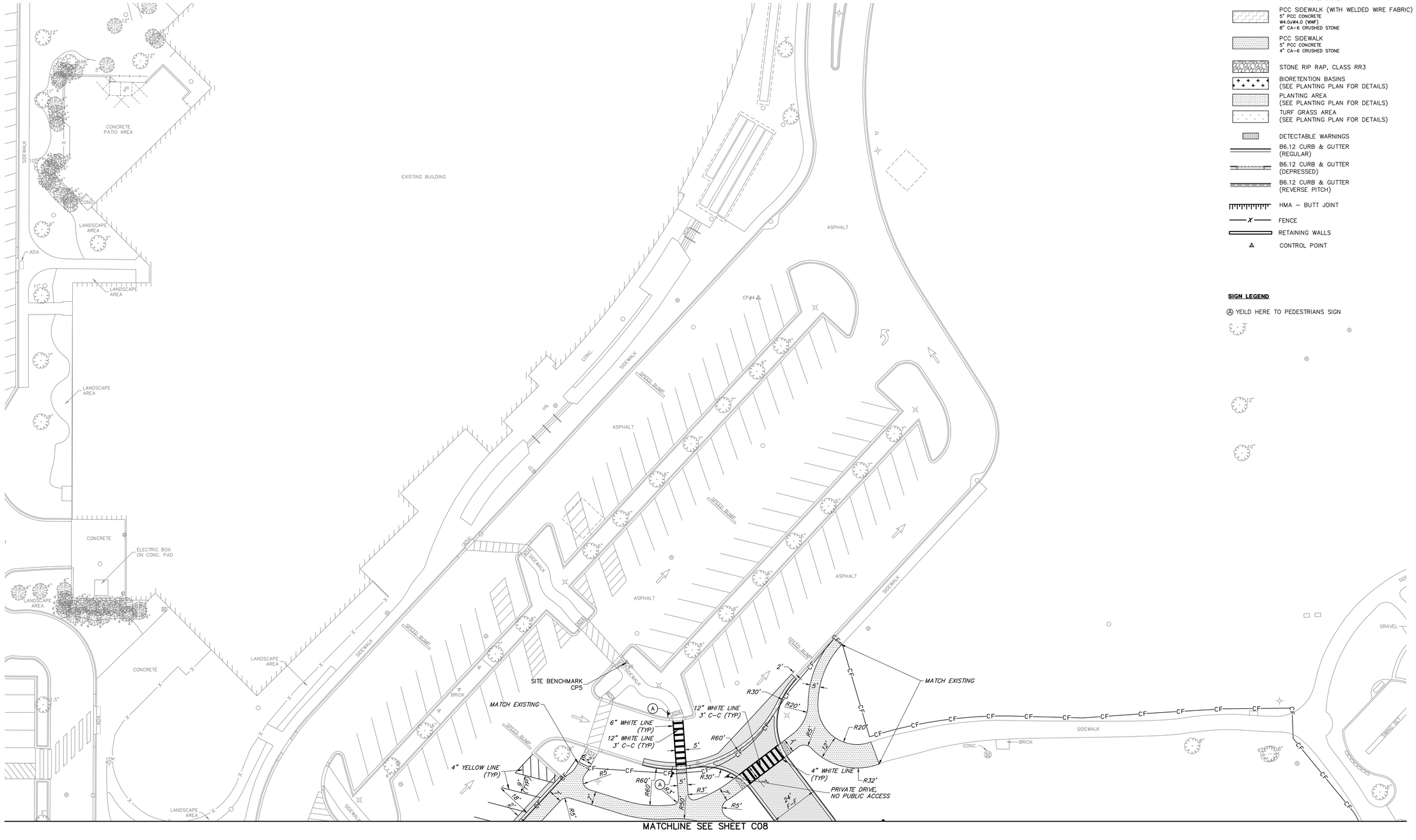

NOTE:
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GEOMETRIC PLAN

C09

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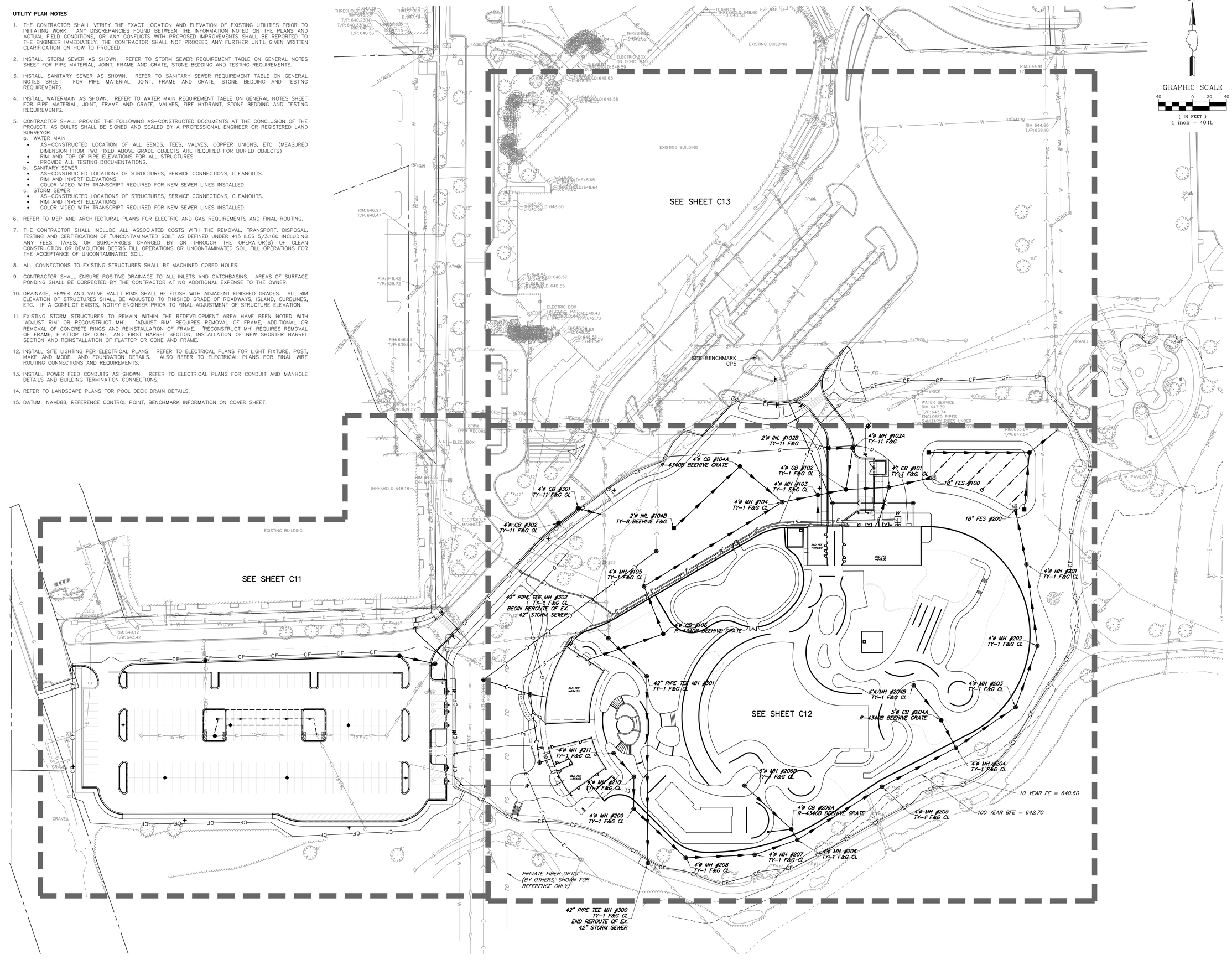
IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS FULL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR IDENTIFICATION

UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INITIATING WORK. ANY DISCREPANCIES FOUND BETWEEN THE INFORMATION NOTED ON THE PLANS AND ACTUAL FIELD CONDITIONS, OR ANY CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED ANY FURTHER UNTIL GIVEN WRITTEN CLARIFICATION ON HOW TO PROCEED.
2. INSTALL STORM SEWER AS SHOWN. REFER TO STORM SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
3. INSTALL SANITARY SEWER AS SHOWN. REFER TO SANITARY SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
4. INSTALL WATERMAIN AS SHOWN. REFER TO WATER MAIN REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, VALVES, FIRE HYDRANT, STONE BEDDING AND TESTING REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT. AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
   a. WATER MAIN
      - AS-CONSTRUCTED LOCATION OF ALL BENDS, TEES, VALVES, COPPER UNIONS, ETC. (MEASURED DIMENSION FROM TWO FIXED ABOVE GRADE OBJECTS ARE REQUIRED FOR BURIED OBJECTS)
      - RIM AND TOP OF PIPE ELEVATIONS FOR ALL STRUCTURES
      - PROVIDE ALL TESTING DOCUMENTATIONS.
   b. SANITARY SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
   c. STORM SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
6. REFER TO MEP AND ARCHITECTURAL PLANS FOR ELECTRIC AND GAS REQUIREMENTS AND FINAL ROUTING.
7. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
8. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE MACHINED CORED HOLES.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. DRAINAGE, SEWER AND VALVE VAULT RIMS SHALL BE FLUSH WITH ADJACENT FINISHED GRADES. ALL RIM ELEVATION OF STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE OF ROADWAYS, ISLAND, CURBLINES, ETC. IF A CONFLICT EXISTS, NOTIFY ENGINEER PRIOR TO FINAL ADJUSTMENT OF STRUCTURE ELEVATION.
11. EXISTING STORM STRUCTURES TO REMAIN WITHIN THE REDEVELOPMENT AREA HAVE BEEN NOTED WITH 'ADJUST RIM' OR RECONSTRUCT MH'. 'ADJUST RIM' REQUIRES REMOVAL OF FRAME, ADDITIONAL OR REMOVAL OF CONCRETE RINGS AND REINSTALLATION OF FRAME. 'RECONSTRUCT MH' REQUIRES REMOVAL OF FRAME, FLATTOP OR CONE, AND FIRST BARREL SECTION, INSTALLATION OF NEW SHORTER BARREL SECTION AND REINSTALLATION OF FLATTOP OR CONE AND FRAME.
12. INSTALL SITE LIGHTING PER ELECTRICAL PLANS. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE, POST, MAKE AND MODEL AND FOUNDATION DETAILS. ALSO REFER TO ELECTRICAL PLANS FOR FINAL WIRE ROUTING CONNECTIONS AND REQUIREMENTS.
13. INSTALL POWER FEED CONDUITS AS SHOWN. REFER TO ELECTRICAL PLANS FOR CONDUIT AND MANHOLE DETAILS AND BUILDING TERMINATION CONNECTIONS.
14. REFER TO LANDSCAPE PLANS FOR POOL DECK DRAIN DETAILS.
15. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN - OVERALL

C10

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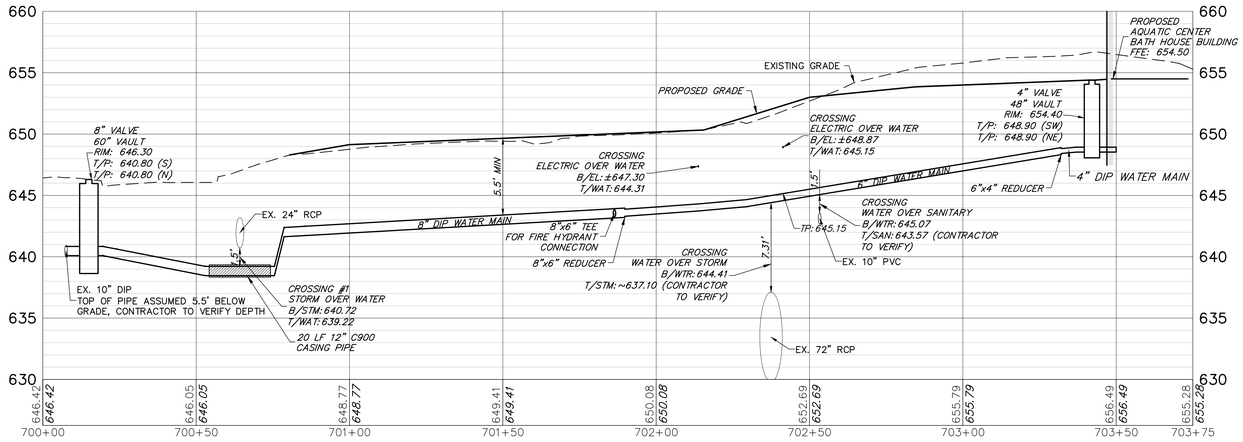
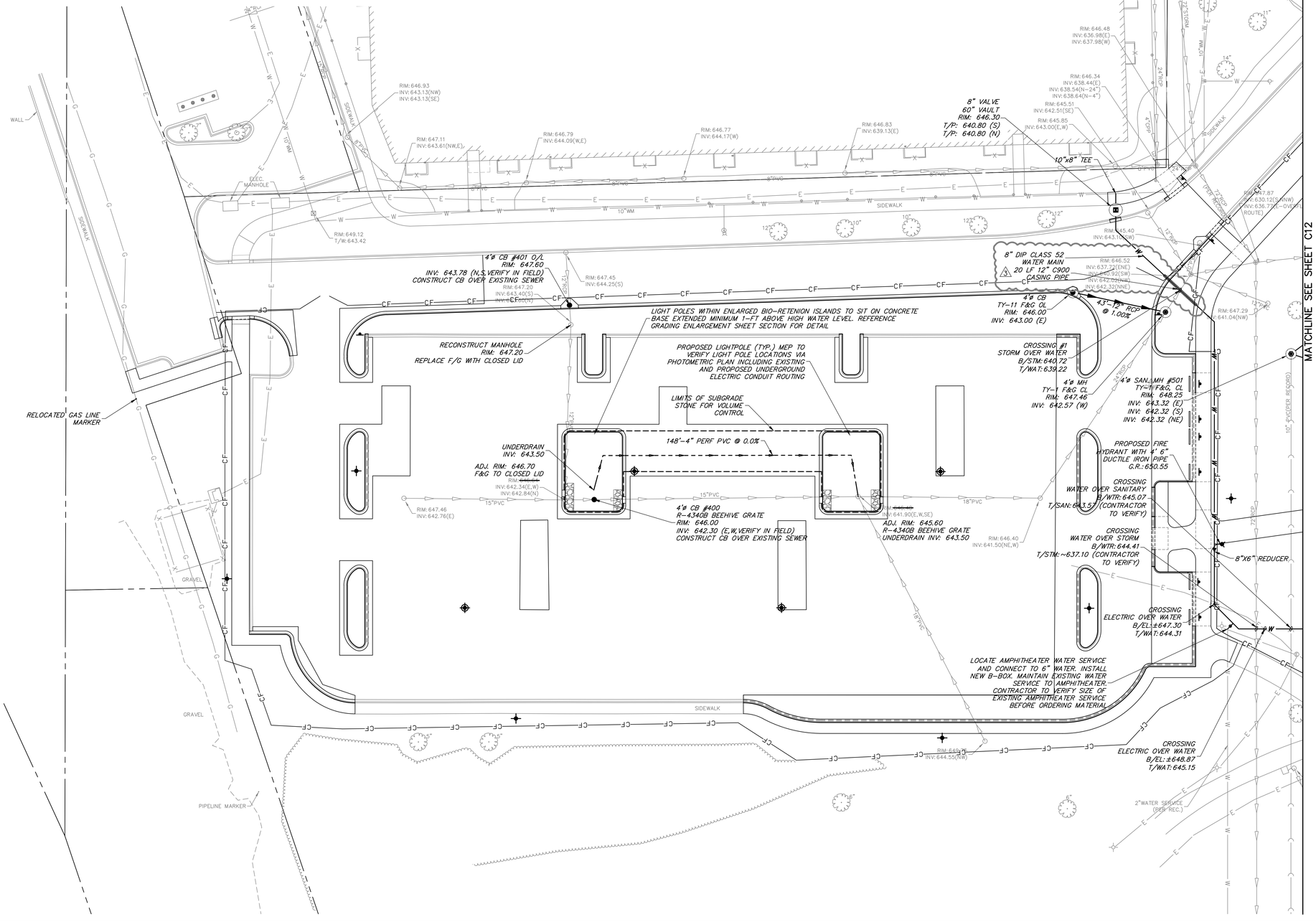
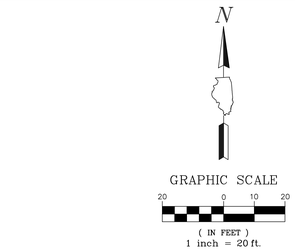


WATER MAIN PROFILE AQUATIC CENTER BATH HOUSE BUILDING





UTILITY PLAN LEGEND

	EXISTING STORM SEWER
C C	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
C C	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATION
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C11

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MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C11

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REFERENCE

REFER TO POOL PLANS AND ARCHITECTURAL PLANS FOR DETAILED INFORMATION FOR PLUMBING, PAVEMENT MATERIALS, AND GRADING WITHIN POOL DECK AND PERIMETER FENCE LINE.

UTILITY PLAN LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
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		STREET LIGHT ON CONC. FOUNDATIC
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		10 YEAR FE: 640.6
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		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C12

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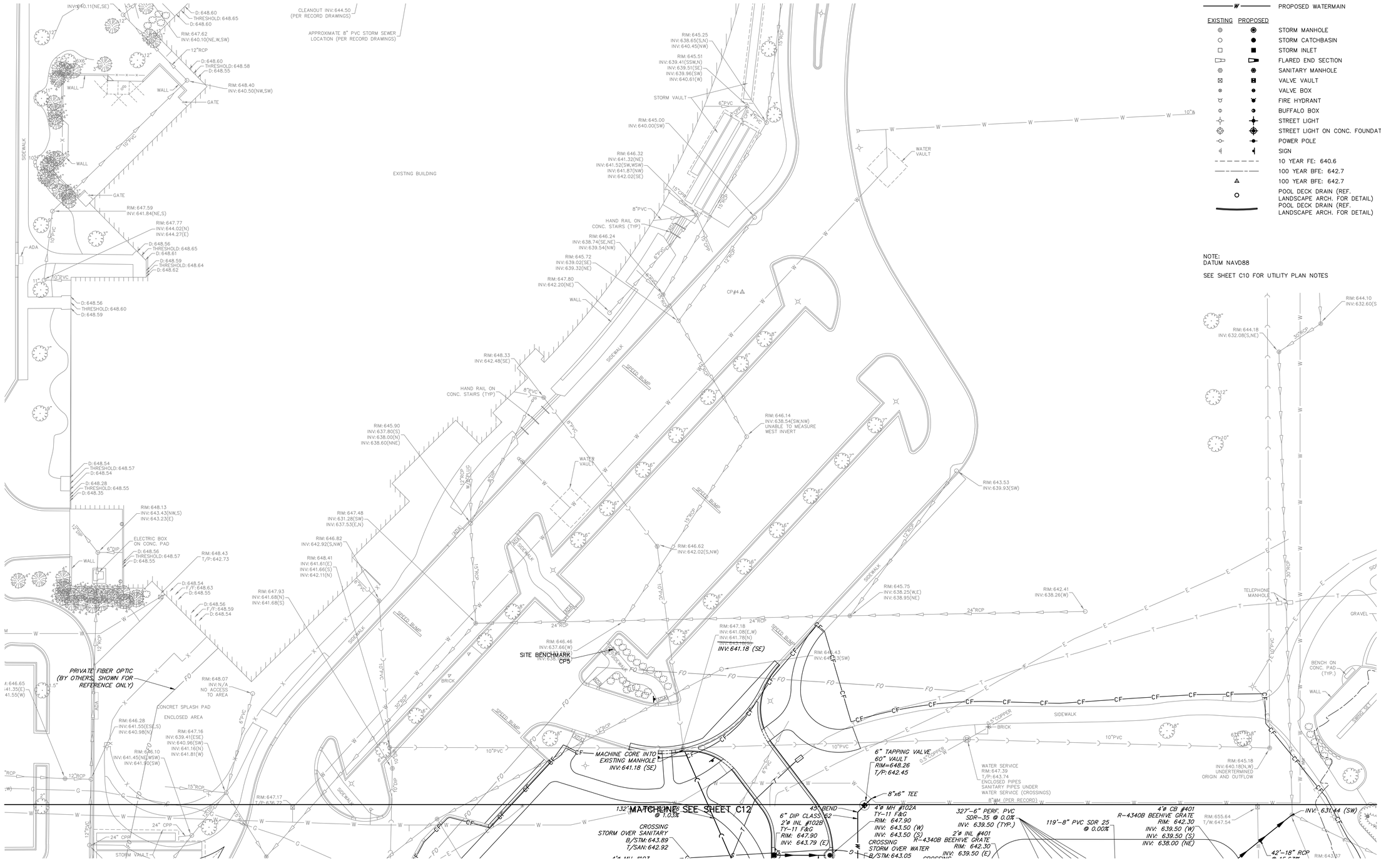

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

UTILITY PLAN LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
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		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
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		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
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NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PLAN

C13

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GRAPHIC SCALE
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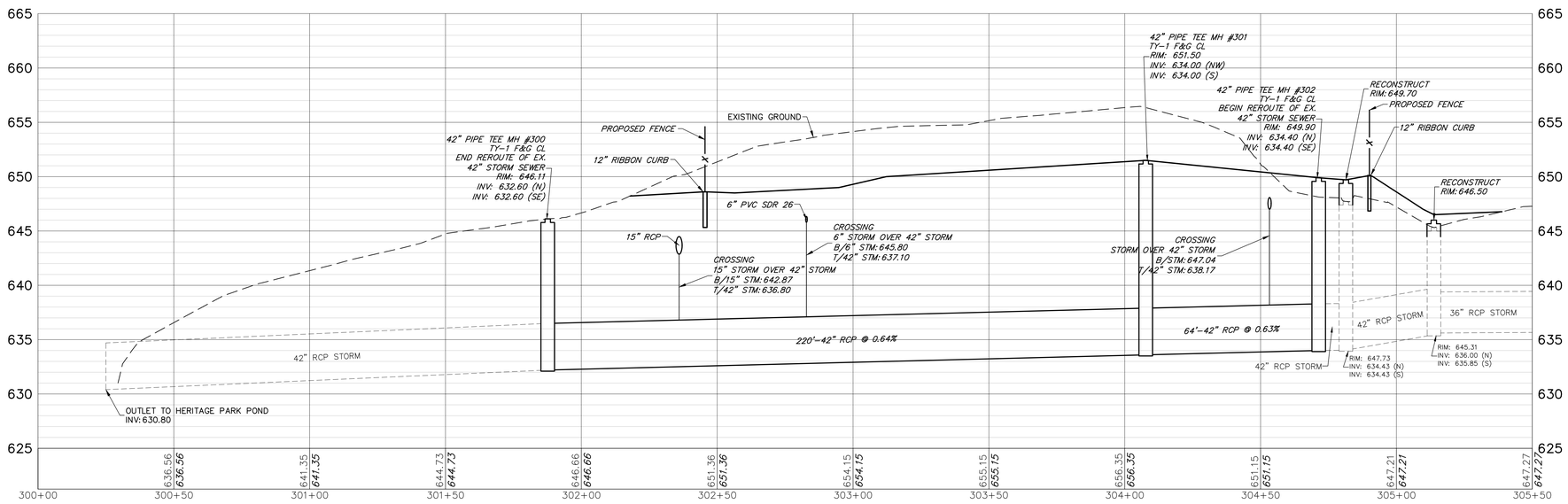
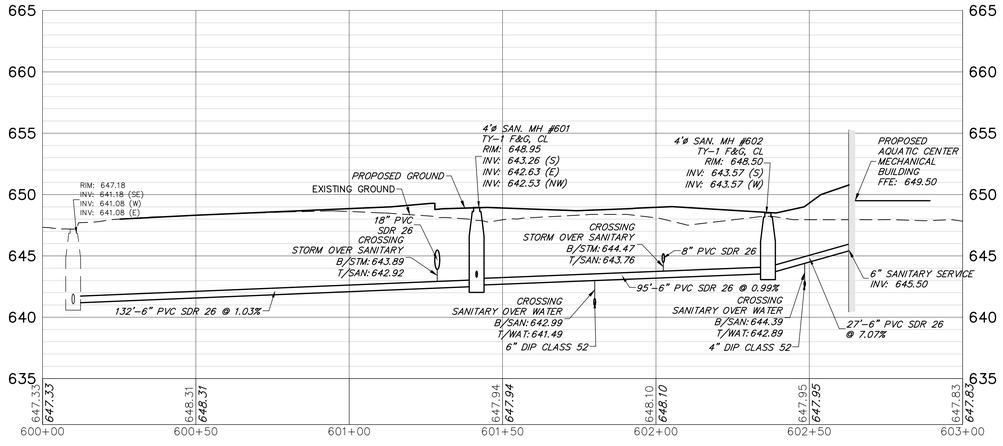
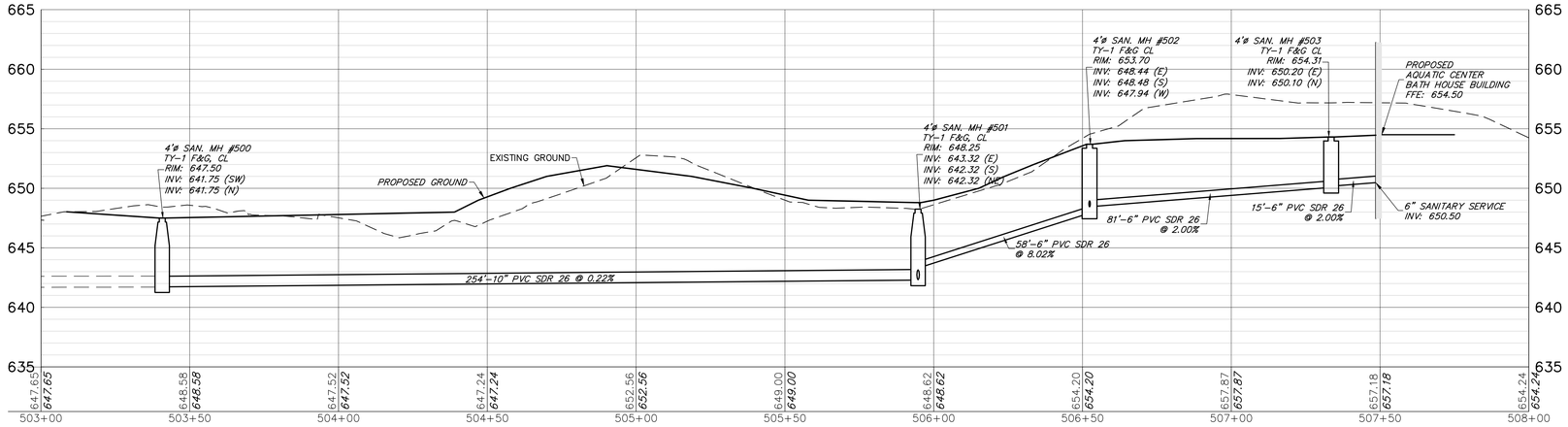
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



42" STORM SEWER REROUTE PROFILE



SANITARY SEWER PROFILE FROM AQUATIC CENTER MECHANICAL BUILDING



SANITARY SEWER PROFILE FROM AQUATIC CENTER BATH HOUSE BUILDING

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
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Date	02-26-2026

UTILITY PROFILES

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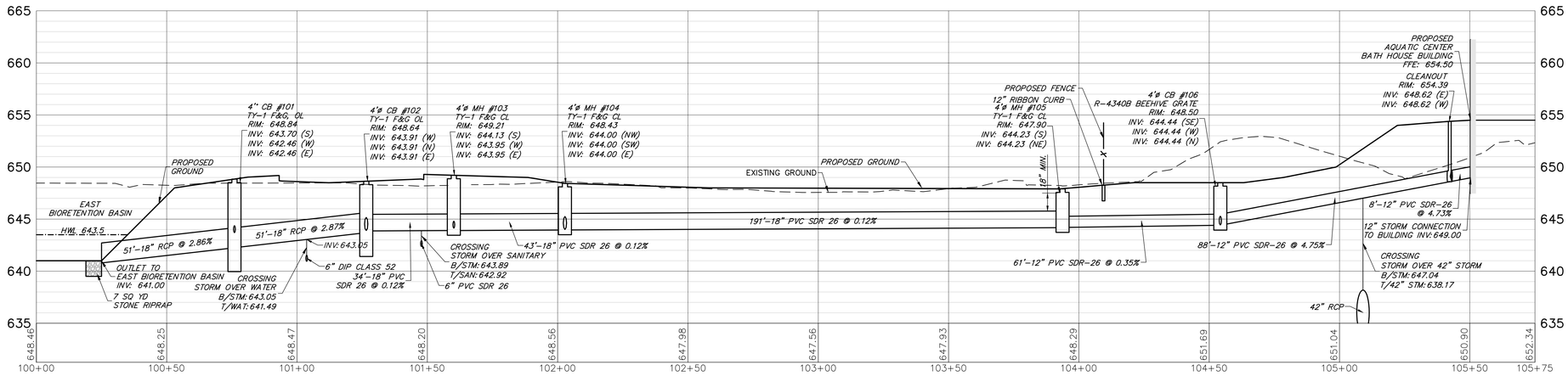
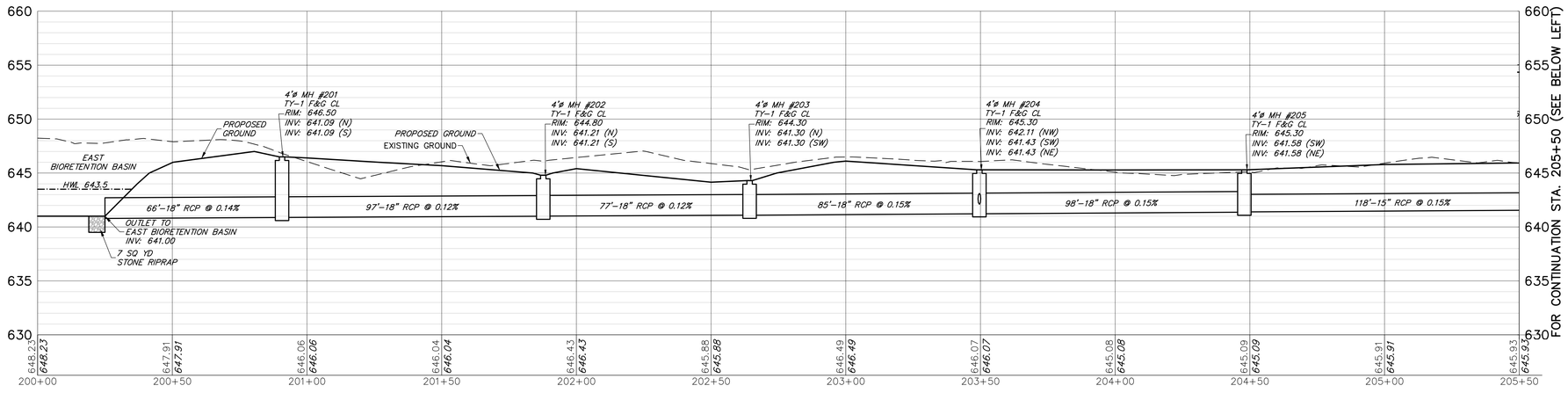
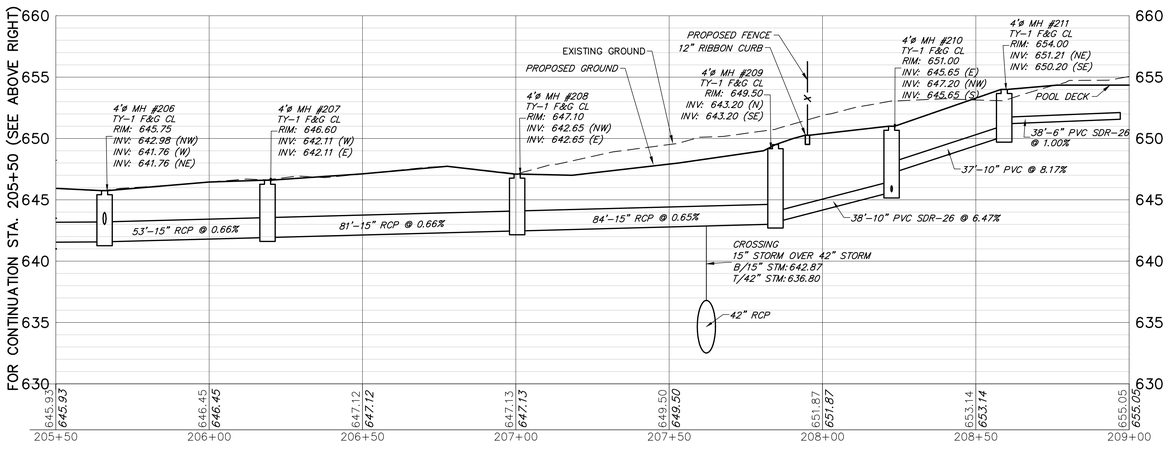


STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER BATH HOUSE BUILDING



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER

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VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
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Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PROFILES

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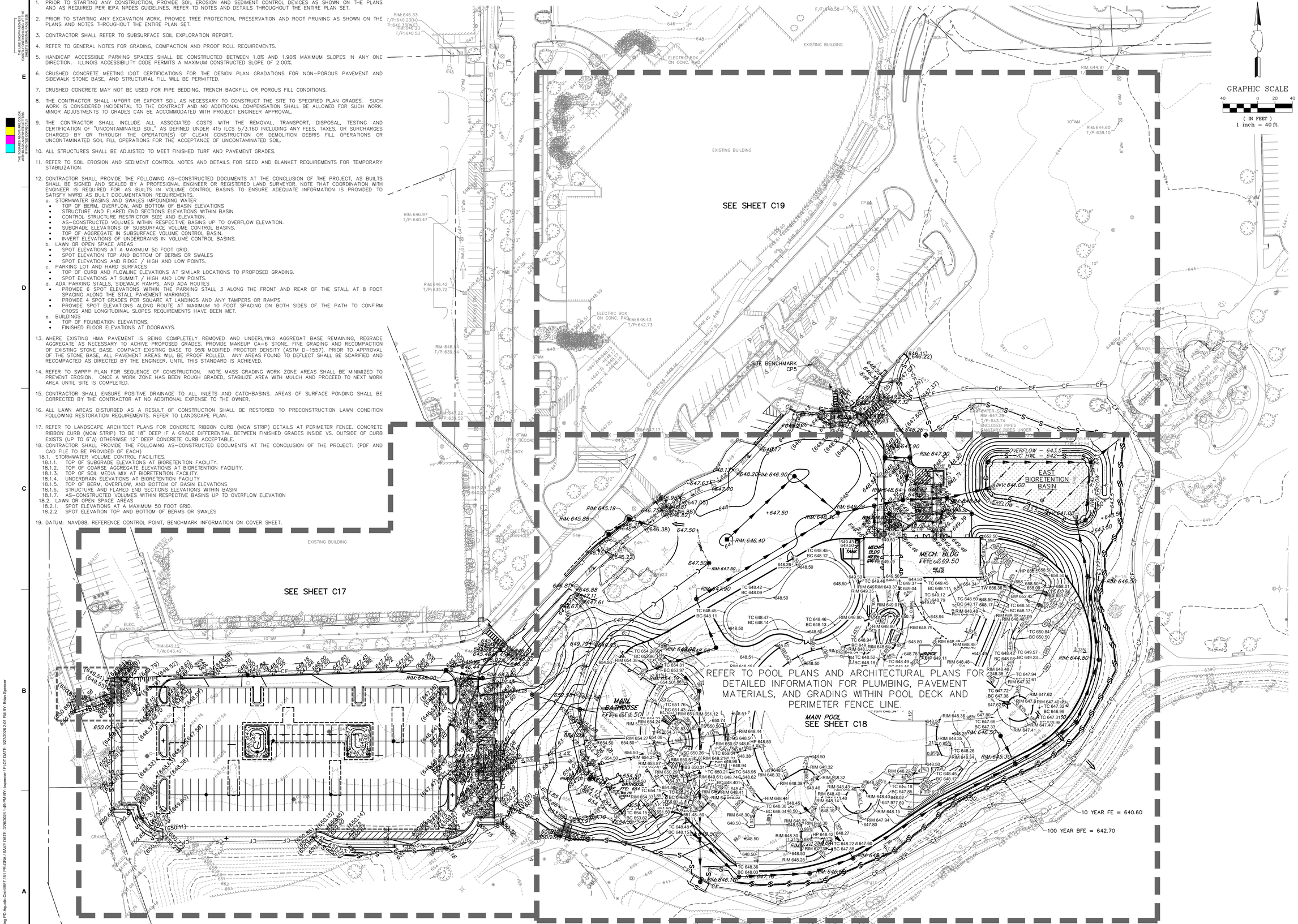
GRADING PLAN NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. CONTRACTOR SHALL REFER TO SUBSURFACE SOIL EXPLORATION REPORT.
4. REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.
5. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED BETWEEN 1.0% AND 1.90% MAXIMUM SLOPES IN ANY ONE DIRECTION. ILLINOIS ACCESSIBILITY CODE PERMITS A MAXIMUM CONSTRUCTED SLOPE OF 2.00%.
6. CRUSHED CONCRETE MEETING IDOT CERTIFICATIONS FOR THE DESIGN PLAN GRADATIONS FOR NON-POROUS PAVEMENT AND SIDEWALK STONE BASE, AND STRUCTURAL FILL WILL BE PERMITTED.
7. CRUSHED CONCRETE MAY NOT BE USED FOR PIPE BEDDING, TRENCH BACKFILL OR POROUS FILL CONDITIONS.
8. THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. MINOR ADJUSTMENTS TO GRADES CAN BE ACCOMMODATED WITH PROJECT ENGINEER APPROVAL.
9. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
10. ALL STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED TURF AND PAVEMENT GRADES.
11. REFER TO SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS FOR SEED AND BLANKET REQUIREMENTS FOR TEMPORARY STABILIZATION.
12. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT, AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESIONAL ENGINEER OR REGISTERED LAND SURVEYOR. NOTE THAT COORDINATION WITH ENGINEER IS REQUIRED FOR AS BUILTS IN VOLUME CONTROL BASINS TO ENSURE ADEQUATE INFORMATION IS PROVIDED TO SATISFY MWRD AS BUILT DOCUMENTATION REQUIREMENTS.
    a. STORMWATER BASINS AND SWALES IMPOUNDING WATER
        - TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        - STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        - CONTROL STRUCTURE RESTRICTOR SIZE AND ELEVATION.
        - AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION.
        - SUBGRADE ELEVATIONS OF SUBSURFACE VOLUME CONTROL BASINS.
        - TOP OF AGGREGATE IN SUBSURFACE VOLUME CONTROL BASIN.
        - INVERT ELEVATIONS OF UNDERDRAINS IN VOLUME CONTROL BASINS.
    b. LAWN OR OPEN SPACE AREAS
        - SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        - SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
        - SPOT ELEVATIONS AND RIDGE / HIGH AND LOW POINTS.
    c. PARKING LOT AND HARD SURFACES
        - TOP OF CURB AND FLOWLINE ELEVATIONS AT SIMILAR LOCATIONS TO PROPOSED GRADING.
        - SPOT ELEVATIONS AT SUMMIT / HIGH AND LOW POINTS.
    d. ADA PARKING STALLS, SIDEWALK RAMPS, AND ADA ROUTES
        - PROVIDE 6 SPOT ELEVATIONS WITHIN THE PARKING STALL 3 ALONG THE FRONT AND REAR OF THE STALL AT 8 FOOT SPACING ALONG THE STALL PAVEMENT MARKINGS.
        - PROVIDE 4 SPOT GRADES PER SQUARE AT LANDINGS AND ANY TAMPERS OR RAMPS.
        - PROVIDE SPOT ELEVATIONS ALONG ROUTE AT MAXIMUM 10 FOOT SPACING ON BOTH SIDES OF THE PATH TO CONFIRM CROSS AND LONGITUDINAL SLOPES REQUIREMENTS HAVE BEEN MET.
    e. BUILDINGS
        - TOP OF FOUNDATION ELEVATIONS.
        - FINISHED FLOOR ELEVATIONS AT DOORWAYS.
13. WHERE EXISTING HMA PAVEMENT IS BEING COMPLETELY REMOVED AND UNDERLYING AGGREGAT BASE REMAINING, REGRADE AGGREGATE AS NECESSARY TO ACHIVE PROPOSED GRADES. PROVIDE MAKEUP CA-6 STONE, FINE GRADING AND RECOMPACTION OF EXISTING STONE BASE. COMPACT EXISTING BASE TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). PRIOR TO APPROVAL OF THE STONE BASE, ALL PAVEMENT AREAS WILL BE PROOF ROLLED. ANY AREAS FOUND TO DEFLECT SHALL BE SCARIFIED AND RECOMPACTED AS DIRECTED BY THE ENGINEER, UNTIL THIS STANDARD IS ACHIEVED.
14. REFER TO SWPPP PLAN FOR SEQUENCE OF CONSTRUCTION. NOTE MASS GRADING WORK ZONE AREAS SHALL BE MINIMIZED TO PREVENT EROSION. ONCE A WORK ZONE HAS BEEN ROUGH GRADED, STABLIZE AREA WITH MULCH AND PROCEED TO NEXT WORK AREA UNTIL SITE IS COMPLETED.
15. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS. REFER TO LANDSCAPE PLAN.
17. REFER TO LANDSCAPE ARCHITECT PLANS FOR CONCRETE RIBBON CURB (MOW STRIP) DETAILS AT PERIMETER FENCE. CONCRETE RIBBON CURB (MOW STRIP) TO BE 18" DEEP IF A GRADE DIFFERENTIAL BETWEEN FINISHED GRADES INSIDE VS. OUTSIDE OF CURB EXISTS (UP TO 6"Δ) OTHERWISE 12" DEEP CONCRETE CURB ACCEPTABLE.
18. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
    18.1. STORMWATER VOLUME CONTROL FACILITIES.
        18.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
        18.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
        18.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        18.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        18.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
    18.2. LAWN OR OPEN SPACE AREAS
        18.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        18.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
19. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

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

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN - OVERALL

C16

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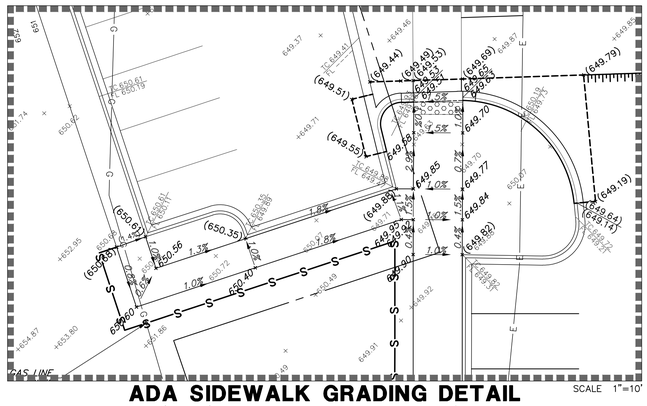
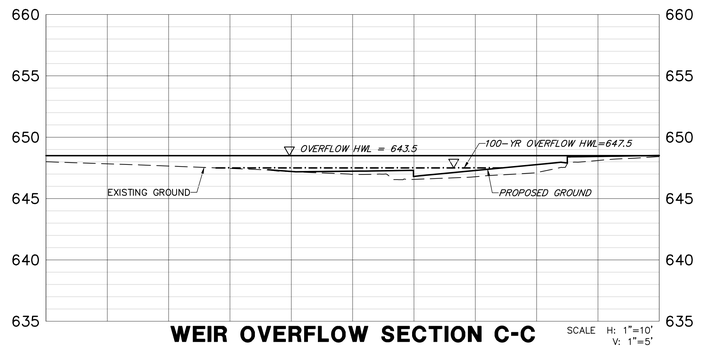


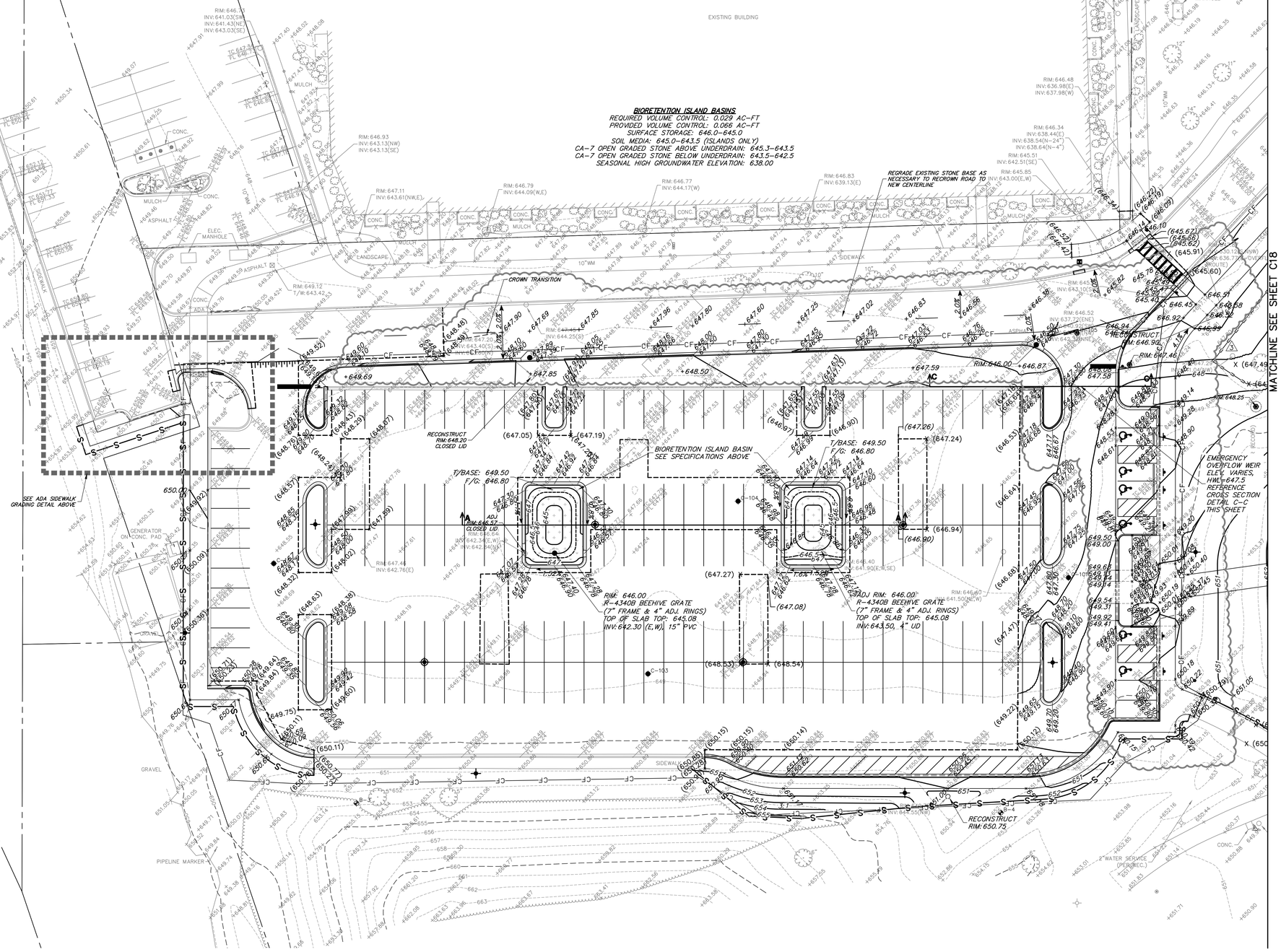
ADA SIDEWALK GRADING DETAIL

SCALE 1"=10'



WEIR OVERFLOW SECTION C-C

SCALE H: 1"=10'
V: 1"=5'



GRADING LEGEND

- 600.50 / 600.00 — TOP OF CURB / FLOW LINE
- +670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- XXX.5 — 1/2 CONTOUR
- AD.: ###.## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

N

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

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4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C17

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MATCHLINE SEE SHEET C19

MATCHLINE SEE SHEET C17

REFER TO POOL PLANS AND ARCHITECTURAL PLANS FOR DETAILED INFORMATION FOR PLUMBING, PAVEMENT MATERIALS, AND GRADING WITHIN POOL DECK AND PERIMETER FENCE LINE.

