Monday, June 15, 2026
Village Board Regular Meeting Agenda

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

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   A. Approval of Minutes of the Regular Meeting of June 1, 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 Accepting a Bid and Approving a Contract with National Power Rodding Corp. for the 2026 Sanitary Sewer Lining Project in the Amount of $164,400

    B. Resolution Approving a One-Year Renewal of a Previously Bid Contract with Superior Road Striping, Inc. for the FY 2026 Pavement Markings Program in an Amount Not to Exceed $34,504.92

    C. Ordinance Amending Chapter 9.10 "Stopping, Standing and Parking" of the Village of Wheeling Municipal Code to Institute Parking Restrictions on Larkin Drive

    D. Resolution Authorizing an Addendum to the Professional Services Agreement with CaseWorthy, Inc. for Data Migration Services for the Social Services Division Case Management Database System in the Amount of $10,375 for a Total Cost of $104,206

    E. Ordinance Approving and Adopting Amended Rules and Regulations of the Board of Fire and Police

Commissioners of the Village of Wheeling

F. Resolution Approving and Authorizing the Village Manager to Execute an Agreement with Public Safety Testing (PST) for Pre-Employment Testing Services

12. **Old Business**

13. **New Business**

All Listed Items for Discussion and Possible Action

A. Ordinance Amending Ordinance No. 5678, Which Granted Special Use for Final Planned Unit Development (PUD) Approval for the Forest View Mixed-Use Development (350 E. Dundee Road) [Docket No. PSU26-0002]

B. Resolution Authorizing the Village President and Village Clerk to Execute an Agreement between the Village of Wheeling and the Chicago's North Shore Convention and Visitors Bureau Relative to the Village's Membership in the Bureau in the Amount of $88,070.07

C. Resolution Awarding a Restaurant, Entertainment, and Retail Build-Out Grant to Osteria Wheeling, LLC D/B/A Saranello's Restaurant at 601 N. Milwaukee Avenue for an Amount Not to Exceed $225,000

14. **Official Communications**

15. **Approval of Bills**

A. Approval of Bills for May 27–June 10, 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 15, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Accepting a Bid and Approving a Contract with National Power Rodding Corp. for the 2026 Sanitary Sewer Lining Project in the Amount of $164,400
DOLLAR AMOUNT:	164,400
BUDGETED:	Yes
BUDGET SOURCE:	Sanitary Sewer Capital Improvement Funds
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

The 2026 Sanitary Sewer Lining Project includes installation of a cured-in-place pipeliner (CIPP) within approximately 4,842 linear feet of existing sanitary sewer pipes. This resolution approves a contract with National Power Rodding Corp. for the 2026 Sanitary Sewer Lining Project in an amount not to exceed $164,400.

MEMO

Background:

The Sanitary Sewer Lining Project is part of an every other year activity wherein the first year inspects and makes waterproof the affected manholes, and the second year relines the adjacent pipes. The CIPP process essentially re-establishes existing sanitary sewer pipe systems as new sanitary sewers with an expected service life extension of 30 to 50 years. The proposed sewer lining material is made of a rubberized fiberglass material that is extended within a certain length of pipe, then heated and expanded, bonding the material to the pipe while in place. The result is a smooth new surface that also seals the pipe, reducing leakage and infiltration.

Discussion:

The scope of work the Village is seeking includes evaluation of existing sewer pipe condition through sewer television videotaping and subsequent cleaning, installation of the sewer lining product, and post-lining television videotaping. Locations where piping is inadequate due to deterioration or drainage problems are to be noted and repaired before the lining is installed.

On June 4, 2026, Public Works staff received and read five bids ranging in price from $164,400 to $245,871.58. Staff reviewed the bid proposals and determined National Power Rodding Corp. to be the lowest-cost qualified and responsible bidder meeting all contract requirements with a bid in the amount of $164,400. National Power Rodding Corp. performed this work for the Village in 2024 and is capable of completing this project in a timely, professional manner. The televising and cleaning phase of this project will start in late June and take about two weeks to complete. The installation of the liner will take place in late July and will take approximately two weeks to complete. There will be minimal disruption to traffic during this project.

Budget:

Sanitary Sewer Capital Improvement Funds in the amount of $180,000 have been approved for this work during FY2026.

RESOLUTION NO. 26- _____

RESOLUTION ACCEPTING A BID AND APPROVING A CONTRACT WITH NATIONAL POWER RODDING CORP. FOR THE 2026 SANITARY SEWER LINING PROJECT IN THE AMOUNT OF $164,400

WHEREAS, the Village's 2026 Capital Improvement Plan (CIP) allocates $180,000 for the proposed FY2026 Sanitary Sewer Lining Project; and

WHEREAS, Public Works staff issued a call for public bids for this project and received five (5) bid proposals on June 4, 2026, ranging in price from $164,400 to $245,871.58; and

WHEREAS, Village staff has reviewed the bid proposals and determined National Power Rodding Corp. to be the lowest-cost qualified and responsible bidder meeting all contract requirements with its bid proposal of $164,400; and

WHEREAS, it is in the best interest of the Village of Wheeling to accept the bid of National Power Rodding Corp. for the 2026 Sanitary Sewer Lining 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 $164,400 not-to-exceed contract with National Power Rodding Corp. for the 2026 Sanitary Sewer Lining Project is hereby approved in accordance with the bid proposal dated June 4, 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 15th 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

2026 SANITARY SEWER LINING

CONTRACT DOCUMENT

This agreement is made this 15th 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 (National Power Ridding Corp.) 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 Project can generally be described as sanitary sewer lining in various sizes of cured-in-place pipelining.

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 2026 SANITARY SEWER LINING , 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 June 4, 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 $ 164,400 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 180 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 15th day of June, 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 4th day of June, 2026.

Individual or Partnership _____ Corporation X

_____ William T. Kreidler, President

By Position/Title

_____ _____

By Position/Title

National Power Rodding Corp.
Print Company Name

THE VILLAGE OF WHEELING, ILLINOIS

Accepted this 15th day of June, 2026.

Patrick Horcher
Village President

Attest:

Kathryn M. Brady
Village Clerk

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

PERFORMANCE BOND

CONTRACTOR *(name and address)*:
National Power Rodding Corp.
2500 W Arthington St.
Chicago, IL 60612

SURETY *(name and address of principal place of business)*:
Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER *(name and address)*:
Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

CONSTRUCTION CONTRACT
Effective Date of the Agreement: June 4, 2026
Amount: $164,400.00
Description *(name and location)*:
2026 Sanitary Sewer Lining

BOND
Bond Number: 108509444
Date *(not earlier than the Effective Date of the Agreement of the Construction Contract)*: June 4th, 2026
Amount: $164,400.00
Modifications to this Bond Form: [X] None [ ] See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL

National Power Rodding Corp. *(seal)*
Contractor's Name and Corporate Seal

By: _____
Signature

William T. Kreidler
Print Name

President
Title

Attest: _____
Signature

Reid W. Ruprecht, Vice President
Title

SURETY

Travelers Casualty and Surety Company of America *(seal)*
Surety's Name and Corporate Seal

By: _____
Signature *(attach power of attorney)*

Peter S. Forker
Print Name

Attorney-In-Fact
Title

Attest: _____
Signature

Gina M. Damato, Witness
Title

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

EJCDC® C-610, Performance Bond
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1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after:

3.1 The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

3.2 The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

3.3 The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:

7.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

7.2 additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and

7.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.

9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.

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10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to the Surety, the Owner, or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

14. Definitions

14.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

14.2 Construction Contract: The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

14.3 Contractor Default: Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

14.4 Owner Default: Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

14.5 Contract Documents: All the documents that comprise the agreement between the Owner and Contractor.

15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

16. Modifications to this Bond are as follows:

TRAVELERS

STATE OF ILLINOIS
COUNTY OF KENDALL

I, Gina Marie Damato a Notary Public in and for said

County, do hereby certify that Peter S. Forker Attorney -in-

Fact, of the:

THE TRAVELERS INDEMNITY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
FARMINGTON CASUALTY COMPANY
UNITED STATES FIDELITY AND GUARANTY COMPANY
ST. PAUL FIRE AND MARINE INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
ST. PAUL GUARDIAN INSURANCE COMPANY
ST. PAUL MERCURY INSURANCE COMPANY

Who is personally known to me to be the same person, whose name is subscribed to the foregoing, instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument for and on behalf of:

THE TRAVELERS INDEMNITY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
FARMINGTON CASUALTY COMPANY
UNITED STATES FIDELITY AND GUARANTY COMPANY
ST. PAUL FIRE AND MARINE INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
ST. PAUL GUARDIAN INSURANCE COMPANY
ST. PAUL MERCURY INSURANCE COMPANY

For the uses and purposed therein set forth.

Given under my hand and notarial seal at my office in the City of Yorkville in said

County, this 4th day of June A.D. 2026

Notary Public

OFFICIAL SEAL
GINA MARIE DAMATO
Notary Public, State of Illinois
Commission No. 990704
My Commission Expires
May 13, 2028

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Peter S Forker** of **ROLLING MEADOWS**, **Illinois**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **4th** day of **June**, **2026**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

PAYMENT BOND

CONTRACTOR *(name and address)*:

National Power Rodding Corp.
2500 W Arthington St.
Chicago, IL 60612

SURETY *(name and address of principal place of business)*:

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER *(name and address)*: Village of Wheeling
2 Community Blvd., Wheeling, IL 60090

CONSTRUCTION CONTRACT

Effective Date of the Agreement: June 4, 2026
Amount: $164,400.00
Description *(name and location)*:
2026 Sanitary Sewer Lining

BOND

Bond Number: 108509444
Date *(not earlier than the Effective Date of the Agreement of the Construction Contract)*: June 4, 2026
Amount: $164,400.00
Modifications to this Bond Form: [X] None [ ] See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL	SURETY
National Power Rodding Corp. (seal)	Travelers Casualty and Surety Company of America (seal)
Contractor's Name and Corporate Seal	Surety's Name and Corporate Seal
By:	By:
Signature	Signature *(attach power of attorney)*
William T. Keridler	Peter S. Forker
Print Name	Print Name
President	Attorney-In-Fact
Title	Title
Attest:	Attest:
Signature	Signature
Reid W.Ruprecht, Vice President	Gina M. Damato, Witness
Title	Title

Notes: (1) Provide supplemental execution by any additional parties, such as joint ventures, (2) Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

EJCDC® C-615, Payment Bond
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1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.

4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.

5. The Surety's obligations to a Claimant under this Bond shall arise after the following:

   5.1 Claimants who do not have a direct contract with the Contractor,

      5.1.1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and

      5.1.2 have sent a Claim to the Surety (at the address described in Paragraph 13).

   5.2 Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).

6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.

7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

   7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

   7.2 Pay or arrange for payment of any undisputed amounts.

   7.3 The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

8. The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

9. Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.

11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

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12. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

13. Notice and Claims to the Surety, the Owner, or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

16. Definitions

16.1 Claim: A written statement by the Claimant including at a minimum:

1. The name of the Claimant;
2. The name of the person for whom the labor was done, or materials or equipment furnished;
3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;
4. A brief description of the labor, materials, or equipment furnished;
5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;
7. The total amount of previous payments received by the Claimant; and
8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

16.2 Claimant: An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

16.3 Construction Contract: The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

16.4 Owner Default: Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

16.5 Contract Documents: All the documents that comprise the agreement between the Owner and Contractor.

17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

18. Modifications to this Bond are as follows:

EJCDC® C-615, Payment Bond
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TRAVELERS

STATE OF ILLINOIS
COUNTY OF KENDALL

I, Gina Marie Damato a Notary Public in and for said

County, do hereby certify that **Peter S. Forker** Attorney -in-

Fact, of the:

THE TRAVELERS INDEMNITY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
FARMINGTON CASUALTY COMPANY
UNITED STATES FIDELITY AND GUARANTY COMPANY
ST. PAUL FIRE AND MARINE INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
ST. PAUL GUARDIAN INSURANCE COMPANY
ST. PAUL MERCURY INSURANCE COMPANY

Who is personally known to me to be the same person, whose name is subscribed to the foregoing, instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument for and on behalf of:

THE TRAVELERS INDEMNITY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY
TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
FARMINGTON CASUALTY COMPANY
UNITED STATES FIDELITY AND GUARANTY COMPANY
ST. PAUL FIRE AND MARINE INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
ST. PAUL GUARDIAN INSURANCE COMPANY
ST. PAUL MERCURY INSURANCE COMPANY

For the uses and purposed therein set forth.

Given under my hand and notarial seal at my office in the City of **Yorkville** in said

County, this **4th** day of **June** A.D. **2026**

Notary Public

OFFICIAL SEAL
GINA MARIE DAMATO
Notary Public, State of Illinois
Commission No. 990704
My Commission Expires
May 13, 2028

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Peter S Forker** of **ROLLING MEADOWS**, **Illinois**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **4th** day of **June**, **2026**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/5/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
2850 Golf Rd
Rolling Meadows IL 60008

CONTACT NAME: Christina Cunningham, Client Service Mgr Sr.
PHONE (A/C, No, Ext): | FAX (A/C, No):
E-MAIL ADDRESS: christina_cunningham@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Company	16535
INSURER B : American Zurich Insurance Company	40142
INSURER C : American Guarantee and Liability Ins Co	26247
INSURER D : Zurich American Insurance Company of IL	27855
INSURER E :	
INSURER F :	

INSURED CAROCOR-04
NATIONAL POWER RODDING CORP.
2500 WEST ARTHINGTON STREET
CHICAGO, IL 60612-4108

COVERAGES **CERTIFICATE NUMBER:** 1591233667 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		GLO 9377201-22	10/31/2025	10/31/2026	EACH OCCURRENCE	$ 2,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X XCU INCLUDED						MED EXP (Any one person)	$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						GENERAL AGGREGATE	$ 4,000,000
	[ ] OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
D	AUTOMOBILE LIABILITY	Y		BAP9377199-22	10/31/2025	10/31/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB [X] OCCUR			AUC 5916947-20	10/31/2025	10/31/2026	EACH OCCURRENCE	$ 3,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 3,000,000
	[ ] DED X RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC 9377202-22	10/31/2025	10/31/2026	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? [N] (Mandatory In NH)	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Village of Wheeling and its officer, agents and employees are shown as Additional Insureds solely with respect to General Liability on primary and non-contributory basis, Auto Liability as required by written contract. A Waiver of Subrogation in favor of additional insureds is included under the Workers compensation coverage as evidenced herein as required by written contract.

CERTIFICATE HOLDER

Village of Wheeling
2 Community Blvd.
Wheeling IL 60090

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

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WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY **WC 00 0313**

(Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION.

o 1983 National Council on Compensation Insurance.

Other Insurance Amendment - Primary And Non-Contributory

ZURICH')

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO 9377201-22	10/31/2025	10/31/2026	10/31/2025	24059000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: Carylon Corporation

Address (including ZIP Code): 2500 Arthington; Chicago, **IL** 60612

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV - Commercial General Liability Conditions:**

   This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

   a. The additional insured is a Named Insured under such other insurance; and

   b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition of Section **IV - Commercial General Liability Conditions:**

   This insurance is excess over:

   Any of the other insuranc e, whether prim ary, excess, contingent or on any ot her basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional ins ured on another policy providi ng coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by writt en contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO 9377201-22	10/31/2025	10/31/2026	10/31/2025	24059000	$ INCL	$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition:**

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

U-GL-925-B CW (12/01)

POLICY NUMBER: GLO 9377201-22

COMMERCIAL GENERAL LIABILITY
CG 02 2410 93

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARLIER NOTICE OF CANCELLATION PROVIDED BY US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERALLIABILITY COVERAGEPART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/ COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Number of Days' Notice 60_

(If no entry appears above, information required to complete this Schedule will be shown in the Declarations as applicable to this endorsement.)

For any statutorily permitted reason other than nonpayment of premium, the number of days required for notice of cancellation, as provided in paragraph **2.** of either the CANCELLATION Common Policy Condition or as amended by an applicable state cancellation endorsement, is increased to the number of days shown in the Schedule above.

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POLICYNUMBER: GLO 9377201-22

COMMERCIAL GENERAL LIABILITY
CG25030509

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):

A GENERAL AGGREGATE LIMIT APPLIES TO EACH CONSTRUCTION PROJECT WHERE THE NAMED INSURED IS PERFORMING OPERATIONS, HOWEVER, A GENERAL AGGREGATE LIMIT DOES NOT APPLY TO ANY CONSTRUCTION PROJECT WHERE THE NAMED INSURED IS PERFORMING OPERATIONS THAT ARE INSURED UNDER A WRAP-UP OR ANY OTHER CONSOLIDATED OR SIMILAR INSURANCE PROGRAM.

ntormat1on re.9.u1red to complete this Schedule, if not shown above, will be shown in the Dec1arat1ons.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I - Coverage **A**, and for all medical expenses caused by accidents under Section I - Coverage **C**, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum ofall damages under Coverage A,except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   - **a.** Insureds;
   - **b.** Claims made or "suits" brought; or
   - **c.** Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I-Coverage **A**, and for all medical expenses caused by accidents under Section I - Coverage **C**, which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce theamount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section III - Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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Policy Number
GLO 9377201-22

SCHEDULE OF NAMED INSURED(S)

ZURICH AMERICAN INSURANCE COMPANY

Named Insured	CARYLON CORPORATION	**Effective Date:**	10/31/2025 12:01 AM., Standard Time
Agent Name	GALLAGHER	**Agent**	24059 000

NAMED INSURED

CARYLON CORPORATION
ACEP PIPE CLEANING, INC.
BEARY MANAGEMENT SERVICES, INC.
BEARYL FLEET SERVICES, INC.
BIO-NOMIC SERVICES, INC.
DEEP SOUTH INDUSTRIAL SERVICES, INC.
METROPOLITAN ENVIRONMENTAL SERVICES, INC.
MOBILE DREDING & VIDEO PIPE, INC.
NATIONAL INDUSTRIAL MAINTENANCE- MICHIGAN, INC.
NATIONAL INDUSTRIAL MAINTENANCE - SOLUTIONS, INC.
NATIONAL PLANT SERVICES, INC.
NATIONAL POWER RODDING CORPORATION
NATIONAL WATER MAIN CLEANING COMPANY
ROBINSON PIPE CLEANING COMPANY
SPECIALIZED MAINTENANCE SERVICES, INC.
VIDEO INDUSTRIAL SERVICES, INC.
SELECT TRANSPORATION, INC.
1806 HARRISON, LLC
INFRASTRUCTURE SUPPLY SOLUTIONS CORPORATION
NATIONAL WATER MAIN CLEANING COMPANY - NEW ENGLAND
NATIONAL WATER MAIN CLEANING COMPANY - FLORIDA, INC.

Policy Number
GLO 9377201-22

ENDORSEMENT

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION

Effective Date: **10/31/2025**
12:01 AM., Standard Time

Agent Name GALLAGHER

Agent No.: 24059-000 24059-OOO

BLANKET NOTICE TO OTHERS OF CANCELLATION

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY. THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:
COMMERCIAL GENERAL LIABILITY COVERAGE PART
A. IF WE CANCEL THIS COVERAGE PART BY WRITTEN NOTICE TO THE FIRST NAMED INSURED FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, WE WILL DELIVER ELECTRONIC NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED TO EACH PERSON OR ORGANIZATION SHOWN IN A SCHEDULE PROVIDED TO US BY THE FIRST NAMED INSURED. SUCH SCHEDULE:
1. MUST BE INITIALLY PROVIDED TO US WITHIN 15 DAYS:
A. AFTER THE BEGINNING OF THE POLICY PERIOD SHOWN IN THE DECLARATIONS; ORB. AFTER THIS ENDORSEMENT HAS BEEN ADDED TO POLICY;
2. MUST CONTAIN THE NAMES AND E-MAIL ADDRESSES OF ONLY THE PERSONS OR ORGANIZATIONS REQUIRING NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED;
3. MUST BE IN AN ELECTRONIC FORMAT THAT IS ACCEPTABLE TO US; AND
4. MUST BE ACCURATE.
SUCH SCHEDULE MAY BE UPDATED AND PROVIDED TO US BY THE FIRST NAMED INSURED DURING THE POLICY PERIOD. SUCH UPDATED SCHEDULE MUST COMPLY WITH PARAGRAPHS 2. 3. AND 4. ABOVE.
B. OUR DELIVERY OF THE ELECTRONIC NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE BASED ON THE MOST RECENT SCHEDULE IN OUR RECORDS AS OF THE DATE THE NOTICE OF CANCELLATION IS MAILED OR DELIVERED TO THE FIRST NAMED INSURED. DELIVERY OF THE NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE EFFECTIVE DATE OF CANCELLATION TO THE FIRST NAMED INSURED.
C. PROOF OF EMAILING THE ELECTRONIC NOTIFICATION WILL BE SUFFICIENT PROOF THAT WE HAVE COMPLIED WITH PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.
D. OUR DELIVERY OF ELECTRONIC NOTIFICATION DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT IS INTENDED AS A COURTESY ONLY. OUR FAILURE TO PROVIDE SUCH DELIVERY OF ELECTRONIC NOTIFICATION WILL NOT:
1. EXTEND THE COVERAGE PART CANCELLATION DATE;
2. NEGATE THE CANCELLATION; OR
3. PROVIDE ANY ADDITIONAL INSURANCE THAT WOULD NOT HAVE BEEN PROVIDED IN THE ABSENCE OF THIS ENDORSEMENT.
E. WE ARE NOT RESPONSIBLE FOR THE ACCURACY, INTEGRITY, TIMELINESS AND VALIDITY OF INFORMATION CONTAINED IN THE SCHEDULE PROVIDED TO US AS DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

Additional Insured – Owners, Lessees Or Contractors – Completed Operations

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 9377201-22	Effective Date: 10/31/2025

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

SCHEDULE

Name of Person or Organization: ANY PERSON OR ORGANIZATION, BUT ONLY WHEN YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS AND WHERE THAT CONTRACT SPECIFICALLY REQUIRED THE ISO CG2037 10/2001 EDITION FORM OR THE EQUIVALENT OF SAME
Location And Description of Completed Operations: ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT, FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM
Additional Premium: N/A

Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 9377201-22	Effective Date: 10/31/2025

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

SCHEDULE

Name of Person or Organization:
ANY PERSON OR ORGANIZATION, BUT ONLY WHEN YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS AND WHERE THAT CONTRACT SPECIFICALLY REQUIRES THE ISO CG2010 10/2001 EDITION FORM OR THE EQUIVALENT OF SAME

A. **Section II – Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Policy Number

BAP 9377199-22

SCHEDULE OF NAMED INSURED(S)

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION

Effective Date: 10/31/2025
12:01 A.M., Standard Time

Agent Name GALLAGHER

Agent No. 24059-000

NAMED INSURED

CARYLON CORPORATION
ACE PIPE CLEANING, INC.
BEARY PROPERTIES, INC.
BIO-NOMIC SERVICES, INC.
DEEP SOUTH INDUSTRIAL SERVICES, INC.
DEEP SOUTH SOLUTIONS, INC.
METROPOLITAN ENVIRONMENTAL SERVICES, INC.
MOBILE DREDGING & VIDEO PIPE, INC.
NATIONAL INDUSTRIAL MAINTENANCE, INC.
NATIONAL INDUSTRIAL MAINTENANCE SOLUTIONS, INC.
NATIONAL PLANT SERVICES, INC.
NATIONAL POWER RODDING CORP.
NATIONAL WATER MAIN CLEANING COMPANY
ODESCO INDUSTRIAL SERVICES, INC.
ROBINSON PIPE CLEANING CO.
ROBINSON PIPE SERVICES, INC.
SEWER SYSTEM EVALUATIONS, INC.
SPECIALIZED MAINTENANCE SERVICES, INC.
VIDEO INDUSTRIAL SERVICES, INC.
SELECT TRANSPORTATION, INC.
BEARY FLEET SERVICES

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: CARYLON CORPORATION

Endorsement Effective Date: 10/31/2025

SCHEDULE

Name(s) Of Person(s) Or Organization(s):

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THE POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

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ZURICH

ENDORSEMENT

Insurance forthis coverage partprovided by:

ZURICH AMERICAN INSURANCE COMPANY

Policy Number
BAP 9377199-22

Renewal of Number
BAP 9377199-21

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:
COMMERCIAL AUTO COVERAGE PART

A. IF WE CANCEL THIS COVERAGE PART BY WRITTEN NOTICE TO THE FIRST NAMED INSURED FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, WE WILL DELIVER ELECTRONIC NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED TO EACH PERSON OR ORGANIZATION SHOWN IN A SCHEDULE PROVIDED TO US BY THE FIRST NAMED INSURED. SUCH SCHEDULE:
   1. MUST BE INITIALLY PROVIDED TO US WITHIN 15 DAYS:
      A. AFTER THE BEGINNING OF THE POLICY PERIOD SHOWN INTHE DECLARATIONS; OR
      B. AFTER THIS ENDORSEMENT HAS BEEN ADDED TO POLICY;
   2. MUST CONTAIN THE NAMES AND E-MAIL ADDRESSES OF ONLY THE PERSONS OR ORGANIZATIONS REQUIRING NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED;
   3. MUST BE IN AN ELECTRONIC FORMAT THAT IS ACCEPTABLE TO US; AND
   4. MUST BE ACCURATE.

SUCH SCHEDULE MAY BE UPDATED AND PROVIDED TO US BY THE FIRST NAMED INSURED DURING THE POLICY PERIOD. SUCH UPDATED SCHEDULE MUST COMPLY WITH PARAGRAPHS 2. 3. AND 4. ABOVE.

B. OUR DELIVERY OF THE ELECTRONIC NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE BASED ON THE MOST RECENT SCHEDULE IN OUR RECORDS AS OF THE DATE THE NOTICE OF CANCELLATION IS MAILED OR DELIVERED TO THE FIRST NAMED INSURED. DELIVERY OF THE NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE EFFECTIVE DATE OF CANCELLATION TO THE FIRST NAMED INSURED.

C. PROOF OF EMAILING THE ELECTRONIC NOTIFICATION WILL BE SUFFICIENT PROOF THAT WE HAVE COMPLIED WITH PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

D. OUR DELIVERY OF ELECTRONIC NOTIFICATION DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT IS INTENDED AS A COURTESY ONLY. OUR FAILURE TO PROVIDE SUCH DELIVERY OF ELECTRONIC NOTIFICATION WILL NOT:
   1. EXTEND THE COVERAGE PART CANCELLATION DATE;
   2. NEGATE THE CANCELLATION; OR
   3. PROVIDE ANY ADDITIONAL INSURANCE THAT WOULD NOT HAVE BEEN PROVIDED IN THE ABSENCE OF THIS ENDORSEMENT.

E. WE ARE NOT RESPONSIBLE FOR THE ACCURACY, INTEGRITY, TIMELINESS AND VALIDITY OF INFORMATION CONTAINED IN THE SCHEDULE PROVIDED TO US AS DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

Other Insurance Amendment - Primary And Non-Contributory

ZURICH')

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'!. Prem	Return Prem.
GLO 9377201-22	10/31/2025	10/31/2026	10/31/2025	24059000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: Carylon Corporation

Address (including ZIP Code): 2500 Arthington; Chicago, IL 60612

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV - Commercial General Liability Conditions:**

   This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

   a. The additional insured is a Named Insured under such other insurance; and

   b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition of Section **IV - Commercial General Liability Conditions:**

   This insurance is excess over:

   Any of the other insuranc e, whether prim ary, excess, contingent or on any ot her basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional ins ured on another policy providi ng coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by writt en contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO9377201-22	10/31/2025	10/31/2026	10/31/2025	24059000	$ INCL	$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition:**

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

U-GL-925-B CW (12/01)

Coverage Extension Endorsement – Liability Only

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP9377199- 22	10/31/2025	10/31/2026	10/31/2025	24059-000		

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

   The following are also "insureds":

   a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

   b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.

   c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.

   d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

   Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

(2) Up to $5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

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C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

D. Driver Safety Program Liability Coverage

The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

(1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

F. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

G. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

(1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or

(2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

H. Hired Auto – World Wide Coverage

Paragraph **7a.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

(5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

I. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

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J. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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2026 Sanitary Sewer Lining (#10177678)
Owner: Village of Wheeling
Solicitor: Wheeling IL, Village of
06/04/2026 09:00 AM CDT

						Engineer Estimate		National Power Rodding Corp		Performance Pipelining, Inc	
Section Titl	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid							$0.00		$164,400.00		$179,700.00
	1	1	Cured In Place Pipe- Sanitary Sewer Lining, 8	LF	4660			$32.00	$149,120.00	$34.00	$158,440.00
	2	2	Cured In Place Pipe- Sanitary Sewer Lining, 10	LF	182			$40.00	$7,280.00	$70.00	$12,740.00
	3	3	Reinstatement of Service Laterals Sanitary Sewers	EA	23			$150.00	$3,450.00	$88.00	$2,024.00
	4	4	End Seal - Sanitary Sewer Lining, 8	EA	34			$125.00	$4,250.00	$180.00	$6,120.00
	5	5	End Seal - Sanitary Sewer Lining, 10	EA	2			$150.00	$300.00	$188.00	$376.00
Base Bid Total:							$0.00		$164,400.00		$179,700.00

Hoerr Construction, Inc.		Visu-Sewer		Insituform Technologies USA, LLC	
Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	$188,356.00		$192,059.00		$245,871.58
$35.60	$165,896.00	$37.10	$172,886.00	$47.12	$219,579.20
$65.00	$11,830.00	$64.00	$11,648.00	$78.09	$14,212.38
$100.00	$2,300.00	$75.00	$1,725.00	$100.00	$2,300.00
$230.00	$7,820.00	$160.00	$5,440.00	$270.00	$9,180.00
$255.00	$510.00	$180.00	$360.00	$300.00	$600.00
	$188,356.00		$192,059.00		$245,871.58

MEMORANDUM

DATE:	June 15, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Approving a One-Year Renewal of a Previously Bid Contract with Superior Road Striping, Inc. for the FY 2026 Pavement Markings Program in an Amount Not to Exceed $34,504.92
DOLLAR AMOUNT:	34,504.92
BUDGETED:	Yes
BUDGET SOURCE:	Capital Improvement Plan
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

Pavement markings for both concrete and asphalt surfaces have been a consistent Village investment over the years to delineate crosswalks, directional arrows, stop bars, and other necessary markings on pavements. This resolution approves a one-year contract with Superior Road Striping, Inc.—previously bid through the Suburban Purchasing Cooperative's Governing Board—for the 2026 Pavement Marking Program for an amount not to exceed of $34,504.92.

MEMO

Background:

Each year, Public Works personnel develop a list of surface locations that require pavement markings, either to replace existing markings that have faded or to create new ones, often due to previous or planned pavement maintenance work.

Discussion:

In 2024, the Suburban Purchasing Cooperative issued a request for bids (RFB) for pavement marking services and determined Superior Road Striping, Inc. to be the lowest responsive and responsible bidder in compliance with all bid specification requirements. In May 2025 the Village Board approved the Village's one-year participation in the Suburban Purchasing Cooperative's contract with Superior Road Striping, which allows up to three additional one-year terms upon mutual agreement on a negotiated basis.

Superior Road Striping, Inc. specializes in pavement marking work, performed effective work on the Village's 2025 Pavement Markings Program, and is capable of completing this project in a timely and professional manner.

The project is estimated to be done this summer and will take approximately two weeks to complete. Access to roads during the project will be minimally impacted by the work.

Budget:

Capital Improvement Plan funds in the amount of $35,000 have been allocated for pavement markings in 2026.

RESOLUTION NO. 26- _____

RESOLUTION APPROVING ONE-YEAR RENEWAL OF A PREVIOUSLY BID CONTRACT WITH SUPERIOR ROAD STRIPING, INC. FOR THE FY 2026 PAVEMENT MARKINGS PROGRAM IN AN AMOUNT NOT TO EXCEED $34,504.92

WHEREAS, the Village's 2026 Capital Improvement Plan (CIP) has funds allocated for a pavement markings program; and

WHEREAS, in 2024, Superior Road Striping, Inc. was the lowest-cost responsive and responsible bidder in compliance with all bid specification requirements for the Suburban Purchasing Cooperative's request for bid (RFB) for pavement marking services; and

WHEREAS, on May 5, 2025, the President and Board of Trustees of the Village of Wheeling adopted Resolution 25-075 approving the Village's participation in the Suburban Purchasing Cooperative contract with Superior Road Striping, Inc. for one year with up to three optional one-year extensions; and

WHEREAS, Superior Road Striping, Inc. specializes in pavement marking work, performed effective work the Village's 2025 Pavement Markings Program, and is capable of completing this project in a timely and professional manner;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Manager is hereby authorized and directed to execute a one-year renewal of the previously bid contract with Superior Road Striping, Inc. for the 2026 Pavement Markings Program in an amount not to exceed $34,504.92, in accordance with the unit prices as attached hereto.

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 15th 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

2026 Pavement Marking Program

VILLAGE OF WHEELING

2026 Pavement Marking Contract Document

This agreement is made this 15th day of June, 2026, by and between, and shall be binding upon, the Village of Wheeling, an Illinois municipal Corporation hereinafter referred to as (the "Village") and **Superior Road Striping, Inc.**, hereinafter referred to as (the "Contractor") for the Village of Wheeling 2026 Pavement Markings Program ("Project").

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

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

1. This contract shall embrace and include all of the applicable contract documents associated with the Suburban Purchasing Cooperative's Governing Board award of the SPC 2024 Thermoplastic &/or Urethane Lane Marking Material and Labor Road Marking Program (Contract #229) listed below as if attached hereto and incorporated herein (those contract documents associated with the joint bid that are otherwise specific to the other participating cities or villages shall not apply or be incorporated herein, while all general documents and documents specific to the Village of Wheeling shall apply):

   a. Specification and Contract Document for the **2026 Pavement Markings Program** consisting of the following:

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

   b. The letter Dated March 20, 2024 from the Suburban Purchasing Cooperative's Governing Board award of the SPC 2024 Thermoplastic &/or Urethane Lane Marking Material and Labor Road Marking Program (Contract #229).

   c. Required Performance and Payment Bonds and Certificate of Insurance Issued under the original contract with Suburban Purchasing Cooperative c/o NWMC

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 **$34,504.92**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 **30 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. If work is not substantially completed on time, the contractor shall pay the Village of Wheeling $55.00 for each day of delay unless the delay is approved by the Village of Wheeling.

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

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

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

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

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

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

SUPERIOR ROAD STRIPING, INC.

	Vice President of Operations	6/3/2026
By	Position/Title	Date

ATTEST:

Notary

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

THE VILLAGE OF WHEELING

Jon Sfondilis
Village Manager

Date

2026 Pavement Markings

Schedule of Quantities

No.	Item Description	Units	Quantity	Unit Price	Extended Price
1	4" Thermoplastic Pavement Marking Line	LF	3315	$ 0.77	$ 2,552.55
2	6" Thermoplastic Pavement Marking Line	LF	2120	$ 1.00	$ 2,120.00
3	12" Thermoplastic Pavement Marking Line	LF	979	$ 2.21	$ 2,163.59
4	24" Thermoplastic Pavement Marking Line	LF	1105	$ 5.26	$ 5,812.30
5	Thermoplastic Pavement Marking Letters & Svmbols	SF	36.4	$ 5.26	$ 191.46
6	4" Urethane Pavement Marking Line	LF	2332	$ 0.72	$ 1,679.04
7	6" Urethane Pavement Marking Line	LF	4410	$ 1.11	$ 4,895.10
8	12" Urethane Pavement Markirnz Line	LF	1583	$ 2.21	$ 3,498.43
9	24" Urethane Pavement Marking Line	LF	1122	$ 5.54	$ 6,215.88
10	Urethane Letters & Svmbols	SF	114.4	$ 5.54	$ 633.78
11	Pavement Marking Removal	EA	12161	$ 0.39	$ 4,742.79
			Total Base Price		**$ 34,504.92**

CONTRACTOR'S INSURANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

        i. Bodily Injury & Property Damage — $1,000,000 each occurrence
        ii. Combined Single Limit — $2,000,000 aggregate
        iii. Covering the following hazards:
            X(Explosion)
            C(Collapse)
            U(Underground)

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

c. Umbrella Excess Liability:

   i. $4,000,000 over Primary Commercial General Liability Insurance
   $10,000 Retention

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

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

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

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

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

I, Bryan Reifsnyder (name), certify that I am employed as the Vice President of Operations (title) of Superior Road Striping, Inc (company), a Bidder for the contract for the Work described in the Bid to which this certificate is attached, I hereby certify that I am authorized to make this certificate and that I have personal knowledge of the matters certified to herein, and that the company named above is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3 or 33E-4 of Article 33E of the Illinois Criminal Code of 1961.

Superior Road Striping, Inc.
Firm Name

By: Bryan Reifsnyder, Vice President of Operations
Name/Title

Signature

SUBSCRIBED AND SWORN to before me this 3rd day June, 2026.

Notary Public

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

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

Superior Road Striping, Inc., having submitted a bid/proposal for the **2026 Pavement Markings Program**, to the Village of Wheeling, hereby certifies that said contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:

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

By: _____
Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before
me this 3rd day June, 2026.

Notary Public

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

EXHIBIT "C"

CONTRACTOR'S CERTIFICATION:

Sexual Harassment Policy

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

By: _____
Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before
me this 3rd day June, 2026.

_____
Notary Public

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

EXHIBIT "D"

CERTIFICATION OF CONTRACTOR c174E
FHA Rules, 49 CFR 382

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

Superior Road Striping, Inc.
[Company Name]

By: _____

Its: Vice President of Operations

SUBSCRIBED AND SWORN to before
me this 3rd day June, 2026.

_____
Notary Public

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

EXHIBIT "E"

PAYROLL CERTIFICATION UNDER 820 ILCS 130/5

I, Bryan Reifsnyder (name), certify under oath that I am employed as the Vice President of Operations (title) of Superior Road Striping, Inc. (company), a contractor or subcontractor that has performed work on the Pavement Marking 2026 (name of project) for the Village of Wheeling for the relevant periods set forth in the attached records kept and maintained in conformance with the requirements of Section 5 of the Prevailing Wage Act (820 ILCS 130/5). I hereby certify that I am authorized to make this certificate and that I have personal knowledge of the matters certified to herein, and that the attached payroll records are: (1) true and accurate; (2) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required under the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*); and (3) that I am aware that filing a certified payroll that I know to be false is a Class B misdemeanor.

Superior Road Striping, Inc.
Firm Name

By: Bryan Reifsnyder, Vice President of Operations
Name/Title

Signature

SUBSCRIBED AND SWORN to before
me this 3rd day June, 2026.

Notary Public

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

EXHIBIT "F"

EMPLOYMENT OF ILLINOIS WORKERS ON PUBLIC WORKS ACT CERTIFICATION

Superior Road Striping, Inc., having submitted a bid/proposal for Pavement Marking, to the Village of Wheeling, hereby certifies that this contract shall be performed in compliance with all requirements of the Employment of Illinois Workers on Public Works Act 30 ILCS 570/1-7 et seq.

By: _____
Authorized Agent of Contractor

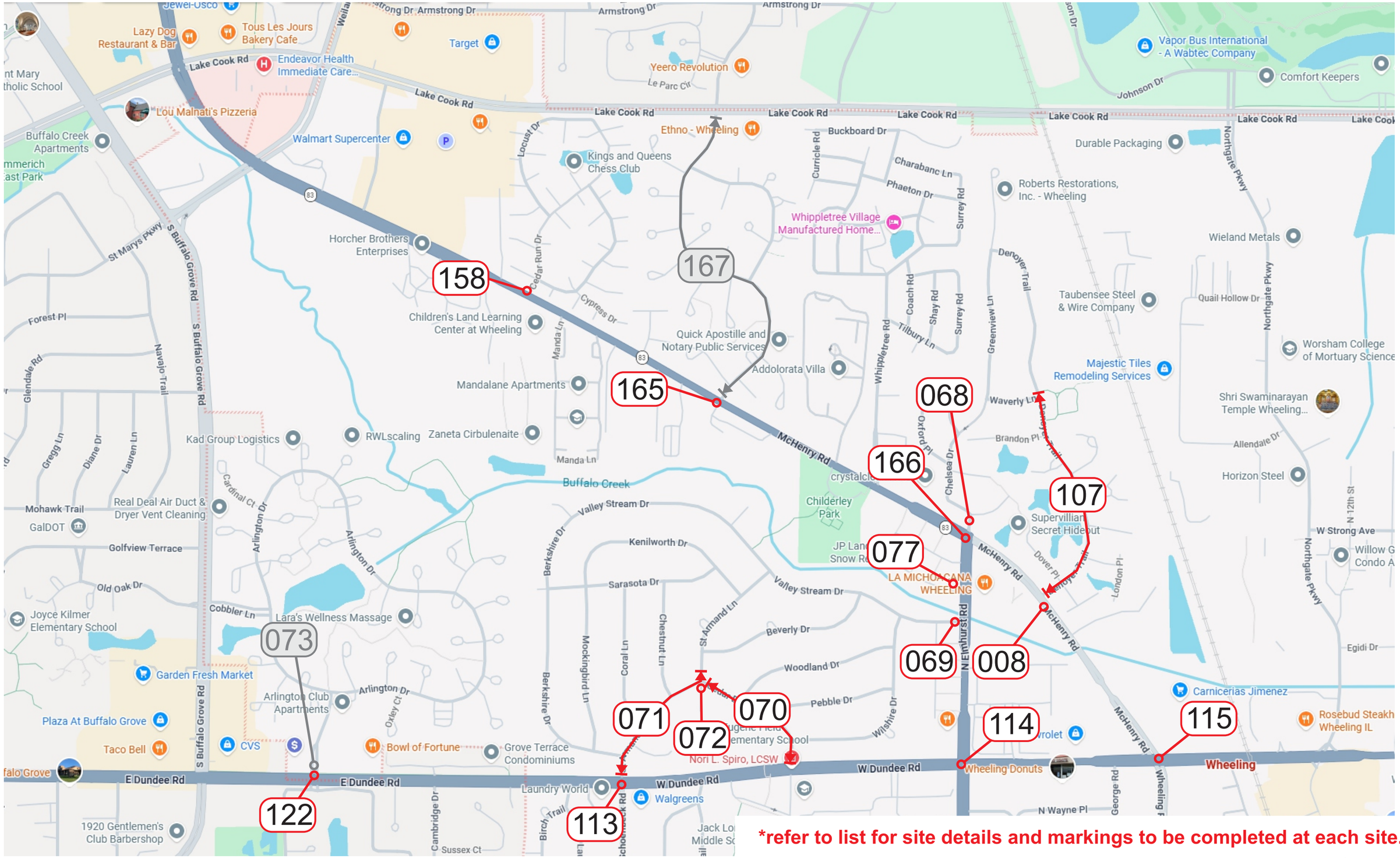
SUBSCRIBED AND SWORN to before
me this 3rd day June, 2026.