EAST
BIORETENTION BASIN
REQUIRED VOLUME CONTROL = 0.173 AC-FT
PROVIDED VOLUME CONTROL = 0.248 AC-FT
SURFACE STORAGE: 642.0 - 641.0
SOIL MEDIA: 641.0 - 639.5
CA-7 OPEN GRADED STONE: 639.5 - 638.5
SEASONAL HIGH GROUNDWATER ELEVATION: 635.50

40 LF EMERGENCY OVERFLOW 17' WIDE, ELEV. 643.50 HWL (OVERFLOW TO BE ARMORED WITH NAG S150 APPROVED EQUIVALENT) REFERENCE CROSS SECTION DETAIL B-B THIS SHEET

MAIN BATHOUSE FFE: 654.50

MAIN POOL

SURGE TANK

MECH. BLDG FFE: 649.50

GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- XXX.5 — 1/2 CONTOUR
- ADJ. ### ## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

10 YEAR FE = 640.60
100 YEAR BFE = 642.70

N

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

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

REF ARCH FOR STAIRWALL, RAILING, AND FOUNDATION DETAIL

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
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Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C18

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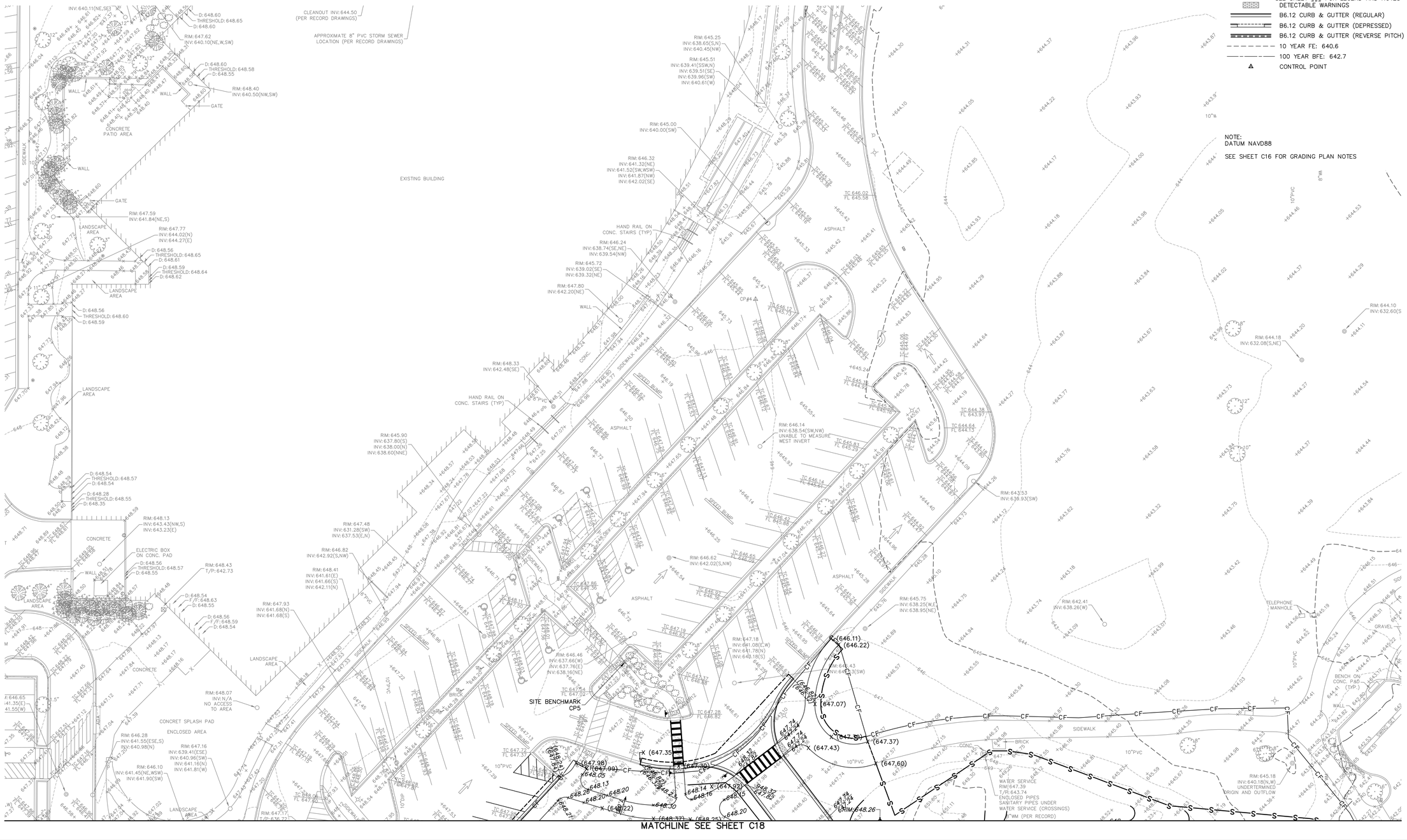



GRADING LEGEND

- 603.50 / 603.00 — TOP OF CURB / FLOW LINE
- +670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ### ## — STRUCTURE ADJUSTMENT
- SUMMIT — SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
SEE SHEET ### FOR LEGEND AND NOTES

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING PLAN

C19

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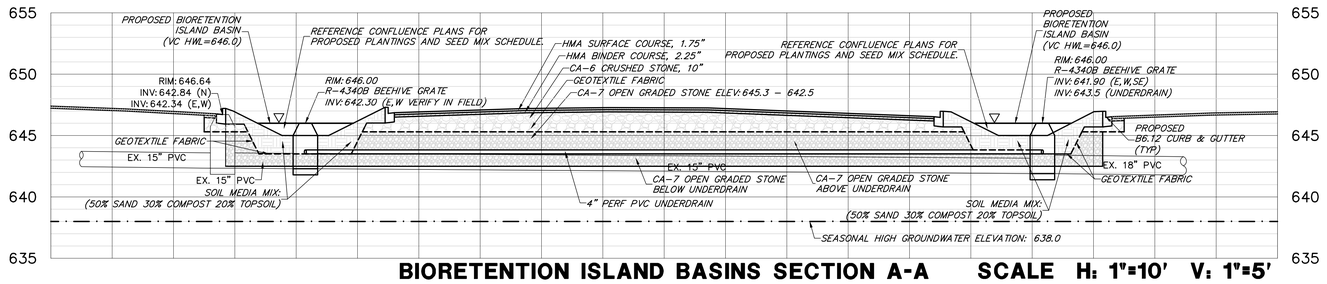
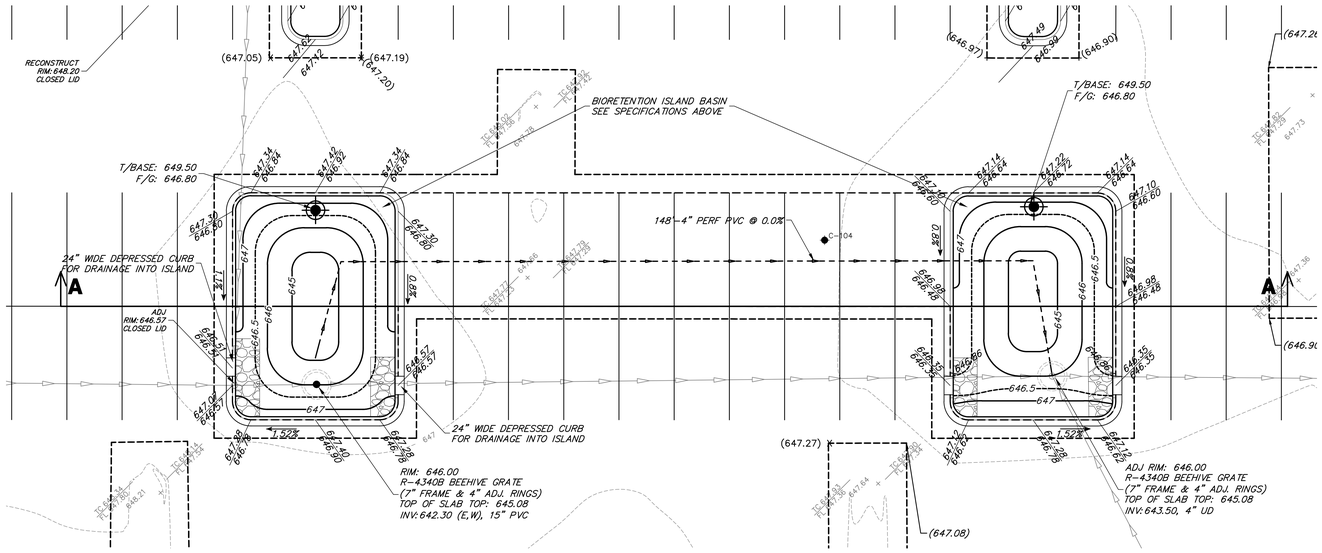
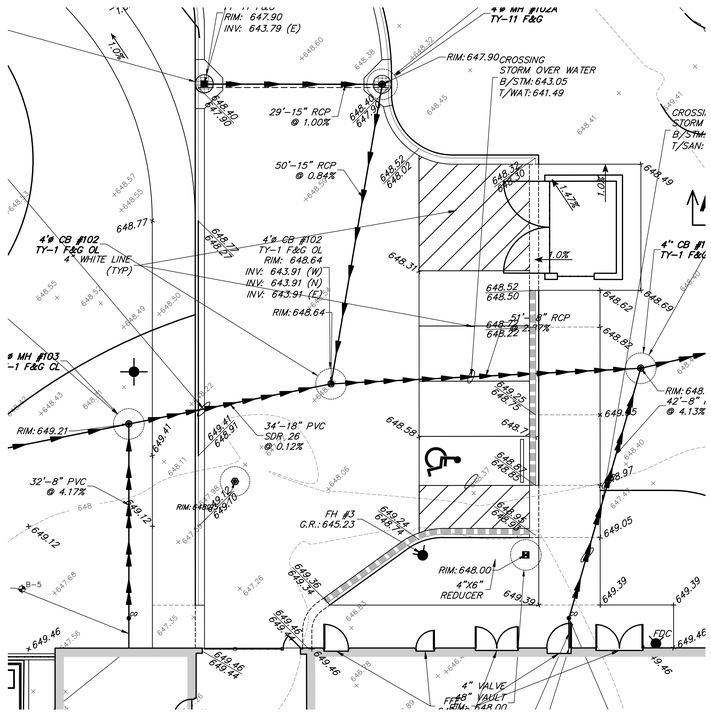


BIORETENTION ISLAND BASINS SECTION A-A SCALE H: 1"=10' V: 1"=5'



BIORETENTION ISLAND BASINS SCALE 1"=10'



MAINTENANCE BUILDING PARKING LOT SCALE 1"=10'

Stormwater Volume Control Volume Calculations - Bioretention Facilities and Stone Voids Underneath West Parking Lot

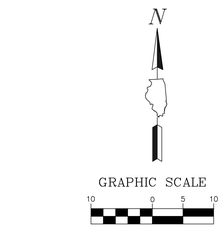
Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	646.00	645.00	1.00	489	1.00	1.0 x V_d	489	
Soil Media (Above Invert)	645.00	643.50	1.50	917	0.25	0.5 x 0.25 x V_d	172	
Coarse Aggregate (Above Invert)	645.30	643.50	1.80	2,734	0.36	0.5 x 0.36 x V_d	886	
Coarse Aggregate (Below Invert)	643.50	642.50	1.00	3,651	0.36	0.36 x V_d	1,314	
						Total Provided	2,861	(CF)
							0.066	(Ac-Ft)

WEST VOLUME CONTROL REQUIRED: 0.029 (Ac-Ft)
WEST VOLUME CONTROL PROVIDED: 0.066 (Ac-Ft)

NOTES:
1. SEE SHEET C21 FOR ADDITIONAL BIOFILTRATION POND DETAILS.
2. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

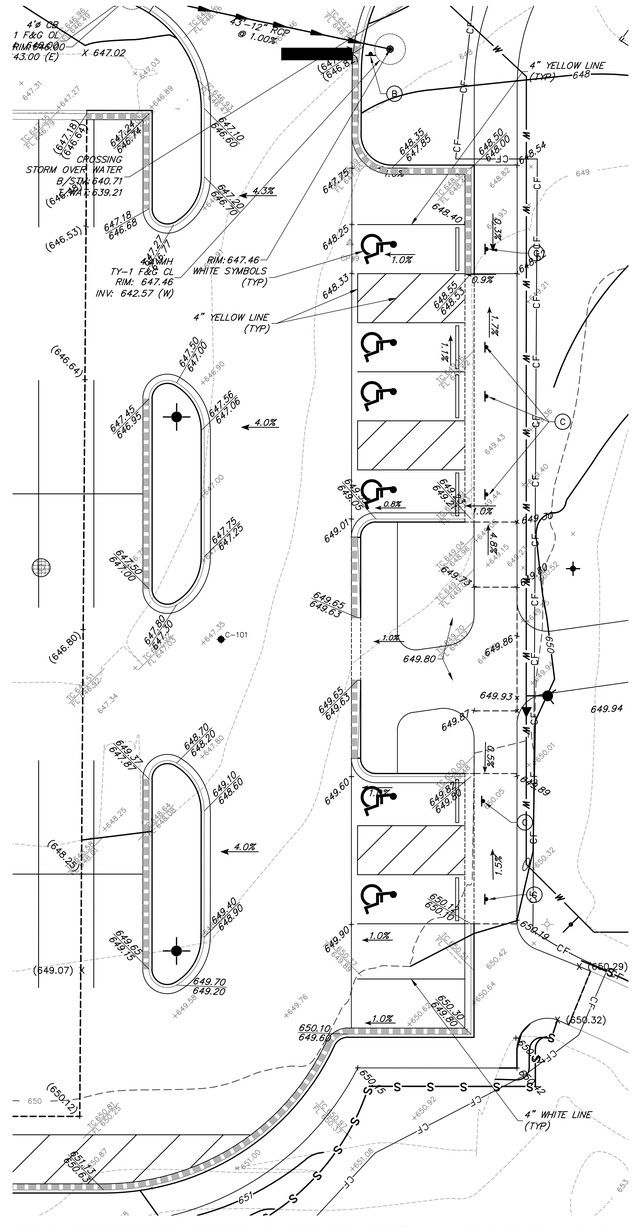


GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ###.## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

C20

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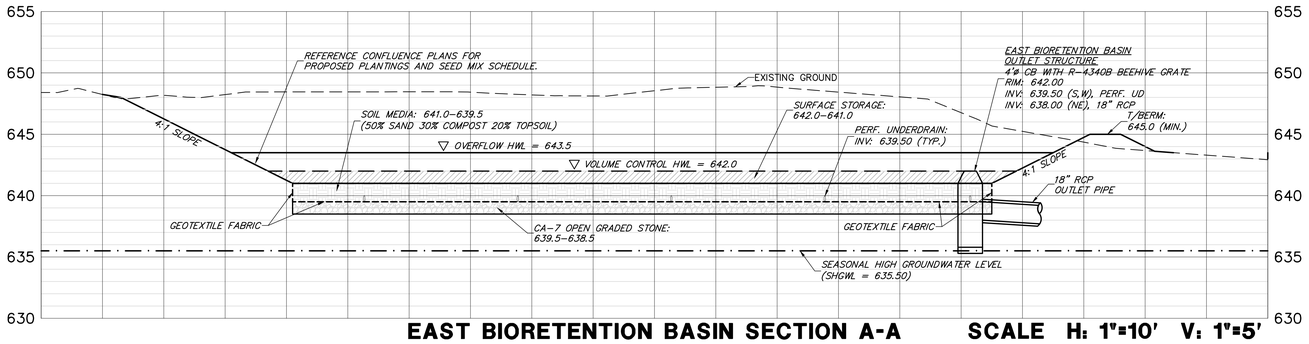


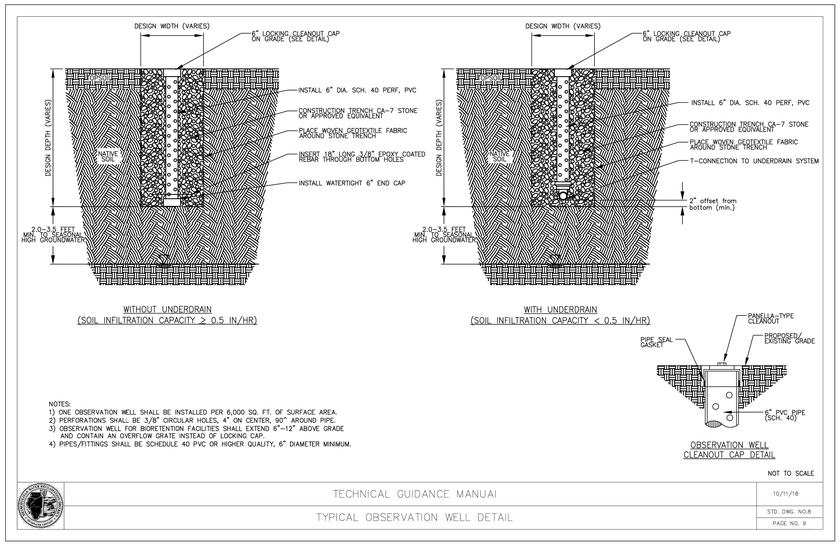
EAST BIORETENTION BASIN SECTION A-A SCALE H: 1"=10' V: 1"=5'

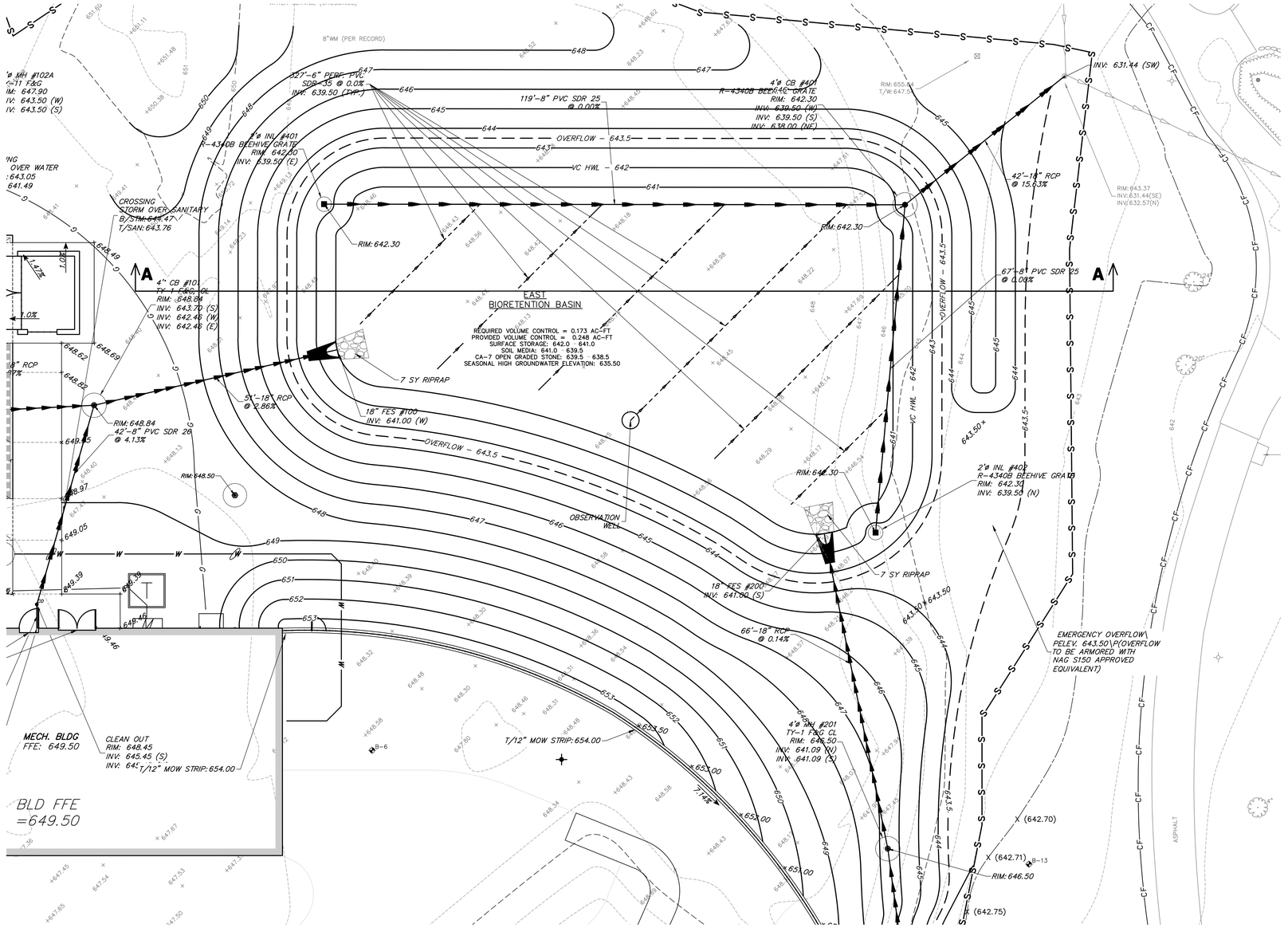
Stormwater Volume Control Volume Calculations - East Bioretention Facility

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume
	High	Low	(feet)	(sf)		Formula	V_d (cf)
Surface Storage	642.00	641.00	1.00	6,729	1.00	1.0 x V_a	6,729
Soil Media (Above Invert)	641.00	639.50	1.50	7,406	0.25	0.5 x 0.25 x V_d	1,389
Coarse Aggregate (Below Invert)	639.50	638.50	1.00	7,406	0.36	0.36 x V_d	2,666
						Total Provided	10,784 (CF)
							0.248 (Ac-Ft)

EAST VOLUME CONTROL REQUIRED: 0.173 (Ac-Ft)
EAST VOLUME CONTROL PROVIDED: 0.248 (Ac-Ft)

NOTE:
1. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED





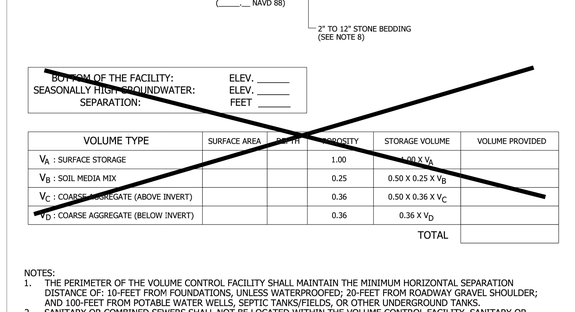
EAST BIORETENTION BASIN SCALE 1"=10'

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

N

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.



BOTTOM OF THE FACILITY:	ELEV. _____
SEASONALLY HIGH GROUNDWATER:	ELEV. _____
SEPARATION:	FEET _____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE			1.00	1.00 X V_A	
V_B : SOIL MEDIA MIX			0.25	0.50 X 0.25 X V_B	
V_C : COARSE AGGREGATE (ABOVE INVERT)			0.36	0.50 X 0.36 X V_C	
V_D : COARSE AGGREGATE (BELOW INVERT)			0.36	0.36 X V_D	
				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. CHOKING STONE MAY BE SUBSTITUTED FOR GEOTEXTILE FABRIC, PER APPROVAL BY THE ENGINEER.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/11/18
BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
	PAGE NO.1

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

C21

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

SEDIMENTATION AND EROSION CONTROL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REOSION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (ILR10) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.

C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.

D. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.

I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.

K. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

L. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

M. ON-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

N. ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.

O. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

P. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

Q. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES

R. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

S. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

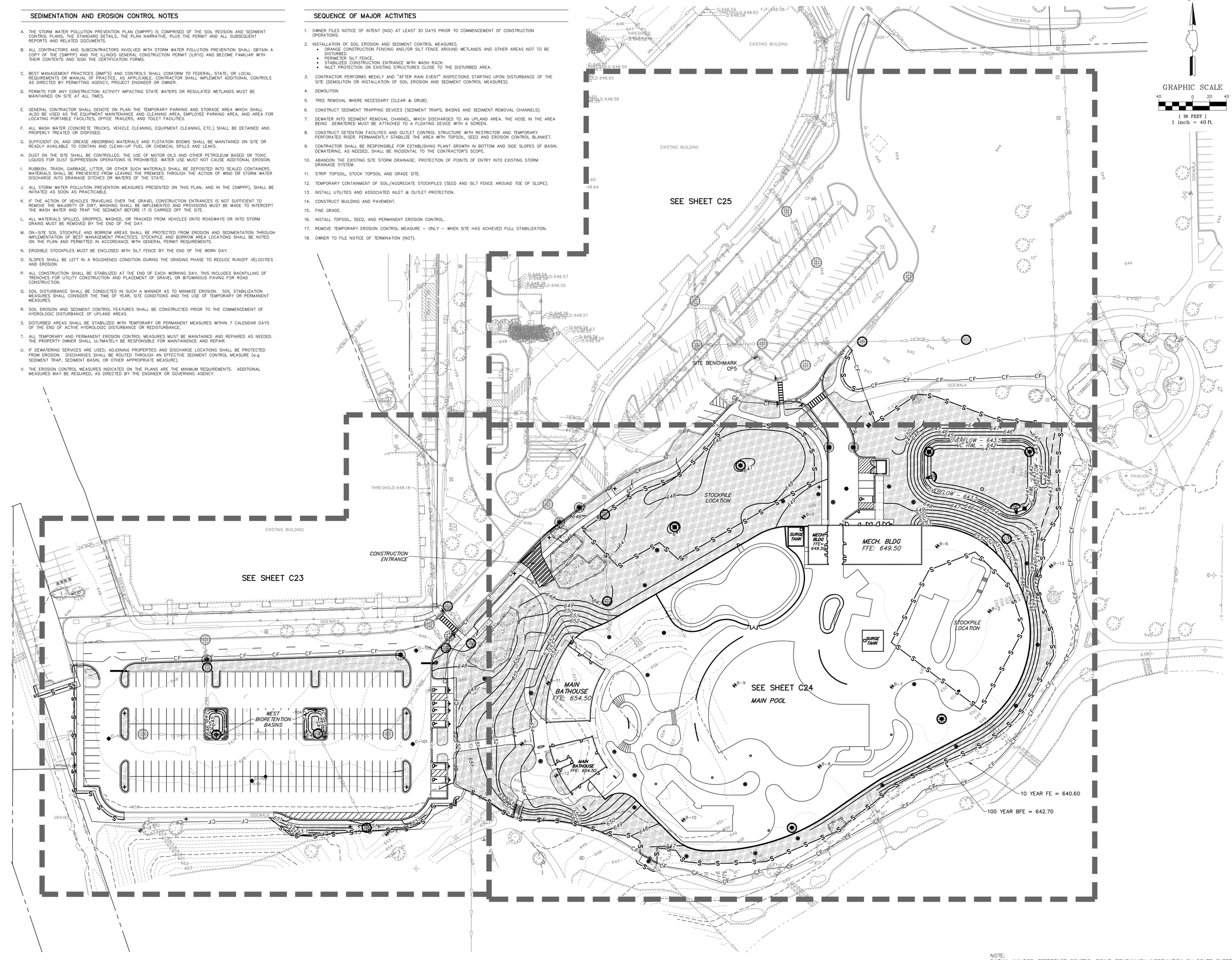
T. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTAINENCE AND REPAIR.

U. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).

V. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

SEQUENCE OF MAJOR ACTIVITIES

1. OWNER FILES NOTICE OF INTENT (NOI) AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.
   - ORANGE CONSTRUCTION FENCING AND/OR SILT FENCE AROUND WETLANDS AND OTHER AREAS NOT TO BE DISTURBED.
   - PERIMETER SILT FENCE.
   - STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK.
   - INLET PROTECTION ON EXISTING STRUCTURES CLOSE TO THE DISTURBED AREA.
3. CONTRACTOR PERFORMS WEEKLY AND "AFTER RAIN EVENT" INSPECTIONS STARTING UPON DISTURBANCE OF THE SITE (DEMOLITION OR INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES).
4. DEMOLITION
5. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
6. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS AND SEDIMENT REMOVAL CHANNELS).
7. DEWATER INTO SEDIMENT REMOVAL CHANNEL, WHICH DISCHARGES TO AN UPLAND AREA. THE HOSE IN THE AREA BEING DEWATERED MUST BE ATTACHED TO A FLOATING DEVICE WITH A SCREEN.
8. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR AND TEMPORARY PERFORATED RISER. PERMANENTLY STABILIZE THE AREA WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PLANT GROWTH IN BOTTOM AND SIDE SLOPES OF BASIN. DEWATERING, AS NEEDED, SHALL BE INCIDENTAL TO THE CONTRACTOR'S SCOPE.
10. ABANDON THE EXISTING SITE STORM DRAINAGE; PROTECTION OF POINTS OF ENTRY INTO EXISTING STORM DRAINAGE SYSTEM.
11. STRIP TOPSOIL, STOCK TOPSOIL AND GRADE SITE.
12. TEMPORARY CONTAINMENT OF SOIL/AGGREGATE STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
13. INSTALL UTILITIES AND ASSOCIATED INLET & OUTLET PROTECTION.
14. CONSTRUCT BUILDING AND PAVEMENT.
15. FINE GRADE.
16. INSTALL TOPSOIL, SEED, AND PERMANENT EROSION CONTROL.
17. REMOVE TEMPORARY EROSION CONTROL MEASURE – ONLY – WHEN SITE HAS ACHIEVED FULL STABILIZATION.
18. OWNER TO FILE NOTICE OF TERMINATION (NOT).



NOTE:
DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.

N

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

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AQUATICS CENTER
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105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL

C22

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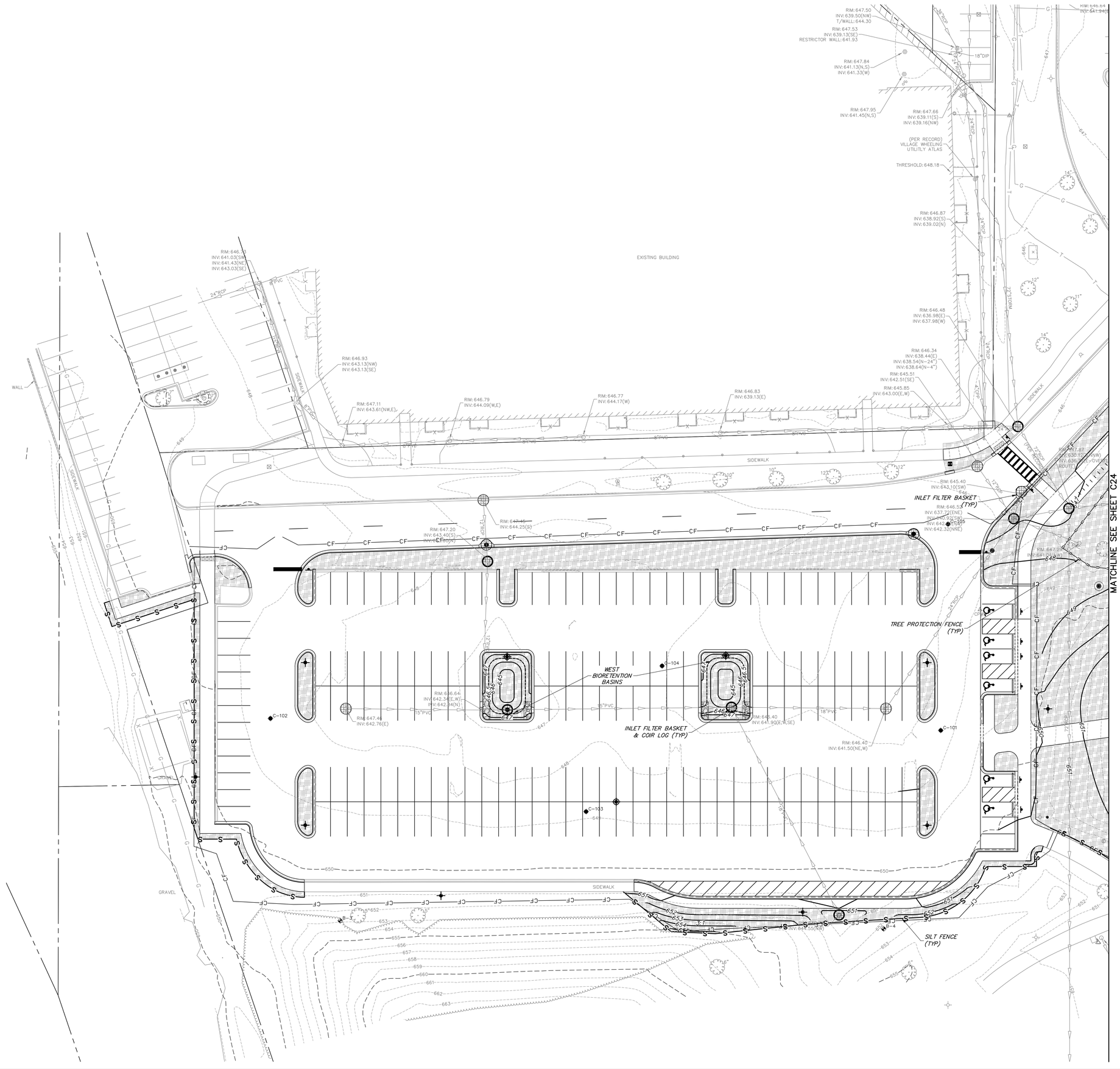

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

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

SESC LEGEND

- TOPSOIL FURNISH AND PLACE, 6" MIN. – EROSION CONTROL BLANKET NAG S75 (WHERE SLOPE IS 5:1 OR GREATER)
- STONE RIP-RAP, GRAD NO. RR3
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE INSTALLATION
- TREE PROTECTION FENCE
- STORM SEWER INLET PROTECTION: – INLET FILTER BASKET
- – INLET FILTER BASKET & COIR LOG
- COIR LOG
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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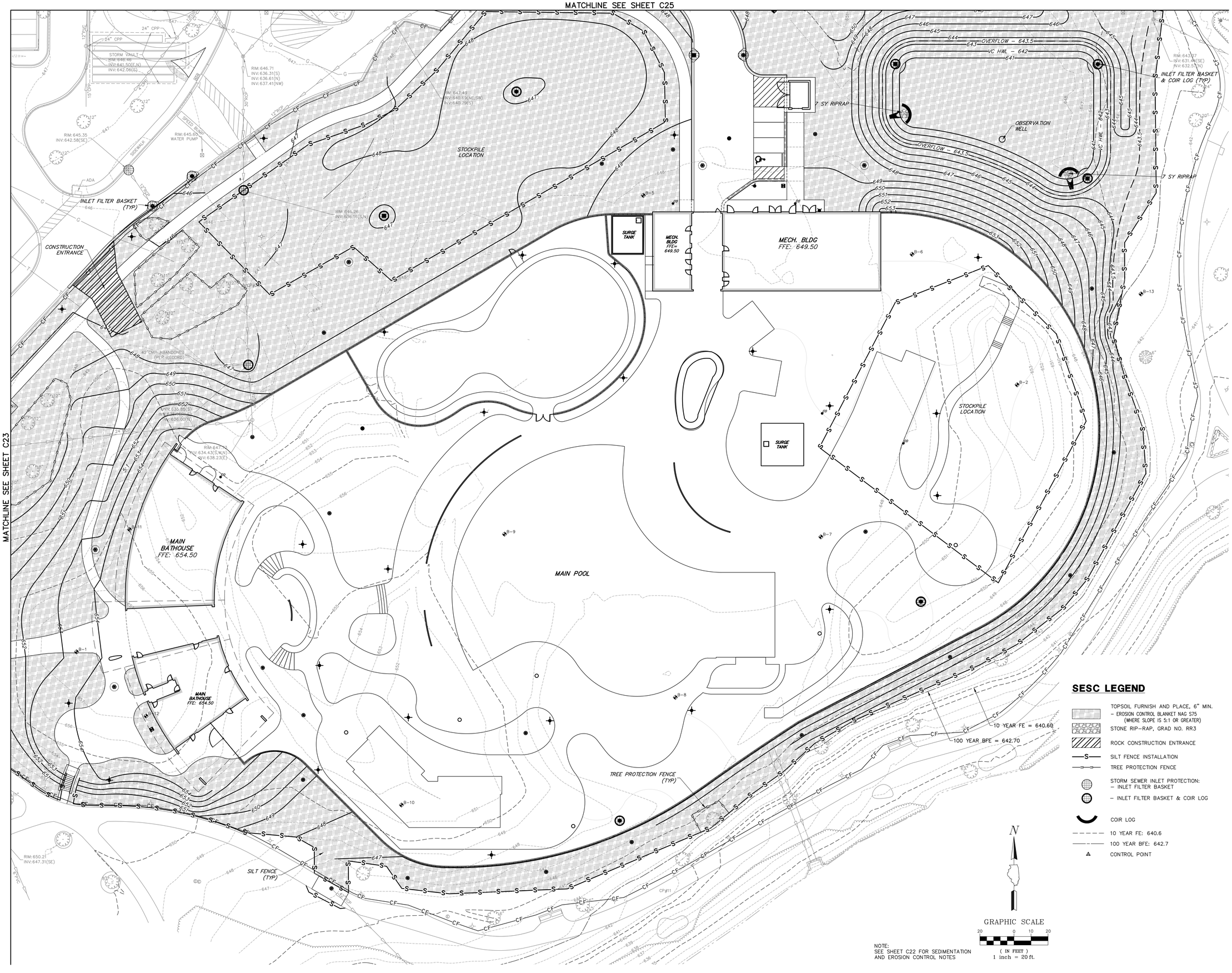
MATCHLINE SEE SHEET C25

MATCHLINE SEE SHEET C23



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- COIR LOG
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- 100 YEAR BFE: 642.7
- CONTROL POINT

10 YEAR FE = 640.60

100 YEAR BFE = 642.70

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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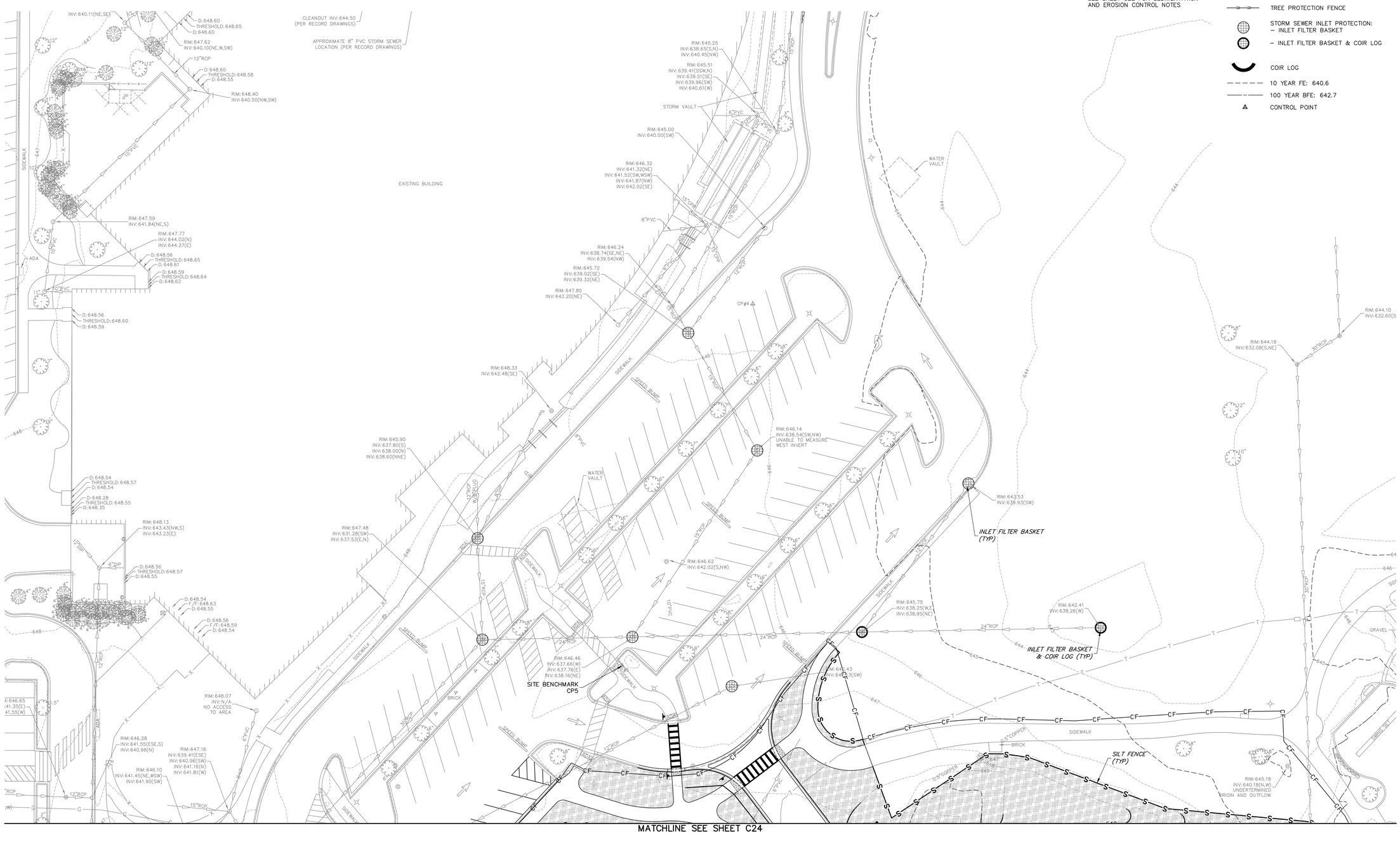

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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PERMIT COVERAGE AND REQUIREMENTS

The management practices, controls and other provisions contained in this Storm Water Pollution Prevention Plan (SWPPP) are at least as protective as the requirements contained in the Illinois Environmental Protection Agency (IEPA) NPDES ILR10 permit, and the Illinois Urban Manual, both latest editions. Requirements specified in plans or permits for this project approved by local officials that are applicable to protecting surface water resources are, upon submittal of a NOI to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in the storm water pollution prevention plan. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for this project.

CONTROL IMPLEMENTATION SCHEDULE

Perimeter controls of the site and stabilized construction entrance shall be installed prior to demolition, clearing and grubbing. Perimeter controls shall be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Existing storm sewer inlets that will function during the construction process should have the sediment control measures installed as indicated prior to land – disturbing activities, including demolition and site clearing. In addition, sediment control measures shall be installed in newly constructed inlets immediately after their installation is complete. Erosion control blanket may be used to stabilize the construction areas where the final grade has been reached but cannot be permanently stabilized due to planting season restrictions. Permanent controls, such as riprap, shall be installed at each storm sewer outfall structure prior to any storm water discharge. Temporary perimeter controls shall only be removed after final stabilization of those portions of the site upward of the perimeter control. Temporary drop-in sediment bags will be installed in all inlets to prevent infiltration of sediment-laden ground water into existing and proposed structures. Sediment bags shall remain in place until placement of base course in paved areas or until vegetation has taken hold. Care shall be taken when removing sediment bags to avoid release of sediment into the storm sewer.

POST CONSTRUCTION STORM WATER MANAGEMENT

Storm water management devices installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed may include storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices). Velocity dissipation devices shall be located (i.e. riprap) at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to the water course so that the natural physical and biological characteristics and functions are maintained and protected. Structural measures should be placed on upland soils to the degree attainable. The contractor is responsible for the installation and maintenance of storm water management measures until final stabilization of the site.

SOIL EROSION AND SEDIMENT CONTROLS

The appropriate soil erosion and sediment controls shall be implemented onsite and shall be modified to reflect the current phase of construction. All damaged or defective temporary sediment and erosion control measures must be repaired or replaced as soon as possible to maintain NPDES compliance.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be installed according to the Standard Practice. The contractor shall be responsible for the installation of any additional erosion and sediment control measures necessary to prevent erosion and sedimentation as determined by the engineer, owner, or permitting authority.

1. Stabilization Practices
Areas that will not be paved or covered with non-erosive material shall be stabilized as indicated on the erosion control plan using procedures in substantial conformance with the Illinois Urban Manual. Stabilization practices may include: temporarily seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, staged or staggered development, and other appropriate measures.

Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

(i) Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
(ii) On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall be described in the SWPPP.

2. Structural Practices
Structural practices will be utilized to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Structural practices should be placed on upland soils to the degree practicable. The installation of these devices may be subject to Section 404 of the CWA.

(i) The following design requirements apply to sediment basins if such structural practices will be installed to reduce sediment concentrations in storm water discharges:
   a. When discharging from the sediment basin, utilize outlet structures that withdraw water from the surface in order to minimize the discharges.
   b. Prevent erosion of the sediment basin using stabilization controls (e.g., erosion control blankets), at the inlet and outlet using erosion controls and velocity dissipation devices.
   c. Sediment basins shall be designed to facilitate maintenance, including sediment removal from the basins, as necessary.

(ii) The following requirements apply to protecting storm drain inlets:
   a. Install inlet protection measures that removes sediment from discharges prior to entry into any storm drain inlet that carries stormwater flow from your site to a water of the U.S., provided you have authority to access the storm drain inlet.
   b. Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there Is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

OFF-SITE VEHICLE TRACKING

A stabilized pad of aggregate underlain with filter fabric shall be located at any point where traffic will be entering or leaving the construction site to or from a public right-of-way, street, alley, sidewalk, or parking area to help reduce vehicle tracking of sediments. Roads shall be swept as needed to reduce excess sediment, dirt or stone tracked from the site. Accumulated sediment and stone shall be removed from the stabilized construction entrance as needed. Water runoff from such washing area shall be periodically inspected and repaired as necessary throughout the life of the project. Vehicles hauling erodible material to and from the construction site should be covered with a tarp. The stabilized construction entrance shall be installed prior to any soil disturbance (including demolition) and removed prior to any paving.

DUST CONTROL

As requested, a water truck will be used to limit the amount of dust leaving the site. The following list of control measures may also be implemented on-site to limit the generation of dust as needed: Sprinkling/irrigation, Vegetative cover, Mulch, Spray-on soil treatments, Tillage, Stone.

WASTE MANAGEMENT

No solid materials, including building materials, shall be discharged to protected natural areas, a storm sewer system or Waters of the State (except as authorized by a Section 404 permit). All waste materials shall be collected and stored in approved receptacles. No wastes shall be placed in any location other than in the approved containers appropriate for the materials being discarded. There shall be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies shall be replaced as soon as possible and the appropriate clean-up procedure shall take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all local, State and Federal regulations. Hazardous material shall not be stored on site. Any hazardous waste should be disposed of in the manner specified by local or State regulation or by the manufacturer.

MATERIAL STORAGE

Materials and or contaminants shall be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area shall be designated for material delivery and storage. All materials kept on-site shall be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSD sheets shall be available for referencing cleanup procedures. Any release of chemicals/contaminants shall be immediately cleaned up and disposed of properly. Contractors shall immediately report all spills to the Primary Contact, who shall notify the appropriate agencies, if needed. To reduce the risks associated with hazardous materials on-site, hazardous products shall be kept in original containers unless they are not re-sealable. The original labels and MSD data shall be retained on-site at all times. Hazardous materials and all other materials on-site shall be stored in accordance with manufacturer's MSDS specifications. When disposing of hazardous materials, follow manufacturers' or local and State recommended methods on Local, State and Federal regulations.

DE-WATERING OPERATIONS

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State or to a storm sewer system. Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water with a screen in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (i.e. stone) on a stabilized surface, sediment filter bag on a stabilized surface or a sediment removal channel. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional erosion control and sediment control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

SANITARY FACILITIES

To the extent practicable, sanitary facilities shall be located at a minimum 8 feet behind the curb and gutter of the internal roads and be located in an area that does not drain to any protected natural area, Waters of the State or storm water structures. Sanitary facilities shall be anchored to the ground to prevent tipping over. Sanitary facilities located on impervious surfaces shall be placed on top of a secondary containment device or be surrounded by a control device (i.e. gravel-bag berm).

CONCRETE WASTE MANAGEMENT

Concrete mixer trucks shall only perform washouts in designated areas. Concrete waste or washout is not allowed in the street or allowed to reach a storm water drainage system or watercourse. A sign shall be posted at each location to identify the washout. Concrete washout areas should be located at least 50 feet from a storm water drainage inlets or watercourse. Concrete washout areas shall be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance as detailed on the erosion control plan shall be installed at each washout area. The washout areas shall be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material shall be picked up and disposed of properly when 75% of the capacity is reached. Hardened concrete can be properly recycled and reused on-site or hauled off-site to an appropriate facility.

SPILL PREVENTIONS

Discharges of hazardous substances or oil caused by a spill are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site shall have the capacity to control, contain and remove spills if they occur. Spills shall be cleaned up immediately in accordance with MSD sheets and shall not be buried on-site or washed into storm sewer drainage inlets, drainageways or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117 or 302) shall be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on federal Reportable Quantities for materials. Spills of toxic or hazardous materials shall be reported to the appropriate State or local government IEPA, regardless of size. When cleaning up a spill, the area shall be kept well ventilated and appropriate personal protective equipment shall be used to minimize injury from contact with a hazardous substance.

In addition to proper Waste Management, Concrete Waste Management, Concrete Cutting, Vehicle Storage and Maintenance, Material Storage and Sanitary Station protection, the following minimum practices shall be followed to reduce the risk of spills:
- Petroleum products shall be stored in tightly sealed and clearly labeled containers.
- All paint containers shall be tightly sealed and stored when not required for use. Excess paint shall be disposed of according to the manufacturer's instructions or State and local regulations and shall not be discharged to the storm sewer.
- Contractors shall follow manufacturers' recommendations for proper use and disposal of materials.

CONCRETE CUTTING

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting shall not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned up and disposed into the concrete washout facility described above.

VEHICLE STORAGE AND MAINTENENCE

When not in use, vehicles utilized in the development operations of the site shall be stored in a designated upland area away from any natural or created watercourse, pond, drainage-way or storm drain. Whenever possible, vehicle maintenance, fueling, and washing will occur off-site. If allowed on-site, vehicle maintenance (including both routine maintenance as well as on-site repairs) shall be made within the designated area to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads shall be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents or other vehicle fluids. Construction vehicles shall be inspected frequently to identify any leaks. Leaks shall be repaired immediately, or the vehicle should be removed from the site. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer MSDS instructions. Contractors shall immediately report spills to the Primary Contact.

NON-STORM WATER DISCHARGES

Authorized Discharges

The following non-storm water discharges may be authorized by this permit provided the non-storm water component of the discharge is in compliance with Part IV.D.6 (Non-Storm Water Discharges) of the ILR10 permit:
- Discharges from firefighting activities
- Water main flushing
- Fire hydrant flushing
- Watering for Dust Control
- Irrigation drainage for vegetative growth for seeding, etc.
- Uncontaminated groundwater

The pollution prevention measures described below will be implemented for non-storm water components of the discharge:
- The fire hydrant and water main should not be flushed directly on the exposed area or subgrade of the pavement. Hoses should be used to direct the flow onto a stabilized area.
- Erosion due to irrigation of seeding shall be minimized.

Prohibited Discharges

The following non-storm water discharges are prohibited by this permit:
- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, detergents
- Toxic or hazardous substances from a spill or other release

DISCHARGES TO RECEIVING WATERS WITH AN APPROVED TMDL

Discharges to waters for which there is an approved Total Maximum Daily Load (TMDL) waste load allocation for sediment or a parameter that addresses sediment (total suspended solids, turbidity or siltation) are not eligible for coverage under the ILR10 permit unless the owner/operator develops and certifies a SWPPP that is consistent with allocations listed in the TMDL. To be eligible for coverage under the ILR10 permit, operators must incorporate into their SWPPP any conditions and/or Best Management Practices (BMPs) applicable to their discharges necessary for consistency with the TMDL within any timeframes established in the TMDL. If a specific numeric allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet it.

INSPECTIONS

Qualified personnel (provided by the permittee or contractor– see Table 1.) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days, and within 24 hours of the end of a storm or by the end of the following business or work day that is 0.5 inches or greater.
- Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions (when ground and/or air temperatures are at or below 32°F). Weekly inspections will recommence when construction activities are conducted, or if there is a 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.
- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Based on the results of the inspection, the description of potential pollutant sources identified in the SWPPP and the pollution prevention control measures identified in the SWPPP shall be revised as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The reports shall be signed in accordance with Part VI.G (Signatory Requirements) of this permit. Any flooding or other unsafe conditions that delay inspections shall be documented in the inspection report.
- The permittee (or qualified inspector) shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit.
- The permittee (or qualified inspector) shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance. Corrective actions must be undertaken immediately to address the identified non-compliance issue(s).
- All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements).
- After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of noncompliance shall be mailed to the IEPA at the following address:

  Illinois Environmental Protection Agency
  Division of Water Pollution Control
  Compliance Assurance Section
  1021 North Grand Avenue East
  Post Office Box 19276
  Springfield, Illinois 62794-9276

CORRECTIVE ACTIONS

The Contractor must take corrective actions to address any of the following conditions identified on site:
(i) A stormwater control needs repair or replacement
(ii) A stormwater control necessary to comply with the requirements of this permit was never installed or was installed incorrectly.
(iii) Site discharges are causing an exceedance of applicable water quality standards.
(iv) A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within seven (7) days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the stormwater control(s) and making it operational as soon as feasible after the 7-day timeframe.

RECORDKEEPING

The permittee shall retain copies of the SWPPP and all reports and notices required by the ILR10 permit, and records of all data used to complete the Notice of Intent to be covered by the ILR10 permit, for a period of at least three years from the date that the permit coverage expires or is terminated unless extended by request of the IEPA. In addition, the contractor shall retain a copy of the SWPPP required by the ILR10 permit at the construction site from the date of project initiation to the date of final stabilization.

LOG OF MAJOR GRADING AND CONSTRUCTION ACTIVITIES

A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in this SWPPP.

KEEPING PLANS CURRENT

The permittee or contractor shall amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for discharge of pollutants to Waters of the State and which has not otherwise been addressed in the SWPPP or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP by signing the contractor's certification statement.The SWPPP and site map must be modified within 7 days for any changes to construction plans, stormwater controls or other activities at the site that are no longer accurately reflected in the SWPPP. Any revisions of the documents for the SWPPP shall be kept on site at all times.

FINAL STABILIZATION

Final Stabilization has occurred when all soil disturbing activities at the site have been completed, and either of the two following conditions have been met:

(i) A uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
(ii) Equivalent permanent stabilization measures (such as the use of riprap, gabions or geotextiles) have been employed.

For individual lots in residential construction, final stabilization has occurred when either:

(i) The homebuilder has completed final stabilization as specified above, or
(ii) The homebuilder has established temporary stabilization including perimeter controls for individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need to, and the benefits of, final stabilization.

When the site has been finally stabilized and all storm water discharges from construction sites that are authorized by the ILR10 permit are eliminated, the permittee of the facility must submit a completed Notice of Termination that is signed in accordance with Part VI.G (Signatory Requirements) of the ILR10 permit. Elimination of storm water discharges associated with industrial activity means that all disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all storm water discharges associated with construction activities from the identified site that are authorized by a NPDES general permit have otherwise been eliminated.

BMP Operation and Maintenance

Silt Fence

Silt fences shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

Silt fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Should the fabric decompose or become ineffective prior to the end of the expected usable life and the fence still is necessary, the fabric or the entire system shall be replaced promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the silt fence.

Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, a seedbed prepared, and the site vegetated.

Stabilized Construction Entrance

The entrance shall be maintained in a condition that will prevent tracking of sediment onto public right-of-ways or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public right-of-ways must be removed immediately. Periodic inspection and needed maintenance shall be provided after each rain.

Inlet Protection

Each inlet protection practice or device shall be inspected after every runoff event. Accumulated sediment shall be removed per manufacturers' directions but not less than when the capacity for sediment storage has been reduced by half. Sediment that has been removed shall be placed such that it will not reenter the storm drain system.

Repairs or replacement of inlet protection devices shall be made immediately.

For devices to be kept in place in the winter season, areas shall be cleared of any sediment accumulation and prepared or protected for snow removal operations.

Inlet protection practices shall be removed upon job completion.

Erosion Control Blanket

Inspect all erosion control blankets periodically and after rainstorms to check for damage due to water running under the blanket or if the blankets that have been displaced by wind. Any areas where water seeped under the blanket, more staples may be needed per given area or more frequent anchoring trenches installed with better compaction. If significant erosion has occurred under the blanket, regrading and reseeding may also be necessary. Any erosion control blankets that have been displaced will need to be re-installed and re-stapled. This may indicate that the wrong type of blanket was chosen. One may need to revisit the site characteristics and then select a different type of erosion control blanket or chose a different practice.

Temporary Concrete Washout Facility

Temporary concrete washout facilities shall be maintained to provide adequate holding capacity with a minimum freeboard of 100 mm (4 in.) for above grade facilities and 300 mm (12 in.) for below grade facilities. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete or slurry and returning the facilities to a functional condition.

Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is two-thirds full.

Temporary concrete washout facilities shall be inspected for damage (e.g. tears in plastic liner, missing sand bags, etc.). Damaged facilities shall be repaired promptly.

Portable Sediment Tank

The tank shall be cleaned out when one-third of the storage volume is filled with sediment. All sediment collected in the tank shall be disposed of in an approved sediment trapping device (i.e. temporary sediment trap) or on the construction site or as approved by the engineer/inspector.

Temporary Sediment Trap

Inspect temporary sediment traps after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment to slightly above the design grade. Any rip rap displaced from the spillway must be replaced immediately.

After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

Ditch Check (Manufactured)

Manufactured ditch check shall be inspected every 7 days and after each 1/2" rainfall or snow equivalent.

Sediment shall be removed from the upstream of the ditch check when sediment has reached one-half the height of the ditch check. Inspect any fabric for tears or dislodging after the sediment is removed and repair or replace immediately. Additional requirements may apply per manufacturer specifications or permit requirements.

Products shall be maintained in same condition as when installed. Rolled erosion control ditch checks must be replaced whenever tears, splits, unraveling or compressed straw or excelsior is apparent.

Any fabric used as a base or apron underneath the plastic permeable or synthetic porous runoff control structure ditch checks that is torn or dislodged must be replaced or repaired.

Remove debris (litter, cornstalks) when observed.

Water or sediment going around the ditch check indicates incorrect installation or maintenance is required. The flow of water over the center of the ditch check or through the device must be reestablished. The manufactured ditch check may need length up the side slope, sediment removed from pores, or the flow velocities are too great for the type of ditch check.

Manufactured ditch checks are not designed to be a part are not designed to be part of the permanent storm water management system. Their material components are not conducive to being incorporated into soils once they have reached their useful life.

Remove manufactured ditch checks once all upslope areas are stabilized, and swale or ditch stabilization is complete. The biodegradable form of plastic permeable ditch checks can be left in place on top of the permanent stabilization such as blankets to provide velocity reductions, provided they are not a hazard to mowing operations. Vegetated ditch checks may remain in place within the ditch or swale if permanent vegetation is desired such as in the case of establishing a vegetated swale.

Rock Check Dam

On active construction sites, the rock check dams shall be inspected at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. If any erosion has taken place around the or below the rock check dam or if rocks have been dislodged, repairs shall be made to prevent further damage. Sediment shall be removed once has accumulated to one-half the height of the rock check dam. The center of the rock check dam shall also be inspected periodically to ensure that the center of the dam is lower than the sides.

Unless they will be incorporated into permanent stormwater management control, rock check dams must be removed when useful life has been completed. In temporary ditches and swales, rock check dams should be removed, and the ditch filled in when they are no longer needed. In permanent structures rock check dams should be removed when the grass has matured sufficiently to protect the ditch or swale. The area beneath the rock check dams should be seeded and mulched immediately after they are removed.

For rock check dams that are made a part of stormwater management control, regular inspections should be made to see if any erosion has occurred around or below the dam and if any rock has been dislodged. Immediately make all needed repairs to prevent further damage. If sediment trapping is to be a continuing function of the rock check dam, the sediment shall be removed when it has accumulated to one-half the depth of the rock check dam.

Rock Outlet Protection

Inspect outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs.

Dewatering

The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water.

1. Inspections shall be conducted to ensure proper operation and compliance with any permits or water standards.
2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required.
3. Outlet areas shall be checked, and repairs shall be made in a timely manner, as needed.
4. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment.
5. Dewatering bags shall be stopped and replaced when half full of sediment or when the pump discharge has reduced to an impractical rate.
6. If the receiving area is showing any signs of cloudy water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed.
7. Sediment shall be disposed in accordance with all applicable laws and regulations.

Discharges from Dewatering Activities

Discharges from dewatering activities, including from dewatering of trenches and excavations, are allowable if managed by appropriate controls:
- Dewatering discharges shall be treated or controlled to minimize discharge of pollutants.
- The discharge shall not include visible floating solids or foam.
- An oil-water separator (or suitable filtration device) shall be used to treat oil, grease, or other similar products if dewatering water is found to contain these materials.
- To the extent feasible, use vegetated, upland areas of the site to infiltrate dewatering water before discharging.
- Backwash water (water used to clean any filters used as part of stormwater treatment) must be properly treated or hauled off site for disposal.
- Dewatering treatment devices shall be properly maintained as described above.

Natural Buffers

For any stormwater discharges from construction activities within 50 feet of a Waters of the United States, except for activities for water-dependent structures authorized by a Section 404 permit, the permittee shall:
(i) Provide a 50-foot undisturbed natural buffer between the construction activity and the Waters of the United States; or
(ii) Provide additional erosion and sediment controls within that area.

TABLE 1

ACTION	RESPONSIBLE PARTY
Provide qualified personnel for weekly and 0.5 inch rain event inspections	Contractor ☐ Permittee/Owner ☐
Install and maintain erosion control practices and address Corrective Actions	Contractor ☐

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number 25070
Issue BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date 02-26-2026

STORMWATER POLLUTION PREVENTION PLAN NOTES

C26

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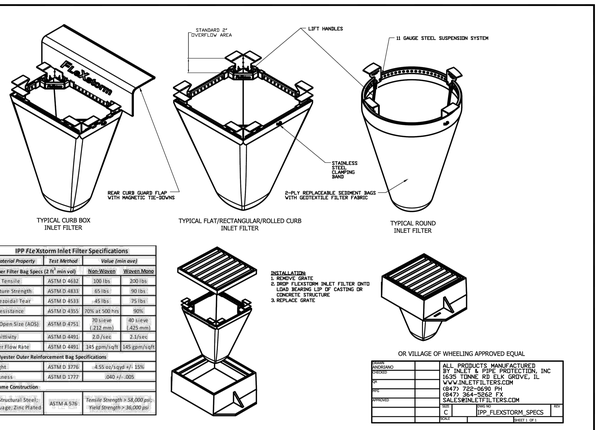
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN ORDER CLOCKWISE FROM TOP



IPP FLEXstorm Inlet Filter Specifications

Material Property	Test Method	Value (min ave)	
> Inner Filter Bag Spec (2 ft² min roll)		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%
Appl Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.5/sec
Water Flow Rate	ASTM D 4491	145 gpm/sq ft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.50 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/-.005	
> Frame Construction			
AISI Structural Steel, 11 Gauge, Zinc Plated	ASTM A 536	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

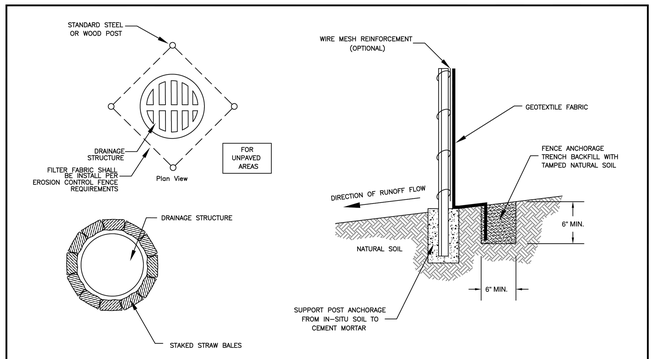
OR VILLAGE OF WHEELING APPROVED EQUAL

CHECKED		ALL PRODUCTS MANUFACTURED BY: INLET & PIPE PROTECTION, INC
APPROVED		6635 TINNIN RD ELK GROVE, IL
QA		WWW.INLETPROTECTION.COM
ENG.		(847) 722-0090 PH
DRAWING		(847) 364-5262 FX
		SALES@INLETFILTERS.COM
		DWG NO. IPP_FLEXSTORM_SPECS
		SHEET 1 OF 1

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	01-30-03 AUTOCAD FILE	ERO-1
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

INLET AND FILTER PROTECTION STANDARD



STRAW BALE INSTALLATION FOR EROSION CONTROL AROUND A DRAINAGE STRUCTURE

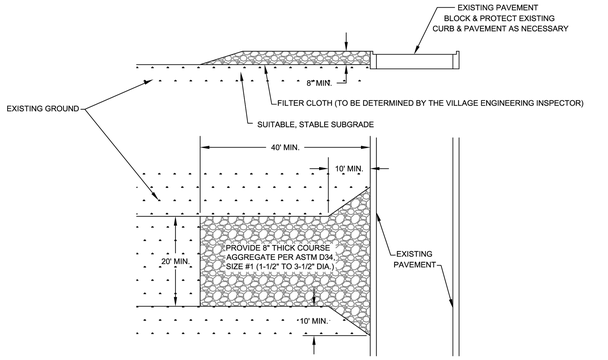
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

Inlet Protection Details

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

SILT FENCE INSTALLATION STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	09-07-00 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.	12-20-18 INLET PROTECTION	



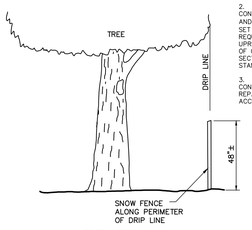
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	P.F.	06-16-99	ERO-4
FILE LOCATION	C.J.C.	10-01-08 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			

NOTES:

1. EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND PROHIBIT VEHICULAR TRAFFIC OR EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE.
2. SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "TEE" POSTS SET AT MAX. 15' INTERVALS, OR AS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION, IN CONFORMANCE WITH SECTION 201.05a OF THE HIGHWAY STANDARDS.
3. TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.



ELEVATION

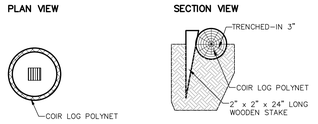
03.15.2016

GEWALT HAMILTON ASSOCIATES, INC.

TREE PROTECTION FENCING DETAIL

NOTES:

1. DO NOT SCALE DRAWING.
2. REFER TO MANUFACTURER'S PRODUCT SPECIFICATIONS TO ENSURE QUALITY OF THE PRODUCTS



DROP INLET OR MANHOLE
INLET PROTECTION FOR DROP INLETS OR MANHOLES

* USE 9LB DENSITY 12" DIAMETER, 20' LONG COIR LOG POLYNET FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE COIR LOG AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH COIR TWINE. USE 2"x2"x24" WOODEN STAKES SPACED 3' APART TO HOLD DOWN LOG POLYNET.

MAINTENANCE
1. CLEAN OUT SEDIMENT BEHIND LOG WHEN ½ FULL
2. RESECURE LOOSE LOGS
3. REPLACE LOGS AS NEEDED
4. REMOVE WHEN NOT NEEDED

03.15.2016

GEWALT HAMILTON ASSOCIATES, INC.

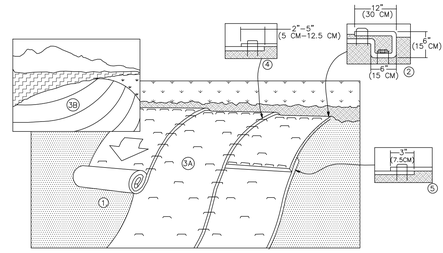
COIR ROLL DETAIL INLET PROTECTION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

NOTE:

*IN LOOSE SOIL, CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



STAPLE PLACEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE STAPLE PATTERN GUIDES FOR ACTUAL RECOMMENDED PLACEMENTS.

03.15.2016

GEWALT HAMILTON ASSOCIATES, INC.

EROSION CONTROL BLANKET SLOPE INSTALLATION

CONFLUENCE

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ARCHITECT
LEGAT ARCHITECTS, INC.
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312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
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ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL DETAILS

C27

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File Location: G:\95005987.151 Wheeling RD Aquatic Cnt\95987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pawalek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.

2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

3. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..

5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

6. WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

9. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.

10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

UTILITY NOTES

1. UNDERGROUND WORK SHALL INCLUDE TRENCHING, DISPOSAL OF EXCESS MATERIAL, DEWATERING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCLUDED TO THE COST OF THE CONTRACT. ALL SEWER SHALL BE INSTALLED USING A LASER AND BEGIN AT THE DOWNSTREAM END.

2. MACHINE CORE ALL CONNECTIONS TO EXISTING STRUCTURES USING A CORE DRILL. HAMMERING OR SAWING OF STRUCTURES WILL NOT BE ALLOWED.

3. SANITARY SERVICE CONNECTIONS TO NEW SEWERS SHALL BE MADE WITH WYE BRANCHES. WYE BRANCHES SHALL BE FACTORY MANUFACTURED PERMANENTLY AFFIXED TO THE MAIN SEWER. TEE BRANCHES ARE NOT ALLOWED.

4. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

5. ALL CONNECTIONS TO EXISTING OR DISSIMILAR STORM/SANITARY LINES SHALL BE DONE WITH STAINLESS STEEL NON-SHEAR COUPLINGS.

6. STONE BEDDING AND BACKFILL SHALL BE OMITTED FOR A DISTANCE OF 15 FEET UP AND DOWNSTREAM OF SEWERS DRAINING TO OR FROM PONDS OR STREAMS. THE REPLACED BEDDING SHALL BE SILTY CLAY SOIL MECHANICALLY COMPACTED TO 90% MODIFIED PROCTOR DENSITY. THE USE OF PERMEABLE SOILS WILL NOT BE PERMITTED.

7. ALL WATER MAIN SHALL HAVE MECHANICAL RESTRAINED TYPE JOINTS AT ALL CONNECTIONS AND FITTINGS. IN ADDITION, ALL HARDWARE SHALL BE STAINLESS STEEL.

8. THRUST BLOCKING SHALL BE PROVIDED ON WATER MAIN AT ALL BENDS, TEES, ELBOWS, ETC. INDIVIDUAL INSPECTION FOR ALL THRUST BLOCKING IS REQUIRED. THRUST BLOCKING SHALL BE POURED IN PLACE CONCRETE. PRECAST BLOCKS MAY BE USED AS APPROVED BY THE ENGINEER IN THE FIELD.

9. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER. ALL DOWNSPOUTS, SIDE YARD DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. FOOTING DRAINS SHALL FIRST DRAIN TO A SUMP PIT.

PROJECT SPECIFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT INCLUDE; CRITICAL SPOT GRADES SUCH AS OVERFLOW ELEVATIONS, SPOT ELEVATIONS NEAR ENTRANCES, SPOT ELEVATIONS ALONG THE DESIGNATED ADA ROUTE, SUFFICIENT INFORMATION SUCH THAT THE ENGINEER MAY VERIFY DETENTION VOLUMES, RIM AND INVERT ELEVATIONS OF ALL SEWERS, RIM AND TOP OF PIPE ELEVATIONS OF ALL WATER MAIN, LOCATIONS OF ALL INSTALLED UNDERGROUND UTILITIES, LOCATIONS OF ALL BURIED BENDS AND FITTINGS AND ALL FIELD CHANGES FROM THE APPROVED DRAWINGS.

2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.

3. ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.

4. ALL PUBLIC WATER MAINS AND SANITARY SEWER MAINS MUST BE ACCEPTED BY THE VILLAGE OF WHEELING PUBLIC WORKS DEPT.

5. THE SEWER AND WATER CONTRACTOR SHALL BE REQUIRED TO BE LICENSED AND BONDED WITH THE VILLAGE OF WHEELING BEFORE WORK IS STARTED.

6. CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING (847) 459-2620 AND THE PROJECT ENGINEER (630-701-4242) AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.

7. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.

8. THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.

9. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL TO ADEQUATELY INFORM AND PROTECT THE PUBLIC OF ALL CONSTRUCTION OPERATIONS.

11. STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED

12. PRIOR TO PLACEMENT OF FABRIC AND STONE, THE SUBGRADE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER. PROOF-ROLLING SHALL BE DONE USING A THREE AXLE DUMP TRUCK TOGETHER WITH LOAD WEIGHING AT LEAST TWENTY-FIVE (25) TONS. THE LOAD SHALL BE UNIFORMLY PLACED IN THE DUMP BODY. ALL DEFICIENCIES SHALL BE REPAIRED AND RE-PROOF-ROLLED UNTIL FOUND ACCEPTABLE TO THE ENGINEER.

13. CRUSHED CONCRETE IS NOT PERMITTED FOR USE ON THE PROJECT UNLESS PRIOR WRITTEN NOTICE IS GIVEN BY THE ENGINEER.

14. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.

15. ALL CONNECTIONS TO EXISTING STORM MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

16. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH APPLIED WITHIN 1 HOUR OF FINAL STRIKING.

17. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL SIDEWALKS, CURBS AND POST FOUNDATIONS SHALL BE CLASS SI 3,500 PSI @ 14 DAYS. ALL PAVEMENT SHALL BE CLASS PV 3,500 PSI @ 14 DAYS. WHERE NOTED ON THE PLANS HIGH EARLY CONCRETE SHALL BE CLASS PV TYPE III 3,500 PSI CONCRETE @ 3 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.

18. ALL CONCRETE SHALL HAVE A WHITE, IDOT TYPE 3 CURING COMPOUND APPLIED TO THE SURFACE WITHIN 1 HOUR OF FINAL STRIKING AT THE MANUFACTURER RECOMMENDED APPLICATION RATE.

19. 3/4" THICK PRE-MOLDED FIBER EXPANSION JOINTS WITH 2 , 3/4" x 18" PLAIN ROUND, STEEL DOWEL BARS SHALL BE INSTALLED IN ALL CURBS AT (45') FORTY-FIVE FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. ALL EXPANSION JOINTS MUST BE FREE OF CONCRETE FOR FULL DEPTH. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS.

20. UNLESS OTHERWISE NOTED ON THE PLANS WHENEVER NEW CONCRETE ABUTS EXISTING/ OR NEW CONCRETE SET A 1/2" THICK PRE-MOLDED FIBER EXPANSION JOINT AND DOWEL WITH SMOOTH 12" #4 BARS @ 24" O.C. THIS INCLUDES CONCRETE POURED ADJACENT TO EXISTING SIDEWALKS, CURBS AND BUILDING. THE DOWEL BARS SHOULD BE 4" INTO EXISTING CONCRETE WITH 8" EXTENDING INTO NEW CONCRETE.

21. ALL DOWEL BARS AND TIE BARS SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.

22. ALL PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL SUBGRADE IN LAWN AREAS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL TOPSOIL AND SUBGRADE 6" BELOW TOPSOIL SHOULD BE COMPACTED TO 80% STANDARD PROCTOR DENSITY (ASTM D-698)

23. SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

24. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ILLINOIS SUPPLEMENT OR ILLINOIS DEPARTMENT OF TRANSPORTATION DETAILS.

25. ALL SIGNAGE NOT ATTACHED TO SIGNAL OR LIGHTING POLES SHALL BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS WITH BREAKAWAY BASES IN ACCORDANCE WITH SECTION 728.

26. ALL SIGNAGE SHALL HAVE TYPE ZZ SHEETING.

SPECIAL PROVISIONS

CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) MATERIAL DISPOSAL

WORK UNDER THIS ITEM SHALL BE PERFORMED IN COMPLIANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) GUIDELINES IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MAKE ALL ARRANGEMENTS FOR COORDINATION AND SUBMISSION OF THE NECESSARY DOCUMENTS WITH THEIR CHOSEN CCDD OR OTHER SUITABLE DISPOSAL FACILITY. WRITTEN CONFIRMATION OF PRELIMINARY APPROVAL MUST BE PROVIDED FROM THE DISPOSAL FACILITY AND CONFIRMED BY THE OWNER AS ACCEPTABLE. ALL SURPLUS, CLEAN MATERIAL GENERATED FROM THE CONTRACTOR'S ACTIVITIES MUST BE DISPOSED OF AT AN IEPA PERMITTED CCDD OR OTHERWISE ACCEPTABLE FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DOCUMENTATION TO THE OWNER FOR EACH LOAD HAULED OFF-SITE SHOWING THE QUANTITY OF MATERIAL AND THE LOCATION THE MATERIAL WAS DISPOSED OF. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES INCURRED COMPLYING WITH THESE REQUIREMENTS INCLUDING BUT NOT LIMITED TO; DELAYS, INCONVENIENCE, OR INTERRUPTIONS IN THE WORK RESULTING FROM COMPLIANCE WITH THESE REQUIREMENTS. ALL COSTS ASSOCIATED WITH MATERIAL TESTING AND DISPOSAL SHALL BE INCLUDED IN THE COST OF THE CONTRACT.

AS-BUILT DOCUMENTS

THE CONTRACTOR IS REQUIRED TO SUBMIT "AS-BUILT PLANS", i.e. – RECORD DRAWINGS OF ALL PROJECTS THAT INCLUDE THE INSTALLATION OF STORM SEWER, SANITARY SEWER, WATERMAIN AND WATER SERVICES, STORMWATER MANAGEMENT FACILITIES AND SITE GRADING. THE EXISTING ELEVATIONS SHALL BE LINED-THROUGH AND THE AS-CONSTRUCTED GRADES WRITTEN NEXT TO THEM. THE "AS-BUILT PLANS" MUST BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR AND/OR A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO GHA FOR REVIEW. THE AS-BUILT PLANS SHALL FURTHER:

A. SHOW THE RIM AND INVERT ELEVATIONS FOR ALL MANHOLES, CATCH BASINS, INLETS AND FLARED END SECTIONS.

B. WHEN SURFACE DETENTION IS PROVIDED ON A PAVED SURFACE SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME AND HIGH-WATER ELEVATION WAS ACHIEVED.

C. WHEN SURFACE DETENTION IS PROVIDED IN A DETENTION OR RETENTION POND, SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME WAS ACHIEVED. THE AS-CONSTRUCTED GRADES SHALL INCLUDE THE TOP OF THE BERM AND EMERGENCY OVERFLOW.

D. RESTRICTOR STRUCTURES SHALL BE LOCATED AND THE SIZE, TYPE AND ELEVATION OF THE RESTRICTOR SHALL BE PROVIDED ALONG WITH ANY INTERIOR OVERFLOW WEIRS, LOW-FLOW NOTCHES, ETC.

PARTICULAR CARE SHALL BE GIVEN TO INSTALLATION OF ALL IMPROVEMENTS WITHIN THE ADA ROUTES INCLUDING RAMPS, LEVEL LANDINGS, TRANSITION PANELS, CURBS AND TACTILE SURFACES. THE CONTRACTOR SHALL ENSURE THAT ALL CROSS SLOPES AND LANDINGS DO NOT EXCEED 2% EXCEPT IN CHICAGO WHICH CANNOT EXCEED 1.56% RUNNING SLOPES ON ADA ROUTES GREATER THAN 5% REQUIRE HANDRAILS. THE CONTRACTOR SHALL INFORM THE ENGINEER WHEN THE STATED SLOPES ARE EXCEEDED IN THE FIELD

VOLUME CONTROL AS-BUILTS

1. UPON COMPLETION OF THE PROJECT, RECORD DRAWINGS OF ALL PLAN SHEET(S) SHALL BE SUBMITTED TO THE DISTRICT.
2. ALL RECORD DRAWINGS SHALL CONTAIN BENCHMARK INFORMATION AND REFERENCE A VERTICAL DATUM.
3. RECORD DRAWING CALCULATIONS SHALL BE SUBMITTED TO THE DISTRICT FOR THE FOLLOWING:
   A. AS-BUILT VOLUME OF CONSTRUCTED VOLUME CONTROL PRACTICES, DETENTION FACILITIES, AND COMPENSATORY STORAGE; AND
   B. ACREAGE OF CONSTRUCTED NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, AND RIPARIAN ENVIRONMENT MITIGATION AREAS.
4. IF THE CONSTRUCTED GRADES, GEOMETRIES, INVERTS, ACREAGE, OR VOLUMES OF CONSTRUCTED STORMWATER FACILITIES, VOLUME CONTROL PRACTICES, DETENTION FACILITIES, COMPENSATORY STORAGE, NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, OR RIPARIAN ENVIRONMENT MITIGATION AREAS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS, THE APPLICANT SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR COMPLIANCE WITH THIS ORDINANCE.
5. RECORD DRAWINGS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER OR A PROFESSIONAL LAND SURVEYOR. THE RECORD CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER.

UTILITY TABLE, SPECIFICATIONS, AND TESTING REQUIREMENTS

STORM SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212
	RCP CL HV	PIPE:ASTM C-76	JOINT:ASTM C-990
	PERFORATIONS	HOLE PATTERN:ASTM D-2729	
FINGERDRAINS	PVC SDR 35	PIPE:ASTM D-3034	SOLVENT WELD JOINT
UNDERDRAINS			
	PVC SDR 35	PIPE:ASTM D-3034	JOINT:ASTM D-3212
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
FRAME & GRATE/LID	PAVED AREAS	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
	CURB STRUCTURES	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:N/A
	GRASS AREAS	OPEN LID:NEENAH R-4340-B UNLESS OTHERWISE NOTED	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA7/CA-11		
TRENCH BACKFILL	CA7/CA-11		
TRENCH BACKFILL UNDERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	
TRENCH BACKFILL FINGERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	

WATER MAIN	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4X	JOINT:ANSI/AWWA A21.11/C-111 COVER: 5.5' MIN, 8-FT MAX
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID:NEENAH R-1713	
	GRASS AREAS	CLOSED LID:NEENAH R-1713	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
VALVE BOXES	5.25" TWO PIECE SCREW	LID EMBOSSED WATER, RUBBER STABILIZER REQUIRED	
WATER VALVES	AWWA C-515	RESILIENT WEDGE GATE VALVE; All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults *UNLESS OTHERWISE NOTED*	
WATER MAIN FITTINGS	AWWA C-153	ALL FITTINGS MUST BE MANUFACTURED IN THE USA	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
CURB STOP	NO LEAD BRASS	MUELLER B-25154, FORD B22-444	
CURB BOX	1-1/2" Mueller or Ford telescopic B-box	with "WATER" imprinted on the lid of the box and a brass pentagon plug.	
CORPORATION VALVE	NO LEAD BRASS	MUELLER H-15000, FORD F600	
SERVICE SADDLE	DOUBLE STRAP SADDLE	MUELLER SS SERIES SS DBLE STRAP, FORD FS323, ROMAC 306	
FIRE HYDRANT	RED 6' MUELLER A-423 SUPER CENTURION	AWWA C502, 5.25" VALVE OPENINGS, NST, TWO 2.5" PORTS WITH VENTED CAPS AND ONE 4.5" PORT, STAINLESS STEEL HARDWARE, TRAFFIC TYPE, PAINTED RED, 250 PSI OPERATING PRESSURE	
THRUST BLOCKS	PCC	MIN. 12" THICK, REQUIRED ON BENDS 22.5° AND GREATER	
FITTING FASTENER HARDWARE	STAINLESS STEEL	All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel. Fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.	
WATER SERVICE PIPE	TYPE K COPPER	PIPE:ASTM B-88	ALL WATER SERVICES TO BE INSTALLED PER VILLAGE STANDARD

SANITARY SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212 AND F-477
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
	GRASS AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
MANHOLE CHIMNEY SEAL	CRETEX	ASTM: C-923	
MANHOLE CONNECTIONS		ASTM: C-923	

TESTING REQUIREMENTS	
WATER MAIN	ALL WATER MAIN SHALL HAVE A PRESSURE AND LEAKAGE TEST PERFORMED IN ACCORDANCE WITH SECTION 41-2.14 OF STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS All water mains shall be pressure tested per requirements of the Village of Wheeling. Leakage test method shall be used to pressure test the watermain. The pressure shall be 150 psi and 200 psi held for 2 hours for domestic water and fire suppression line, respectively. All water mains shall be chlorinated per the following requirements. Initial chlorine concentration shall be 50 mg/l during disinfection and shall be maintained at a minimum of 25 mg/l free chlorine. The chlorinated water shall be retained in the main for a period of at least 24 hours. At the end of the 24 hour period, the treated water shall contain no less than 10 mg/l free chlorine throughout the main. Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection at the existing watermain to the valve inside the building. Contact Village of Wheeling Public Works Utility Division at (847) 279-6900, at least 48 hours prior to tap
SANITARY SEWER	ALL SANITARY SEWER SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. ALL RIGID SANITARY SEWER PIPE SHALL BE TESTED BY EITHER METHOD A, B OR C AS OUTLINED IN SECTION 31-1.12. ALL FLEXIBLE SANITARY SEWER PIPE SHALL BE TESTED BY METHOD D AND EITHER METHOD A, B OR C. ALL SANITARY SEWER MUST BE TESTED BY METHOD E. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF THE VIDEO ON A DIGITAL VIDEO DISC. THE VIDEO MUST BE IN COLOR AND PROCEED NO FASTER THAN 1 FOOT PER SECOND. All sanitary sewers shall be televised, air tested mandrel tested and manholes vacuum tested as required by the Village of Wheeling and the Metropolitan Water Reclamation District of Greater Chicago.
SEWER WATER MAIN CROSSINGS	ALL SEWERS THAT CROSS OR RUN PARRALEL TO WATER MAINS SUBJECT TO IEPA REQUIREMENTS FOR WATER MAIN QUALITY PIPE MUST BE PRESSURE TESTED ACCORDING TO 41-2.14 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
SANITARY MANHOLES	ALL SANITARY MANHOLES SHALL BE TESTED BY EITHER ASTM C-969 OR ASTM C-1244

NON-WOVEN	STYLE DESCRIPTION	STANDARDS/REQUIREMENTS
LIGHT DUTY	UNDERDRAIN FABRIC	3.5 oz MINIMUM GRAD TENSILE ASTM D4632 = 90 LBS MINIMUM TRAPEZOID TEAR ASTM D4533 = 40 LBS MINIMUM FLOW RATE ASTM D4491 = 150 GAL/MIN/SQFT
MEDIUM DUTY	UNDERDRAIN FABRIC	6 oz MINIMUM GRAD TENSILE ASTM D4632 = 160 LBS MINIMUM TRAPEZOID TEAR ASTM D4533 = 60 LBS MINIMUM FLOW RATE ASTM D4491 = 110 GAL/MIN/SQFT
HEAVY DUTY	SUBGRADE/SUBBASE SEPARATION	10 oz MINIMUM GRAD TENSILE ASTM D4632 = 250 LBS MINIMUM TRAPEZOID TEAR ASTM D4533 = 100 LBS MINIMUM FLOW RATE ASTM D4491 = 75 GAL/MIN/SQFT

Village of Wheeling - 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.

Village of Wheeling - General Notes

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 el

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 WHEELING 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 WHEELING 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 CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT 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.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

TECHNICAL GUIDANCE MANUAL — 10/13/2022

MWRD GENERAL NOTES — STD. DWG. NO.18 — PAGE NO. 19

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CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
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Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

MWRD GENERAL NOTES

C29

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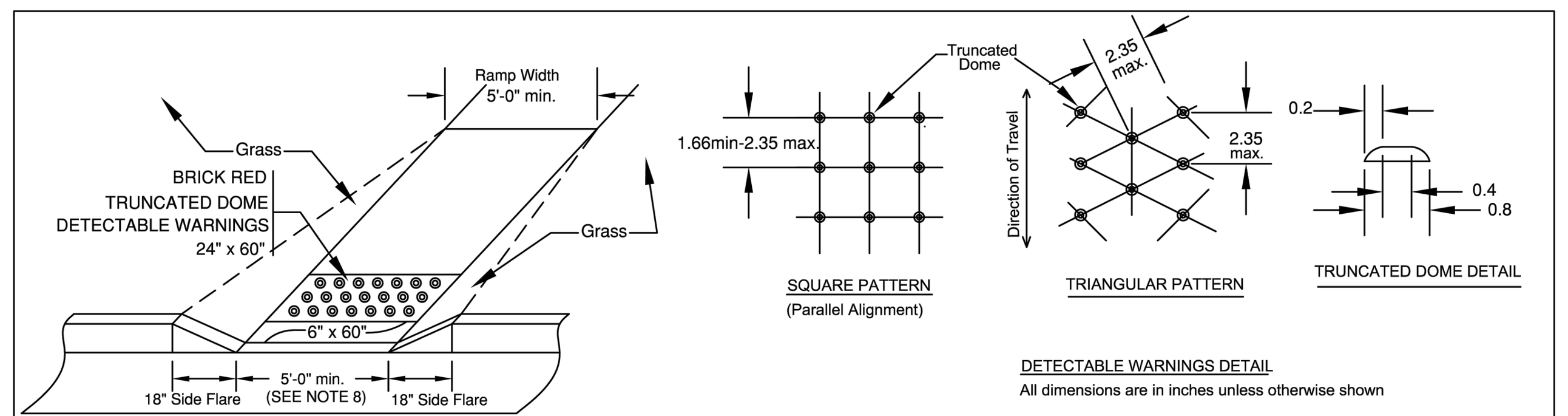
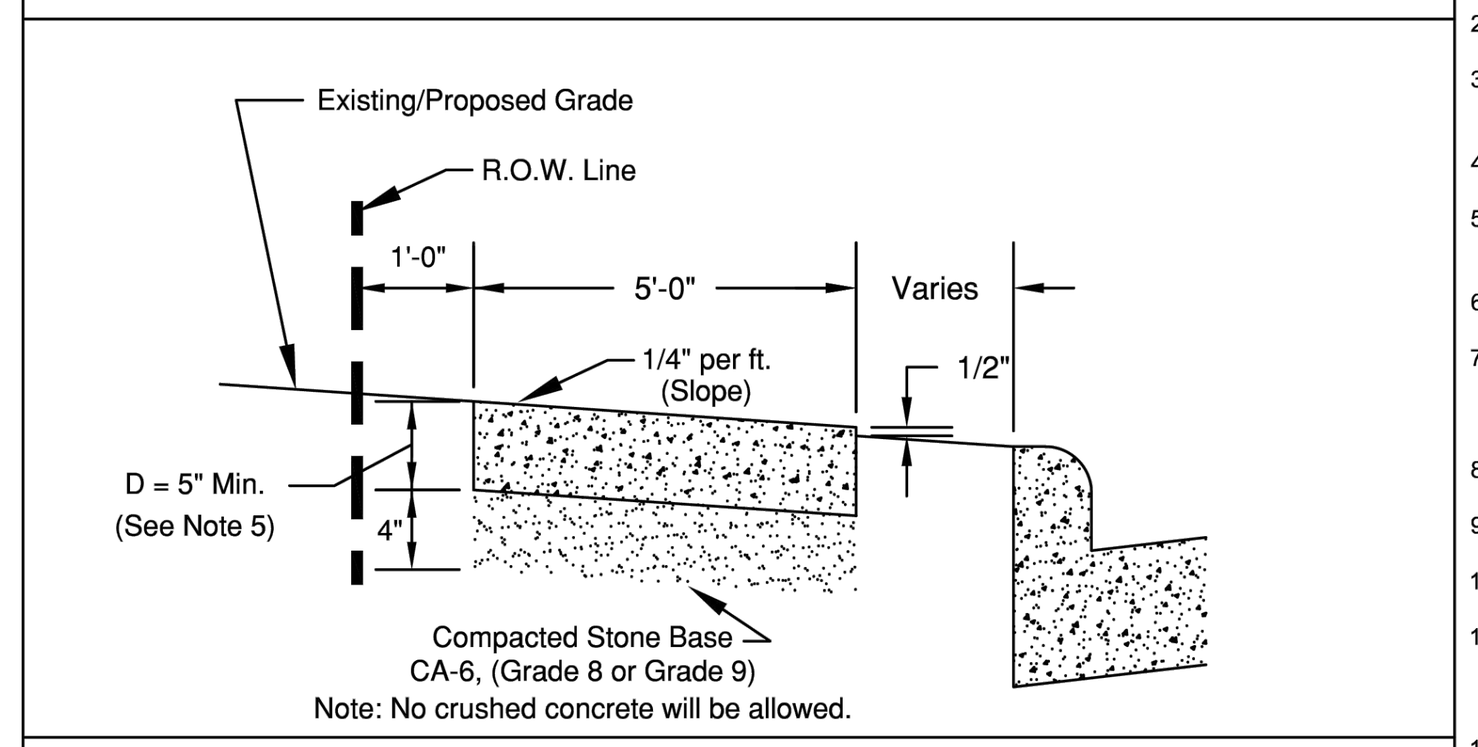
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



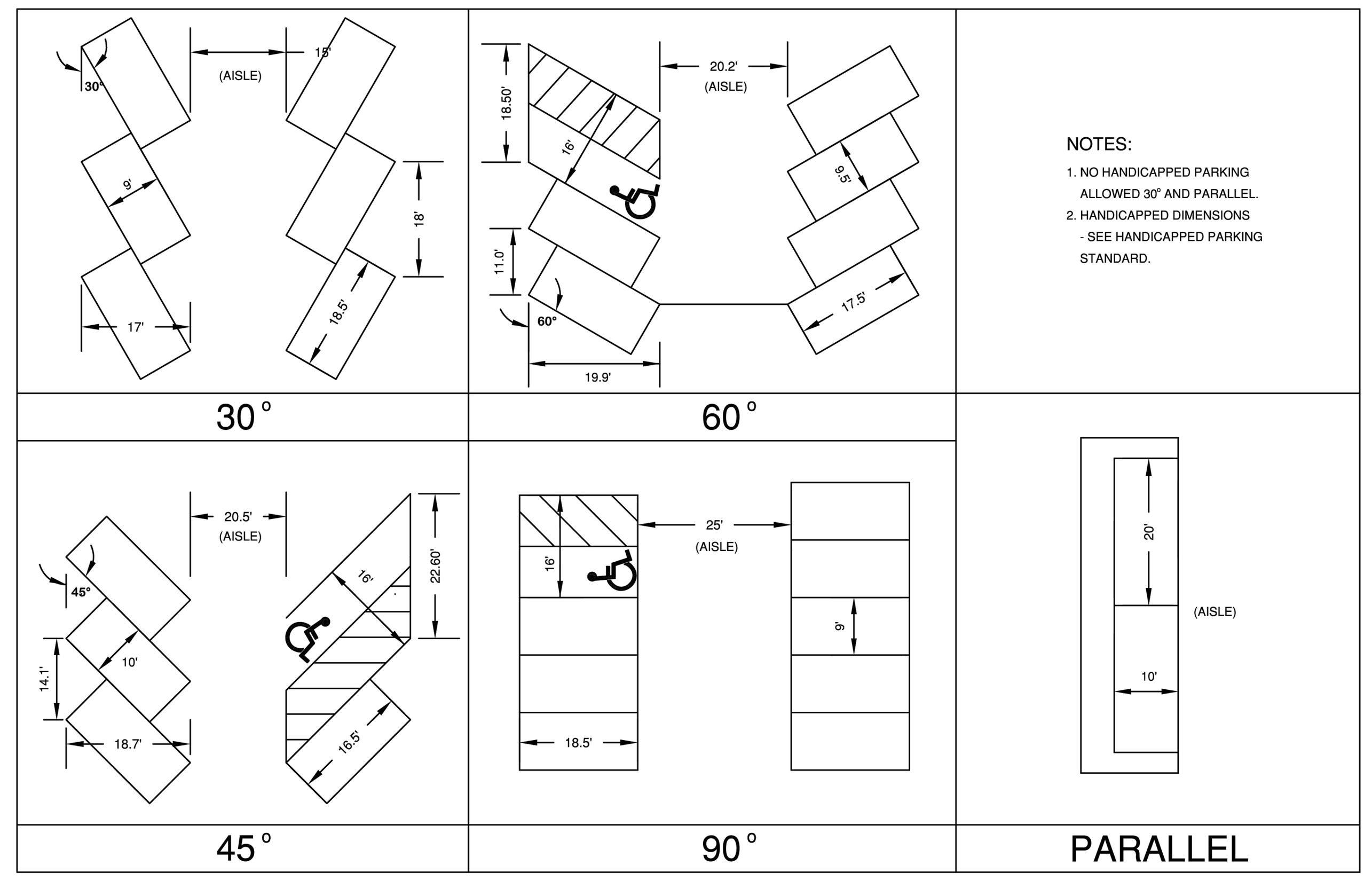
SIDEWALK RAMP



PUBLIC SIDEWALK

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.

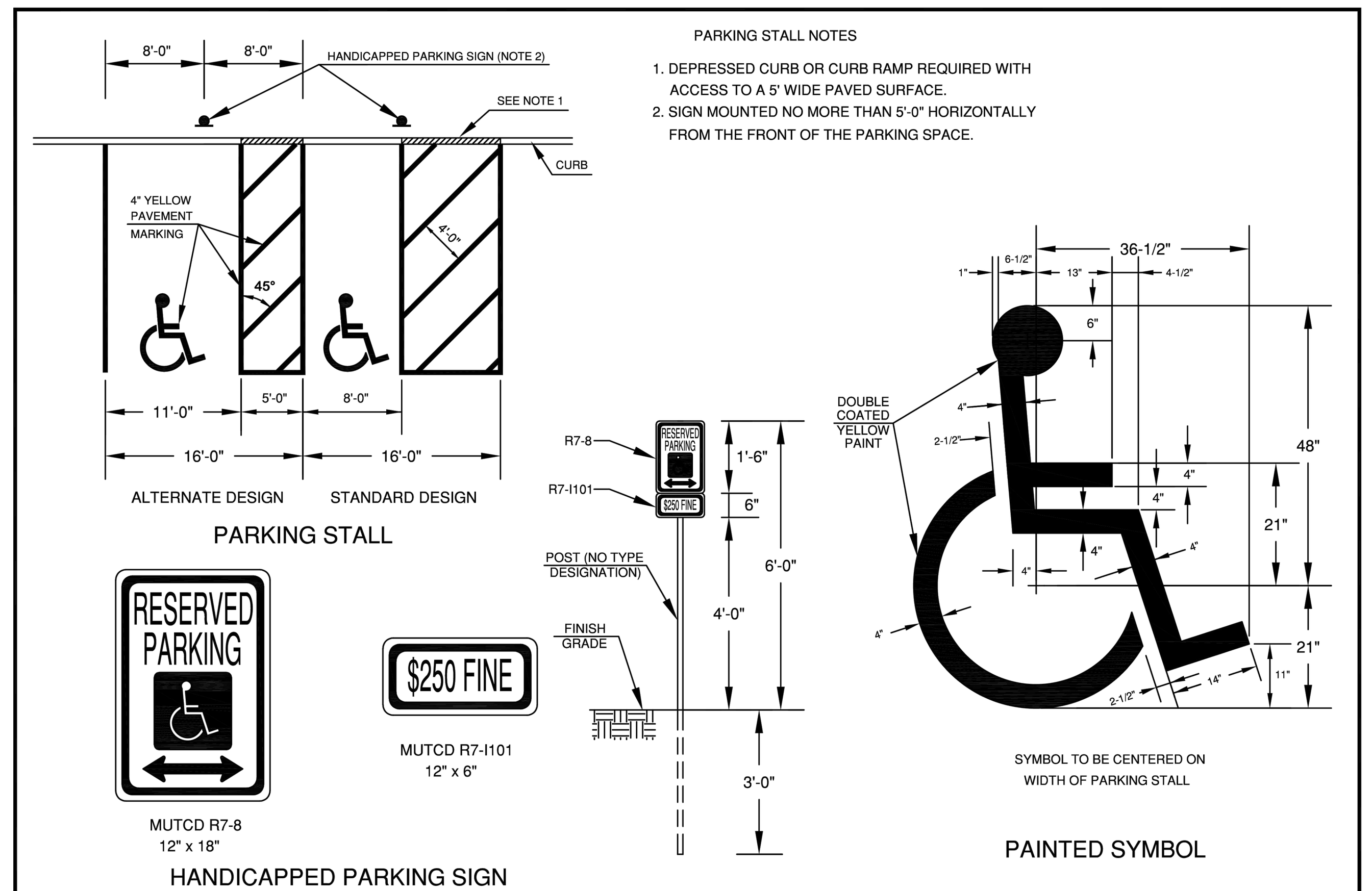
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	PUBLIC SIDEWALK STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS		DETAIL NO.
				K.R.G.	9-11-06 AS PER T.W.M.	R-3
				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	



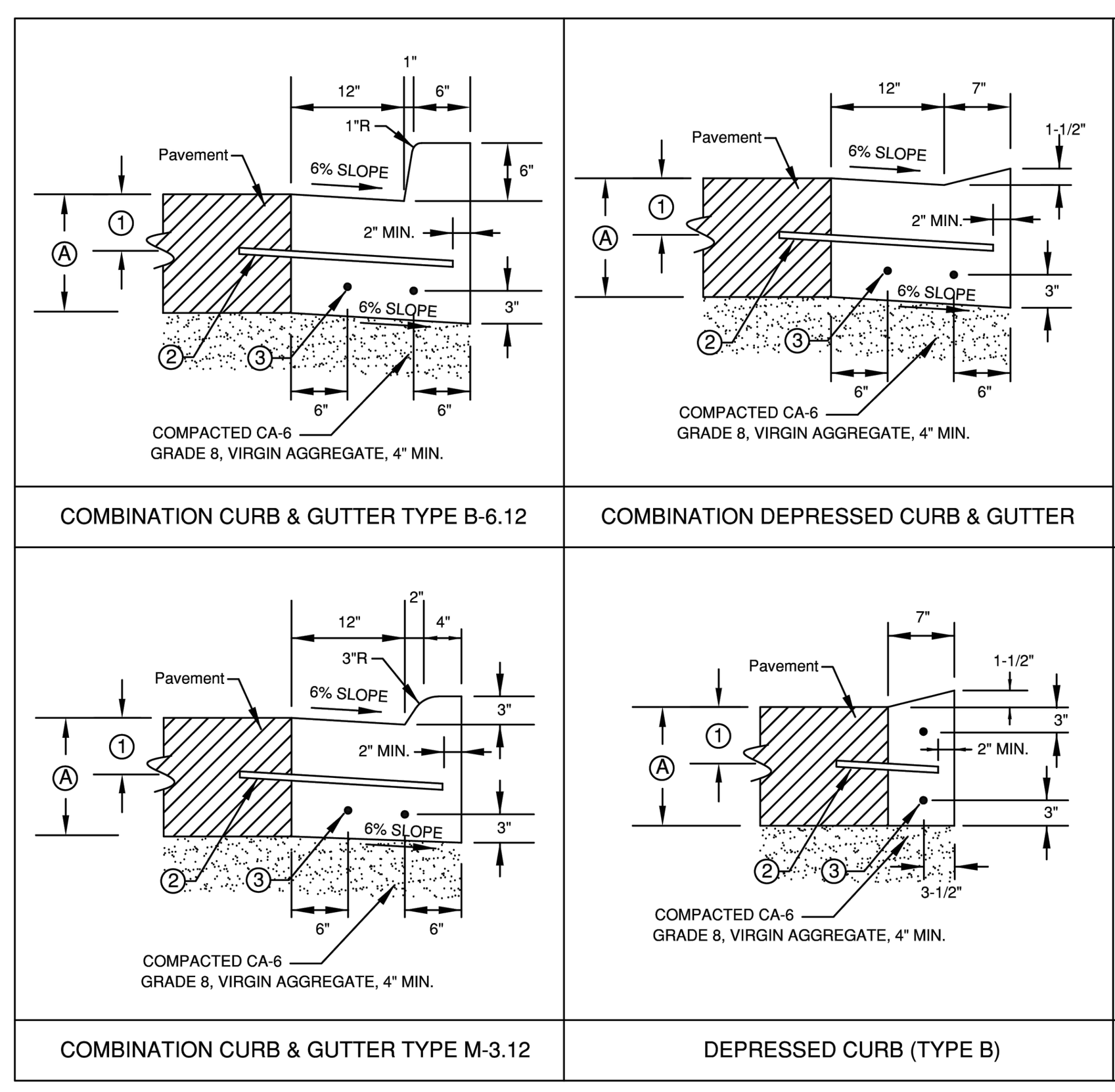
NOTES:
1. NO HANDICAPPED PARKING ALLOWED 30° AND PARALLEL.
2. HANDICAPPED DIMENSIONS - SEE HANDICAPPED PARKING STANDARD.

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 / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS		DETAIL NO.
				S.W.	06-01-00 AUTOCAD FILE	R-7
				C.J.C.	11-27-07 AUTOCAD FILE	
				K.A.G	01-12-16 AUTOCAD FILE	

PARKING STALL NOTES
1. DEPRESSED CURB OR CURB RAMP REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.
2. SIGN MOUNTED NO MORE THAN 5'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.

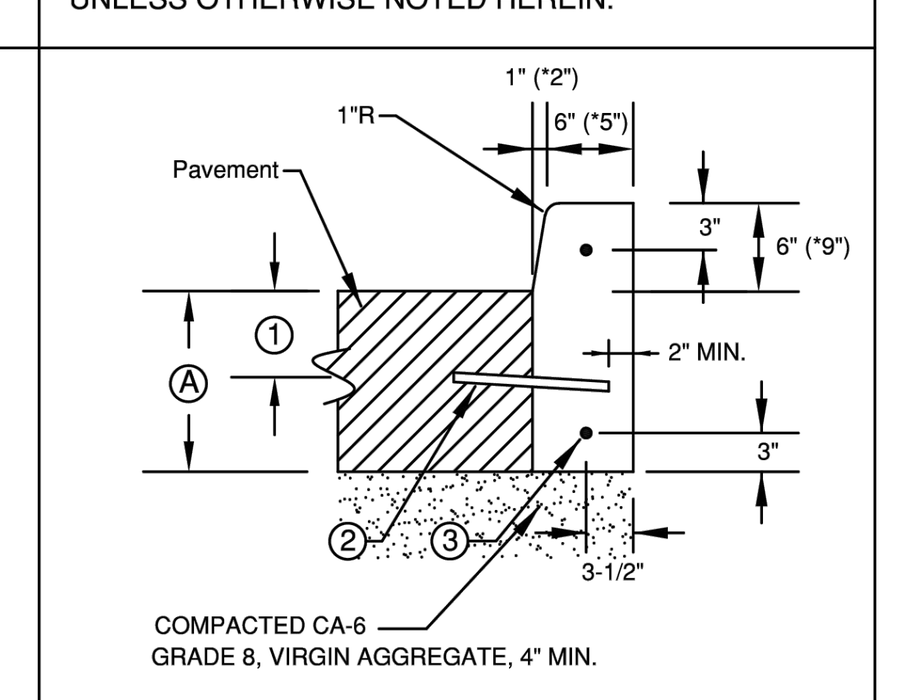


VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	HANDICAPPED PARKING STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS		DETAIL NO.
				S.W.	3-10-00 AUTOCAD FILE	R-8
				S.W.	5-23-06 AS PER COMMENTS	
				C.J.C.	11-27-07 AUTOCAD FILE	



Ⓐ 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).

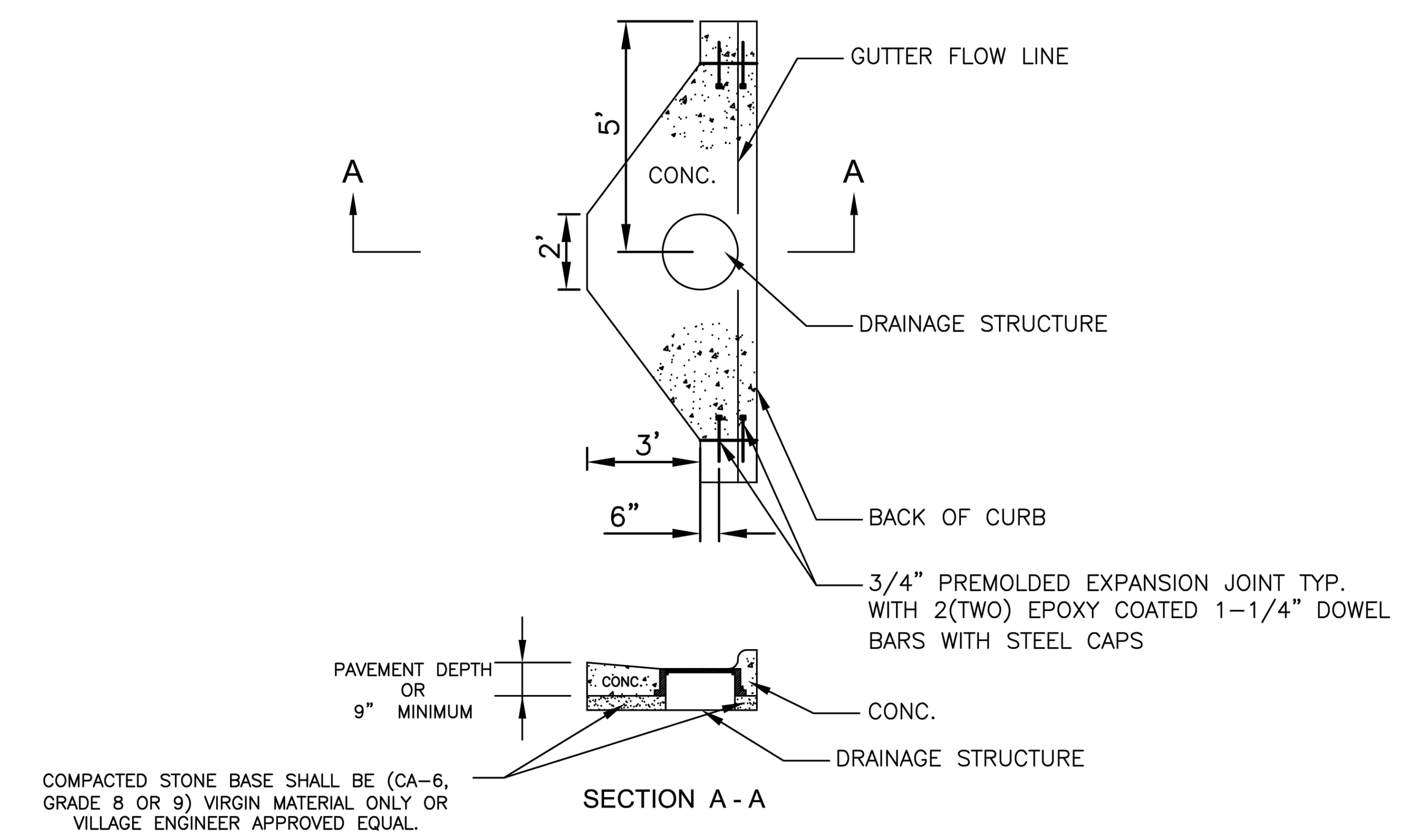
NOTES:
PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.
ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.