_____
Notary Public

OFFICIAL SEAL
KIMBERLY E KUDELKA
Notary Public, State of Illinois
Commission No. 1006300
My Commission Expires
March 11, 2029

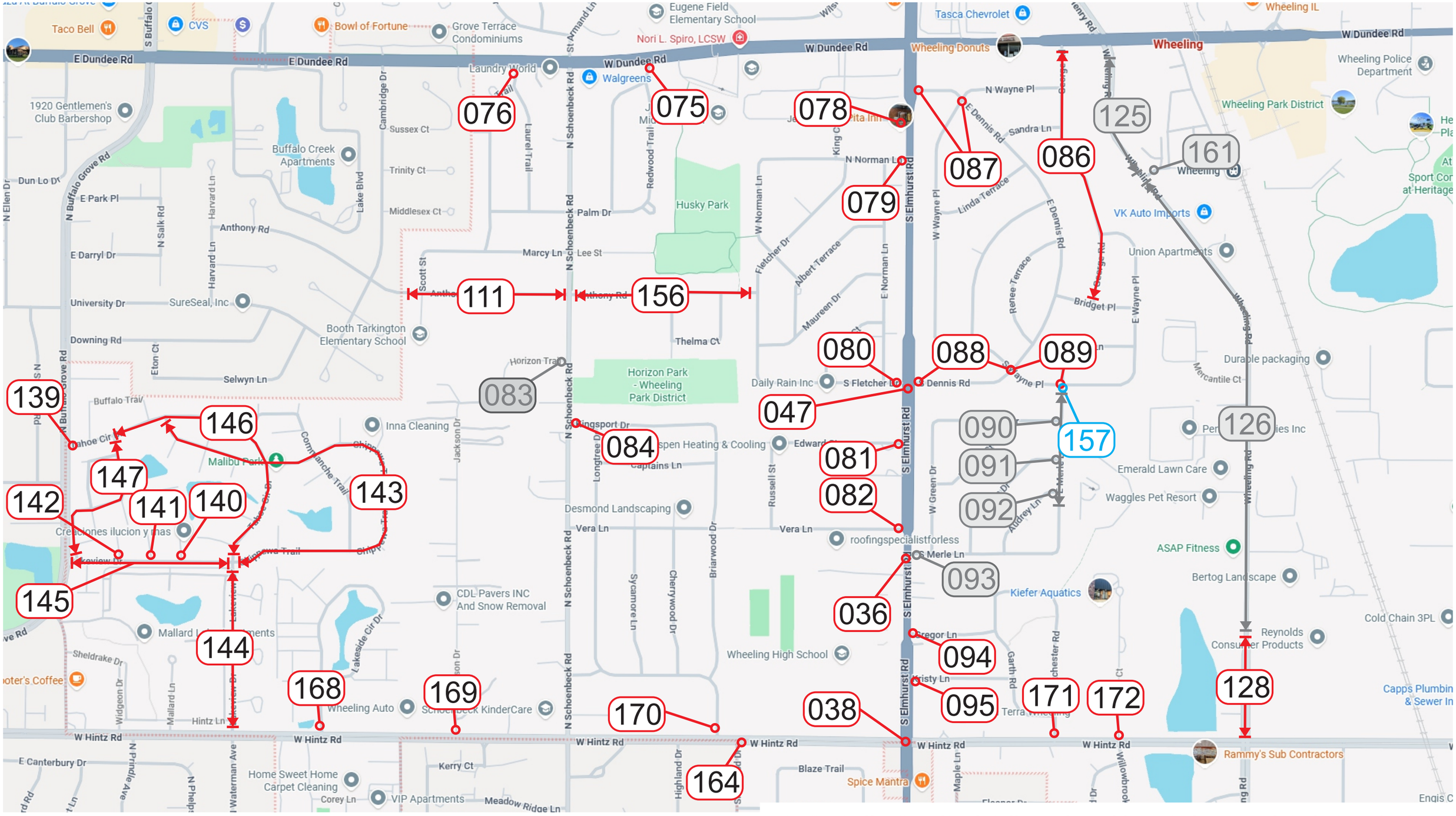
Marking Zone	Marking Site ID	ZONE 1 / Location Description		Removal Area	Epoxy Line 4 Inch White	Epoxy Line 4 Inch Yellow	Epoxy Line 5 Inch White	Epoxy Line 6 Inch White	Epoxy Line 12 Inch White	Epoxy Line 12 Inch Yellow	Epoxy Line 24 Inch White	Epoxy Left Arrow	Epoxy Straight Arrow	Epoxy Right Arrow	Epoxy Combo Arrow	Epoxy ONLY	Epoxy RXR Railroad White	Thermo Line 4 Inch White	Thermo Line 4 Inch Yellow	Thermo Line 6 Inch White	Thermo Line 12 Inch White	Thermo Line 12 Inch Yellow	Thermo Line 24 Inch White	Thermo Left Arrow	Thermo Straight Arrow	Thermo Right Arrow	Thermo Combo Arrow	Thermo ONLY	Thermo RXR Railroad White
			Unit Costs >>>>>	0.39	0.72	0.72	0	1.11	2.21	2.21	5.54	5.54	5.54	5.54	5.54	5.54	5.54	0.77	0.77	1	2.21	2.21	5.26	5.26	5.26	5.26	5.26	5.26	5.26
			Total Estimated Cost	Sq.Ft.	LF	LF	LF	LF	LF	LF	LF	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	LF	LF	LF	LF	LF	LF	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
	8	McHenry Road at Denoyer (x-walk)	$ 309.40	119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	119	0	0	0	0	0	0	0	0
				$ 46.41	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ 262.99	$-	$ -	$ -	$-	$ -	$-	$-	$-
	36	Elmhurst Road (crosswalk) at S. Merle Ln.	$ 452.40	174					174																				
				$ 67.86	$-	$ -	$-	$ -	$ 384.54	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	38	Elmhurst and Hintz (IGA x-walks and stops)	$ 3,056.20	1183	0	0	0	196	637	0	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 461.37	$-	$ -	$-	$ 217.56	$1,407.77	$ -	$ 969.50	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	47	N. Elmhurst Road (crosswalk) @ S. Fletcher Dr.	$ 499.20	192	0	0	0	0	192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 74.88	$-	$ -	$-	$ -	$ 424.32	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	68	Chelsea Drive	$ 563.22	137.7	0	44	0	10.5	0	0	0	41.6	0	0	0	0	0	0	124	14	0	0	24	0	0	0	0	0	0
				$ 53.70	$-	$ 31.68	$-	$ 11.66	$ -	$ -	$ -	$230.46	$-	$-	$-	$ -	$-	$-	$ 95.48	$ 14.00	$ -	$-	$ 126.24	$ -	$-	$ -	$-	$-	$-	$-
	69	Valley Stream Drive.	$ 811.49	248.04	0	38	0	16	0	0	24	0	0	0	0	0	0	0	240	51	0	0	20.8	15.6	0	20.8	0	0	0
				$ 96.74	$-	$ 27.36	$-	$ 17.76	$ -	$ -	$ 132.96	$ -	$-	$-	$-	$ -	$-	$-	$ 184.80	$ 51.00	$ -	$-	$ 109.41	$82.06	$-	$109.41	$-	$-	$-	$-
	70	Cedar Drive	$ 700.89	261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	184	0	0	35	0	0	0	0	0	0
				$ 101.79	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ 231.00	$ 184.00	$ -	$-	$ 184.10	$ -	$-	$ -	$-	$-	$-	$-
	71	St. Armand Lane	$ 650.41	240.44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	368	126	0	0	28	0	0	0	0	0	0
				$ 93.77	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ 283.36	$ 126.00	$ -	$-	$ 147.28	$ -	$-	$ -	$-	$-	$-	$-
	72	St. Armand & Cedar (Eugene Field Elementary)	$ 180.16	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	0	0	14	0	0	0	0	0	0
				$ 26.52	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 80.00	$ -	$-	$ 73.64	$ -	$-	$ -	$-	$-	$-	$-
	73	Huntington Lane & Dundee Road	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	75	Redwood/Willow at Dundee Road	$ 169.41	63.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	0	0	14	0	0	0	0	0	0
				$ 24.77	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 71.00	$ -	$-	$ 73.64	$ -	$-	$ -	$-	$-	$-	$-
	76	Laurel Trail and Birch Trail at Dundee Rd.	$ 170.60	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	0	0	14	0	0	0	0	0	0
				$ 24.96	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 72.00	$ -	$-	$ 73.64	$ -	$-	$ -	$-	$-	$-	$-
	77	Colonial Drive at Elmhurst Rd.	$ 82.16	26	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 10.14	$-	$ -	$-	$ -	$ -	$ -	$ 72.02	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	78	Jenkins Court at Elmhurst Rd.	$ 201.81	71	0	0	0	82	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 27.69	$-	$ -	$-	$ 91.02	$ -	$ -	$ 83.10	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	79	N. Norman Drive at Elmhurst Rd.	$ 200.51	70.5	0	0	0	81	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 27.50	$-	$ -	$-	$ 89.91	$ -	$ -	$ 83.10	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	80	S. Fletcher Drive at Elmhurst Rd.	$ 217.06	76	0	0	0	84	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 29.64	$-	$ -	$-	$ 93.24	$ -	$ -	$ 94.18	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	81	Edward Street	$ 226.20	79.5	0	0	0	91	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 31.01	$-	$ -	$-	$ 101.01	$ -	$ -	$ 94.18	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	82	Vera Lane	$ 215.96	76	0	0	0	88	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 29.64	$-	$ -	$-	$ 97.68	$ -	$ -	$ 88.64	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	83	Horizon Trail	$ 78.52	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0
				$ 10.14	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 68.38	$ -	$-	$ -	$-	$-	$-	$-
	84	Kingsport Drive at Schoenbeck Rd.	$ 156.34	55.5	0	0	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0
				$ 21.65	$-	$ -	$-	$ 61.05	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 73.64	$ -	$-	$ -	$-	$-	$-	$-
	86	George Road	$ 243.99	85	0	0	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0
				$ 33.15	$-	$ -	$-	$ 68.82	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 142.02	$ -	$-	$ -	$-	$-	$-	$-
	87	N. Dennis Road	$ 546.58	185.5	0	0	0	87	0	0	15	0	0	0	0	0	0	0	0	0	0	0	56	0	0	0	0	0	0
				$ 72.35	$-	$ -	$-	$ 96.57	$ -	$ -	$ 83.10	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 294.56	$ -	$-	$ -	$-	$-	$-	$-
	88	S. Dennis Road	$ 376.15	129	0	0	0	86	0	0	15	0	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0
				$ 50.31	$-	$ -	$-	$ 95.46	$ -	$ -	$ 83.10	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 147.28	$ -	$-	$ -	$-	$-	$-	$-
	89	S. Wayne Place	$ 446.58	157	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	53	0	0	52	0	0	0	0	0	0
				$ 61.23	$-	$ -	$-	$ 58.83	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 53.00	$ -	$-	$ 273.52	$ -	$-	$ -	$-	$-	$-	$-
	90	N. Green Drive	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	91	Isa Drive	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	92	Audrey Court	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	93	S. Merle Lane	$ 195.49	69	0	0	0	82	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 26.91	$-	$ -	$-	$ 91.02	$ -	$ -	$ 77.56	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	94	Gregor Lane	$ 197.83	75	0	0	0	82	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 29.25	$-	$ -	$-	$ 91.02	$ -	$ -	$ 77.56	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	95	Kristy Lane	$ 210.74	74	0	0	0	84	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 28.86	$-	$ -	$-	$ 93.24	$ -	$ -	$ 88.64	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	107	Denoyer Trail (Elmhurst to Waverly)	$ 952.19	359.62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	572	160	60	0	15	0	0	0	0	0	0
				$ 140.25	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ 440.44	$ 160.00	$ 132.60	$-	$ 78.90	$ -	$-	$ -	$-	$-	$-	$-
	111	Anthonty Road (Schoenbeck to Scott - Including Scott)	$ 993.18	367.5	0	0	0	0	0	0	13	0	0	0	0	0	0	0	265	295	0	0	53	0	0	0	0	0	0
				$ 143.33	$-	$ -	$-	$ -	$ -	$ -	$ 72.02	$ -	$-	$-	$-	$ -	$-	$-	$ 204.05	$ 295.00	$ -	$-	$ 278.78	$ -	$-	$ -	$-	$-	$-	$-
	112	Huntington Lane (IGA - Stop Line)	$ 157.04	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0
				$ 20.28	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 136.76	$ -	$-	$ -	$-	$-	$-	$-
	113	Dundee Road and Schoenbeck (IGA stops and x-walks)	$ 1,655.06	488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	418	0	0	199	0	0	0	0	0	0
				$ 190.32	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 418.00	$ -	$-	$1,046.74	$ -	$-	$ -	$-	$-	$-	$-
	114	Dundee Road and Elmhurst Rd. (IGA stops and x-walks)	$ 2,102.07	727	0	0	0	710	0	0	186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 283.53	$-	$ -	$-	$ 788.10	$ -	$ -	$1,030.44	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	115	Dundee Road and McHenry (IGA stops and x-walks)	$ 3,335.02	1215.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	799.5	0	208	0	0	0	0	0	0
				$ 474.05	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$1,766.90	$-	$1,094.08	$ -	$-	$ -	$-	$-	$-	$-
	125	Wheeling Road (Dundee to Town Street)	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	126	Wheeling Road (Town Street to 750 Wheeling Rd. transition)	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	128	Wheeling Road (~750 Wheeling to Hintz Rd. - Concrete)	$ 5,695.97	1973.3	0	2240	0	1369	96	250	113	31.2	0	0	0	41.6	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 769.59	$-	$1,612.80	$-	$1,519.59	$ 212.16	$552.50	$ 626.02	$172.85	$-	$-	$-	$230.46	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	139	Tahoe Circle Drive at Buffalo Grove Road (concrete)	$ 350.72	128	0	0	0	0	96	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 49.92	$-	$ -	$-	$ -	$ 212.16	$ -	$ 88.64	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	140	Wetumka Court	$ 77.68	32.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0
				$ 12.68	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 65.00	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	141	Custer Court	$ 77.68	32.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0
				$ 12.68	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 65.00	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	142	Blackfoot Court	$ 77.68	32.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0
				$ 12.68	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 65.00	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	143	Chippewa Trail	$ 402.51	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	0	0	52	0	0	0	0	0	0
				$ 54.99	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 74.00	$ -	$-	$ 273.52	$ -	$-	$ -	$-	$-	$-	$-
	144	Lakeview Drive (Hintz Rd. to Chippewa)	$ 527.32	181.8	0	10	0	0	0	0	38	0	0	0	0	0	0	0	310	0	0	0	0	0	0	0	0	0	0
				$ 70.90	$-	$ 7.20	$-	$ -	$ -	$ -	$ 210.52	$ -	$-	$-	$-	$ -	$-	$-	$ 238.70	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	145	Lakeview Drive (Buffalo Grove Rd. to Chippewa)	$ 488.72	170.3	0	0	0	0	0	0	17	0	0	0	0	0	0	0	310	0	0	0	17	0	0	0	0	0	0
				$ 66.42	$-	$ -	$-	$ -	$ -	$ -	$ 94.18	$ -	$-	$-	$-	$ -	$-	$-	$ 238.70	$ -	$ -	$-	$ 89.42	$ -	$-	$ -	$-	$-	$-	$-
	146	Tahoe Circle Drive (asphalt)	$ 1,126.58	394.6	0	0	0	0	0	0	21	0	0	0	0	0	0	0	505	73	0	0	75	0	0	0	0	0	0
				$ 153.89	$-	$ -	$-	$ -	$ -	$ -	$ 116.34	$ -	$-	$-	$-	$ -	$-	$-	$ 388.85	$ 73.00	$ -	$-	$ 394.50	$ -	$-	$ -	$-	$-	$-	$-
	147	W. Lodge Trail	$ 132.88	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0
				$ 17.16	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 115.72	$ -	$-	$ -	$-	$-	$-	$-
	156	Anthonty Road (Schoenbeck to Fletcher)	$ 167.20	132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	321	0	0	0	13	0	0	0	0	0	0
				$ 51.48	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 115.72	$ -	$-	$ -	$-	$-	$-	$-
	157	E. Merle Lane	$ 611.57	229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	254	0	0	51	0	0	0	0	0	0
				$ 89.31	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ 254.00	$ -	$-	$ 268.26	$ -	$-	$ -	$-	$-	$-	$-
	158	Cedar Run Drive at McHenry Rd.	$ 242.18	83.5	0	0	0	99	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 32.57	$-	$ -	$-	$ 109.89	$ -	$ -	$ 99.72	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	161	Town Street	$ -																										
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	164	Hintz Road at Sherwood (x-walk)	$ 358.80	138	0	0	0	0	138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 53.82	$-	$ -	$-	$ -	$ 304.98	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	165	McHenry Road and Lexington Drive (IGA walks and stops)	$ 1,405.76	485.5	0	0	0	467	0	0	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 189.35	$-	$ -	$-	$ 518.37	$ -	$ -	$ 698.04	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	166	McHenry Road and Elmhurst Rd. (IGA walks and stops)	$ 1,658.41	570.5	0	0	0	525	0	0	154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 222.50	$-	$ -	$-	$ 582.75	$ -	$ -	$ 853.16	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	167	Lexington Drive	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ -	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	168	Lakeside Circle Drive	$ 120.08	38	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 14.82	$-	$ -	$-	$ -	$ -	$ -	$ 105.26	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	169	Jackson Drive	$ 120.08	38	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 14.82	$-	$ -	$-	$ -	$ -	$ -	$ 105.26	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	170	Longtree Drive	$ 101.12	32	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				$ 12.48	$-	$ -	$-	$ -	$ -	$ -	$ 88.64	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ -	$ -	$-	$ -	$-	$-	$-	$-
	171	Eastchester Road	$ 108.72	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0
				$ 14.04	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 94.68	$ -	$-	$ -	$-	$-	$-	$-
	172	Seton Court	$ 96.64	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0
				$ 12.48	$-	$ -	$-	$ -	$ -	$ -	$ -	$ -	$-	$-	$-	$ -	$-	$-	$ -	$ -	$ -	$-	$ 84.16	$ -	$-	$ -	$-	$-	$-	$-
				12160.3	0	2332	0	4409.5	1333	250	1122	72.8	0	0	0	41.6	0	0	3315	2120	978.5	0	1104.8	15.6	0	20.8	0	0	0
		Total	$ 34,501.94	$ 4,742.52	$-	$1,679.04	$-	$4,894.55	$2,945.93	$552.50	$6,215.88	$403.31	$-	$-	$-	$230.46	$-	$-	$2,552.55	$2,120.00	$2,162.49	$-	$5,811.25	$82

2026 Pavement Marking - 1 of 2



***refer to list for site details and markings to be completed at each site.**

2026 Pavement Marking - 2 of 2



*refer to list for site details and markings to be completed at each site.

MEMORANDUM

DATE:	June 15, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Amending Chapter 9.10 "Stopping, Standing and Parking" of the Village of Wheeling Municipal Code to Institute Parking Restrictions on Larkin Drive
DOLLAR AMOUNT:	n/a
BUDGETED:	No
BUDGET SOURCE:	n/a
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

The proposed ordinance prohibits parking on a portion of the east side of Larkin Drive in order to improve traffic flow on the roadway, which is frequently obstructed by semi-trailer trucks serving adjacent industrial facilities.

The Police and Community Development Departments have received complaints from motorists and nearby businesses regarding traffic flow on Larkin Drive. Semi-trailer trucks backing into the loading dock of 1110 Larkin Drive frequently result in the complete blockage of the roadway for extended periods if cars are parked on the east side of the roadway.

Staff from both departments have evaluated parking and traffic in this area and determined that a no-parking restriction on the east side of Larkin Drive, from opposite the loading dock of 1110 Larkin Drive to the north corner, will improve traffic flow by increasing their amount of unobstructed roadway. The attached ordinance adds that parking prohibition to the municipal code and directs the Public Works Department to post signage implementing the restriction.

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 9.10 "STOPPING, STANDING AND PARKING" OF THE VILLAGE OF WHEELING MUNICIPAL CODE IN ORDER TO INSTITUTE PARKING RESTRICTIONS ON LARKIN DRIVE

WHEREAS, vehicle parking on Larkin Drive and semi-trailer trucks accessing adjacent industrial facilities frequently result in the complete blockage of the roadway for extended periods; and

WHEREAS, the staff of the Village of Wheeling has evaluated parking and traffic in the subject area and determined that prohibiting parking on a portion of the east side of Larkin Drive will improve traffic flow; and

WHEREAS, the President and Board of Trustees of the Village of Wheeling find that it is in the best interest of the Village and its residence to approve this ordinance, which prohibits parking on the east side of Larkin Drive from opposite the loading dock of 1110 Larkin Drive to the north corner;

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

Chapter 9.10 of the Village of Wheeling's Municipal Code, "Stopping Standing and Parking" is hereby amended by adding Section 9.10.125 entitled "Parking Restrictions on Larkin Drive" which shall provide as follows:

9.10.125 Parking Restrictions on Larkin Drive

a) Parking on the east side of Larkin Drive from opposite the loading dock of 1110 Larkin Drive to the north corner is prohibited.
b) The director of public works is directed to post the appropriate signage along Larkin Drive reflecting the restrictions contained in this section.

Section B

Those sections and parts of sections of Chapter 9.10, "Stopping, Standing and Parking," of the Wheeling Municipal Code which are not explicitly amended in this Ordinance are hereby re-enacted and re-affirmed.

Section C

This Ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee_____moved, seconded by Trustee_____, that

Ordinance No. _____be passed, this _____ day of _____, 2026.

President Horcher _____ Trustee Lang _____

Trustee Ruffatto _____ Trustee Papantos _____

Trustee Krueger _____ Trustee Vito _____

Trustee Vogel_____

_____

Patrick Horcher

Village President

ATTEST:

_____

Kathryn M. Brady, Village Clerk

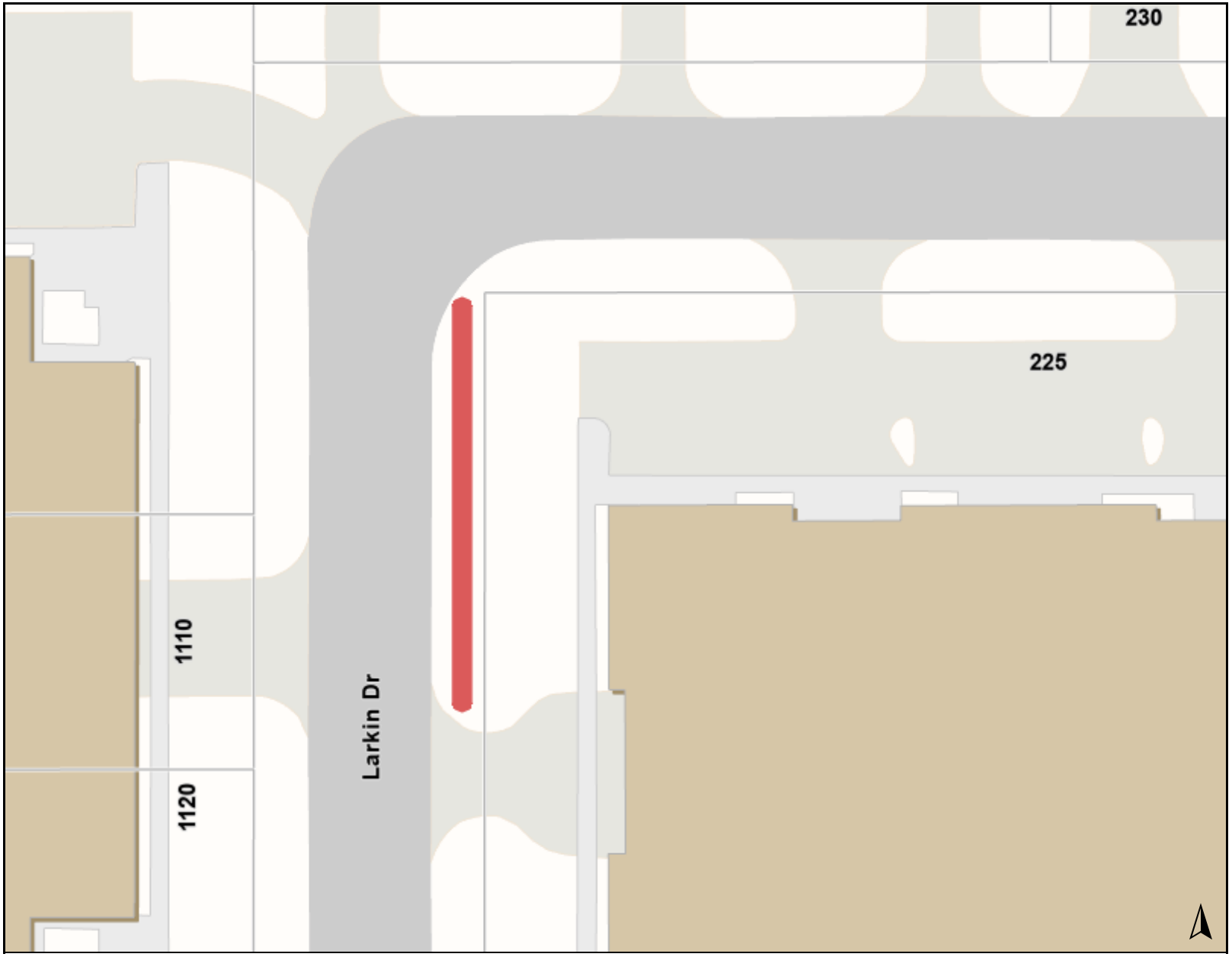
APPROVED AS TO FORM ONLY:

_____

Village Attorney

PUBLISHED in pamphlet form this 16th day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

GISConsortium | No Parking Zone on Larkin Drive



Legend

0 50 100 ft

Print Date: 6/10/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

MEMORANDUM

DATE:	June 15, 2026
FROM:	Yuritzi Garduno, Social Services Manager
SUBJECT:	Resolution Authorizing an Addendum to the Professional Services Agreement with CaseWorthy, Inc. for Data Migration Services for the Social Services Division Case Management Database System in the Amount of $10,375 for a Total Cost of $104,206
DOLLAR AMOUNT:	10,375.00
BUDGETED:	Yes
BUDGET SOURCE:	General Fund
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Governance

EXECUTIVE SUMMARY

The Wheeling Police Department Social Services Division is currently transitioning from its previous case management database system to the new ClientTrack case management platform through CaseWorthy, Inc. To maintain continuity of records and ensure uninterrupted access to client information, a one-time fee for migration of existing case management data from the prior system into ClientTrack is required. This expense was anticipated and budgeted, but was not included as part of the original contract.

MEMO

Background:
The Social Services Division maintains confidential client records and case management information necessary to support crisis intervention, victim services, case management, older adult services, and other community-based programs. In 2025, the Village Board approved a five-year professional services agreement with CaseWorthy, Inc. to adopt its ClientTrack case management database system. As part of the Division's transition to the ClientTrack platform, historical data from the prior database system must be securely migrated into the new system to preserve operational continuity, reporting capabilities, and access to client history.

Project Scope:
Eccovia Solutions, LLC (a subsidiary of CaseWorthy, Inc.) will provide professional data migration services, including the migration of client demographic information, incidents, case records, service records, and related data into the ClientTrack platform. Migration will support continuity of operations while improving long-term data management and reporting functionality for the Division.

Cost and Implementation:
An addendum to the original agreement is necessary for a one-time professional services cost of $10,375 for migration services. These services will be completed as part of the ongoing implementation of the ClientTrack case management system. This addendum brings the total professional services agreement cost to $104,206.

Action Requested:
Staff respectfully requests the Village Board's acceptance of the addendum for professional data migration services in the amount of $10,375. Approval of this agreement will support the successful transition to the new case management platform and ensure continuity of critical records and operations within the Social Services Division.

RESOLUTION NO. 26 - ____

RESOLUTION AUTHORIZING AN ADDENDUM TO THE PROFESSIONAL SERVICES AGREEMENT WITH CASEWORTHY, INC. FOR DATA MIGRATION SERVICES FOR THE SOCIAL SERVICES DIVISION CASE MANAGEMENT DATABASE SYSTEM IN THE AMOUNT OF $10,375 FOR A TOTAL COST OF $104,206

WHEREAS, the Wheeling Police Department Social Services Division maintains confidential case management records and client data necessary to support the operations and services of the Division; and

WHEREAS, the Division is transitioning its previous case management database system to a new case management system to better support the operational and reporting needs of the Division; and

WHEREAS, Resolution 2025-187 approved a Professional Services Agreement with CaseWorthy, Inc. for its ClientTrack data management system in the amount of $93,831; and

WHEREAS, the proposed amendment to the Professional Services Agreement with CaseWorthy, Inc. is for professional data migration services in the amount of $10,375, to be conducted by Eccovia Solutions, LLC, a subsidiary of CaseWorthy; and

WHEREAS, it is in the Village's best interest to approve an addendum to the Agreement with CaseWorthy, Inc. in the amount of $10,375 for the migration of Social Services Division data into the new ClientTrack case management database system;

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 an amendment to the Professional Services Agreement with CaseWorthy, Inc. in the amount of $10,375 for data migration services is hereby approved, for a total agreement amount of $104,206.

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 15th 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 - SOW for Data migration

Village of Wheeling
1 Community Blvd
Wheeling, Illinois 60090
United States

William Murphy
wmurphy@wheelingil.gov

Shari Matthews Huizar
shuizar@wheelingil.gov
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CaseWorthy
PO Box 70837
West Valley City, UT 84170
United States

Prepared by: Casey McKee
Account Executive
cmckee@caseworthy.com
+13302190329

Customer #: 34916677916
Order #:54105497610

Quote created: January 19, 2026
Quote expires: January 31, 2026

Total **$10,375.00**

PRODUCTS & SERVICES	DESCRIPTION	QUANTITY	LICENSE QUANTITY	BILLING SCHEDULE	PRICE
CT Professional Services	ClientTrack Consulting/Training/Support	9		Bill Immediately - 100%	$1,575.00
Eng Svcs	Engineering Services	44		Bill Immediately - 100%	$8,800.00

Doc ID: fa50092c8bc46927fe426e3cf85d3b05f3813c6f

Total: $10,375.00

Comments

Client has reviewed and accepted the Professional Services Scope of Work: https://inbound.caseworthy.com/sow-professional-services

Professional services hours expire at the end of 12 months.

Wheeling IL Police Department
Scope of Work
1. Project Background and Objectives
The Wheeling Police Department is seeking a one-time migration from HumanServicesDB, which is a homegrown MS SQL / NET database, as part of their current implementation.
2. Project Scope of Work
The following describes all items included in the project's scope.
- Custom Items – Migration
  - People (Client Record) Migrate:
    - 12,103 records of existing data from the People label (WPD_HumanSvcsDb_People.png as provided at the time of scoping) into the Client Records within the ClientTrack application.
    - *Optional Add-Ons with a dependency on customer budget constraints:*
  - Cases Migration
    - Migrate 13,121 case records from the existing dataset referenced in WPD_HumanSvcsDb_Cases.png into the corresponding Incidents form within ClientTrack application.
  - Services Migration
    - Migrate 6,613 service records from WPD_HumanSvcsDb_ServiceRecords.png into the Services module within ClientTrack, ensuring accurate mapping of service data.

3. Project Assumptions
The following assumptions are being made regarding the implementation of this solution:
- The CaseWorthy Professional Services SOW applies to this project.

4. Identified Risks or Dependencies
The following risks or dependencies are being made regarding the implementation of this solution:
- None at this time.

5. Scope Exclusions
Scope Exclusions refers to possible work that was not included in this Statement of Work. Additions to the Statement of Work, whether they are items enumerated here as out of scope or others, may impact the cost and schedule of the proposed solution. If you would like to expand the scope of this solution, please contact your account executive, project manager or account manager. After analyzing your needs, they will provide you with a clear understanding of how additional scope may impact the cost and schedule of this project.

5.1. Explicit SOW
Any item not explicitly identified in this Statement of Work or Scope of Work is excluded from this project. Please read this Statement of Work thoroughly and review with CaseWorthy to answer and clarify all items included or excluded from this Statement of Work.
- Please note that inaccuracies, unknowns and redundant/duplicate material can impact the quality of the resulting data migration. CaseWorthy is not providing source data cleaning services and cannot be responsible for issues with the source data, and will report detected issues to the Wheeling Police Department for resolution. Any data not being collected in the new platform will not be migrated.
- Any data migration requests not included in the scope above are not covered in this scope of work and have not been estimated.

Doc ID: fa50092c8bc46927fe426e3cf85d3b05f98813c6f

Purchase terms

First year Professional Services payment for data migration: $10,375.00 **Services to be billed as rendered.**

Total Hours include: 53 hours

Signature

Upon signature by Client, submission to Eccovia, Inc., and acceptance by Eccovia, Inc.'s Corporate Office, this Order Form shall become legally binding and governed by the Master Subscription Agreement between Eccovia, Inc. and Client, unless this Order Form is rejected by Eccovia, Inc.. Eccovia, Inc. may reject this order form if (1) the signatory does not have the authority to bind Client to this Order Form, (2) changes have been made to this Order Form (other than completions of the purchase order information and the signature block), or (3) the requested purchase order information or signature is incomplete or does not match the rest of the Order Form.

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

William Murphy
wmurphy@wheelingil.gov

William Murphy

Lauren Schmidt
lschmidt@caseworthy.com

Lauren K. Schmidt

Doc ID: fa50092c8bc46927fe426e3cf85d3b05f98813c6f

Title	Village of Wheeling - SOW for Data migration
File name	redir
Document ID	fa50092c8bc46927fe426e3cf85d3b05f5813c6f
Audit trail date format	MM / DD / YYYY
Status	Signed

This document was signed on app.hubspot.com

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CaseWorthy

Village of Wheeling - SOW for Data migration

Village of Wheeling
1 Community Blvd
Wheeling, Illinois 60090
United States

William Murphy
wmurphy@wheelingil.gov

Shari Matthews Hulzar
shulzar@wheelingil.gov
+18474592672

Customer #: 34916677916
Order #:54105497610

Quote created: January 19, 2026
Quote expires: January 31, 2026

CaseWorthy
PO Box 70837
West Valley City, UT 84170
United States

Prepared by: Casey McKee
Account Executive
cmckee@caseworthy.com
+13302190329

Total **$10,375.00**

PRODUCTS & SERVICES	DESCRIPTION	QUANTITY	LICENSE QUANTITY	BILLING SCHEDULE	PRICE
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Eng Svcs	Engineering Services	44		Bill Immediately - 100%	$8,800.00

Total: $10,375.00

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• Any data migration requests not included in the scope above are not covered in this scope of work and have not been estimated.

Purchase terms

First year Professional Services payment for data migration: $10,375.00 **Services to be billed as rendered.**

Total Hours include: 93 hours

Signature

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Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

William Murphy
wmurphy@wheelingil.gov — Signed

Lauren Schmidt
lschmidt@caseworthy.com — Signed

Download There was a problem downloading the quote. Please try again.

MEMORANDUM

DATE:	June 15, 2026
FROM:	Marisol Leyva, Assistant Village Manager/HR Director
SUBJECT:	Ordinance Approving and Adopting Amended Rules and Regulations of the Board of Fire and Police Commissioners of the Village of Wheeling
DOLLAR AMOUNT:	n/a
BUDGETED:	No
BUDGET SOURCE:	n/a
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Governance

EXECUTIVE SUMMARY

Staff requests Village Board approval of amended rules and regulations of the Board of Fire and Police Commissioners (BOFPC), which were unanimously approved by the BOFPC at its June 1 meeting. The amendments modernize the Village's entry-level police officer and firefighter recruitment process by transitioning from Village-administered testing to Public Safety Testing (PST), a centralized testing platform which broadens the candidate pool, reduces administrative costs, and positions Wheeling competitively in a challenging hiring market. A detailed summary of the amendments and a clean copy of the amended rules are attached. A resolution approving an agreement with PST immediately follows this ordinance on the July 15 regular meeting agenda.

MEMO

Background

The Board of Fire and Police Commissioners (BOFPC) unanimously approved amended rules at its June 1, 2026 meeting. The amendments are the result of a comprehensive review conducted with Police and Fire Department command staff, the Village Attorney, and Village staff to modernize the entry-level recruitment process and position Wheeling competitively in an increasingly challenging hiring environment.

Summary of Key Changes

A detailed summary of proposed amendments is attached. The changes include:

- Acceptance of validated third-party examination scores from Public Safety Testing (PST) in lieu of BOFPC-administered written exams and physical ability tests. The agreement with PST will be before the Village Board under a separate resolution.
- A new officers' pre-screening interview for Fire Department candidates, mirroring the existing police command interview process.

Fiscal Impact

The PST agreement is a per-candidate access fee model; candidates pay their own testing fees directly to PST. The Village's cost is limited to a per-candidate fee for accessing qualified candidate information. This replaces the current costs of administering, proctoring, and grading Village-run examinations. The agreement terms and fee schedule are included in the attached PST agreement.

Requested Action

Staff recommends the Board approve the amended rules and regulations of the Board of Fire and Police

Commissioners as presented.

ORDINANCE _____

ORDINANCE APPROVING AND ADOPTING AMENDED RULES AND REGULATIONS OF THE BOARD OF FIRE AND POLICE COMMISSIONERS OF THE VILLAGE OF WHEELING

WHEREAS, the Village of Wheeling is a home rule municipality pursuant to Article 7, Section 6, of the Illinois Constitution and is acting in accordance with its home rule authority in enacting this ordinance; and

WHEREAS, the Wheeling Board of Fire and Police Commissioners ("BOFPC") desires to amend Chapters II, III and IV of its rules to incorporate amendments to the hiring process for original appointments to the Wheeling Fire and Police Departments that deviate from the Board of Fire and Police Commissioners Act 65 ILCS 5/10-2.1-15; thus, the recommended amendments must be effectuated through the Village Board's approval using the Village's home rule authority; and

WHEREAS, the Corporate Authorities of the Village of Wheeling have determined that the public interest can be best served and have deemed it to be in the best interest of the Village's Police Department and Fire Department to amend the BOFPC Rules and Regulations as shown in the proposed revised Rules and Regulations attached hereto as Exhibit A .

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

Section 1:
Chapter II of the Rules and Regulations of the Board of Fire and Police Commissioners of the Village of Wheeling entitled "Applications-Original Appointments" is amended as shown in Exhibit A attached hereto and incorporated herein.

Section 2:
Chapter III of the Rules and Regulations of the Board of Fire and Police Commissioners of the Village of Wheeling entitled "Examinations-Original Appointments-Fire" is amended as shown in Exhibit A attached hereto and incorporated herein.

Section 3:
Chapter IV, of the Rules and Regulations of the Board of Fire and Police Commissioners of the Village of Wheeling entitled "Examinations-Original Appointments Police", is amended as shown in Exhibit A attached hereto and incorporated herein.

Section 4:
This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Trustee _____ moved, seconded by Trustee_____, that Ordinance No. _____ be passed, this 15th day of June, 2026.

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

Ordinance No. _____ **APPROVED** this 15th day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST:

_____
Patrick Horcher, Village President

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 16th day of June, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

EXHIBIT A
REVISED RULES AND REGULATIONS OF THE BOARD OF FIRE AND POLICE COMMISSIONERS OF THE VILLAGE OF WHEELING

RULES AND REGULATIONS

OF THE

BOARD OF FIRE AND POLICE COMMISSIONERS

OF THE

VILLAGE OF WHEELING

STATE OF ILLINOIS

ADOPTED: **August 1, 1994**

LATEST REVISION
Latest Revision Date: **March 19, 2024**
Published: **January 23, 2025**
Effective: **February 2, 2025**

RULES AND REGULATIONS OF THE BOARD OF FIRE AND POLICE COMMISSIONERS OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS

As adopted by the Board of Fire and Police Commissioners of the Village of Wheeling, Illinois, effective June 15, 2026.

CHAPTER I: ADMINISTRATION

Section 1: Source of Authority

The Board of Fire and Police Commissioners of the Village of Wheeling derives its power and authority from the act of the General Assembly, Division 2.1 of Article 5/10.2.1 of Chapter 65 of the Illinois Compiled Statutes, entitled "Board of Fire and Police Commissioners," as amended by the ordinances of the Village of Wheeling, Cook and Lake Counties, Illinois, a home rule municipality under the provisions of Article 7, Section 6 of the Illinois Constitution of 1970.

Section 2: Definitions

A. The term "Board" whenever used, shall mean the Board of Fire and Police Commissioners of the Village of Wheeling.

B. The term "officer" whenever used, shall mean any individual holding a permanent rank as a full-time sworn member of the Fire or Police Departments of the Village of Wheeling, Cook and Lake Counties, Illinois. The term "officer" shall not include those classifications exempted from the jurisdiction of the Board by the ordinances of the Village of Wheeling. Permanent ranks within the Police Department are patrol officer and sergeant. Permanent ranks within the Fire Department are firefighter and lieutenant.

C. The term "fire department" shall mean the Fire Department of the Village of Wheeling. The term "police department" shall mean the Police Department of the Village of Wheeling.

D. As used in these Rules and Regulations, words importing one gender shall include all genders, and the singular shall include the plural and the plural shall include the singular, so that any pronoun or noun may refer to any number of individuals regardless of gender

Section 3: Officers of the Board

The Board shall annually, at its first meeting in June, elect a chairperson and a secretary. Said chairperson and secretary shall hold office for one (1) full year and until their successors are duly elected and qualified. The chairperson shall be the presiding officer at all meetings. The secretary or designee shall keep the minutes of all meetings of the

Board in a permanent record book and shall be the custodian of all forms, papers, books, records and completed examinations of the Board.

Section 4: Meetings

A. Regular meetings shall be held at a date and time annually posted by the Village of Wheeling at the Municipal Building, 2 Community Boulevard, Wheeling, Illinois. All meetings shall be held in compliance with the Open Meetings Act.

B. Special meetings may be held on the call of the chairperson or any two Board members, notice of the date and time of said meeting shall be filed in writing with the secretary of the Board and signed by either the chairperson or any two (2) members thereof, and shall be given to each member of the Board and the Village Clerk. Public notice of special meetings, except for meetings held in the event of a bona fide emergency, shall be posted a minimum of forty-eight (48) hours prior to the meeting at the Municipal Building, 2 Community Boulevard, Wheeling, Illinois. In the event of a bona fide emergency, notice of said meeting will be posted as soon as practicable and, in any event, prior to holding of said meeting. The notice shall contain a brief statement of the business to be submitted for consideration by the Board at such special meeting.

C. During any regular or special meeting, a closed or executive session may be held upon a proper motion made by any single member of the Board for the purpose of discussing certain matters in accordance with the Open Meetings Act. A majority of those Board members present when the motion is made must vote in favor of the motion in order to hold an executive session. Executive sessions may be limited to Board members and such invited persons as the Board may deem necessary. The secretary of the Board will record the motion to close the meeting, record the roll call of the members on said motion, and keep minutes of the executive session.

Section 5: Quorum

Two (2) members of the Board shall constitute a quorum for the transaction of business at any regular or special meeting.

Section 6: Order of Business

The order of business at any meeting shall be as follows:

1. Call to Order & Roll Call
2. Approval of Minutes
3. Citizens' Concerns and Comments
4. Unfinished Business
5. New Business
6. Executive Session
7. Actions on Matters Discussed in Executive Session

8. Communications
9. Adjournment

Section 7: Rules and Procedure

The chairperson shall decide all questions of order and in all cases not specifically provided for by these rules and regulations, the Board shall be guided by parliamentary law as prescribed in *Robert's Rules of Order*, as revised.

Section 8: Amendments

Amendments to these rules and regulations, except those provided by home rule authority of the President and Board of Trustees, may be made at any meeting of the Board. All such amendments shall be printed for distribution and notice shall be given of the place or places where said rules may be obtained. Such notice shall be published in a newspaper of general circulation in the Village of Wheeling and shall specify the date, not less than ten (10) days subsequent to the date of such publication, when such rules shall go into effect.

Section 9: Annual Report and Budget

The Board shall on or before March 15th of each year submit an annual report of its activities to the President and Board of Trustees. A budget request for the ensuing year to the President and Board of Trustees of the Village of Wheeling shall be submitted prior to the end of the fiscal year.

Section 10: Motions

Motions may be made orally by any member of the Board and shall be recorded in the minutes together with the action taken thereon.

Section 11: Duties of the Board

The Board shall, in accordance with these rules and regulations, appoint officers of the Fire and Police Departments of the Village of Wheeling to the following ranks:

1. Police Department: Patrol Officer, Sergeant
2. Fire Department: Firefighter, Lieutenant

All positions not indicated above shall be exempt from these rules. The Board shall conduct competitive examinations for original appointment and promotion in accordance with these rules and regulations and the Board shall conduct all hearings on charges of a disciplinary nature against any officer.

Section 12: Vacancies

Upon notice from the Fire or Police Chief that a vacancy exists within the permanent ranks of the Police or Fire Departments, the Board shall fill such vacancy in accordance with the procedures set forth herein.

CHAPTER II: APPLICATIONS – ORIGINAL APPOINTMENTS

Section 1: Citizenship

Police Officer

An individual who is not a citizen but is legally authorized to work in the United States under federal law or is an individual against whom immigration action has been deferred by the U.S. Citizenship and Immigration Services under the federal Deferred Action for Childhood Arrivals (DACA) process is authorized to apply for the position of police officer, subject to (i) all requirements and limitations, other than citizenship, to which other applicants are subject and (ii) the individual being authorized under federal law to obtain, carry, or purchase or otherwise possess a firearm.

Firefighter

An individual who is not a citizen but is legally authorized to work in the United States under federal law or is an individual against whom immigration action has been deferred by the U.S. Citizenship and Immigration Services under the federal Deferred Action for Childhood Arrivals (DACA) process is authorized to apply for the position of firefighter, subject to all requirements and limitations, other than citizenship, to which other applicants are subject.

Section 2: Applications for Original Appointment

The Board or its designee shall furnish applications for positions in the Fire and Police Departments. The applicant shall furnish, with their application, a copy of their DD Form 214 (if applicable) together with certified copies of their birth certificate and a certified copy of their high school diploma or equivalent. Failure to submit the required documentation may be cause for disqualification.

Section 3: Filing of Applications

All applicants must file their applications with the Board or its designee prior to the taking of the examination for the position for which application has been made or, when the Board accepts scores from an approved third-party testing service, prior to or concurrent with the submission of qualifying examination scores to the Board. Applications shall be addressed to the Board and filed with the secretary or designee through any method authorized by the Board, including but not limited to in-person submission, electronic submission through the Village website, or submission through a Board-approved third-

party testing service or application portal. The secretary or the designee shall endorse thereon the date the application was received.

All applications shall be completed legibly and signed by the applicant. Electronic signatures and digitally submitted applications shall be accepted where authorized by the Board. Any applicant knowingly making false statements in an application shall be rejected by the Board, and the applicant shall be notified of such action. Further, the Board shall remove any person certified to a position in the Fire and Police Departments upon learning that false statements have been made or that material facts have been misrepresented and/or omitted to the Board.

Section 4: Disqualification

The Board may refuse to examine or, after examination, to certify as eligible, any applicant whom the Board determines:

A. to be found lacking in any of the established preliminary requirements for the service for which the applicant applies;

B. to be physically or mentally unable to perform the duties for the position to which the applicant seeks appointment;

C. to be an alcoholic whose use of alcohol would adversely affect job performance or conduct;

D. to have been convicted of a felony or any misdemeanor involving moral turpitude as set forth in Section 10-2.1-6 of the Board of Fire and Police Commissioners Act, 65 ILCS 5/10-2.1-6;

E. to have been dismissed from any public service for good cause;

F. to have practiced any deception or fraud in the applicant's application;

G. to have unsatisfactory character or employment references;

H. to have failed to attend any phase of the testing process as directed by the Board;

I. to have failed to fulfill any of the requirements for applicants which are set forth in these rules and regulations;

J. to be a user of narcotics, cannabis or other dangerous drugs or intoxicants as defined in the ILCS, or a user of Synthetic Alternative Drugs as defined by Section 8.54.070 of the Wheeling Village Code, not legally prescribed to the applicant by a licensed physician;

K. to have been classified by the local Selective Service Draft Board as a conscientious objector, or to have ever been so classified (Police Officer Candidates Only);

L. to be otherwise unqualified for service in the Police or Fire Departments.

Any applicant disqualified hereunder shall be notified by the Board of such disqualification. All determinations by the Board in this regard shall be final.

Section 5: Incomplete Applications

Incomplete applications received by the Village may be cause for immediate disqualification from the examination process.

Section 6: Physical Requirements

A. Applicants must satisfy the health and physical requirements of the physical aptitude test and medical examination hereinafter provided.