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

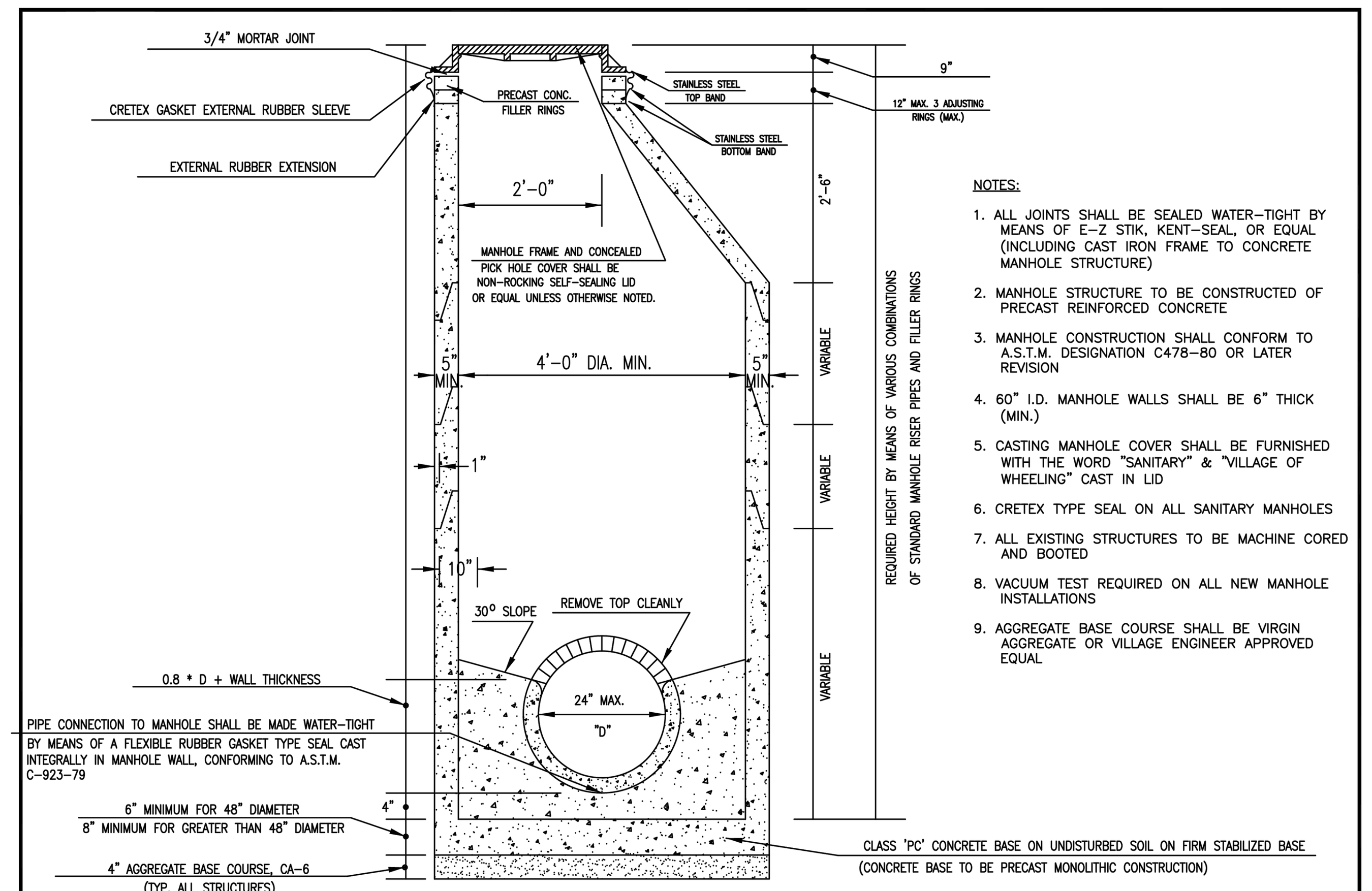
BARRIER CURB (TYPE B)

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



NOTE:
CONCRETE REPLACEMENT WILL BE MONOLITHIC POUR WITH EXPANSON MATERIAL AT CONSTRUCTION JOINT.

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	MODIFIED CURB DRAINAGE STRUCTURE PRIVATE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS		DETAIL NO.
				K.R.G.	02-19-08 AGG. BASE	R-16
				M.T.P.	09-29-09 AGG. BASE	



NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF WHEELING" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
9. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	SANITARY MANHOLE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS		DETAIL NO.
				S.W.	02-27-03 PER COMMENTS	SAN-1
				P.F.	06-16-06 PER COMMENTS	
				C.J.C.	11-27-07 AUTOCAD FILE	
				K.A.G.	1-04-18 STEPS REMOVED	

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C30

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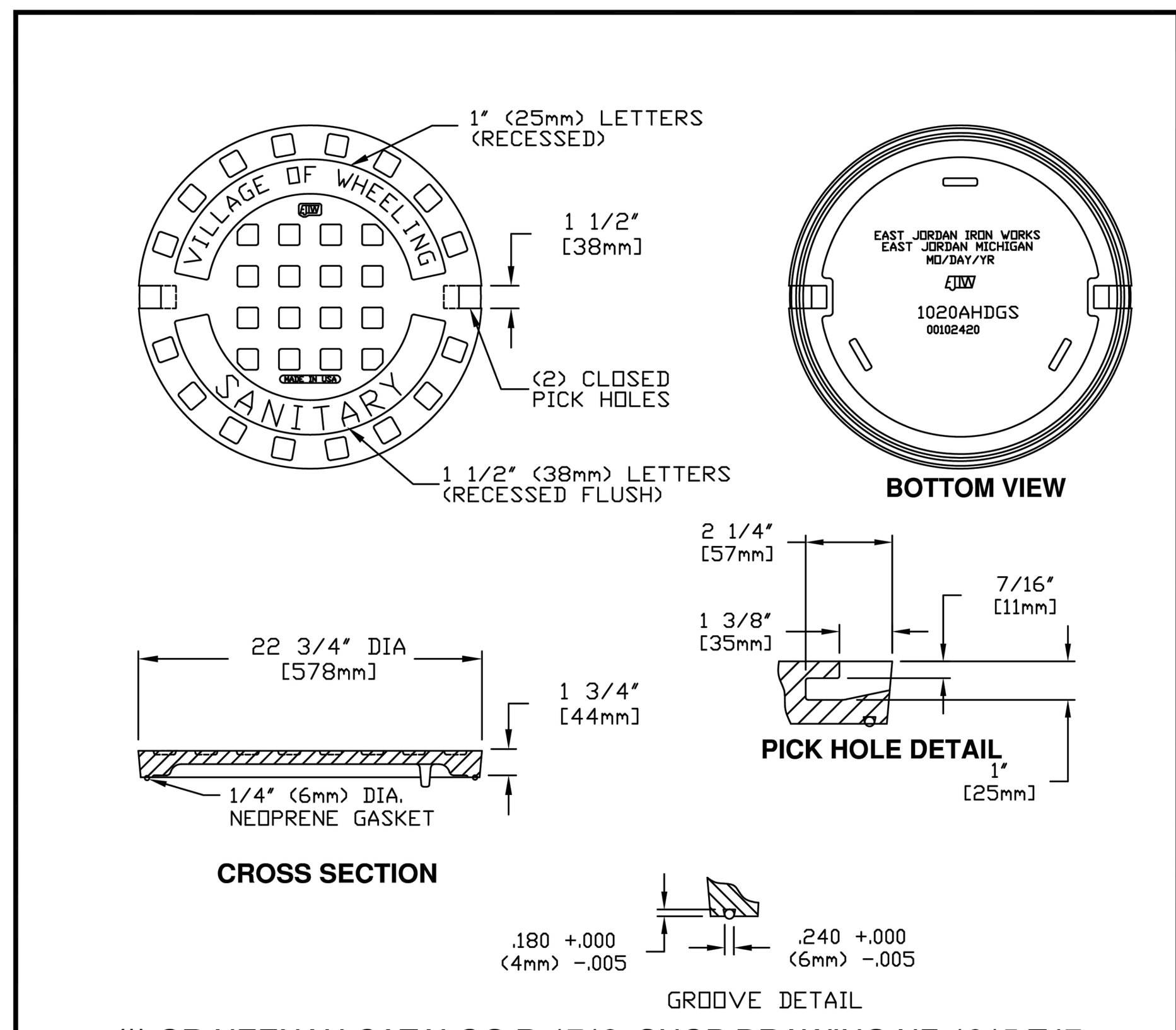
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T47

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1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102420**

CATALOG NO. (*) **1020AGS**

REF. PRODUCT DRAWING 00102108

EST. WT. COVER WT: 115 LBS. (52 kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

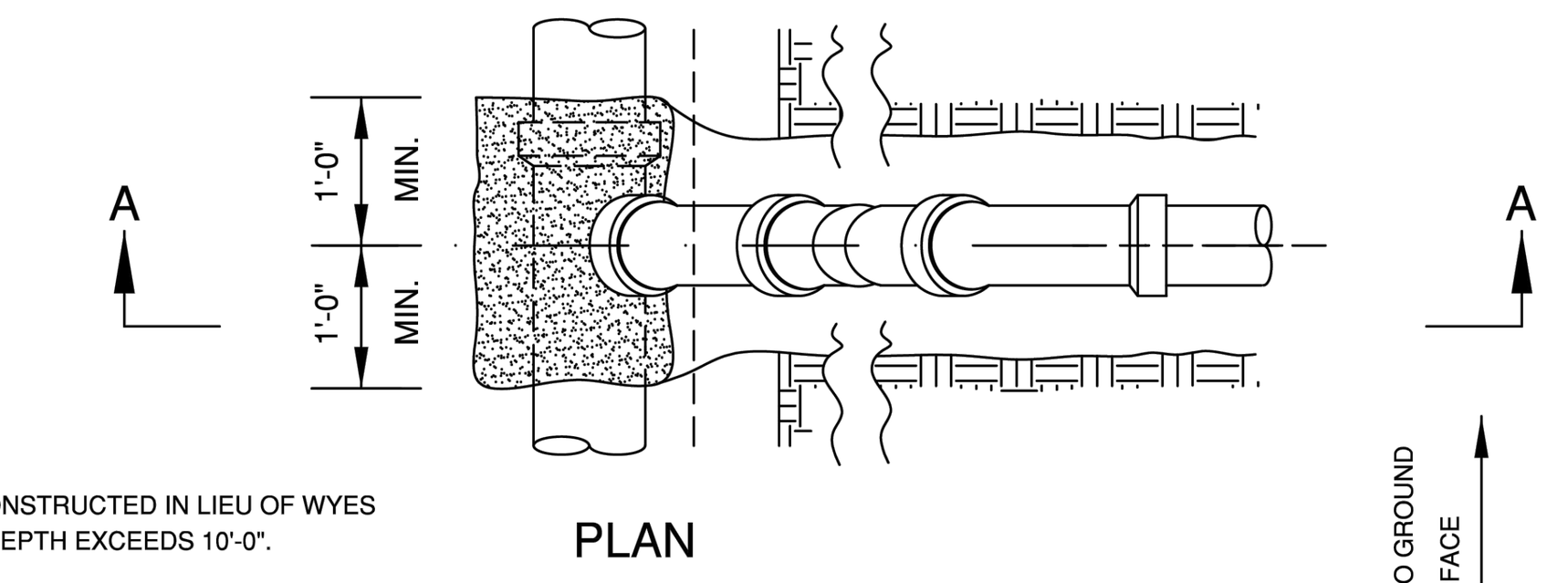
VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND CLOSED LID SANITARY STANDARD

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

REVISIONS	
S.W.	2-24-00 AUTOCAD FILE
S.W.	11-12-02 NPDES PHASE II
S.W.	02-07-03 ADDING NEENAH
C.J.C.	11-27-07 AUTOCAD FILE

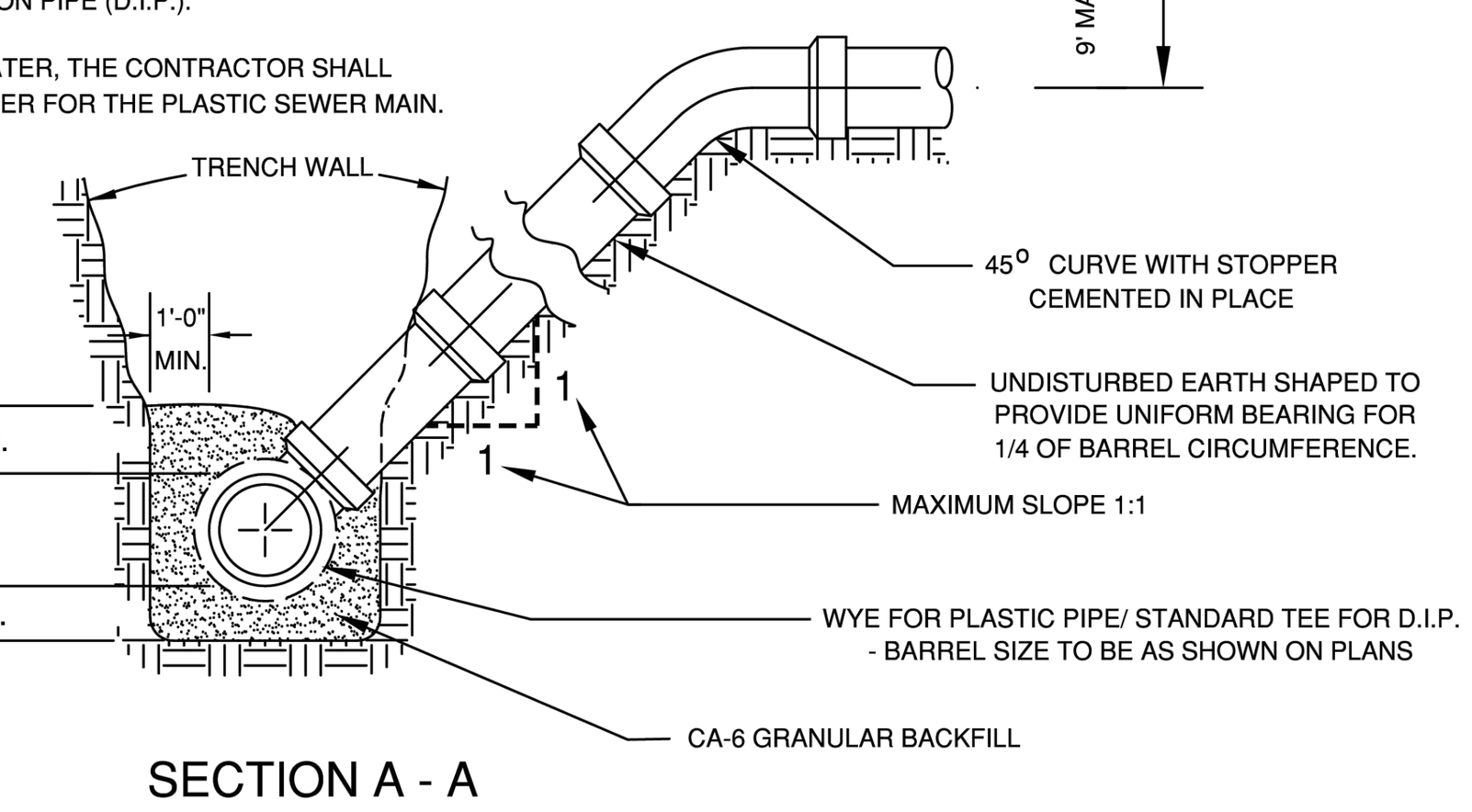
DETAIL NO. SAN 3



NOTE:
RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 10'-0".

FOR A DEPTH OF 10 FEET OR GREATER, THE SERVICES SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (D.I.P.).

WHERE A SEWER MAIN IS 15 FEET OR GREATER, THE CONTRACTOR SHALL FURNISH A D.I.P. CONNECTION WITH ADAPTER FOR THE PLASTIC SEWER MAIN.



VILLAGE OF WHEELING ILLINOIS
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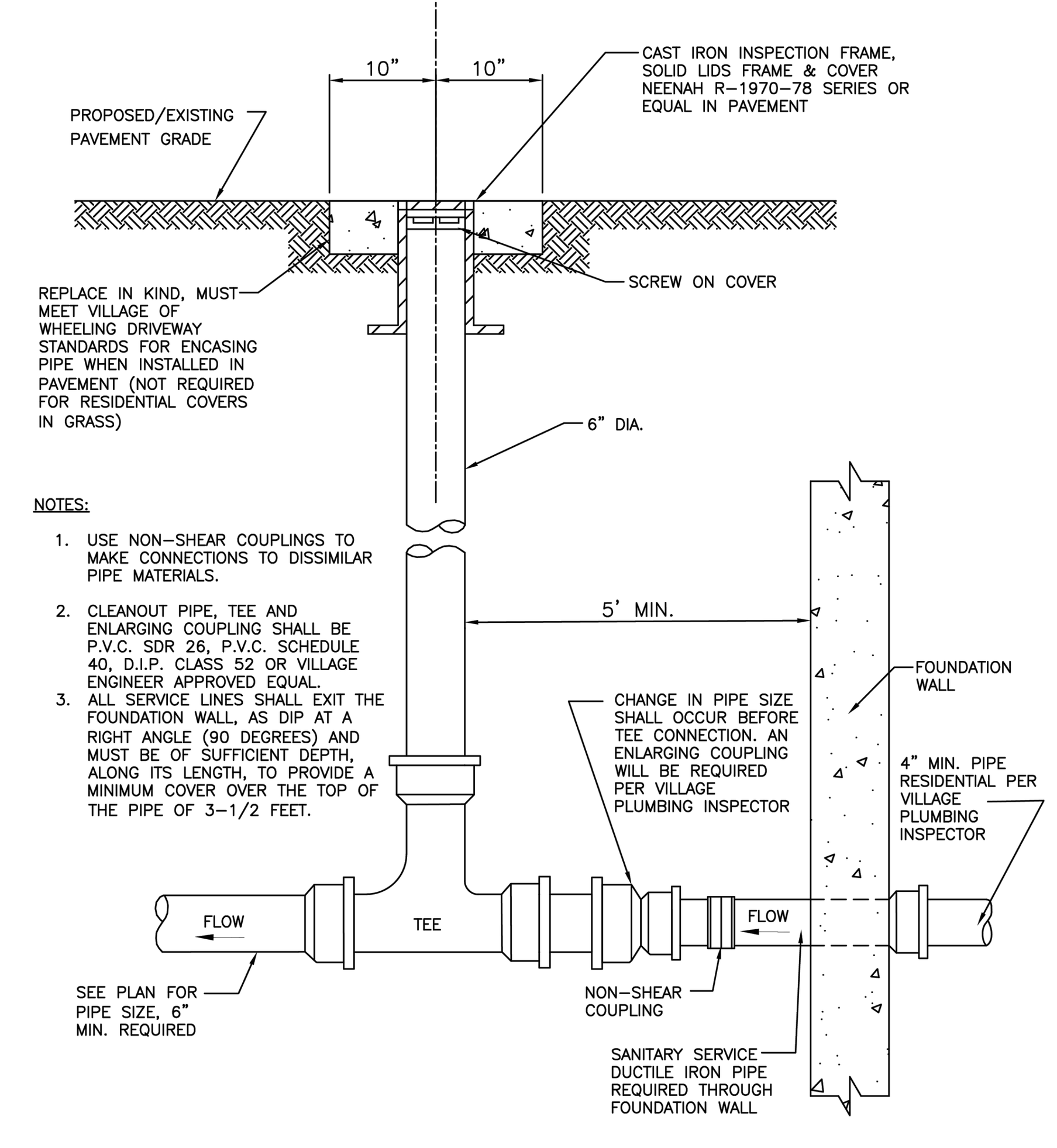
SANITARY SERVICE RISER STANDARD

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

REVISIONS	
S.W.	9-8-00 AUTOCAD FILE
C.J.C.	11-27-07 AUTOCAD FILE

DETAIL NO. SAN-5



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

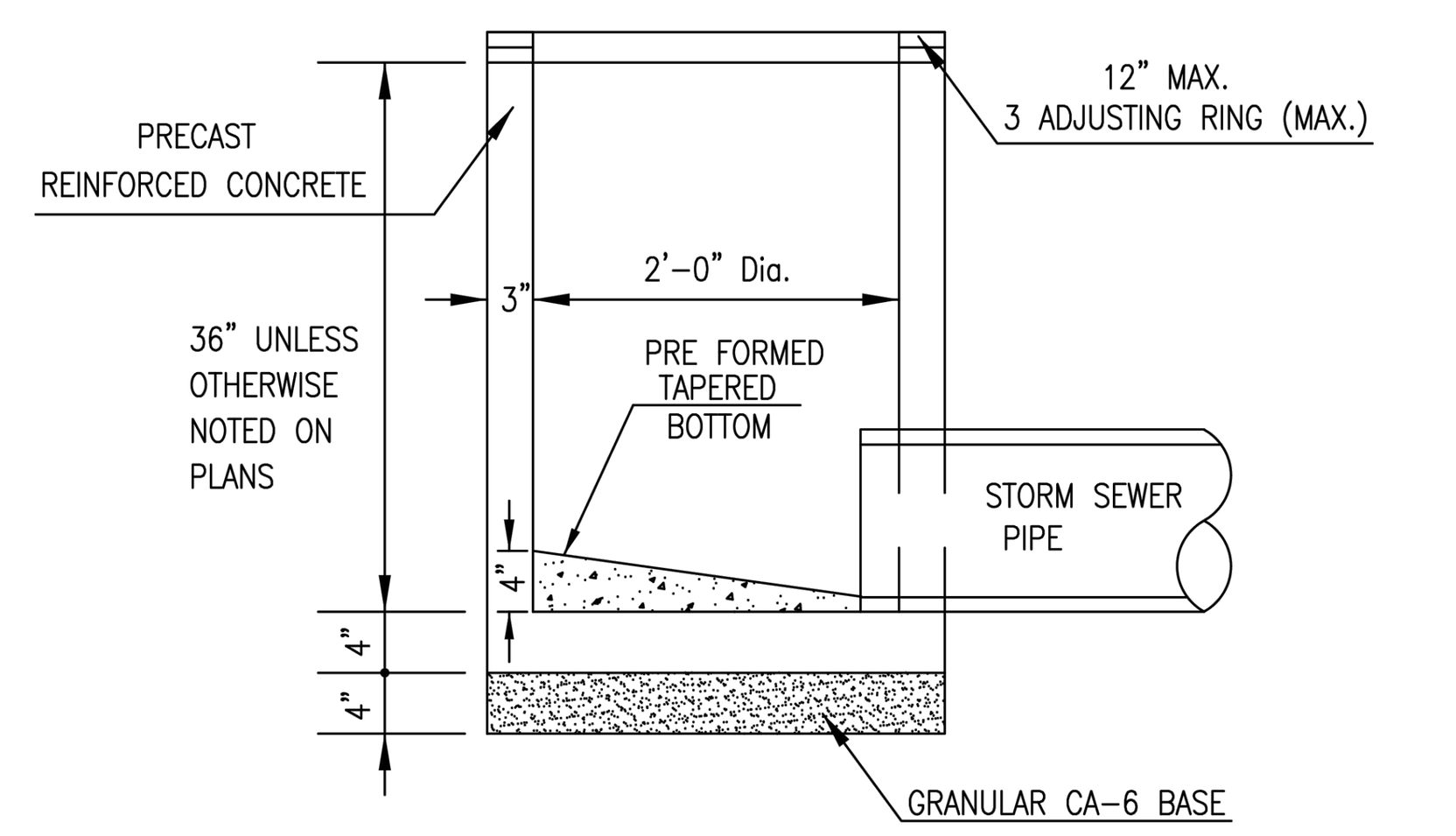
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS
FILE LOCATION T:\ENGINEERING\STANDARDS

VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

SANITARY SEWER CLEANOUT STANDARD

REVISIONS	
C.J.C.	11-27-07 AUTOCAD FILE
C.J.C.	08-08-08 VILLAGE REVISIONS
K.R.G.	08-31-11 TEE REVISIONS

DETAIL NO. SAN-6



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

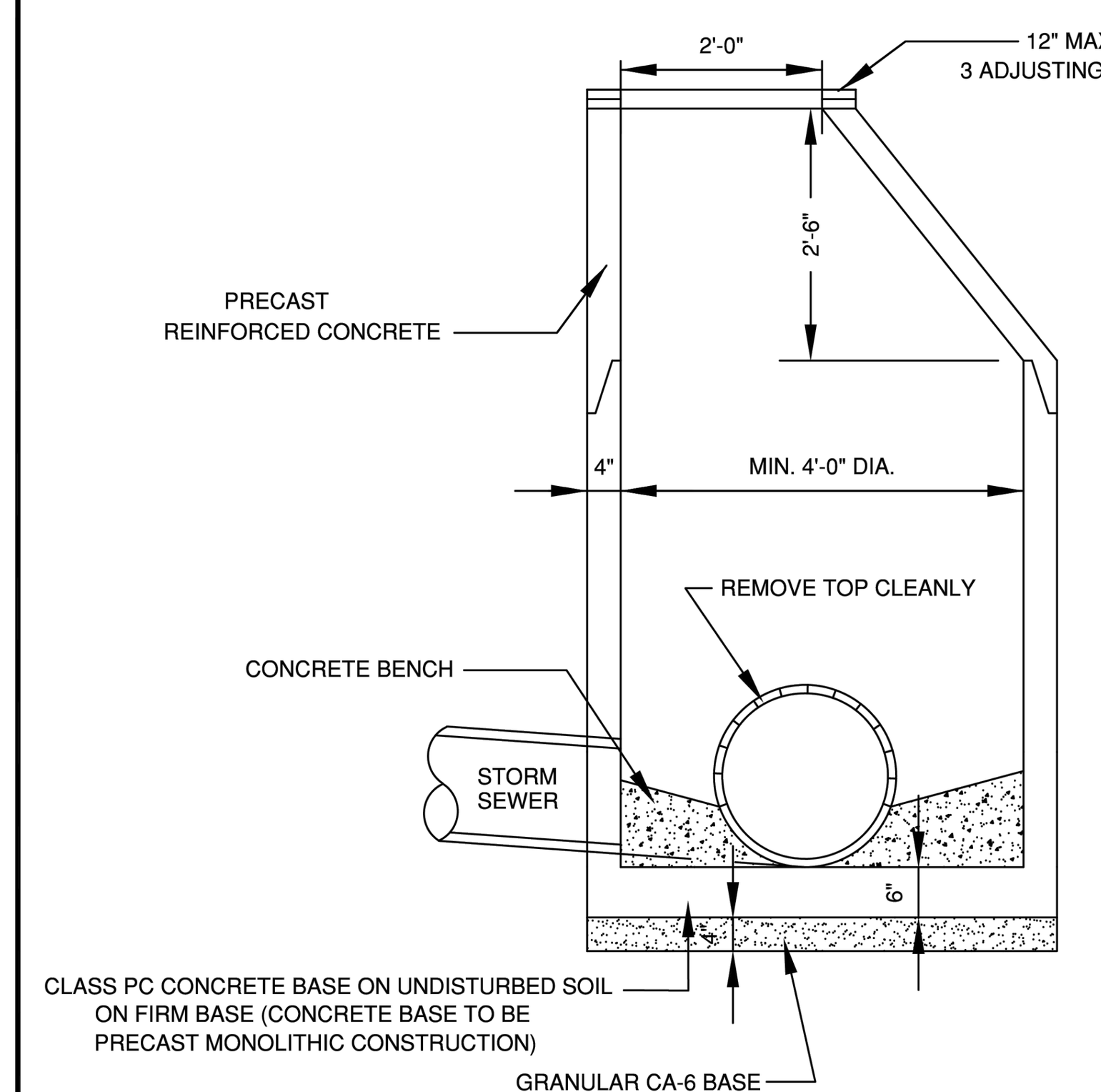
VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

INLET STANDARD

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

REVISIONS	
S.W.	5-17-00 AUTOCAD FILE
S.W.	9-21-01 PER COMMENTS
C.J.C.	01-29-08 AUTOCAD FILE
K.A.G.	01-04-18 ADDED NOTES

DETAIL NO. ST-1



NOTE:
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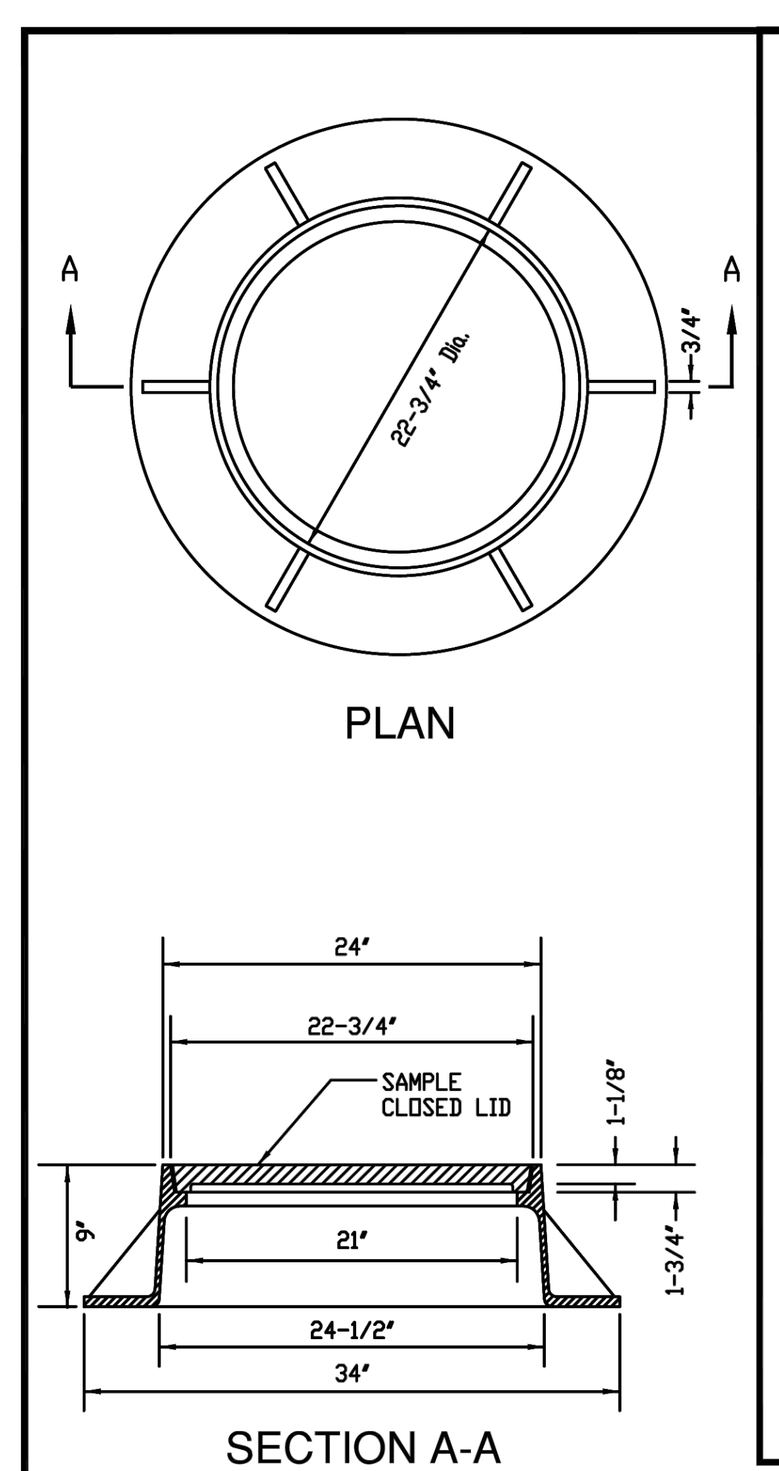
VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

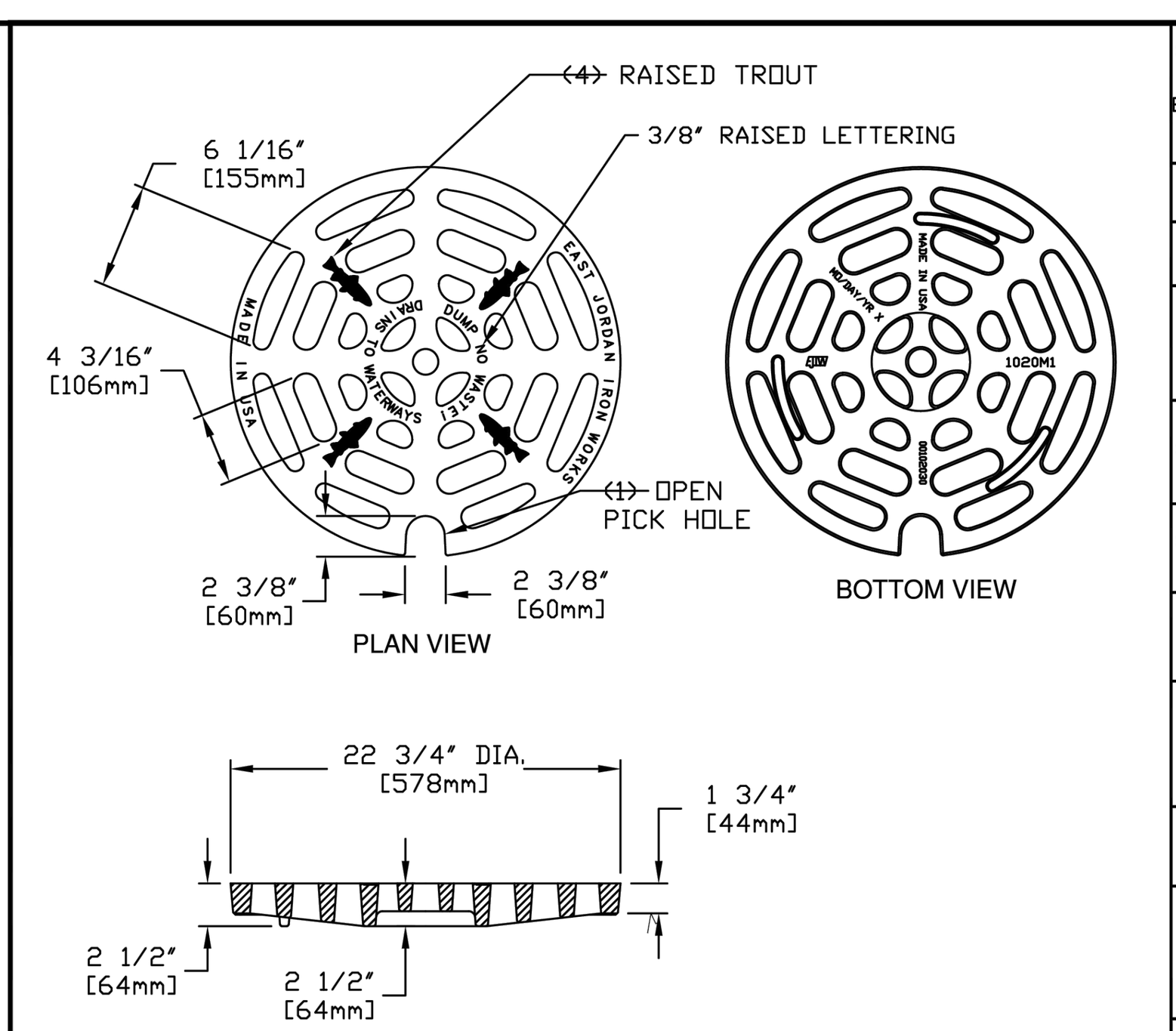
STORM MANHOLE STANDARD

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

REVISIONS	
S.W.	9-21-01 PER COMMENTS
S.W.	2-27-03 PER COMMENTS
K.R.G.	9-11-06 AUTOCAD FILE
K.A.G.	1-04-18 NOTES ADDED

DETAIL NO. ST-4





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1-800-874-4100
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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

FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER

(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

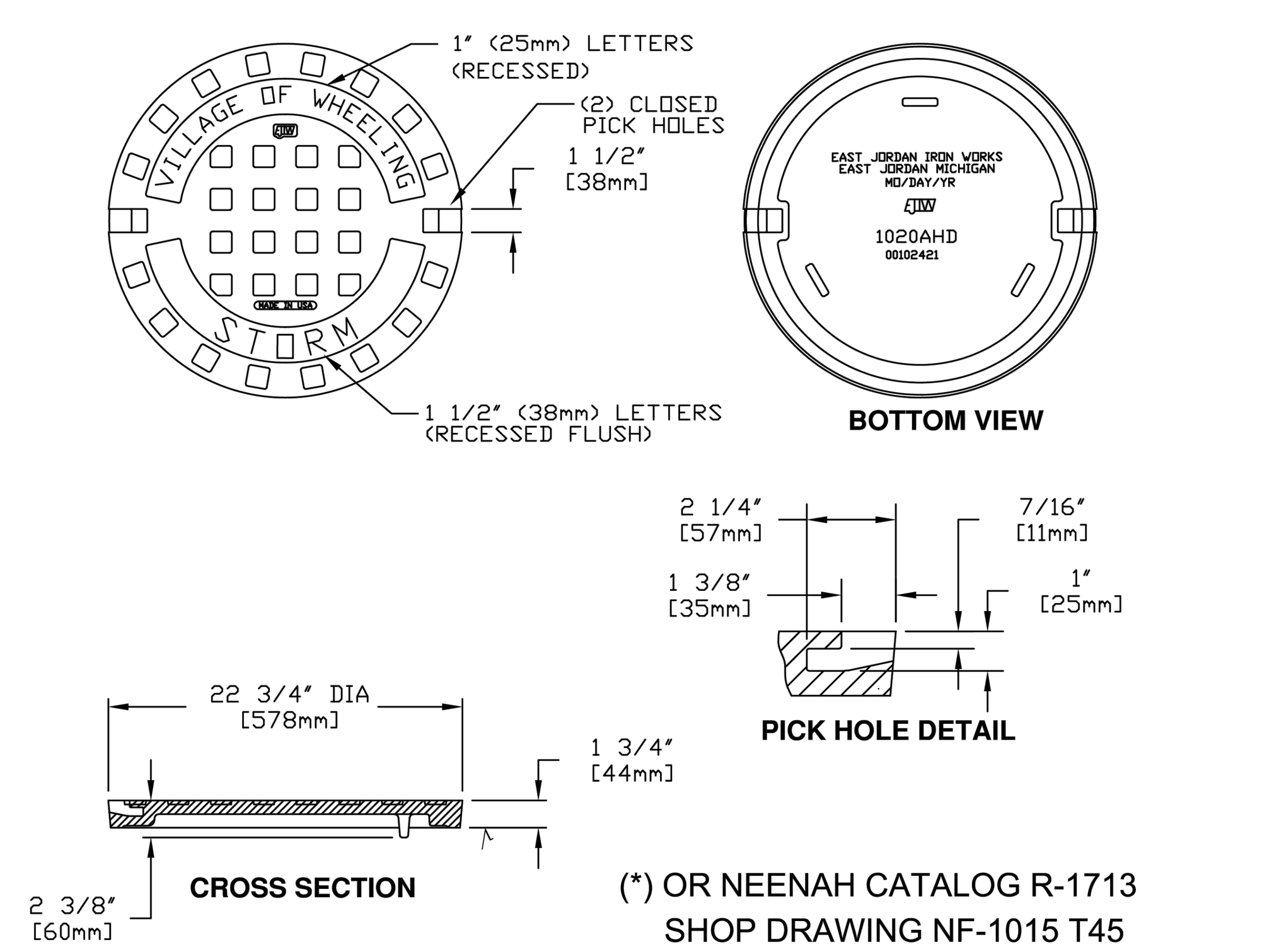
VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND OPEN LID STORM MANHOLE STANDARD

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

REVISIONS	
S.W.	2-24-00 AUTOCAD FILE
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

DETAIL NO. ST-6



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T45

√ MACHINED SURFACE

EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102421**

CATALOG NO. (*) **1020A**

REF. PRODUCT DRAWING 102067

EST. WT. COVER WT: 115 LBS. (52 kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

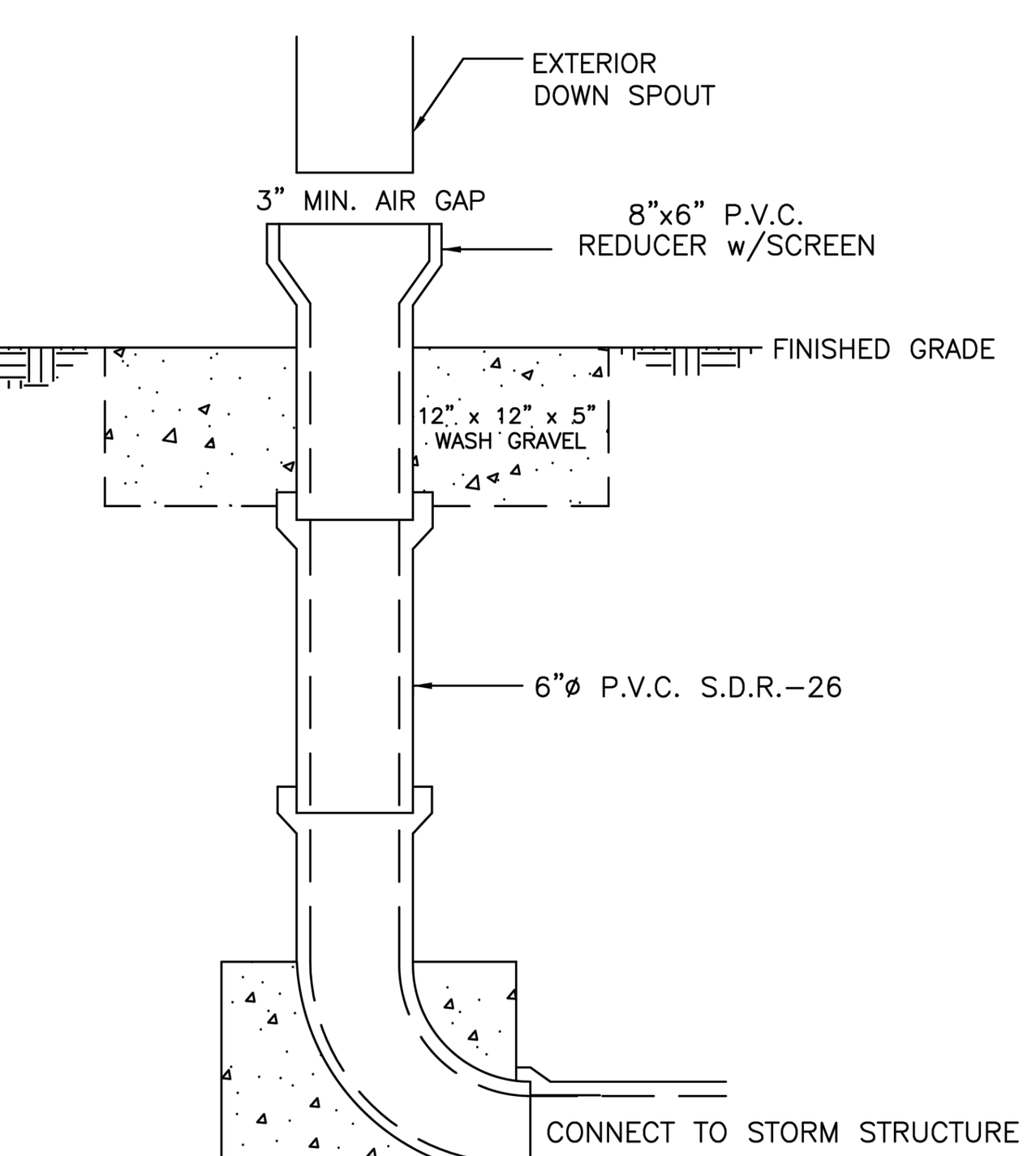
VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND CLOSE LID STORM MANHOLE STANDARD

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

REVISIONS	
S.W.	2-24-00 AUTOCAD FILE
S.W.	9-19-01 PER COMMENTS
S.W.	11-12-02 NPDES PHASE II
S.W.	02-07-03 ADDING NEENAH
C.J.C.	01-29-08 AUTOCAD FILE

DETAIL NO. ST-7



NOTE:
1. IF DOWN SPOUT DISCHARGE IS NOT INTO THE STORM SEWER SYSTEM, IT MUST BE TERMINATED NO MORE THAN 10 FT FROM THE BUILDING BUT NOT CLOSER THAN 3 FT FROM THE ADJACENT PROPERTY OR WITH THE DIRECTION OF FLOW ONTO ADJACENT PROPERTY.
2. IF CONNECTING DOWN SPOUT DISCHARGE TO VILLAGE STORM SEWER STRUCTURE, CONNECTION MUST BE CORED AND RUBBER BOOTED.
3. DOWNSPOUT PIPE MATERIAL ON PRIVATE PROPERTY MAY BE PVC OR PE (POLYETHYLENE) PLASTIC PIPE.

VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

DOWNSPOUT CONNECTION STANDARD

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

REVISIONS	
S.W.	5-17-00 AUTOCAD FILE
S.W.	11-07-02 PER COMMENTS
K.R.G.	9-11-06 AUTOCAD FILE
K.A.G.	1-04-18 NOTES ADDED

DETAIL NO. ST-11

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C31

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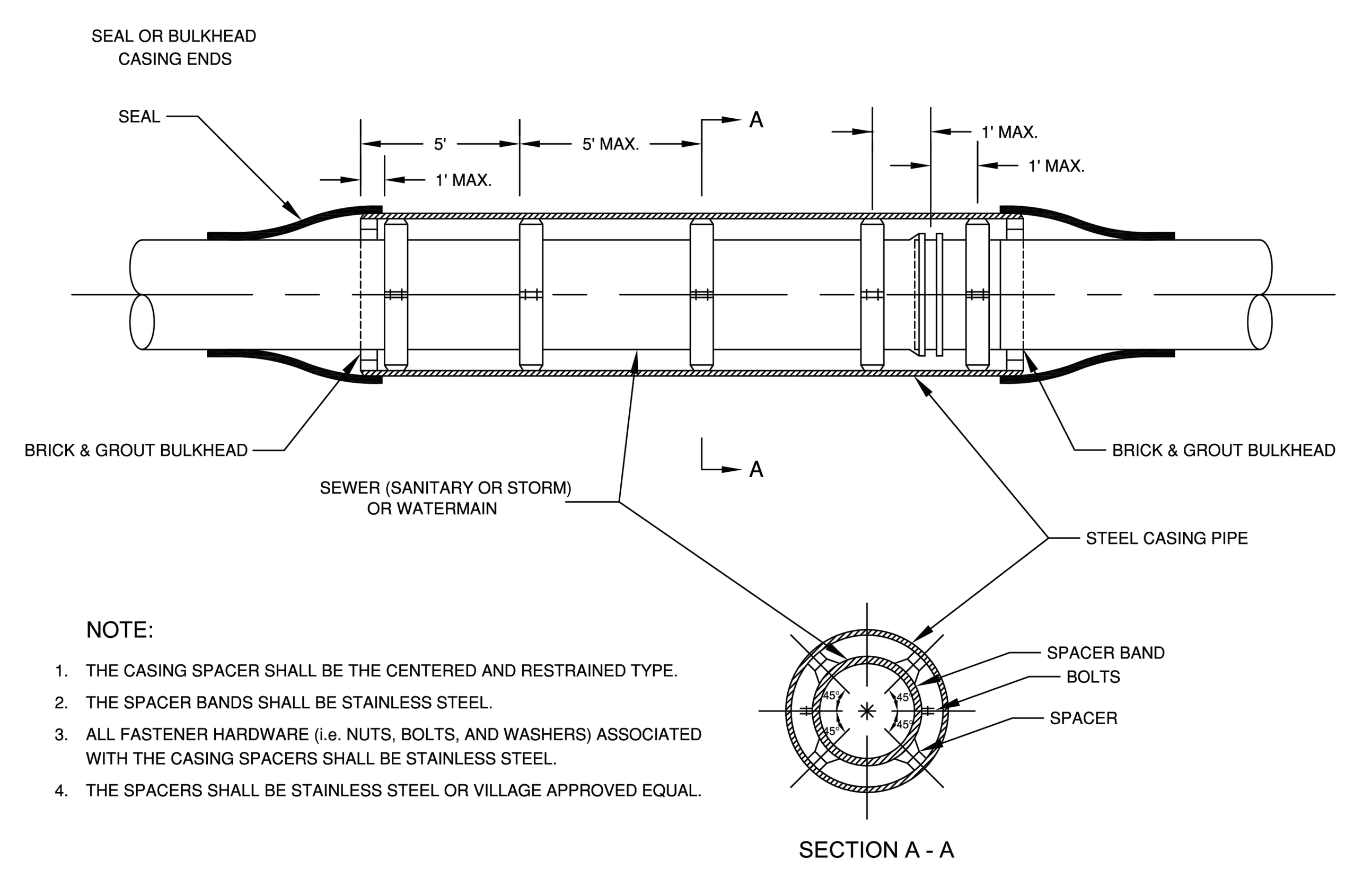
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



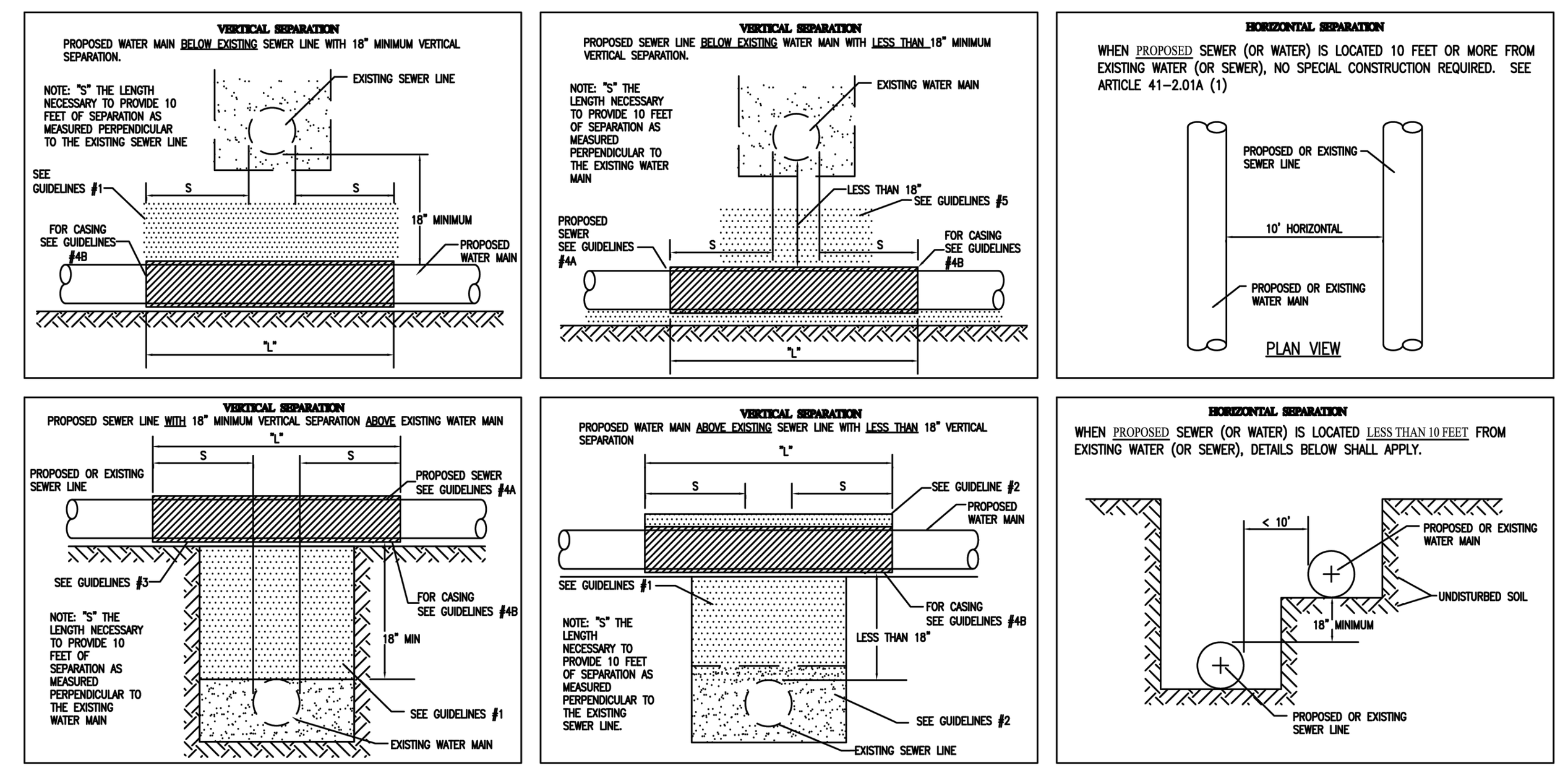
NOTE:

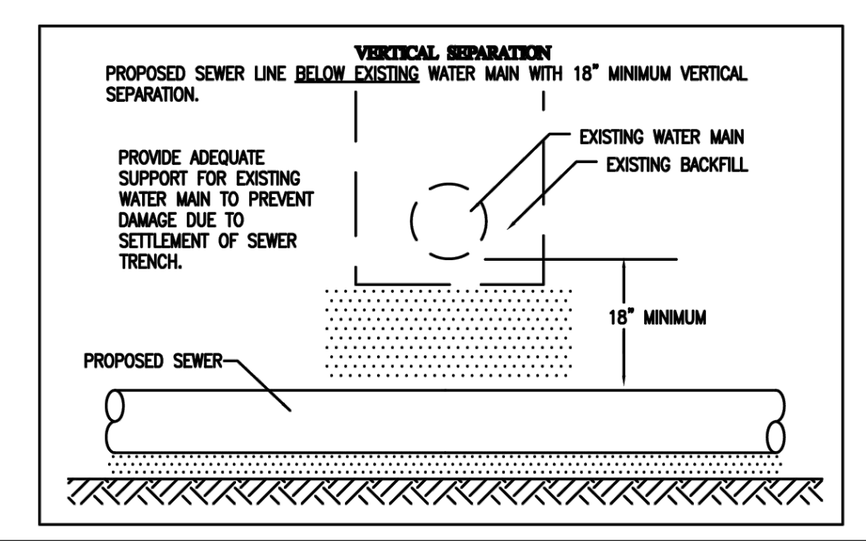
1. THE CASING SPACER SHALL BE THE CENTERED AND RESTRAINED TYPE.
2. THE SPACER BANDS SHALL BE STAINLESS STEEL.
3. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE CASING SPACERS SHALL BE STAINLESS STEEL.
4. THE SPACERS SHALL BE STAINLESS STEEL OR VILLAGE APPROVED EQUAL.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

UNDERGROUND UTILITY CASING PIPE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	4-17-00 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS	S.W.	6-11-04 SPACER RQRMNT.	UTL-3
	K.R.G.	9-11-06 AUTOCAD FILE	





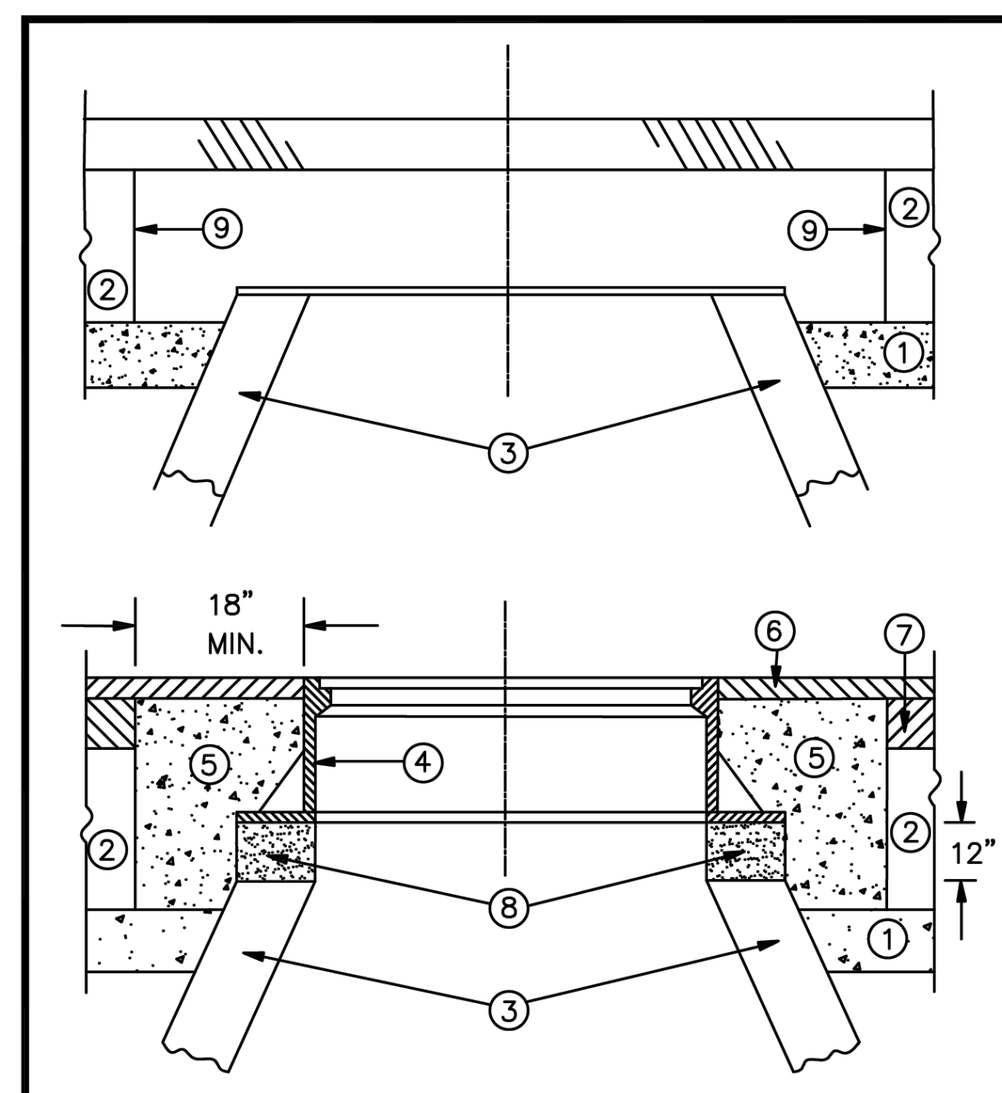
VERTICAL SEPARATION GUIDELINES

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
3. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
4. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
5. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "S" FEET ON EACH SIDE OF WATER MAIN.
6. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH
7. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

UTILITY SEPARATION STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-6-06 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	UTL-4
	K.A.G	11-07-16 AUTOCAD FILE	



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSE HMA SURFACE COURSE
7. PROPOSE HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 12" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WHEELING BY THE COTNRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WHEELING CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED.

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED.
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5' X 5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5' X 5' CONCRETE COLLAR.

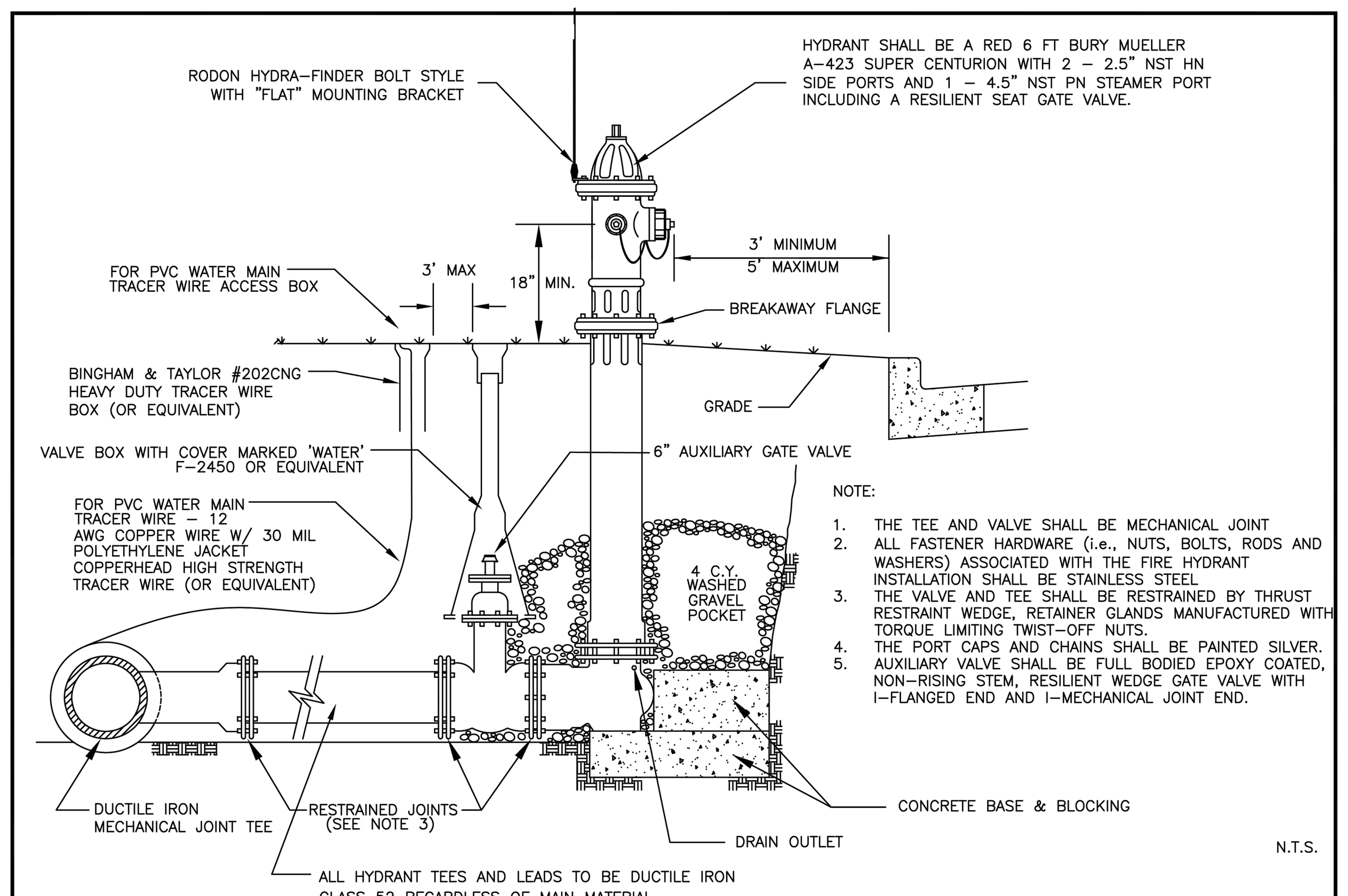
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS.

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

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

REVISIONS | DETAIL NO. UTL-7



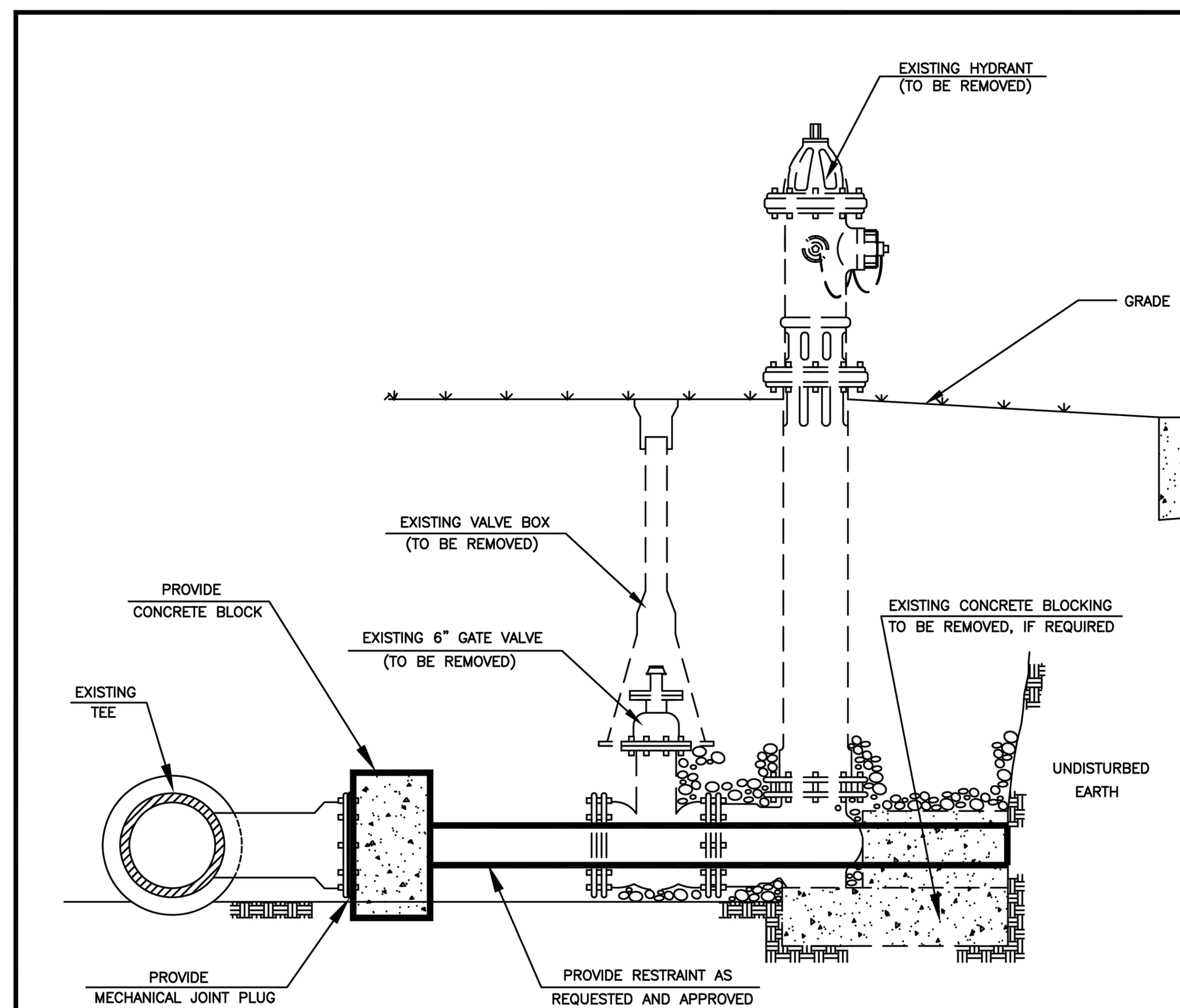
NOTE:

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

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FIRE HYDRANT INSTALLATION STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	C.C.	03-07-07 PER COMMENTS	
FILE LOCATION	S.W.	08-15-08 EJIW WaterMaster.	
T:\ENGINEERING\STANDARDS	K.R.G.	07-05-11 HYDRA-FINDER	W-1
	K.A.G.	12-11-18 TRACER BOX	
	K.A.G.	1-13-21 MUELLER HYD. ONLY	



NOTE:

1. NOTIFY P/W UTILITY DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (847) 279-6900.
2. COORDINATE WATER SHUTDOWN WITH THE PUBLIC WORKS DEPARTMENT, EXCAVATE AREA AND DISCONNECT HYDRANT LEAD, PLATE TEE, BLOCK AND RESTRAIN.
3. RETURN HYDRANT, AUXILIARY VALVE AND BOX TO PUBLIC WORKS DEPARTMENT.
4. BACKFILL AND COMPACTION PER THE VILLAGE OF WHEELING'S STANDARD.
5. THE PLUG SHALL BE MECHANICAL JOINT.
6. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE PLUG SHALL BE STAINLESS STEEL.

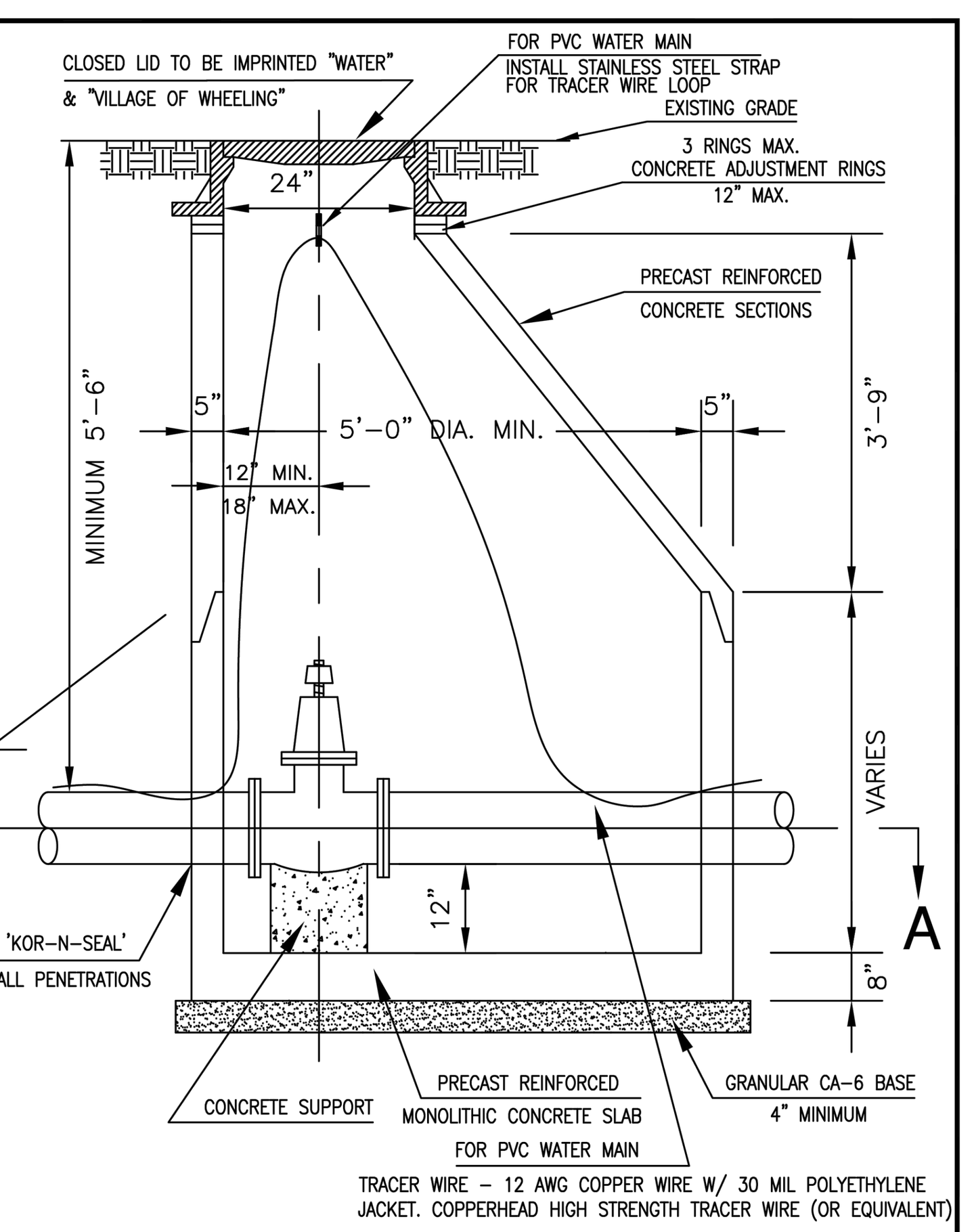
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FIRE HYDRANT ABANDONMENT STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	R.A.	8-19-99	
FILE LOCATION	S.W.	3-2-00 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS	C.J.C.	9-11-06 AUTOCAD FILE	W-2
	S.W.	01-24-07 PER COMMENTS	
	K.A.G.	11-21-16 CHANGE PHONE #	

NOTE:

1. THE VALVE SHALL HAVE MECHANICAL JOINTS
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, & WASHERS) ASSOCIATED WITH THIS VALVE 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. VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE
6. VALVE VAULT SHALL BE WATER-TIGHT

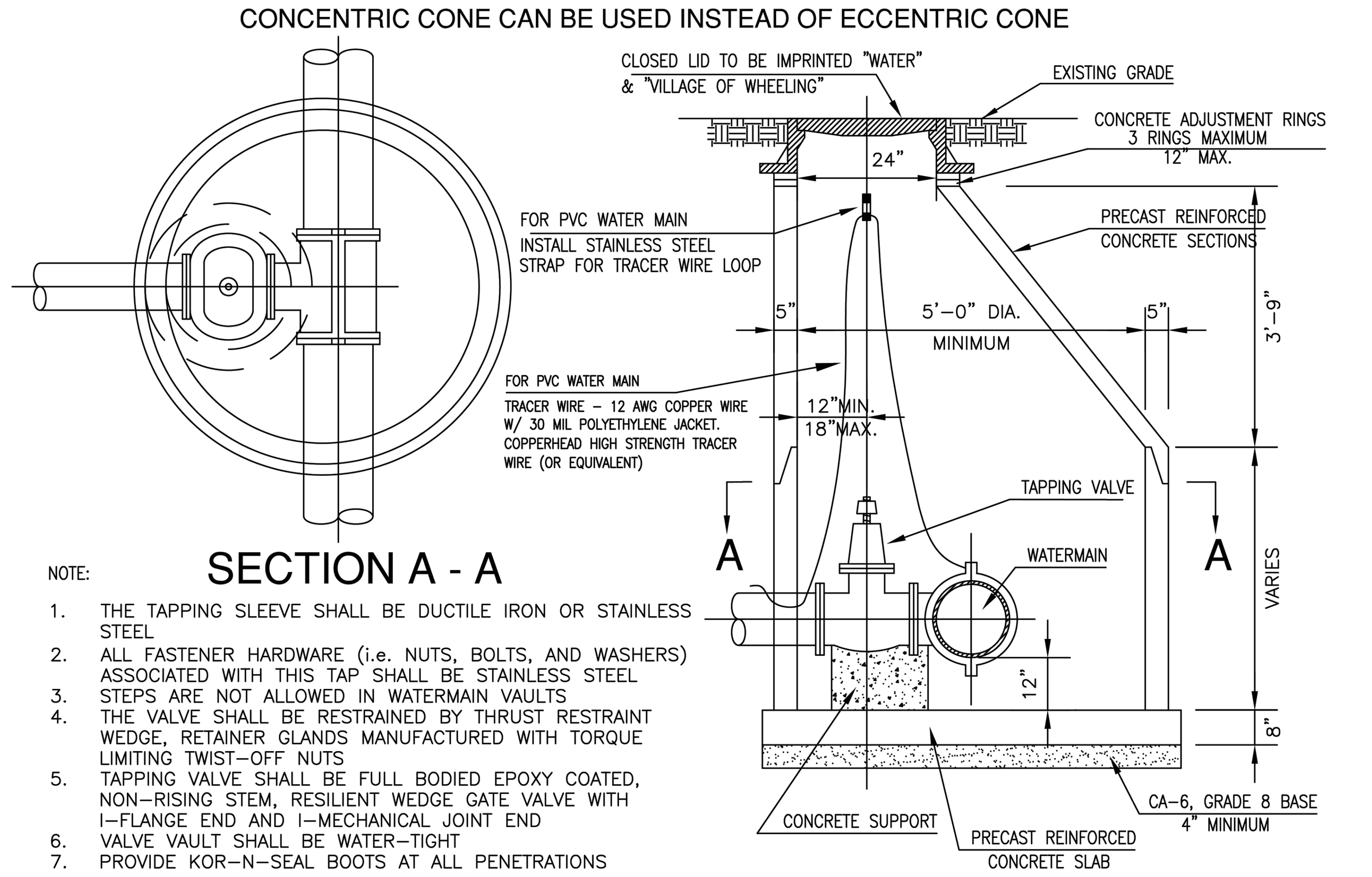


VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

5' DIA. VALVE VAULT STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	S.W.	11-07-01 PER COMMENTS	
FILE LOCATION	C.C.	03-07-07 PER COMMENTS	
T:\ENGINEERING\STANDARDS	K.R.G.	07-18-07 PER COMMENTS	W-3
	K.A.G.	12-11-18 TRACER WIRE	

CONCENTRIC CONE CAN BE USED INSTEAD OF ECCENTRIC CONE



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	REVISIONS		DETAIL NO.
	S.W.	4-12-00 AUTOCAD FILE	
FILE LOCATION	C.C.	03-07-07 PER COMMENTS	
T:\ENGINEERING\STANDARDS	S.W.	08-15-08 CONCENTRIC CONE	W-4
	K.A.G.	01-03-18 TRACER WIRE	

CONFLUENCE

LANDSCAPE ARCHITECT
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ARCHITECT
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49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C32

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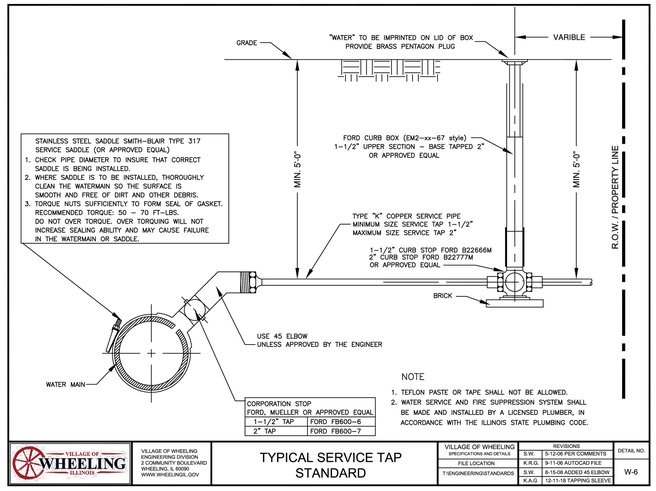
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE PLOTTING
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WITH BLACK AND WHITE LETTERS.

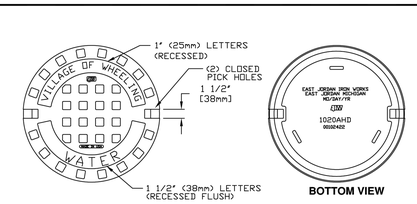


NOTE
1. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
2. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TYPICAL SERVICE TAP STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-12-06 PER COMMENTS	W-6
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	
	S.W.	8-15-06 ADDED 45 ELBOW	
	K.A.G.	12-11-18 TAPPING SLEEVE	



(*) or NEENAH CATALOG R-1713
SHOP DRAWING NF-1015 T46

√ MACHINED SURFACE

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102422**

CATALOG NO. (*) **1020A**

REF. PRODUCT DRAWING 00102067

EST. WT. COVER WT: 115 LBS (52kg)

OPEN AREA N/A

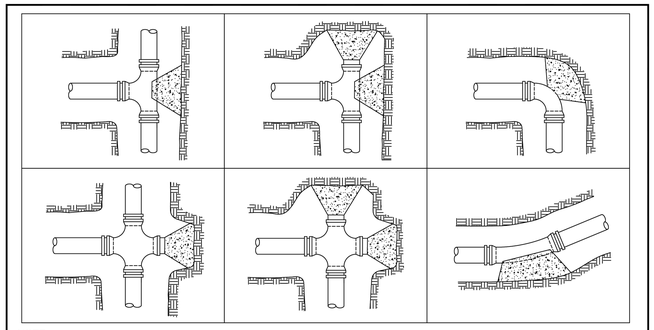
MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND CLOSED LID WATER MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	W-7
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	
	S.W.	11-13-07 EN'POSS PHASE II	
	S.W.	10-27-09 ADDING NEENAH	
	C.J.C.	01-29-08 AUTOCAD FILE	

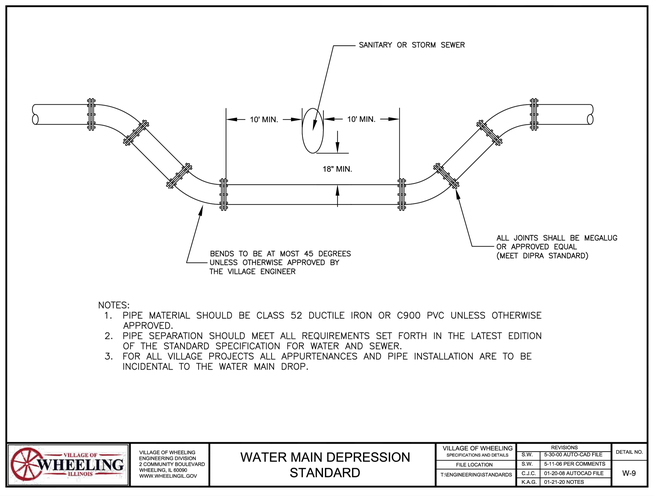


NOTE
1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

THRUST BLOCK STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	4-27-00 AUTOCAD FILE	W-8
T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	
	T.W.M.	3-18-14 CONCRETE CLASS	

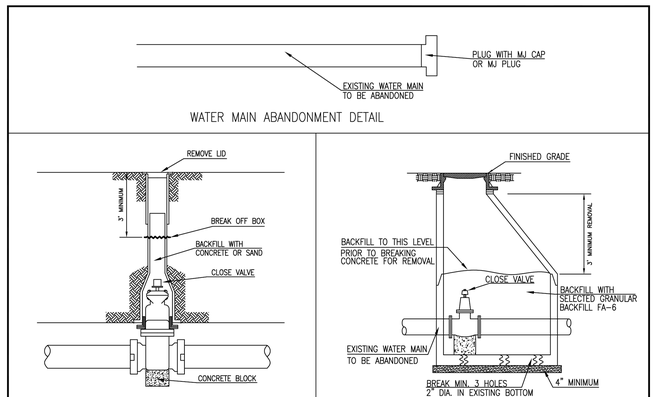


NOTES:
1. PIPE MATERIAL SHOULD BE CLASS 52 DUCTILE IRON OR C900 PVC UNLESS OTHERWISE APPROVED.
2. PIPE SEPARATION SHOULD MEET ALL REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE STANDARD SPECIFICATION FOR WATER AND SEWER.
3. FOR ALL VILLAGE PROJECTS ALL APPURTENANCES AND PIPE INSTALLATION ARE TO BE INCIDENTAL TO THE WATER MAIN DROP.

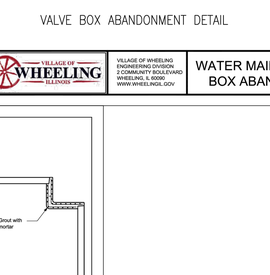
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

WATER MAIN DEPRESSION STANDARD

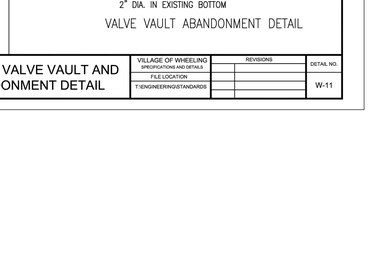
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-30-00 AUTO-CAD FILE	W-9
T:\ENGINEERING\STANDARDS	S.W.	5-11-06 PER COMMENTS	
	C.J.C.	01-20-08 AUTOCAD FILE	
	K.A.G.	01-21-20 NOTES	



WATER MAIN ABANDONMENT DETAIL



VALVE BOX ABANDONMENT DETAIL

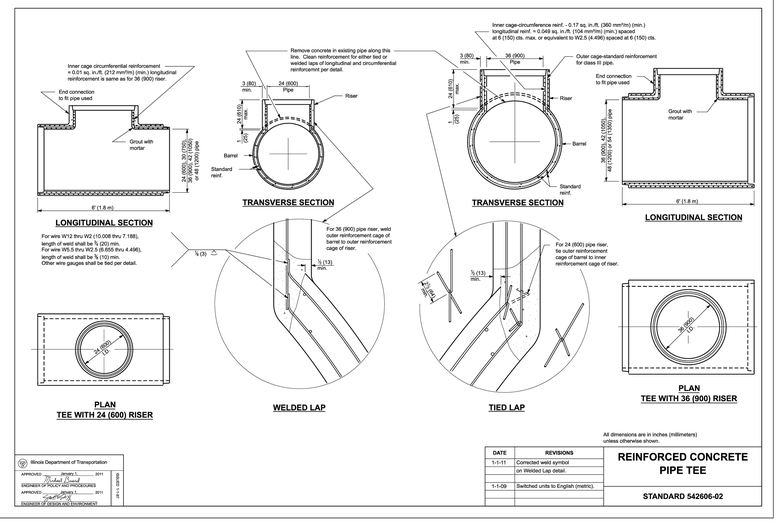


VALVE VAULT ABANDONMENT DETAIL

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

WATER MAIN, VALVE VAULT AND BOX ABANDONMENT DETAIL

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION			W-11
T:\ENGINEERING\STANDARDS			



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

Illinois Department of Transportation
APPROVED: /signed/ 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED: /signed/ 2011
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 542606-02

DATE	REVISIONS
1-1-11	Corrected weld symbol on Welded Lap detail.
1-1-09	Switched units to English (metric).

REINFORCED CONCRETE PIPE TEE

STANDARD 542606-02

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CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C33

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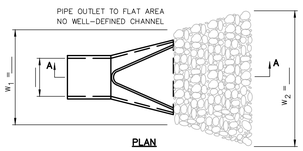
File Location: G:\6900\6987.151 Wheeling PD Aquatic Ctr\6987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswatek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REPRODUCIBILITY

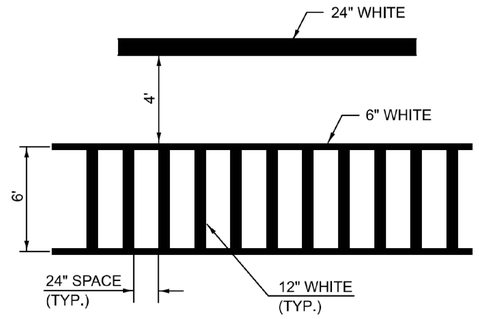
NOTES:

1. ALL GEOTEXTILE SHALL BE NON-WOVEN TABLE 1, CLASS 2 MATERIAL.
2. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

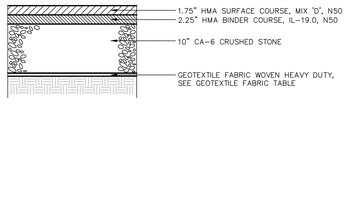


03.15.2016

GEWALT HAMILTON ASSOCIATES, INC. — PIPE OUTLET TO FLAT AREA



TYPICAL SPACING FOR CROSSWALKS & STOP BARS

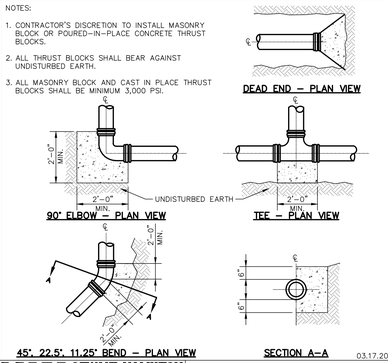


10.12.2018

GEWALT HAMILTON ASSOCIATES, INC. — NORMAL DUTY PAVEMENT DETAIL

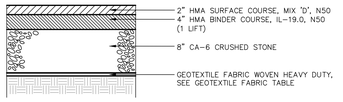
NOTES:

1. CONTRACTOR'S DISCRETION TO INSTALL MASONRY BLOCK OR POURED-IN-PLACE CONCRETE THRUST BLOCKS.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. ALL MASONRY BLOCK AND CAST IN PLACE THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI.



03.17.2021

GEWALT HAMILTON ASSOCIATES, INC. — THRUST BLOCKING

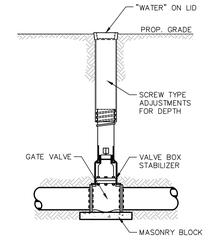


10.12.2018

GEWALT HAMILTON ASSOCIATES, INC. — HEAVY DUTY PAVEMENT DETAIL

NOTES:

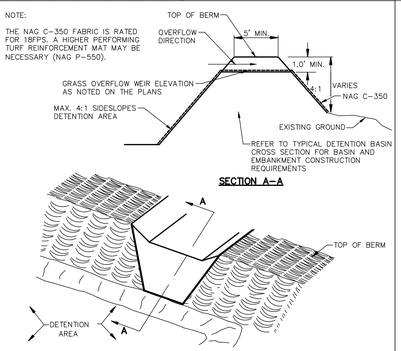
1. SEE WATER TABLE FOR FURTHER REQUIREMENTS.



03.17.2021

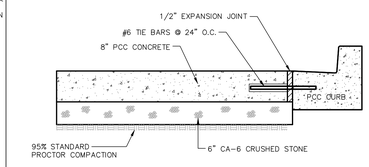
GEWALT HAMILTON ASSOCIATES, INC. — VALVE BOX

NOTE:
THE NAG C-350 FABRIC IS RATED FOR 18FPS. A HIGHER PERFORMING TURF REINFORCEMENT MAT MAY BE NECESSARY (NAG P-550).



03.15.2016

GEWALT HAMILTON ASSOCIATES, INC. — GRASS OVERFLOW WEIR DETAIL

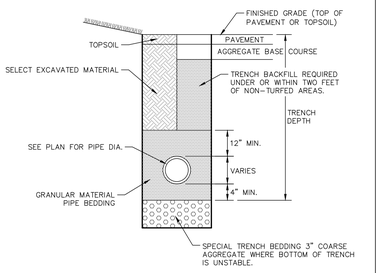


02.01.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC PAVEMENT DETAIL

NOTE:
SEE SANITARY TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.

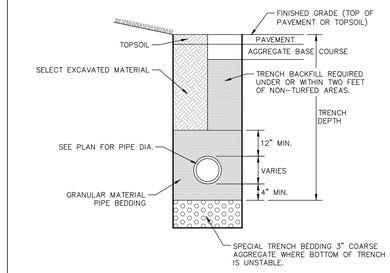


04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — SANITARY TRENCH DETAIL

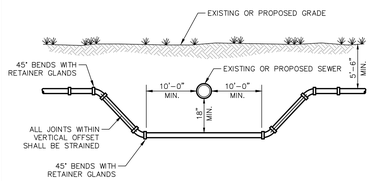
NOTE:
SEE WATER TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN TRENCH

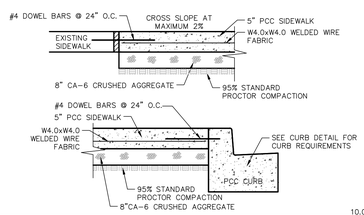


04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — HORIZONTAL WATER MAIN SEPARATION

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.
5. W4.0xW4.0 WELDED WIRE FABRIC SHALL BE INSTALLED ON CHAIRS/SHOES PRIOR TO POURING OF CONCRETE.

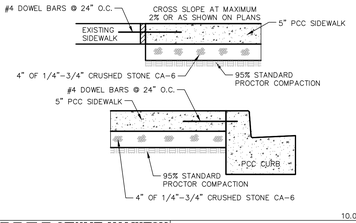


10.05.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL WITH WELDED WIRE FABRIC

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.

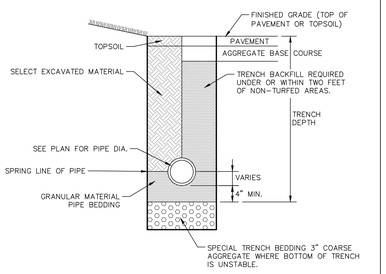


10.05.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL

NOTE:
SEE STORM TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — STORM TRENCH DETAIL RIGID PIPE INSTALLATION

VERTICAL SEPARATION REQUIREMENTS

CROSSING	REQUIRED VERTICAL SEPARATION	ADDITIONAL REQUIREMENTS (SELECT ONE)
WATER OVER SEWER	WATER INVERT >18" ABOVE CROWN OF SEWER.	**VERTICAL SEPARATION < 18"** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.
SEWER OVER WATER	SEWER INVERT >18" ABOVE CROWN OF WATER. (SEWER INVERT < 18" ABOVE CROWN OF WATER NEVER ALLOWED)	**VERTICAL SEPARATION < 18" (NEVER ALLOWED)** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.

NOTES:

1. SEE WATER TABLE FOR FURTHER MATERIAL REQUIREMENTS.
2. SEPARATION REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED WATER MAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER, AND ALL SERVICE CONNECTIONS.
3. WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS, SEEPAGE BEDS, AND LIFT STATIONS BY A MINIMUM OF 25'.

HORIZONTAL SEPARATION REQUIREMENTS

REQUIRED HORIZONTAL SEPARATION	ADDITIONAL REQUIREMENTS
10' OF LATERAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.	**HORIZONTAL SEPARATION < 10'** 1. WATER INVERT 18" ABOVE CROWN OF SEWER. **HORIZONTAL SEPARATION < 10' & VERTICAL SEPARATION < 18"** 2. SEWER CONSTRUCTED WITH WATER MAIN CLASS PIPE (SEE VERTICAL SEPARATION REQUIREMENTS) AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE PRIOR TO BACKFILLING.

RESTRAINED LENGTH TABLE

TYPE OF FITTING	RESTRAINED LENGTH (EACH WAY)
TEE AND PLUG	LENGTH OF TEE
90° BEND	18'-0"
45° BEND	8'-0"
22 1/2° BEND	4'-0"
11 1/4° BEND	2'-0"

LOCKING GASKET LENGTH TABLE

TYPE OF BEND/FITTING	DISTANCE FROM BEND/FITTING (EACH WAY)
45° HORIZONTAL BEND	15'-0"
22.5° HORIZONTAL BEND	10'-0"
45° VERTICAL OFFSET	25'-0"
TEES	PROVIDE THRUST BLOCK
PRESSURE CONNECTION	PROVIDE THRUST BLOCK
END CAPS	PROVIDE THRUST BLOCK

04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN INSTALLATION AND SEPARATION REQUIREMENTS

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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

DETAILS

C34

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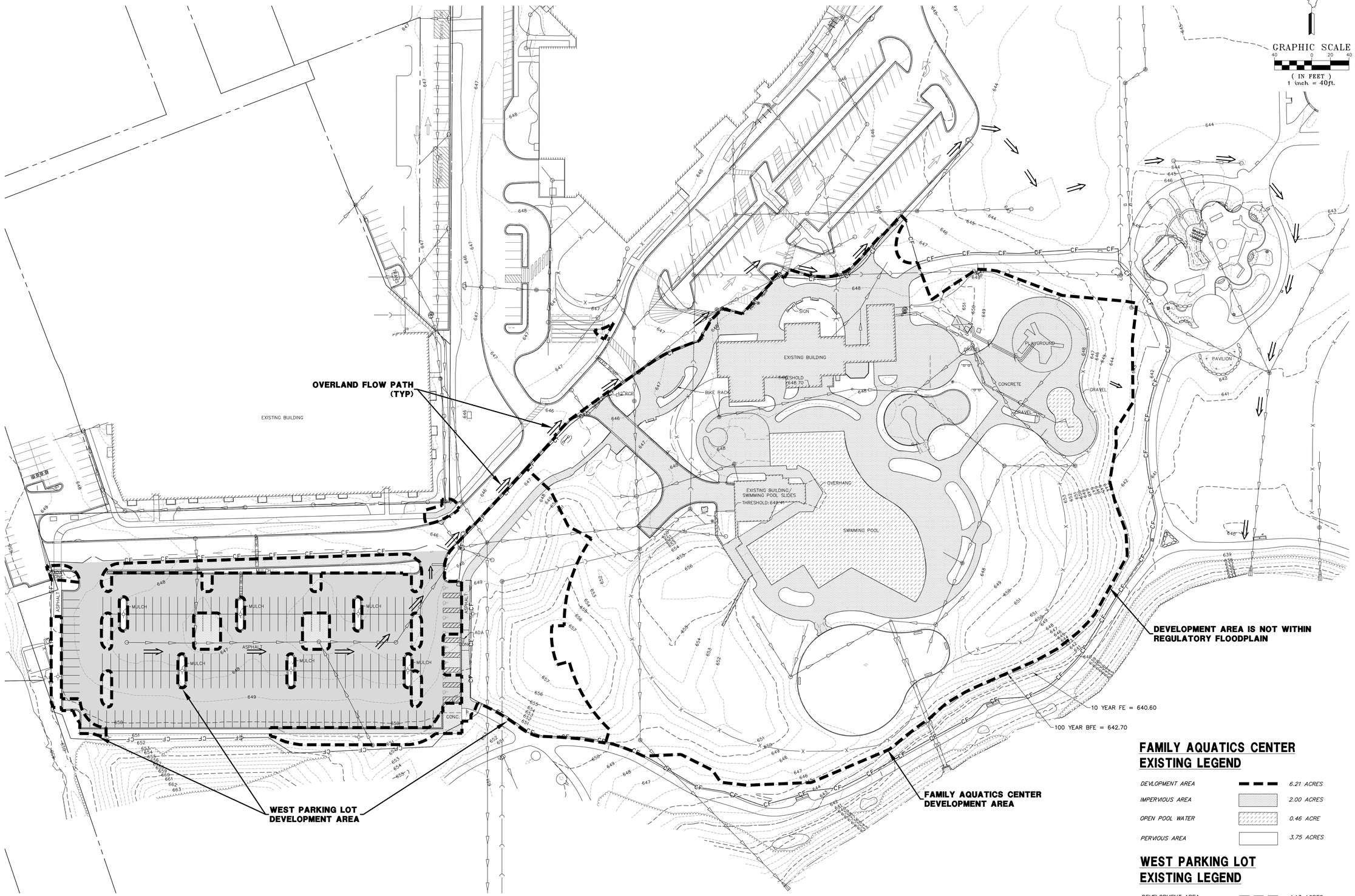
File Location: G:\25070\25087 151 Wheeling PD Aquatic Cen\25087 151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pwrublek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer



FAMILY AQUATICS CENTER EXISTING LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.00 ACRES
OPEN POOL WATER	0.46 ACRE
PERVIOUS AREA	3.75 ACRES

WEST PARKING LOT EXISTING LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY

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ISSUED FOR BID
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING DRAINAGE EXHIBIT

C35

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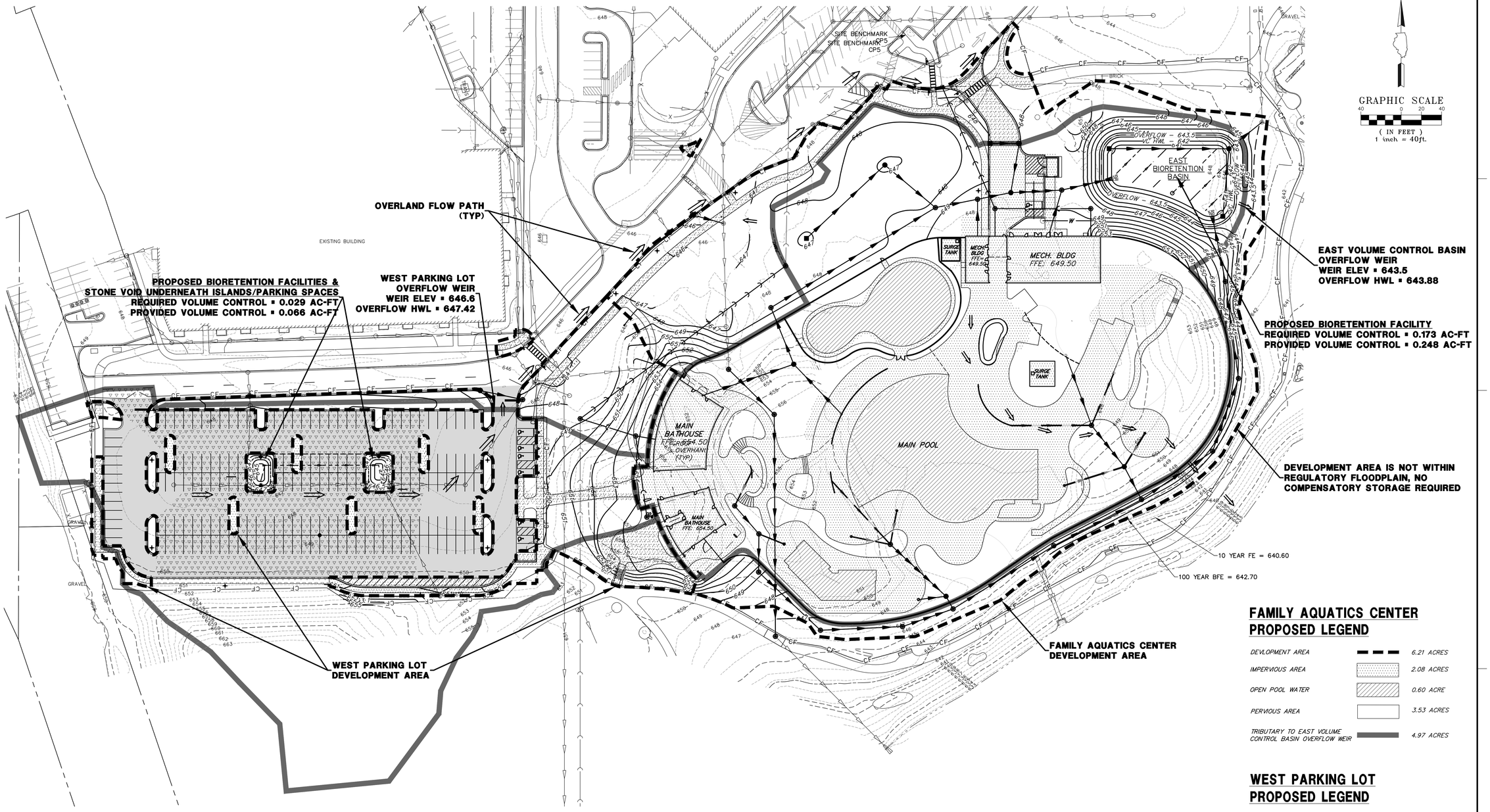

N

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

FAMILY AQUATICS CENTER PROPOSED LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.08 ACRES
OPEN POOL WATER	0.60 ACRE
PERVIOUS AREA	3.53 ACRES
TRIBUTARY TO EAST VOLUME CONTROL BASIN OVERFLOW WEIR	4.97 ACRES

WEST PARKING LOT PROPOSED LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
TRIBUTARY TO WEST PARKING LOT OVERFLOW WEIR	3.17 ACRES
DEVELOPMENT IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL	0.44 ACRE
TRADEOFF IMPERVIOUS AREA TO VOLUME CONTROL	0.94 ACRE
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA ▪ 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE ▪ 0.78 AC-FT
2025 ADDITIONAL REQUIRED DETENTION STORAGE ▪ 0.72 AC-FT
EXCESS STORAGE AFTER 2025 PROJECT ▪ 0.06 AC-FT

MAINTENANCE PLAN FOR WHEELING PARK DISTRICT

Wheeling Park District with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a quarterly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.

Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

3. Stormwater Collection System
The Owner shall perform two inspections per year of all components of the stormwater collection system. The inspections shall occur in the spring and fall of each year and include the following specific areas of concern.

Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers
- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed any eroded areas
- Restore riprap at outfalls if erosion observed

4. Overflow Weirs
- Annual visual inspections shall be performed that verify the design capacity of the overflow weir is maintained
- Remove any obstructions that have been placed in the drainage path
- Regrade to provide positive drainage as necessary

5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair
- Check for invasive vegetation, remove when possible
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
- Perform sewer inspections once every five years, make repairs as necessary
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years

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GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

PROPOSED DRAINAGE EXHIBIT

C36

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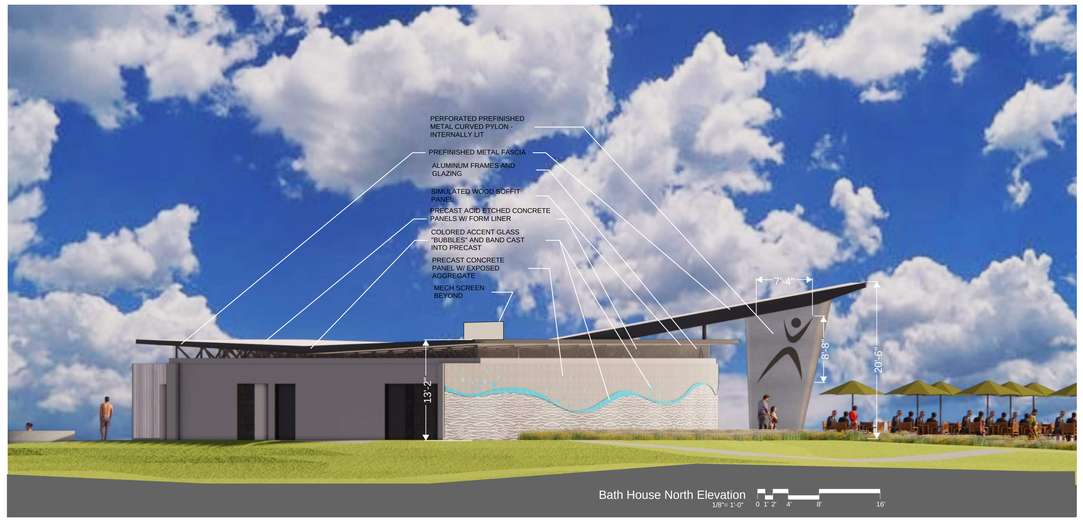
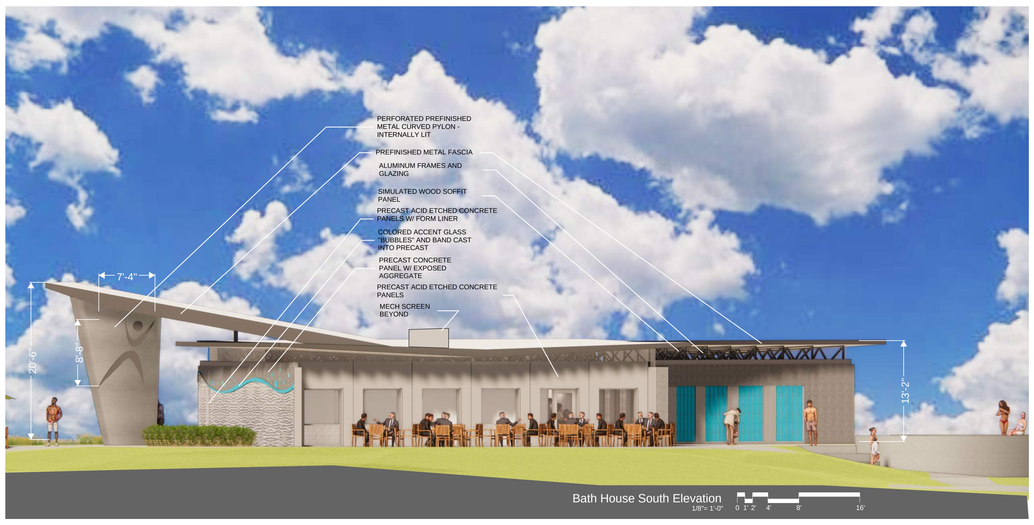
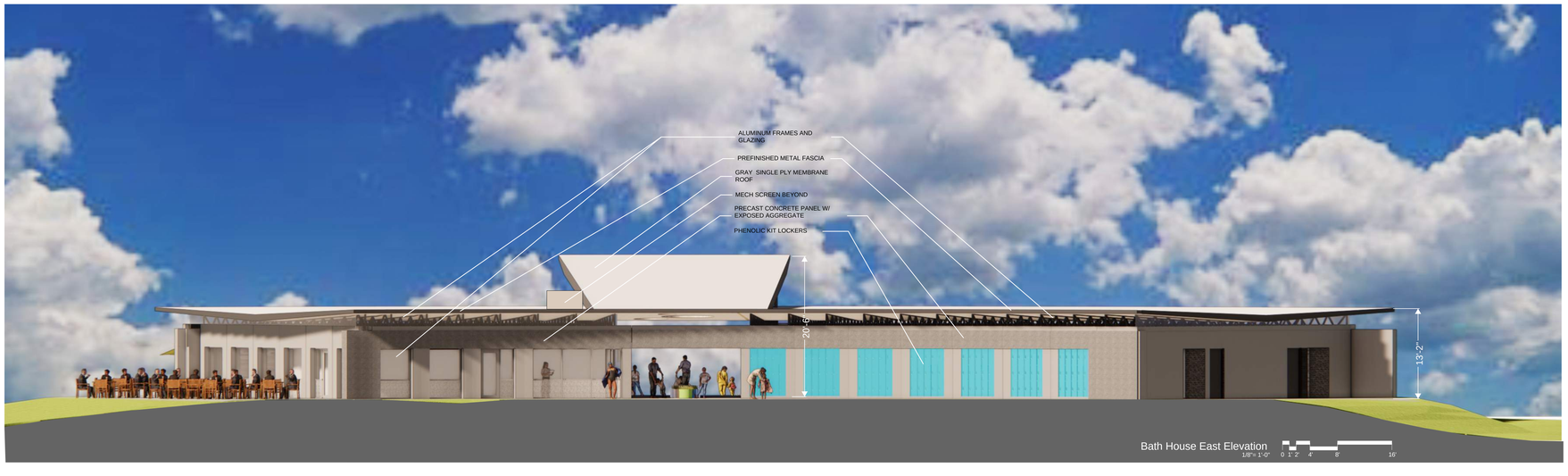
File Location: G:\95050\987 151 Wheeling PD Aquatic Cntr\Drainage\987 151 DRAINAGE EXHIBIT / SAVE DATE: 2/26/2026 11:29 AM BY: pwroblek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer









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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERED ELEVATIONS - BATHHOUSE & CONCESSIONS

A-203

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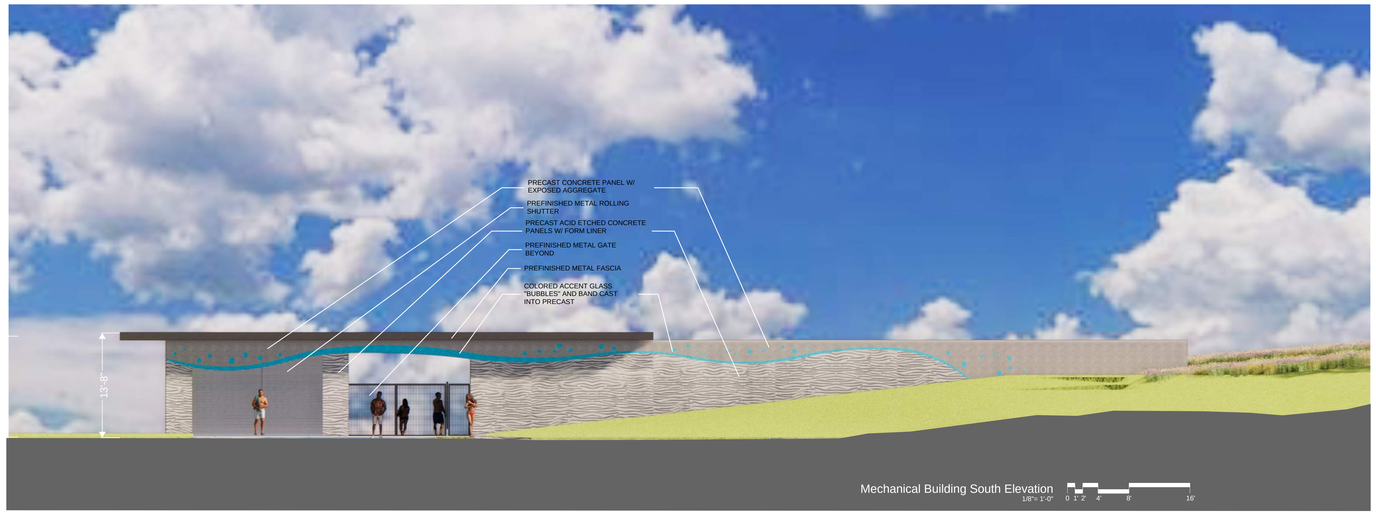

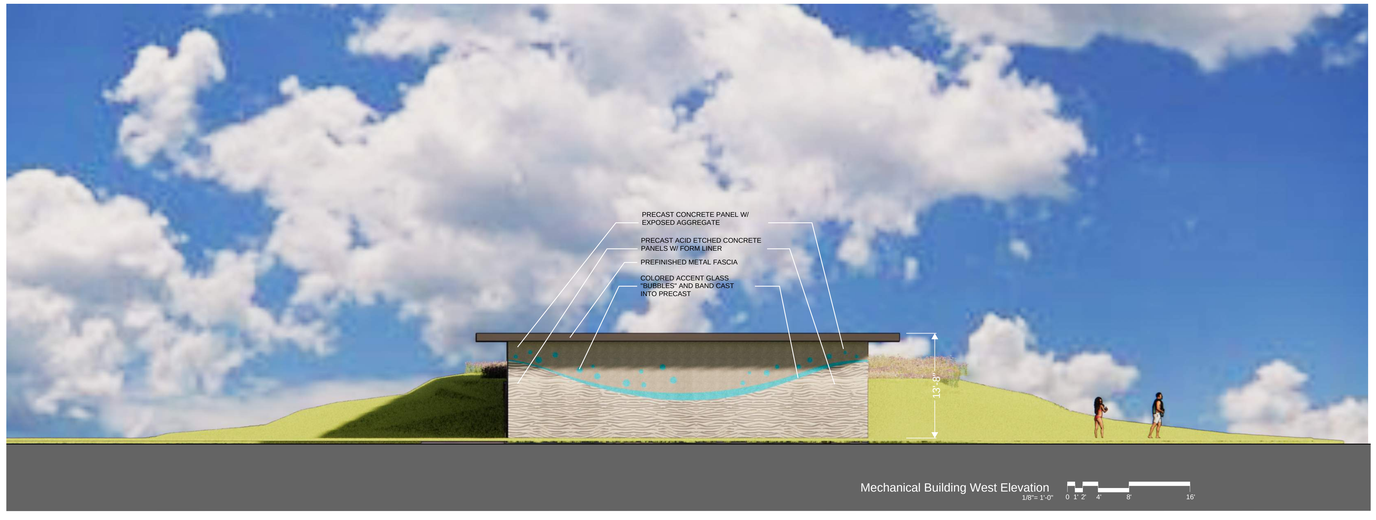

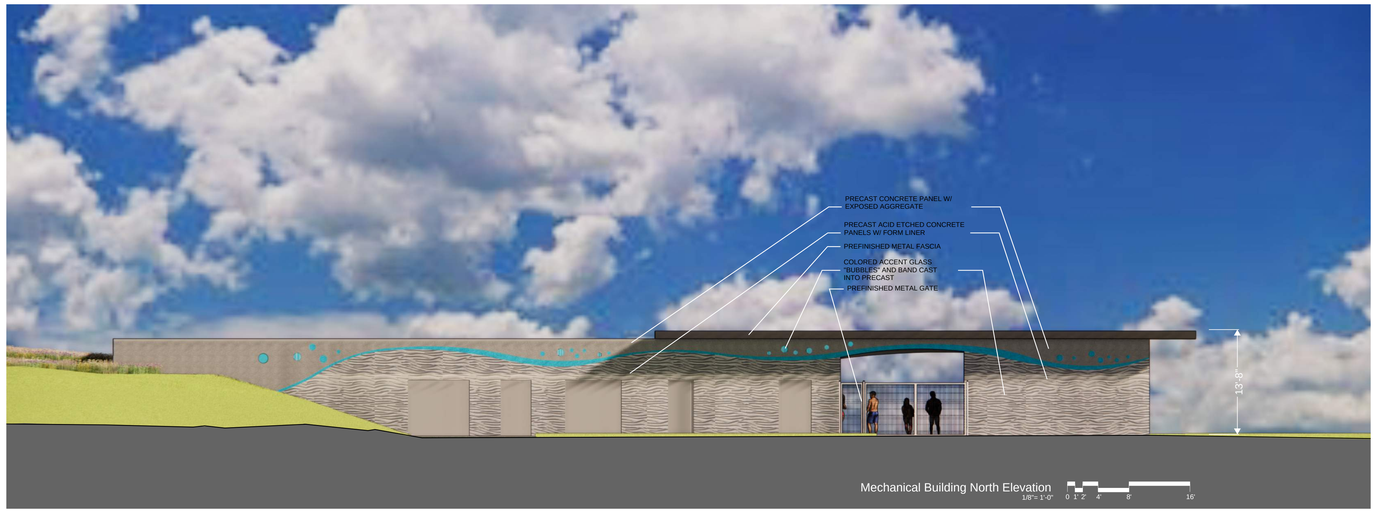

Note: The majority of the east building elevation is hidden by a berm and landscaping.

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VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERED BUILDING ELEVATIONS - MECHANICAL BUILDING

A-204

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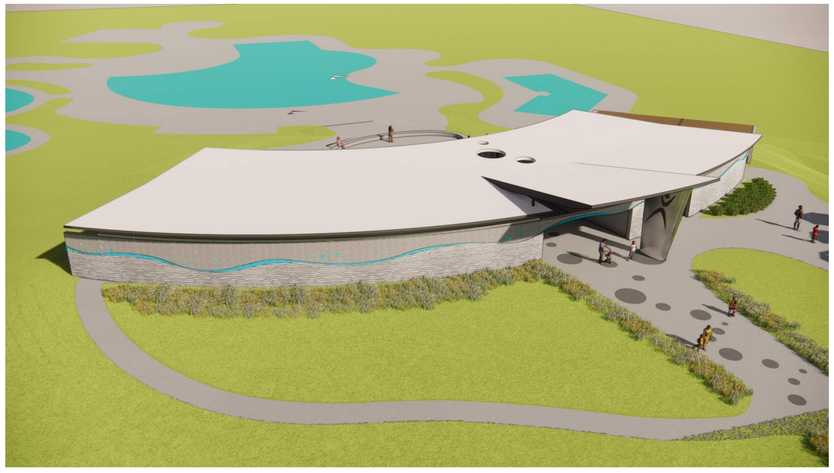
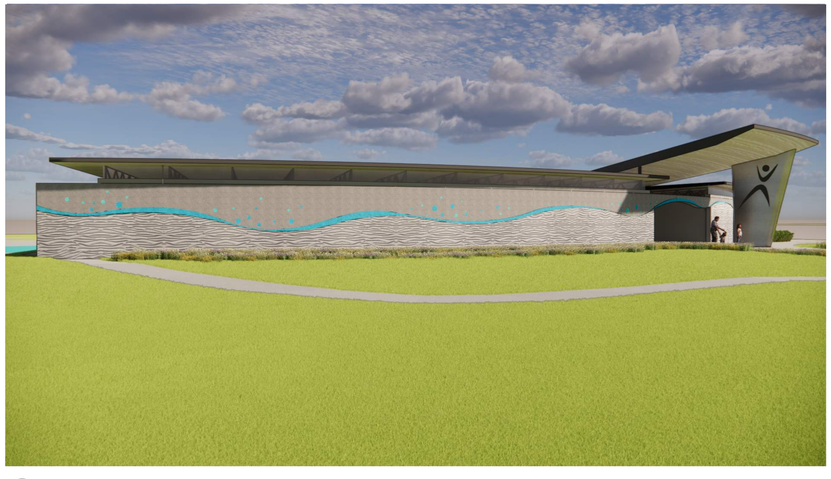
PERSPECTIVE - ENTRY BUILDING - SOUTHWEST
1/4" = 1'-0"



PERSPECTIVE - ENTRY BUILDING - NORTHWEST
1/4" = 1'-0"



PERSPECTIVE - MAIN ENTRANCE
1/4" = 1'-0"



PERSPECTIVE - ENTRY BUILDING - NORTH
1/4" = 1'-0"



PERSPECTIVE - ENTRY BUILDING - WEST
1/4" = 1'-0"

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847.478.9700

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WATER TECHNOLOGY, INC.
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WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERINGS - BATHHOUSE & CONCESSIONS

A-901

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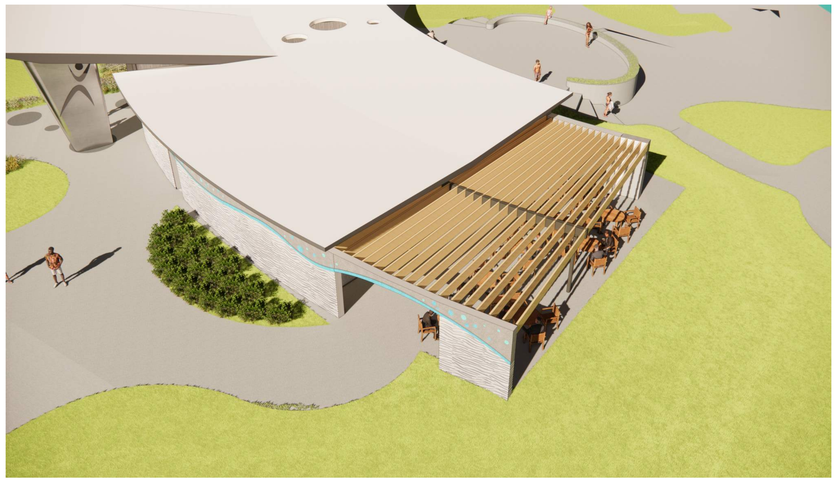
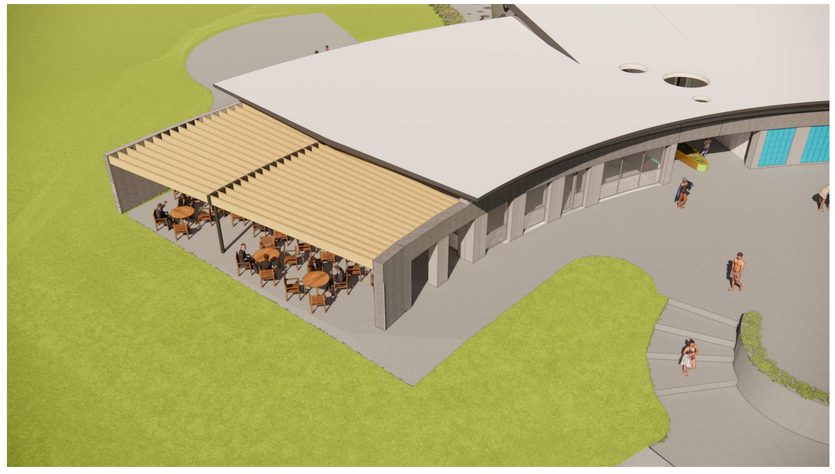


PERSPECTIVE - CONCESSIONS - PERGOLA - SOUTHWEST
1/4" = 1'-0"



PERSPECTIVE - CONCESSIONS - PERGOLA - SOUTHEAST
1/4" = 1'-0"



PERSPECTIVE - CONCESSIONS - PERGOLA - SOUTH
1/4" = 1'-0"

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105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERINGS - PERGOLA ALTERNATE

A-901a

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PERSPECTIVE - MECHANICAL BUILDING - ACCESS
1/4" = 1'-0"



PERSPECTIVE - MECHANICAL BUILDING - NORTHWEST
1/4" = 1'-0"



PERSPECTIVE - MECHANICAL BUILDING - SOUTHWEST
1/4" = 1'-0"

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Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERINGS -
MECHANICAL BUILDING

A-902

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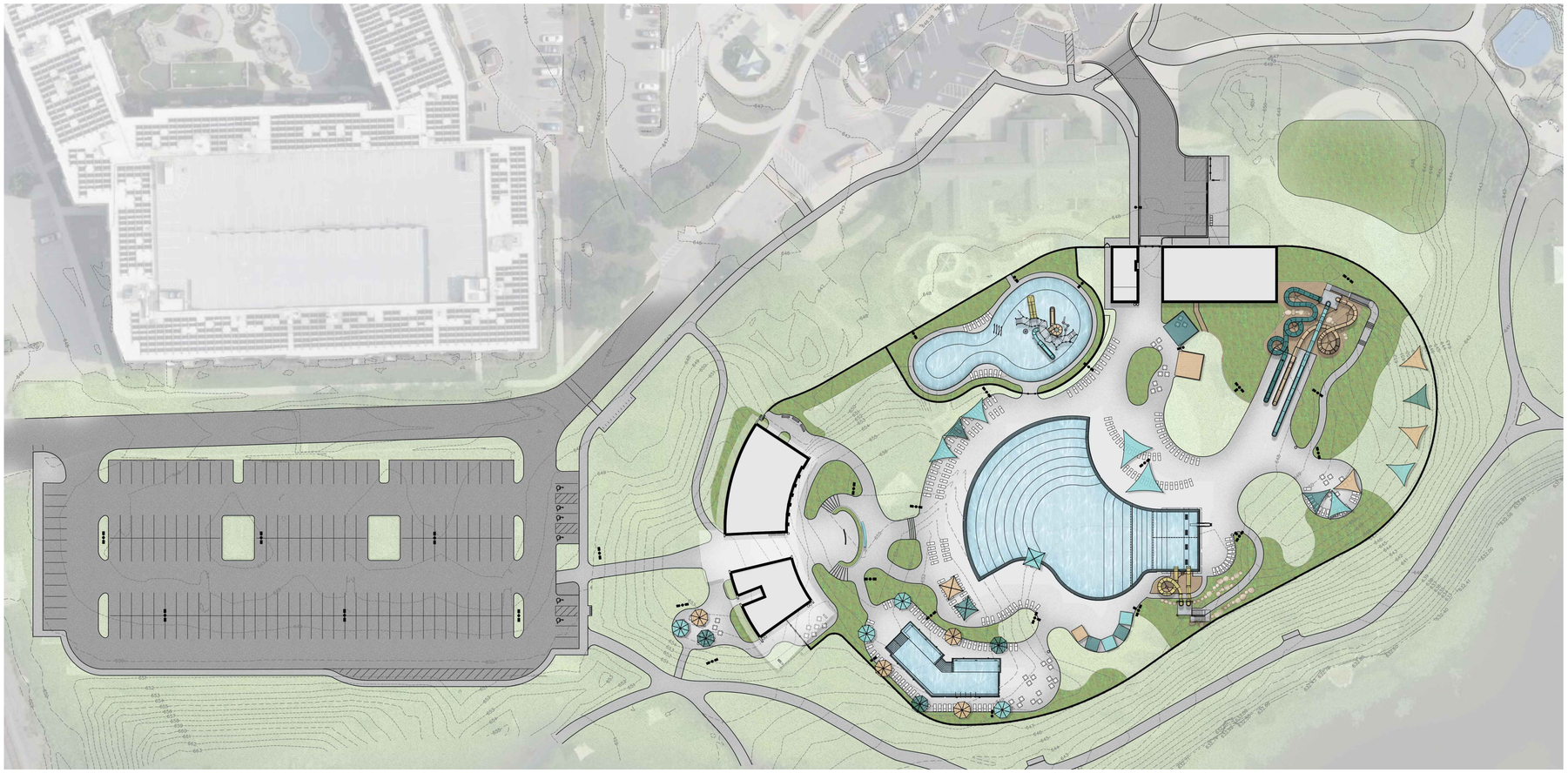
WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



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DESIGN DISCLAIMER

THESE PLANS ARE INTENDED SOLELY FOR THE WHEELING PARK DISTRICT AQUATICS CENTER AT HERITAGE PARK LOCATED AT 105 COMMUNITY BLVD, WHEELING IL 60090. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, UPLOADED TO ARTIFICIAL INTELLIGENCE PLATFORMS, OR ALTERED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PROJECT TEAM LISTED ON THIS COVER SHEET. UNAUTHORIZED USE, INCLUDING USE OF ARTIFICIAL INTELLIGENCE TO ANALYZE, INTERPRET, MODIFY, OR GENERATE DERIVATIVE WORKS, IS STRICTLY PROHIBITED.

BID PACKAGE COORDINATION

THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
GRAEF
116 S ADAMS STREET, SUITE 201
GREEN BAY, WI 54301
PH: (920) 592-9442
BEAU SANDERS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 8, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
WATER TECHNOLOGY INC (WTI)
100 PARK AVENUE
BEAVER DAM, WI 53916
PH: (920) 887-7371
BRIAN FREBER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

ELECTRICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
PAUL SILIUNAS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

PLUMBING & MECHANICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
RYAN SPAULDING

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

STRUCTURAL ENGINEER
McCLUSKEY ENGINEERING
1887 HIGH GROVE LN
NAPERVILLE, IL 60540
PH: (630) 717-5395
ANDREW ECK

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JUN 21, 2004
SHEETS COVERED BY SEAL: "S"

ARCHITECT
LEGAT ARCHITECTS, INC.
49 W RANDOLPH ST
CHICAGO, IL 60601
PH: (312) 258-9595
TED HAUG

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC
625 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
PH: (847) 478-9700
DON MATTHEWS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE STATE OF ILLINOIS

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT AND PRINCIPAL CONSULTANT. I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS. ALL CONSULTANT WORK NOT PREPARED BY ME WAS PREPARED BY PERSONNEL SUPERVISED AND CONTROLLED BY ME AND QUALIFIED UNDER THE RESPONSIBLE CHARGE OF EACH PROFESSIONAL RESPONSIBLE FOR THE WORK.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

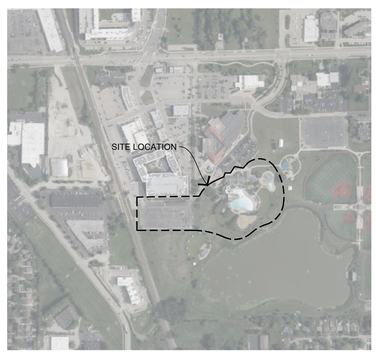
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

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

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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File Location: T:\Projects\25070\25070_wheeling family aquatics (village of wheeling, il)\03 working\10 autocad\00 sheet set manager\SHEETS\G000 Cover Sheet (Drawn by: XX | Checked by: XX

GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

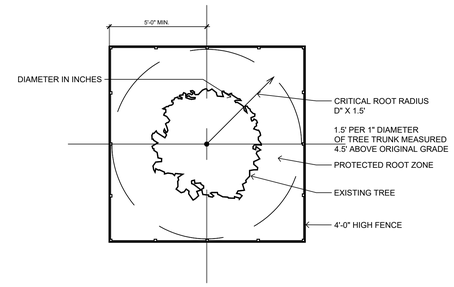
DRAWING SYMBOLS

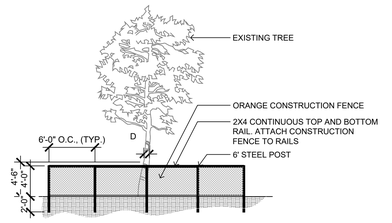
(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME ## L-##)
- CONTOUR ELEVATION (###)
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY ## / ABBREVIATION XX)
- KEYNOTE (#)
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)
- XX / L-XX
- XX / L-XX
- A
- ℄
- # SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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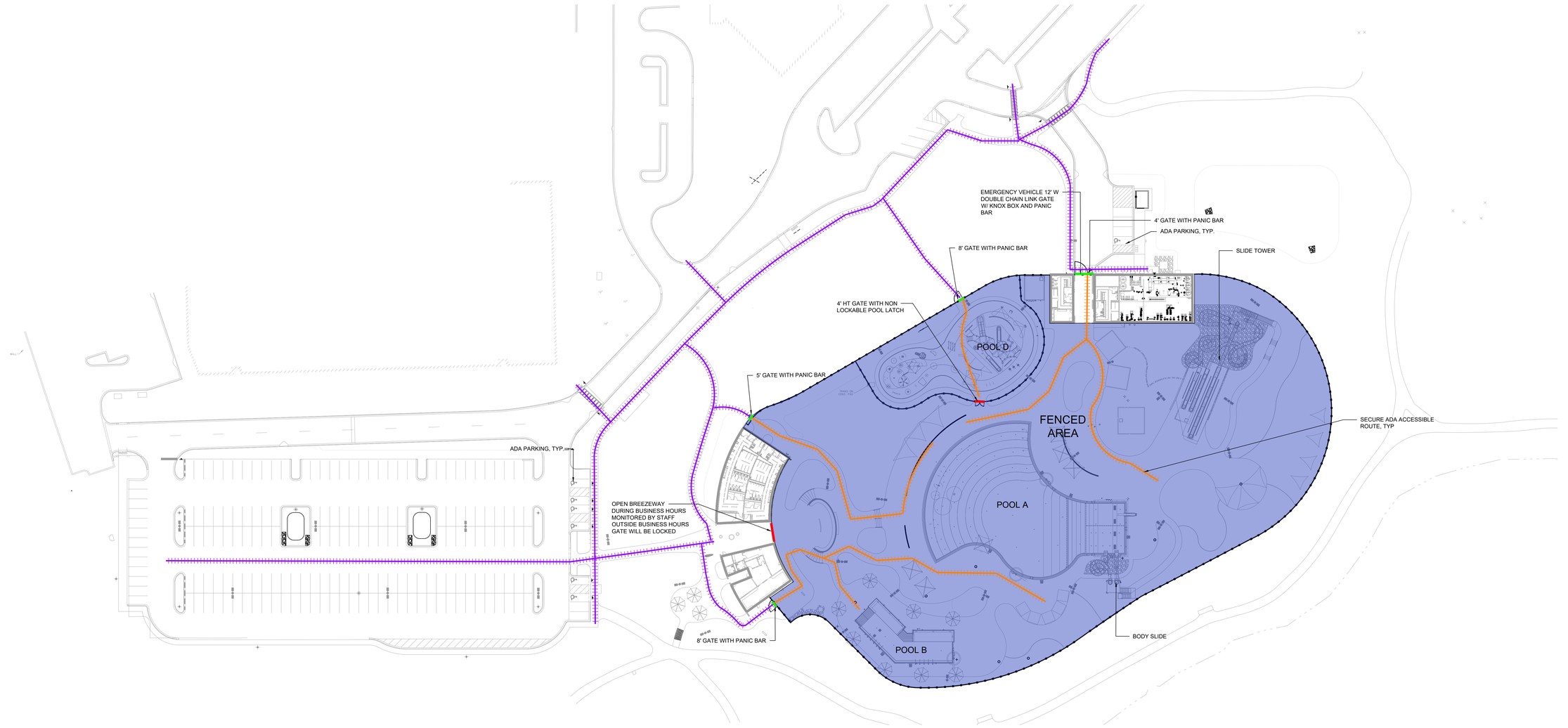
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet / SAVE DATE: 3/5/2026 10:23 AM BY: mmiller / PLOT DATE: 3/5/2026 1:31 PM BY: Mark Miller

IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE, THIS IS A 50% REDUCED PLOT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN PRINTED DRAWING SETS



1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
 1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
 2.1. BASED ON IBC TABLE 1006.3.3:
 2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
 3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
 4.1. MAXIMUM TRAVEL DISTANCE:
  4.1.1. 200 FEET IF UNSPRINKLERED.
  4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
 5.1. ALL GATES MUST:
  5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
  5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
  5.1.3. BE ADA-COMPLIANT:
   5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
   5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

POOL DECK EGRESS PLAN

L110

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IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, ATTHIS PLOT SCALE, THIS DRAWING IS FULL SIZE

THE SQUARES ABOVE ARE: COLOR, WITH BLACK AND WHITE LETTERS, AND WITH NO LETTERS



KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'



L200 SHEET LOCATION KEY

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L200

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MATCH LINE: SHEET L401
MATCH LINE: SHEET L400

MATCH LINE: SHEET L402
MATCH LINE: SHEET L401

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PAPER SIZE

THE SQUARES ABOVE ARE, COLOR, WITH BLACK AND WHITE LETTERS, RESPECTIVELY

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

L201 SHEET LOCATION KEY

CONFLUENCE

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L201

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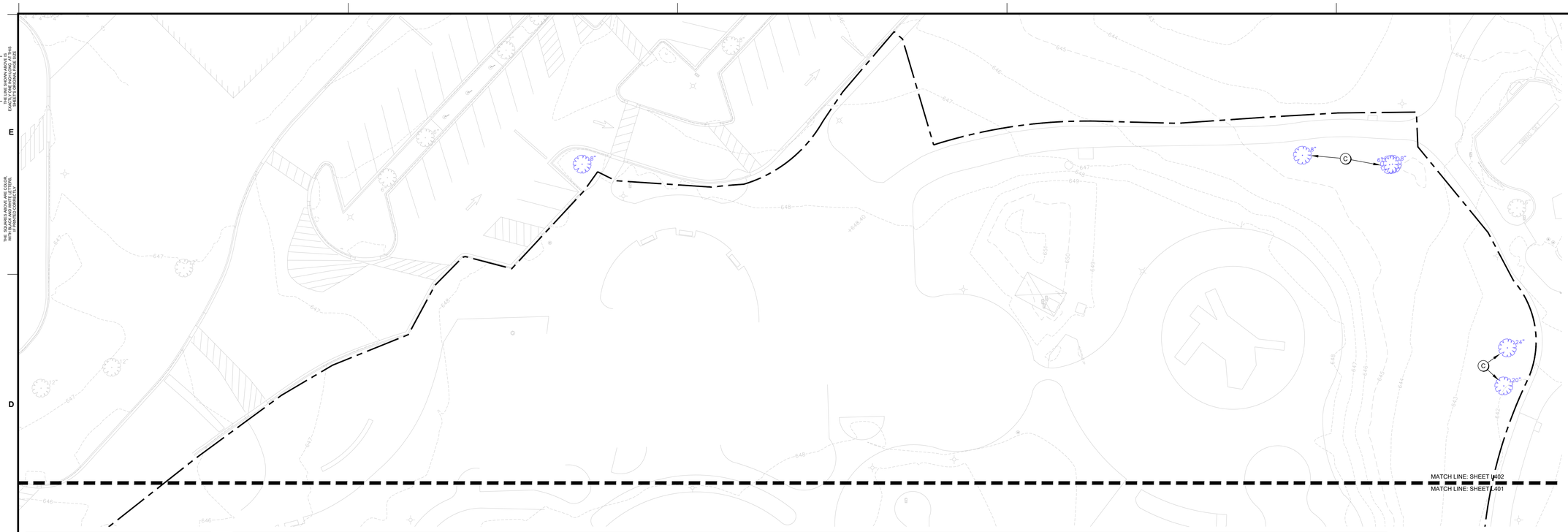

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L202

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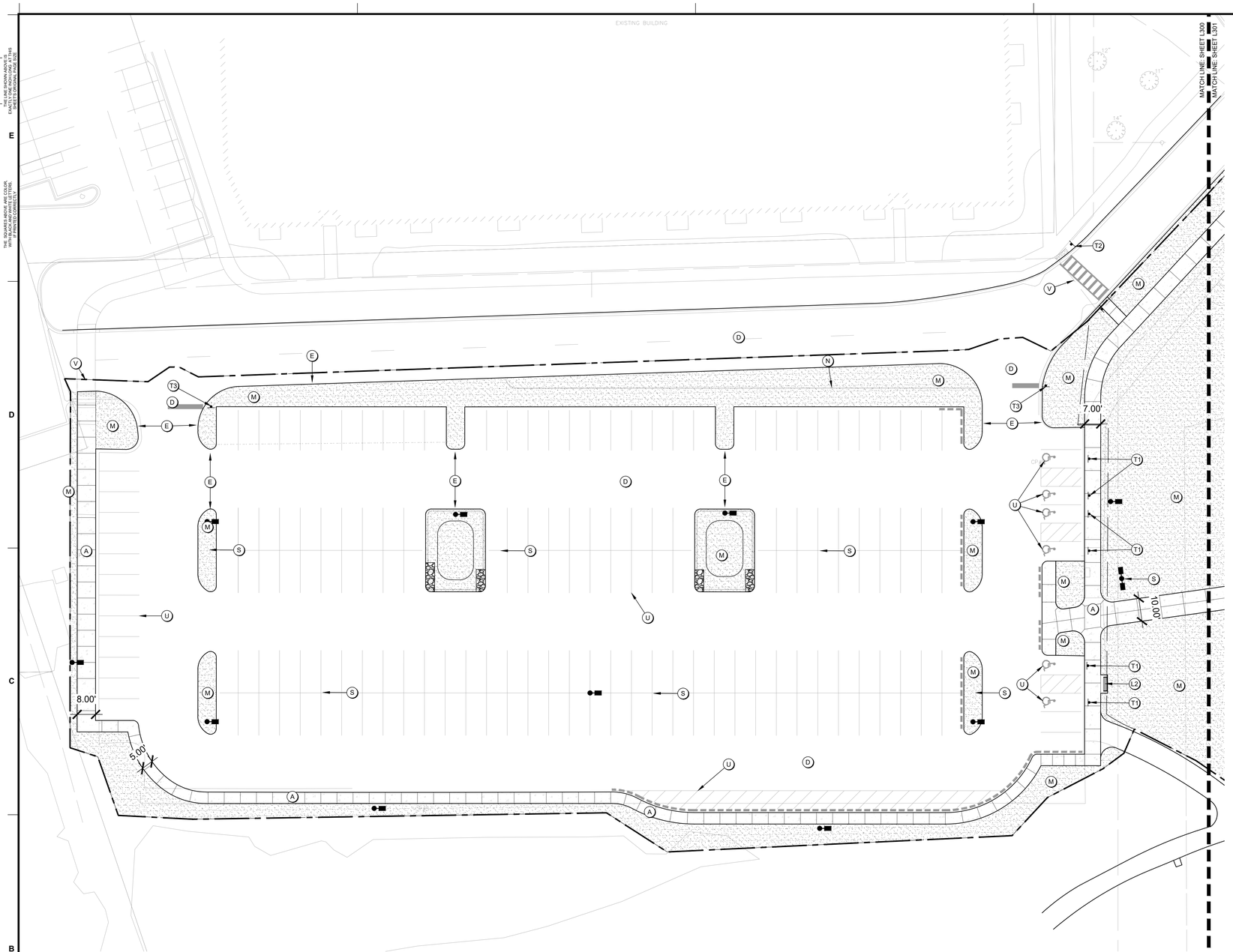

1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AS INDICATED

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MATCH LINE: SHEET L300
MATCH LINE: SHEET L301

MATCH LINE: SHEET L302
MATCH LINE: SHEET L301

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS NOT FULL SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS, FOR BLACK AND WHITE PRINTERS

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

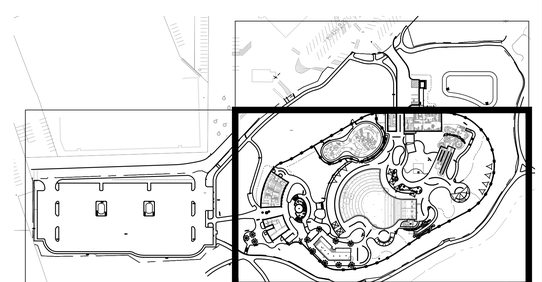
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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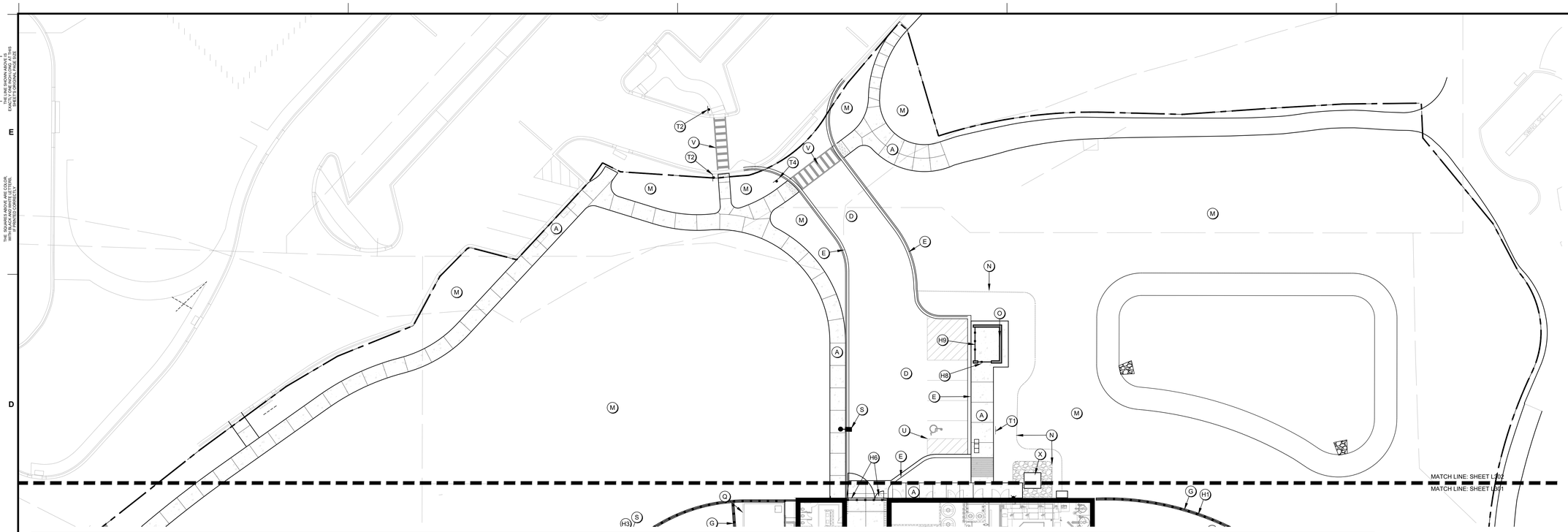
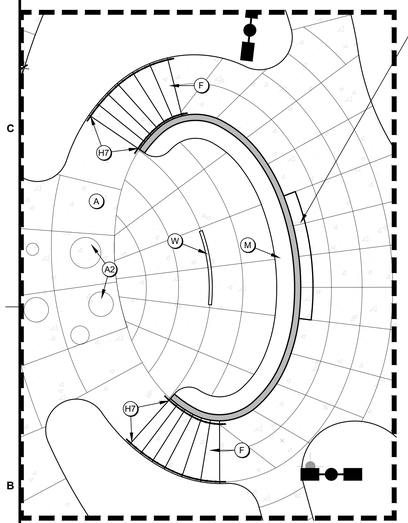


1 L302 HARDSCAPE PLAN - AREA C



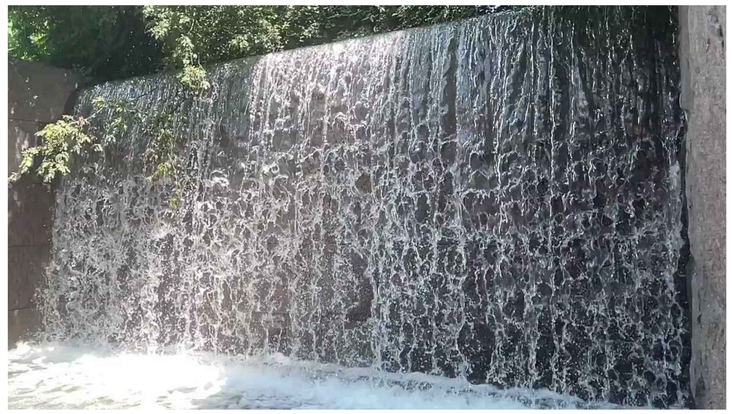
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

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G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

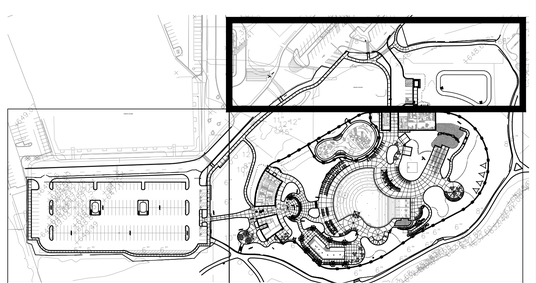
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

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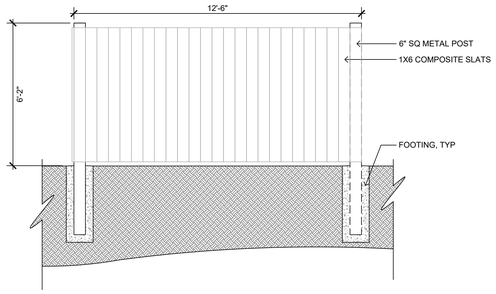
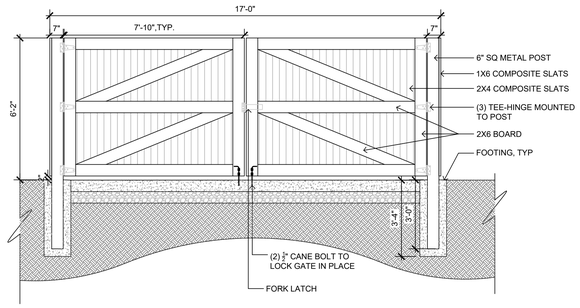
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

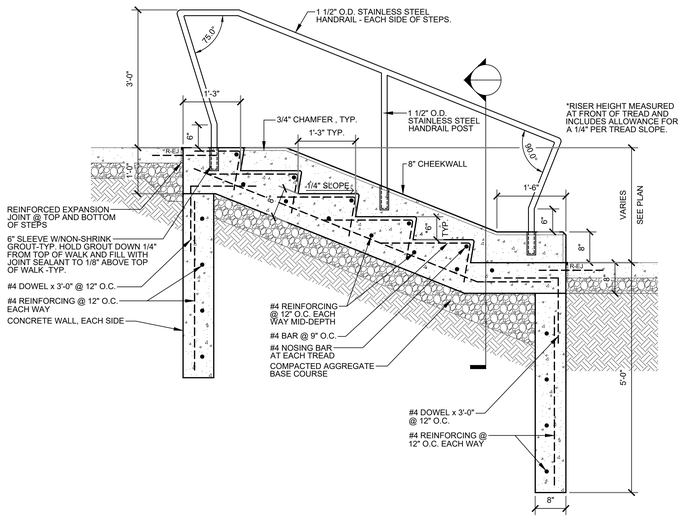
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



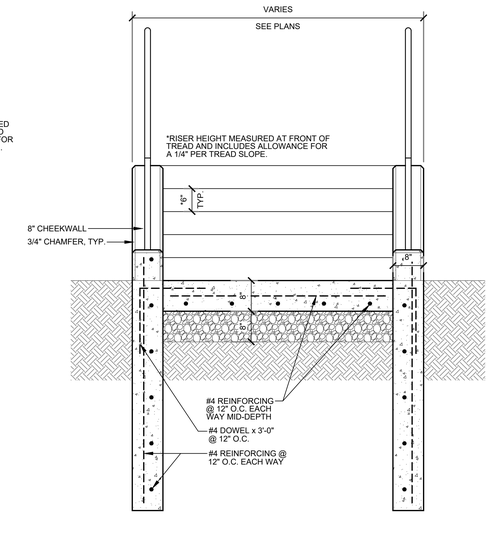
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

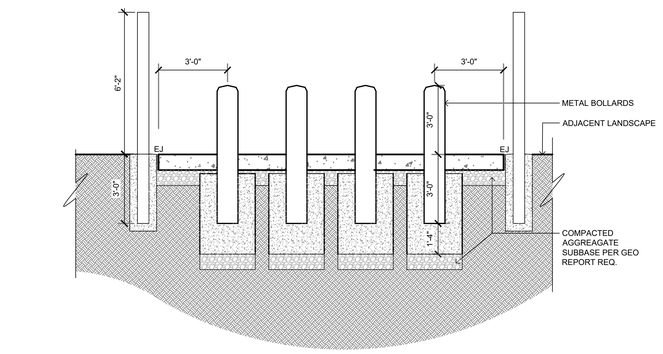


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

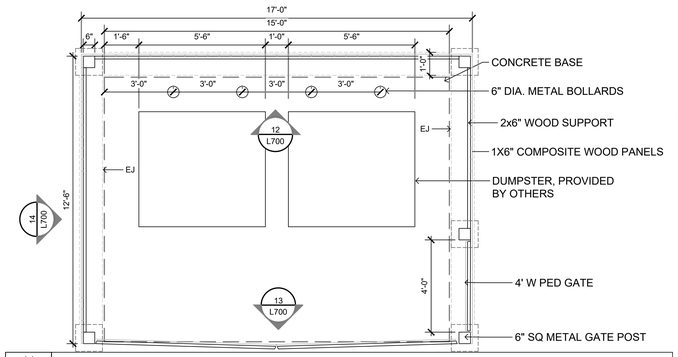


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

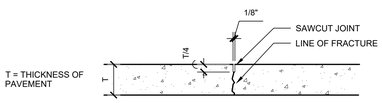




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

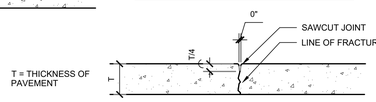


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



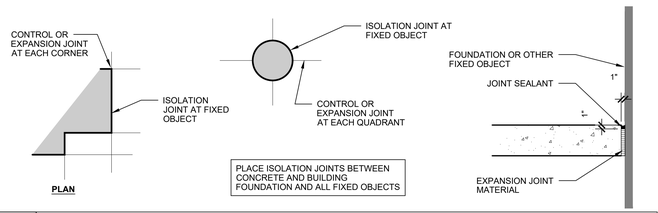
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



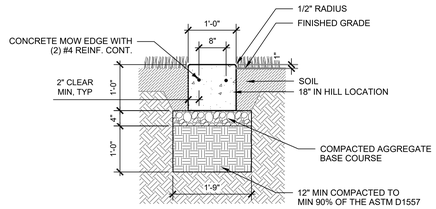
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

9 L700 ISO JOINT TYP — N.T.S

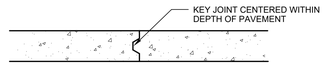
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

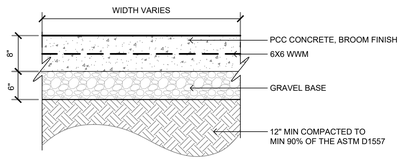


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



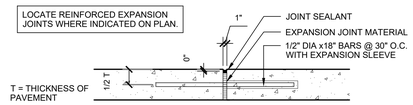
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



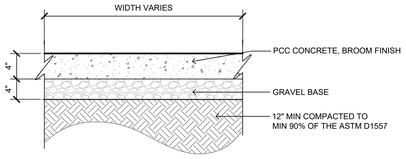
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

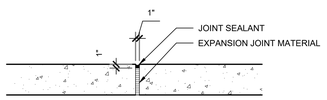


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

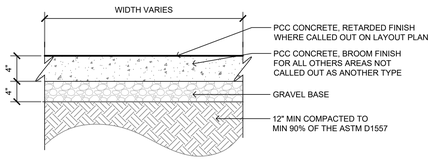
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p163 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 10:28 AM BY: rmiller / PLOT DATE: 3/5/2026 1:34 PM BY: Mark Miller

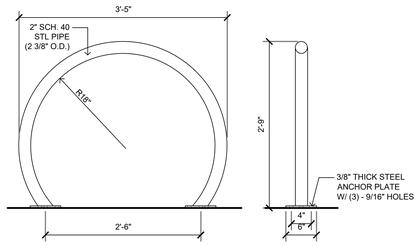
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PRINTED AT CORRECT SCALE

THE SQUARES ABOVE ARE PROCESS COLOR, WITH BLACK AND WHITE LETTERS, FOR PRINTING PURPOSES ONLY

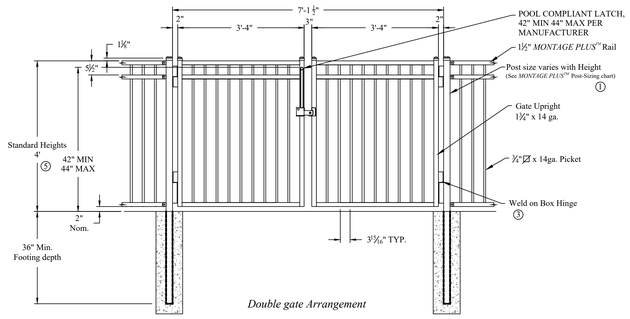


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

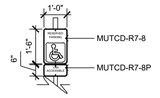


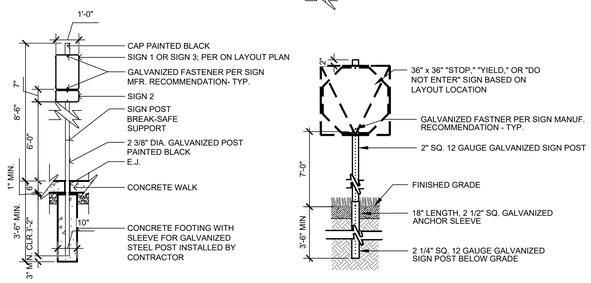
Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

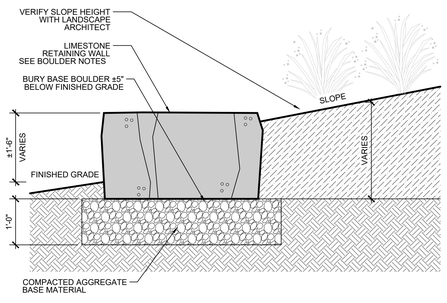
7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.

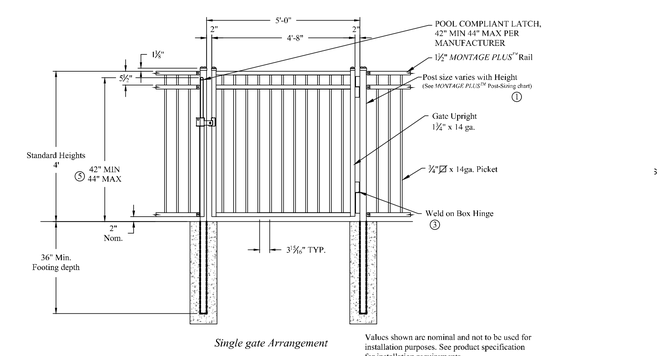




3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

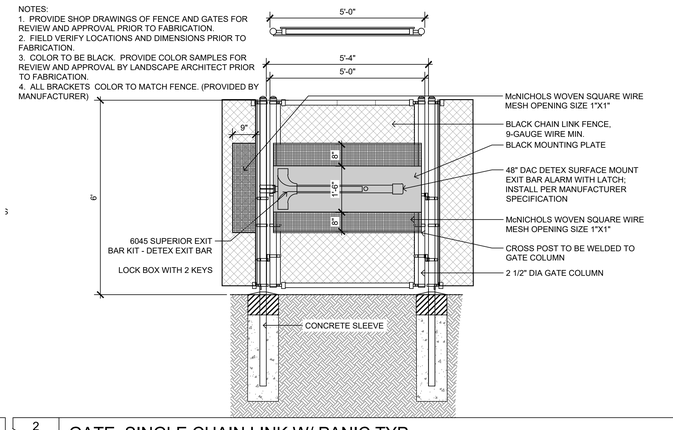


Single gate Arrangement

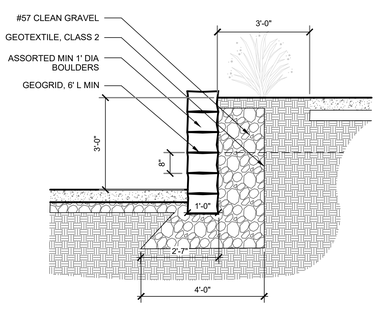
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

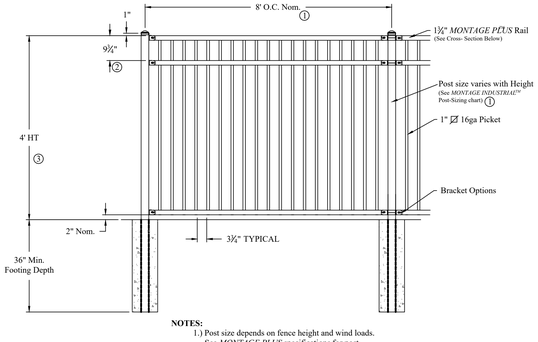
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



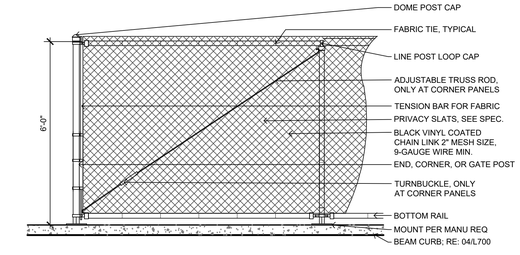
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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WHEELING PARK DISTRICT AQUATICS CENTER
STORMWATER MANAGEMENT REPORT

GHA Project No.: 5987.151
Date: December 12, 2025



Prepared For:
Wheeling Park District
100 Community Blvd
Wheeling, Illinois 60090

Wheeling Park District
We're People Driven

Prepared by:
Monica Hue, P.E.
Gewalt Hamilton Associates, Inc.
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REGISTERED PROFESSIONAL ENGINEER
MONICA X. HUE
062-071066
STATE OF ILLINOIS

GHA GEWALT HAMILTON ASSOCIATES, INC.