B. Visual Acuity for Police Officers and Firefighters

(a) Visual acuity: 20/30 or corrected to 20/30 in each eye.

(b) Color vision: Applicants for the fire service must have red, yellow, green color vision. Applicants for the police service must have color vision sufficient to differentiate between the following colors: red, green, yellow, blue, orange, and brown.

(c) Applicants should have sufficient peripheral vision to have obtained or obtain a State of Illinois motor vehicle driver's license.

(d) Binocular vision: the applicant must have clear, comfortable binocular vision with normal depth perception.

(e) Applicants shall not possess any pathological condition that currently impairs or will impair vision.

(f) Peripheral vision in the horizontal meridian of more than 100 degrees in both eyes.

C. Hearing: Applicants cannot have a hearing deficit in pure tone thresholds in the worst unaided ear:

(a) Greater than 25dB in three of the four frequencies:
(i) 500Hz,
(ii) 1000 Hz,

(iii) 2000 Hz,
(iv) 3000 Hz.

(b) Greater than 30 dB in any one of the three frequencies:
(i) 500 Hz,
(ii) 1000 Hz,
(iii) 2000 Hz.

(c) An average greater than 30 dB for the four frequencies:
(i) 500 Hz,
(ii) 1000 Hz,
(iii) 2000 Hz,
(iv) 5000 Hz.

Section 7: Age Requirements

A. Minimum Age:
All applicants must have attained the age of twenty-one (21) years as of the date of the written examination. Proof of birth date will be required before taking the written examination and submitting the preliminary application to either the Police or Fire Department.

B. Maximum Age:
All applicants for a position in either the Fire or Police Department shall be under thirty-five (35) years of age, unless exempted under 65 ILCS 5/10-2.1-6. Such applicants falling under an exemption are required to show proof of prior employment in the form of a certified letter from the previous employer prior to or on the date of the written examination.

If a person is placed on an eligibility list and becomes overage before they are appointed to a police or fire position, that person shall remain eligible for appointment until the list expires.

Section 8: Education

Applicants for original appointment to the Fire and Police Departments must possess a high school diploma or its equivalent.

Section 9: Original Appointment to the Fire Department

Applicants for original appointment to the Fire Department must have an EMT-B (Basic) Certification at the time of hire.

CHAPTER III: EXAMINATIONS – ORIGINAL APPOINTMENTS – FIRE

Section 1: Vacancies

The Board shall fill vacancies in the Fire Department as are determined by the Village Manager for the class of service under its jurisdiction by competitive examination and shall as necessary and appropriate prepare and publish a list of applicants eligible to fill such vacancies.

Section 2: Notice of Examination

The Board shall publish notice of the examination process for original appointment on the municipality's website or in a newspaper published in the municipality, or if no newspapers are published in the municipality, then in a newspaper of general circulation in the municipality, as required by the Statutes of the State of Illinois. Such notice shall be published at least two (2) weeks prior to the opening of the application period and shall include: the approved third-party testing service and examination types accepted by the Board; the minimum qualifying scores established by the Board; the period during which the Board will accept third-party examination scores and applications; any application fee established by the Board or its designee; the general scope and merit criteria of the selection process; the composite scoring methodology, preference point categories, and maximum point values applicable to the selection process; and a statement concerning the Village's affirmative action plan.

The Board may modify, extend, or close the application acceptance period by order of the Board. In that event, said order shall state the reason for the modification and shall designate the new acceptance period. All applicants who have filed applications with the Board shall be notified of any such modification. Additional notices may be provided as determined by the Board.

Section 3: Release of Liability

All applicants shall execute and deliver to the Board a release in favor of the Village of Wheeling and each of its officers, agents and employees relative to all liability, loss, damage or expense that may arise as a result of or in connection with the applicant's participation in a physical agility test. Said release shall be on a form prescribed by the Board.

Section 4: Type of Examinations

The subject matter of the written and oral examinations and the physical ability test shall test the capacity of the applicant to discharge the duties of the position to which the applicant seeks appointment. No examination shall contain questions regarding an applicant's political or religious opinions or affiliations.

The Board may accept scores from an online entry examination administered by a validated third-party testing service as a qualifying examination in lieu of a written

examination, provided the testing service and instruments have been approved by the Board.

Section 5: Phases of Examinations

The following examination phases will be conducted for original appointment to the Fire Department. Any applicant failing any phase of the examination process shall be eliminated from further consideration for appointment. The Board may eliminate an applicant from the testing process based upon information obtained through any of the testing phases listed below:

A. Personal Application Form: All applicants will be required to complete a Personal Application Form. This is not an examination, but a process of obtaining information regarding the applicant's background and personal integrity. Information obtained through this process may be verified. The Board may eliminate an applicant from the testing process based on information obtained through the Personal Application Form, or the incomplete submittal of the Personal Application Form, if the Board determines the applicant does not meet the minimum requirements. All materials are confidential and will not be surrendered to any agency except in accordance with law.

B. Physical Agility Test: A Physical Agility Test will be administered as determined by the Board and conducted in a manner in which the Board shall direct. The Fire Chief may defer the physical agility test requirement at the time of application to a later time, provided there are extenuating circumstances and the candidate presents valid documentation of a completed physical agility test by a date determined by the Board. Such examination shall test a candidate's ability to perform the essential functions of a firefighter as determined by industry standards. This examination will test whether a candidate can perform the functions associated with duties that a firefighter may be called upon to perform in response to emergency calls regardless of the frequency of the occurrence. The physical agility test will test the applicant's muscular strength, ability to climb ladders, ability to operate from heights, and ability to carry out time-sensitive and complex problem-solving while operating in stressful and hazardous environments.

C. Written Examination: The Board may administer a written examination or accept the results of a validated online third-party written examination as a qualifying written examination. The subject matter of the written examination will fairly test the capacity of the applicant to discharge the duties of the position to which the applicant seeks appointment. All applicants must score at or above the minimum score set by the Board to be considered for employment. The examination shall be conducted in a manner that ensures accuracy and security. The minimum score for passage shall be a score of 75 on a 100-point scale, which the Board has determined demonstrates a candidate's ability to perform the essential functions of the job and states this is supported by validation evidence.

D. Officers' Prescreening Interview: Following placement on the Initial Eligibility List and prior to the oral examination before the Board, applicants shall participate in an officers' interview conducted by Fire Department command staff designated by the Fire Chief. The officers' interview panel shall consist of no fewer than three (3) Fire Department officers designated by the Fire Chief. The Fire Chief shall not participate in the officers' interview panel. Each participating member of the officers' interview panel shall independently evaluate and score candidates using standardized criteria and scoring rubrics prior to the interviews. The Fire Chief shall provide the panel results to the Board to be used as a tool by the Board for its evaluation in determining whether an applicant shall proceed to an oral examination before the Board.

E. Background Investigation: After the placement of the applicant on the Final Eligibility Register and after a vacancy occurs, an applicant qualifying for employment consideration shall submit to fingerprinting, shall provide signed waivers for access to such records as may be required by the Board, and shall submit to a background investigation. Applicants shall, when required, also submit to a polygraph examination as part of the initial phase of the background investigation. The examination shall be conducted by a testing service licensed by the State of Illinois and selected by the Board.

F. Oral Examination by Commission: The Board shall conduct an oral examination of each applicant who has successfully completed all preceding phases of the examination process. Questions asked of applicants shall be job-related and shall enable Board members to evaluate and score the applicants on speech, alertness, ability to present ideas, judgment, emotional stability, self-confidence, and demeanor for the position. In no event shall fewer than three (3) Board members conduct an oral examination. The Fire Chief or their designee shall participate in the oral examination, shall ask department-specific questions, and shall independently evaluate and score applicants. The Fire Chief or designee's score shall be included in the applicant's final oral examination grade. Applicants must attain a minimum average score as established by the Board to pass the oral examination. If an applicant successfully completes the oral examination, the applicant shall proceed to the next phase of the selection process as outlined in these rules.

G. Psychological Examination: Applicants shall, on notification of a conditional offer of employment, present themselves for psychological tests from a qualified and recognized examiner selected by the Board. These tests are given to determine a candidate's psychological ability to properly discharge the duties of the position for which the applicant seeks employment.

H. Medical Examination: Applicants shall, on notification of a conditional offer of employment, present themselves for medical examination by a licensed physician or medical group designated by the Board. The purpose of the medical

examination shall be to determine the candidate's physical ability to perform the duties of the position for which the applicant seeks employment.

General Testing Procedures – All Examinations: All phases of the selection process shall be conducted under the supervision of the Board or its designee to preserve the integrity of the examination process. When the Board accepts examination results from an approved third-party testing service, the testing service shall be responsible for the administration and security of its examinations, and the Board shall maintain oversight of all subsequent phases of the selection process. All examinations shall be competitive and open to the public. Applicants may be assigned identification numbers and may be photographed before and/or after an examination phase at the discretion of the Board. The Board or its designee shall provide applicants with reasonable advance notice of the expected duration and format of each examination phase. All applicants who are extended a conditional offer of employment shall be fingerprinted, and the Board shall provide the Illinois Department of State Police and the Federal Bureau of Investigation a classifiable set of fingerprints. All examination scores shall be made available to the public in accordance with applicable law.

Application/Testing Fee: Each applicant may be required to pay an application fee, a testing fee, or both, as determined by the Board or its designee. Fees may be payable to the Village or directly to a Board-approved third-party testing service, as applicable. The amount and method of payment shall be established by the Board or the approved testing service. Failure to pay required fees may be grounds for dismissal from the testing process.

Section 6: Notifications

All notifications to applicants shall be made by first class mail, postage prepaid, or through electronic mail if the applicant has provided an e-mail address and indicated that the applicant agrees to receive notifications by electronic mail. Each applicant shall be required to notify the Board of any change of address. The Board shall not be responsible for the failure of any applicant to receive any notification sent by first class mail, postage prepaid, or electronic mail if authorized as stated above. Any applicant failing to respond as required by any notification sent in accordance with the provisions of this section shall be eliminated from further consideration.

Section 7: Finality

All examination papers shall become the property of the Board, and the grading thereof shall be final and conclusive and not subject to review by any other Board or tribunal of any kind or description. Any applicant who knowingly divulges test questions or answers may be subject to charges for official misconduct.

Section 8: Initial and Final Eligibility Registers – Original Appointments

A. Initial Eligibility List

The Board shall create an Initial Eligibility List which shall consist of applicants who have passed the written examination, whether administered by the Board or

accepted from a Board-approved third-party testing service, and who have passed the physical ability test. An applicant's position on the Initial Eligibility List shall be based on the applicant's score on the written examination and the applicant's passage of the physical ability test. The examination components shall be graded on a 100-point scale. No later than sixty (60) days after each examination, an Initial Eligibility List shall be posted. The Initial Eligibility List shall display the final scores of the applicants without reference to the priority of the time of examination. The Initial Eligibility List shall not include the calculation of any preference points. A dated copy of each Initial Eligibility List shall be provided to each person appearing on the Initial Eligibility List.

Within 10 days after the Initial Eligibility List is posted, applicants eligible for preference points shall make a written claim for said preferences.

B. Final Eligibility Register

To qualify for placement on the Final Eligibility Register, the applicant's total score, before any preference points are applied, must be at or above the minimum score set by the Board. After determining eligibility for the Final Eligibility Register, the commission shall award all verified preference points.

After evaluating all of the possible preference points, the Board shall add the applicant's requisite number of points to the applicant's final grade. However, if the situation arises that an applicant who, due to experience preference points, would be higher on the list than a veteran, the candidate shall not receive the full amount of preference points so that the veteran candidate shall be placed higher on the eligibility list. If more than one (1) applicant receiving experience preference points is prevented from receiving all of their preference points due to a veteran applicant, the applicants shall be placed on the list below the veteran in rank order based on their total scores as if all points were to be awarded. Other non-veteran candidates may be placed higher on the eligibility list than a veteran based on the application of non-experience preference points.

The Final Eligibility Register shall remain in effect for a period of two (2) years from the date of initial posting or until said Eligibility Register is exhausted. Vacancies in the Fire Department under the jurisdiction of the Board shall be filled by applicants listed on the Eligibility Register and who are determined to be the most qualified applicants pursuant to provisions of Section 12, "Final Eligibility Register."

Any applicant whose name has been on the Final Eligibility Register for more than two (2) years shall have their name stricken from the Eligibility Register. Additionally, the Board can require any applicant who has been on the Eligibility Register for more than one (1) year to retake the physical ability test before offering an applicant a position.

C. Non-Expiring Register with Periodic Merging:
Effective [_____, 2026], the Final Eligibility Register for firefighters shall be a continuous eligibility register that does not expire. Candidates shall take their places upon the Final Eligibility Register in the order of their relative excellence as determined by the written examination score and with the addition of preference points as identified in these rules.

Whenever the Board determines that additional candidates are needed on the register, the Board shall conduct an examination or accept qualifying scores from a Board-approved third-party testing service. Candidates who successfully pass such examination shall be merged into the Final Eligibility Register based on their written examination scores plus preference points. The order of candidates with tied scores shall be determined by the dates and times of their application submittals to the Board. An individual may apply and take the examination each time an examination is held or accepted, and that individual may hold a different position on the register for each time they successfully pass the examination. The Board shall strike off candidate entries that have been on the register for two (2) years from the date of placement.

Section 9: Preference Points

A. Claims for Preference Points: After the posting of the Initial Eligibility List, qualified applicants may make a claim for preference points. All claims must be submitted in writing within ten (10) days after the posting of the Initial Eligibility List and must include verifiable evidence and proof of the qualifying preference credit or the claim shall be deemed waived.

B. Preference Point Adjustments on Merging**:** Should the Board amend these rules and regulations to modify the preference points awarded to firefighter candidates, or if candidates already on the register from previous examinations have attained qualifications that they did not possess when originally placed on the register, then those candidates shall have their scores modified to add preference points they did not receive when they were originally placed on the register but for which they have since become eligible. Candidates who received preference points that no longer are applicable shall not have any points removed. If applicable, such points shall be added at the time when new examination results are merged into the existing register. Following each examination or intake of third-party scores, candidates already on the register from previous examinations shall be notified of the timeframe for the submittal of claims for additional points.

C. Preference Points: The Board may award preference points based on the following categories. However, an applicant shall not receive more than thirty (30) preference points.

Category	Qualification	Points
Veteran Preference	Active military/naval service of at least 1 year with honorable discharge, or inactive/reserve duty	5 points
Education — Bachelor's	Bachelor's degree in any curriculum from an accredited college or university	2 points
Education — Associate's	Associate's degree in Fire Science or related curriculum from an accredited college or university	1 point
Paramedic License	Current license as a Paramedic	5 points
Experience — Paid-on-Call/Part-Time	Paid-on-call or part-time certified FF II, EMT, or EMT-I employed by a municipality	0.5 points per year (max 5)
Experience — Advanced/Paramedic	Certified FF III and licensed paramedic employed by a municipality	1 point per year (max 5)
Lateral Hire	Full-time firefighter or firefighter-paramedic with another municipality or fire protection district for minimum 2 years	5 points
Residency	Verifiable proof of residency within Village jurisdiction	2 points

Maximum total: 30 preference points. Education points are awarded for highest degree achieved only; applicants may not receive points for both Bachelor's and Associate's. Experience preference points shall not cause any applicant to rank higher than a veteran on the eligibility register.

Section 10: Final Eligibility Register – Appointments

The Board shall appoint all officers of the Fire Department on the basis of the final list of certified eligible candidates. The Board shall appoint the person with the highest ranking on the Final Eligibility Register unless the Board has reason to conclude that the highest ranked person fails to meet the minimum standards for appointment or the Board determines that an alternate candidate would better serve the needs of the Department. The Board may choose an alternate candidate provided that the alternate candidate either a) has a ranking in the top five percent (5%) of the Final Eligibility Register or b) is among the top five (5) highest ranking persons on the Final Eligibility Register if the number of people in the top five percent (5%) is less than five (5) people.

All certificates of appointment shall be signed by the chairperson and secretary, respectively, of the Board upon appointment of such officer or member to the Fire Department by action of the Board.

Section 11: Reimbursement of Employment Costs – Fire

Upon acceptance of appointment to the position of Firefighter for the Fire Department of the Village of Wheeling, all appointees shall be required to execute an agreement entitled "Reimbursement of Employment Costs," in a form to be approved by the Board and the Village Attorney. The agreement shall provide that in the event any such appointee voluntarily resigns from the Fire Department within the first two (2) years of their official employment date with the Village of Wheeling, they shall reimburse the Village in accordance with the following: (a) the agreement shall itemize reimbursable cost categories, including but not limited to fire academy tuition, paramedic training and certification costs, uniforms, equipment, and other training-related expenses; (b) the agreement shall state specific dollar amounts or not-to-exceed caps for each cost category; and (c) the reimbursement obligation shall be calculated on a prorated, sliding-scale basis corresponding to the number of months of service completed at the time of voluntary resignation. The specific terms, amounts, and sliding scale shall be set forth in the reimbursement agreement form.

Section 12: Probation

All original appointees to the Fire Department shall be appointed on a probationary basis. The term of each appointee's probationary status shall commence on the date of the appointee's original appointment to the Fire Department and shall terminate automatically at the expiration of a one (1) year period; excluding any training or leaves of absence that exceeds thirty (30) days.

In the event the Fire Chief determines the probationary officer is progressing at an above-average pace, the Fire Chief may recommend to the Board the termination of probationary status at the expiration of nine (9) months.

Section 13: Completion of Probationary Status – Fire Certification

A. A firefighter shall be deemed to have successfully completed the probationary period after one (1) year from the date of original appointment.

B. Each probationary firefighter shall become State of Illinois certified as a Firefighter II or Firefighter (Basic), Hazardous Materials First Responder, Technical Rescue Awareness, and Fire Apparatus Engineer, and certified as a licensed Emergency Medical Technician-Paramedic (EMT-P) in a mobile intensive-care system designated by the Village prior to completion of the probationary period. Failure of an applicant to successfully receive said certification or license may result in the extension of the probationary period for an additional one (1) year. The failure of an applicant to then successfully receive said certification or license within said time and to maintain such certification or license shall be cause for their dismissal.

C. Each probationary firefighter shall successfully complete the Certified Firefighter Basic Training Course as prescribed by the Illinois Fire Protection Personnel Standard and Education Commission prior to completion of the prescribed probationary period. Applicants may be dismissed if unable to successfully complete this course.

Section 14: Failure to Accept Appointment

Any applicant may pass on appointment once without losing their position on the Final Eligibility Register. If a candidate passes on a second opportunity to participate, the candidate shall be declared to have refused and shall be removed from the Final Eligibility Register. However, the elimination of an applicant for failure to accept shall in no way prejudice the applicant's opportunity to participate in future examinations.

Section 15: Emergency Appointments

The Board may make such temporary appointments as it shall deem necessary to protect the health, safety, and welfare of the Village of Wheeling when it determines an emergency need exists. No temporary employment shall exceed sixty (60) days. No temporary employment of any one person shall be made more than twice in any calendar year. In the case of a strike, walk-out, "blue flu," or similar job interference, such appointments may be extended as determined necessary by the Board.

Section 16: Oath of Office

Prior to commencing duty as an officer in the Fire and Police Departments, an applicant shall take such oath and enter into such bond as is prescribed by the ordinances of the Village and the statutes of the State of Illinois.

CHAPTER IV: EXAMINATIONS – ORIGINAL APPOINTMENTS – POLICE

Section 1: Vacancies

The Board shall fill vacancies in the Police Department as are determined by the Village Manager for the class of service under its jurisdiction by competitive examination and shall as necessary and appropriate prepare and publish a list of applicants eligible to fill such vacancies.

Section 2: Notice of Examination

Examinations shall be held on dates fixed by the Board, and the date of said examinations shall be published on the municipality's website or in a newspaper published in the municipality, or if no newspapers are published in the municipality, then in a newspaper of general circulation in the municipality, as required by the Statutes of the State of Illinois. Such notice shall be published at least two (2) weeks prior to the opening of the application period and shall include: the approved third-party testing service and examination types accepted by the Board; the minimum qualifying scores established by the Board; the

period during which the Board will accept third-party examination scores and applications; any application fee established by the Board or its designee; the general scope and merit criteria of the selection process; the composite scoring methodology, preference point categories, and maximum point values applicable to the selection process; and a statement concerning the Village's affirmative action plan.

The Board may modify, extend, or close the application acceptance period by order of the Board. In that event, said order shall state the reason for the modification and shall designate the new acceptance period. All applicants who have filed applications with the Board shall be notified of any such modification. Additional notices may be provided as determined by the Board.

Section 3: Release of Liability

In the event the Board administers a physical ability test directly, all applicants shall execute and deliver to the Board a release in favor of the Village of Wheeling and each of its officers, agents, and employees relative to all liability, loss, damage, or expense that may arise as a result of or in connection with the applicant's participation in a physical ability test. Said release shall be on a form prescribed by the Board.

Section 4: Type of Examinations

The Board may accept scores from a validated online examination administered by a third-party testing service as a qualifying examination in lieu of a Board-administered written examination provided the testing service and instruments have been approved by the Board. The subject matter of the written and oral examinations and any assessment center, if applicable, shall test the capacity of the applicant to discharge the duties of the position to which the applicant seeks appointment. No examination shall contain questions regarding an applicant's political or religious opinions or affiliations.

Section 5: Phases of Examinations

The following examination phases will be conducted for original appointment to the Police Department. The sequence of the examination components may be administered in any order determined by the Board. Any applicant failing any phase of the examination process shall be eliminated from further consideration for appointment. The Board may eliminate an applicant from the testing process based upon information obtained through any of the testing phases listed below:

A. Personal Application Form: All applicants will be required to complete a Personal Application Form. This is not an examination, but a process of obtaining information regarding the applicant's background and personal integrity. Information obtained through this process may be verified. The Board may eliminate an applicant from the testing process based on information obtained through the Personal Application Form, or the incomplete submittal of the Personal Application Form. All materials are confidential and will not be

surrendered to any agency except in accordance with law. All requests for preference points as defined in Section 10 shall be submitted within ten (10) days of notification that the applicant has been placed on the initial eligibility register.

B. Physical Ability Test: A Physical Ability Test will be administered as determined by the Board and conducted in the manner in which the Board shall direct. The Police Chief may defer the physical agility test requirement at the time of application to a later time, provided there are verifiable test center availability issues and the candidate presents valid documentation of a completed physical agility test by a date determined by the Board. Such examination shall determine the applicant's physical suitability to perform the duties of Police Officer.

C. Written Examination: The Board may administer a written examination or accept the results of a validated, online third-party written examination. The subject matter of the written examination will be job-related and will fairly test the capacity of the applicant to discharge the duties of the position to which the applicant seeks appointment. All applicants must attain a minimum score of not less than 70%. The failure of an applicant to achieve the minimum passing grade as aforesaid shall disqualify the applicant from participation in the remainder of the examination process.

D. Command Pre-Screening Interviews: Police Command Staff shall conduct pre-screening interviews of applicants who have received a passing score on the written examination according to a structured pattern and shall measure criteria as established by the Board prior to the interviews. The pre-screening interview panel shall consist of three (3) Police Department employees designated by the Police Chief. Each participating member of the pre-screening panel shall independently grade the candidates using the established criteria. The Police Chief will provide the panel's results to the Board to be used as a tool by the Board for their evaluation in determining whether an applicant shall proceed to an oral examination before the Board.

E. Oral Examination: Questions asked of applicants on an oral examination will be such as will enable Board members to evaluate and grade the applicants on speech , alertness, ability to present ideas, judgment, emotional stability, self-confidence, and demeanor for the position. When an interview is granted, in no event shall fewer than two (2) Board members conduct an oral examination. The Police Chief or their designee shall also be a grading member of the oral examination before the Board. Applicants must attain an average score of eighty percent (80%) to pass the oral examination. If an applicant successfully completes the Board interview, the applicant shall move on to Section 6 below.

Section 6: Consideration of Additional Qualifications

The Board may give preference in original appointment to the Police Department as follows:

A. Candidates who have successfully obtained a bachelor's degree from an accredited college or university;

B. Candidates who are currently full-time sworn certified police officers of a regular police department in any municipal, county, or state law enforcement agency in any state; or

C. Persons who were engaged in the active military or naval service of the United States for at least one (1) year and who were honorably discharged or who are now or may hereafter be on inactive or reserve duty in such military or naval service (not including, however, in the case of offices, positions, and places of employment in the police department, persons who were convicted by court martial of disobedience of orders where such disobedience consisted in the refusal to perform military service).

Section 7: Placement in Pool of Eligible Candidates

The Board will prepare a Pool of Eligible Candidates based on its review and assessment of the entry exam, applications, supporting documents, pre-screening interviews and Board interviews. At any time thereafter, the Board may reassess and remove an applicant from the pool of eligible candidates.

When the Board accepts scores from a third-party testing service, candidates meeting the Board's minimum score threshold shall be eligible for placement in the Pool of Eligible Candidates upon completion of all required examination phases.

Section 8: Selection

A. When the Board receives a written request for appointment of a probationary police officer made by the Police Chief, applicants may be chosen from the Eligibility Pool.

B. Following completion of a background investigation which includes a polygraph examination, the Board may approve extending a conditional offer of employment which will be subject to successful completion of an in-depth psychological examination and a thorough medical examination (which shall include a drug screen and tests of the applicant's vision and hearing). The Board may also authorize the Chief of Police to extend a final offer of employment upon the Chief's determination of the successful completion of an in-depth psychological examination and thorough medical examination.

C. The Board may conduct an exploratory discussion of matters identified by professional examinations and/or tests which bear on the applicant's character and background.

D. The Board may strike from the pool of eligibles any candidate who fails to meet the standards set forth for original appointment. In addition, any person who is discovered to have made false representation in any document or examination or who aids in committing such fraud shall be stricken from the Pool of Eligible Candidates.

Section 9: Professional Examinations and Tests

A. Polygraph Examination: Applicants shall, when required, submit to a polygraph examination. The examination shall be conducted by a testing service licensed by the State of Illinois and selected by the Board, and who shall provide the applicant a list of areas from which the polygraph questions will be drawn.

B. Background Investigation: Applicants shall submit to fingerprinting and shall provide signed waivers for access to such records as may be required by the Board to conduct a complete background investigation.

C. Psychological: Applicants shall, when required, present themselves for psychological tests from a qualified and recognized examiner selected by the Board. These tests are given to determine a candidate's psychological ability to properly discharge the duties of the position for which the applicant seeks employment.

D. Medical Examination: Applicants shall, on notification of an offer of employment, present themselves for medical examination by a licensed physician or medical group designated by the Board. The purpose of the medical examination shall be to determine the candidate's physical ability to perform the duties of the position.

E. General Testing Procedures – All Examinations: All phases of the selection process shall be conducted under the supervision of the Board or its designee to preserve the integrity of the examination process. When the Board accepts examination results from an approved third-party testing service, the testing service shall be responsible for the administration and security of its examinations, and the Board shall maintain oversight of all subsequent phases of the selection process. Applicants may be assigned identification numbers and may be photographed and/or fingerprinted before and/or after an examination phase at the discretion of the Board. The Board or its designee shall provide applicants with reasonable advance notice of the expected duration and format of each examination phase.

F. Application Fee: Each applicant may be required to pay an application fee, a testing fee, or both, as determined by the Board or its designee. Fees may be

payable to the Village or directly to a Board-approved third-party testing service, as applicable. The amount and method of payment shall be established by the Board or the approved testing service. Failure to pay required fees may be grounds for dismissal from the testing process.

Section 10: Notifications

All notifications to applicants shall be made by first class mail, postage prepaid, or through electronic mail if the applicant has provided an e-mail address and indicated the applicant agrees to receive notifications by electronic mail. Each applicant shall be required to notify the Board or its designee of any change of address. The Board shall not be responsible for the failure of any applicant to receive any notification sent by first class mail, postage prepaid, or electronic mail if authorized as stated above. Any applicant failing to respond as required by any notification sent in accordance with the provisions of this Section shall be eliminated from further consideration. All examination scores shall be made public.

Section 11: Finality

All examination papers shall become the property of the Board, and the grading thereof shall be final and conclusive and not subject to review by any other Board or tribunal of any kind or description.

Section 12: Reimbursement of Employment Costs – Police

Upon acceptance of appointment to the position of patrol officer for the Police Department of the Village of Wheeling, all appointees shall be required to execute an agreement entitled “Reimbursement of Employment Costs,” in a form to be approved by the Board and the Village Attorney. The agreement shall provide that in the event any such appointee voluntarily resigns from the Police Department within the first two (2) years of their official employment date with the Village of Wheeling, they shall reimburse the Village in accordance with the following: (a) the agreement shall itemize reimbursable cost categories, including but not limited to police academy tuition, field training costs, uniforms, equipment, and other training-related expenses; (b) the agreement shall state specific dollar amounts or not-to-exceed caps for each cost category; and (c) the reimbursement obligation shall be calculated on a prorated, sliding-scale basis corresponding to the number of months of service completed at the time of voluntary resignation. The specific terms, amounts, and sliding scale shall be set forth in the reimbursement agreement form.

Section 13: Probation

All original appointees to the Police Department shall be appointed on a probationary basis. The term of each appointee's probationary status shall commence on the date of the appointee's original appointment to the Police Department and shall terminate automatically at the expiration of a two (2) year period unless the Police Chief determines

the probationary officer has not performed their duties satisfactorily. In that event, probation may be extended for a period not to exceed one (1) year, or the officer may be dismissed.

In the event the Police Chief determines the probationary officer is progressing at an above-average pace, the Police Chief may recommend to the Board the termination of probationary status at the expiration of eighteen (18) months.

Section 14: Completion of Probationary Status – Police Certification

A. Each probationary police officer shall successfully complete the basic training program, as provided by the Illinois Law Enforcement Training and Standards Board, within six (6) months of the applicant's original appointment. The failure of an applicant to successfully complete said course within said time may result in their dismissal.

B. A police officer shall be deemed to have successfully completed the probationary period after two (2) years from the date of original appointment, unless a recommendation by the Chief of Police and subsequent action of the Board extends the probationary period.

Section 15: Failure to Accept Appointment

Any applicant who fails to accept appointment to a position when offered shall be stricken from the eligibility list and eliminated from any further consideration.

Section 16: Emergency Appointments

The Board may make such temporary appointments as it shall deem necessary to protect the health, safety and welfare of the Village of Wheeling when it determines an emergency need exists. In the case of a strike, walk-out, "blue flu", or similar job interference, such appointments may be extended as determined necessary by the Board.

Section 17: Oath of Office

Prior to commencing duty as an officer in the Police Department, an applicant shall take such oath and enter into such bond as is prescribed by the ordinances of the Village and the statutes of the State of Illinois.

CHAPTER IVa: POLICE OFFICER LATERAL ENTRY

Section 1: Authority for Police Officer Lateral Entry

All persons who have previously been full-time sworn officers of a regular police department or law enforcement agency at the municipal, county, university, state, or

federal level, whether in Illinois or any other state; and who are certified by the Illinois Law Enforcement Training Standards Board, or who are eligible to obtain such certification through reciprocity or equivalency as determined by the Illinois Law Enforcement Training Standards Board, may be considered for lateral entry ahead of non-certified applicants. In order to be considered for lateral entry, a completed application, as outlined in these Rules, must be submitted to the Board of Fire and Police Commissioners. All lateral entry applicants must provide documentation to show that their current or prior responsibilities/duties are similar to those of a "Police Officer" in the Village of Wheeling. "Police Officer" applicants must provide documentation that they have fulfilled the requirements of the Illinois Police Training Act. Lateral entry applicants who meet the aforementioned requirements and have been selected for lateral entry will not be required to take the written examination or the physical agility examination, as outlined in Chapter IV, in order to be placed on the lateral candidate eligibility list. However, all lateral entry candidates shall successfully complete all other phases of the entry process, as outlined in these Rules, prior to and after an offer of employment being given.

The Commission may determine to create and maintain a register of eligibles composed of experienced police officers who have applied for the position of police officer with the Village. The standards in this Chapter IVa and elsewhere in these Rules and Regulations and the Wheeling Municipal Code apply to applicants for lateral entry.

Section 2: Application for Lateral Entry

A. Forms: Applications for lateral entry must be made on forms furnished by the Village. Applicants must comply with the requirements of the forms.

B. Certification: An applicant for lateral entry must have been awarded a certificate attesting to the applicant's successful completion of the Minimum Standards Basic Academy.

C. Experience: An applicant for lateral entry must be a certified law enforcement officer in good standing to apply.

D. Character; Sound Health: An applicant must be of good moral character, of temperate habits, and of sound health, and must be physically able to perform the essential job functions of the position of police officer.

E. Citizenship; Language: An applicant must be a citizen of the United States with the ability to speak and understand the English language sufficiently to discharge the duties of police officer. An individual who is not a citizen but is legally authorized to work in the United States under federal law or is an individual against whom immigration action has been deferred by the U.S. Citizenship and Immigration Services under the federal Deferred Action for Childhood Arrivals (DACA) process is authorized to apply for the position of police officer, subject to (i) all requirements and limitations, other than citizenship, to which other applicants are

subject and (ii) the individual being authorized under federal law to obtain, carry, or purchase or otherwise possess a firearm.

F. Documents: An applicant must provide a copy of the applicant's birth certificate and high school diploma or G.E.D. certificate and also must provide a copy of the applicant's certificate attesting to the applicant's successful completion of the Minimum Standards Basic Law Enforcement Training Course, as provided in the Illinois Police Training Act. If applicable, the applicant also must provide any military service records including discharge papers (DD Form 214).

Section 3: Age Requirements

The age criteria and limitations set forth in these Rules and Regulations to be hired for the position of police officer do not apply to police officer lateral entry applicants.

Section 4: Hiring Process

At the request of the Chief of Police, the Commission may proceed with the lateral entry process, which includes the following phases:

A. Completion of an employment application and related documents.

B. A pre-screening interview of the applicants by command staff.

C. A character background investigation.

D. A polygraph examination.

E. An oral interview with the Commission. Whenever practicable, all Commissioners shall participate in the oral interview. In no event shall less than a majority of the Commissioners conduct the oral interview. Questions shall be asked of the lateral entry candidate that will enable the Commissioners to properly evaluate and grade the lateral entry candidate on speech, alertness, ability to communicate, judgment, emotional stability, self-confidence, social skill, and general fitness for the position. On completion of each oral test the Commissioners will grade the lateral entry candidate's abilities using the traits listed above. Lateral entry candidates who fail to attain a score of 75% will be notified and eliminated from all further consideration.

F. Post-offer examinations including, without limitation, a psychological evaluation, a medical examination, a vision screening, and a drug screening.

Each phase of the process is pass/fail except as stated otherwise. All phases of the process are required.

Section 5: Police Officer Lateral Entry Eligibility Lists

A. Establishment, Use, Replenishment, and Replacement of Eligibility List:

1. The Commission may establish a police officer lateral entry eligibility list at any time.

2. The Commission may, but is not in any way required to, appoint a police officer from the police officer lateral entry eligibility list.

3. The police officer lateral entry eligibility list may be used by the Commission simultaneously with the Police Department Pool of Eligible Candidates.

4. The Commission may determine from time to time that a police officer lateral entry applicant will be listed also on the Police Department Lateral Register of Eligibles. In that case, the lateral entry applicant will be ranked on the Police Department Lateral Register of Eligibles in accordance with the applicant's performance on all phases of the hiring process as outlined in Section 4.

5. The Commission at any time may create a new police officer lateral entry eligibility list to replace the existing police office lateral eligibility list.

6. The Commission may determine at any time that, under current circumstances, it is not necessary to maintain a police officer lateral entry eligibility list.

B. Preference Points: The Commission will add preference points to a police officer lateral entry applicant's score prior to placement on the police officer lateral entry list as provided by law.

C. Managing Eligibility List: The Commission will maintain any lateral entry eligibility list in rank order based on the candidates' relative excellence following the steps outlined in Section 4. This list will be maintained indefinitely, in parallel to the eligibility list of candidates identified in Chapter IV. However, no candidate will maintain eligibility on any eligibility list for a period greater than two years. Said list will identify each applicant's date of entry onto the list which will be used to establish the two-year limit to their eligibility. A dated copy of the police officer lateral entry eligibility list will be sent to each person appearing on the list. When an applicant is added or stricken from the police officer lateral entry eligibility list, an updated list will be posted at the Police Department and on the Village of Wheeling website.

Section 6: Preference Points

As provided in the Illinois Board of Fire and Police Commissioners Act (65 ILCS 5/10-2.1), and Chapter IV, Section 9 of these Rules and Regulations, a lateral entry applicant who qualifies for or is otherwise entitled to military or educational preference points will be awarded five points to be added to the applicant's final grade.

Section 7: Selection

A. Determination: When the Village determines that a vacancy exists for a probationary police officer, then the Commission will choose an applicant from the Police Department Pool of Eligible Candidates or from the police officer lateral entry eligibility list, in accordance with these Rules and Regulations.

B. Conditional Offer: In the case of a lateral entry applicant, a conditional offer of employment will be made only to the most qualified applicant (as determined by the Commission) among the highest-ranked five applicants on the police officer lateral entry eligibility list. The applicant chosen by the Commission may be, or may not be, the first person on the list. The evaluation of the applicants will include, among other things, consideration of the following qualifications:

1. Law enforcement experience.

2. Law enforcement training beyond the Basic Law Enforcement Course.

3. Training and experience in specialty law enforcement functions.

If the Chief of Police determines that the top-ranked applicant should not be selected, then the Chief of Police will advise the Commission and provide the basis for the Chief's decision. The Commission will determine whether the applicant or other applicant from the lateral entry eligibility list will be chosen.

C. Post-Offer Matters: If a conditional offer of employment is extended to a lateral entry applicant, then that applicant must pass a psychological examination, a thorough medical examination which will include a drug screen, a vision examination, and a hearing examination.

D. Removal from List: The Commission may strike from the police officer lateral entry eligibility list and, if applicable, the Police Department Pool of Eligible Candidates any applicant who has failed a required standard in these Rules and Regulations or a required test.

Section 8: Professional Examinations and Tests

A. Psychological Examination: Each lateral applicant must submit to a psychological examination by a psychologist or psychiatrist selected by the Commission. The failure of an applicant to take or successfully complete an exam will result in disqualification from further consideration.

B. Polygraph Examination: Each lateral applicant must submit to a polygraph examination at a time and place set by the Commission. The failure of an applicant to take or successfully complete the test will result in disqualification from further consideration. The result of a polygraph examination will not, by itself, be used to disqualify an applicant, but may be used to assist in further background checks or pre- or post-test interviews.

C. Drug Screen: Each lateral applicant must pass a drug screening test to establish the applicant's fitness to perform the duties of police officer. The drug screening test will be arranged by the Commission. The failure of an applicant to undergo the drug screening test will result in disqualification from further consideration.

D. Medical Examinations: Each lateral applicant must undergo a medical examination, which will be performed by a licensed physician. If an application is found to be physically unable to perform any essential function of the job of police officer, the applicant will be disqualified from further consideration.

Section 9: Appointments

The Commission may fill a vacancy in the rank of police officer as provided in this Chapter IVa in accordance with the standards and processes provided in these Rules and Regulations for appointments of lateral police officers.

Section 10: Probationary Appointment

A. Process and Duration of Probation: All appointments of police officers from the police officer lateral entry eligibility list are subject to a probationary period of 24 months.

B. Status of Probationary Officer: The employment of a probationary police officer may be terminated summarily, without advance notice to the officer. A probationary police officer is not entitled to the protection afforded to non-probationary officers by statute, these Rules and Regulations, or a collective bargaining agreement.

CHAPTER V: EXAMINATIONS – PROMOTIONS – POLICE SERGEANT

Section 1: Establishment of Examinations

The Board shall, in accordance with these rules and regulations, provide for promotions in the Police Department on the basis of ascertained merit and examination and shall provide, in all cases wherein the Board retains jurisdiction, that vacancies (other than in cases of original appointments) shall be filled by promotional examination. The examination process for promotion shall be competitive among such officers as desire to submit themselves to such process. In the event the Board determines no officer participating in the examination process is qualified for promotion under the standards hereinafter provided, or in the event no officer elects to participate in said promotional process, then in that event the Board shall have the option of extending the examination process to the other qualified candidates as determined by the Board. All candidates for promotional examination shall conform to the application and qualification requirements, as established for the examination process.

Section 2: Notice of Examination Process

The promotional examination process shall be held on dates fixed by the Board, and the date of said examinations shall be advertised in a newspaper, as required by the Statutes of the State of Illinois, unless notice is waived in writing by all members of the department. Examinations may be postponed by order of the Board, in which event said order shall state the reason for the postponement and shall designate a new date for the conducting of the examination. All candidates shall be notified of a postponement and of the new date fixed for the examination.

Section 3: Phases of Examination Process

The examination phases shall be as set forth below. The sequence of examination phases may be administered in any order as determined by the Board.

A. Orientation
B. Written Examination
C. Assessment Center Process
D. Oral Examination

Section 4: Examination Grading Process – Police Department – Sergeant

To be eligible for promotion, candidates must first attend the orientation session and then attain an average minimum passing score of seventy-five percent (75%) of the cumulative sum total points of the written examinations, Assessment Center, and oral examination.

Promotional candidates shall then be graded in accordance with the following weighted formula:

A. Written Examination Score: thirty percent (30%) of the raw score.
B. Assessment Center Examination Score: twenty-five percent (25%) of the raw score.
C. Oral Interview Score: twenty-five percent (25%) of the raw score.
D. Supervisory (Sergeant's) Merit and Efficiency Rating: five percent (5%) of the raw score.
E. Command (Commander, Deputy Chief, and Chief) Officer Merit and Efficiency Rating: fifteen percent (15%) of the raw score.

In the event the Board deems it necessary to extend the examination process to other qualified candidates outside the department, then said examination shall be administered as hereinbefore provided, except those candidates participating in said examination process shall not be entitled to consideration for Departmental Merit and Efficiency as hereinbefore provided.

Section 5: Orientation

Prior to any other testing phases, all applicants will be required to attend an orientation session in which the position and testing process will be explained. During the orientation detailed explanations of each phase of the testing will be provided to the candidates. In order to continue in the process, all applicants must attend the orientation session, except that in extraordinary circumstances (e.g. death in family, serious illness or injury, last-minute emergency), the Board may waive the requirement that the applicant attend, but in any such instance the applicant must view the orientation recording as early as possible and prior to the next step in the testing process.

Section 6: Written Examination

A. Content of Written Examination: The subject matter of written examinations shall fairly test the capacity of the candidate to discharge the duties of the position to which the candidate seeks promotion. No examination shall contain questions regarding the candidate's political or religious opinions or affiliations.

B. Written Examination Procedure: The written examination will be administered in a manner ensuring confidentiality of the candidate and compliance with the individualized directions of the testing instrument being utilized.

Section 7: Oral Examination/Interview

A. Contents of Oral Examination/Interview: Questions asked of applicants on oral examination will enable Board members to evaluate and grade the applicants on speech, alertness, ability to present ideas, judgment, career preparation, and self-confidence for the position.

B. Oral Examination Procedure: At least two Board members shall conduct each oral examination. Upon completion of each oral interview, each Board member who conducted the interview will evaluate the applicant on the factors set forth in Section 6(A) of this Chapter and will then grade the applicant on the grade point basis provided. The Police Chief or their designee may participate in the oral examination process but will not participate in the scoring of the candidates. The applicant's final grade will be the average of the grade point totals given to them by each of the Board members who conducted the interview.

Section 8: Assessment Center Examination

A. Content of Assessment Center Examination: Questions asked or exercises administered to the candidates during the Assessment Center examinations will be such as will enable Board Members and/or their designee(s) to evaluate and grade the candidates on their overall ability to perform the duties and responsibilities of the position. Assessment Center designees shall be chosen by the Board and shall be experienced, trained assessors.

B. Assessment Center Examination Procedure: Upon completion of each exercise, each Board member and/or their designee(s), who acts as an assessor, will evaluate the candidate on the criteria established for the Assessment Center, then grade the candidate on the grade point basis established for the Assessment Center. The applicant's final grade will be the average of the sum total of the grade point totals given to them by each of the Board members and/or their designee(s) who acted as an assessor.

Section 9: Departmental Merit and Efficiency Ratings

Each candidate eligible for participation in the oral interview will be evaluated utilizing Departmental Merit and Efficiency Ratings for promotion. Candidates will be evaluated by supervisory personnel utilizing the Supervisory Officer Promotability Evaluation and will be evaluated by command personnel utilizing the Command Officer Promotability Evaluation. The average scores for each candidate on the Supervisory Promotability Evaluations will constitute five percent (5%) of the raw score and the average score for each candidate on the Command Officer Promotability Evaluation will constitute fifteen percent (15%) of the raw score. The Departmental Merit and Efficiency Ratings will be submitted to the Board prior to the beginning of the oral interviews. The ratings will be submitted by the Chief of Police in a sealed envelope, and the Board will not open the sealed envelope until such time as the oral interviews have been completed and the candidates have been scored.

Section 10: Service Requirements for Taking Promotional Examination

All examinations for promotion shall be competitive among such Officers of the Police Department who shall have completed their probationary period, as hereinbefore provided in Section 14 of Chapter IV, prior to the date on which the formal application and

resume are due, and shall have completed one full year of service in the rank held after completing said probationary period.

Section 11: Eligibility Register – Promotions

Within a reasonable amount of time (not to exceed sixty (60) days) after the completion of the promotional examination process, the Board shall prepare, certify, and post an Eligibility Register of candidates who shall be ranked in the order of their relative excellence, as determined by the examination process and the application of Departmental Merit and Efficiency considerations, as hereinabove provided. An average grade of seventy-five percent (75%) of the cumulative sum total points of the oral and written examinations and Assessment Center examinations shall be required for listing on said Register.

The Eligibility Register shall be posted and all candidates who are deemed eligible shall be notified thereof.