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B. Wheeling Drainage Ditch Flood Profile
C. Existing Drainage Exhibit
D. Proposed Drainage Exhibit

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A. Relevant Historical Documents
B. Updated Required Detention Calculations
C. Updated Lake Heritage Available Detention Storage Tracker
D. Provided Volume Control Calculations
E. Seasonal High Groundwater Table Letter & Soil Boring Logs
F. Storm Sewer Calculations
G. Overflow Weir Capacity Calculations

1. Project Description

The existing Aquatics Center at Heritage Park has reached the end of its service life and needs to be replaced. Site improvements for the Aquatics Center include demolition of the existing pool facility and accessory pool buildings and construction of new pool facilities, bathhouses, and mechanical buildings. There will also be internal roadway modifications and at grade parking lot partial reconstruction / partial rehabilitation immediately west of the Aquatics Center.

There will be stormwater management improvements to support the redevelopment zones. The proposed stormwater management system, including existing detention and proposed volume control, is designed in accordance with the requirements of the Village of Wheeling and the Metropolitan Water Reclamation District (MWRD). Detention is to be provided in the existing Heritage Park onsite regional detention basin. The location of the proposed volume control facilities are to be within the improved west parking lot and in an open area east of the Aquatics Center.

2. Stormwater History and Existing Conditions

The project is located within a separate sewer area tributary to the waterway, the Wheeling Drainage Ditch.

Stormwater management for the park campus is currently provided in the Heritage Park onsite regional detention basin. Based on the latest MWRD permit #24-136 and the Lake Heritage Detention Volume / Compensatory Storage Tracker, there is some excess detention storage available in Lake Heritage and that 0.78 acre-feet of storage is still reserved for the Park District and 5.24 acre-feet of detention is reserved for the Village of Wheeling.

The Aquatics Center improvements is located adjacent to the regulatory floodplain of the Wheeling Drainage Ditch, in which the 10-year flood elevation is 640.6 and the base flood elevation is 642.7 as shown in Exhibits A and B. Although the project limits are not within the regulatory floodplain, the project area is within 100 feet of the floodplain. There are no wetlands nor riparian environments on or within 100 feet of the project area. The site does not appear to have known subsurface contamination.

Refer to Appendix A for relevant historical documents, including MWRD Permit #07-306 Schedule D Area of Site Exhibit, Lake Heritage Detention Volume / Compensatory Storage Tracker last updated on May 31, 2024, and the MWRD pre-application meeting minutes for the proposed project.

3. Proposed Stormwater Design

The Family Aquatics Center portion of the proposed project, as shown in Exhibit D – Proposed Drainage Exhibit, has a redevelopment area of 6.21 acres with a proposed impervious area of 2.08 acres and 0.60 acre of open pool water.

The west parking lot improvements, including the front entrance drop-off area, pathways, and the amphitheater concession patio west of the bath house and concession buildings, have a redevelopment area of 1.13 acres with a proposed impervious area of 0.35 acre. The redevelopment area within the west parking lot includes reconfiguration areas of the parking lot islands. There will be two large parking lot islands to accommodate volume control required for the west parking lot improvements. Approximately

1.46 acres of the improved west parking lot is treated as maintenance area as there will be no change in use with similar drainage patterns and grading as the existing conditions.

3.1 Detention and Volume Control Requirements

Schedule D-Legacy is used to determine the required detention volume. Based on historical MWRD permits, it appears that both Village and MWRD have used the same required detention volume. For consistency and simplicity, the updated required volume for this project still uses the Village's more stringent stormwater standards for both Village and MWRD. The required additional detention volume is calculated using Modified Rational Method and is the difference between the storage required for the redevelopment area using the new Bulletin 75 rainfall data (with the Village's allowable release of 0.15 cfs/acre) and the storage required for the same redevelopment area using TP-40 rainfall data (with the actual release of 0.17 cfs/acre). The provided volume control storage for this project is then subtracted from the difference in detention volume between existing and proposed conditions.

Note it appears the original runoff coefficients for the Lake Heritage detention service area of 57.5 acres from MWRD permit #98-480 used 0.95 for impervious area and 0.45 for pervious area for both Village and MWRD. For the proposed conditions within the redevelopment area, the runoff coefficients adhere to the current Village's more stringent standards: 0.95 for impervious area and 0.5 for pervious area.

Since the proposed impervious area is at least 0.10 acre, volume control is required for MWRD. The requirement for volume control is to retain one inch of runoff from impervious surfaces within the project area. The required volume control volume excludes the pool areas because they will drain out to the sanitary sewer.

3.2 Detention Design

As shown in Appendix B, the additional required detention volume for the combined Family Aquatics Center and west parking lot redevelopment areas is 0.72 ac-ft. The proposed project will utilize 0.72 ac-ft of the available 0.78 ac-ft of detention volume in Lake Heritage for the Park District use. The remaining detention storage for the Park District becomes 0.06 ac-ft post project. Appendix C provides an updated Lake Heritage Available Detention Storage Tracker.

Note that based on the tracker, the Village has 5.24 ac-ft of surplus detention storage available within Lake Heritage. Our office and the Park District have had preliminary discussions with the Village staff in which the Village is open to providing their credits for detention to the Park District for the redevelopment within Heritage Park. Creating additional detention storage on Heritage Park is a hardship for the Park District as it would burden park open space areas. The expansion of the existing Lake Heritage has been also considered. However, the expansion of the lake is not viewed as a practical means of increasing stormwater storage due to the presence of wetlands southwest of the existing lake, the steepness of the existing lake bank on its south shore, the high costs of excavation in such close proximity to the lake, and the excessive distance between where excavation would occur and where the soil would be placed.

At this time, it does not appear utilizing Village credits will be needed for the proposed project based on the current site plan. The use of Village detention credits will be requested to the Village board if the site

plan changes that requires additional detention storage once the Park District available credits are exhausted and when future improvements are proposed within the park.

3.3 Volume Control Design

A bioretention facility (surface storage, soil media mix, and coarse aggregate) will capture the first flush of the proposed impervious area stormwater runoff for the Family Aquatics Center improvements. Main storm sewer trunklines north and south of the Family Aquatics Center are proposed to capture the proposed runoff and convey it to the bioretention facility.

Volume control for the west parking lot zone is provided in two bioretention facilities via parking lot islands along with coarse aggregate underneath a bay of parking stalls between the two islands. Runoff from the pavement of the parking lot will sheet drain through the curb cuts to the bioretention facilities, which will then collect and infiltrate runoff and disperse it through the stone underneath the parking lot. Stormwater within the volume control facilities will then rise to the volume control high water level (HWL) elevation of 646.0 before it overflows into the rims of the open lid structures within the islands. The underdrains within the volume control facility will discharge to existing storm sewers within the parking lot that eventually outlets into Lake Heritage.

There will be unrestricted proposed impervious areas that cannot drain to the volume control facilities, which include the front entrance drop-off area, pathways, and the amphitheater concession patio west of the bath house and concession buildings. A portion of the maintenance area within the west parking lot draining to the volume control islands is used as tradeoff area for the unrestricted areas to the volume control facilities.

Since the site in a separate sewer area tributary to the waterway, MWRD requires a minimum of 2' separation between the seasonal high groundwater level (SHGWL) and the bottom of the volume control facilities.

The following is a summary of the volume control design for each facility.

Table 1: Volume Control Summary

	East Bioretention Facility	West Bioretention Facilities & Stone Voids Under West Parking Lot
Proposed Impervious (ac)	2.08	0.35
Required Volume Control (ac-ft)	0.173	0.029
Provided Volume Control (ac-ft)	0.248	0.066
SHGWL	635.5	638.0
Bottom of Volume Control	638.5	642.5

Provided volume control calculations are provided in Appendix D. The seasonal high groundwater table letter and soil boring logs are provided in Appendix E.

3.4 Compensatory Storage Requirements

No fill is proposed within the regulatory floodplain in which the base flood elevation is 642.7. Therefore, there is no need to quantify and create compensatory storage.

3.5 Storm Sewer System Design

New storm sewers to the east volume control facility are adequately sized to pass the 25-year storm event by hydraulic grade line/pressure flow. The 25-year storm event conservatively captures the first flush of the proposed impervious areas. Runoff coefficients used are 0.5 for pervious area and 0.95 for impervious area. Catchment areas exclude the pool areas because they will drain out to the sanitary sewer. Refer to Appendix F for the storm sewer calculations.

Beyond the 25-year storm event, runoff from the family aquatics center overland flows directly southeast to Lake Heritage that serves as the detention facility for Heritage Park.

3.6 WMO Runoff Requirements

A total of 4.97 acres drain to the east volume control facility and its basin overflow weir. The overflow weir conveys the 100-year peak design runoff rate of 28.2 cfs. In order to pass 28.2 cfs, the weir elevation is at 643.5 and the weir crest HGL elevation is at 643.88. The lowest building entry elevation is at 649.5, so there is well beyond the required 1′ of freeboard above the adjacent HGL.

Note the 4.97-ac drainage area and 28.2-cfs runoff rate is conservative as it assumes the 100-year storm drains to the east volume control facility and includes pool areas in the computations for simplicity, as Exhibit D shows the overall outer drainage area to the east volume control facility. In reality, the pool areas drain to the sanitary sewer. Also, during overflow conditions, the family aquatics center sheet drains directly southeast to Lake Heritage along the aquatics center perimeter and thus has no single discharge overflow weir point. The 4.97-ac drainage area and 28.2-cfs is conservatively used to fill in the WMO runoff requirements section of Schedule D, in which the east volume control basin weir acts as the major stormwater system for the family aquatics center.

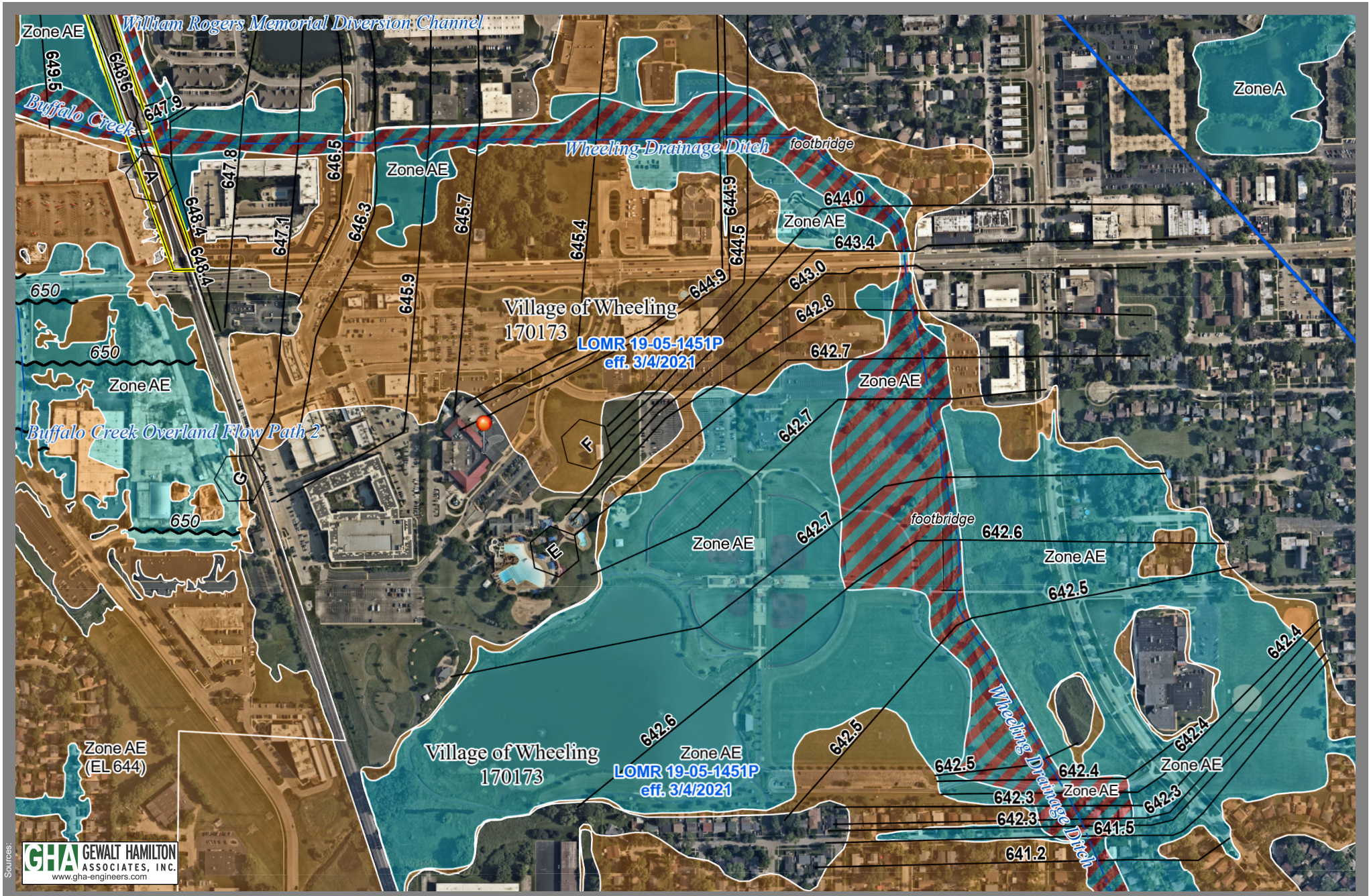
A total of 3.17 acres drain to overflow weir from the west parking lot to the existing Heritage Park roadway to the northeast. The overflow weir conveys the 100-year peak design runoff rate of 18.81 cfs. The bottom of the weir is at 646.6, and the weir crest HGL elevation to pass 18.81 cfs is at 647.42. There is no building within the tributary area to this overflow weir. The overland flow route from the existing Heritage Park roadway follows existing conditions overflow patterns, draining through the roadway and parking lots north and around the family aquatics center and eventually discharging to Lake Heritage.

Refer to Appendix G for the overflow weir capacity calculations.

3.7 Soil Erosion and Sediment Control

As shown in the engineering plan set, soil erosion and sediment control measures are proposed, including silt fence, seed and erosion control blanket, construction entrance, inlet filter baskets, and concrete washout. Since the project will disturb more than 1 acre, an IEPA NPDES permit will be submitted.

EXHIBITS



Heritage Park FEMA FIRM Map

Exhibit A

This exhibit is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

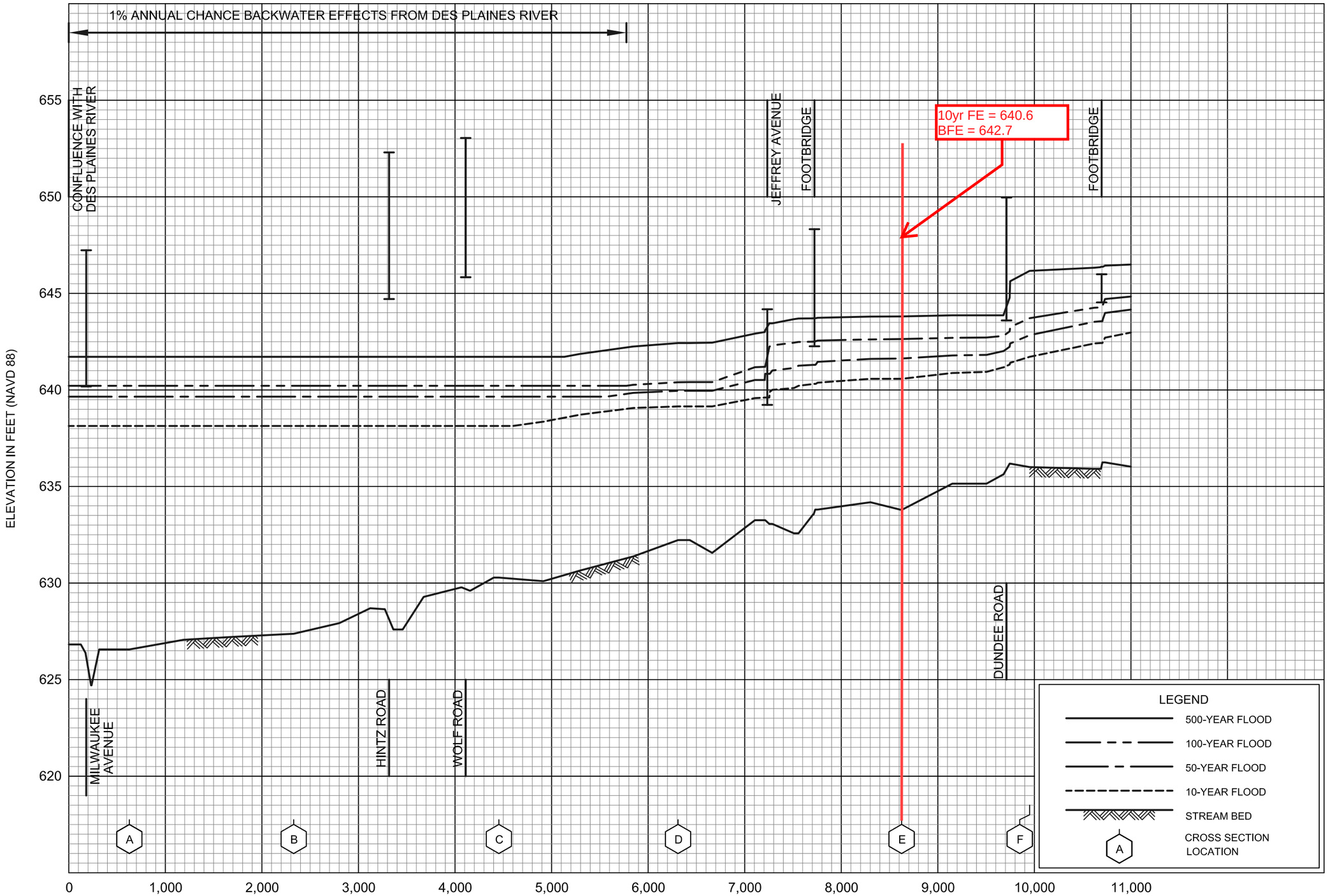


Exhibit B

FLOOD PROFILES

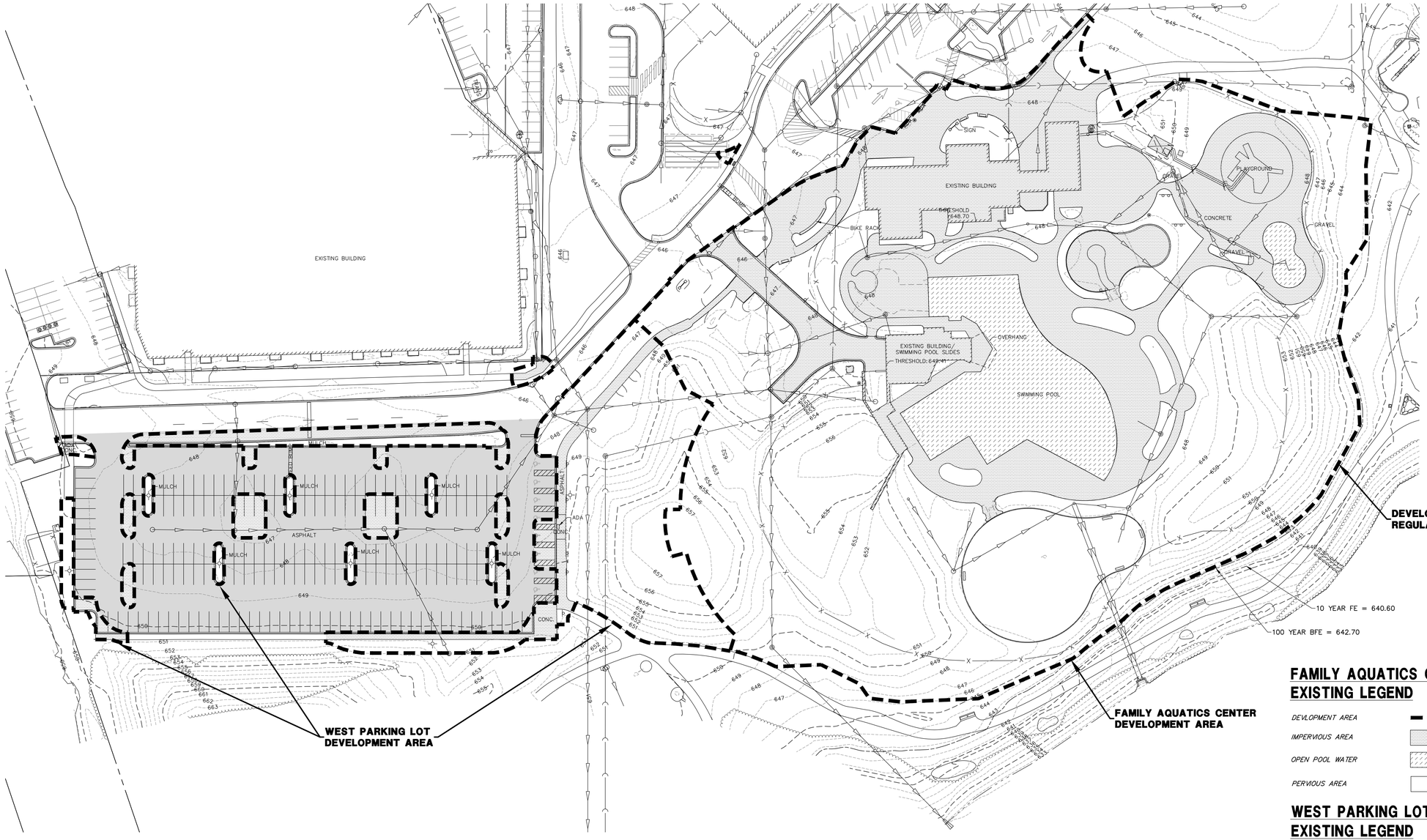
WHEELING DRAINAGE DITCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

COOK COUNTY, IL

AND INCORPORATED AREAS

393P



N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40ft.

FAMILY AQUATICS CENTER EXISTING LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.00 ACRES
OPEN POOL WATER	0.46 ACRE
PERVIOUS AREA	3.75 ACRES

WEST PARKING LOT EXISTING LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT

Exhibit C

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	VILLAGE PERMIT - INITIAL SUBMITTAL
Date	2025-12-19

EXISTING DRAINAGE EXHIBIT

C36

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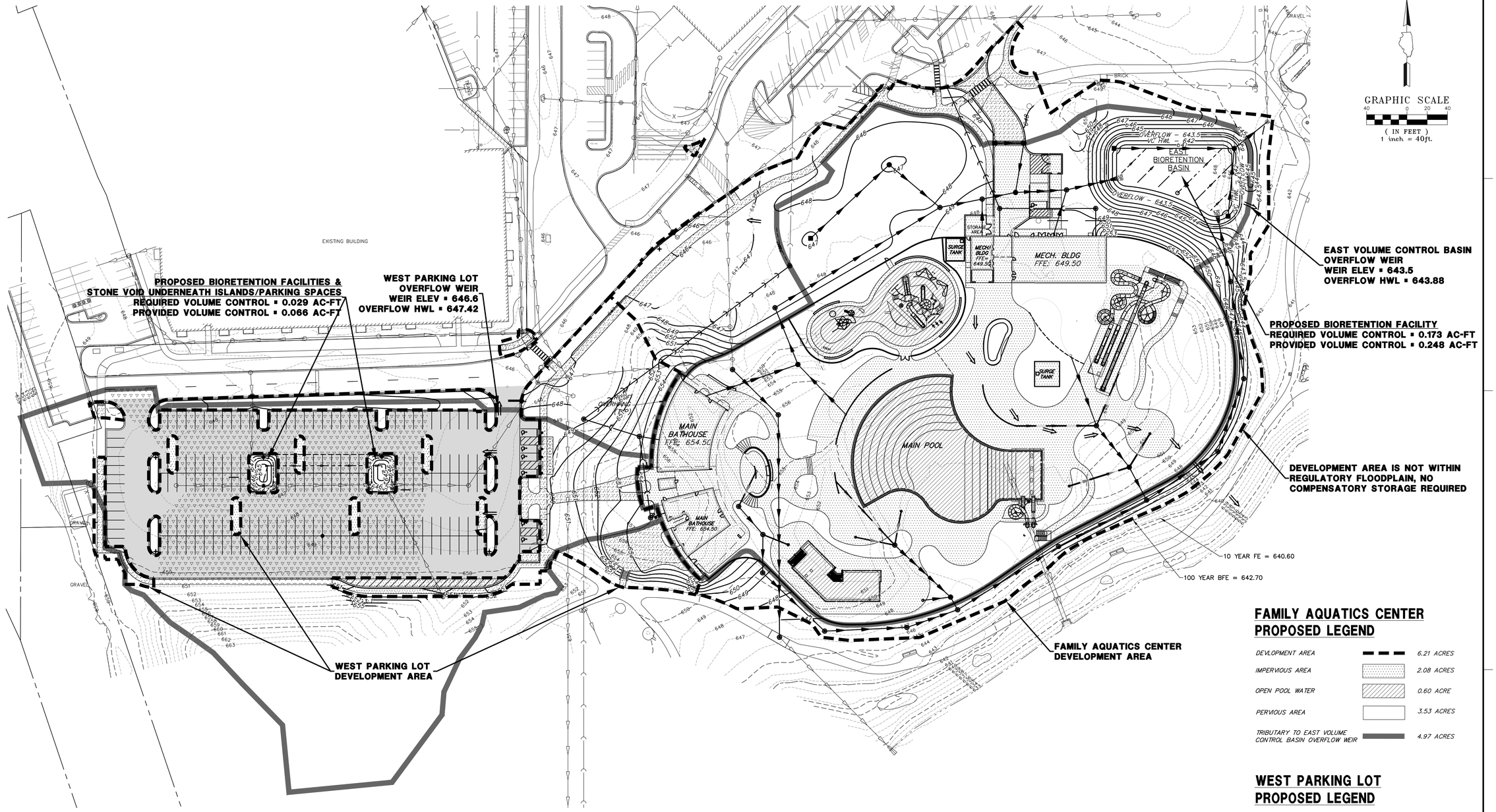

N

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

FAMILY AQUATICS CENTER PROPOSED LEGEND

DEVELOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.08 ACRES
OPEN POOL WATER	0.60 ACRE
PERVIOUS AREA	3.53 ACRES
TRIBUTARY TO EAST VOLUME CONTROL BASIN OVERFLOW WEIR	4.97 ACRES

WEST PARKING LOT PROPOSED LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
TRIBUTARY TO WEST PARKING LOT OVERFLOW WEIR	3.17 ACRES
DEVELOPMENT IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL	0.44 ACRE
TRADEOFF IMPERVIOUS AREA TO VOLUME CONTROL	0.94 ACRE

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA ▪ 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE ▪ 0.78 AC-FT
2025 ADDITIONAL REQUIRED DETENTION STORAGE ▪ 0.72 AC-FT
EXCESS STORAGE AFTER 2025 PROJECT ▪ 0.06 AC-FT

MAINTENANCE PLAN FOR WHEELING PARK DISTRICT

Wheeling Park District with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a quarterly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.

Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

3. Stormwater Collection System
The Owner shall perform two inspections per year of all components of the stormwater collection system. The inspections shall occur in the spring and fall of each year and include the following specific areas of concern.

Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers
- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed any eroded areas
- Restore riprap at outfalls if erosion observed

4. Overflow Weirs
- Annual visual inspections shall be performed that verify the design capacity of the overflow weir is maintained
- Remove any obstructions that have been placed in the drainage path
- Regrade to provide positive drainage as necessary

5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair
- Check for invasive vegetation, remove when possible
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
- Perform sewer inspections once every five years, make repairs as necessary
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years

Exhibit D

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
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AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	VILLAGE PERMIT - INITIAL SUBMITTAL
Date	2025-12-19

PROPOSED DRAINAGE EXHIBIT

C37

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WITH BLACK AND WHITE LETTERS.

File Location: G:\95050\5987 151 Wheeling PD Aquatic Cntr\Drainage\5987 151 DRAINAGE EXHIBIT / SAVE DATE: 12/17/2025 10:44 AM BY: MHue / PLOT DATE: 11/19/2026 6:00 PM BY: Monica Hue

APPENDIX A

Relevant Historical Documents



N

LEGEND

SCHEDULE D SITE AREA FOR DETENTION PER PREVIOUS MWRD PERMIT (57.5 ACRES)

TOTAL AREA OF CONTIGUOUS OWNERSHIP-VILLAGE OF WHEELING AND WHEELING PARK DISTRICT (100.36 ACRES)

CONSULTANTS	REV. NO.	DATE	DESCRIPTION
* REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWINGS			

1" .5" 0 1" 2" 3"

DRAWING FILE: ...\050583 VILLAGE & PARK SITE EXHIBIT.SHT

BAXTER & WOODMAN
Consulting Engineers

Baxter & Woodman

Crystal Lake, Illinois	815.459.1260
Burlington, Wisconsin	262.763.7834
Mokena, Illinois	708.478.2090
DeKalb, Illinois	815.787.3111
Grayslake, Illinois	847.223.5088
Rockford, Illinois	815.489.1551
Plainfield, Illinois	815.609.7425

VILLAGE OF WHEELING, ILLINOIS

VILLAGE HALL SITE IMPROVEMENTS

SCHEDULE D
AREA OF SITE
EXHIBIT

DESIGNED BY TLH	SCALE 1" = 150'
DRAWN BY RKM	PROJECT NO. 050583.01
CHECKED BY TLH	SHEET NO. 1 OF 1
DATE 10-16-2007	

522rkm 10/17/2007 7:54:53 AM
COPYRIGHT © 2007, BY BAXTER & WOODMAN, INC. ...\plotdrive\hp5500ps.drv
STATE OF ILLINOIS - PROFESSIONAL DESIGN FIRM ...\050583\dgns\MWRD\EXHIBITS.tbl
LICENSE NO. - 184-001121 - EXPIRES 4/30/2001 $FILE$

Lake Heritage Detention Volume / Compensatory Storage Tracker
Updated May 31, 2024

Permit No.	Project Name/Description	Methodology for Detention	Detention Volume						Compensatory Storage					
			Village of Wheeling			Wheeling Park District			WMO Requirements			Village Requirements		
			Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage Before Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage After Project (ac-ft)
14-161	Northgate Crossing	Detention N/A Comp Storage N/A - SPO							26.000	2.410	23.590	26.000	2.410	23.590
15-213	The Whitley of Wheeling (IGA Amended October 2, 2015)	0 cfs, located within FPA, TR-20	10.00	0.00**	10.00	1.40	0.00	1.40	23.590	0.000**	23.590	23.590	0.000**	23.590
N/A	Dundee Road Bridge (IDOT)	Detention N/A Comp Storage N/A - IDOT							23.590	0.270	23.320	23.590	0.270	23.320
16-162	Wheeling Town Center (*See below and 9/22/16 Letter)	0.30 cfs/ac, theoretical pond, 0.85 ac-ft onsite	10.00	1.00	9.00									
16-343	Proposed Asphalt Plant	N/A							23.320	0.000***	23.320	23.320	0.000***	23.320
18-003	Wheeling Recreation Center Renovation	0.15 cfs/ac, village requirement				1.40	0.51	0.89						
18-199	The Whitley of Wheeling (IGA Amended October 2, 2015)	0 cfs, located within FPA, TR-20	9.00	1.66	7.34				23.320	0.275	23.045	23.320	0.375	22.945
23-049	Northgate - Dundee Storm Sewer	Bulletin 70 - Nomograph	*9.00*	*1.66*	*7.34*									
18-234	Uptown 500	0.30 cfs/ac, theoretical pond	7.34	2.10	5.24				23.045	4.664	18.381	22.945	6.360	16.585
22-338	Fire Station 42	0.611 ac-ft provided in onsite via vaults							18.381	0.277	18.104	16.585	0.824	15.761
24-136	Community Recreation Center Parking & Greenhouse	0.15 cfs/ac, village requirement				0.89	0.11	0.78						
			Current Available Volume (ac-ft)		**5.24**	**Current Available Volume (ac-ft)**		**0.78**	**Current Available Storage (ac-ft)**		**18.104**	**Current Available Storage (ac-ft)**		**15.761**

* The Village has agreed to provide up to 1.0 ac-ft of detention storage. A resolution will be prepared when final engineering is approved and actual required detention volume determined.
** Permit 15-213 was issued with 1.66 ac-ft of detention storage and 0.375 ac-ft of compensatory storage provided in Lake Heritage, and was superseded by Permit 18-199.
*** 3.102 acre-feet of WMO compensatory storage and 4.24 acre-feet of compensatory storage credited back due to revised modeling and FEMA LOMR (see September 2022 letter; original development not within 100-year floodplain, per new model)

MWRD Pre-Application Meeting Minutes
Heritage Park Improvements

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

Project #: 5987.151

Date: June 17, 2025, 10:30am – 11:30am

Location: Online – Microsoft Teams Meeting

Attendees: Daniel Feltes, MWRD
Stephen Kaszonyi, MWRD
Jeremiah Campion, MWRD
Maureen Durkin, MWRD
Terry Berkbuegler, Confluence
Devon Dillinger, Confluence
Jan Buchs, Wheeling Park District
Matt Wehby, Wheeling Park District
Don Matthews, GHA
Brian Spencer, GHA
Monica Hue, GHA
Mei Zhu, GHA

The following meeting minutes represent topics discussed at the referenced meeting.

Project Overview

- Phase 1: family aquatic center reconstruction and west parking lot improvements
- Future phase: north parking lot and access roads reconstruction, new roundabout

Heritage Park & Lake Heritage – Existing Conditions

- 10yr FE = 640.6, BFE = 642.7
- Per MWRD Permits #98-480 and #91-196:
    - Detention was provided in 1st foot of pond (NWL = 632, top of detention = 633) and compensatory storage provided between 633 – 640(overflow).
    - 10 cfs pumped release, 3 – 1500 gpm pumps
    - Required detention computed using 10 cfs actual release over 57.5-ac detention service area using weighted runoff coefficient of pond, impervious, and pervious areas
- MWRD said the Lake Heritage Flood Control project reconfigured the lake from the original permits. Stormwater management and design are now subjected to the Intergovernmental Agreement (IGA) between the MWRD, Wheeling Park District, and the Village of Wheeling. The original permit conditions do not apply anymore; they are superseded by the IGA. We are no longer limited to the elevations within the lake where detention and compensatory storage shall be. The guidelines in the IGA also supersede current WMO requirements.

- Per the latest MWRD Permit #24-136, available detention storage remaining for Wheeling Park District = 0.78 ac-ft
- Surplus detention storage in Lake Heritage allocated to the Village (5.24 ac-ft surplus).

Additional Detention, Volume Control, & Stormwater Storage Strategies

- Required detention and volume control methodology
    - Currently assuming the proposed family aquatic center area has similar impervious coverage as existing, treated as new development
    - HMA to HMA pavement at west parking lot is treated as maintenance area. HMA pavement to parking lot islands and vice versa are considered development.
    - Additional required detention is the difference between current (Bul75) and old (TP40) ordinance.
    - Drains for filter backwash, deck drains and main drains of interior swimming pools are to be connected to the sanitary sewer system. Drains for filter backwash, drains intended to capture pool water for filtration and turn to the pool, and main drains of exterior swimming pools are to be connected to the sanitary sewer system. Deck drains for exterior swimming pools are to be connected to the storm sewer system.
    - For exterior swimming pools, the portion of decks that are tributary to deck drains are subject to volume control and detention. However, the pool area itself and areas served by drains that are tributary to the pool are not subject to volume control or detention because rain that falls into the pool eventually drains out the sanitary sewer.
- Volume control facility options:
    - Permeable pavement at north bays of west parking lot
        - HMA to permeable pavement is considered non-qualified development and therefore is excluded from the redevelopment area for the required detention volume computations.
        - Both HMA pavement maintenance areas and permeable pavement can be used as tradeoff areas for the proposed aquatic center impervious area.
    - Bioretention/detention basin in green space north of Lake Heritage
- Detention facility options:
    - Bioretention/detention basin in green space north of Lake Heritage
        - A new facility may be built to add additional detention required. A new, dedicated detention basin that is separate from the shoreline of the existing lake is considered qualified development. This area will need to be included in the redevelopment area of the required detention volume calculations.
    - Expand Lake Heritage (likely at southwest or south end)
        - Expanding the existing lake is considered non-qualified development and therefore is excluded from the redevelopment area for the required detention volume computations.
        - MWRD did not see an objection to expanding the lake during the call but advised us to review the IGA to make sure there are no prohibitions. The Village and/or the Park District shall not alter any stormwater management facilities at Heritage Park without the written consent of the MWRD.

- Storage in the lake can either be used as detention or compensatory storage. We no longer need to limit detention storage to the 1st foot of the lake or specific elevations.
- Recent permits have used the Village's more stringent 0.15 cfs/ac allowable release rate rather than the zero release rate to determine additional required detention volume, even though the lake/detention facility is below the BFE. MWRD mentioned to follow the guidelines of the IGA rather than the WMO for detention computations. Using zero allowable release rate is not required for this project.
- The lake is a man-made detention and flood storage facility. However, if there were wetlands at the location of the lake expansion, wetland mitigation may be required. MWRD suggested reaching out to Joe Kratzer (kratzer@mwrd.org) to confirm if there were wetlands that were protected in this area as part of the original lake development.
- MWRD has no concerns to make the area where the lake expands naturalized rather than open water with deeper excavation.
- Wheeling Park District maintains the lake. MWRD only maintains the pump station at the outfall.
- MWRD does not require verification of the existing volume and pumped outfall of the lake as it has annually been maintained by the Park District.

- Other improvements may include building berms to lose spoils. This is considered open space development as long as the existing area is turf/open space and there's no change in use. Open space development is excluded from required stormwater storage calculations. Areas with a change in use need to be included in stormwater storage calculations.

These minutes prepared by:

Gewalt Hamilton Associates, Inc.



Monica Hue, P.E.
Civil Engineer

APPENDIX B

Updated Required Detention Calculations

SCHEDULE D – LEGACY

WMO Permit Number: _____

STORMWATER MANAGEMENT FACILITIES

3. EXISTING DETENTION FACILITY APPROVED UNDER:

- ☒ Sewer Permit Ordinance → SPO Permit Number: 24-136, 18-003, 07-306, 98-480, 91-196
  (Complete items 4, 5, 7, 8)
- ☐ Watershed Management Ordinance → WMO Permit Number: _____
  (Complete items 4, 5, 7, 9 or 10)
- ☐ Not permitted by MWRD → Date Constructed: _____
  (Complete items 4, 6, 7, 8)

4. REDEVELOPMENT INFORMATION:

When the detention service area is redeveloped in the amount specified in §505.4.B of the WMO, the control structure must be modified and documented on Item 7 of this schedule.

A.	Watershed specific release rate *(Appendix B)* per Village of Wheeling's more stringent relase rate	0.15	cfs/ac
B.	Redevelopment area	7.34	acres
C.	Detention Service Area *(existing or revised)*	57.50	acres
D.	Redevelopment percentage *(4.B / 4.C)*	12.8	%

5. INFORMATION FOR EXISTING DETENTION FACILIY PERMITTED BY MWRD:

Information obtained from the approved permit and recent survey. The existing detention facility may be modified to comply with the existing and/or new stormwater detention requirements.

A.	Detention Service Area	57.50	acres
B.	Gross allowable release rate	12.679	cfs
C.	Unrestricted release rate	0	cfs
D.	Depressional storage release rate adjustment	0	cfs
E.	Net allowable release rate	12.679	cfs
F.	Actual release rate	10	cfs
G.	Required detention volume at actual release rate 9.677 (from Permit #07-306) + 0.51 (from Permit #18-003) + 0.106 (from Permit #24-136)	10.293	ac-ft
H.	Provided detention volume at HWL	12.791	ac-ft

Note: per Lake Heritage available detention storage tracker last modified for Permit #24-136, Lake Heritage has available detention storage of 0.78 ac-ft attributed to the Wheeling Park District and 5.24 ac-ft attributed to the Village of Wheeling

6. INFORMATION FOR EXISTING DETENTION FACILIY NOT PERMITTED BY MWRD:

SPO methodology may be used to determine the stormwater detention requirements for existing detention facilities constructed prior to May 1, 2014. If constructed on or after May 1, 2014, use WMO Schedule D.

A.	Detention Service Area		acres
B.	Time-of-concentration		minutes
C.	3-year storm rainfall intensity		in/hr
D.	Gross allowable release rate		cfs
E.	Unrestricted release rate *(100-year rainfall intensity)*		cfs
F.	Net allowable release rate *(6.D – 6.E)*		cfs
G.	Composite C *(excluding unrestricted area)*		
H.	Required detention volume at actual release rate *(7.H.2)*		ac-ft

SCHEDULE D – LEGACY
STORMWATER MANAGEMENT FACILITIES

WMO Permit Number: _____

7. REDEVELOPMENT RELEASE RATE REQUIREMENTS: Provide an exhibit delineating the assigned release rates for the redevelopment and remaining non-redeveloped areas of the detention service area. Release rates must be based on the lesser of the watershed specific release rate or the existing gross allowable release rate.

A.	Redeveloped area	7.34	ac,	0.15	cfs/ac
	0.15((2.15+0.71)/50.16) + 0.221 (47.3/50.16) = 0.217 cfs/ac				
B.	Remaining detention service area	50.16	ac,	0.217	cfs/ac
C.	New composite gross allowable release rate			11.99	cfs
D.	Unrestricted area *(existing or revised)*	*C or CN*	,	0	acres
E.	Unrestricted release rate *(100-year, 24-hour storm)*			0	cfs
F.	Depressional storage release rate adjustment *(100-year, 24-hour storm)*			0	cfs
G.	New composite net allowable release rate *(7.C – 7.E – 7.F)*			11.99	cfs

H. Control structure (restrictor) information: Existing detention basin - no proposed modifications

☒ Existing/Verified ☐ Proposed

1.	Diameter _____	in	2.	Actual Release Rate 10	cfs
3.	C_d _____		4.	HWL _____	ft
5.	Type 3 pumps, 1500gpm, pumped outfall		6.	Invert elevation _____	ft

8. REDEVELOPMENT TRIBUTARY TO SPO EXISTING DETENTION FACILITY: This item is for existing detention facilities approved under the SPO. All volumes must be based on the lesser of the watershed specific release rate or the actual release rate for the redevelopment area.

A.	Release rate for the redevelopment			0.15	cfs/ac
B.	Existing required detention volume for redevelopment	7.34 ac *C* 0.64	,	1.140	ac-ft
C.	Proposed required detention volume for redevelopment	7.34 ac *C* 0.69	,	2.176	ac-ft
D.	Incremental detention volume *(8.C – 8.B)*			1.036	ac-ft
E.	Provided storage within retention-based practice *(2.F)*			0.314	ac-ft
F.	New required detention volume *((5.G or 6.H) + 8.D – 8.E)*	Additional required detention = 1.036-0.314 = **0.722 ac-ft**		11.015	ac-ft
G.	Verified detention volume *(from survey)*			12.791	ac-ft
H.	Additional detention volume required *(8.F – 8.G)*			0	ac-ft
I.	New provided detention volume at HWL *(must be ≥ 8.G)*			_____	ac-ft

Note: Project is utilizing 0.72 ac-ft of available 0.78 ac-ft of detention volume in Heritage Lake credited for Park District use.

9. REDEVELOPMENT TRIBUTARY TO WMO NOMOGRAPH EXISTING DETENTION FACILITY: This item is for existing detention facilities approved under the WMO using the nomograph. All volumes must be based on the lesser of the watershed specific release rate or the actual release rate for the redevelopment area.

A.	Release rate allocated for the redevelopment			_____	cfs/ac
B.	Existing required detention volume for redevelopment	CN_{adj} _____	,	_____	ac-ft
C.	Proposed required detention volume for redevelopment	CN_{adj} _____	,	_____	ac-ft
D.	Incremental detention volume *(9.C – 9.B)*			_____	ac-ft
E.	New required detention volume *(5.G + 9.D)*			_____	ac-ft
F.	Verified detention volume *(from survey)*			_____	ac-ft
G.	Additional detention volume required *(9.E – 9.F)*			_____	ac-ft
H.	New provided detention volume at HWL *(must be ≥ 8.G)*			_____	ac-ft

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Family Aquatics Center & West Parking Lot** **PERMIT NUMBER:**

LOCATION: **Village of Wheeling, IL** **DATE:** **12/8/2025**

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Family Aquatics Center Impervious Area	0.95	2.00	1.90
Family Aquatics Center Pool Area	0.95	0.46	0.44
Family Aquatics Center Pervious Area	0.45	3.75	1.69
West Parking Lot Impervious Area	0.95	0.35	0.33
West Parking Lot Pervious Area	0.45	0.78	0.35
TOTALS:		7.34	4.71

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{4.71}{7.34} \rightarrow \text{Composite C} = \mathbf{0.64}$$

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: Family Aquatics Center & West Parking Lot **PERMIT NUMBER:**

LOCATION: Village of Wheeling, IL **DATE:** 12/8/2025

DEVELOPMENT INFORMTION

1.	Detained Area	7.340	acres
2.	Runoff Coefficient	0.640	
3.	Actual Release Rate Actual release = 10 cfs / 57.5 ac detention service area = 0.17 cfs/ac Actual release = 0.17 cfs/ac x 7.34 ac = **1.248 cfs**	1.248	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**1.140**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	35.70	34.45	0.475	
20 min	5.50	25.84	24.59	0.677	
30 min	4.40	20.67	19.42	0.803	
40 min	3.70	17.38	16.13	0.889	
50 min	3.20	15.03	13.78	0.949	
1 hr	2.80	13.15	11.91	0.984	
1.5 hr	2.10	9.86	8.62	1.068	
2 hr	1.70	7.99	6.74	1.114	
3 hr	1.20	5.64	4.39	1.088	
4 hr	1.00	4.70	3.45	1.140	←
5 hr	0.84	3.95	2.70	1.115	
6 hr	0.73	3.43	2.18	1.082	
7 hr	0.65	3.05	1.81	1.045	
8 hr	0.58	2.72	1.48	0.976	
9 hr	0.53	2.49	1.24	0.924	
10 hr	0.49	2.30	1.05	0.871	
11 hr	0.46	2.16	0.91	0.830	
12 hr	0.43	2.02	0.77	0.766	
13 hr	0.40	1.88	0.63	0.678	
14 hr	0.38	1.79	0.54	0.622	
15 hr	0.36	1.69	0.44	0.550	
16 hr	0.34	1.60	0.35	0.462	
17 hr	0.33	1.55	0.30	0.425	
18 hr	0.31	1.46	0.21	0.310	
19 hr	0.30	1.41	0.16	0.254	
20 hr	0.29	1.36	0.11	0.189	
21 hr	0.28	1.32	0.07	0.117	
22 hr	0.27	1.27	0.02	0.037	
23 hr	0.26	1.22	-0.03	-0.050	
24 hr	0.25	1.17	-0.07	-0.146	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Family Aquatics Center & West Parking Lot** **PERMIT NUMBER:**

LOCATION: **Village of Wheeling, IL** **DATE:** **12/8/2025**

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Family Aquatics Center Impervious Area	0.95	2.08	1.98
Family Aquatics Center Pool Area (Drain to Sanitary)	1.00	0.60	0.60
Family Aquatics Center Pervious Area	0.50	3.53	1.77
West Parking Lot Impervious Area	0.95	0.35	0.33
West Parking Lot Pervious Area	0.50	0.78	0.39
TOTALS:		7.34	5.06

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{5.06}{7.34} \rightarrow \text{Composite C} = \mathbf{0.69}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Family Aquatics Center & West Parking Lot **PERMIT NUMBER:**

LOCATION: Village of Wheeling, IL **DATE:** 12/8/2025

DEVELOPMENT INFORMTION

1.	Detained Area	7.340	acres
2.	Composite Runoff Coefficient	0.690	
3.	Actual Release Rate — Village's allowable release = 0.15 cfs/ac; Release = 0.15 cfs/ac x 7.34 ac = **1.101 cfs**	1.101	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**2.176**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	62.60	61.50	0.424	
10 min	10.80	54.70	53.60	0.738	
15 min	9.28	47.00	45.90	0.948	
20 min	8.04	40.72	39.62	1.091	
30 min	6.34	32.11	31.01	1.281	
40 min	5.28	26.74	25.64	1.413	
50 min	4.55	23.04	21.94	1.511	
1 hr	4.03	20.41	19.31	1.596	
1.5 hr	3.03	15.35	14.24	1.766	
2 hr	2.49	12.61	11.51	1.902	
3 hr	1.83	9.27	8.17	2.025	
4 hr	1.48	7.50	6.39	2.114	
5 hr	1.25	6.33	5.23	2.161	
6 hr	1.07	5.42	4.32	2.141	
7 hr	0.96	4.86	3.76	2.176	←
8 hr	0.86	4.36	3.25	2.152	
9 hr	0.79	4.00	2.90	2.157	
10 hr	0.72	3.65	2.55	2.104	
11 hr	0.67	3.39	2.29	2.084	
12 hr	0.62	3.15	2.05	2.029	
18 hr	0.45	2.27	1.17	1.734	
24 hr	0.36	1.81	0.71	1.403	

APPENDIX C

Updated Lake Heritage Available Detention Storage Tracker

Lake Heritage Detention Volume / Compensatory Storage Tracker
Updated December 8, 2025

Permit No.	Project Name/Description	Methodology for Detention	Detention Volume						Compensatory Storage					
			Village of Wheeling			Wheeling Park District			WMO Requirements			Village Requirements		
			Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage Before Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage After Project (ac-ft)
14-161	Northgate Crossing	Detention N/A Comp Storage N/A - SPO							26.000	2.410	23.590	26.000	2.410	23.590
15-213	The Whitley of Wheeling (IGA Amended October 2, 2015)	0 cfs, located within FPA, TR-20	10.00	0.00**	10.00	1.40	0.00	1.40	23.590	0.000**	23.590	23.590	0.000**	23.590
N/A	Dundee Road Bridge (IDOT)	Detention N/A Comp Storage N/A - IDOT							23.590	0.270	23.320	23.590	0.270	23.320
16-162	Wheeling Town Center (*See below and 9/22/16 Letter)	0.30 cfs/ac, theoretical pond, 0.85 ac-ft onsite	10.00	1.00	9.00									
16-343	Proposed Asphalt Plant	N/A							23.320	0.000***	23.320	23.320	0.000***	23.320
18-003	Wheeling Recreation Center Renovation	0.15 cfs/ac, village requirement				1.40	0.51	0.89						
18-199	The Whitley of Wheeling (IGA Amended October 2, 2015)	0 cfs, located within FPA, TR-20	9.00	1.66	7.34				23.320	0.275	23.045	23.320	0.375	22.945
23-049	Northgate - Dundee Storm Sewer	Bulletin 70 - Nomograph	*9.00*	*1.66*	*7.34*									
18-234	Uptown 500	0.30 cfs/ac, theoretical pond	7.34	2.10	5.24				23.045	4.664	18.381	22.945	6.360	16.585
22-338	Fire Station 42	0.611 ac-ft provided in onsite via vaults							18.381	0.277	18.104	16.585	0.824	15.761
24-136	Community Recreation Center Parking & Greenhouse	0.15 cfs/ac, village requirement				0.89	0.11	0.78						
TBD	Wheeling Park District Aquatics Center	0.15 cfs/ac, village requirement				0.78	0.72	0.06						
			Current Available Volume (ac-ft)		**5.24**	**Current Available Volume (ac-ft)**		**0.06**	**Current Available Storage (ac-ft)**		**18.104**	**Current Available Storage (ac-ft)**		**15.761**

* The Village has agreed to provide up to 1.0 ac-ft of detention storage. A resolution will be prepared when final engineering is approved and actual required detention volume determined.
** Permit 15-213 was issued with 1.66 ac-ft of detention storage and 0.375 ac-ft of compensatory storage provided in Lake Heritage, and was superseded by Permit 18-199.
*** 3.102 acre-feet of WMO compensatory storage and 4.24 acre-feet of compensatory storage credited back due to revised modeling and FEMA LOMR (see September 2022 letter; original development not within 100-year floodplain, per new model)

APPENDIX D

Provided Volume Control Calculations

Stormwater Volume Control Volume Calculations - Bioretention Facilities and Stone Voids Underneath West Parking Lot

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	646.00	645.00	1.00	489	1.00	1.0 x V_d	489	
Soil Media (Above Invert)	645.00	643.50	1.50	917	0.25	0.5 x 0.25 x V_d	172	
Coarse Aggregate (Above Invert)	645.30	643.50	1.80	2,734	0.36	0.5 x 0.36 x V_d	886	
Coarse Aggregate (Below Invert)	643.50	642.50	1.00	3,651	0.36	0.36 x V_d	1,314	
						Total Provided	2,861	(CF)
							0.066	(Ac-Ft)

WEST VOLUME CONTROL REQUIRED: 0.029 (Ac-Ft)
WEST VOLUME CONTROL PROVIDED: 0.066 (Ac-Ft)

Stormwater Volume Control Volume Calculations - East Bioretention Facility

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	642.00	641.00	1.00	6,729	1.00	1.0 x V_d	6,729	
Soil Media (Above Invert)	641.00	639.50	1.50	7,406	0.25	0.5 x 0.25 x V_d	1,389	
Coarse Aggregate (Below Invert)	639.50	638.50	1.00	7,406	0.36	0.36 x V_d	2,666	
						Total Provided	10,784	(CF)
							0.248	(Ac-Ft)

EAST VOLUME CONTROL REQUIRED: 0.173 (Ac-Ft)
EAST VOLUME CONTROL PROVIDED: 0.248 (Ac-Ft)

APPENDIX E

Seasonal High Groundwater Table Letter & Soil Boring Logs

August 18, 2025

TESTING SERVICE CORPORATION

Local Office:
457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.462.2600 ● Fax 630.653.2726

Corporate Office:
360 S. Main Place, Carol Stream, IL 60188-2404
630.462.2600 ● Fax 630.653.2988

Ms. Jan Buchs
Wheeling Park District
100 Community Blvd.
Wheeling, IL 60090

RE: L-99,731
Bioretention Basins - Seasonal High Groundwater Table (SHGWT)
Family Aquatic Center
Heritage Park
105 Community Blvd.
Wheeling, Illinois

Dear Ms. Buchs:

An east Bioretention Basin will be constructed just northeast of the Aquatic Center and two (2) smaller west Bioretention basins will be provided in the parking lot west of the Aquatic Center. Borings 6 and 13 were drilled in the general area of the East Basin and Core 104 was performed in the area of the West Basin.

For the East Basin, the bottom is proposed at Elevation 641, to be underlain by soil media underlain by coarse aggregate and an underdrain. The coarse aggregate will extend to Elevation 637.5.

Based upon the results of nearby Borings 6 and 13, an estimated Seasonal High Groundwater Table (SHGWT) of Elevation 635.5 is recommended in connection with bioretention basin design. It should be noted that the soils encountered at the base of the proposed aggregate layers is silty clay which is practically impervious.

For the Western Basins, the bottoms will be at Elevation 645.0 with soil media underlain by coarse aggregate extending to Elevation 642. An estimated SHGWT of 638.0 is recommended at this location based upon the results of Core 104. It should be noted that the clay soils found below Elevation 641 in this core will be practically impervious.

Please call if there are any questions in regards to this matter or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION

Steven R. Koester
Vice President

PROJECT **Family Aquatic Center, at Heritage Park 105 Community Boulevard, Wheeling, IL**

CLIENT **Wheeling Park District, 100 Community Boulevard, Wheeling, IL**

STARTED **10/13/2025** FINISHED **10/13/2025** DRILL RIG NO. **314** JOB **L-99,731**

BORING **6**

ELEVATIONS
GROUND SURFACE **648.5**
END OF BORING **623.5**

WATER LEVEL OBSERVATIONS
WHILE DRILLING **Dry**
AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.5	648.0	FILL - Black clayey TOPSOIL (OL)
				1	SS	7	36.2	1.75		85	3.0	645.5	FILL - Brown and black ORGANIC CLAY, trace snail shells, very moist (OH)
5				2	SS	7	31.3	2.25		91	5.5	643.0	FILL - Gray and black silty CLAY and organic clay layers, little sand, trace gravel, very moist (CH/OH)
				3	SS	8	35.4	1.5		86	8.0	640.5	FILL - Gray and black ORGANIC CLAY, very moist (OH)
10				4	SS	6	26.3	1.0		94	10.5	638.0	FILL - Gray and black silty CLAY, trace to little sand and gravel, trace Wood pieces, trace organic, very moist (CL)
				5	SS	9	24.8	1.5		98	13.0	635.5	FILL - Gray, brown and black silty CLAY, trace sand and gravel, trace Brick pieces, trace organic, very moist (CL)
15				6	SS	17	19.5	4.25	3.87				Very stiff to hard gray silty CLAY, trace sand, occasional sand seams, moist (CL)
				7	SS	23	19.6	4.0	3.87				
20				8	SS	27	18.5	3.75			23.0	625.5	
25				9	SS	17	27.3	2.25	2.28				Very stiff gray very silty CLAY, trace to little sand, occasional silt seams, moist (CL)

End of Boring at 25.0'

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **Family Aquatic Center, at Heritage Park 105 Community Boulevard, Wheeling, IL**

CLIENT **Wheeling Park District, 100 Community Boulevard, Wheeling, IL**

STARTED **10/13/2025** FINISHED **10/13/2025** DRILL RIG NO. **314** JOB **L-99,731**

BORING **13**

ELEVATIONS

GROUND SURFACE **642.5**

END OF BORING **630.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.7	641.8	FILL - Dark brown clayey TOPSOIL (OL)
				1	SS	8	16.0	3.75		114			FILL - Brown, gray and black silty CLAY and very silty CLAY layers, little to some sand, trace gravel, moist (CL)
				2	SS	10	13.6	3.25		122			
5											5.5	637.0	
				3	SS	8	14.6	1.75		115			FILL - Black and gray sandy CLAY, trace gravel, trace organic seams, moist (CL)
											8.0	634.5	
				4	SS	20	8.4						FILL - Dark gray silty SAND, little to some gravel, occasional silt layers, trace organic seams, very moist (SM)
10											10.5	632.0	
				5	SS	19	17.7	3.75	3.34				Very stiff gray silty CLAY, little to some sand, trace gravel, moist (CL)
													End of Boring at 12.5'
15													
20													
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **Family Aquatic Center, at Heritage Park 105 Community Boulevard, Wheeling, IL**

CLIENT **Wheeling Park District, 100 Community Boulevard, Wheeling, IL**

STARTED **10/15/2025** FINISHED **10/15/2025** DRILL RIG NO. **353** JOB **L-99,731**

BORING **C-104**

ELEVATIONS

GROUND SURFACE **647.0**

END OF BORING **637.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.3	646.7	3.8" Bituminous Concrete*
				1A			19.5	2.0		109	1.0	646.0	8" Crushed Stone Base Course
													FILL - Gray, brown and black silty CLAY, little to some sand, trace gravel, trace organic, moist (CL)
					MC						2.5	644.5	
				1B			17.2	4.25					Hard brown and gray silty CLAY, little to some sand, occasional gravel, moist (CL)
				2A			19.8				4.0	643.0	
5													Brown silty fine SAND and clayey SILT layers, very moist (SM)
					MC						6.0	641.0	
													Hard brown silty CLAY, little sand, trace gravel, moist (CL)
				2B			17.9	4.5+	6.13		8.0	639.0	
				3A			18.1	4.5					Hard gray and brown silty CLAY, little sand, trace gravel, moist (CL)
					MC						9.0	638.0	
10				3B			17.9	3.5	3.87				Very stiff gray silty CLAY, little sand, trace gravel, moist (CL)
													End of Boring at 10.0'
15													
20													
25													

* Pavement Core Results:
1.5" Surface Course Bituminous Concrete
2.3" Binder Course Bituminous Concrete

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.



NOTE:

GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.
BORING 9 WAS OFFSET ABOUT 20' SW OF LOCATION SHOWN DUE TO OBSTRUCTION AT 2'.

LEGEND

BORING LOCATION

CORE LOCATION

BORING LOCATION PLAN
FAMILY AQUATIC CENTER
105 COMMUNITY BOULEVARD
WHEELING, ILLINOIS

TESTING SERVICE CORPORATION
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY:	FFE
CHECKED BY:	SRK
JOB NO. :	L-99,731
DATE:	10-31-25

PAGE NO.
1 OF 1



NOTE:

GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.
BORING 9 WAS OFFSET ABOUT 20' SW OF LOCATION SHOWN DUE TO OBSTRUCTION AT 2'.

LEGEND

BORING LOCATION

CORE LOCATION

BORING LOCATION PLAN
FAMILY AQUATIC CENTER
105 COMMUNITY BOULEVARD
WHEELING, ILLINOIS

TSC
TESTING SERVICE CORPORATION
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY: FFE
CHECKED BY: SRK
JOB NO. : L-99,731
DATE: 10-31-25

PAGE NO.
1 OF 1

APPENDIX F

Storm Sewer Calculations

GHA GEWALT HAMILTON ASSOCIATES, INC.

Project Name: Wheeling PD Aquatics Center
GHA Project #: 5987.151

Calculated by: MGW
Checked by: MXH

Storm Sewer Design

DESIGN STORM: 25 YEAR STORM

From	To	Local Area		Cumulative		CA	Tc	Total	I25	**Total**	Pipe	n	Pipe	Pipe	Hydraulic	Pipe	**Pipe**	Velocity	Hyd. Grade Line		U/S Rim	Cover	Pipe Invert		Travel	Head	Depth of	Drainage Area	Notes
		Area	C	Area	C		Tc	Tc		**Flow**	Dia		Length	Area	Slope	Slope	**Capacity**		Upper	Lower	Elev.		U/S	D/S	Time	Loss	Ponding		
		(Ac.)	Factor	(Ac.)	Factor		(min)	(min)	(in/hr)	**(cfs)**	(in)		(ft)	(sq.ft)	%	%	**(cfs)**	(ft/sec)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(min.)	(ft)	(ft)		
STM9	MH211	0.05	0.91	0.05	0.91	0.05	5	5	9.24	**0.42**	6	0.011	38	0.20	0.41	1.00	**0.66**	3.36	651.83	651.68	654.09	1.90	651.59	651.21	0.19	0.10	0.00	A9	
MH211	MH210	0.00	0.00	0.05	0.91	0.05	5	5	9.24	**0.42**	10	0.011	37	0.55	0.03	10.68	**8.43**	15.47	648.04	648.04	654.00	1.86	651.21	647.26	0.04	0.10	0.00	A9	
MH210	MH209	0.00	0.00	0.16	0.81	0.13		5	9.24	**1.22**	10	0.011	38	0.55	0.22	10.68	**8.44**	15.48	646.46	646.37	651.00	2.81	647.26	643.20	0.04	0.10	0.00	A6	
MH209	MH208	0.00	0.00	0.16	0.81	0.13		5	9.24	**1.22**	15	0.013	84	1.23	0.04	0.65	**5.22**	4.25	646.27	646.24	649.50	4.80	643.20	642.65	0.33	0.10	0.00	N/A	
MH208	MH207	0.00	0.00	0.16	0.81	0.13		5	9.24	**1.22**	15	0.013	81	1.23	0.04	0.67	**5.27**	4.29	646.14	646.12	647.10	2.95	642.65	642.11	0.31	0.10	0.00	N/A	
MH207	MH206	0.00	0.00	0.16	0.81	0.13		6	9.01	**1.19**	15	0.013	53	1.23	0.03	0.66	**5.24**	4.27	646.02	646.00	646.60	2.99	642.11	641.76	0.21	0.10	0.00	N/A	
MH206	MH205	0.00	0.00	0.57	0.83	0.47	10	10	8.10	**3.81**	15	0.013	118	1.23	0.35	0.15	**2.52**	2.05	645.90	645.49	645.75	2.49	641.76	641.58	0.96	0.10	0.00	A5, A7, A8, A3, A4	
MH205	MH204	0.00	0.00	0.57	0.83	0.47		11	7.87	**3.71**	18	0.013	98	1.77	0.12	0.15	**4.11**	2.32	645.39	645.26	645.30	1.97	641.58	641.43	0.70	0.10	0.00	N/A	
MH204	MH203	0.00	0.00	1.74	0.70	1.22		12	7.64	**9.34**	18	0.013	85	1.77	0.79	0.15	**4.10**	2.32	645.16	644.49	645.30	2.12	641.43	641.30	0.61	0.10	0.00	A14, A12, A13, A1, A2	
MH203	MH202	0.00	0.00	1.74	0.70	1.22		12	7.64	**9.34**	18	0.013	77	1.77	0.79	0.12	**3.59**	2.03	644.39	643.78	644.30	1.25	641.30	641.21	0.63	0.10	0.00	N/A	
MH202	MH201	0.00	0.00	1.74	0.70	1.22		13	7.42	**9.06**	18	0.013	97	1.77	0.75	0.12	**3.69**	2.09	643.68	642.96	644.80	1.84	641.21	641.09	0.77	0.10	0.00	N/A	
MH201	FES200	0.00	0.00	1.74	0.70	1.22		14	7.19	**8.78**	18	0.013	66	1.77	0.70	0.14	**3.87**	2.19	642.86	642.40	646.60	3.76	641.09	641.00	0.50	0.10	0.00	N/A	
STM6	MH210	0.11	0.77	0.11	0.77	0.09	5	5	9.24	**0.80**	6	0.011	27	0.20	1.46	1.00	**0.66**	3.36	646.51	646.12	648.42	1.90	645.92	645.65	0.13	0.10	0.00	A6	
MH206B	CB206A	0.00	0.00	0.24	0.85	0.20	5	5	9.24	**1.88**	10	0.011	74	0.55	0.53	1.22	**2.85**	5.22	646.58	646.19	648.50	2.45	644.70	643.80	0.24	0.10	0.00	A5, A7, A8	
CB206A	MH206	0.12	0.73	0.41	0.83	0.34		5	9.24	**3.13**	12	0.011	16	0.79	0.56	5.12	**9.51**	12.11	646.09	646.00	646.50	1.60	643.80	642.98	0.02	0.10	0.00	A3, A4	
STM8	MH206B	0.08	0.89	0.08	0.89	0.07	5	5	9.24	**0.67**	6	0.011	86	0.20	1.02	1.00	**0.66**	3.36	647.16	646.29	648.42	1.90	645.92	645.06	0.43	0.10	0.00	A8	
STM7	MH206B	0.04	0.95	0.04	0.95	0.04	5	5	9.24	**0.39**	6	0.011	37	0.20	0.34	1.00	**0.66**	3.36	646.41	646.29	648.32	1.90	645.82	645.45	0.18	0.10	0.00	A7	
STM5	MH206B	0.11	0.79	0.11	0.79	0.09	5	5	9.24	**0.82**	6	0.011	40	0.20	1.56	1.23	**0.73**	3.72	646.91	646.29	648.32	1.89	645.83	645.34	0.18	0.10	0.00	A5	
STM4	CB206A	0.05	0.95	0.05	0.95	0.05	5	5	9.24	**0.47**	6	0.011	27	0.20	0.52	4.56	**1.41**	7.18	646.33	646.19	648.22	1.89	645.73	644.50	0.06	0.10	0.00	A4	
STM#15	MH204B	0.09	0.50	0.09	0.50	0.04	5	5	9.24	**0.39**	6	0.011	74	0.20	0.35	3.30	**1.20**	6.11	647.07	646.81	648.50	1.36	646.54	644.10	0.20	0.10	0.00	N/A	
MH204B	CB204A	0.00	0.00	0.41	0.72	0.29		5	9.24	**2.70**	10	0.011	52	0.55	1.09	1.00	**2.58**	4.74	646.71	646.14	647.90	2.87	644.10	643.58	0.18	0.10	0.00	A14, A12, A13	
CB204A	MH204	0.10	0.45	1.17	0.64	0.75	10	10	8.10	**6.08**	12	0.011	37	0.79	2.10	3.97	**8.37**	10.67	646.04	645.26	646.50	1.82	643.58	642.11	0.06	0.10	0.00	A1, A2	
STM14	MH204B	0.09	0.50	0.09	0.50	0.04	5	5	9.24	**0.39**	6	0.011	56	0.20	0.35	3.39	**1.22**	6.19	647.00	646.81	648.50	1.90	646.00	644.10	0.15	0.10	0.00	A14	
STM12	MH204B	0.24	0.88	0.24	0.88	0.21	5	5	9.24	**1.91**	8	0.011	104	0.35	1.80	1.71	**1.86**	5.33	648.68	646.81	648.38	1.73	645.88	644.10	0.32	0.10	0.00	A12, A13	
STM1	CB204A	0.57	0.60	0.57	0.60	0.34	10	10	8.10	**2.78**	10	0.011	43	0.55	1.16	3.19	**4.61**	8.45	646.64	646.14	647.45	1.57	644.95	643.58	0.08	0.10	0.00	A1	
STM2	CB204A	0.09	0.76	0.09	0.76	0.07	5	5	9.24	**0.65**	10	0.011	61	0.55	0.06	3.31	**4.70**	8.62	646.18	646.14	648.10	1.57	645.60	643.58	0.12	0.10	0.00	A2	
BATH HOUSE	MH106	0.28	0.95	0.28	0.95	0.27	5	5	9.24	**2.46**	12	0.011	96	0.79	0.34	4.75	**9.15**	11.66	647.36	647.04	654.50	4.40	649.00	644.44	0.14	0.10	0.00	A BATH HOUSE	
MH106	MH105	0.00	0.00	0.28	0.95	0.27		5	9.24	**2.46**	12	0.011	61	0.79	0.34	0.34	**2.46**	3.14	646.94	646.73	648.50	2.81	644.44	644.23	0.32	0.10	0.00	N/A	
MH105	MH104	0.00	0.00	0.91	0.87	0.79		5	9.24	**7.34**	18	0.011	191	1.77	0.35	0.12	**4.30**	2.44	646.63	645.96	647.90	2.07	644.23	644.00	1.31	0.10	0.00	A10, A11	
MH104	MH103	0.00	0.00	1.67	0.72	1.20		11	7.87	**9.43**	18	0.011	43	1.77	0.58	0.12	**4.23**	2.39	645.86	645.61	648.43	2.83	644.00	643.95	0.30	0.10	0.00	A15, A16	
MH103	CB102	0.00	0.00	1.70	0.72	1.22		11	7.87	**9.61**	18	0.011	34	1.77	0.60	0.12	**4.25**	2.41	645.51	645.31	649.21	3.66	643.95	643.91	0.24	0.10	0.00	A W MECH BLDG	
CB102	CB101	0.00	0.00	1.86	0.74	1.37		12	7.64	**10.49**	18	0.013	51	1.77	1.00	2.84	**17.69**	10.02	644.36	643.86	648.64	2.98	643.91	642.46	0.08	0.10	0.00	A17, A18	
CB101	FES100	0.00	0.00	1.96	0.75	1.47		12	7.64	**11.20**	18	0.013	51	1.77	1.14	2.86	**17.75**	10.05	642.98	642.40	648.84	4.63	642.46	641.00	0.08	0.10	0.00	A E MECH BLDG	
MH106	MH105	0.00	0.00	0.63	0.83	0.53	5	5	9.24	**4.88**	12	0.011	61	0.79	1.35	0.57	**3.18**	4.05	647.55	646.73	648.11	2.29	644.72	644.37	0.25	0.10	0.00	A10, A11, A BATH HOUSE	
STM10	MH106	0.35	0.74	0.35	0.74	0.26	5	5	9.24	**2.42**	10	0.011	68	0.55	0.88	2.18	**3.81**	6.99	647.42	646.83	648.42	1.57	645.92	644.44	0.16	0.10	0.00	A10 + A11	
INL104B	CB104A	0.32	0.52	0.32	0.52	0.17	10	10	8.10	**1.35**	12	0.011	107	0.79	0.10	0.20	**1.86**	2.37	646.28	646.17	646.40	0.96	644.34	644.13	0.75	0.10	0.00	A15	
CB104A	MH104	0.44	0.54	0.76	0.53	0.40		11	7.87	**3.18**	15	0.011	66	1.23	0.17	0.20	**3.38**	2.76	646.07	645.96	646.90	1.42	644.13	644.00	0.40	0.10	0.00	A16	
W MECH BLDG	MH103	0.02	0.95	0.02	0.95	0.02	5	5	9.24	**0.21**	8	0.011	37	0.35	0.02	3.35	**2.60**	7.47	645.62	645.61	649.50	4.23	644.50	643.26	0.08	0.10	0.00	A W MECH BLDG	
INL102B	INL102A	0.06	0.94	0.06	0.94	0.06	5	5	9.24	**0.52**	15	0.013	29	1.23	0.01	1.00	**6.45**	5.26	645.43	645.43	647.50	1.50	644.50	644.21	0.09	0.10	0.00	A17	
INL102A	CB102	0.10	0.92	0.16	0.93	0.15		5	9.24	**1.40**	15	0.013	50	1.23	0.05	1.00	**6.45**	5.26	645.33	645.31	647.50	1.79	644.21	643.71	0.16	0.10	0.00	A18	
E MECH BLDG	CB101	0.10	0.95	0.10	0.95	0.09	5	10	8.10	**0.76**	8	0.011	47	0.35	0.28	1.70	**1.86**	5.32	644.45	644.32	649.50	4.23	644.50	643.70	0.15	0.10	0.00	A E MECH BLDG	

Notes:
1. Refer to engineering plans or exhibits for tributary areas, pipe diameter, length, and slope.
2. Manning's roughness coefficient: n = 0.013 for RCP; n = 0.011 for PVC pipe.
3. I25 (25-year Storm Rainfall Intensity) is taken from Bulletin 75, Illinois State Water Survey.
4. Flow Q (cfs) = C I A
5. Pipe Capacity (cfs) is calculated by Manning's Equation.
6. Velocity (fps) = Q/A
7. Travel Time (min.) = Pipe length / Velocity / 60
8. Tailwater Elevation = 93% pipe depth for full flow at downstream structures

APPENDIX G

Overflow Weir Capacity Calculations

Subsection: Runoff CN-Area
Label: Trib to East VC Basin Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Area	98.000	1.920	0.0	0.0	98.000
Open Water	100.000	0.600	0.0	0.0	100.000
Pervious Area	74.000	2.450	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	4.970	(N/A)	(N/A)	86.410

Subsection: Unit Hydrograph Summary
Label: Trib to East VC Basin Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Storm Event	30 min 100 yr
Return Event	100.00 years
Duration	100.000 hours
Depth	3.17 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	4.970 acres

Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.222 hours
Flow (Peak, Computed)	28.66 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.250 hours
Flow (Peak Interpolated Output)	28.20 ft³/s

100yr, 30min critical duration storm

Drainage Area	
SCS CN (Composite)	86.000
Area (User Defined)	4.970 acres
Maximum Retention (Pervious)	1.63 in
Maximum Retention (Pervious, 20 percent)	0.33 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.81 in
Runoff Volume (Pervious)	0.749 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.750 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	33.78 ft³/s

Subsection: Unit Hydrograph Summary
Label: Trib to East VC Basin Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.111 hours
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.556 hours

Culvert Analysis Report
Weir

East volume control basin overflow weir

Hydraulic Component(s): Roadway					
Discharge	28.20	cfs	Allowable HW Elevation	643.88	ft
Roadway Width	20.00	ft	Overtopping Coefficient	2.95	US
Low Point	643.50	ft	Headwater Elevation	643.88	ft
Discharge Coefficient (Cr)	2.95		Submergence Factor (Kt)	1.00	
Tailwater Elevation	-9,999.00	ft			

Overflow HWL

Sta (ft)	Elev. (ft)
0.00	645.00
8.00	644.00
10.00	643.50
49.00	643.50
51.00	644.00
55.00	645.00

Subsection: Runoff CN-Area
Label: Trib to West Parking Lot Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Area	98.000	1.740	0.0	0.0	98.000
Pervious Area	74.000	1.430	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	3.170	(N/A)	(N/A)	87.174

Subsection: Unit Hydrograph Summary
Label: Trib to West Parking Lot Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Storm Event	30 min 100 yr
Return Event	100.00 years
Duration	100.000 hours
Depth	3.17 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.170 acres

Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.222 hours
Flow (Peak, Computed)	19.24 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.250 hours
Flow (Peak Interpolated Output)	18.81 ft³/s

100yr, 30 min critical duration

Drainage Area	
SCS CN (Composite)	87.000
Area (User Defined)	3.170 acres
Maximum Retention (Pervious)	1.49 in
Maximum Retention (Pervious, 20 percent)	0.30 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.89 in
Runoff Volume (Pervious)	0.499 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.500 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	21.55 ft³/s

Subsection: Unit Hydrograph Summary
Label: Trib to West Parking Lot Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.111 hours
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.556 hours

Culvert Analysis Report
Weir

West parking lot overflow weir

Hydraulic Component(s): Roadway					
Discharge	18.81	cfs	Allowable HW Elevation	647.42	ft
Roadway Width	20.00	ft	Overtopping Coefficient	2.96	US
Low Point	646.60	ft	Headwater Elevation	647.42	ft
Discharge Coefficient (Cr)	2.96		Submergence Factor (Kt)	1.00	
Tailwater Elevation	-9,999.00	ft			

Overflow HWL

Sta (ft)	Elev. (ft)
-45.00	647.74
-24.00	647.35
-8.50	647.24
0.00	647.10
0.00	646.60
25.00	647.80
25.00	648.30

MEMORANDUM

DATE: April 22, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMAJ26-0006, Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements (105 Community Boulevard).

RECOMMENDED ACTION: **Recommend Approval of Docket No. PSPMAJ25-0006,** granting major site plan and building appearance approval for the construction of the Wheeling Park District aquatics center and associated site improvements for the property located at 105 Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Architectural Drawings prepared by Confluence, last revised 2/26/2026; Bike Rack Detail by DuMor, Inc. Sheets 1-2; Landscape Plan prepared by Confluence, last revised 3/27/2026; Materials Sample Board prepared by Confluence, last revised 2/26/2026; Mechanical Unit Specification and Envisor® Screening Detail; Photometric Plan prepared by Confluence, last revised 3/27/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Rendering prepared by Confluence, last revised 2/26/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025; and subject to the following conditions:

1. Major site plan and appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:

a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
b. Construction ready irrigation plans.
c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):
North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

SUMMARY OF REQUEST

The petitioner is seeking major site plan and building appearance approval to redevelop the existing outdoor aquatics center at Heritage Park to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities and landscape features located at 105 Community Boulevard. Since the project consists of the construction of a new principal building, major site plan and building appearance approval is required.

Due to the full redevelopment of the Aquatic Center, the petitioner is also seeking an amendment to the special use (Docket No. PSU26-0003), along with a variation to reduce the minimum required number of parking spaces (PV26-0006) and a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007).

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. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use or operations of a business.

The Zoning Code requires that proposals including construction of a principal structure 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 January 19, 2026. 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 Wheeling Park District proposes to redevelop the existing outdoor aquatic facilities at Heritage Park with a new

aquatic center where the overall design prioritizes clear site organization, intuitive circulation, and safe operations. The centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. The concessions area is designed to serve both aquatics center patrons and general park users, providing year-round convenience for park visitors.

Site Plan: The proposed redevelopment includes demolition of the entire existing outdoor aquatics center facility pools and structures, to be fully replaced with new pool facilities, bathhouses, concessions building, and a mechanical building within the same general footprint as the existing aquatic center. A primary change to the site layout is the reorientation of the main building from a north-facing to a west-facing entrance, shifting the primary access point further south and west towards the existing parking lot located west of the existing facility.

Historically, guests accessed the aquatic center from the parking lot located to the northeast; between the existing facility and the Health and Fitness Center. As part of the redevelopment, the entrance will be reconfigured to direct traffic to the parking lot located west of the facility, which has previously been underutilized. This parking lot will be reconstructed and will incorporate underground stormwater volume control to accommodate detention requirements associated with the improvements. The majority of patrons will utilize this “west” parking lot to access the new aquatics center.

The redeveloped Aquatic Center will include a primary building (bathhouse and concessions), a mechanical building, a recreation pool with a diving board, an adult leisure pool, zero-depth entry play structure, a splash pad, and multiple body and drop slides, as depicted on the Overall Pool Layout Exhibit.
Pedestrian circulation, grading, stormwater management, and landscape improvements have been coordinated throughout the site to enhance accessibility, manage drainage and reinforce connections to the broader Heritage Park system.

A primary water feature will be located at the main entrance to the Aquatics Center. The feature will consist of an approximately 3 foot tall CMU wall finished with a stone veneer façade. A concealed weir system will be integrated at the top of the wall to ensure uniform water distribution across the full width of the feature, as depicted on Sheet L302 of the Site Plan Drawings.

Sidewalk: The proposed improvements include new sidewalks along the west and south sides of the reconstructed “west” parking lot, as well as a new sidewalk crossing on Community Boulevard to connect to the existing sidewalk on the north side of the street and provide access to the Metra parking lot. Collectively, these improvements will enhance pedestrian circulation and create a safer, more direct connection between the aquatics center and the surrounding Wheeling Town Center residential area.

Fencing: The proposal includes new 6’ tall black vinyl coated chain link fencing to secure the aquatics center and control access to the site. The fencing is generally located around the perimeter of the facility and specific operational areas, including pool enclosures and service areas, to ensure safety and restricted unauthorized access where necessary. In addition, a 4’ tall black picket fence will surround the splash pad area located in the northwest portion of the aquatics center.

Trash Enclosure: A free-standing trash enclosure is proposed within the small parking lot serving the mechanical building. The six-foot tall enclosure walls and gates will be constructed of 1” x 6” composite slats supported by 6” square metal posts. The gates will be equipped with cane bolts to secure them in an open or closed position. The pavement area in front of the trash enclosure will be striped to prevent vehicles from parking and obstructing access.

Building Elevations: The primary building consists of the bathhouse and concessions; two buildings separated by the guest entry plaza and shares an integrated roof structure, which will appear as one main building element. The primary exterior material of the 6,754 sq. ft. main building consists of precast concrete panels incorporating a recessed wave “formliner” pattern to create a crescendo wave effect across the primary west façade. Circular “porthole” window elements, composed of blue-colored glazing, are integrated throughout the elevation to provide visual interest and allow natural light into interior spaces.

As shown on the attached Material Board, the design is further enhanced through the use of complementary materials, including simulated wood soffit panels (Parklex Prodema in White American Oak) at roof overhangs, perforated stainless steel accent panels, and prefinished PAC-CLAD metal fascia in graphite color.

The east and west curved wall elements are connected by flat, acid-etched precast panels, with the east curved walls also utilizing the wave “formliner” to frame glazed openings and exterior lockers. The combination of textured precast, metal, and wood-look materials creates a cohesive, contemporary aesthetic that reinforces the aquatic theme while adding depth and variation to the building façades.

Mechanical Building: A separate 5,400 sq. ft. mechanical building is proposed along the north end of aquatic center and will incorporate many of the same design attributes of the primary building. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel and emergency vehicles. Smaller secondary bathrooms, lockers, showers and a concessions area are included to help distribute crowds and reduce congestion at the main building. The majority of the eastern portion of the mechanical building houses mechanical systems that serve the facility. The building is enclosed with precast concrete panels that mirror the main building design, including the wave “formliner” integrated pattern treatment and circular “porthole” elements.

Rooftop Units: A rooftop mechanical unit will be located on the primary building and will be screened with an Envisor® metal panel roof screen. In addition, a ground-mounted mechanical unit will be located southeast of the primary building, within the fenced aquatic area, and will be screened with landscaping. A ground-mounted mechanical unit will serve the mechanical building and will be installed at the northeast corner of the building, along the north façade, and will be screened with landscaping.

Parking: The redevelopment of the aquatic center will reposition the main guest entry to the west and will take advantage of the existing “west” parking lot (located west of the existing aquatics center and south of The One Apartment complex) to serve as the main parking area. The use of the existing “west” parking lot will focus guest traffic away from the existing Health and Fitness Center and provide greater parking availability than its current configuration. The project will include a reconstruction of the “west” lot to incorporate needed stormwater management landscaped islands, which will result in a decrease in parking spaces from the current parking layout. The reconfigured parking lot will provide 192 parking spaces, with seven ADA-accessible parking spaces located along the east side of the lot, in close proximity to the building entrance. In addition, an eleven-space bicycle rack will be installed to the northeast of the “west” parking lot, along the existing walkway.

Pursuant to the off-street parking standards for outdoor swimming pools, a parking ratio of 1 space per 8 bathers is required. Based on the proposed maximum capacity of 2,847 bathers, a total of 356 parking spaces are required. Accordingly, the petitioner is requesting a variation to reduce the required number of parking spaces from 356 spaces to 192 spaces (Docket No. PV26-0006). Additional 250 parking spaces are available at the existing Sports Complex parking lot, which will continue to serve overflow demand during peak periods. Furthermore, a significant portion of the facility’s users are anticipated to arrive via school bus or other group transportation, which reduces on-site parking demand. Given the reuse of the existing parking area, the availability of nearby supplemental parking, the provision of bicycle accommodations, and the anticipated travel patterns of patrons, staff finds that the proposed parking supply to be reasonable.

Landscaping: The attached Landscape Plan provides a comprehensive planting design organized across three planting areas (Areas A, B and C of the attached landscape plans). The plan incorporates a mix of canopy and understory trees, evergreen and deciduous shrubs, ornamental grasses, and perennial plantings distributed throughout the site to enhance aesthetics, provide screening, and support stormwater management.

Landscape treatments include hardwood mulch planting beds, low-mow seed areas, decorative gravel, groundcover plantings, ornamental grasses, and native bio-mix plantings within the stormwater management areas in the parking lot.

Perimeter landscaping is enhanced with continuous planting beds and tree groupings that frame the site, soften views of parking and structures, and integrate the development into the surrounding environment. Additional plantings are concentrated around key pedestrian areas, building entrances, and amenity spaces to improve the overall user experience.

An irrigation system is also included, consisting of a combination of drip irrigation and rotary sprinkler systems to ensure adequate coverage of all planting areas and promote long-term plant health.

Lighting: The proposed lighting plan includes new site and building-mounted fixtures to serve the new aquatics

center, including parking areas, pathways, sidewalks, and facility structures. The design incorporates a combination of pole-mounted and pedestrian-scale fixtures to provide appropriate illumination throughout the site. Existing parking lot fixtures will be removed and relocated as part of the redevelopment. Lighting will be controlled through a centralized system with zoning and sequencing to ensure efficient operation and compliance with energy standards.

The photometric analysis demonstrates that lighting levels across the site are designed to provide adequate illumination for safety and visibility while maintaining a generally uniform distribution of light. The uniformity ratio measures the difference between the brightest and darkest areas within the parking lot, with lower ratios indicating more consistent lighting conditions. While the Village Code permits a maximum uniformity ratio of 4:1, the proposed lighting plan results in a ratio of 6:1 within the parking lot. This indicates that certain areas of the lot will experience a greater disparity in light levels compared to what is typically permitted. As a result, the petitioner is requesting a variation to allow the increased uniformity ratio (Docket No. PV26-0007).

Recreational Amenities and Aquatic Features: Internal aquatic equipment is proposed to include a variety of pools, play structures, splash pad, and multiple water slides as depicted on the Overall Pool Layout Exhibit. Supporting facility amenities include shaded seating areas with umbrellas, shade structures, cabanas, party shelters, landscaped lawn terraces, and an overlook terrace featuring an integrated water element. The internal configuration and final selection of aquatic equipment will be finalized by the Park District in coordination with the Cook County Department of Public Health. Detailed specifications regarding materials and color schemes for these amenities will need to be provided within the building permit submittal to ensure consistency with the overall design and compatibility with the surrounding park environment.

STAFF REVIEW

Fire Department Review: Comments from the Fire Department have been incorporated into the conditions of approval. There are no comments at this time. The Fire Department will conduct an additional review during the building permit review.

Engineering Division Review: There are no comments at this time. The Engineering Division will conduct an additional review during the building permit review.

Staff Recommended Actions: Staff recommends approval of this request, subject to the following conditions:

1. Major site plan and appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:

a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
b. Construction ready irrigation plans.
c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

******

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. PSPMAJ25-0006, granting major site plan and building appearance approval for the construction of the Wheeling Park District aquatics center and associated site improvements for the property located at 105 Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Architectural Drawings prepared by

Confluence, last revised 2/26/2026; Bike Rack Detail by DuMor, Inc. Sheets 1-2; Landscape Plan prepared by Confluence, last revised 3/27/2026; Materials Sample Board prepared by Confluence, last revised 2/26/2026; Mechanical Unit Specification and Envisor® Screening Detail; Photometric Plan prepared by Confluence, last revised 3/27/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Rendering prepared by Confluence, last revised 2/26/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025; and subject to the following conditions:

1. Major site plan and appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:

a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
b. Construction ready irrigation plans.
c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

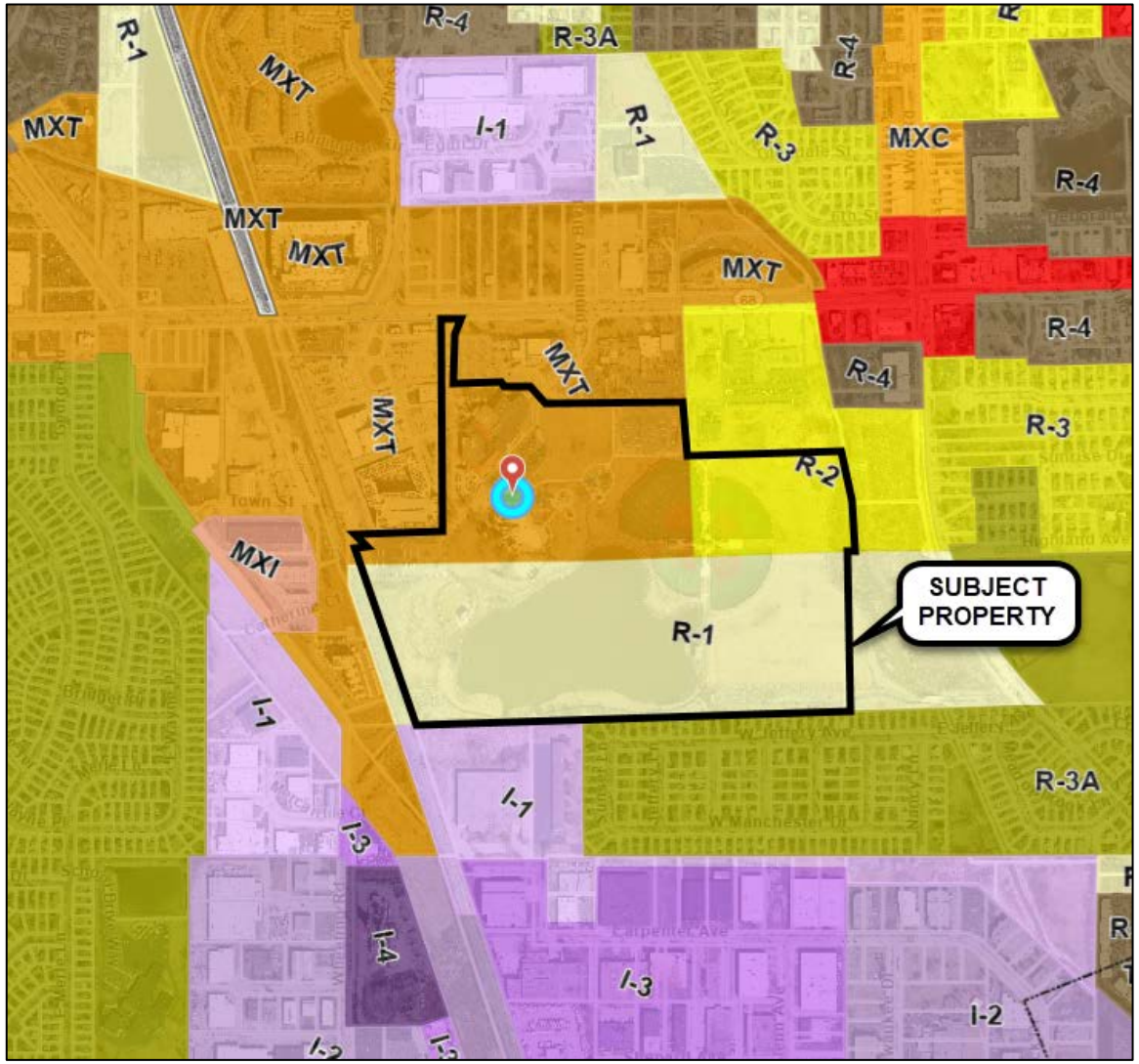
3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Project Description Letter prepared by Confluence, last revised 2/26/2026
Architectural Drawings prepared by Confluence, last revised 2/26/2026
Bike Rack Detail by DuMor, Inc. Sheets 1-2
Landscape Plan prepared by Confluence, last revised 3/27/2026
Materials Sample Board prepared by Confluence, last revised 2/26/2026
Mechanical Unit Specification and Envisor® Screening Detail
Overall Pool Layout Exhibit
Photometric Plan prepared by Confluence, last revised 3/27/2026
Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
Rendering prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

Meeting Minutes
Wednesday, May 13, 2026
Wheeling Plan Commission Regular Meeting
Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois
6:30 p.m.

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1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 13, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners, Riles, Hyken, Karl, Myer, Sprague, Smart, and Chairman Johnson. Also present was the Assistant Director of Community Development Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Bob Niemiec.

4. CHANGES TO AGENDA – NONE

5. CITIZENS' CONCERNS AND COMMENTS – NONE

6. CONSENT ITEMS – NONE

7. ITEMS FOR REVIEW

7A. Docket No.: PSPMIN26-0001
Applicant: Aurora Doors and Windows
Address: 1475 Wheeling Road
Request: Request for Minor Site Plan and Appearance Approval for the Installation of a Fence Enclosure

Mr. Robles reported that the petitioner was requesting minor site plan and appearance approval for the installation of a fence enclosure within the center portion of the rear parking lot. The proposed six-foot-tall fence will consist of white composite panels. A steel and chain link slide gate will provide vehicle access. The site plan also showed an overhead door that was permitted separately. Some parking spaces would be blocked off, but 20 surplus spaces would remain, along with spaces for employees and guests. Staff recommended approval subject to three conditions.

Nina Anuskevich, the applicant, stepped to the podium. She reported that the fence was requested due to high traffic and vehicles trying to cut through. The business manufactured windows, and there was a lot of glass and equipment being loaded and

unloaded in the area. They also wanted to store their vehicles in the enclosed area because they had previously had issues with catalytic converters being stolen at their other business location.

The Commissioners had no questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PSPMIN26-0001, granting minor site plan and appearance approval for the installation of a six-foot tall composite fence enclosure for the property located at 1475 Wheeling Road, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 2/26/2026; Rolling Gate Detail; Site Plan prepared by Studio DOM Architects, last revised 12/1/2025; and subject to the following conditions

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.

2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).

3. The finished side of the fence shall face outward toward adjacent properties.

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.

7B. Docket No.: PSU26-0005
Applicant: Iron Fist Boxing and Fitness
Address: 1475 Wheeling Road, Suite 120
Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU26-0005.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSU26-0005, granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

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1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.

2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.

3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PSU26-0002
Applicant: Forest View, LLC
Address: 350 E. Dundee Road
Request: Request for an Amendment to Ordinance No. 2024-5678, Which Granted Special Use for Final Planned Unit Development Approval for the Forest View Mixed-Use Development

See the Findings of Fact for Docket No. PSU26-0002.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. Docket No. PSU26-0002, granting an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.09

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Planned Unit Developments, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026; Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026; Elevations prepared by JSM Architect, last revised 4/21/2026; Floor Plans prepared by JSM Architect, last revised 4/21/2026; Lighting Plans prepared by PG Enlighten, last revised 4/21/2026; and subject to the following conditions:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No**.** PSU26-0002.

2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0002.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7D. Docket No.: PSU26-0006
Applicant: Marigym
Address: 228 McHenry Road
Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU26-0006.

MOTION: Commissioner Smart moved, seconded by Commissioner Sprague to approve Docket No. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project

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Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food preparation and/or service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU26-0006.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

7E. Docket No.: PSU26-0007
Applicant: Orsini Animal Hospital
Address: 751 N. Milwaukee Avenue
Request: Request for Special Use Approval to Permit an Animal Hospital

See the Findings of Fact for Docket No. PSU26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0007**,** granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project

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Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0007.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7F. Docket No.: PSU26-0009
Applicant: Children's Success Limited
Address: 714 S. Milwaukee Avenue
Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU26-0009.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0009, granting Special Use approval to permit a

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recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0009.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7G. Docket No.: PSU26-0003
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park

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District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility

See the Findings of Fact for Docket No. PSU26-0003, PV26-0006 & PV26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7H. Docket No.: PV26-0006
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center

See the Findings of Fact for Docket No. PSU26-0003, PV26-0006 & PV26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

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1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7I. Docket No.: PV26-0007
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1 to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center

See the Findings of Fact for Docket No. PSU26-0003, PV26-0006 & PV26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Karl, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7J. Docket No.: PSPMAJ25-0006
Applicant: Wheeling Aquatics Center Facility

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Address: 105 Community Boulevard
Request: Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements

Secretary Sprague reported that the applicant requested a major site plan and building appearance approval for the construction of the Wheeling Park District Aquatics Center and associated site improvements.

Mr. Robles read the proposed conditions:

1. Major site plan and appearance approval are contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).
2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:

    a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.

    b. Construction-ready irrigation plans.

    c. Specification for the trash enclosure panels and gates indicating the color of the composite material.

    d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0006, granting major site plan and building appearance approval for the construction of the Wheeling Park District aquatics center and associated site improvements for the property located at 105 Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Architectural Drawings prepared by Confluence, last revised 2/26/2026; Bike Rack Detail by DuMor, Inc. Sheets 1-2; Landscape Plan prepared by Confluence, last revised 3/27/2026; Materials Sample Board prepared by Confluence, last revised 2/26/2026; Mechanical Unit Specification and Envisor® Screening Detail; Photometric Plan prepared by Confluence, last revised 3/27/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Rendering prepared by Confluence , last revised 2/26/2026; Site Plan Drawings prepared by Confluence, last

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revised 3/27/2026; Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025; and subject to the following conditions:

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 Sprague moved, seconded by Commissioner Myer, to approve the Minutes of the Regular Meeting of April 22, 2026 (including the Findings of Fact for Docket Nos. PV25-0014, PV25-0015, PV26-0008, PV25-0016, and PV26-0005).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: Karl

There being six affirmative votes, the motion was approved.

8. OTHER BUSINESS

There was no other business.

9. ADJOURNMENT

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to adjourn the meeting at 8:32 p.m. The motion was approved by a voice vote.

DRAFT

MEMORANDUM

DATE:	June 1, 2026
FROM:	Jon Sfondilis, Village Manager
SUBJECT:	Resolution Waiving the Fidelity Bond Requirements for Wheeling Helping Hands to Conduct a Raffle Event on September 19, 2026
DOLLAR AMOUNT:	N/A
BUDGETED:	Yes
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Residential Life

EXECUTIVE SUMMARY

Wheeling Helping Hands has applied to conduct a raffle in Wheeling pursuant to the requirements of Chapter 4.66 of the Wheeling Municipal Code and has requested a waiver of the associated fidelity bond requirement.

MEMO

Under Chapter 4.66 of the Wheeling Municipal Code, an organization may apply for a license to conduct a raffle and the associated sale of raffle tickets within Wheeling subject to certain restrictions, including providing a fidelity bond equal to the total value of the prizes to be awarded in the raffle, unless the Village Board waives that requirement. Wheeling Helping Hands has applied for a raffle license and requests a waiver of the associated fidelity bond requirement. Ticket sales will begin on June 2, 2026, and the raffle will be held on September 19, 2026. The Village Board has typically approved such waivers upon request from nonprofit organizations raising funds for charitable causes. Staff recommends approval of the bond waiver.

RESOLUTION NO. 26 - _____

RESOLUTION WAIVING THE FIDELITY BOND REQUIREMENTS FOR WHEELING HELPING HANDS TO CONDUCT A RAFFLE EVENT ON SEPTEMBER 19, 2026

WHEREAS, the Wheeling Municipal Code, Chapter 4.66, “Raffle Licenses," requires that organizations secure a permit to conduct a raffle within the Village of Wheeling; and

WHEREAS, Wheeling Helping Hands, a not-for-profit organization, has made a proper application for a license to conduct a raffle on September 19, 2026; and

WHEREAS, Wheeling Helping Hands has requested a waiver of the fidelity bond requirements (as outlined in the Wheeling Municipal Code, Chapter 4.66.090); and

WHEREAS, the Wheeling Municipal Code, Chapter 4.66.090, gives the Board of Trustees the authority to waive such fidelity bond requirements;

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 Wheeling Helping Hands is hereby granted a waiver of the fidelity bond requirements to conduct a raffle event in the Village of Wheeling.

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	_____		

APPROVED this 1st day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

VILLAGE OF WHEELING ILLINOIS

DATE OF APPLICATION: _____

APPLICATION FOR LICENSE TO CONDUCT RAFFLE

Name of Organization: WHEELING HELPING HANDS

Address: 121 MOCKINGBIRD LN CITY WHEELING

Zip Code: 60090 County: COOK

Mailing Address if Different from Above:

Address: _____ CITY _____

Zip Code: _____

Type of Organization (check one):

Nonprofit [ ] Charitable [X] Educational [ ] Religious [ ]

Veterans [ ] Labor [ ]

Name and Address of Location of Raffle Drawing: WHEELING TOWN CENTER
Name

351 W DUNDEE ROAD, Wheeling, IL
Address

How long has the organization been in business? 01/2016

Place and Date of Incorporation: ILLINOIS / 01/2016
Place Date

Number of Members in Good Standing: 20

Name of President/Chairperson of the Organization: DAVID J VOGEL

Contact Number: [redacted] Email Address: [redacted]

Name of Raffle Manager: VIVIAN SMITH

Contact Number: [redacted] Email Address: [redacted]

(230 ILCS 15/5) (from Ch. 85, par. 2305)

Sec. 5. Manager; bond. All management, operation, and conduct of raffles shall be under the supervision of a single manager designated by the organization. The manager shall give a fidelity bond in an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The governing body of a local unit of government may waive this bond requirement by including a waiver provision in the license issued to an organization under this Act, provided that a license containing such waiver provision shall be granted only by the affirmative vote of the requisite number of members of the licensed organization or, if the licensed organization does not have members, of members of the governing board

of the organization, to constitute an affirmative action of the licensed organization. Nothing in this Section shall be deemed to apply to poker runs.
(Source: P.A. 101-109, eff. 7-19-19.)

Names of Member(s) Responsible for Conducting the Operation of the Raffle (attach additional sheets if necessary): VIVIAN SMITH, CATHY MEYER, CHRIS BRADY

Time Period During Which Raffles Chances will be Sold (list specific date(s):
June 2, 2026 through September 19, 2026

Location of Sales: WHEELING TOWN CENTER
Name of Location
350 W DUNDEE ROAD, Wheeling, IL
Address

Location for Determining Winners (if different from above):

Name of Location
, Wheeling, IL
Address

Date(s) for Determining Winners (daily/weekly/monthly): 09-19-26

Cumulative Retail Value of Prizes: $ 5000.00

Maximum Value of each Prize: $ 1200.00

Maximum Price Charged for each Chance Sold: $ 10.00

Time Period for License (duration): UPON APPROVAL - 09-19-26

RAFFLE LICENSE FEE

Fee for Raffle License is $32.75

Fee Attached: [X]

FIDELITY BOND

Wheeling Municipal Code 4.66.090(b) - the raffle Manager shall give a fidelity bond in the sum of the total value of the prizes to be awarded in the raffle. Such bond must be issued by a responsible insurance company or financial institution duly authorized to do business in Illinois and shall be in effect from the commencement of sales of chance within the village of Wheeling until at least thirty (30) days after the raffle is conducted.

FIDELITY BOND-WAIVER

Wheeling Municipal Code 4.66.150(b) – waiver of bond shall only be granted upon petition to the Board of Trustees. Such petition may be made at any time. The petition must be signed by the raffle manager and by the President or Chairperson of the organization, and must give reasons why the procurement of a bond in the required amount would constitute an undue hardship, and that an alternative method is available to protect the public in lieu of the bond.

ARE YOU REQUESTING A WAIVER OF FIDELITY BOND PURSUANT TO SECTION 4.66.150?

***Yes:** X **No - Fidelity Bond Attached:** _____

*If yes complete the following:

X I understand that tickets may not be sold prior to approval by the Board of Trustees for waiver of fidelity bond (please initial).

State below the reason(s) why the procurement of a bond in the required amount would constitute an undue hardship. Also, state what alternative method will be available to protect the public in lieu of the bond (attach additional sheets if necessary).

ALL PROCEEDS BENEFIT CHARITIES. PRIZES AWARDED IMMEDIATELY AT THE CONCLUSION OF THE FESTIVAL.

ATTESTATION

The undersigned attests that the organization named below is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for at least five (5) years preceding the date of this application and that during this entire five (5) year period preceding the date of application, it has maintained a bona fide membership actively engaged in carrying out its objective. The undersigned does hereby state under penalties of perjury that all statements in the foregoing application are true and correct, that the officers, operators, and workers of the raffle(s) are bona fide members of the sponsoring organization, are all of good moral character, and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the raffle(s) in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such raffles.

WHEELING HELPING HANDS

Name of Organization

David J. Vogel DAVID J VOGEL

Signature of President/Chairperson Name of President/Chairperson