The Board shall certify all officers of the Police Department on the basis of the final Eligibility List. The Police Chief shall then select a candidate to be promoted from among the three (3) highest-ranked candidates on the applicable eligibility list. At the time of such promotion, the selected candidate must be mentally and physically able to perform the essential functions of the position. Board approval shall be necessary for the Police Chief to promote a candidate ranked either second or third on the eligibility list in lieu of promoting the candidate who is ranked first. The Eligibility Register shall remain in effect for a period of three (3) years from the date of posting, unless said Eligibility Register is exhausted prior thereto. No person shall accrue any property right to a particular position upon the Eligibility Register, and no person shall accrue any property right to promotion based upon position upon the Eligibility Register. Officers may be removed from the Eligibility Register when, in the opinion of the Board, circumstances justify such removal.

Section 12: Probationary Period

Any candidate promoted by virtue of the examination process shall be classified as on probationary status for a period of two (2) years following their promotion. No property rights shall be attached to the position until the successful completion of the probationary period. The probationary period will terminate automatically at the expiration of said two (2) year period, unless the Police Chief certifies to the Board that the probationary officer has not performed their duties satisfactorily during that period. In that event, the Chief may extend the probationary period for an additional period of time, not to exceed six (6) months, or the Board may reduce the candidate to their previous rank.

Section 13: Oath of Office

Prior to promotion as a Sergeant in the Police Department a candidate shall take such oath and enter into such bond as is prescribed by the Ordinances of the Village and the Statutes of the State of Illinois.

CHAPTER VI: EXAMINATIONS – PROMOTIONS – FIRE LIEUTENANT

Section 1: Establishment of Examinations

The Board shall, in accordance with these rules and regulations, provide for promotions in the Fire Department on the basis of Department merit, ascertained merit, seniority, and examination, and shall provide in all cases wherein the Board retains jurisdiction that vacancies (other than in cases of original appointments) shall be filled by promotional examination. The examination process for promotion shall be competitive among such employees as desire to submit themselves to such process. All candidates for promotion shall conform to the application and pre-qualification requirements, as established for the examination process. In the event that no employee participating in the examination process is pre-qualified for promotion under the standards herein provided, in the event that no employee elects to participate in said promotional process, then in that event the Board shall have the option of extending the examination process to other non-probationary members of the Department as determined by the Board.

Section 2: Notice of Examination Process

The promotional examination process shall be held on dates fixed by the Board, and the date of said examinations shall be advertised in the newspaper, as required by the Statutes of the State of Illinois. Examinations may be postponed by order of the Board, in which event said order shall state the reason for the postponement and shall designate a new date for the conducting of the examination. All candidates shall be notified of the postponement and of the new date fixed for the examination.

Section 3: Phases of Examination Process

All candidates for promotion shall be permitted to participate in all of the following examination phases irrespective of their score on any one phase of the examination process. The examination phases will follow the order set forth herein:

A. Wheeling Fire Chief's Appraisal Points

B. Wheeling Fire Department Officers' Appraisal Points

C. Ascertained Merit and Seniority

D. Oral Interview

E. Assessment Center Examination

F. Written Examination

Section 4: Examination Grading Process

To be eligible for promotion, candidates must first attend the orientation session and then attain an average minimum passing score of seventy percent (70%) of the sum total points of the combined scores on the written examinations, Assessment Center, and oral examination.

Promotional candidates shall then be graded in accordance with the following weighted formula:

A. Efficiency Rating – Fire Chief, as determined by the Wheeling Fire Chief's appraisal: five percent (5%) of the raw score.
B. Efficiency Rating – Officers, as determined by the Wheeling Fire Department Officers' appraisal: nine percent (9%) of the raw score.
C. Oral Interview: Ten percent (10%) of the raw score.
D. Assessment Center Examination: Thirty-eight percent (38%) of the raw score.
E. Written Examination: Thirty-eight percent (38%) of the raw score.

Ascertained Merit and Seniority: Two (2) and five (5) point maximum, respectively.

Each candidate shall receive confidential written notification of their scores for each component of the promotional process after each component of the process is completed and before the next component is administered.

In the event it becomes necessary to extend the examination process to the other non-probationary members, then said examination shall be administered as hereinbefore provided, except that those candidates participating in said examination process shall not be entitled to consideration for seniority as herein provided.

Section 5: Written Examination

A. Content of Written Examination: The subject matter of the written examination shall fairly test the capacity of the candidate to discharge the duties of the position to which the candidate seeks promotion. No examination shall contain questions regarding the candidate's political or religious opinions or affiliations. The written examination shall have been developed by an independent outside agency and shall have been independently validated. The written examination shall be based only on the contents of the written materials that the Board has identified and made readily available to candidates at least ninety (90) calendar days before the written examination is administered.

B. Written Examination Procedure: The written examination will be administered in a manner ensuring confidentiality of the candidate and compliance with the individualized directions of the testing instrument being utilized.

Section 6: Oral Examination Procedure

A. Contents of Oral Examination/Interview: Questions asked of applicants on oral examinations will be such as will enable members of the Board to evaluate and grade the applicants on voice, speech, alertness, ability to present ideas, judgment, career preparation, and self-confidence for the position.

B. Oral Examination/Interview Procedure: At least two (2) Board members shall conduct each oral examination, and the number of Board members conducting the oral examination shall be uniform throughout the oral examination phase of any promotional examination administered by the Board. Upon completion of each oral interview, each Board member who conducted the interview will evaluate the applicant on the factors set forth in Section 6(A) herein and will then grade the applicant on the grade point basis provided. The applicant's final grade will be the average of the grade point totals given to them by each of the Board members who conducted the interview.

Section 7: Assessment Center Examination

A. Content of Assessment Center Examination: Questions asked or exercises administered to the candidates during the Assessment Center examinations will be such as will enable each Board member and/or their designee(s) to evaluate and grade the candidates on their overall ability to perform the duties and responsibilities of the position. Assessment Center designees shall be chosen by the Board and shall be experienced, trained assessors.

B. Assessment Center Examination Procedure: Upon completion of each exercise, each Board member and/or their designee(s) who acts as an assessor will evaluate the candidate on the criteria established for the Assessment Center and then grade the candidate on the grade point basis established for the Assessment Center. The applicant's final grade will be the average of the sum total of the grade point totals given to them by each of the Board members or designee(s) who acted as assessors.

Section 8: Service Requirements for Taking Promotional Examination

All examinations for promotion shall be competitive among such employees of the Fire Department who shall have completed their probationary period prior to the date on which the formal application and resume are due, and shall have completed three (3) full years of service in the rank held after completing said probationary period and who has certified as an Advanced Firefighter as prescribed by the Office of the Illinois State Fire Marshal Division of Personnel Standards and Education or its successor agency.

Section 9: Fire Chief's Appraisal

The Fire Chief shall assign points based on their assessment of each candidate's qualifications and abilities to perform the duties of Lieutenant. The criteria used in

assigning Chief's points shall be job-related and be applied uniformly to all candidates. The Fire Chief shall keep and maintain records of all scores for the duration of the Final Promotion List. Monitors shall not be required regarding the process of assigning Chief's points.

Section 10: Department Officers' Appraisal

A. Content of Department Officers' Appraisal: The Department Lieutenants and Battalion Chiefs will meet to discuss and evaluate the candidates on their overall ability to perform the duties and responsibilities of the position of Lieutenant.

B. Department Officers' Appraisal Procedure: The Department Lieutenants and Battalion Chiefs will evaluate the candidate on criteria to be agreed upon by the Fire Chief and the Wheeling Firefighters Association, and then each evaluator will confidentially grade the candidate on the grade point basis established for the Department Officer's Appraisal. The applicant's final grade will be the average of the sum total of the grade point totals given to them by each of the Lieutenants and Battalion Chiefs.

C. Records: The Fire Chief shall keep and maintain records of all scores for the duration of the Final Promotion List. Monitors shall not be required regarding the process of assigning Officers' Points.

Section 11: Final Promotion List

Within sixty (60) days after each such promotional examination, the Board shall prepare, certify, and post a Final Promotion List of candidates who shall be ranked in order of their relative excellence, as determined by the examination process, seniority, ascertained merit, application of Departmental Merit and Efficiency considerations, and the addition of any applicable military preference points, if any, as herein provided. An average grade of seventy percent (70%) of the combined scores on the oral examination, written examination, and Assessment Center examination shall be required for listing on said Final Promotion List.

Credit for seniority shall be given, as of the date of the written examination, to employees whose names appear on the Promotion List by adding 0.42 points to the final grade averages for each complete year of service after five (5) years of service to a maximum of five (5) points after seventeen (17) years of service.

Credit for ascertained merit shall be given to those employees whose names appear on the Promotion List on the basis of the following:

A. Employees who have an associate's degree or bachelor's degree in Fire Science or Emergency Medical Services from an accredited college or university, or employees who have successfully completed the prescribed classes needed to be

certified by the State of Illinois as a Fire Officer 1 / Company Fire Officer; will have one (1) point added to the final grade averages.

B. Employees who are active members of any of the Department's Special Teams (Technical Rescue Specialist Team, Hazardous Materials Team, Underwater Rescue & Recovery Team, Fire Investigation Team) and have been a team member for at least two (2) years at the time the Promotion List is posted, will have one-half (1/2) point added to the final grade point average for each special team the candidate has been actively involved, with but not to exceed a total of one (1) additional point.

C. Employees who are active members of any Department Committee or who have direct responsibility for an ongoing special project assignment for at least two (2) years at the time the Promotion List is posted will have one-half (1/2) point added to the final grade point average for any Department Committee and/or special project assignment in which the candidate has been actively involved with, but not to exceed a total of one-half (1/2) additional point.

D. The maximum number of points a candidate may have added to their final grade point average for ascertained merit will be two (2) points.

E. After all ascertained merit and seniority points have been added to a candidate's score, those individuals who have served active duty in the military, in accordance with the Illinois Municipal Code, 65 ILCS Section 5/10-2.1-11, shall be awarded seven-tenths (7/10) of one (1) point for reach six (6) months of active military service or fraction thereof not to exceed a total of thirty (30) months' credit. Military points are added on top of all other awarded points.

The Final Promotion List shall be posted and candidates who are deemed eligible shall be notified thereof. The Board shall promote all officers of the Fire Department on the basis of the final list of certified eligible candidates. The promotions shall be made by the selection of a person in rank order from the top of the Final Promotion List provided that any candidate may refuse a promotion once without losing their position on the Final Promotion List. Any candidate who refuses a promotion a second time shall be removed from the Final Promotion List, provided that such action shall not prejudice a person's opportunities to participate in future promotion examinations.

The Final Promotion List shall remain in effect for a period of three (3) years from the date of posting, unless said Promotion List is exhausted prior thereto. However, all approved vacancies will be filled from the Promotion List which is in effect at the time the vacancy occurs.

Section 12: Probationary Period

Any candidate promoted by virtue of the examination process shall be classified as on probationary status for a period of two (2) years following their promotion. The probationary period will terminate automatically at the expiration of said two (2) year

period, unless the Fire Chief certifies to the Board that the probationary officer has not performed their duties satisfactorily during that period. In that event, the Fire Chief may extend the probationary period for an additional period of time not to exceed six (6) months, or the Fire Chief shall seek a demotion as set forth in Chapter VII, Section 2 of the Rules and Regulations of the Board of Fire and Police Commissioners.

CHAPTER VII: DISCIPLINE

Section 1: Suspension

A. The Fire or Police Chief may suspend without pay any officer of the department for a period not to exceed five (5) calendar days per offense. The Board shall be notified, in writing, of all such suspensions. Any officer so suspended may appeal, in writing, to the Board for a review of the suspension within five (5) calendar days after the order of suspension. Having heard the Appeal, the Board may sustain the action of the Chief, may reverse said action with instructions that the officer receive their pay for the period involved, may suspend the officer for an additional period of not more than thirty (30) days per offense, or may discharge the officer, as the Board may in its discretion determine.

B. The Board may suspend any officer of the Fire or Police Departments for a period not to exceed thirty (30) calendar days, per offense, in accordance with the provisions of Chapter VII.

Section 2: Demotion

A. Upon certification by the Fire or Police Chief to the Board that a promoted officer has not performed their duties in a satisfactory manner, said officer shall be notified, in writing by registered mail or by personal service, of such certification and shall be requested to appear before the Board at a specified time and place for a hearing relative to said certification. The time for the hearing on said certification shall be set by the Board within thirty (30) days of the time of the filing of such certification with the Board by the Fire or Police Chief, and the officer so certified shall be given an opportunity to be heard in their own defense at said hearing.

B. The Board may demote any officer previously promoted from a lower rank with reduction in compensation to a rate not exceeding the maximum rate of such lower rank, upon a finding after hearing that said officer is deficient in the performance of their duties in any one or more of the following areas:

1. Leadership ability,
2. Administrative skills,
3. Communication skills,
4. Ability to function in a satisfactory manner in emergency situations,
5. Ability to supervise subordinates,

6. Ability to perform their duties and responsibilities in conformance with the established regulations, orders, and procedures of the department.

C. Any officer of the Fire or Police Department, probationary or otherwise, may request and/or consent to a demotion to a lower rank subject, however, to the concurrence of the Board and the Police Chief or Fire Chief as applicable. Demotion shall result also in a reduction in compensation to a rate not exceeding the maximum rate of such lower rank.

The Board may demote any officer of the Police and Fire Departments against whom charges have been preferred in accordance with the provisions of Chapter VIII.

CHAPTER VIII: HEARING OF CHARGES BEFORE BOARD OF FIRE AND POLICE COMMISSIONERS

Section 1: General Hearing Procedures

A. Complaints
All charges before the Board shall be filed in a written complaint with the Secretary of the Board and shall set forth a plain and concise statement of the facts sufficiently clear and specific to allow the preparation of a defense.

B. Notification of Hearing
Upon filing the complaint, as provided above, the Secretary of the Board shall notify both the complainant and respondent either by certified mail (return receipt requested) or by personal service of the time and place of the hearing of the charges. The respondent shall also be served with a copy of the complaint and if an Order of Suspension is entered by the Board, the respondent, the complainant, the Chief of the Department, and the treasurer, finance director, manager, or other finance officer of the municipality shall be notified of the entry of such Order of Suspension and be served either in person or by registered or certified mail (return receipt requested) with a copy of such Order of Suspension.

C. Date of Hearing
The time for the hearing of charges shall be set by the Board, within thirty (30) days of the time of the filing of such charges. Continuances may be granted from time to time upon motion of any party to the proceeding by order of the Board. Where all parties and members of the Board agree, a continuance may be granted to the parties without a need for a formal meeting of the Board to act upon the granting of such a continuance.

D. Suspension Pending Hearing
The Board may suspend without pay any officer against whom charges have been filed pending the hearing on said charges upon a showing of compelling

justification. Compelling justification shall be found to exist in all cases where criminal charges have been filed against any officer.

E. Right to Counsel

There shall be no obligation on the part of the Board to furnish counsel for any officer against whom charges have been filed.

At the time and place of hearing, both parties may be represented by counsel, if they so desire. "Counsel" as used herein means any individual who has been admitted to the bar as an attorney-at-law in the State of Illinois.

F. Discovery

Upon written motion of the respondent, the complainant shall disclose the following information within its possession or control:

1. The names and last known addresses of persons whom the complainant intends to call as witnesses, together with their written statements and memoranda containing any oral statements, which have been procured during the investigation of the charges.

2. Any written or recorded statements and the substance of any oral statements of the respondent and a list of witnesses to the making of such statements.

3. Any information tending to negate the guilt of the respondent or which might reduce their punishment, therefore.

In addition, the respondent shall be granted, upon written motion, a reasonable bill of particulars of the charges necessary to enable the respondent to prepare their defense.

G. Continuances

The matter of granting or refusing to grant a continuance of a hearing is within the discretion of the Board.

Except under extraordinary circumstances, no hearing shall be continued at the request of any of the parties to a proceeding, or their attorneys, unless such request is either made orally to the Chairman of the Board or their designee or received in writing at the Board's offices at least three (3) days prior to the scheduled hearing date.

H. Stipulations

Parties may, on their own behalf, or by counsel, stipulate and agree in writing, or on the record. The fact so stipulated shall be considered as evidence in the proceeding.

I. Motions or Objections to Sufficiency of Charges

The Board may set a date for the filing of motions or objections to the sufficiency of written charges.

J. Transcripts of Proceedings

All proceedings before the Board during the conduct of the hearing shall be recorded by a reporter to be employed by the Board.

The reporter will not transcribe any hearing unless requested to do so by the Board or any party. The costs of said transcript shall be borne by the requesting party.

K. Testimony

All witnesses shall be sworn by the Chairman of the Board prior to testifying and the matter will be decided by the Board on evidence presented at the hearings.

The Board will first hear the witnesses substantiating the charges which have been made against the respondent. Thereafter, the respondent may present and examine those witnesses whom they desire the Board to hear. All parties shall have the right to cross-examine witnesses presented by the opposite party.

Section 2: Subpoenas

Either the complainant or the respondent may, at any time before the hearing, make application to the Board by filing with it a written request for subpoenas for any individual to appear for a hearing or have them produce books, papers, records, accounts and other documents as may be deemed by the Board to be relevant to the hearing. On the filing of such application, subpoenas will be issued for the named persons. Subpoenas may be served by any person of the age twenty-one (21) years and upwards designated by the party requesting the subpoenas. Application for subpoenas should contain the names and addresses of the individuals to be subpoenaed, and the identity of any documents which they are to produce.

Section 3: Service

All papers required by these Rules and Regulations to be served shall be delivered personally to the party designated or mailed by United States mail in an envelope properly addressed, with postage prepaid, to the designated party at their last known residence as reflected by the complaint filed with the Board, except as herein otherwise provided. Proof of service of any paper may be made by the certification of any person so mailing the paper or delivering the same to the designated party personally, or by filing a return receipt showing a paper was mailed by either registered or certified mail (return receipt requested) to a party's address where it was received by a named party.

Section 4: Filing

All papers may be filed with the Board by mailing them or delivering them personally to the secretary of the Board at the Village Hall, 2 Community Boulevard, Wheeling, Illinois, 60090. For the purpose of these Rules and Regulations, the filing date of any paper shall be the date it was received at the Board's office, in the event the paper is delivered personally or by messenger. In the event a paper is forwarded by mail, then the filing date shall be the date which is postmarked on the envelope of such paper.

Section 5: Forms of Paper

A. All papers filed in any proceeding shall be typewritten or printed and shall be on one (1) side of the paper only.

B. If typewritten, the lines shall be double-spaced except that long quotations may be single-spaced and indented.

C. All papers shall be no larger than 8-1/2 inches wide by 11 inches long and shall have inside margins of not less than one inch.

D. The original of all papers filed shall be signed in ink by the party filing the paper or by an officer, agent, or attorney thereof.

E. If papers are filed by an attorney, their name and address shall appear thereon.

Section 6: Computation of Time

The time within which any act under these Rules is to be done shall be computed by excluding the first day and including the last, unless the last day is Saturday, Sunday, or a holiday as defined or fixed in any Statute now or hereafter in force in the State, and then it shall also be excluded. If the day succeeding such Saturday, Sunday, or holiday is also a holiday or a Sunday, then such succeeding day shall also be excluded.

Section 7: Finding and Order

In case any member of the Fire or Police Department shall be found guilty of the charges preferred against them after a hearing by the Board, they may be removed, demoted, or suspended for a period not exceeding thirty (30) days, per charge, without pay.

If a member is found not guilty, or the charges are dropped or otherwise dismissed, they will immediately be reinstated with full considerations due them under the law and these Rules and Regulations. The dismissal of charges based upon the inability to serve the member shall not bar the subsequent filing of the same charges against the member.

Section 8: Violation of Rules

All members of the Fire or Police Departments shall be subject to the Rules and Regulations of such departments, and the Rules and Regulations of the Board, and a violation of such Rules and Regulations shall be cause for the filing of charges before the Board, a subsequent hearing, and action by the Board on such charges.

Section 9: Violation of Law

Any violation of the laws of the Village of Wheeling, Illinois, or State or Federal law, by any member of the Fire or Police Department of the Village of Wheeling shall be cause for the filing of charges against said officer.

Section 10: Finding and Decision

The Board shall, within thirty (30) days after said hearing is completed, enter its findings and orders on the record, post the same in a conspicuous place, and notify each party by certified mail. Failure of the Board to enter its findings within such time period shall not be grounds for reversal of the decision of the Board.

The finding and decision of the Board, following a hearing of charges, shall be preserved by the secretary, and notice of said finding and decision sent to the officer involved and the department head for enforcement. If the finding or decision is that an officer or employee is guilty of charges investigated, and removal or discharge are ordered, such order of removal or discharge shall become effective forthwith.

Section 11: Review

The final decision of the Board shall be or all charges shall be reviewable pursuant to the Administrative Review Act, Illinois Compiled Statutes, 735 ILCS 5/3-101 et.seq.

Section 12: Appeals from Suspension of the Fire or Police Chief

A. The Chief of the Fire or Police Department shall have the right to suspend any officer under their command for a period of not to exceed five (5) calendar days, providing no charges on the same offense have been filed and are pending before the Board, and they shall notify the Board in writing within twenty-four (24) hours of the time of such suspension. Any officer so suspended may appeal to the Board for a review of the suspension within five (5) calendar days after such suspension by filing notice of such appeal in writing with the secretary of the Board of Fire and Police Commissioners. A hearing shall be had upon such appeal, and due notice given to the Chief of the Department who suspended such officer, and to the officer so suspended.

B. Any officer appealing to the Board for review of a suspension issued by the Fire or Police Chief has the burden of establishing that such suspension is unwarranted.

CHAPTER IX: GENERAL

Section 1: Severability

All officers of the Fire and Police Departments shall be governed by these Rules and Regulations and the Rules and Regulations of the Fire and Police Departments. Any conflict between these Rules and Regulations and the Rules and Regulations of the Fire and Police Departments shall be resolved by the application of these Rules and Regulations. Each rule passed by the Board of Fire and Police commissioners and each section thereof is an independent rule. The holding of any rule or section to be void, invalid, or ineffective for any reason does not affect the validity of any other rule or section.

Section 2: Effect

These Rules and Regulations supersede and replace all Rules and Regulations previously issued by the Board of Fire and Police Commissioners. These rules and regulations shall be in full force and effect ten (10) days after their passage and publication as herein provided.

On behalf of the BOARD OF FIRE AND POLICE COMMISSIONERS

Alan Palicki

_____
Chairperson

Jon Kolssak

_____
Secretary

APPROVED AS TO FORM

_____
James V. Ferolo
Klein Thorpe & Jenkins, Ltd.

ADOPTED: **August 1, 1994**

LATEST REVISION

Latest Revision Date:	December 11, 2023
Published:	March 9, 2024
Effective:	March 19, 2024

VILLAGE OF WHEELING ILLINOIS

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The Village of Wheeling
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Wheeling, IL 60090

Board of Fire & Police Commissioners

Summary of Proposed Amendments to Rules and Regulations

Date:	**June 1, 2026**
Prepared by:	Marisol Leyva, Assistant Village Manager / HR Director
Legal review:	James V. Ferolo, Klein Thorpe & Jenkins, Ltd.
Editorial review:	Martin Seay, Part-Time Administrative Assistant
Based on:	Rules Review Working Session (April 8, 2026) with Police and Fire Command Staff; Attorney redline (April 29, 2026); Editorial review (May 2026)

Purpose

The following is a summary of the proposed amendments to the Rules and Regulations of the Board of Fire and Police Commissioners of the Village of Wheeling. These amendments accomplish three objectives: (1) modernize the entry-level selection process for police officer and firefighter candidates by transitioning to the Public Safety Testing (PST) model; (2) incorporate substantive procedural improvements identified by police and fire command staff, the Village Attorney, and Human Resources; and (3) improve the readability, consistency, and professionalism of the document through grammatical corrections, gender-neutral language updates, and formatting standardization.

The attached redline document contains the full proposed rule language. This summary provides a high-level overview organized by category.

1. Transition to Public Safety Testing (PST) Model

The most significant change is the adoption of the PST testing model for entry-level police officer and firefighter candidates. PST is a centralized testing service that allows candidates to complete one standardized written examination and one physical ability test, with scores shared to all agencies the candidate selects. This replaces the current model in which the Village independently administers, proctors, and grades its own examinations.

What Changes

- The Board may accept validated third-party examination scores from PST in lieu of Board-administered written examinations. For police, the accepted instrument is the Law

Enforcement Selection Tool (LST). For fire, the accepted instrument is the Firefighter Selection Tool (FST).

- The Board may accept standardized physical ability test results, including the POWER Test Card for police and CPAT for fire, in lieu of Board-administered physical agility tests.
- If verifiable test center availability issues exist, the Fire Chief or Police Chief may defer the physical agility test requirement at the time of application to a later date, provided the candidate presents valid documentation by a date determined by the Board.
- The Board retains authority to set minimum qualifying scores and to determine how third-party scores are converted to the Village's scoring scale.

Affected Sections

- Chapter III (Fire): Sections 2, 4, 5(B), 5(C)
- Chapter IV (Police): Sections 2, 4, 5(B), 5(C)

2. New Officers' Pre-Screening Interview — Fire Department

A new officers' pre-screening interview phase is added to the fire selection process. This mirrors the command pre-screening interview that already exists in the police selection process under Chapter IV.

What Changes

- A structured officers' interview conducted by Fire Department command staff is added as a formal phase prior to the Board oral examination (new Section 5(D)).
- The panel shall consist of no fewer than three Fire Department officers designated by the Fire Chief. The Fire Chief does not participate in the officers' interview panel.
- Each panel member independently evaluates and scores candidates using standardized criteria and scoring rubrics established prior to the interviews.
- The Fire Chief provides panel results to the Board as a tool in determining whether an applicant advances to the oral examination.

Affected Sections

- Chapter III (Fire): New Section 5(D) (Officers' Prescreening Interview)

3. Chief or Designee Role in Board Oral Examination

The current rules identify the Fire Chief or designee and Police Chief or designee as "grading members" of the oral examination. The proposed amendments add explicit language clarifying this role for both departments.

What Changes

- For both police and fire, the Chief or designee shall participate in the oral examination, ask department-specific questions, and independently evaluate and score applicants.
- The Chief or designee's score is included in the applicant's final oral examination grade.
- The oral examination for fire is separated into its own subsection (new Section 5(F)) rather than being embedded within the background investigation section, improving readability and consistency with the police chapter.

Affected Sections

- Chapter III (Fire): New Section 5(F) (Oral Examination by Commission)
- Chapter IV (Police): Section 5(E) (Oral Examination)

4. Application Process Modernization

The rules are updated to authorize electronic and online application submission, reflecting the transition to PST and modern recruitment practices.

What Changes

- The Board may accept applications submitted through a Board-approved online portal or third-party testing service, including PST.
- Electronic signatures and digitally submitted applications are explicitly authorized.
- The requirement that applications be "typed or hand printed" is replaced with "completed legibly."
- Application timing language is updated to accommodate candidates who test through PST before selecting Wheeling as an agency.
- The mandatory in-person orientation session for police candidates is removed; all relevant information will be available through the PST portal.

Affected Sections

- Chapter II: Section 3 (Filing of Applications)
- Chapter IV (Police): Former Section 5(A) (Orientation) — removed

5. Notice of Examination

The notice of examination sections are rewritten for both police and fire to reflect the transition from Board-administered exam dates to a PST acceptance period model.

What Changes

- References to Board-scheduled examination dates are replaced with references to the application acceptance period.
- Notice requirements now include: the approved testing service, examination types accepted, minimum qualifying scores, the acceptance period, application fees, general scope and merit criteria, and the composite scoring methodology including preference point categories and maximum values.
- Postponement language is updated to reference modifying, extending, or closing the acceptance period.
- All statutory publication requirements are preserved.

Affected Sections

- Chapter III (Fire): Section 2
- Chapter IV (Police): Section 2

6. Eligibility List Management — Fire Department

The fire eligibility register language is updated to accommodate continuous intake of PST scores using a non-expiring register model with periodic merging, consistent with the approach adopted by other municipalities that use PST.

What Changes

- The Final Eligibility Register becomes a continuous register that does not expire (new Section 8(C)).
- When additional candidates are needed, the Board may conduct an examination or accept qualifying scores from PST. New candidates are merged into the existing register based on examination scores plus preference points.
- Individual candidate entries are struck after two (2) years from the date of placement, satisfying the statutory strike-off requirement under 65 ILCS 5/10-2.1-6.3.
- Candidates may retest and hold multiple positions on the register.
- Preference points are adjusted at the time of each merge for candidates who have attained new qualifications (new Section 9(B)).

Affected Sections

- Chapter III (Fire): Section 8 (new subsection C — Non-Expiring Register with Periodic Merging), Section 9 (new subsection B — Preference Point Adjustments on Merging)

7. Pool of Eligible Candidates — Police Department

The police department's existing Pool of Eligible Candidates model is updated to accommodate continuous intake from PST.

What Changes

- When the Board accepts third-party scores, candidates meeting the minimum threshold are eligible for placement in the Pool upon completion of all required examination phases.
- The Board shall establish procedures for continuous or periodic intake of third-party scores.

Affected Sections

- Chapter IV (Police): Section 7 (new paragraph added)

8. Preference Points — Scoring Transparency and Reformatting

The fire preference point categories and values are unchanged. A transparency requirement is added, and the categories are reformatted into a table for clarity.

What Changes

- The Board shall publish preference point categories, maximum values, and the composite scoring formula in all recruitment materials and on the Village website.
- The existing 30-point cap and all current preference point categories remain unchanged.
- The former numbered sub-items (i through vi) are reformatted into a summary table for readability. This is a formatting change only; no values or criteria are altered.

Affected Sections

- Chapter III (Fire): Section 9

9. Reimbursement of Employment Costs — Police and Fire

The reimbursement of employment costs sections for both departments are updated to address enforceability concerns identified by the Village Attorney.

What Changes

- The reimbursement agreement shall be approved by both the Board and the Village Attorney.
- The agreement shall itemize reimbursable cost categories specific to each department.
- The agreement shall state specific dollar amounts or not-to-exceed caps for each category.

- The reimbursement obligation shall be calculated on a prorated, sliding-scale basis corresponding to months of service completed.
- The two-year voluntary resignation trigger period is unchanged.

Affected Sections

- Chapter III (Fire): Section 11
- Chapter IV (Police): Section 12

10. General Testing Procedures and Fees

The general testing procedures and fee sections are updated for both departments to reflect the PST model.

What Changes

- Testing procedures language now distinguishes between Board-supervised phases and vendor-administered phases.
- Fingerprinting is moved to the conditional offer stage rather than the examination stage.
- Fee language authorizes payments to the Village or directly to the third-party testing service; outdated personal check language is removed.
- The specific time example for examination duration is replaced with general language requiring reasonable advance notice.

Affected Sections

- Chapter III (Fire): Sections 5(I) and 5(J)
- Chapter IV (Police): Sections 9(E) and 9(F)

11. Background Investigation Sequencing

The sequence of background investigation phases is reordered to reflect current best practice.

What Changes

- For both departments, the polygraph examination is positioned as the first step in the background investigation process, followed by the full background investigation, then psychological and medical examinations at the conditional offer stage.
- The background investigation and oral examination for fire are separated into distinct sections for clarity.
- This reflects current operational practice and does not represent a change in policy.

Affected Sections

- Chapter III (Fire): Sections 5(E), 5(F), 5(G), 5(H) (reorganized and renumbered)

- Chapter IV (Police): Section 9 (subsections reordered)

12. Quorum

The quorum requirement is updated to reflect the current composition of the Board.

What Changes

- The quorum requirement is changed from three (3) members to two (2) members, consistent with the current three-member Board composition.

Affected Sections

- Chapter I: Section 5

13. Order of Business

The order of business for Board meetings is updated to reflect current practice.

What Changes

- The agenda order is updated to: Call to Order and Roll Call, Approval of Minutes, Citizens' Concerns and Comments, Unfinished Business, New Business, Executive Session, Actions on Matters Discussed in Executive Session, Communications, and Adjournment.

Affected Sections

- Chapter I: Section 6

14. Vacancy Determination Authority

The authority for determining vacancies is updated to reflect the current organizational structure.

What Changes

- References to "Personnel Director" are replaced with "Village Manager" in both the fire and police chapters.

Affected Sections

- Chapter III (Fire): Section 1
- Chapter IV (Police): Section 1

15. Gender-Neutral Language

Throughout the document, gendered pronouns are replaced with gender-neutral alternatives. This is a modernization update that aligns the Village's rules with current professional standards for government documents. No substantive rights or obligations are changed by these edits.

Summary of Changes

- All instances of "his," "his/her," "he/she," and "himself" are replaced with "their," "they," and "themselves" throughout the document.
- Where possible, sentences are restructured to use plural nouns ("applicants" rather than "an applicant") to avoid singular they where it may read less naturally.

Affected Sections

This change affects every chapter of the document. The redline identifies each specific instance.

16. Terminology Consistency

Several terms are standardized throughout the document to improve clarity and consistency.

Previous Term	Standardized Term	Rationale
Commission / Board (mixed usage)	Board	Consistent with Chapter I definitions
Chairperson / Chairman (mixed case)	Chairperson (capitalized)	Consistent capitalization throughout
Secretary (mixed case)	Secretary (capitalized when referring to Board officer)	Title consistency
D.D. 2.14 form	DD Form 214	Correct federal form name
Ordinances / ordinances (mixed case)	Ordinances (capitalized when referring to Village code)	Consistent treatment of proper nouns
Statutes / statutes (mixed case)	Statutes (capitalized when referring to State of Illinois)	Consistent treatment
President and Board of Trustees (mixed case)	President and Board of Trustees (capitalized)	Title consistency
Police / Fire Department (mixed case)	Police Department / Fire Department (capitalized)	Proper noun consistency

Cannabis Sativa	cannabis (lower-case, no species)	Avoids inadvertently excluding other cannabis species (C. indica, etc.)
Robert's Rules / Roberts' Rules	Robert's Rules of Order (italicized)	Correct possessive; publication title italicized per style convention

17. Grammatical, Punctuation, and Structural Corrections

The following grammatical and structural edits are included in the redline. These are non-substantive corrections that do not change policy or procedure.

Location	Issue	Correction
Ch. I, Sec. 1	Extra comma in statutory citation	Removed stray comma after "Commissioners"
Ch. I, Sec. 4(B)	"chairperson" inconsistently capitalized	Capitalized to "Chairperson" throughout
Ch. I, Sec. 7	Title punctuation: "Roberts' Rules of Order, as revised" in quotes	Corrected to Robert's Rules of Order (italicized, apostrophe corrected, quotes removed)
Ch. I, Sec. 8	Comma splice: "may be made at any meeting of the Board, All such"	Period after "Board." New sentence begins with "All."
Ch. I, Sec. 9	Doubled "shall": "The Board shall on or before March 15th of each year shall submit"	Removed duplicate "shall"
Ch. II, Sec. 2	"D.D. 2.14 form" is incorrect federal form name	Corrected to "DD Form 214"
Ch. II, Sec. 3	Double periods at end of two sentences	Removed duplicate periods
Ch. III, Sec. 5(C)	Hardcoded minimum score "75 on a 100-point scale" with validation language	Replaced with "minimum score set by the Board" for flexibility
Ch. III, Sec. 5(E)	Oral examination language embedded within background investigation section	Separated into standalone Section 5(F) for clarity
Ch. III, Sec. 15	"Commission" used inconsistently with "Board"	Standardized to "Board" throughout

Ch. IV, Sec. 2	Double period at end of first paragraph	Corrected to single period
Ch. IV, Sec. 5(D)	Missing space: “three (3)Police Department”	Space added
Ch. IV, Sec. 5(E)	Multiple errors: “When an interview is granted, In no event” (cap error); double periods; dangling “the applicant shall move on”	Rewrote section; corrected capitalization, removed double periods, completed sentence
Ch. IV, Sec. 5(D)	“Board of Fire and Police Commission” (missing “-ers”) appears twice	Shortened to “the Board” for consistency with defined terms
Ch. V, Sec. 6(B)	Incorrect cross-reference: “factors set forth in Section 6(A)” should reference 7(A)	Flagged for correction
Ch. V, Sec. 5	“i.e.” used where “e.g.” is appropriate (death in family examples are illustrative, not exhaustive)	Flagged for correction
Ch. V, Sec. 6(B) / Ch. VI, Sec. 6(B)	“insuring” used instead of “ensuring”	Corrected to “ensuring”
Ch. VI, Sec. 1	“in accordance with this Agreement” — incorrect reference	Corrected to “these rules and regulations”
Ch. IX, Sec. 2	“then (10) days” — “then” should be “ten”	Corrected to “ten (10) days”
Throughout	Hyphens used in section titles where en-dashes are appropriate	Replaced with en-dashes for professional typography
Throughout	Inconsistent serial comma usage	Oxford comma standardized throughout
Throughout	Font inconsistencies (serif font in lettered items vs. body text)	Standardized to Aptos 11pt throughout

18. Document Formatting and Style

The entire document has been reformatted for professional presentation and consistency. These are appearance changes only and do not alter any rules or procedures.

- Document font standardized to Aptos 11pt throughout, replacing inconsistent mix of fonts including Times New Roman in lettered subsections.
- Page numbering added.
- Section title formatting standardized with en-dashes replacing hyphens.
- Lettered and numbered lists reformatted for consistent indentation and style.
- Duplicate sections and orphaned lettering cleaned up (e.g., duplicate subsection letters in Chapter III, Section 5; duplicate list items in Chapter IVa, Section 5).

Recommendation

Staff recommends that the Board of Fire and Police Commissioners review the attached redline document and approve the proposed amendments to the Rules and Regulations. Upon approval by the Commission, the amended rules and the agreement with Public Safety Testing will be presented to the Village Board of Trustees for final approval.

Attachment: BOFPC Rules and Regulations — Proposed Redline Document (Klein Thorpe & Jenkins / Seay editorial review)

MEMORANDUM

DATE:	June 15, 2026
FROM:	Marisol Leyva, Assistant Village Manager/HR Director
SUBJECT:	Resolution Approving and Authorizing the Village Manager to Execute an Agreement with Public Safety Testing (PST) for Pre-Employment Testing Services
DOLLAR AMOUNT:	To be determined
BUDGETED:	Yes
BUDGET SOURCE:	General Fund
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Governance

EXECUTIVE SUMMARY

Staff requests Village Board approval of an agreement with Public Safety Testing (PST) to provide pre-employment testing of police and fire candidates. Recent amendments to the rules of the Board of Fire and Police Commission—which are also before the Board at its June 15 regular meeting—modernize the Village's entry-level police officer and firefighter recruitment process by transitioning from Village-administered testing to PST, a centralized testing platform which broadens the candidate pool, reduces administrative costs, and positions Wheeling competitively in a challenging hiring market.

MEMO

Background

The Board of Fire and Police Commissioners unanimously approved amended rules at its June 1, 2026 meeting. The amendments are the result of a comprehensive review conducted with Police and Fire Department command staff, the Village Attorney, and Village staff to modernize the entry-level recruitment process and position Wheeling competitively in an increasingly challenging hiring environment.

What is Public Safety testing (PST)?

Public Safety Testing is a centralized, validated testing platform used by municipalities across Illinois. Candidates complete one standardized written examination and one physical ability test through PST, then select which agencies they wish to apply to. This replaces the current model in which the Village independently administers, proctors, and grades its own examinations. The transition reduces administrative costs, broadens the candidate pool beyond those who can attend a Village-specific test date, and uses industry-recognized testing instruments.

Fiscal Impact

The PST agreement is a per-candidate access fee model, under which candidates pay their own testing fees directly to PST. The Village’s cost is limited to a per-candidate fee for accessing qualified candidate information. This replaces the current costs of administering, proctoring, and grading Village-run examinations. The agreement terms and fee schedule are included in the attached PST agreement.

Requested Action

Staff recommends the Board authorize the Village Manager to execute the agreement with Public Safety Testing.

RESOLUTION NO. 26-_____

RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT WITH PUBLIC SAFETY TESTING (PST) FOR PRE-EMPLOYMENT TESTING SERVICES

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, the Wheeling Board of Fire and Police Commissioners ("BOFPC") desires to amend its Rules to incorporate amendments to the hiring process for original appointments to the Wheeling Fire and Police Departments; and

WHEREAS, the proposed amendments to the BOFPC Rules include revised and more streamlined pre-employment testing procedures to allow the Village to maximize its recruitment efforts for police and fire personnel; and

WHEREAS, the Village Board finds that entering into an Agreement with Public Safety Testing (PST) to provide pre-employment testing services is in the best interests of the Village of Wheeling;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Manager is hereby authorized to execute an Illinois Master Services Agreement with Public Safety Testing (PST) that is in substantial conformity with the Agreement attached hereto as Exhibit A, with all final changes subject to the approval of the Village Manager.

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 15th day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____

ATTEST: Patrick Horcher, Village President

_____

Kathryn M. Brady, Village Clerk

EXHIBIT A

AGREEMENT WITH PUBLIC SAFETY TESTING ("PST")

MASTER SERVICES AGREEMENT (IL)

This Agreement ("Agreement") is entered into by and between:

A. **Public Safety Testing, Inc.**, a Washington corporation located at 20818 – 44th Ave. W., Suite 160, Lynnwood, WA 98036 (hereinafter "PST"); and

B. **Village of Wheeling,** a political subdivision of the State of Illinois, located at 2 Community Boulevard, Wheeling, Illinois 60090 (hereinafter "Client"),

This Agreement consists of:

- **Part 1 – Standard Terms and Conditions**
- **Part 2 / Exhibit A – Statement of Work: Pre-Employment Testing Services**
- **Attachment A-1 – Pricing & Fee Schedule**

In the event of any conflict between Part 1 (Standard Terms and Conditions) and Part 2 / any applicable Statement of Work, the terms of Part 1 shall control, unless the applicable Statement of Work expressly states otherwise.

Effective Date: _____, 2026

PART 1 – STANDARD TERMS AND CONDITIONS

1.1. SCOPE OF AGREEMENT

These Standard Terms and Conditions ("Terms") govern all services provided by PST to the Client under this Agreement, including the Pre-Employment Testing Services described in Part 2 / Exhibit A and any other services provided under a separate Statement of Work ("SOW"), such as promotional testing or investigative services.

Each SOW will incorporate these Terms by reference unless otherwise expressly stated.

1.2. NO OBLIGATION TO PURCHASE

This Agreement does not obligate the Client to purchase any minimum volume of services from PST. However, PST will not provide services to the Client unless:

- The Client has executed this Agreement (or a separate written agreement with PST), and
- Such services are described in an applicable SOW.

1.3. STATEMENTS OF WORK

Each SOW will:

1. Define the scope, fees, and deliverables for the specific services covered;
2. Reference these Terms; and
3. Be approved or accepted on behalf of the Client by an authorized representative, which may occur by signing this Agreement, signing a Quote that incorporates the SOW, or otherwise formally accepting it in writing.

Each SOW controls only with respect to the specific service described therein. Where a conflict exists between an SOW and these Terms, these Terms shall control unless the SOW expressly states that it overrides a particular provision.

1.4. TERM AND TERMINATION

1.4.1 Term of Agreement. The term of this Agreement, as it relates to a particular Statement of Work ("SOW"), shall be as set forth in that SOW (Part 2 / Exhibit A or other applicable SOW/Exhibit).

1.4.2 Termination of Agreement. This Agreement, as it relates to a particular SOW, may be terminated as set forth in the term and termination provisions of that SOW. Termination or non-renewal of this Agreement with respect to a specific SOW will not relieve either party of any obligations that accrued prior to the effective date of such termination or non-renewal, including payment obligations, nor will it limit the survival of provisions identified in Section 1.17 (Survival).

1.5. PAYMENT

1. Payment terms may be further defined in each SOW or attachment.
2. Unless otherwise specified, all invoices issued by PST are due within thirty (30) days of receipt.
3. ACH payments are preferred. Credit card payments are accepted subject to a three percent (3%) processing fee.
4. PST reserves the right to suspend performance under any SOW if undisputed invoices remain unpaid beyond the due date, following thirty days' notice to the Client.

1.6. INDEPENDENT CONTRACTOR

PST is an independent contractor and not an employee, partner, joint venturer, or agent of the Client. Nothing in this Agreement shall be construed to create an employment relationship, joint venture, or partnership between the parties.

1.7. MUTUAL INDEMNIFICATION AND HOLD HARMLESS

1.7.1 Indemnification by PST

PST shall indemnify, defend, and hold harmless the Client, its officers, employees, and agents from and against any and all claims, costs, damages, losses, liabilities, or expenses (including reasonable attorney's fees) arising from:

(a) Any violation of copyright or other intellectual property rights related to materials developed or provided by PST;

(b) Claims by any employee, subcontractor, or agent of PST, it being acknowledged that PST is acting as an independent contractor; and

(c) The alleged negligent or tortious acts or omissions of PST in the performance of services under this Agreement;

provided, however, that this indemnity shall not apply to any administrative or court proceeding arising from the Client's use of testing processes or materials not administered, developed, or provided by PST.

1.7.2 Indemnification by Client

The Client shall indemnify, defend, and hold harmless PST, its officers, employees, and agents from and against any and all claims, costs, damages, losses, liabilities, or expenses (including reasonable attorney's fees) arising from the alleged negligent or tortious acts or omissions of the Client in connection with services performed under this Agreement.

1.8. LIMITATION OF LIABILITY

In no event shall either party be liable to the other for any indirect, consequential, special, or punitive damages, or for any loss of profits or business interruption, even if advised of the possibility of such damages.

1.9. CONFIDENTIALITY

Each party agrees to maintain the confidentiality of non-public information received from the other party in the course of performing this Agreement and to use such information solely for purposes directly related to this Agreement or applicable SOWs.

Confidential information does not include information that:

- Is or becomes publicly known through no fault of the receiving party;
- Is already known to the receiving party without obligation of confidentiality;
- Is rightfully received from a third party without obligation of confidentiality; or
- Is independently developed by the receiving party without reference to the disclosing party's confidential information.

1.10. PUBLIC RECORDS / ILLINOIS FOIA REQUESTS

PST is a private company and is not itself subject to the Illinois Freedom of Information Act, 5 ILCS 140 ("Illinois FOIA"). The Client acknowledges that it is solely responsible for responding to requests under Illinois FOIA and any other applicable public records or freedom-of-information law, and for determining whether materials produced by PST are subject to disclosure or exempt from disclosure under applicable law.

Certain materials developed or provided by PST — including but not limited to test questions, exercises, scoring keys, rating matrices, interview protocols, investigative notes, and internal drafts — constitute proprietary and confidential information of PST. The Client agrees to treat PST's proprietary materials as

confidential and, to the extent permitted by applicable law, to protect such materials from disclosure by asserting any applicable exemptions or other protections available under Illinois FOIA or other applicable law.

If the Client receives a request that may encompass PST's proprietary materials and intends to release any portion thereof, the Client shall provide written notice to PST no fewer than ten (10) business days before the anticipated release. During this period, PST may pursue any administrative, judicial, or other relief available under applicable law. The Client agrees not to release such materials until this notice period has expired, unless otherwise required by law, binding administrative process, or court order.

1.11. OWNERSHIP OF WORK PRODUCT

Unless specified differently in an applicable SOW:

1. Deliverables explicitly developed for the Client under this Agreement become the Client's property upon full payment of applicable fees, excluding pre-existing or proprietary materials owned by PST.
2. All pre-existing test questions, exercises, scoring keys, rating dimensions, and other proprietary materials created or owned by PST prior to or independently of this Agreement shall remain the exclusive property of PST. PST grants the Client a limited, non-transferable license to use such materials solely for the Client's internal hiring and personnel processes and solely for the duration of this Agreement. The Client shall not distribute, reproduce, or use such materials for any other purpose without PST's prior written consent.

Background Investigations. With respect to pre-employment background investigation services, upon full payment, the final background investigation report shall be co-owned by PST and the Client. PST retains the right to reuse or provide to another public safety agency all or any portion of the materials, reports, and information gathered during the background investigation process, subject to applicable confidentiality and privacy laws and compliance with the Fair Credit Reporting Act, including permissible purpose and authorization requirements, as further set forth in any applicable Background Investigation SOW or separate written agreement. If such a report or materials are subsequently reused or provided to another public safety agency, the original Client may receive a credit or rebate in accordance with PST's then-current pricing structure.

Administrative Investigations. With respect to administrative investigation services, the final investigative report delivered to the Client shall become the sole property of the Client upon full payment. PST retains sole ownership of any internal notes, working papers, interview summaries, recordings, and preliminary drafts created during the investigation process ("Related Materials"), except for those explicitly delivered to the Client as part of the final report or as attachments. Any Related Materials not expressly delivered remain the exclusive property of PST.

If any Related Materials or portions of PST's proprietary materials are provided to the Client or incorporated into a final report, the Client shall determine whether such materials are exempt from or subject to disclosure under applicable public records laws.

1.12. FLEXIBILITY FOR LOCAL REQUIREMENTS

The parties acknowledge that some Clients may require modifications to these Terms to comply with local procurement laws, charter provisions, insurance or indemnification requirements, or similar governmental constraints. PST will review such requests in good faith, but any modifications to this Agreement or use of a Client-provided agreement will be at PST's sole discretion and subject to mutual written agreement. In considering any such changes, PST will seek to maintain commercially reasonable protections regarding payment, intellectual property, confidentiality, public records treatment of PST's proprietary materials, indemnification, and limitation of liability.

1.13. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict-of-laws principles.

1.14. COMPLIANCE WITH EMPLOYMENT LAWS

For services involving pre-employment background checks, or other screening, both parties agree to comply with applicable employment laws, including but not limited to the Fair Credit Reporting Act (FCRA), state or local background check laws, and applicable equal employment opportunity requirements.

PST may act as the Client's agent for managing candidate disclosures and authorizations as set forth in the applicable SOW or separate agreement. The Client remains solely responsible for employment decisions and for fulfilling its own legal obligations under the FCRA and similar laws, including but not limited to issuing any required pre-adverse and adverse action notices, unless otherwise expressly stated in writing.

1.15. ENTIRE AGREEMENT AND AMENDMENTS

This Agreement and any attachments or addenda constitute the entire understanding between the parties with respect to the subject matter herein. It supersedes all prior and contemporaneous agreements, proposals, or understandings, whether oral or written, regarding its subject matter.

Any amendment or modification to this Agreement must be in writing and signed or formally accepted by authorized representatives of both parties.

1.16. ELECTRONIC EXECUTION

This Agreement may be executed electronically and in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed valid and binding to the fullest extent permitted by law.

1.17. SURVIVAL

The expiration or termination of this Agreement, for any reason, shall not affect: (a) any obligations of the parties that have accrued prior to such expiration or termination (including payment obligations for services already performed), or (b) the continuing effectiveness of any provision of this Agreement that by its nature is intended to survive.

Without limiting the foregoing, the parties agree that the following provisions shall survive expiration or termination of this Agreement and any Statement of Work: Section 1.5 (Payment), Section 1.7 (Mutual

Indemnification and Hold Harmless), Section 1.8 (Limitation of Liability), Section 1.9 (Confidentiality), Section 1.10 (Public Records / Illinois FOIA Requests), Section 1.11 (Ownership of Work Product), Section 1.13 (Governing Law), Section 1.14 (Compliance with Employment Laws), together with any other provisions which, by their nature, are intended to survive.

1.18. SIGNATURES

PUBLIC SAFETY TESTING, INC.

By: _____
Print Name: Jon F. Walters, Jr.
Title: President
Date: _____

VILLAGE OF WHEELING, IL

By: _____

Print Name: _____

Title: _____

Date: _____

PART 2 / EXHIBIT A – STATEMENT OF WORK

PRE-EMPLOYMENT TESTING SERVICES

2.1. PURPOSE AND SCOPE

This Statement of Work ("SOW") sets forth the scope, deliverables, fees, and responsibilities associated with pre-employment testing services ("PETS") provided by PST to the Client for law enforcement officer, corrections officer, firefighter, and/or public safety telecommunications (911/dispatch) roles.

This SOW is governed by, and subject to, the Standard Terms and Conditions set forth in Part 1 of this Agreement. Unless otherwise expressly stated, no terms in this SOW supersede the Standard Terms and Conditions. Capitalized terms not defined in this SOW have the meaning given in Part 1.

2.2. SERVICES PROVIDED BY PST

2.2.1 Candidate Testing and Administration

PST shall:

1. Administer pre-employment written examinations for public safety positions designated by the Client, which may include police officer, corrections officer, firefighter, and 911 telecommunicator/dispatcher roles.
2. Tests may be administered:
    - In-person at PST test events or those hosted by Client agencies;
    - Remotely through PST's authorized testing center network; or
    - Virtually through PST's online, virtual testing system.
3. Manage candidate test registration, scheduling, admission, identity verification, and test-day administration procedures.

2.2.2 Candidate Application and Portal Management

PST shall:

1. Provide an online candidate portal through which candidates can:
    - Create and manage user accounts;
    - Submit applications;
    - Identify Client agencies of interest;
    - Schedule, reschedule, and view test appointments (subject to availability).
2. Maintain candidate accounts and testing history consistent with PST's data retention and privacy practices.

2.2.3 Reporting Scores and Eligibility Data

PST shall:

- Report written exam scores for passing candidates only, with passing defined as seventy percent (70%) or higher, as percentages based on a 100-point scale. Physical ability test results, if administered directly by PST or through PST's partnership with Anytime Fitness, will be reported as "Pass/Fail" depending on the Client's defined requirements.
- Provide typing results (e.g., WPM and accuracy) for dispatcher candidates.
- Report unadjusted scores. Client is responsible for applying veterans' or other preference points required by applicable law; however, the Client may elect optional services from PST for preference-point review and score adjustment support.
- Transmit candidate data necessary for creating or updating civil service eligibility lists.

2.2.4 Personal History Statement (PHS)

Where applicable, PST shall:

1. Maintain an online Personal History Statement system that allows candidates to complete, update, and submit information electronically.
2. Retain PHS data for twenty-four (24) months from the date of submission or revision.
3. Provide secure access, via user accounts and/or secure download, for authorized Client personnel to review PHS information.

2.2.5 Recruitment & Candidate Engagement Support

All recruitment content remains Client-approved. PST will, as applicable and feasible (e.g., subject to platform, capability, staffing, scheduling):

- Include Client positions on PST's online portal and testing platform.
- Facilitate participation in virtual or in-person testing events for agency recruiting exposure.
- Provide optional promotional media or support for recruitment events, candidate information sessions, etc.
- Where feasible, support agency recruitment activities such as open houses or community hiring events.
- Engage in social media support, including content shares, likes, and amplification to help grow candidate awareness.
- Enable and promote the "Contact a Recruiter" feature in position profiles to support direct candidate-agency communication and increase engagement.
- Leverage PST's Portal Messaging Tools to send email and opt-in text messages to candidates individually or in bulk.
- Utilize automated communications to notify candidates who pass the required exams.
- Provide candidate test registration visibility to allow agencies to see who is registered for upcoming tests and engage them early to strengthen the hiring pipeline.

2.2.6 Test Validation and Documentation

PST shall:

- Conduct all testing in accordance with generally accepted best practices in pre-employment testing, including industrial-organizational and civil service testing principles.
- Facilitate a local test validation study when applicable. This process is intended to support demonstrating that the test is job-related, legally defensible, and aligned with the specific knowledge, skills, and abilities (KSAs) required for the Client's position(s). Validation supports compliance with EEOC guidelines and the Uniform Guidelines on Employee Selection Procedures (UGESP).
- Appear or provide documentation supporting test validity when required by the Client in administrative or legal proceedings.

2.3. CLIENT RESPONSIBILITIES

The Client agrees to:

1. Maintain compliance with its own civil service or local hiring regulations.
2. Keep each position profile posted on PST's site updated and accurate, including but not limited to minimum qualifications, hiring status, position description, disqualifiers, required testing or certifications, number of vacancies, and recruiting contact information.
3. Include a link to PST on its official website (e.g., HR, recruitment, careers, or job opportunities pages), informing prospective candidates that initial testing is conducted through PST and directing them to PST's site. PST can provide sample language and link formatting upon request.
4. If the Client has not previously completed a local test validation study for the relevant position(s) (e.g., through I/O Solutions), the Client agrees to complete a local validation study facilitated by PST at no additional cost.
5. Decide whether, when, and to what extent to subsidize candidate testing fees, as further described in Section 2.4 and Attachment A-1.
6. PST is not responsible for service impacts caused by inaccurate or outdated Client-provided information.

2.4. FEES AND PAYMENT

Professional fees are outlined in Attachment A-1 – Pricing & Fee Schedule**,** which is incorporated into this SOW by reference. Attachment A-1 describes the applicable fee structures, which may include:

- Annual subscription fees for unlimited postings within specific role categories (e.g., Law Enforcement, Fire, 911/Dispatch, Corrections);
- Per-candidate testing fees; and
- Optional add-on services, as mutually agreed.

The Client may, at its discretion and at any time during the term of this Agreement, elect to subsidize candidate testing fees, fund hardship waivers, or request optional add-on services. The

types of subsidy mechanisms and optional add-on services available, and the manner in which they are applied and billed, are governed by Sections B and C of Attachment A-1**.**

PST will invoice the Client in accordance with the billing frequency and pricing model specified in Attachment A-1 or as otherwise agreed in a written addendum or written confirmation (including email) between the parties. Unless otherwise outlined in Attachment A-1 or such written agreement, payment is due within thirty (30) days of receipt of the invoice. ACH payments are preferred; credit card payments are accepted with a three percent (3%) processing fee. Annual pricing adjustments follow PST's standard rate schedule unless otherwise agreed in writing.

2.5. TERM AND TERMINATION

2.5.1 Term of SOW. This Statement of Work ("SOW") becomes effective as of the Effective Date of this Agreement and shall remain in effect for an initial term of one (1) year, unless terminated earlier in accordance with Section 2.5.2 of this SOW. Thereafter, this SOW shall automatically renew for successive one (1) year terms unless either party provides written notice of non-renewal at least sixty (60) days prior to the end of the then-current term.

2.5.2 Termination of SOW. Either party may terminate this SOW, with or without cause, upon sixty (60) days written notice to the other party. Termination or non-renewal of this SOW shall not, by itself, terminate any other SOW between the parties. Termination or non-renewal of this SOW will not relieve either party of any obligations that accrued prior to the effective date of termination or non-renewal, including payment obligations, nor will it limit the survival of provisions identified in Section 1.17 (Survival) of the Standard Terms and Conditions, as applicable to this SOW.

2.5.3 Subscription Continuity Options Following Initial Term.
Notwithstanding Sections 2.5.1 and 2.5.2, after the initial one (1) year term of this SOW, if Client no longer has any active positions, Client may either remain on full Active Status at the full annual subscription rate or elect one of the reduced-status continuity options described below, subject to Attachment A-1. For purposes of this Section, an "active position" is a position for which PST is being used as part of a live recruitment or hiring process, including accepting or processing candidates, testing candidates, collecting Personal History Statements, supporting lateral or other hiring workflows, or otherwise actively recruiting, processing, screening, or advancing candidates through the PST system. A position is not considered active solely because it remains visible on the PST site for informational purposes, to communicate future testing plans, or to allow candidates to contact the department through Contact a Recruiter for general recruiting information.

(a) Maintenance Status. If Client elects Maintenance Status, Client may retain portal access; review historical candidate data and previously submitted Personal History Statements already in the system; keep positions visible on the PST site in an informational capacity to communicate hiring status, future testing plans, or other updates; and continue to use Contact a Recruiter. While in Maintenance Status, candidates will not be permitted to test for those positions, and Maintenance Status does not include live candidate intake, collection of new Personal History Statements, or other active hiring workflows.

(b) Standby Status. If Client elects Standby Status, PST portal access shall be suspended, positions shall be removed from public view on the PST site, and access to PST tools, portal features, and data shall be suspended during that period. Standby Status is intended to preserve the parties' agreement relationship and Client's existing setup and position profiles for future reactivation.

(c) Notice and Timing. If Client wishes to move out of full Active Status, Client must notify PST in writing. Email shall be sufficient if sent by a primary contact in the PST system. No notice is required if Client chooses to remain on full Active Status. If Client wants the change to take effect immediately upon expiration of the initial term, written notice should be provided before the end of that term. If notice is provided after the end of that term, the account will remain at the full annual subscription rate until PST receives the notice, and the status change will become effective on the first day of the next calendar month following PST's receipt of that notice. If Client provides notice without selecting a reduced-status option, the account shall move to Maintenance Status by default. Standby Status must be specifically requested.

(d) Changes Between Maintenance and Standby. If Client has no active positions, Client may later request a change between Maintenance Status and Standby Status by written notice to PST, including by email from a primary contact in the PST system. Any such change will become effective on the first calendar day following PST's receipt of that notice, will remain in effect until Client provides notice of a subsequent status change, and shall apply prospectively only.

(e) Reactivation. After moving to Maintenance Status or Standby Status, when Client again uses PST for live recruitment, testing, or other hiring activity, the account shall return to Active Status and a new full twelve (12) month term shall begin on that activation date. That new term shall be billed at the normal full annual subscription rate then applicable to an active account. If Client reactivates from Maintenance Status or Standby Status during a quarterly billing period for which reduced-status fees have already been paid, PST shall apply a prorated credit for the unused portion of the then-current Maintenance or Standby billing period toward the first invoice for the new Active term. No refund or credit shall be provided for the portion of that billing period that has elapsed.

2.6. STANDARDS OF PERFORMANCE

PST will:

1. Perform services under this SOW in a professional and competent manner consistent with industry and professional standards in public safety testing and assessment.
2. Comply with applicable testing standards and guidelines, including but not limited to the Uniform Guidelines on Employee Selection Procedures, and recognized best practices in employment testing.
3. Comply with PST's own test security, fairness, and quality assurance policies.
4. PST warrants that all test materials used are lawfully acquired and authorized for use.
5. Client retains full responsibility for all employment decisions based on PST results.

2.7. ATTACHMENTS

This SOW includes and incorporates the following attachment:

- Attachment A-1 – Pricing & Fee Schedule

Additional addenda or attachments specific to the Client's use of pre-employment testing services may be added upon mutual written agreement and will be incorporated into this SOW by reference.

ATTACHMENT A-1

PRICING & FEE SCHEDULE – PRE-EMPLOYMENT TESTING SERVICES

This Attachment A-1 is incorporated into the Statement of Work – Pre-Employment Testing Services (PETS) between Public Safety Testing, Inc. ("PST") and Village of Wheeling, IL ("Client").

A. SUBSCRIPTION-BASED PRICING

CATEGORY / ROLE TYPE	COVERAGE DESCRIPTION	# OF AUTHORIZED SWORN	RATE MULTIPLIER	ANNUAL SUBSCRIPTION BASE FEE (minimum $2,500 per category)
Police Officer	Unlimited position postings, including but not limited to Entry-level, Academy Certified, Lateral, etc., during the Agreement term. Positions may remain continuously posted or may be activated and deactivated as needed, at the Client's discretion.	63	X 100	$6,300
Firefighter	Unlimited position postings, including but not limited to FF/Entry, FF/EMT, FF/Paramedic, etc., during the Agreement term. Positions may remain continuously posted or may be activated and deactivated as needed, at the Client's discretion.	57	X 100	$5,700
SUBTOTAL			**SUBTOTAL**	$12,000
DISCOUNT	10% Discount for both Police & Fire Departments Participating / Subscribing		-10%	($1,200)
TOTAL	**First Year Total with Discount** (if applicable): Annual Subscription Fee reverts to the non-discounted rate (SUBTOTAL) starting in the Second Year. Every year thereafter, starting in the Third Year, the base fee increases by 4%.		**TOTAL**	**$10,800**

Billing Frequency for Annual Subscription Fees:

☐ Annual (in advance)

☐ Quarterly (four equal invoices)

B. CANDIDATE TEST FEE SUBSIDIES (OPTIONAL SERVICES)

By default, candidates pay PST's standard candidate testing fees in accordance with PST's then-current pricing chart. This Section B describes optional candidate fee subsidy mechanisms that the Client may choose to use at any time during the term of this Agreement by providing written direction to PST (email is sufficient).

The table below reflects PST's standard per-candidate fees as of the Effective Date of this Agreement. If the Client elects to use any subsidy option at a later date, the applicable per-candidate fees will be based on PST's then-current pricing chart, which PST will provide to the Client upon request.

Test Type	Fee Basis	2026 Rate
Written Exam **Police Officer & Firefighter**	Per candidate per test attended	$65
Recruitment at PST **Written Exam**	Recruitment opportunities may be offered in connection with a PST written exam, including when the Client sends a recruiter to the test site to speak with candidates before the exam or through other recruitment options available at the test site. If a candidate who has not already selected the Client's agency adds the Client's department to their list as a result, the Client agrees to pay the applicable add-fee in the PST pricing chart. The Client pays only if the candidate tests; no fee applies for no-shows or candidates who reschedule.	$14

Effect of Client-Paid Candidate Fees. PST's standard candidate pricing may allow a candidate to select more than one agency for a single candidate-paid fee. When the Client pays a candidate's test fee under this Section B, PST will configure that candidate's pricing so that the Client's subsidy applies only to testing for the Client. If the candidate selects any additional agency or agencies, the candidate is responsible for any additional fees associated with those selections. The Client will be invoiced the applicable single-agency candidate testing fee from PST's then-current pricing chart only when the candidate attends and completes a test for the Client. The Client will not be invoiced for candidates who do not test, including no-shows, cancellations, or reschedules.

Available Subsidy Mechanisms. At any time during the term of this Agreement, the Client may, by written communication to PST (including email), direct PST to implement one or more of the following mechanisms. Unless and until such written directions are provided and implemented, candidates remain responsible for their own fees.

1. **Client-Paid Candidate Test Fees.**
   The Client may direct PST to charge the Client, rather than the candidate, the applicable per-candidate testing fee (based on PST's then-current pricing chart) for candidates who test for the Client. PST will then invoice the Client for those candidates in accordance with the invoicing practices described in this Attachment and the Agreement.

2. **Client-Distributed Coupons.**
   At the Client's request, PST may issue one or more coupon codes to the Client. The Client may, in its discretion, distribute these codes to candidates. Each redeemed coupon will apply a credit toward the candidate's test fee in the amount specified in the Client's written direction (or as otherwise agreed in writing), and the Client will be invoiced for redeemed coupons in accordance with the per-candidate rates in PST's then-current pricing chart.

3. **Hardship Waivers.**
   In the event of verifiable financial hardship, PST will, by default, forward hardship waiver requests submitted by candidates to the Client for case-by-case review and determination. The Client has no obligation to approve any waiver request, and if a request is denied, the candidate remains responsible for the full fee.

   At the Client's choice, the Client can alternatively or additionally preauthorize PST in writing (including email) to grant hardship waivers directly under a Client-funded arrangement. This can

be either up to a specified dollar limit for a certain time period or on an ongoing basis until the Client changes or revokes the authorization in writing. For any Client-funded hardship waivers, the Client will be billed for the waived amounts in accordance with PST's then-current pricing chart.

Changes Over Time. The Client may start, revise, or discontinue any subsidy mechanism at any time by written communication to PST (including email), and may specify an effective date. Changes are prospective only as of that effective date. The Client is responsible only for subsidies or coupons applied to a candidate's registration on or before the effective date, even if the candidate's test occurs later.

C. OPTIONAL ADD-ON RECRUITMENT & SUPPORT SERVICES

This Section C describes additional recruitment and support services that PST may provide at the Client's request. These services are optional and are not included in the core subscription unless and until the Client directs PST in writing (including email) to proceed.

The table below reflects PST's standard pricing for these optional services as of the Effective Date of this Agreement. If the Client requests any such services at a later date, PST will invoice the Client based on PST's then-current pricing chart for those services, which PST will provide upon request.

Service	Description	2026 Rate
Department Recruitment Video Free Add-Agency for Candidate	Within 72 hours before a candidate's written exam, the Client's recruitment video may be presented to candidates who have not selected the Client's agency. If a candidate then adds the Client's department to their list, the Client agrees to pay the add-fee as currently listed in the PST pricing chart. The Client pays only if the candidate tests; the Client does not pay if the candidate is a no-show.	$14
PST Staff Review of Candidate Required Documents*	PST Staff will review and confirm that the required candidate documents have been uploaded into the candidate's PST account.	$8 per candidate
PST Staff Review of Candidate Preference Points Documentation & Determination*	PST will review and confirm appropriate documentation has been submitted to support preference point claim(s) and calculate the candidate's final preference point score.	$8 per candidate
Combined: **PST Staff Review of Candidate Documents & Preference Points***	PST Staff will (1) review and confirm that all required candidate documents have been uploaded into the candidate's PST account, and (2) review submitted preference point documentation to confirm eligibility, calculate the candidate's final preference point score, and record the final determination in the PST system.	$13 per candidate
**PST will conduct these reviews at least monthly and in alignment with the Client's published testing deadlines (i.e., on or shortly after each applicable deadline).*		

Requesting Optional Services. At any time during the term of this Agreement, the Client may request any of the optional services described in this Section C by written communication to PST (including email). PST will confirm scope, pricing, and any project-specific details with the Client in writing (which may include an updated Attachment or email confirmation) before commencing work.

C. BILLING AND PAYMENT SUMMARY FOR OPTIONAL SERVICES

- Invoices will be issued monthly or quarterly for Section B and/or C services, depending on volume.
- Payment due: 30 days from receipt of the invoice.
- Payment method:
    - ACH preferred
    - Credit cards are accepted with a 3% processing fee
- Unless otherwise agreed in writing, rates are subject to PST's standard pricing review and adjustment in accordance with PST's rate schedule.

D. POST-INITIAL-TERM SUBSCRIPTION CONTINUITY OPTIONS

After the initial one (1) year term of the Pre-Employment Testing Services SOW, if Client has no active positions, Client may elect one of the following reduced-status options as further described in Section 2.5.3 of the SOW:

- **Maintenance Status:** twenty-five percent (25%) of the then-current annual subscription rate.
- **Standby Status:** Fifty Dollars ($50.00) per month, billed quarterly in advance.

Unless and until Client elects one of the above reduced-status options in accordance with Section 2.5.3 of the SOW, Client shall remain on full Active Status at the full annual subscription rate.

MEMORANDUM

DATE:	June 15, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Amending Ordinance No. 5678, Which Granted Special Use for Final Planned Unit Development (PUD) Approval for the Forest View Mixed-Use Development (350 E. Dundee Road) [Docket No. PSU26-0002]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Petitioner Forest View, LLC seeks an amendment to Ordinance No. 5678 which granted special use for Final Planned Unit Development (PUD) approval of the Forest View mixed-use development at 350 E. Dundee Road. The requested amendment modifies select components of the PUD, including building elevations, lighting, and residential unit layouts. Pursuant to the Village Code, changes to an approved special use involving modifications to the site plan 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.

MEMO

The petitioner is requesting amendments to the approved Final PUD for the Forest View mixed-use development at 350 E. Dundee Road. In summary, the PUD changes include the following:

- A design update to the previously approved metal awnings to reduce maintenance concerns, which also results in a change to the previous recessed canopy lighting, with rope lighting embedded within the storefront façades (to provide additional lighting at the ground-floor commercial-unit spaces).
- Increasing parking lot light pole heights from 23 feet to 30 feet to match existing site conditions and provide uniform light pole heights throughout the PUD.
- Refinement of the residential floor plans (Floors 2 through 4), which also increases the minimum dwelling unit size from 567 square feet to 583 square feet.
- Updating the number of dwelling units below the R-4 minimum dwelling unit size from seven to ten units.
- Modifying the fourth-floor rooftop deck areas to include larger outdoor spaces and privacy divider walls.

As these revisions modify components of the previously approved PUD zoning relief and site design, an amendment to Ordinance No. 5678 is required.

Plan Commission Recommendation

At the May 13, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Smart, to recommend approval of 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,

and associated sections, and in accordance with the exhibits listed below 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.

There being seven affirmative votes, the motion was approved.

After publication of the Plan Commission agenda, the petitioner submitted revised floor plans to correct an error in the total number of dwelling units and their associated sizes. The corrected dwelling unit number and sizes were presented at the Plan Commission hearing and the corrected plans have been incorporated into the attached Ordinance.

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. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development, subject to conditions.

Attachments

Ordinance – Special Use Approval [Docket No. PSU26-0009]
Exhibits:

- Project Description letter prepared by Shapiro & Associates dated 3/18/2023
- PUD Departures List received by the Village on 7/11/2024
- Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024
- Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024
- Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204
- Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026
- Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024
- Floor Plans prepared by JSM Architect, last revised 5/7/2026
- Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- UNILOCK Paver Specifications
- Irrigation Plan prepared by Reinders dated 3/10/2024
- Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024
- Lighting Plan by PG Enlighten dated last revised 4/21/2026
- Emergency Parking Plan (Staff)
- Parking Plan prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- Bike Rack Specification Sheet
- Three Rivers Gold Slate Specification Sheet
- New Tech Wood Composite Paneling Specification Sheet
- Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- Traffic Study prepared by Toberman & Associates dated 6/6/2024
- Opinion of Probable Cost for Landscape Improvements dated 7/8/2024
- Engineer's Opinion of Probable Cost prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026
- Elevations prepared by JSM Architect, last revised 4/21/2026
- Outdoor Lighting Rendering

PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU26-0002

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 5678, WHICH GRANTED SPECIAL USE FOR FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE FOREST VIEW MIXED-USE DEVELOPMENT (350 E. DUNDEE ROAD)

WHEREAS, the President and Board of Trustees approved Ordinance No. 5678 on September 16, 2024 granting Special Use for Final Planned Unit Development (PUD) approval for the Forest View PUD, located at 350 E. Dundee Road, Wheeling, IL 60090 (hereinafter referred to as the "Subject Site") in the MXC, Commercial/Residential Mixed Use zoning district, based upon a petition filed by Forest View, LLC (hereinafter referred to as "Petitioner"); and

WHEREAS, the Petitioner has submitted a special use petition to amend Ordinance No. 5678 in order to modify select development components of the approved Final PUD, including building elevations, lighting, and residential unit layouts; and

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 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 of Wheeling 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 Findings of Fact and 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 C of Ordinance No. 5678, including Exhibit A, is hereby amended to read as follows, with new text shown in **bold** and deleted text shown in ~~strikethrough~~:

The special use granted in Section B of this Ordinance is subject to the following plans and exhibits, hereinafter referred to as "Final PUD Plans" and attached hereto as Exhibit A, and are hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.09 Planned Unit Developments, which the Final Planned Unit Development shall be developed substantially in conformance with:

- Project Description letter prepared by Shapiro & Associates dated 3/18/2023
- PUD Departures List received by the Village on 7/11/2024
- Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024
- Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024
- Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204
- ~~Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised 7/1/2024~~
- **Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026**
- Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024
- ~~Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024~~
- **Floor Plans prepared by JSM Architect, last revised 5/7/2026**
- Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240
- UNILOCK Paver Specifications
- Irrigation Plan prepared by Reinders dated 3/10/2024
- Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024
- Lighting Plan by PG Enlighten dated last revised ~~7/4/2024~~ **4/21/2026**
- Emergency Parking Plan (Staff)
- Parking Plan prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- Bike Rack Specification Sheet
- Three Rivers Gold Slate Specification Sheet
- New Tech Wood Composite Paneling Specification Sheet
- Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- Traffic Study prepared by Toberman & Associates dated 6/6/2024
- Opinion of Probable Cost for Landscape Improvements dated 7/8/2024
- Engineers Opinion of Probable Cost prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- **Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026**
- **Elevations prepared by JSM Architect, last revised 4/21/2026**
- **Outdoor Lighting Rendering**

Section C

Condition #3 of Section D of Ordinance No. 5678 is hereby amended to read as follows with new text shown in **bold** and deleted text shown in ~~strikethrough~~:

3. Reduction in minimum unit size / sq. ft. minimum studio apartment rental size reduction: **Ten** ~~seven~~ residential rental units proposed a minimum of **583** ~~567~~ sq. ft., (675 sq. ft. minimum floor area required.)

Section D

Section E of Ordinance No. 5678 is hereby amended to include two new conditions, which read as follows:

7. 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.
8. All required Wheeling construction permits shall be obtained prior to commencement of any work.

Section E

Those sections and parts of sections of Ordinance No. 2024-5678 not explicitly amended in 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 passed, this 15th day of June, 2026.

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

Ordinance No. _____ **APPROVED** this 15th day of June 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST: _____
Patrick Horcher, Village President

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 16th 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 Shapiro & Associates dated 3/18/2023
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- Outdoor Lighting Rendering

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B
Northbrook, IL 60062
Phone: (312) 763-9640
Fax: (312) 763-9640
info@shapiroassociateslaw.com

March 18, 2023

Ross Klicker
Director of Community Development
The Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

Re: 350 E Dundee Road, Wheeling, IL 60090

Dear Mr. Klicker:

350 E Dundee Road, located at the northeast corner of E. Dundee Road and N. Milwaukee Avenue (The "Property"), is a three-story structure covering a footprint of 22,836 sq. ft., with a total building space of 73,932 sq. ft. It is currently zoned as B3 General Commercial and Office District and is comprised of existing office buildings, which have been vacant for many years. With the current business trends now establishing remote work as a permanent fixture, many companies are abandoning office spaces faster than they were once expanding, leaving more vacancies in these existing buildings that once held full occupancy.

One of the components of the recently approved Milwaukee Corridor Study (the "Study") addresses certain opportunity sites. As you know, opportunity sites 6 and seven 7 are generally located at the corner of Milwaukee Avenue and Dundee Road. According to the Study, design concepts for this area propose a new mixed-use hub with commercial uses fronting Milwaukee Avenue, multi-family residential tucked off a shared street environment, and a new community open space giving visitors and residents access to the Des Plaines River. It appears from looking at opportunity sites 6 and 7 that while not specifically identified for our parcel they show office (6) and residential/commercial (7). Site 7 in particular shows multi-family residential. As such, the proposed mixed-use development is consistent with the concepts in the Study and it contains many of the components reflected in the adjacent opportunity sites.

The proposed project seeks to respond to the current market conditions and make the property more productive. In this light as well as staff's comments, we have evaluated and analyzed the site and have determined that the previously proposed Building #2 is not economically feasible. Accordingly, we propose a mixed–use renovation of Building #1 in addition to new parking lots to better the proposed uses.

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B
Northbrook, IL 60062
Phone: (312) 763-9640
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info@shapiroassociateslaw.com

The project contemplates a proposed four-story renovated building with no change to the existing footprint. The new building would include projected 22,836 of commercial uses on the ground floor, and approximately about 60,000 sq feet of residential units.

The plan includes landscaping along both Dundee Road and Milwaukee Ave as well as new circulation paths to both streets to bring people to the site, It also includes a winding walk that extends go among the existing trees from Milwaukee Road and a circulation path that will feature new lighting, park benches, and native plantings. You will see that the project provides for paver walkways that will further enhance the proposed uses in context to the surrounding area.

In addition, the proposed development will have an ample amount of indoor and outdoor amenity spaces. For instance, the first floor will have a packaging, and a mailroom area that will house residents' packages and an indoor bike storage. The 2nd floor will have a+/-3,000 sq ft flex shared working space and 1,864 sq ft of resident storage space. The third floor will have an 1834 sg ft fitness facility, featuring 800 sq ft business center within and +/-3,000 sq ft flex shared working space.

The proposed development is in collaboration with Alex Samoylovich who has sourced, invested in, and managed hundreds of transactions. His current portfolio consists of 23 multifamily assets (3,950 units) either stabilized, leasing up, or under construction.

Included please find our concept plan application, revised site plan, and other materials for the Village for review and comment. We look forward to presenting our vison for the development of the property. In the meantime, should you have any questions, please feel free to contact me.

Please feel free to reach out should you have any questions.

Sincerely,



Dan Shapiro

Received on July 11, 2024

Proposed Forest View Development
350 E. Dundee Road

LIST OF ZONING VARIATIONS:

PLANNED UNIT DEVELOPMENT TO AN EXTG B3 GENERAL COMMERCIAL AND OFFICE DISTRICT

1. PLANNED UNIT DEVELOPMENT (TO ALLOW MIXED USE RESIDENTIAL/COMMERCIAL)

2.INCREASE BUILDING HEIGHT VARIANCE.
EXTG BUILDING HEIGHT IS 57'-10". CURRENT ZONING ALLOWS FOR 50' MAX FOUR STORY.

3. COVERED PARKING REQUIREMENT. 48 SPACE REQUIRED, NONE PROVIDED.

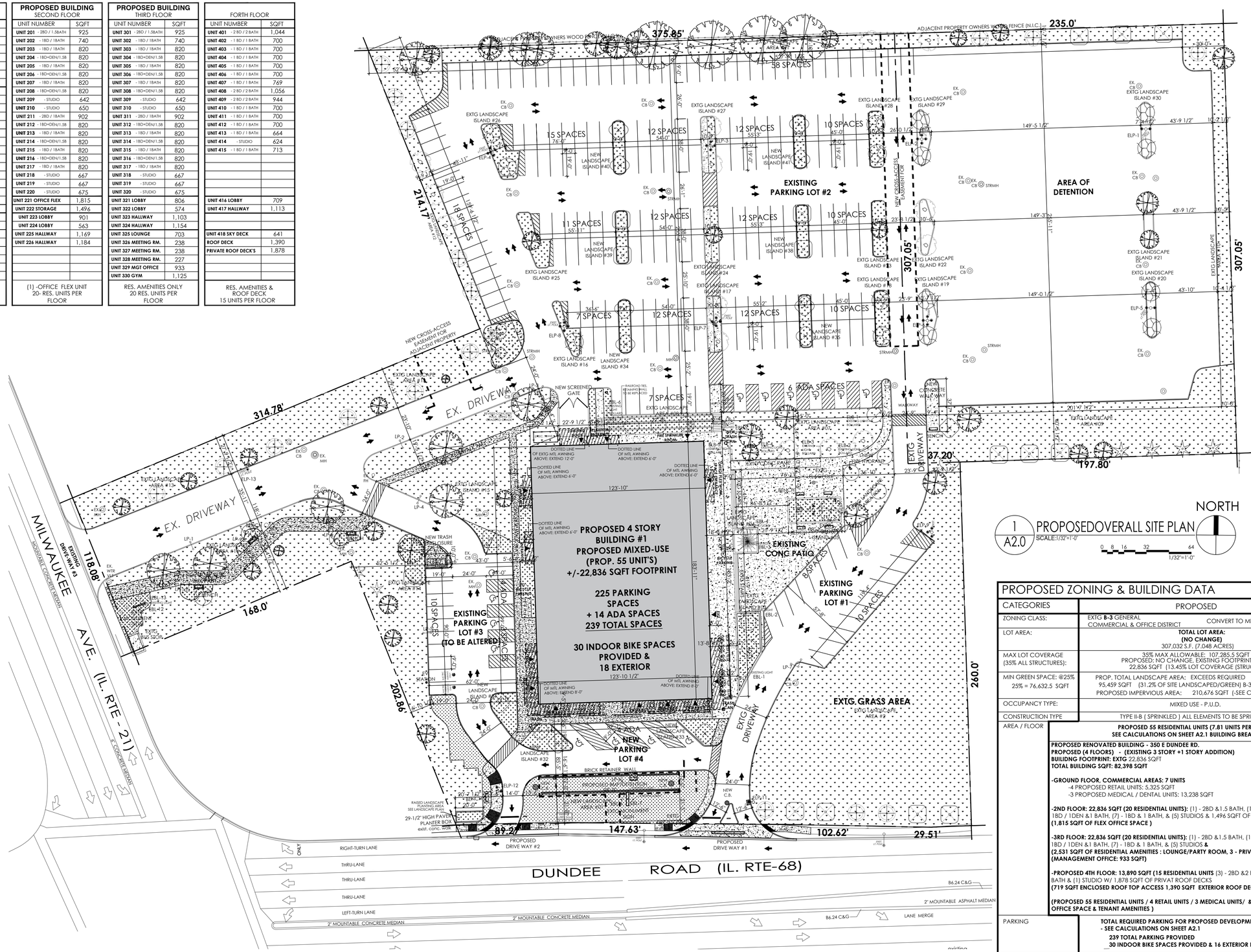
4. REDUCTION IN MINIMUM STUDIO APARTMENT UNIT SIZE / SQFT.

PROPOSED BUILDING FIRST FLOOR	
UNIT NUMBER	SQFT
MEDICAL UNIT 101	6,205
MEDICAL UNIT 102	2,081
DENTAL UNIT 103	4,952
RETAIL UNIT 104	1233
RETAIL UNIT 105	1120
RETAIL UNIT 106	1606
RETAIL UNIT 107	1366
ELEC	925
MECH	927
BIKE STORAGE	227
ENTRANCE LOBBY	1400
PACKAG. / MAIL RM	157
(7) - COMMERCIAL UNITS	

PROPOSED BUILDING SECOND FLOOR	
UNIT NUMBER	SQFT
UNIT 201 - 2BD / 1.5BATH	925
UNIT 202 - 1BD / 1BATH	740
UNIT 203 - 1BD / 1BATH	820
UNIT 204 - 1BD+DEN/1.5B	820
UNIT 205 - 1BD / 1BATH	820
UNIT 206 - 1BD+DEN/1.5B	820
UNIT 207 - 1BD / 1BATH	820
UNIT 208 - 1BD+DEN/1.5B	820
UNIT 209 - STUDIO	642
UNIT 210 - STUDIO	650
UNIT 211 - 2BD / 1BATH	902
UNIT 212 - 1BD+DEN/1.5B	820
UNIT 213 - 1BD / 1BATH	820
UNIT 214 - 1BD+DEN/1.5B	820
UNIT 215 - 1BD / 1BATH	820
UNIT 216 - 1BD+DEN/1.5B	820
UNIT 217 - 1BD / 1BATH	820
UNIT 218 - STUDIO	667
UNIT 219 - STUDIO	667
UNIT 220 - STUDIO	675
UNIT 221 OFFICE FLEX	1,815
UNIT 222 STORAGE	1,496
UNIT 223 LOBBY	901
UNIT 224 LOBBY	563
UNIT 225 HALLWAY	1,169
UNIT 226 HALLWAY	1,184
(1) -OFFICE FLEX UNIT 20- RES. UNITS PER FLOOR	

PROPOSED BUILDING THIRD FLOOR	
UNIT NUMBER	SQFT
UNIT 301 - 2BD / 1.5BATH	925
UNIT 302 - 1BD / 1BATH	740
UNIT 303 - 1BD / 1BATH	820
UNIT 304 - 1BD+DEN/1.5B	820
UNIT 305 - 1BD / 1BATH	820
UNIT 306 - 1BD+DEN/1.5B	820
UNIT 307 - 1BD / 1BATH	820
UNIT 308 - 1BD+DEN/1.5B	820
UNIT 309 - STUDIO	642
UNIT 310 - STUDIO	650
UNIT 311 - 2BD / 1BATH	902
UNIT 312 - 1BD+DEN/1.5B	820
UNIT 313 - 1BD / 1BATH	820
UNIT 314 - 1BD+DEN/1.5B	820
UNIT 315 - 1BD / 1BATH	820
UNIT 316 - 1BD+DEN/1.5B	820
UNIT 317 - 1BD / 1BATH	820
UNIT 318 - STUDIO	667
UNIT 319 - STUDIO	667
UNIT 320 - STUDIO	675
UNIT 321 LOBBY	806
UNIT 322 LOBBY	574
UNIT 323 HALLWAY	1,103
UNIT 324 HALLWAY	1,154
UNIT 325 LOUNGE	703
UNIT 326 MEETING RM.	238
UNIT 327 MEETING RM.	238
UNIT 328 MEETING RM.	227
UNIT 329 MGT OFFICE	933
UNIT 330 GYM	1,125
RES. AMENITIES ONLY 20 RES. UNITS PER FLOOR	

FORTH FLOOR	
UNIT NUMBER	SQFT
UNIT 401 - 2 BD / 2 BATH	1,044
UNIT 402 - 1 BD / 1 BATH	700
UNIT 403 - 1 BD / 1 BATH	700
UNIT 404 - 1 BD / 1 BATH	700
UNIT 405 - 1 BD / 1 BATH	700
UNIT 406 - 1 BD / 1 BATH	700
UNIT 407 - 1 BD / 1 BATH	769
UNIT 408 - 2 BD / 2 BATH	1,056
UNIT 409 - 2 BD / 2 BATH	944
UNIT 410 - 1 BD / 1 BATH	700
UNIT 411 - 1 BD / 1 BATH	700
UNIT 412 - 1 BD / 1 BATH	700
UNIT 413 - 1 BD / 1 BATH	664
UNIT 414 - STUDIO	624
UNIT 415 - 1 BD / 1 BATH	713
UNIT 416 LOBBY	709
UNIT 417 HALLWAY	1,113
UNIT 418 SKY DECK	641
ROOF DECK	1,390
PRIVATE ROOF DECK'S	1,878
RES. AMENITIES & ROOF DECK 15 UNITS PER FLOOR	


PROPOSED 4 STORY
BUILDING #1
PROPOSED MIXED-USE
(PROP. 55 UNIT'S)
+/-22,836 SQFT FOOTPRINT
225 PARKING
SPACES
+ 14 ADA SPACES
239 TOTAL SPACES
30 INDOOR BIKE SPACES
PROVIDED &
18 EXTERIOR
123'-10 1/2"
EXISTING
PARKING LOT #2
EXISTING
PARKING LOT #3
(TO BE ALTERED)
NEW
PARKING
LOT #4
EXISTING
CONC PATIO
EXISTING
PARKING
LOT #1
AREA OF
DETENTION
EXTG. GRASS AREA
EXTG LANDSCAPE
AREA #2
EX. DRIVEWAY
EXTG
DRIVEWAY
NEW
CONCRETE
WALKWAY
NEW SCREENED
GATE
NEW TRASH
ENCLOSURE
EXISTING
DRIVE WAY #3
PROPOSED
DRIVE WAY #2
PROPOSED
DRIVE WAY #1
MILWAUKEE
AVE. (IL. RTE - 21)
DUNDEE ROAD (IL. RTE-68)
ADJACENT PROPERTY OWNERS WOOD PRIVACY FENCE
ADJACENT PROPERTY OWNERS WOOD FENCE (N.I.C.)
NEW CROSS-ACCESS EASEMENT FOR ADJACENT PROPERTY
NEW CROSS-ACCESS EASEMENT FOR
375.85'
235.0'
214.77'
307.05'
307.05'
314.78'
118.08'
168.0'
202.86'
260.0'
197.80'
37.20'
89.27'
147.63'
102.62'
29.51'
58 SPACES
15 SPACES
12 SPACES
10 SPACES
11 SPACES
7 SPACES
6 ADA SPACES
18 SPACES
10 SPACES
8 SPACES
10 SPACES
EXTG LANDSCAPE ISLAND #26
EXTG LANDSCAPE ISLAND #27
EXTG LANDSCAPE ISLAND #28
EXTG LANDSCAPE ISLAND #29
EXTG LANDSCAPE ISLAND #30
EXTG LANDSCAPE ISLAND #21
EXTG LANDSCAPE ISLAND #20
EXTG LANDSCAPE ISLAND #22
EXTG LANDSCAPE ISLAND #19
EXTG LANDSCAPE ISLAND #23
EXTG LANDSCAPE ISLAND #18
EXTG LANDSCAPE ISLAND #24
EXTG LANDSCAPE ISLAND #17
EXTG LANDSCAPE ISLAND #25
EXTG LANDSCAPE ISLAND #16
NEW LANDSCAPE ISLAND #40
NEW LANDSCAPE ISLAND #41
NEW LANDSCAPE ISLAND #38
NEW LANDSCAPE ISLAND #39
NEW LANDSCAPE ISLAND #35
NEW LANDSCAPE ISLAND #34
NEW LANDSCAPE ISLAND #33
NEW LANDSCAPE ISLAND #32
EXTG LANDSCAPE AREA #1
EXTG LANDSCAPE AREA #3
EXTG LANDSCAPE AREA #4
EXTG LANDSCAPE AREA #5
EXTG LANDSCAPE ISLAND #15
EXTG LANDSCAPE ISLAND #14
EXTG LANDSCAPE ISLAND #31
NEW LANDSCAPE ISLAND #37
NEW LANDSCAPE ISLAND #36
NEW LANDSCAPE ISLAND #42
EXISTING 10 SPACES
EXISTING 8 SPACES
EXISTING 10 SPACES
EXISTING 6 SPACES
EXISTING 4 SPACES
EXISTING 2 SPACES
EXISTING 3

FORZA
DESIGN & CONSULTING INC



1 / A5.1 PROPOSED SOUTH ELEVATION (DUNDEE ROAD)
SCALE: 1/8"=1'-0"



2 / A5.1 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY TAGS: (EXISTING)

1. EXTG PRE-CAST CONCRETE
2. EXTG 1" BRONZE INSULATING GLASS IN NEOPRENE GASKETS
3. EXTG 1" BRONZE INSULATING GLASS IN BRONZE COLOR ANODIZED ALUM FRAMES
4. EXTG 1/4" TEMP BRONZE GLASS IN BRONZE ANOD. ALUM. FRAME
5. EXTG METAL LOUVERS
6. EXTG BRONZE ANOD.ALUM. FACING
7. EXTG 1/8" BRONZE ANOD.ALU.PLATE COL.COVERS
8. EXTG BRONZE ANODIZED EXTRA. ALUM. FACING
9. EXTG REGLET IN PRE-CAST FOR MTL FLASHING
10. EXTG 1/4" TEMP BRONZE GL
11. EXTG 3/16" B.P. GLASS
12. EXTG NIGHT DEPOSITORY

ELEVATION KEY TAGS: (PROPOSED)

13. E.I.F.S.- STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: TUMBLEWEED 30 01011
14. E.I.F.S.-1" DEEP ASCENT: STO-QUICK SILVER DRAINSCREEN COLOR: (SYNTHETIC STUCCO) TUMBLEWEED 30 01011
15. MSI THREE RIVERS GOLD LEDGER PANEL 6" X 24" NATURAL SLATE WALL TILE
16. PANEL SIDING - NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD (PERUVIAN TEAK)
17. E.I.F.S.- STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: MARBLE WHITE 80 01008
18. E.I.F.S. CORNICE 4" DEEP: STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: TUMBLEWEED 30 01011
19. 4" ALUMINUM DOWN SPOUT
20. PROPOSED LOCATION OF ROOF TOP UNIT
21. EXTERIOR PAINT: MARBLE WHITE 80 01008
22. 3'-0" X 7'-0" ALUMINUM STOREFRONT DOOR
23. 6'-0" X 7'-0" ALUMINUM STOREFRONT DOOR
24. 1" INSULATED GLAZING WITH INSULATED ALUMINUM FRAME (BRONZE DARK COLOR)
25. METAL RAILING 1.5" X 1.5" TUBE STEEL BLACK POWDER COATED W/ PANEL SIDING INSERT- NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD(PERUVIAN TEAK) @ ROOF PARAPET
26. CUSTOM FABRICATED METAL AWNING, BLACK FRAME & ACCESSORIES
27. OPAQUE GATES ON GARBAGE ENCLOSURES REQUIRED. PROPOSED GATES TO BE STAINED CEDAR PANELS.

OFFICE: 708-306-8000
FAX:708-345-6585

FORZA
DESIGN & CONSULTING INC.

2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ELEVATIONS

Sheet Number

A5.1

ELEVATION KEY TAGS: (EXISTING)

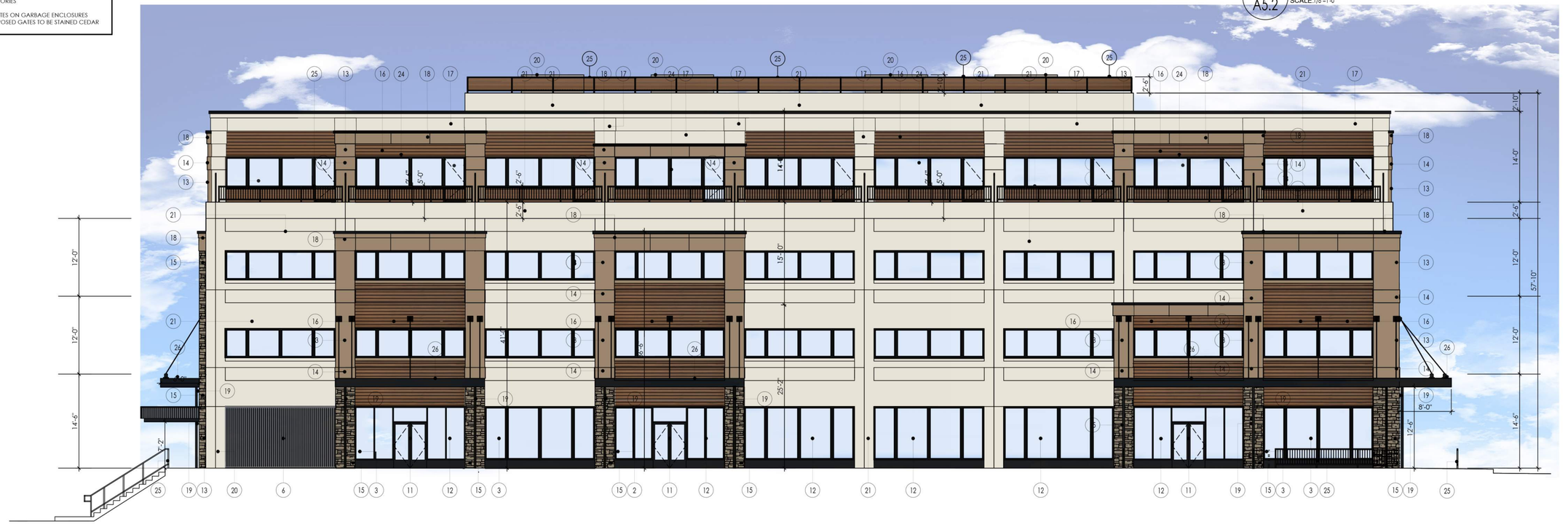
1. EXTG PRE-CAST CONCRETE
2. EXTG 1" BRONZE INSULATING GLASS IN NEOPRENE GASKETS
3. EXTG 1" BRONZE INSULATING GLASS IN BRONZE COLOR ANODIZED ALUM FRAMES
4. EXTG 1/4" TEMP BRONZE GLASS IN BRONZE ANOD. ALUM. FRAME
5. EXTG METAL LOUVERS
6. EXTG BRONZE ANOD.ALUM. FACING
7. EXTG 1/8" BRONZE ANOD.ALU.PLATE COL.COVERS
8. EXTG BRONZE ANODIZED EXTRA. ALUM. FACING
9. EXTG REGLET IN PRE-CAST FOR MTL FLASHING
10. EXTG 1/4" TEMP BRONZE GL
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26. CUSTOM FABRICATED METAL AWNING, BLACK FRAME & ACCESSORIES
27. OPAQUE GATES ON GARBAGE ENCLOSURES REQUIRED. PROPOSED GATES TO BE STAINED CEDAR PANELS.



1 A5.2 PROPOSED EAST ELEVATION
SCALE:1/8"=1'-0"



2 A5.2 PROPOSED WEST ELEVATION
SCALE:1/8"=1'-0"

FORZA
DESIGN & CONSULTING INC

OFFICE: 708-306-8000
FAX:708-345-6585

FORZA
DESIGN & CONSULTING INC.

2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ELEVATIONS

Sheet Number

A5.2

Docket No. PSUBFP24-0002

RESOLUTION NO. 24- 116

RESOLUTION APPROVING THE FINAL PLAT OF FOREST VIEW SUBDIVISION (350 E. DUNDEE ROAD)

WHEREAS Forest View, LLC, property owner, has submitted a Final Plat of Subdivision known as Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC (last revised July 29, 2024) by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, on behalf of Forest View, LLC, for the property located at 350 E. Dundee Road, Wheeling, Illinois:

LEGAL DESCRIPTION:
PARCEL 1
LOT 1 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 1 TAKEN OR CONDEMNED IN CASE NUMBER 94LS04S6, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 350 EAST DUNDEE ROAD. WHEELING, ILLINOIS
PIN 03-01-300-020-0000

PARCEL 2
LOT 2 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS
PIN 03-01-300-021-0000

PARCEL 3
THAT PART OF SECTION 1, TOWNSHIP 42 NORTH. RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF DUNDEE ROAD, A DISTANCE OF 572.20 FEET EASTERLY OF THE INTERSECTION OF SAID CENTER LINE, WITH THE CENTER LINE OF MILWAUKEE ROAD (NOW MILWAUKEE AVENUE); THENCE NORTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 165 FEET; THENCE WESTERLY PARALLEL WITH THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET; THENCE SOUTHERLY PARALLEL TO THE EASTERLY LINE OF THIS TRACT AND AT RIGHT ANGLES TO CENTER LINE OF DUNDEE ROAD, 165.00 FEET TO THE CENTER LINE OF SAID DUNDEE ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 33 FEET OF SAID TRACT OF LAND), AND EXCEPT THAT PART OF THE LAND TAKEN OR CONDEMNED IN CASE NUMBER 94L50919, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS

WHEREAS, the Plan Commission of the Village of Wheeling held a public meeting on August 14, 2024, reviewed the Final Plat of Forest View Subdivision under the requirements of Title 17, Planning, Subdivisions, and Developments, of the Wheeling Municipal Code, and

subsequently recommended approval of the Final Plat of Forest View Subdivision, by a vote of 7 ayes and 0 nays; and

WHEREAS, the Director of Community Development has received the Final Plat of Forest View Subdivision, prepared by Norman J. Toberman & Associates, LLC, last revised July 29, 2024, attached hereto as **Exhibit A**, and finds that it complies with the requirements of Title 17, Planning, Subdivisions, and Developments, of the Wheeling Municipal Code;

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:

SECTION A: The President and Board of Trustees of the Village of Wheeling hereby approve the Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC, last revised July 29, 2024, attached hereto as **Exhibit A** and made part hereof, for the property located at 350 E. Dundee Road, Wheeling, Illinois, subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision, developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 – Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. The necessary easement provisions associated with Pace Suburban Bus to include the bus shelter along Milwaukee Avenue shall be included on the Plat of Easement for utilities which shall be submitted after construction.

SECTION B: The President and Board of Trustees authorize and direct the Village President, Village Clerk, and any other necessary Village officials or their designees to sign the attached Final Plat.

Trustee PAPANTOS moved, second by Trustee VOGEL that Resolution No. 24- 116 be adopted.

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

ADOPTED this 16th day of September 2024, by the President and Board of Trustees of the Village of Wheeling, Illinois.

Patrick Horcher, Village President

ATTEST:

Kathryn M. Brady, Village Clerk

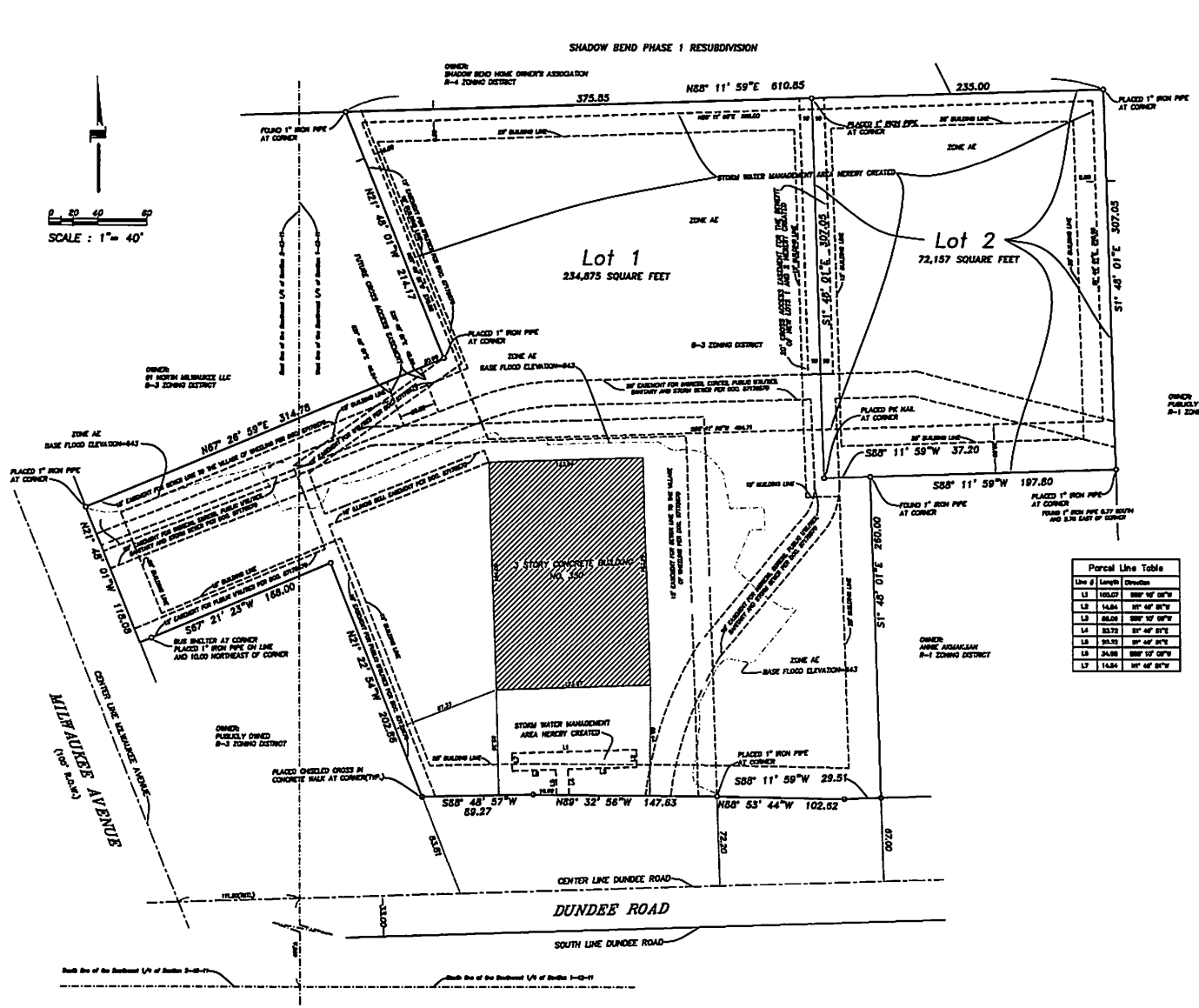
Exhibit A

Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC, last revised July 29, 2024
(Attached)

FOREST VIEW SUBDIVISION

of

PART OF SECTION 1 AND SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS


SHADOW BEND PHASE 1 RESUBDIVISION
SCALE : 1"= 40'
Lot 1
234,875 SQUARE FEET
Lot 2
72,157 SQUARE FEET
N88° 11' 59"E 610.85
375.85
235.00
N21° 48' 01"W 214.17
S1° 48' 01"E 302.05
S1° 48' 01"E 307.05
N67° 26' 59"E 314.76
S88° 11' 59"W 37.20
S88° 11' 59"W 197.80
S1° 48' 01"E 260.00
N21° 48' 01"W 118.09
S67° 21' 23"W 168.00
N21° 22' 54"W 202.26
3 STORY CONCRETE BUILDING NO. 350
S88° 48' 57"W 89.27
N89° 32' 56"W 147.83
N88° 53' 44"W 102.52
S88° 11' 59"W 29.51
72.20
619.0
MILWAUKEE AVENUE
(100' R.O.W.)
CENTER LINE MILWAUKEE AVENUE
CENTER LINE DUNDEE ROAD
DUNDEE ROAD
SOUTH LINE DUNDEE ROAD
33.00
OWNER:
SHADOW BEND HOME OWNER'S ASSOCIATION
R-4 ZONING DISTRICT
OWNER:
BY NORTH MILWAUKEE LLC
B-3 ZONING DISTRICT
OWNER:
PUBLICLY OWNED
B-3 ZONING DISTRICT
OWNER:
PUBLICLY OWNED (FOREST PRESERVE)
R-1 ZONING DISTRICT
OWNER:
ANNIE AGHAKIAN
R-1 ZONING DISTRICT
ZONE AE
BASE FLOOD ELEVATION=643
B-3 ZONING DISTRICT
STORM WATER MANAGEMENT AREA HEREBY CREATED
30' BUILDING LINE
10' BUILDING LINE
FOUND 1" IRON PIPE AT CORNER
PLACED 1" IRON PIPE AT CORNER
PLACED PK NAIL AT CORNER
FOUND 1" IRON PIPE AT CORNER
PLACED 1" IRON PIPE AT CORNER
FOUND 1" IRON PIPE 0.77 SOUTH AND 1.16 EAST OF CORNER
BUS SHELTER AT CORNER
PLACED 1" IRON PIPE ON LINE AND 10.00 NORTHEAST OF CORNER
PLACED CHISELED CROSS IN CONCRETE WALK AT CORNER(TYP.)
PLACED 1" IRON PIPE AT CORNER
FUTURE CROSS ACCESS EASEMENT
10' EASEMENT FOR WIRELESS, CONTROL, PUBLIC UTILITIES, SANITARY AND STORM SEWER PER DOC. 0719751
10' EASEMENT FOR PUBLIC UTILITIES PER DOC. 0719751
10' EASEMENT FOR WIRELESS, CONTROL, PUBLIC UTILITIES, SANITARY AND STORM SEWER PER DOC. 0719751
10' EASEMENT FOR PUBLIC UTILITIES PER DOC. 0719751
10' EASEMENT FOR WIRELESS, CONTROL, PUBLIC UTILITIES, SANITARY AND STORM SEWER

FOREST VIEW SUBDIVISION

SURVEYORS CERTIFICATE

State of Illinois } ss.
County of Cook }

I, David R. Dycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and subdivided the following described property and that this plat is a correct representation of said survey.

PARCEL 1

LOT 1 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILION'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 1 TAKEN OR CONDEMNED IN CASE NUMBER 94L50436, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS

PIN 03-01-300-020-0000

PARCEL 2

LOT 2 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILION'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 330 EAST DUNDEE ROAD, WHEELING, ILLINOIS

PIN 03-01-300-021-0000

PARCEL 3

THAT PART OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF DUNDEE ROAD, A DISTANCE OF 572.20 FEET EASTERLY OF THE INTERSECTION OF SAID CENTER LINE, WITH THE CENTER LINE OF MILWAUKEE ROAD(NOW MILWAUKEE AVENUE); THENCE NORTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 183 FEET; THENCE WESTERLY PARALLEL WITH THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET; THENCE SOUTHERLY PARALLEL TO THE EASTERLY LINE OF THIS TRACT AND AT RIGHT ANGLES TO CENTER LINE OF DUNDEE ROAD, 183.00 FEET TO THE CENTER LINE OF SAID DUNDEE ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 33 FEET OF SAID TRACT OF LAND), AND EXCEPT THAT PART OF THE LAND TAKEN OR CONDEMNED IN CASE NUMBER 94L50916, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 310 EAST DUNDEE ROAD, WHEELING, ILLINOIS

PIN 03-01-300-009-0000

Further, I hereby grant The Village of Wheeling permission to record this plat.

The land is situated within the corporate limits of the Village of Wheeling, Illinois, which has adopted a comprehensive plan and that part of the property on this plat of subdivision is shown as Zone AE per Community Panel No. 17031 C 0058 J, revised August 19, 2008. Upon completion of construction, iron stakes will be set at all corners.

dated at Arlington Heights, Illinois, this 22ND day of MAY, 2024

by _____
as Illinois Professional Land Surveyor No. 2946

VILLAGE ENGINEER CERTIFICATE

State of Illinois } ss.
County of Cook and Lake }

This is to certify that I, _____, Village Engineer for the Village of Wheeling, Illinois, has reviewed and approved this plat.

Dated this _____ day of _____, 2024

Signed: _____
Village Engineer

PLAN COMMISSION CERTIFICATE

State of Illinois } ss.
County of Cook and Lake }

Approved by the plan commission of the Village of Wheeling, Cook and Lake Counties, Illinois, this _____ day of _____, 2024

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE BOARD CERTIFICATE

State of Illinois } ss.
County of Cook and Lake }

Approved by the Village Board of the Village of Wheeling, Cook and Lake Counties, Illinois, this _____ day of _____, 2024

Signed: _____
President of the Board of Trustees

Attest: _____
Village Clerk

VILLAGE COLLECTOR CERTIFICATE

State of Illinois } ss.
County of Cook and Lake }

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this _____ day of _____, 2024

Signed: _____
Village Collector

OWNERS CERTIFICATE

State of Illinois } ss.
County of Cook }

This is to certify that Forest View LLC is the owner of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

by _____
Boris Stratievsky, Managing Member

Dated this _____ day of _____, A.D., 2024

NOTARY CERTIFICATE

State of Illinois } ss.
County of Cook }

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that Boris Stratievsky personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2024

_____
Notary Public

My commission expires on _____

SCHOOL DISTRICT CERTIFICATE

State of Illinois } ss.
County of Cook }

This is to certify that Forest View LLC, as the owner of the property described as Forest View Subdivision and legally described as the plat of the same name, has determined to the best of of his knowledge the school district in which each of the following lots lies.

School Districts for Lots 1 and 2
High School District 214 and Elementary School District 21.

by _____
Boris Stratievsky, Managing Member

Dated this _____ day of _____, A.D., 2024

NOTARY CERTIFICATE

State of Illinois } ss.
County of Cook }

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that Boris Stratievsky personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2024

_____
Notary Public

My commission expires on _____

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
Illinois Bell Telephone Company dba AT&T, Grantees,

their respective successors, assessors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the casement of dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E."(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the casement or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E."(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

COUNTY CLERK CERTIFICATE

State of Illinois } ss.
County of Cook }

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this _____ day of _____, 2024

Signed: _____
County Clerk

WHEELING PARK DISTRICT CERTIFICATE

Approved by the Wheeling Park District, this _____ day of _____, 2024

Signed: _____
Executive Director

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois } ss.

We hereby certify that to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Dated _____
Owner

By: _____ Dated _____
Illinois Professional Engineer

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of "An act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "policy on permits for access driveways to state highways" will be required by the department.

Dated this _____ day of _____, 2024

Signed: _____
Jose Rios, P.E.
Region One Engineer

STORM WATER DETENTION EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF WHEELING, ILL. CNOS, UNDER, THROUGH AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "STORMWATER DETENTION EASEMENT" FOR PURPOSE OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO.

SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS, AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED OVER ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL CONFIGURATION OF GRADING PLANS, IN ANY MANNER IMPEDED OR DIVERTED STORMWATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS.

IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES.

IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, FOR SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER THAT CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK, INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

CROSS ACCESS EASEMENT PROVISIONS

THE INTERESTED PARTIES REPRESENTING LOTS 1 AND 2 IN FOREST VIEW SUBDIVISION SHOWN HEREON HEREBY GRANT AND CONVEY NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENTS FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON AND ACROSS THE AREAS DEFINED IN THE EASEMENT AREA. THE CROSS ACCESS EASEMENT IS SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS SET FORTH HEREON AND IN OTHER RECORDED EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, LICENSES, RESTRICTIONS, CONDITIONS AND LIMITATIONS AFFECTING THE EASEMENT AREA; PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT UNREASONABLY INTERFERE WITH THE EASEMENT RIGHTS UNDER THIS AGREEMENT. THE CROSS ACCESS EASEMENT IS FOR THE BENEFIT OF AND IS APPURTENANT TO EACH OF THE LOTS, RESPECTIVELY, AND MAY BE USED BY THE RECORD TITLE OWNER OF EACH OF THE LOTS, RESPECTIVELY, AND EACH OF THEIR RESPECTIVE SUCCESSORS, ASSIGNS, EMPLOYEES, CONTRACTORS, AGENTS, LESSEES UNDER LEASES EXTENDING THE USE THEREOF TO SUCH LESSEES AND OTHER PERMITEES (COLLECTIVELY THE "PERMITTED USERS") SOLELY FOR THE USES SET FORTH HEREIN (THE "PERMITTED USES") AND FOR NO OTHER USES. SUCH PERMITTED USES SHALL BE FOR THE BENEFIT OF THE LOTS AS NOW OR HEREAFTER IMPROVED, SUBDIVIDED AND/OR DEVELOPED.

EXISTING PROPERTY INDEX NUMBER

PARCEL 1-P.I.N. 03-01-300-020-0000
PARCEL 2-P.I.N. 03-01-300-021-0000
PARCEL 3-P.I.N. 03-01-300-009-0000

After recording, mail plat to: Village of Wheeling
2 Community Boulevard
Wheeling, Illinois 60090

Send next tax bill to (name) _____
(address) _____

Prepared by
Norman J. Tobenman and Associates
115 South Wilke Road
Arlington Heights, Illinois

This plat submitted for recording by: (name) _____

SHEET NO. 2 OF 2

prepared by
David R. Dycroft, P.L.S.
Norman J. Tobenman & Associates, LLC
115 South Wilke Road
Arlington Heights, Illinois
(847) 439-8225

REVISED JUNE 25, 2024 PER VILLAGE COMMENTS
REVISED JULY 24, 2024 PER VILLAGE COMMENTS
REVISED JULY 29, 2024 PER PARCEL 3 VILLAGE COMMENTS

Agenda Item Details

Meeting	Aug 14, 2024 - Wheeling Plan Commission Regular Meeting
Category	7. Items for Review
Subject	H. Docket No. PSUBFP24-0002, Request for Final Plat Approval for Forest View Subdivision for Forest View, LLC (350 E. Dundee Rd.).
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Recommend approval of Docket No. PSUBFP24-0002 approving the Final Plat of Forest View Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 2, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 7/29/2024, on behalf of Forest View LLC, for the property located at 350 E Dundee Road, Wheeling, Illinois. 1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees. 2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set. 3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made: a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

Public Content

GENERAL PROPERTY INFORMATION

Applicant: Forest View, LLC, property owner

Property size: 7.04 acres (306,535 sq. ft.) / 73,932 sq. ft. building

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

Existing Use of Property: Vacant Commercial Office Building

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

Comprehensive Plan Designation: Commercial

Zoning History:

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

SUMMARY OF REQUEST

The petitioner, Forest View, LLC (property owner), is requesting approval of the Final Plat of Forest View Subdivision associated with the proposed Final Planned Unit Development (PUD) for the redevelopment of the former office building located at 350 E. Dundee Road (Docket No. PPUD23-0001) into a mixed-use development.

PLAT ANALYSIS

The Plat of Subdivision would consolidate the existing three parcels into two lots. Lot 1 (234,875 sq. ft.) would contain the existing office building, an existing stormwater management area, and most of the parking lot areas. Lot 2 (72,157 sq. ft.) is an existing parcel at the northeast corner of the property and will remain it its current configuration. An existing stormwater management area and existing surface parking is currently located on Lot 2. A looped watermain easement will be provided on a separate easement document after the project has been constructed to accommodate the Fire Department. The Commission reviewed the Preliminary Plat of Subdivision at the January 18, 2024 and February 14, 2024 meetings, and approved by the Village Board (Resolution No. 2024-035) on March 4, 2024. The attached Final Plat is consistent with the Preliminary Plat.

STAFF REVIEW

Fire Department Review: No outstanding comments from the Fire Department.

Engineering Division Review: No outstanding commends from the Engineering Division

Staff Recommended Action: Staff recommends approval of the Final Plat of Forest View Subdivision, located at 350 E. Dundee Road, subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made:
    a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

* * * * * *

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

Recommend approval of Docket No. PSUBFP24-0002 approving the Final Plat of Forest View Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 2, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 7/29/2024, on behalf of Forest View LLC, for the property located at 350 E Dundee Road, Wheeling, Illinois.

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made:
    a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

ATTACHMENTS:

Final Plat for Forest View Subdivision, last revised 7/29/2024, 2 Sheets

Forest View Sub Final Plat 07292024.pdf (418 KB)

Motion & Voting

Recommend approval of Docket No. PSUBFP24-0002 approving the Final Plat of Forest View Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 2, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 7/29/2024, on behalf of Forest View LLC, for the property located at 350 E Dundee Road, Wheeling, Illinois.
1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made:
a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

Motion by Michelle Myer, second by Steven Kasper.
Final Resolution: Motion Carries
Yea: Don Johnson, Mike Sprague, Rick Hyken, Gerald Riles, Steven Kasper, Michelle Myer, Diane Smart

Plan Commission **August 14, 2024**
Regular Meeting

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 14, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Smart, Sprague, Hyken and Johnson. Also, present were, Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Bob Niemiec, Fire Inspector and Kyle Goetzelmann, Village Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

A) Docket No. PSPMIN24-0027
BP/Super Save Car Wash
11 E. Dundee Road
Request for Approval to Permit the Refacing of an Existing Monument (Ground) Sign

Commissioner Smart moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN24-0027 to permit modifications to an existing pylon sign for BP/Super Save Mart, located at 11 E. Dundee Road, in accordance with the Sign Plans prepared by Blair Image Elements, dated 9/1/2023.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Docket No. PSPMIN24-0026
Red Cedar Fence Co.
1111 W. Dundee Road
Request for Minor Site Plan and Appearance Approval for the Installation of a Fence

The project includes the installation of a black aluminum railing fence along the east side of the parking lot to provide a barrier to avert Jack London Middle School students from cutting through the parking lot and driveway of the office building. The fence would function to reduce hazards in the parking lot.

Mr. Robles read through the proposed conditions:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to installation of the fence.
2. The fence shall be constructed with commercial grade materials.

Mr. Rudy Cisneros with Red Cedar Fence Co. was present for the meeting.

Mr. Cisneros explained the property owner hired them to install the fence because when school starts, the kids cut through the parking lot and the property owner is concerned their clients have an accident. They are doing a commercial grade fence to block the parking lot.

Commissioner Sprague asked how the gap would be filled by the trash enclosure. Mr. Cisneros responded that the fence would butt up against the trash enclosure with an extra post.

There were no further questions.

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSPMIN24-0026, granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a traditional a 5' tall, black aluminum railing fence along the east side of the parking lot located at 1111 W. Dundee Road, , in accordance with the Project Description prepared by Ruben Torres dated 7/23/2024, Plat of Survey, and Product Details Sheet, and subject to the following conditions:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to installation of the fence.
2. The fence shall be constructed with commercial grade materials.

On the roll call, the vote was as follows:

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

ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

B) Docket No. PSU24-0011
Cilantro Taco and Grill
749 N. Milwaukee Ave.
Request for Special Use Approval for the Operation of a Drive-Thru Associated with an Existing Restaurant Drive-Thru Building
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0011.

Commissioner Kasper moved, seconded by Commissioner Myer to recommend approval of Docket No. PSU24-0011, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a drive-thru restaurant for Fieri, LLC (D.B.A. Cilantro Bar and Grill), located at 749 N. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Roberto Sanchez (received by the Village on 6/21/2024) and Plans prepared by Beron Design Group, last revised 4/22/2024, and subject to the following conditions:

1. A Wheeling Building Permit shall be required prior to the start of any remodel work or modifications to the existing floor plans and/or buildings.
2. A Wheeling Sign Permit shall be obtained prior to any exterior signage being installed, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Smart to close Docket Nos. PSU24-0011.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

C) Docket No. PSPMIN24-0029
Cilantro Taco and Grill
749 N. Milwaukee Ave.
Minor Building Appearance Approval for Changes to the Building Façade

Mr. Robles presented the project includes changing the color scheme of the building façade from the existing brown/orange colors by painting the two vertical elements "Cilantro Green" (a shade of dark green). "Cilantro" green is the corporate color for the Cilantro restaurant chain. The tan dryvit on the upper portions of the facade and brick sections of the facade will not be painted.

Mr. Roberto Sanchez, business owner, Fierri, LLC, was present for the meeting. Mr. Sanchez explained it is a trademark color to the Franchise and they really need to receive approval for the change.

There were no questions from the Plan Commission.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. PSPMIN24-0029, granting minor building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for changes to the building façade, for the property located at 749 N. Milwaukee Avenue, in accordance with the Elevation Exhibit received by the Village on 8/6/2024, and subject to the following conditions:

1. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
2. A Wheeling Building Permit shall be obtained from the Department of Community Development prior to installation of the canopy on the north façade and fence.
3. Prior to any exterior painting, written authorization from the property owner shall be provided to the Community Development Planning Division confirming the exterior painting as approved by the Plan Commission.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

D) Docket No. PSU24-0014
Wheeling Commercial Development LLC
365 W. Dundee Rd.
Request to Amend the Special Use for Planned Unit Development Approval for Wheeling Town Center

Mr. Robles stated that as part of the proposed new occupancy of the former City Works building, one of the contingencies was that Lot 8 needed to be subdivided into Lot A and Lot B. This request would amend the Final PUD for Wheeling Town Center to replace the existing Final Plat with the proposed Final Plat. There is the plat itself, which is a Preliminary and Final Plat to create these lots which will go in front of the Village Board for final approval.

Mr. Brad Friedman, 375 W. Dundee Road, Wheeling, Wheeling Commercial Development, LLC, was present.

Commissioner Hyken had no questions.

Commissioner Sprague had no questions.

Commissioner Smart had no questions.

Commissioner Kasper asked if there was a prospective purchaser. Mr. Friedman replied that it was stated at the Village Board meeting and posted in the Daily Herald.

Commissioner Myer thanked the petitioner for being there and had no questions.

Commissioner Riles thanked the petitioner for being there and asked who would be occupying the space. Mr. Friedman responded that Moretti's would be occupying the space.

Chairman Johnson asked about conditions of approval.

Mr. Robles read the condition of this approval:

1. The Amendment to the Wheeling Town Center Retail and Residential PUD is contingent upon approval of the Third Amended Plat of Wheeling Town Center (PSUBPP24-0004).

Mr. Robles also read the conditions of the Final Plat approval for Docket No. PSUBPP24-0004

1. The Cook County document recording number for the "Second Amended Plat of Subdivision" shall be added to the top of Sheet 2.
2. The correct address for the Village of Wheeling shall be added to the top of Sheet 1 (2 Community Boulevard, Wheeling, IL, 60089).

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSU24-0014, amending Ordinance No. 5157, which amended Ordinance No. 5033 which granted Special Use Approval for Final Planned Unit Development (PUD) approval for

Wheeling Town Center Planned Unit Development, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, associated with the Third Amended Plat of Wheeling Town Center, in the MXT (Transit Oriented Mixed Use) zoning district, located at 365 W. Dundee Road, in accordance with the Project Description Letter, prepared by Brad Friedman dated 7/11/2024 and the Plat of Subdivision for Wheeling Town Center prepared by Gremley & Biedermann last revised July 29, 2024, and subject to the following condition:

1. The Amendment to the Wheeling Town Center Retail and Residential PUD is contingent upon approval of the Third Amended Plat of Wheeling Town Center (PSUBPP24-0004).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

E) Docket No. PSUBPP24-0004
Wheeling Commercial Development LLC
365 W. Dundee Rd.
Request for Preliminary and Final Plat Approval for Wheeling Town Center

Mr. Brad Friedman, 375 W. Dundee Road, Wheeling, Wheeling Commercial Development, LLC, was present.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSUBPP24-0004, approving the Preliminary and Final Plat of Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Plat of Subdivision for Wheeling Town Center, prepared by Gremley & Biedermann, last dated July 12, 2024, Wheeling, Illinois, subject to the following conditions:

1. The following revisions shall be made prior to the Village Board meeting:

    a. The Cook County document recording number for the "Second Amended Plat of Subdivision" shall be added to the top of Sheet 2.

    b. The correct address for the Village of Wheeling shall be added to the top of Sheet 1 (2 Community Boulevard, Wheeling, IL, 60089).

On the roll call, the vote was as follows:

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

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

F) Docket No. PV24-0008
Mihai Blede
303 Center St.
Request for a Variation to Reduce the Minimum Required Side Yard Setback from 6 Feet to 3 Feet Associated with the Construction of a Garage

See Findings of Fact and Recommendation for Docket No. PV24-0008.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PV24-0008 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04.050 R-3A Single-Family Residential District and associated sections, to reduce the minimum required building setback from the west side property line from six feet to three feet associated with the construction of a detached garage, located at 303 Center Avenue, in accordance with the Project Description Letter prepared by NK Architect and the Plat of Survey prepared by Nekola Survey, Inc. dated 3/26/2024, and subject to the following:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the garage. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was not approved.

Commissioner Myer moved, seconded by Commissioner Hyken to close Docket No. PV24-0008.

On the roll call, the vote was as follows:

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

G) Docket No. PPUD23-0001
Forest View, LLC
350 E. Dundee Rd.
Request for Special Use Approval for Final Planned Unit Development (PUD) Approval for Forest View Subdivision

Forest View, LLC (property owner) is seeking Special Use Approval for Final Planned Unit Development (PUD) approval as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for a proposed four-story mixed-used commercial/residential building on a +/-7.0 acre site, located at 350 E. Dundee Road, to be zoned MXC, Commercial/Residential Mixed Use Zoning District.

Mr. Robles explained that this is the Final Planned Unit Development that is a follow up from the Preliminary Planned Unit Development for the same proposal. The Preliminary PUD was ultimately approved by the Village Board on March 4, 2024. The petitioner has submitted all of the documents for the Final PUD and there is overall compliance with the Preliminary PUD. There is one minor change because of the Illinois Department of Transportation (IDOT). IDOT required changes to two of their existing curb cuts along Dundee Road. Staff is in support of the changes and accepts them. It is not a significant change from a zoning review standpoint and staff recommends approval of the Final PUD. There are 6 conditions of approval in the Final PUD.

Mr. Boris Stratievsky, was present for the meeting.

In response to Commissioner Sprague's question, Mr. Stratievsky explained that the trees on the north property line will be cleaned up and the landscaping will be planted in the Spring of 2025. In response to Commissioner Sprague's question, Mr. Stratievsky confirmed there would be two trash enclosures.

Commissioner Kasper asked if there was any interest in the property to the north (Don Roth property). Mr. Stratievsky explained that per staff's recommendation he provided a cross access easement for the property to the north.

Commissioner Smart thanked the petitioner for hanging in throughout the process.

Commissioner Myer thanked the petitioner for the comprehensive submission and for addressing all of their questions.

Commissioner Hyken did not have any questions and said the project looked good.

Commissioner Riles did not have any questions and thanked the petitioner.

Chairman Johnson asked about the mechanical penthouse and the elevator. Mr. Stratievsky responded that he is extending the elevator to the fourth floor. In response to Chairman Johnson's question, Mr. Stratievsky explained that they have an internal trash chute system for the residents that are located on every floor that drop into the one trash enclosure on the north

side of the building. The other trash enclosure is for commercial use. Mr. Stratievsky further explained that he would be coming back for an urgent care use on the first floor of the building.

Mr. Robles explained the conditions are related to permitting.

Mr. Niemiec stated it is a fully sprinklered building and that the upgrades will be great. A new system will be installed because there are commercial and residential uses.

Mr. Goetzelmann did not have any concerns.

Mr. Robles read the proposed conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

Mr. Stratievsky clarified that they would be able to move forward with work on the first floor even with these conditions. Mr. Robles confirmed that work on the first floor was a separate item.

Chairman Johnson asked if the Plan Commission had any other questions. There were none.

Commissioner Smart moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0001, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for Forest View consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, in accordance with the Project Description letter prepared by Shapiro & Associates dated 3/18/2023, PUD Departures List received by the Village on 7/11/2024, Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024, Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024, Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised

7/1/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024, Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024, Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240, UNILOCK Paver Specifications, Irrigation Plan prepared by Reinders dated 3/10/2024, Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024, Lighting Plan by PG Enlighten dated last revised 7/4/202), Emergency Parking Plan (Staff), Parking Plan, prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024, Traffic Study prepared by Toberman & Associated dated 6/6/2024, Opinion of Probably Cost for Landscape Improvements dated 7/8/2024, subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

H) Docket No. PSUBFP24-0002
Forest View, LLC
350 E. Dundee Rd.
Request for Final Plat Approval for Forest View Subdivision

The Plat of Subdivision would consolidate the existing three parcels into two lots. Lot 1 (234,875 sq. ft.) would contain the existing office building, an existing stormwater management area, and most of the parking lot areas. Lot 2 (72,157 sq. ft.) is an existing parcel at the northeast corner of

the property and will remain it its current configuration. An existing stormwater management area and existing surface parking is currently located on Lot 2. A looped watermain easement will be provided on a separate easement document after the project has been constructed to accommodate the Fire Department. The Commission reviewed the Preliminary Plat of Subdivision at the January 18, 2024 and February 14, 2024 meetings, and approved by the Village Board (Resolution No. 2024-035) on March 4, 2024. The proposed Final Plat is consistent with the Preliminary Plat.

The Plan Commission did not have any questions.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSUBFP24-0002 approving the Final Plat of Forest View Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 2, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 7/29/2024, on behalf of Forest View LLC, for the property located at 350 E Dundee Road, Wheeling, Illinois.

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made:
    a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

I) Docket No. PV24-0009
Village of Wheeling
2 Community Boulevard
Request for a Variation to Increase the Maximum Allowable Sign Area for a Changeable Copy Sign

See Findings of Fact and Recommendation for Docket No. PV24-0009.

Commissioner Sprague moved, seconded by Commissioner Smart to recommend approval of Docket No. PV24-0009, granting a variation from Title 21, Signs, of the Wheeling Municipal

Code, Chapter 21.3.B Ground Signs on Commercial, Industrial and Institutional Property, and associated sections, to permit an increase the maximum allowable sign area for an electronic message center sign panel for the Village of Wheeling Community Campus sign, in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 5/22/2024 (last revised 6/6/2024), for the property located at 2 Community Boulevard, Wheeling, Illinois

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Kasper to close Docket No. PV24-0009.

On the roll call, the vote was as follows:

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

J) Docket No. PSPMIN24-0028
Village of Wheeling
2 Community Boulevard
Request for Minor Appearance Approval to Modify an Existing Monument (Ground) Sign

The Village of Wheeling requests appearance approval for modifications to the existing Community Campus monument (ground) sign for the Village of Wheeling, located at 2 Community Boulevard.

Kyle Goetzelmann, Village Engineer, 2 Community Boulevard, Wheeling, was present for the meeting.

Commissioner Sprague moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0028 to permit modifications to the Community Campus monument (ground) sign for the Village of Wheeling, located at 2 Wheeling Boulevard, in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 5/22/2024 (last revised 6/6/2024) and Landscape Plan last revised 7/17/2024.

On the roll call, the vote was as follows:

AYES:	Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson

NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

K) Docket No. PRZ24-0002
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for a Rezoning from the R-1, Single Family Zoning District to the R-4, Multi-Family Zoning District

See Findings of Fact and Recommendation for Docket No. PRZ24-0002.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PRZ24-0002, granting rezoning from the R-1, Single Family Residential Zoning District to the R-4, Multi-Family Residential Zoning District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections for the property located at 5 Meadow Lane and 200 Meadow Lane, in accordance with the Rezoning Exhibit (dated 7/19/2024), subject to the following condition:

1. The rezoning is contingent upon the approval of a petition for Special Use approval for Final Planned Unit Development Approval for The Highlands at Prairie Park, a Multi-Family Residential Development located at the Subject Site.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PRZ24-0002 & PPUD23-0005.

On the roll call, the vote was as follows:

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

L) Docket No. PPUD23-0005
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for Special Use Approval for Preliminary Planned Unit Development (PUD) Approval for The Highlands Subdivision for Capitol Development Group USA, LLC

See Findings of Fact and Recommendation for Docket No. PPUD23-0005.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0005 granting Special Use Approval for a Preliminary Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, consisting of 48 2-story townhomes with 2-car garages on approximately 7.2 acres of undeveloped land at 5 Meadow Lane and 200 Meadow Lane, for Capitol Development Group USA, LLC, in accordance with the Preliminary PUD Written Plan prepared by Jamie Smith received by the Village on 7/11/2024, Site Photos from Petitioner, Vicinity Map prepared by Norman J. Toberman Associates, LLC, Color Renderings, Architectural Plans prepared by AR-K-TEKS Unlimited last revised 6/17/2024, Statistical Site Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Site Amenities (4 Sheets), List of Departures prepared by AR-K-TEKS Unlimited, LTD & Smooth Family Developers dated 6/17/2024, Landscape Plans prepared by J. Davito Design, Inc. last revised 8/2/2024, Engineering Plans prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Project Drainage Narrative prepared by Norman J. Toberman Associates, LLC last revised 6/14/2024, Truck Turn Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Lighting Plan prepared by Lighting Ergonomics last revised 6/17/2024, Plat of Survey prepared by Norman J. Toberman Associates, LLC last revised 3/2/2017, Preliminary Plat of Subdivision prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Geotechnical Exploration and Analysis Report prepared by Midland Standard Engineering & Testing, Inc. dated 3/1/2024, and subject to the following conditions:

1. The Preliminary PUD documents shall be revised as follows prior to review and consideration by the Village Board:
    a. The street names of the Preliminary Plat of Subdivision shall be revised to the acceptance of the Village. The Preliminary Plat of Subdivision shall be revised to reflect the agreed upon street names.
    b. A deviation to reduce the north setback from 30' to 22.5' shall be included.
2. Prior to the Plan Commission's review of the Final PUD submittal, the following items shall be completed:
    a. As-Built drawings shall be submitted to the Village of Wheeling and MWRD Permit No. 21-263 shall be closed out for The Villas at Prairie Park.
    b. All outstanding items associated with the Village of Wheeling Engineering permit and Building permits for The Villas at Prairie Park shall be completed and the open permits to be closed out.
3. The Final PUD submittal shall include the following items, in addition to the submittal

requirements of Section 19.09.010(e)(5):

a. Meadow Lane shall be included on the Tributary Exhibit, prepared by prepared by Norman J. Toberman & Assoc., LLC.

b. The Auto-Turn/Turning Exhibit shall be revised based on the correct Wheeling fire apparatus dimensions.

c. The Lighting Plan shall be updated to include visitor parking spaces and the sidewalk at the entrance drive.

d. Provide an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount.

e. Provide a Cost Estimate covering the cost of all landscape plant material and installation.

f. The final color and design detail of the 6' tall vinyl privacy screens walls shall be provided within the Site Amenities Sheet.

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

There being five affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PRZ24-0002 & PPUD23-0005.

On the roll call, the vote was as follows:

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

M) Docket No. PSUBPP24-0005
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for Preliminary Plat Approval for The Highlands Subdivision for Capitol Development Group USA, LLC

Chairman Johnson asked if the property would still be considered 5 & 200 Meadow Lane. Mr. Robles stated that those were the current property addresses and that once the property gets recorded, the Village would prepare an address reassignment for the plat. The Village will work with the petitioner on finding a new naming structure for the streets.

Commissioner Myer moved, seconded by Commissioner Kasper to approve Docket No. PSUBPP23-0005 granting Preliminary Plat Approval for The Highlands at Prairie Park Subdivision as shown on the

Preliminary Plat of The Highlands at Prairie Park Subdivision prepared by Norman J. Toberman and Associates last revised 7/10/2024, for the property located at 5 Meadow Lane and 200 Meadow Lane, Wheeling, Illinois, subject to the following conditions:

1. The Preliminary Plat of Subdivision shall be revised as follows prior to review and consideration by the Village Board:
    a. The street names of the Preliminary Plat of Subdivision shall be revised to the acceptance of the Village. Street prefixes (North, South, East, and West) shall only be used to reference a datum and are not indicative of a new street.

2. The Final Plat of Subdivision shall include the following upon submittal:
    a. All building setback lines from perimeter property lines shall be added.
    b. Written confirmation there will not be covenants associated with the proposed subdivision. If covenants are to be provided, a written copy shall be provided to the Village of Wheeling.
    c. Storm water provision language shall be revised pursuant to easement provision language to be provided by the Village.
    d. Public access easement and private roadway easement provision language shall be revised pursuant to easement provision language to be provided by the Village.
    e. The Village Collector signature block shall replace the Village Treasurer signature block.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Chairman Johnson thanked the audience for being patient and respectful to each other.

9. OTHER BUSINESS

Mr. Robles reminded everyone that the next Plan Commission meeting is a joint meeting with the Village Board at the Public Works facility. An agenda will be sent out before the meeting.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Smart to adjourn the meeting at 10:01

p.m. The motion was approved by a voice vote.

Agenda Item Details

Meeting	Sep 16, 2024 - Village Board Regular Meeting Agenda
Category	13. New Business - All Listed Items for Discussion and Possible Action
Subject	H. Resolution Approving the Final Plat of Forest View Subdivision (350 E. Dundee Road) [Docket No. PSUBFP24-0002]
Access	Public
Type	Action
Recommended Action	Motion to Approve
Goals	Economic Development

Public Content

From: Ross Klicker, Director of Community Development
Subject: Resolution Approving the Final Plat of Forest View Subdivision (350 E. Dundee Road) [Docket No. PSUBFP24-0002]

EXECUTIVE SUMMARY

Forest View, LLC, property owner, seeks approval of a Final Plat of Subdivision associated with the proposed Final Planned Unit Development (PUD) for the redevelopment of the former office building located at 350 E. Dundee Road. An ordinance granting that Final PUD approval immediately precedes this item on the Village Board's September 16 agenda.

MEMO

The subject property currently consists of three parcels. The petitioner proposes to consolidate two of the existing parcels fronting Dundee Road (identified as Parcel 1 and Parcel 3) to Lot 1 of the proposed Forest View Mixed-Use PUD. Parcel 2 (to be Lot 2) is an existing parcel at the northeast corner and would remain a separate lot; it will not be consolidated. Since Parcel 2 is an existing parcel, it can remain in its current configuration.

The final plat will provide an access easement for Lots 1 and 2 of the development to provide the necessary access to/from the lots within the development. The final plat of the Forest View subdivision meets the minimum requirements for approval.

Plan Commission Recommendation

At the August 14, 2024 Plan Commission meeting, Commissioner Myer moved, seconded by Commissioner Kasper, to recommend approval of Docket No. PSUBFP24-0002 granting final plat approval under Title 17, Planning Subdivisions and Developments, as shown on the final plat of subdivision prepared by Norman J. Toberman & Associates, LLC, last revised July 29, 2024, for the property located at 350 E. Dundee Road, Wheeling, Illinois, subject to the following conditions:

1. Prior to recording the final plat of the Forest View subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A plat of easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the final plat of the Forest View subdivision, the following changes shall be made:
    a. The necessary easement provisions shall be finalized with Pace Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

There being 7 affirmative votes, the motion was approved.

After the Plan Commission meeting, staff determined that Condition No. 3 can be completed with a subsequent plat of easement to be prepared after construction since the necessary easement language is still being worked out with Pace Suburban Bus. The conditions of approval on the attached resolution have been updated to reflect this change.

COMMUNITY DEVELOPMENT DIRECTOR'S REVIEW AND RECOMMENDATION
I concur with the Findings of Fact and Recommendations provided by the Plan Commission. A resolution is attached for the Board's consideration to reflect the Plan Commission's recommendation for the granting of the preliminary plat of Forest View subdivision, which includes the modification to Condition 3 as noted above. I have no additional comments.

ATTACHMENTS
Resolution – Final Plat Approval [Docket No. PSUBFP24-0002]
Exhibit: Final Plat of Subdivision prepared Norman J. Toberman & Associates, LLC, last revised July 29, 2024
Plan Commission Report 8/14/2024
PC Meeting Minutes 8/14/2024

Strategic Plan Theme:
Economic Development

Forest View Sub Final Plat 07292024.pdf (418 KB)

PC Staff Report Forest View Final Plat.pdf (235 KB)

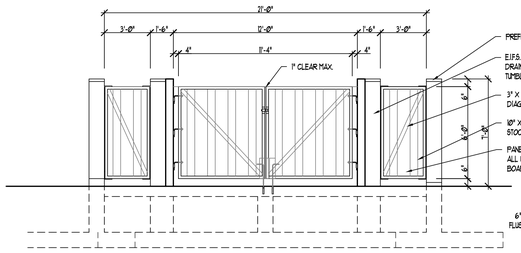
PC Minutes 08142024 DRAFT.pdf (784 KB)

PSUBFP24-0002 - Resolution Forest View Final Plat.pdf (23 KB)

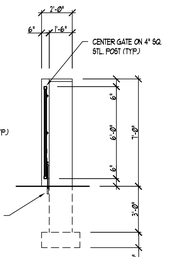
Administrative Content

Executive Content

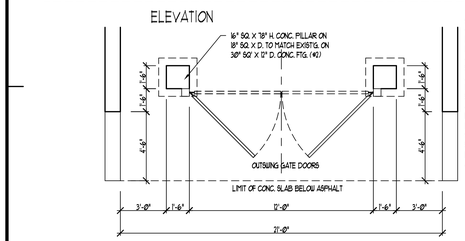
REGULAR meetings will be televised on channels 17 and 99. If you would like to attend a Village meeting but require an auxiliary aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit www.boarddocs.com/il/vowil/Board.nsf/Public



ELEVATION

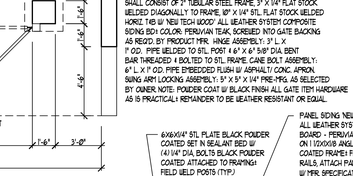


ELEVATION

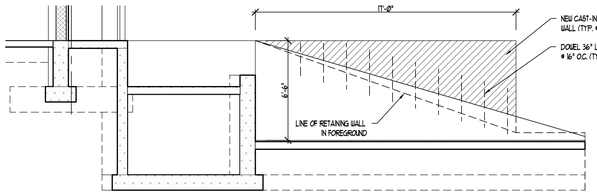


PLAN

GATE CONSTRUCTION
4" SCH 5TL. TUBE COL. W/ WELDED CAP W/ (3) HINGE ASSEMBLIES EA. (#2) 4 1/2" DIA. A.B. EMBEDDED IN CONC. MIN. 3' ø 12" D.
LEAF GATE ASSEMBLY COMPLETE WITH (2) GROUND CANE BOLT ASSEMBLIES + SWING ARM LOCKING ASSEMBLY.
GATE LEAF ASSEMBLY SHALL CONSIST OF 2" TUBULAR STEEL FRAME, 3" X 1/4" FLAT STOCK WELDED DIAGONALLY TO FRAME, 10" X 1/4" STL. FLAT STOCK WELDED HORIZ. THRU W/ 'NEW TECH WOOD' ALL WEATHER SYSTEM COMPOSITE SIDING BOARDS COLOR: PERUVIAN TEAK, SCRIBED INTO GATE BACKING AS REQ'D. BY PRODUCT MFR. HINGE ASSEMBLY: 3" L. X 1" O.D. PIPE WELDED TO STL. POST 4 6" X 6" 5/8" DIA. BENT BAR THREADED + BOLTED TO STL. FRAME. CANE BOLT ASSEMBLY: 6" L. X 1" O.D. PIPE EMBEDDED FLUSH W/ ASPHALT/ CONC. APRON.
SWING ARM LOCKING ASSEMBLY: 5' X 5' X 1/4" PRE-MFG. AS SELECTED BY OWNER NOTE: POWDER COAT W/ BLACK FINISH ALL GATE ITEM HARDWARE AS IS PRACTICAL + REMAINDER TO BE WEATHER RESISTANT OR EQUAL.



FENCING ALTERNATE

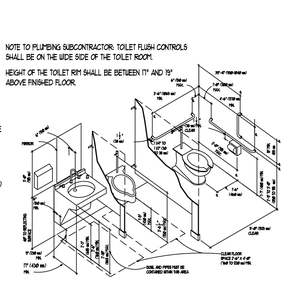


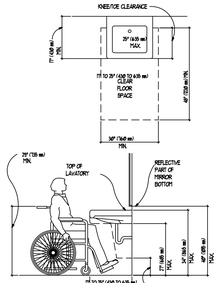
SECTION

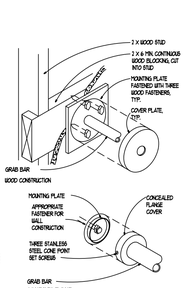
LOADING DOCK GATE DETAILS 1/4"=1'-0"

STRUCTURAL CALCULATION REFERENCES:
MANUAL OF STEEL CONSTRUCTION, 9th EDITION
ENGINEERING FOR ARCHITECTS AND BUILDERS, 7th EDITION
STD. HANDBOOK OF ARCH. ENGINEERING, COPYRIGHT 1998
REINFORCED CONCRETE DESIGN, 3rd EDITION

DESIGN OF RAILING CONNECTION
DETERMINE TOTAL LOAD 'W'
LOADING: — PSF
WIND LOAD: — 30.0 PSF
POST SPACING = 1.25 FT.
HT. OF RAILING = 6 FT.
W = 30 PSF X 1.25 FT. X 6 FT. = 0.65 LB.
DETERMINE BOLT DIA. + EMBEDMENT
fv = (4.19)(r) / n, WHERE n = 1.65 fv = 1.65 LB. r = 4 BOLTS = 1.65 LB. / 4 = .371 LB. (shear) PER BOLT
SELECT: (4) 1/4" DIA. W/ 6XX6XX1/4" PLATE fv allowable = 6.90 LB./BOLT







ACCESSIBILITY DETAILS — RESTROOMS — NO SCALE

Copyright 2000
Architectural GRAPHIC Standards CD-ROM
John Wiley + Sons, Inc. New York, NY

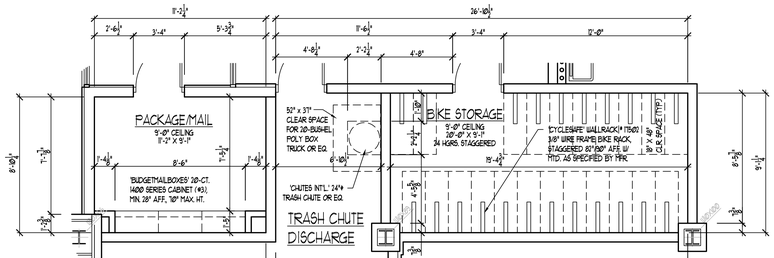
ACCESSIBILITY REQUIREMENTS

ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:
- ACCESSIBLE PARKING SPACES PER IBC SECTION 1106.1
- ACCESSIBLE PASSENGER LOADING AREAS
- ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILET OR ROOMS ARE CLUSTERED AT A SINGLE LOCATION
- ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE
- ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE, ABOVE THE CHECK-OUT AISLE IN THE SAME LOCATION AS THE CHECK-OUT AISLE NUMBER OR OTHER IDENTIFICATION
- UNISEX TOILET AND BATHING ROOMS
- ACCESSIBLE DRESSING, FITTING + LOCKER ROOMS
- ACCESSIBLE AREAS OF REFUGE PER IBC SECTION 1007.9
- EXTERIOR AREAS FOR ASSISTED RESCUE PER IBC SECTION 1007.9

DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ELEMENT AT THE FOLLOWING LOCATIONS:
- INACCESSIBLE BUILDING ENTRANCES
- INACCESSIBLE PUBLIC TOILETS AND BATHING FACILITIES
- ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE
- AT EACH SEPARATE-SEX TOILET AND BATHING ROOM INDICATING THE NEAREST FAMILY OR ASSISTED-USE LOCATION PER IBC SECTION 1109.2.1
- AT EXITS AND EXIT STAIRWAYS SERVING A REQUIRED ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED MEANS OF EGRESS PER IBC SECTION 1007.1.1

SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED:
- EACH ASSEMBLY AREA REQUIRED BY IBC SECTION 1108.2.7 NOTIFYING PATRONS OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS

AT EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EGRESS STAIRWAY, EXIT PASSAGE WAY AND EXIT DISCHARGE PER IBC SECTION 1011.3
- AT AREAS OF REFUGE PER IBC SECTION 1007.1.1
- AT EXTERIOR AREAS FOR ASSISTED RESCUE PER IBC SECTION 1007.1.1
- AT TWO-WAY COMMUNICATION SYSTEMS PER IBC SECTION 1007.8.2
- WITHIN EXIT ENCLOSURES PER IBC SECTION 1022.8



PLAN DETAIL - PACKAGE/MAIL, TRASH DISCHARGE + BIKE RM'S. FIRST FLOOR 1/4"=1'-0"

Lavatories
1. Knee and toe clearance is required below accessible lavatories. The lavatory overflow is permitted to project into the knee clearance.
2. Exposed pipes and water supply pipes located beneath accessible lavatories must be insulated or located so as to protect users from contact with the pipes.
3. Lavatory controls should be within accessible reach range, be operable with one hand, and not require tight grasping, pinching, or twisting of the wrist. Automatic controls are acceptable. Manually activated, self-closing faucets should operate for not less than 10 seconds.
4. ANSI does not require an elongated urinal rim if other regulations req.
5. Manually operated flush controls must be located not more than 44 in. (1120 mm) maximum above the floor.

Toilet Compartments
1. Toe clearance 9 in. (230 mm) high and 6 in. (150 mm) deep is required at the front and at least one side of accessible toilet compartments. Toe clearance is not required when the compartment size exceeds the minimum dimension by 6 in. (150 mm) or more.
2. Left- or right-handed configurations are permitted.

NOTE: ALL PUBLIC LAVATORY FAUCETS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE. THE DEVICE SHALL BE EITHER THERMOSTATIC PRESSURE BALANCE, OR COMBINATION CONTROLLED WHICH SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES AT THE TYPE OF INSTALLATION.

PROVIDE TOILET TISSUE DISPENSERS LARGE CAPACITY 'BELL AND SONS' MODEL 20000 (OR EQUIVALENT) SINK, WALL-MOUNTED MIRROR AND WALL MOUNTED HAND CRANK TOILET DISPENSER BELL AND SONS 1500NH

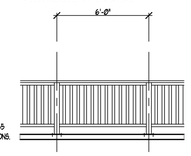
ALL SINGLE OCCUPANCY PUBLIC RESTROOMS SHALL MEET PUBLIC ACT 101-0965. INCLUDING SIGNAGE + PUBLIC ACT 101-0723 INCLUDING BABY CHANGING STATIONS.

RAILING CONSTRUCTION
4" SQ. STL. TUBE COL. W/ 10" X 10" X 1/4" STL. BASE PLATE + (4) 1/4 IN. EXP. BOLTS, EMBEDED 15 IN. 1 1/2 X 6 FLAT STOCK TOP RAIL. 2" SQ. STL. TUBE COL. BTM. RAIL + 2" SQ. STOCK PICKETS

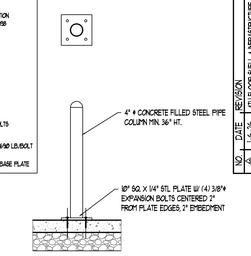
RAILING NOTES:
- FENCES/RAILINGS SHALL RESIST 200 LB. LATERAL LOAD (TYP.)
- PICKETS SHALL BE SPACED AS TO PREVENT PASSAGE OF A 4" DIA. SPHERE.

STRUCTURAL CALCULATION REFERENCES:
MANUAL OF STEEL CONSTRUCTION, 8th EDITION
ENGINEERING FOR ARCHITECTS AND BUILDERS, 7th EDITION
STD. HANDBOOK OF ARCH. ENGINEERING, COPYRIGHT 1998
REINFORCED CONCRETE DESIGN, 3rd EDITION

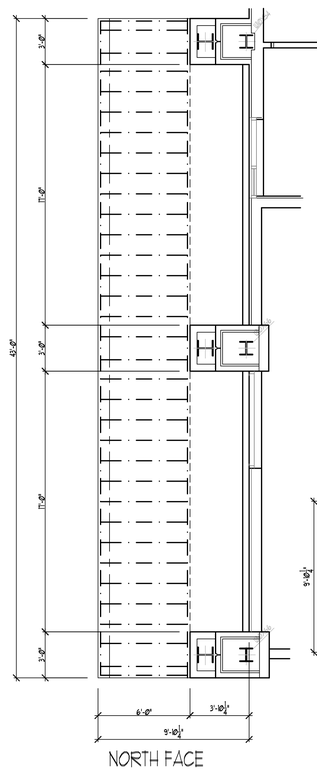
DESIGN OF RAILING CONNECTION
DETERMINE TOTAL LOAD 'W'
LOADING: — PSF
WIND LOAD: — 30.0 PSF
POST SPACING = 6 FT.
HT. OF RAILING = 3.5 FT.
W = 30 PSF X 6 FT. X 3.5 FT. = 630 LB.
DETERMINE BOLT DIA. + EMBEDMENT
fv = (1.5)(r) / n, WHERE n = 1.25 fv = 630 LB. r = 4 BOLTS = 630 LB. / 4 = 157.5 LB. (shear)
SELECT: (4) 1/4" DIA. EMBEDDED 15 IN.'s fv allowable = 690 LB./BOLT
MIN. EDGE DISTANCE = 1.25 IN.
4"x 2.5"x5/16" bolt= 4125lb/ edg d = 1.5"= USE 10"x10"x1/4 BASE PLATE



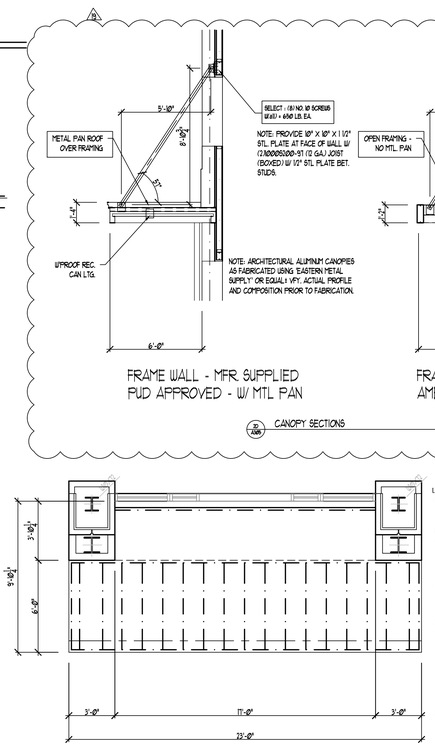
RAILING DETAIL — SOUTHERLY PATIO AREA — 1/4" = 1'-0"



CONC. BOLLARD DETAIL — NO SCALE



NORTH FACE



FRAME WALL - MFR SUPPLIED PUD APPROVED - W/ MTL PAN

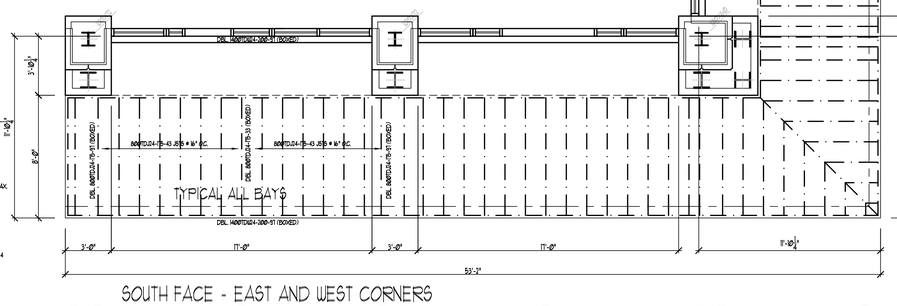
FRAME WALL - FIELD CONSTRUCTED (ALT.) AMENDMENT REQUESTED - NO MTL. PAN

CANOPY SECTIONS 1/4"=1'-0"

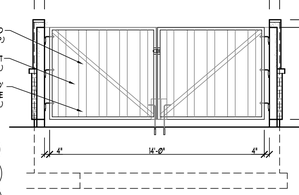
I. DESIGN OF CANOPY COMMON JOISTS
DETERMINE TOTAL LOAD 'W'
LOADING: — PSF
CANOPY TOTAL LOAD: — 51.0
MAXIMUM LENGTH = 11 FT. + 132 IN.
SPACING = 14 FT.
TOTAL LOAD W = 11 FT. X 14 FT. X 52 PSF = 891 LBS.
DETERMINE MAXIMUM MOMENT
Mmax = 4L /8, WHERE
W = 891 LB. + 2500 K, L = 132 IN.
Mmax = 891 LB. X 132 IN. / 8 = 13,171 IN-LB.
DETERMINE SECTION MODULUS
Sx = M / Fb, WHERE
Fb = 24,000 PSI
Sx = 13,171 IN-LBS. / 24,000 PSI = 0.551 IN.^{3}
DETERMINE ALLOWABLE DEFLECTION
Δ all = L / 360 = 132 IN. / 360 = 0.371 IN.
DETERMINE MOMENT OF INERTIA
Δ all = 5WL^4 / 384 E I, WHERE
E = 29,000 KSI
0.371 IN. = 5 (0.153 K) (132 IN.)^3 / 384 (29,000 KSI) I
0.371 IN. = 8.734 IN.^{3} / I
I = 24.08 IN.^{4}
SELECT: 6.00STD.24-178-43 .357lbs Sx = 0.958 IN.^{3} I = 4.761 IN.^{4}
WT. = 1.829 LB. X 11 FT. = 20 LBS.

II. DESIGN OF CANOPY CONNECTION JOISTS
DETERMINE TOTAL LOAD 'W'
LOADING: — PSF
CANOPY TOTAL LOAD: — 64.0
MAXIMUM LENGTH = 11 FT. + 132 IN.
SPAN = 9.33 FT.
TOTAL LOAD W = 9.33 FT. X 9.33 FT. X 64 PSF = 6,358 LBS.
DETERMINE MAXIMUM MOMENT
Mmax = 4L /8, WHERE
W = 6,358 LB. + 8,358 K, L = 132 IN.
Mmax = 6,358 LB. X 132 IN. / 8 = 105,697 IN-LB.
DETERMINE SECTION MODULUS
Sx = M / Fb, WHERE
Fb = 24,000 PSI
Sx = 105,697 IN-LB. / 24,000 PSI = 4.234 IN.^{3}
DETERMINE ALLOWABLE DEFLECTION
Δ all = L / 360 = 132 IN. / 360 = 0.371 IN.
DETERMINE MOMENT OF INERTIA
Δ all = 5WL^4 / 384 E I, WHERE
E = 29,000 KSI
0.371 IN. = 5 (6.358 K) (132 IN.)^3 / 384 (29,000 KSI) I
0.371 IN. = 6.359 IN.^{3} / I
I = 17.136 IN.^{4}
SELECT: DBL. 8.00STD.24-178-57 .357lbs Sx = 5.118 IN.^{3} I = 20.823 IN.^{4}
WT. = 4.087 LB. X 11 FT. = 44 LBS. X 2 = 88 LBS.

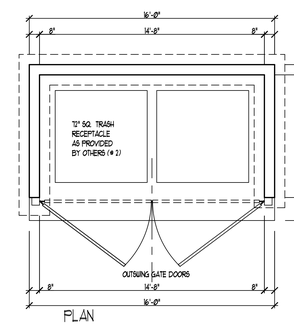
III. DESIGN OF CANOPY RIM JOISTS
DETERMINE TOTAL LOAD 'W'
LOADING: — PSF
CANOPY TOTAL LOAD: — 64.0
MAXIMUM LENGTH = 18.67 FT. + 224 IN.
SPAN = 11 FT./2 + 5.5 FT.
LOAD W = 18.67 FT. X 5.5 FT. X 64 PSF = 6,941 LBS.
TOTAL LOAD W = 6,941 LBS. + 88 LBS. = 6,245 LBS.
DETERMINE MAXIMUM MOMENT
Mmax = 4L /8, WHERE
W = 6,245 LB. + 6,245 K, L = 224 IN.
Mmax = 6,245 LB. X 224 IN. / 8 = 174,572 IN-LB.
DETERMINE SECTION MODULUS
Sx = M / Fb, WHERE
Fb = 24,000 PSI
Sx = 174,572 IN-LB. / 24,000 PSI = 7.28 IN.^{3}
DETERMINE ALLOWABLE DEFLECTION
Δ all = L / 360 = 222 IN / 360 = .6062 IN USE .65 IN. MAX.
DETERMINE MOMENT OF INERTIA
Δ all = 5WL^4/384 E I, WHERE
E = 29,000 KSI
.650 IN. = 5 (6.245 K) (224 IN.)^3 / 384 (29,000 KSI) I
.650 IN. = 3254 IN.^{3} / I
I = 61.08 IN.^{4}
SELECT: DBL. 14.00STD.24-178-57 Sx = 8.56 IN.^{3} I = 85.8 IN.^{4}
WT. = 6.615 LB. X 18.67 FT. = 115 LBS. X 2 = 230 LBS.



SOUTH FACE - EAST AND WEST CORNERS



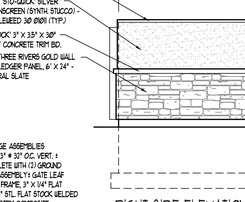
FRONT ELEVATION



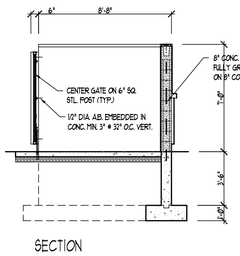
PLAN

REMOTE GARBAGE ENCLOSURE DETAILS 1/4"=1'-0"

GATE CONSTRUCTION
6" SCH 5TL. TUBE COL. W/ WELDED CAP W/ (3) HINGE ASSEMBLIES EA. (#2) 4 1/2" DIA. A.B. EMBEDDED IN CONC. MIN. 3' ø 12" D.
LEAF GATE ASSEMBLY COMPLETE WITH (2) GROUND CANE BOLT ASSEMBLIES + SWING ARM LOCKING ASSEMBLY.
GATE LEAF ASSEMBLY SHALL CONSIST OF 2" TUBULAR STEEL FRAME, 3" X 1/4" FLAT STOCK WELDED DIAGONALLY TO FRAME, 10" X 1/4" STL. FLAT STOCK WELDED HORIZ. THRU W/ 'NEW TECH WOOD' ALL WEATHER SYSTEM COMPOSITE SIDING BOARDS COLOR: PERUVIAN TEAK, SCRIBED INTO GATE BACKING AS REQ'D. BY PRODUCT MFR. HINGE ASSEMBLY: 3" L. X 1" O.D. PIPE WELDED TO STL. POST 4 6" X 6" 5/8" DIA. BENT BAR THREADED + BOLTED TO STL. FRAME. CANE BOLT ASSEMBLY: 6" L. X 1" O.D. PIPE EMBEDDED FLUSH W/ ASPHALT/ CONC. APRON.
SWING ARM LOCKING ASSEMBLY: 5' X 5' X 1/4" PRE-MFG. AS SELECTED BY OWNER NOTE: POWDER COAT W/ BLACK FINISH ALL GATE ITEM HARDWARE AS IS PRACTICAL + REMAINDER TO BE WEATHER RESISTANT OR EQUAL.



RIGHT SIDE ELEVATION



SECTION

PLAN DETAILS - CANOPIES
NOTE: ORIENTATION MAY VARY. 1/4"=1'-0"

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	PERMIT REVISIONS/CLARIFICATIONS
4	7-15-25	SITE PLAN REVISIONS ENUMERATED
5	8-18-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-7-25	PERMIT REVIEW REVISIONS
7	10-13-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
8	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
9	12-15-25	PERMIT REVIEW REVISIONS - BY PRO ADDED

NO.	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	3-27-24	PERMIT REVISIONS
3	5-7-24	FIELD MODIFICATIONS
4	11-8-24	VILLAGE MODIFICATIONS
5	1-3-25	VILLAGE MODIFICATIONS
6	3-17-25	FACADE FRAMING DETAILS
7	5-5-25	VILLAGE REVIEW

NO.	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL + INFRASTRUCTURE
2	1-23-26	APPROVED PUD MINOR AMENDMENTS IDENTIFIED
3	2-23-26	APPROVED PUD MINOR AMENDMENTS IDENTIFIED
4	3-23-26	APPROVED PUD MINOR AMENDMENTS IDENTIFIED
5	4-23-26	APPROVED PUD MINOR AMENDMENTS IDENTIFIED
6	4-27-26	APPROVED PUD MINOR AMENDMENTS IDENTIFIED

Date 1-30-24
Drawn By JSM
Checked By JSM / JSM

RENOVATION + ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

PLAN DETAILS - CANOPIES, CANOPY SECTIONS
REMOTE GARBAGE ENCLOSURE DETAILS
CONC. BOLLARD DETAIL, RAILING DETAIL - PATIO
LOADING DOCK GATE DETAILS
PLAN DETAIL - PACKAGE/MAIL, TRASH + BIKE RM'S.
ACCESSIBILITY DETAILS

J. Scott MacKay, Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-485-3307
email: dreatacohen07@gmail.com

J. Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing: 24001305
Project Number: 24001
Sheet Number: A305

FINAL
PROPOSED SITE IMPROVEMENTS
FOR FOREST VIEW, LLC
350 E. DUNDEE ROAD
WHEELING, ILLINOIS 60090
(ZONING DISTRICT B-3)

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2012 AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED, LATEST EDITION, REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED IN THESE PLANS OR THE SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO BEGINNING ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITY LOCATIONS AND ELEVATIONS, PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING UNDERGROUND UTILITIES OR SURFACE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNS, BARRICADES, AND FENCES AS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW AND SHALL TAKE ADDITIONAL SAFETY MEASURES NECESSARY TO PROTECT ABUTTING PROPERTIES, UTILITIES, PEDESTRIANS, AND TRAFFIC.
7. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH APPLICABLE IDOT HIGHWAY STANDARDS.
8. THE CONTRACTOR SHALL NOTIFY RESIDENTS 24 HOURS PRIOR FOR POND ACCESS PATHWAYS AND SHALL USE A VILLAGE APPROVED DOOR HANGER CARD WITH ALL IMPORTANT CONSTRUCTION SCHEDULE INFORMATION DISPLAYED.
9. THE CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS TO THE ADJACENT PROPERTIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN EMERGENCY VEHICLE ACCESS AT ALL TIMES.
10. FOR TREES TO BE SAVED, TEMPORARY FENCE PROTECTION SHALL BE PLACED AROUND THE PERIMETER OF ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM THE CONTRACTOR'S OPERATIONS. ANY TREES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE VILLAGE OR HOME OWNERS ASSOCIATION.
11. ALL ELEVATIONS ARE BASED ON NAVD '88 DATUM.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND STAKING, WHICH SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS AND PROPERTY CORNERS PRIOR TO CONSTRUCTION.

EROSION CONTROL AND RESTORATION NOTES

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND TOWNSHIP REQUIREMENTS. IN CASES OF CONFLICT, THE MORE STRINGENT PROVISION SHALL GOVERN.
2. THE CONTRACTOR SHALL BE THE RESPONSIBLE PARTY FOR EROSION CONTROL FOR THE DURATION OF CONSTRUCTION.
3. THE EROSION CONTROL SHOWN IS THE MINIMUM REQUIRED FOR THE SITE. THE VILLAGE OF WHEELING AND ITS GOVERNING BODIES MAY REQUIRE ADDITIONAL MEASURES BE INSTALLED AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
4. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
5. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEEDING WITHIN 7 DAYS OF THE COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH IDOT SECTION 280.
6. ALL OPEN-LID DRAINAGE STRUCTURES SHALL BE PROTECTED BY FILTER BASKETS PLACED BETWEEN THE FRAME AND LID OF THE STRUCTURE. FILTER BASKETS SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED OR PAVING IS COMPLETED. FILTER BASKETS SHALL BE IN ACCORDANCE WITH IDOT SECTION 1081.15.
7. THE SEEDING SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL GROWING SEASON (APRIL TO OCTOBER) FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE TOTAL PROJECT AS ESTABLISHED BY THE ENGINEER FOR LOSS DUE TO FAULTY MATERIALS, WORKMANSHIP OR PROCEDURE.
8. CONTRACTOR RESPONSIBLE FOR ANY SWPPP EROSION CONTROL PLAN AS REQUIRED BY THE VILLAGE OF WHEELING OR THE US ARMY CORP OF ENGINEERS.

EROSION CONTROL CONSTRUCTION SEQUENCE:

A. CONTRACTOR SHALL INSTALL SILT FENCE AT LOCATIONS INDICATED PRIOR TO THE START OF EXCAVATION AND MOBILIZATION FOR THE POND BANK REPAIRS.
B. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES PRIOR TO THE START OF WORK.
C. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL NEW & REPAIRED STORM STRUCTURES IMMEDIATELY UPON COMPLETION OF THE INSTALLATION/REPAIR.
D. CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING OR PERMANENT SEEDING AND EROSION CONTROL BLANKET WITHIN 7 DAYS OF THE COMPLETION OF GRADING IN ANY AREA.

INSPECTION / MAINTENANCE SCHEDULE:

A. CONTRACTOR SHALL INSPECT SILT FENCE AND INLET PROTECTION MEASURES WEEKLY AND WITHIN 24 HOURS AFTER ANY STORM OF 0.5 INCHES OR GREATER RAINFALL. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY FOLLOWING INSPECTION.
B. CONTRACTOR SHALL CONDUCT STREET SWEEPING AS NEEDED AND AS DIRECTED BY THE ENGINEER OR VILLAGE TO REMOVE ACCUMULATED SEDIMENT.
C. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM VEHICULAR AND FOOT TRAFFIC.
D. ANY AREAS WHERE SEEDLING EMERGENCE IS POOR OR EROSION OCCURS SHALL BE RESEEDED.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS IN THE FIELD.
2. ALL TRENCHES UNDER OR WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, SIDEWALKS, OR BUILDINGS SHALL BE BACKFILLED WITH CA-6 GRANULAR MATERIAL MECHANICALLY COMPACTED IN SIX-INCH HORIZONTAL LAYERS. EACH LAYER SHALL BE EVENLY SPREAD, MOISTENED (OR DRIED, IF NECESSARY), AND THEN TAMPED OR ROLLED UNTIL 90 PERCENT RELATIVE COMPACTION IS ACHIEVED.
3. ALL DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. THIS SHALL BE INCIDENTAL TO THE COST OF THE STRUCTURE.
4. EXISTING RESIDENTIAL SUMP PUMP DISCHARGE LINES AND ANY DRAIN TILES ENCOUNTERED DURING INSTALLATION OF THE STORM SEWERS SHALL BE EXTENDED INTO THE PONDS BELOW THE NORMAL WATER LINE.

PERMIT & FILE LOG

VILLAGE OF WHEELING PERMIT-# _____



LOCATION MAP

N.T.S.

PARCEL 1: LOT 1 IN MAIN BANK SUBDIVISION, PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS-1& 2, TOWNSHIP-42 NORTH RANGE-11 EAST OF 3 rd. P.M., EXCEPT THAT PART OF LOT 1 CONDEMNED IN CASE NUMBER 94L50456, IN COOK CO. , IL.

PARCEL 2: LOT 2, SECTION-1&2, TOWNSHIP-42 NORTH, RANGE-11 EAST OF 3 rd. P.M. IN COOK CO. , IL.

PARCEL 3: SECTION-1, TOWNSHIP-42 NORTH, RANGE-11 EAST OF 3 rd. P.M., EXCEPT THAT PART OF THE LAND CONDEMNED IN CASE NUMBER 94L50919, IN COOK CO. , IL.

CIVIL ENGINEERING: INDEX OF SHEETS

C-1 TITLE SHEET
C-2 EXISTING CONDITIONS PLAN
C-3 DEMOLITION PLAN
C-4 SITE PLAN
C-5 UTILITY PLAN
C-6 GRADING PLAN
C-7 SIDEWALK EXHIBIT
C-8 IMPERVIOUS AREA EXHIBIT

STOP

CALL TOLL FREE. 1-800/#892-0123
48 HOURS BEFORE YOU DIG.

Whether you're digging a foundation or just planting a tree, make sure you call JULIE first. JULIE is a free notification service that alerts utility companies of planned digging activities in areas with underground utility facilities. Underground facilities can be damaged or ruptured by a shovel blade or other digging equipment. Avoid the pain and cost of damaging buried utilities...call before you dig. State law now requires you to call JULIE two working days before you dig.

JULIE, INC.

F.E.M.A. REFERENCE MARK: RM 68-2

DESCRIPTION:
* CHISLED SQUARE @ SWX BRIDGE OVER DRAINAGE DITCH, S. SIDE OF DUNDEE ROAD
1929 U.S.G.S. DATUM ELEVATION- 647.21
* BENCHMARK USED BY TFW SURVEY CHECK OF FEMA & DIVERSION CHANNEL BENCHMARKS

PROJECT BENCHMARK:
NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED IN THE PARKWAY OF E. DUNDEE RD. ELEVATION = 646.17 NAVD.88 DATUM

FEDERAL EMERGENCY MANAGEMENT AGENCY / COND. LETTER OF MAP REVISION-CASE ID# _____

DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

CLIFFORD J. TOBERMAN, P.E.
NAME:

SIGNATURE:

07/31/2024
DATE:

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

FINAL

N

LEGEND

EXISTING / PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Restricted Depth* / Tabled* Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service "O/H-Overhead"
Telephone Line & Service "O/H-Overhead"
Gas Main & Service
Contour
Filter Fabric
Staked Straw Bales
Silt Fence
Limits of High Water
Hatch Item & List No.
Structure Size "Lo"
Table
Structure No.
Rim Elevation / Invert Elevation
Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HTS., IL 60005
PHONE: (847) 439-8225
FAX (847) 749-4104
mail@toberman.us

OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL 60090

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www.toberman.us
DESIGN FIRM # 184.005910 (EXPIRATION 4/30/2025)

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

SUBMIT DATE: 06-28-23		BY: CJT	CHKED BY: JTC
#	DATE	BY	REVISION
	06-28-23	CJT	FOR SUBMIT
	08-15-23	CJT	FOR INTERNAL REVIEW
	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
	10-13-23	CJT	PER MWRD REVIEW COMMENTS
	12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
	1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
	2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEST LOT #3
	2-27-24	CJT	ADDED TV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
	3-5-24	CJT	FINAL FOR PUD
	06/06/24	CJT	PER IDOT, IL 68 ENTRY/EXIT CONFIG.
	07/01/24	CJT	PER VIL. COMMENTS
	07/31/24		FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE RD.
WHEELING, IL. 60090

NJT Project No.
23-7449

TITLE SHEET

C-1

PLOT DATE: 07-31-2024 - CJT

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

100-YR. FLOOD PLAIN BFE 643.00

NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER

EXISTING WOODS

PROPOSED STORM WATER MANAGEMENT AREA

EXISTING WOODS

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

Existing Parking Lot #2

POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000

EXISTING WOODS

EXISTING 20' EASEMENT FOR PROTECTIVE CIRCUIT, PUBLIC UTILITIES, SANITARY AND STORM SEWER

EXIST. 6"Ø +/- MORTERED RESTRICTOR
(NOTE: See MWRD Permit # 74-360 For Calculations)

EXISTING WOODS

NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER

450 E. DUNDEE RD.
03-01-300-015-0000

MWRD LEGACY PERMIT # 74-360

100-YR. FLOOD PLAIN BFE 643.00

EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING

EXISTING 10' EASEMENT FOR UTILITIES

EXISTING 10' EASEMENT FOR UTILITIES AND SANITARY SEWER

EXISTING 20' EASEMENT FOR PROTECTIVE CIRCUIT, PUBLIC UTILITIES, SANITARY AND STORM SEWER

PROPOSED BUS SHELTER EASEMENT

#350 E. DUNDEE RD.
03-01-300-020-0000

EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16

FINISH FLOOR 646.16'

DOOR

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

100-YR. FLOOD PLAIN BFE 643.00

432 E DUNDEE RD.
03-01-300-090-0000

444 E DUNDEE RD.
03-01-300-010-0000

MILWAUKEE AVE. (IL. RTE - 21)

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE ASPHALT MEDIAN
LANE MERGE
LANE MERGE
B6.24 C&G
B6.24 C&G

Existing Driveway #2
Existing Driveway #1
Existing Driveway #3

FINAL

N
SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING / PROPOSED

Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Restricted Depth / "Lobed" Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service (U/G-Overhead)
Telephone Line & Service (U/G-Overhead)
Gas Main & Service
Contour
Filter Fabric
Staked Straw Bales
SF Fence
Limits of High Water
Neenah Frame & Lid No.
Structure Size "Lo"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

Expires: 11/30/25

NAME DATE: 06-26-23	BY: C.J.T	CHECKED BY: D.B.C.
# DATE	BY	REVISION
06-26-23	C.J.T.	FOR SUBMIT
08-15-23	C.J.T.	FOR INTERNAL REVIEW
09-22-23	C.J.T.	PER VILLAGE REVIEW COMMENTS
10-13-23	C.J.T.	PER MWRD REVIEW COMMENTS
12-6-23	C.J.T.	PER VILLAGE REVIEW COMMENTS
1-12-24	C.J.T.	PER VILLAGE REVIEW COMMENTS
2-1-24	C.J.T.	ADDED REFUSE AREA ADJACENT WEST LOT #2
2-8-24	C.J.T.	UPDATED MWRD EXHIBIT
2-27-24	C.J.T.	ADDED EV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
3-5-24		FINAL FOR PUD
05/06/24		PER DOT - 1.66 ENTRY/EXIT CONFIG
07/01/24	C.J.T.	PER VIL. COMMENTS
7/30/24	C.J.T.	FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

EXISTING CONDITIONS PLAN

C-2

PLOT DATE: 07-30-2024 - CJT

#350 E. DUNDEE RD.
03-01-300-020-0000

EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16

(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)

FINISH FLOOR 646.16

DOOR

EXTG. 406 PARKING SPACES

Existing Parking Lot #1

Existing Parking Lot #2

EXISTING 58 SPACES

EXISTING 31 SPACES

EXISTING 24 SPACES

EXISTING 34 SPACES

EXISTING 19 SPACES

EXISTING 25 SPACES

EXISTING 20 SPACES

EXIST. 24 SPACES

EXISTING 7 SPACES

EXISTING 12 SPACES

EXISTING 19 SPACES

PAVEMENT REMOVAL FOR NEW ISLAND

PROPOSED STORM WATER MANAGEMENT AREA

EXISTING WOODS

100-YR. FLOOD PLAIN BFE 643.00

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER

NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER

MWRD LEGACY PERMIT # 74-360

EXIST. 6"Ø +/- MORTERED RESTRICTOR
(NOTE: See MWRD Permit # 74-360 For Calculations)

EX CB
639.28
632.63
-5.65

POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000

450 E. DUNDEE RD.
03-01-300-015-0000

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

432 E DUNDEE RD.
03-01-300-090-0000

444 E DUNDEE RD.
03-01-300-010-0000

MILWAUKEE AVE. (IL. RTE - 21)

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE ASPHALT MEDIAN
LANE MERGE

EXIST. 8"Ø Water Main
EXIST. 6"Ø Water Main
EXIST. 12"Ø storm Sewer
EXIST. 24"Ø storm
EXIST. 6"Ø w/storm service
EXIST. 12"Ø storm

existing landscape island
existing conc. patio
existing drive-thru
existing wood fence
existing overhead wires
existing gas meter
existing low area
existing summit
existing tree to be removed
existing sign to be removed
existing bollard to be removed
existing dock
existing driveway

PROPOSED BUS SHELTER EASEMENT

EXISTING 10' EASEMENT FOR UTILITIES AND SANITARY SEWER

EXISTING 10' EASEMENT FOR WATER, SEWER, ELECTRIC, TELEPHONE AND STORM SEWER

EXISTING 20' EASEMENT FOR PUBLIC UTILITIES, SANITARY AND STORM SEWER

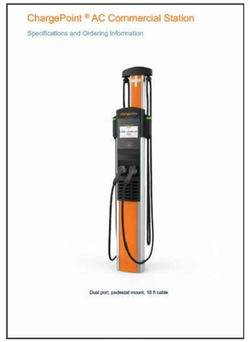
EXISTING 10' ILLINOIS BELL EASEMENT

EXISTING 15' EASEMENT FOR WATER, SEWER, ELECTRIC, TELEPHONE AND STORM SEWER

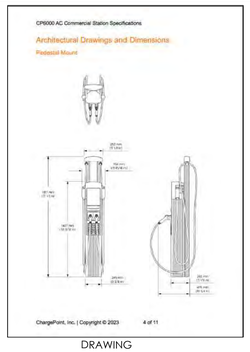
EXISTING 15' EASEMENT FOR SANITARY AND STORM SEWER

EXISTING 15' EASEMENT FOR STORM SEWER

EXISTING 10' EASEMENT FOR WATER, SEWER, ELECTRIC, TELEPHONE AND



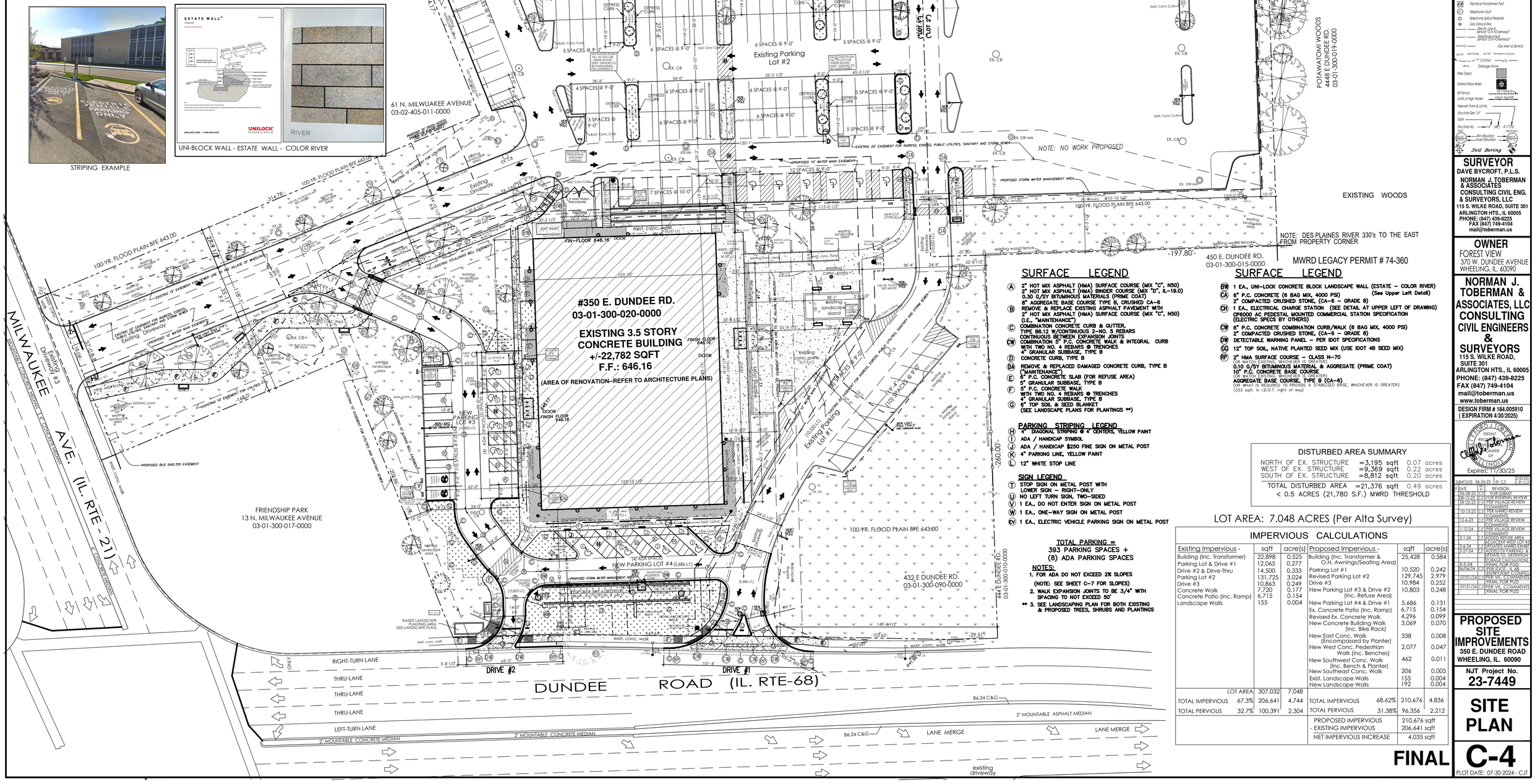
PICTURE



DRAWING

STRIPING EXAMPLE

UNI-BLOCK WALL - ESTATE WALL - COLOR RIVER



SURFACE LEGEND

- (A) 2" HOT MIX ASPHALT (HMA) SURFACE COURSE (MIX "C", N50)
  2" HOT MIX ASPHALT (HMA) BINDER COURSE (MIX "D", IL-19.0)
  0.30 G/SY BITUMINOUS MATERIALS (PRIME COAT)
  8" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
- (B) REMOVE & REPLACE EXISTING ASPHALT PAVEMENT WITH
  2" HOT MIX ASPHALT (HMA) SURFACE COURSE (MIX "C", N50)
  (I.E., "MAINTENANCE")
  COMBINATION CONCRETE CURB & GUTTER,
- (C) TYPE B6.12 W/CONTINUOUS 2-NO. 5 REBARS
  CONTINUOUS BETWEEN EXPANSION JOINTS
- (CW) COMBINATION 5" P.C. CONCRETE WALK & INTEGRAL CURB WITH TWO NO. 4 REBARS @ TRENCHES
  4" GRANULAR SUBBASE, TYPE B
- (D) CONCRETE CURB, TYPE B
- (DA) REMOVE & REPLACED DAMAGED CONCRETE CURB, TYPE B ("MAINTENANCE")
- (E) 6" P.C. CONCRETE SLAB (FOR REFUSE AREA)
  5" GRANULAR SUBBASE, TYPE B
- (F) 5" P.C. CONCRETE WALK WITH TWO NO. 4 REBARS @ TRENCHES
  4" GRANULAR SUBBASE, TYPE B
- (G) 6" TOP SOIL & SEED BLANKET
  (SEE LANDSCAPE PLANS FOR PLANTINGS **)

PARKING STRIPING LEGEND

- (H) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
- (I) ADA / HANDICAP SYMBOL
- (J) ADA / HANDICAP $250 FINE SIGN ON METAL POST
- (K) 4" PARKING LINE, YELLOW PAINT
- (L) 12" WHITE STOP LINE

SIGN LEGEND

- (T) STOP SIGN ON METAL POST WITH LOWER SIGN – RIGHT-ONLY
- (U) NO LEFT TURN SIGN, TWO-SIDED
- (V) 1 EA., DO NOT ENTER SIGN ON METAL POST
- (W) 1 EA., ONE-WAY SIGN ON METAL POST
- (EV) 1 EA., ELECTRIC VEHICLE PARKING SIGN ON METAL POST

TOTAL PARKING =
393 PARKING SPACES +
(8) ADA PARKING SPACES

NOTES:
1. FOR ADA DO NOT EXCEED 2% SLOPES
   (NOTE: SEE SHEET C-7 FOR SLOPES)
2. WALK EXPANSION JOINTS TO BE 3/4" WITH SPACING TO NOT EXCEED 50'
** 3. SEE LANDSCAPING PLAN FOR BOTH EXISTING & PROPOSED TREES, SHRUBS AND PLANTINGS

SURFACE LEGEND

- (EW) 1 EA., UNI-LOCK CONCRETE BLOCK LANDSCAPE WALL (ESTATE – COLOR RIVER)
- (CA) 6" P.C. CONCRETE (6 BAG MIX, 4000 PSI) (See Upper Left Detail)
  2" COMPACTED CRUSHED STONE, (CA-6 – GRADE B)
- (CH) 1 EA., ELECTRICAL CHARGE STATION (SEE DETAIL AT UPPER LEFT OF DRAWING)
  CP6000 AC PEDESTAL MOUNTED COMMERCIAL STATION SPECIFICATION (ELECTRIC SPECS BY OTHERS)
- (CW) 6" P.C. CONCRETE COMBINATION CURB/WALK (6 BAG MIX, 4000 PSI)
  2" COMPACTED CRUSHED STONE, (CA-6 – GRADE B)
- (DW) DETECTABLE WARNING PANEL – PER IDOT SPECIFICATIONS
- (CG) 12" TOP SOIL, NATIVE PLANTED SEED MIX (USE IDOT 4B SEED MIX)
- (RP) 2" HMA SURFACE COURSE – CLASS N-70
  (OR MATCH EXISTING, WHICHEVER IS GREATER)
  0.10 G/SY BITUMINOUS MATERIAL & AGGREGATE (PRIME COAT)
  10" P.C. CONCRETE BASE COURSE
  (OR MATCH EXISTING, WHICHEVER IS GREATER)
  AGGREGATE BASE COURSE, TYPE B (CA-6)
  (OR WHAT IS REQUIRED TO PROVIDE A STABILIZED BASE, WHICHEVER IS GREATER)
  (333 sqft. in I.D.O.T. right of way)

DISTURBED AREA SUMMARY

NORTH OF EX. STRUCTURE	=3,195 sqft	0.07 acres
WEST OF EX. STRUCTURE	=9,369 sqft	0.22 acres
SOUTH OF EX. STRUCTURE	=8,812 sqft	0.20 acres
TOTAL DISTURBED AREA	=21,376 sqft	0.49 acres

< 0.5 ACRES (21,780 S.F.) MWRD THRESHOLD

LOT AREA: 7.048 ACRES (Per Alta Survey)

IMPERVIOUS CALCULATIONS

Existing Impervious -	sqft	acre(s)
Building (Inc. Transformer)	22,898	0.525
Parking Lot & Drive #1	12,065	0.277
Drive #2 & Dirve-Thru	14,500	0.333
Parking Lot #2	131,725	3.024
Drive #3	10,863	0.249
Concrete Walk	7,720	0.177
Concrete Patio (Inc. Ramp)	6,715	0.154
Landscape Walls	155	0.004
LOT AREA	307,032	7.048
TOTAL IMPERVIOUS 67.3%	206,641	4.744
TOTAL PERVIOUS 32.7%	100,391	2.304

Proposed Impervious -	sqft	acre(s)
Building (Inc. Transformer & O.H. Awnings/Seating Area)	25,428	0.584
Parking Lot #1	10,520	0.242
Revised Parking Lot #2	129,745	2.979
Drive #3	10,984	0.252
New Parking Lot #3 & Drive #2 (Inc. Refuse Area)	10,803	0.248
New Parking Lot #4 & Drive #1	5,686	0.131
Ex. Concrete Patio (Inc. Ramp)	6,715	0.154
Revised Ex. Concrete Walk	4,296	0.099
New Concrete Building Walk (Inc. Bike Rack)	3,069	0.070
New East Conc. Walk (Encompassed by Planter)	338	0.008
New West Conc. Pedestrian Walk (Inc. Benches)	2,077	0.047
New Southwest Conc. Walk (Inc. Bench & Planter)	462	0.011
New Southeast Conc. Walk	206	0.005
Exist. Landscape Walls	155	0.004
New Landscape Walls	192	0.004
TOTAL IMPERVIOUS 68.62%	210,676	4.836
TOTAL PERVIOUS 31.38%	96,356	2.212
PROPOSED IMPERVIOUS	210,676 sqft	
- EXISTING IMPERVIOUS	206,641 sqft	
NET IMPERVIOUS INCREASE	4,035 sqft	

FINAL

SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING / PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Trench w/ Depth
Tubed "Catch Basin Inlet"
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service (O/H-Overhead / U/G-Underground)
Telephone Line & Service (O/H-Overhead / U/G-Underground)
Gas Main & Service
Spot Grade, Exist. & Prop. Pavement or Ground
Contour
Drainage Arrow
Filter Fabric
Staked Straw Bales
Silt Fence
Limits of High Water
Hdwall Num & Lid No.
Structure Size T.G.
Top
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
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NORMAN J. TOBERMAN & ASSOCIATES
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OWNER
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

CHRISTOPHER J. TOBERMAN — GROSS — REGISTERED PROFESSIONAL ENGINEER — STATE OF ILLINOIS
Expires: 11/30/25

SUBMITTAL DATE: 06-26-23 | BY: C.JT | CHKD BY: CJT

#	DATE	BY	REVISION
1	06-28-23	CJT	FOR SUBMIT
2	08-15-23	CJT	FROM INTERNAL REVIEW
3	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
4	10-13-23	CJT	PER MWRD REVIEW COMMENTS
5	12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
6	1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
7	2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEN LOT #3
8	2-6-24	CJT	UPDATED MWRD EXHIBIT
9	2-27-24	CJT	ADDED EV PARKING, & UPDATE TO DETENTION STORAGE CALCULATIONS
10	3-5-24	CJT	FINAL FOR PUD
11	04/08/24	CJT	PER IDOT - IL 68
12	05/31/24	CJT	ENTRY/EXIT CONFIG
13	07/01/24	CJT	PER VIL. COMMENTS
14			FINAL FOR PUD
15	07/31/24	CJT	PER VIL. COMMENTS
16			FINAL FOR PUD

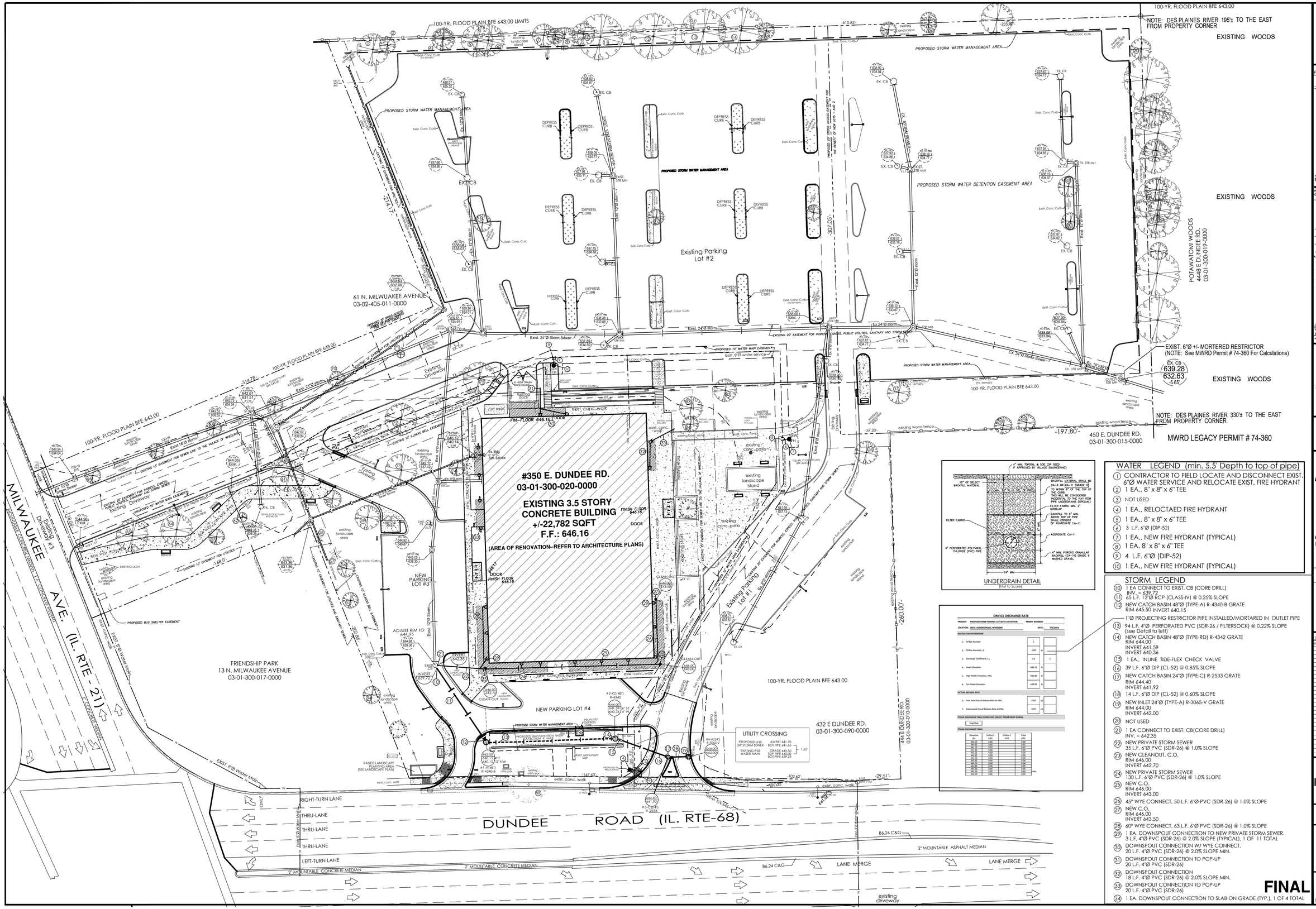
PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

SITE PLAN

C-4

PLOT DATE: 07-30-2024 - CJT


100-YR. FLOOD PLAIN BFE 643.00 LIMITS
100-YR. FLOOD PLAIN BFE 643.00
NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER
EXISTING WOODS
PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED STORM WATER DETENTION EASEMENT AREA
EXISTING WOODS
POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000
Existing Parking Lot #2
61 N. MILWUAKEE AVENUE
03-02-405-011-0000
EXIST. 6"Ø +/- MORTERED RESTRICTOR
(NOTE: See MWRD Permit # 74-360 For Calculations)
EX. CB 639.28 632.63 -5.65
EXISTING WOODS
NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER
450 E. DUNDEE RD.
03-01-300-015-0000
MWRD LEGACY PERMIT # 74-360
#350 E. DUNDEE RD.
03-01-300-020-0000
EXISTING 3.5 STORY CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16
(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)
NEW PARKING LOT #3
NEW PARKING LOT #4
Existing Parking Lot #1
FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000
100-YR. FLOOD PLAIN BFE 643.00
432 E DUNDEE RD.
03-01-300-010-0000
441 E. DUNDEE RD.
03-01-300-010-0000
MILWAUKEE AVE. (IL. RTE - 21)
DUNDEE ROAD (IL. RTE-68)
RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE ASPHALT MEDIAN
LANE MERGE
existing driveway
EXIST. 8"Ø Water Main
EXIST. 24"Ø Storm Sewer
EXIST. 12"Ø STORM SEWER
EXIST. 12"Ø storm
EXIST. 10"Ø STORM SEWER
EXIST. 8"Ø water service
PROPOSED 10" WATER MAIN EASEMENT
EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING
EXISTING 10' ILLINOIS BELL EASEMENT
EXISTING 10' EASEMENT FOR WATER MAIN EASEMENT
EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
PROPOSED BUS SHELTER EASEMENT
PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED 20' WIDE ACCESS EASEMENT FOR THE BENEFIT OF NEW LOTS 1 & 2
EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
EXISTING 10' EASEMENT FOR UTILITIES AND GARAGE SERVICE
EXISTING 10' EASEMENT FOR WATER MAIN EASEMENT
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING
EXISTING 10' ILLINOIS BELL EASEMENT
EXISTING 10' EASEMENT FOR WATER MAIN EASEMENT
EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING 10' EASEMENT FOR UTILITIES AND GARAGE SERVICE
EXISTING 10' EASEMENT FOR WATER MAIN EASEMENT

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

100-YR. FLOOD PLAIN BFE 643.00

NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER

EXISTING WOODS

EXISTING WOODS

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NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER

MWRD LEGACY PERMIT # 74-360

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

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432 E DUNDEE RD.
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444 E DUNDEE RD.
03-01-300-010-0000

#350 E. DUNDEE RD.
03-01-300-020-0000

EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16

(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

Existing Parking Lot #2

Existing Parking Lot #1

NEW PARKING LOT #3

NEW PARKING LOT #4

Existing Driveway

Existing Driveway #3

MILWAUKEE AVE. (IL. RTE - 21)

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE ONLY
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE

2' MOUNTABLE CONCRETE MEDIAN

2' MOUNTABLE ASPHALT MEDIAN

LANE MERGE

existing driveway

100-YR. FLOOD PLAIN BFE 643.00

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

PROPOSED STORM WATER MANAGEMENT AREA

EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

PROPOSED 20' WATER MAIN EASEMENT

EXISTING 10' EASEMENT FOR UTILITIES

PROPOSED BUS SHELTER EASEMENT

EXISTING 10' EASEMENT FOR UTILITIES AND SIDEWALK USES

EXISTING 10' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
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+/-22,782 SQFT
F.F.: 646.16

(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)

432 E DUNDEE RD.
03-01-300-090-0000

03-01-300-010-0000

Existing Parking Lot #2

Existing Parking Lot #1

NEW PARKING LOT #3

NEW PARKING LOT #4

100-YR. FLOOD PLAIN BFE 643.00

PROPOSED 10' WATER MAIN EASEMENT

EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

PROPOSED STORM WATER MANAGEMENT AREA

PROPOSED BMP/ DETENTION BASIN AREA
FLAT BOTTOM @ 643.3

PROPOSED BUS SHELTER EASEMENT

EXISTING 10' ILLINOIS BELL EASEMENT

EXISTING 15' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING

EXISTING 10' EASEMENT FOR UTILITIES AND SANITARY SEWER

EXISTING 10' EASEMENT FOR UTILITIES

EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

EXISTING 15' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING

PROPOSED 30' CROSS-ACCESS EASEMENT PER PLAT OF SUBDIVISION

NO FLOOD PLAIN FILL TO OCCUR INSIDE ISLAND. EXIST. GRADES TO BE MAINTAINED

TOP OF WALL TO MEET EXISTING GRADE

FIN-FLOOR 646.16

FINISH FLOOR 646.16

6' HIGH TRASH ENCLOSURE

existing dock

existing landscape area

existing landscape island

existing conc. patio

existing stairs

existing Driveway

existing light bollard

existing tree

existing sign

existing utility box

existing summit

existing low area

existing wood fence

existing landscape islands

RAISED LANDSCAPE PLANTING AREA SEE LANDSCAPE PLAN

RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2" MOUNTABLE CONCRETE MEDIAN
2" MOUNTABLE ASPHALT MEDIAN
LANE MERGE

DRIVE #1
DRIVE #2

B6.24 C&G

6" CONCRETE MEDIAN

SCALE: 1"=20'
0 10' 20'

SCALE

LEGEND

EXISTING / PROPOSED

Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Restricted Depth Tubular Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service 120 V Overhead
Telephone Line & Service 120 V Overhead
Gas Main & Service
Contour
Drainage Flow
Filter Fabric
Staked Straw Bales
Silt Fence
Limit of High Water
Neenah Rain & Lid No.
Structure Size "L-d"
Type
Structure No. (-L-) (-R-) R-1772-B
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

PROFESSIONAL ENGINEER 005567 CLIFFORD J. TOBERMAN STATE OF ILLINOIS
Expires: 11/30/25

SUBMITTAL DATE: 06-26-23		BY: CJT	CHKD BY: CJT
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8	2-6-24	CJT	UPDATED MWRD EXHIBIT
9	5-27-24	CJT	ADDED TY PARKING & UPDATE TO DETENTION
10	5-29-24	CJT	SEWAGE CALCULATIONS
11	5-30-24	CJT	FINAL FOR PUD
12	06/06/24	CJT	PER VOCT 6.06
13	07/01/24	CJT	ENTRY/EXIT CONFIG.
14	07/22/24	CJT	PER VIL. COMMENTS
15	07/31/24	CJT	FINAL FOR PUD

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NJT Project No.
23-7449

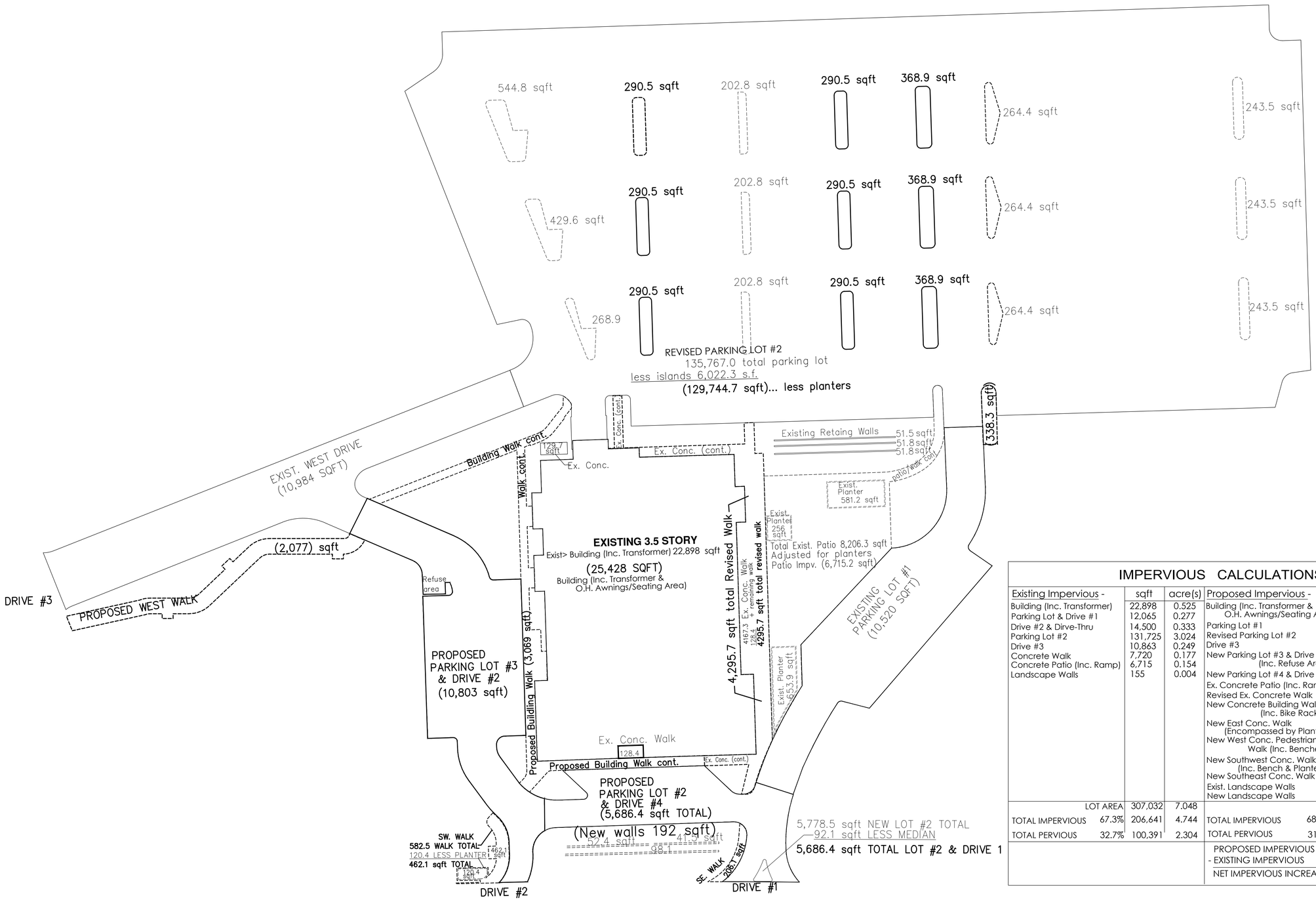
PROPOSED SIDEWALK EXHIBIT

C-7

PLOT DATE: 07-31-2024 - CJT

FINAL

Proposed Impervious Calculations



IMPERVIOUS CALCULATIONS

Existing Impervious -	sqft	acre(s)	Proposed Impervious -	sqft	acre(s)
Building (Inc. Transformer)	22,898	0.525	Building (Inc. Transformer & O.H. Awnings/Seating Area)	25,428	0.584
Parking Lot & Drive #1	12,065	0.277			
Drive #2 & Dirve-Thru	14,500	0.333	Parking Lot #1	10,520	0.242
Parking Lot #2	131,725	3.024	Revised Parking Lot #2	129,745	2.979
Drive #3	10,863	0.249	Drive #3	10,984	0.252
Concrete Walk	7,720	0.177	New Parking Lot #3 & Drive #2 (Inc. Refuse Area)	10,803	0.248
Concrete Patio (Inc. Ramp)	6,715	0.154			
Landscape Walls	155	0.004	New Parking Lot #4 & Drive #1	5,686	0.131
			Ex. Concrete Patio (Inc. Ramp)	6,715	0.154
			Revised Ex. Concrete Walk	4,296	0.099
			New Concrete Building Walk (Inc. Bike Rack)	3,069	0.070
			New East Conc. Walk (Encompassed by Planter)	338	0.008
			New West Conc. Pedestrian Walk (Inc. Benches)	2,077	0.047
			New Southwest Conc. Walk (Inc. Bench & Planter)	462	0.011
			New Southeast Conc. Walk	206	0.005
			Exist. Landscape Walls	155	0.004
			New Landscape Walls	192	0.004
LOT AREA	307,032	7.048			
TOTAL IMPERVIOUS 67.3%	206,641	4.744	TOTAL IMPERVIOUS 68.62%	210,676	4.836
TOTAL PERVIOUS 32.7%	100,391	2.304	TOTAL PERVIOUS 31.38%	96,356	2.212
			PROPOSED IMPERVIOUS	210,676 sqft	
			- EXISTING IMPERVIOUS	206,641 sqft	
			NET IMPERVIOUS INCREASE	4,035 sqft	

SCALE: 1"=30'
0 15' 30'
SCALE

LEGEND
EXISTING PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
"Restricted Depth" Tabled" Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service "O/H Overhead"
Telephone Line & Service "O/H Overhead"
Gas Main & Service
Spot Grades
Soil Bdr. Pavement or Ground
Contour
Drainage Arrow
Filter Fabric
Staked Straw Bales
SILT FENCE
Silt Fence
Limit of High Water
HIGH WATER
Neenah Frame & Lid No.
Structure Size "Lo"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HTS., IL 60005
PHONE: (847) 439-8225
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OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL 60090

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www.toberman.us
DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

050547 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS
Expires: 11/30/25

Submittal Date: 06/26/23	Init. CJT	Checked By: CJT
# DATE	BY	REVISION
06-28-23	CJT	FOR SUBMIT
08-15-23	CJT	FOR INTERNAL REVIEW
09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
10-13-23	CJT	PER LWRD REVIEW COMMENTS
12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEST LOT #3
2-6-24	CJT	UPDATED LWRD EXHIBIT
2-27-24	CJT	ADDED EV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
3-5-24		FINAL FOR PUD
04/08/24		PER IDOT, IL 68 ENTRY/EXIT CONFIG
07/01/24	CJT	PER VIL COMMENTS
07/31/24		FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

IMPERVIOUS AREA EXHIBIT

C-8

PLOT DATE: 07-31-2024 - CJT

FINAL

MIXED USE BUILDING RENOVATION

350 E. DUNDEE ROAD
WHEELING, IL

CONSTRUCTION PHASES I & II

SITE & BUILDING DATA

ITEM	DESCRIPTION
ZONING CLASS	PUD, APPROVED (MIXED USE - 4 APRIL 2014)
LOT AREA	306,530 SF± 7.036 ACRE
MAX. LOT COVERAGE: 0.35	FOOTPRINT: 22,836 SF± 13.45%
MIN. GREEN SPACE: 25%	TOTAL LANDSCAPED AREA: 35%
76,632.5 SF	97,896 SF
USE GROUP	PUD. - COMMERCIAL/RESIDENTIAL
CONSTRUCTION TYPE	II-B (SPRINKLERED)
AREA/FLOOR	7 COMMERCIAL UNITS / 55 RESIDENTIAL UNITS (7.81 UNITS/ACRE)

BUILDING SIZE: 82,398 SF
CONFIGURATION: 4 STORIES - 3 STORIES EXISTG. + 4TH FLR. ADDITION

FIRST FLOOR - 22,366 SF: COMMERCIAL TENANTS, 7 UNITS
(4) RETAIL UNITS: 5,325 SF
(3) MEDICAL/DENTAL UNITS: 12,238 SF

SECOND FLOOR - 27,366 SF: RESIDENTIAL TENANTS, 20 UNITS
FLEX OFFICE SPACE, MANAGEMENT OFFICE

THIRD FLOOR - 27,366 SF: RESIDENTIAL TENANTS, 20 UNITS
RESIDENT LOUNGE, FITNESS CENTER, STORAGE

FOURTH FLOOR - 13,898 SF: RESIDENTIAL TENANTS, 8 UNITS
CLUBHOUSE, COMMUNITY ROOF DECK, PRIVATE ROOF DECKS

RESIDENTIAL UNIT MIX

UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	3
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55

PARKING REQUIREMENTS	TOTAL REQUIRED: 188.21 SPACES	
	TOTAL PROVIDED: 239 SPACES (40 INDOOR BIKE SPACES + 24 OUTDOOR BIKE SPACES)	
ALLOWABLE HEIGHT: 50 FT. (4 STORIES MAX.	EXISTG. HT.: 57.83 FT. - MAINTAINED (NO CHANGE IN GRANTED VARIANCE)	

SETBACKS	REQUIRED	PROVIDED
FRONT YARD (SOUTH)	25 FT. OR BLDG. HT.	65.75 FT.
SIDE YARD (EAST)	15 FT. OR BLDG. HT.	85.75 FT.
SIDE YARD (WEST)	15 FT. OR BLDG. HT.	63.46 FT.
REAR YARD (SOUTH)	25 FT. OR BLDG. HT.	295.67 FT.

BUILDING CLASSIFICATIONS

DESCRIPTION	SQ. FT.	USE GROUP
FIRST FLOOR	22,836	
(4) RETAIL UNITS	5,325	M, MERCANTILE
(3) MED/DENTAL UNITS	12,238	B,BUSINESS
MECHANICAL RM.	927	Incidental
ENTRY VESTIBULES	1,400	R-2, RESIDENTIAL
BIKE STORAGE	227	R-2, RESIDENTIAL
MAIL/PACKAGES RM.	151	R-2, RESIDENTIAL
ELECTRICAL RM.	925	Incidental
SECOND FLOOR	27,836	
RESIDENTIAL	15,768	R-2, RESIDENTIAL
FLEX OFFICE SPACE	2,813	B, BUSINESS
MANAGEMENT OFFICE	800	B, BUSINESS
COMMON (circ. + mech)	4,725	Incidental
THIRD FLOOR	27,836	
RESIDENTIAL	15,768	R-2, RESIDENTIAL
RESIDENT LOUNGE	2,121	R-2, RESIDENTIAL
FITNESS CENTER	860	R-2, RESIDENTIAL
STORAGE RM.	1,455	Incidental
COMMON (circ. + mech)	4,733	Incidental
FOURTH FLOOR	15,271	
RESIDENTIAL	11,454	R-2, RESIDENTIAL
CLUBHOUSE	668	R-2, RESIDENTIAL
COMMON (circulation)	3,149	Incidental
ROOF DECKS	7,080	

SECOND FLOOR

UNIT NO.	DESCRIPTION	SQ. FT.
201	2 BR / 1.5 B (A)	818
202 (+)	1 BR / 1 B (A)	655
203	2 BR / 1 B (A)	830
204	2 BR / 1 B (B)	875
205	2 BR / 1 B (C)	861
206	1 BR / 1.5 B (B)	1001
207	2 BR / 1 B (D)	871
208	1 BR / 1 B (B)	665
209 (+)	1 BR / 1 B (C)	703
210 (+)	1 BR / 1 B (D)	703
211	2 BR / 1.5 B (A)	791
212 (+)	1 BR / 1 B (A)	714
213	2 BR / 1 B (A)	813
214	2 BR / 1 B (B)	840
215	2 BR / 1 B (C)	835
216	1 BR / 1.5 B (B)	1001
217	2 BR / 1 B (D)	836
218	1 BR / 1 B (B)	665
219 (+)	1 BR / 1 B (C)	704
220	1 BR / 1 B (D)	565
221	FLEX OFFICE	1,400
222	MGT. OFFICE	1,813
223	LOBBY	806
224	LOBBY	574
225	HALLWAY	1,054

THIRD FLOOR

UNIT NO.	DESCRIPTION	SQ. FT.
301	2 BR / 1.5 B (A)	818
302 (+)	1 BR / 1 B (A)	655
303	2 BR / 1 B (A)	830
304	2 BR / 1 B (B)	875
305	2 BR / 1 B (C)	861
306	1 BR / 1.5 B (B)	1001
307	2 BR / 1 B (D)	871
308	1 BR / 1 B (B)	665
309 (+)	1 BR / 1 B (C)	703
310 (+)	1 BR / 1 B (D)	703
311	2 BR / 1.5 B (A)	791
312 (+)	1 BR / 1 B (A)	714
313	2 BR / 1 B (A)	813
314	2 BR / 1 B (B)	840
315	2 BR / 1 B (C)	835
316	1 BR / 1.5 B (B)	1001
317	2 BR / 1 B (D)	836
318	1 BR / 1.5 B (C)	665
319 (+)	1 BR / 1 B (C)	704
320	1 BR / 1 B (D)	565
321	RECREATION/SAUNA	649
322	FITNESS CENTER	859
323	STORAGE	1,301
324	LOBBY	806
325	LOBBY	574
326	HALLWAY	1,054

FOURTH FLOOR

UNIT NO.	DESCRIPTION	SQ. FT.
401	2 BR / 2 B (A)	1,250
402 (+)	1 BR / 1 B (E)	838
403	2 BR / 1 B (E)	838
404	2 BR / 1 B (E)	838
405	2 BR / 1 B (E)	838
406	2 BR / 1 B (E*)	838
407	2 BR / 1 B (F)	840
408	2 BR / 1 B (G)	867
409	2 BR / 2 B (B)	1,183
410	2 BR / 1 B (H)	735
411	2 BR / 1 B (H')	735
414 (+)	1 BR / 1 B (G)	616
415 (+)	1 BR / 1 B (H)	735
416	CLUBHOUSE	668
417	HALLWAY, LOBBY	1,113
418	RES. ROOF DECK	2,436
419	PRI. ROOF DECKS	2,436

NOTE: 4TH FLOOR UNIT PLANS AND THEIR DESCRIPTIONS DIFFER FROM 2ND + 3RD FLOOR PLANS/DESCRIPTIONS.

NOTE: (+) DENOTES ADA ADAPTABLY CONSTRUCTED UNIT. ADAPTABLE UNITS SHALL BE CONSTRUCTED W/ 2'-10" DOORS THROUGHOUT, GRAB BAR REINFORCEMENT, A/V WIRING ETC. - SEE ACCESSIBILITY DETAILS, SCI.A108/1
12 ADAPTABLE UNITS TOTAL/1.5 (2ND/3RD FLRS) / 2 (4TH FLR.) UNITS 202 + 302 TYPE A; ALL OTHERS TYPE B

LEGAL DESCRIPTION

THAT PART OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF DUNDEE ROAD, A DISTANCE OF 517.20 FEET EASTERLY OF THE INTERSECTION OF SAID CENTERLINE, WITH THE CENTER LINE OF MILWAUKEE ROAD (NOW MILWAUKEE AVENUE) THENCE NORTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 165.00 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET; THENCE SOUTHERLY PARALLEL TO THE EASTERLY LINE OF THIS TRACT AND AT RIGHT ANGLES TO CENTERLINE OF DUNDEE ROAD, 165.00 FEET TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 33 FEET OF SAID TRACT OF LAND), AND EXCEPT THAT PART OF LAND TAKEN OR CONDEMNED IN CASE NUMBER 94L50919, IN COOK COUNTY, ILLINOIS.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

- INTERNATIONAL BUILDING CODE, 2012 EDITION W/ AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION W/ AMENDMENTS
- NATIONAL ELECTRIC CODE, 2011 EDITION W/ AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2012 EDITION W/ AMENDMENTS
- ILLINOIS PLUMBING CODE, 2014 EDITION
- INTERNATIONAL FUEL GAS CODE, 2012 EDITION W/ AMENDMENTS
- ILLINOIS STATE CONSERVATION CODE, 2012 EDITION
- INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION W/ AMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION W/ AMENDMENTS
- 2012 ILLINOIS ACCESSIBILITY CODE
- WHEELING CODE OF ORDINANCES

OCCUPANCY TYPE, USE GROUP & OCCUPANT LOAD CALCULATION

CONSTRUCTION TYPE: IIB PROTECTED
USE GROUP CLASS: M / PUD
TOTAL SQUARE FOOTAGE: 27,191 SF.
COMMERCIAL TENANT / SERVICE SPACE
OCCUPANT LOAD: 1/60 SF GROSS / FP = 23 PERSONS
ACTUAL LOAD: 23 PATRONS + EMPLOYEES

CONSTRUCTION TYPE: IIB PROTECTED
USE GROUP CLASS: R2 / PUD R
TOTAL SQUARE FOOTAGE: 61,866 SF.
RESIDENTIAL SPACE
OCCUPANT LOAD: 1/200 SF GROSS / FP = 309 PERSONS
ACTUAL LOAD: 309 PERSONS

MORE STRINGENT APPLIES = 1 PER 100 GROSS, 71=60 GROSS

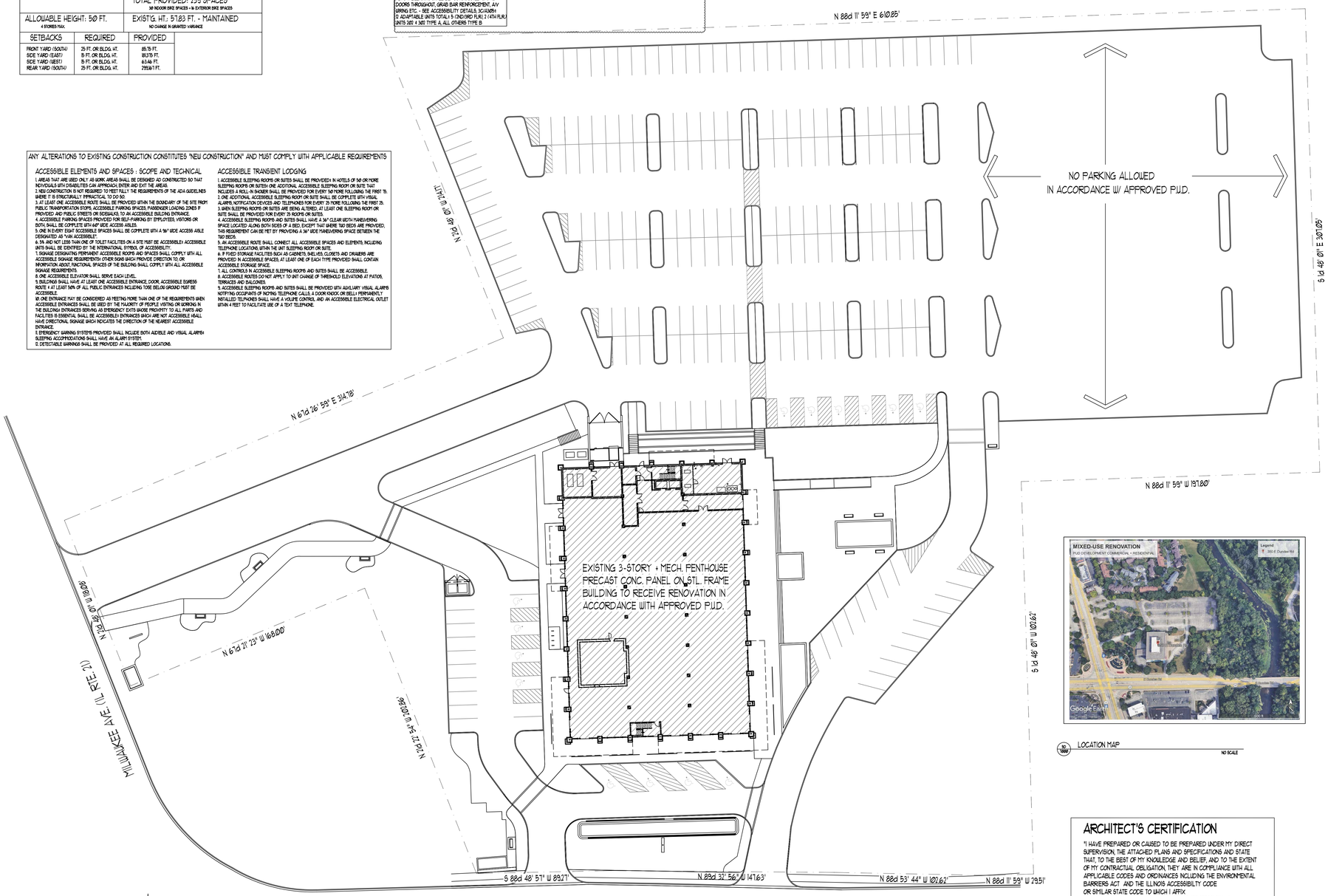
ANY ALTERATIONS TO EXISTING CONSTRUCTION CONSTITUTES "NEW CONSTRUCTION" AND MUST COMPLY WITH APPLICABLE REQUIREMENTS

ACCESSIBLE ELEMENTS AND SPACES : SCOPE AND TECHNICAL

1. AREAS THAT ARE USED ONLY AS WORK AREAS SHALL BE DESIGNED AS CONSTRUCTED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER AND EXIT THE AREAS.
2. NEW CONSTRUCTION IS NOT REQUIRED TO MEET FULLY THE REQUIREMENTS OF THE ADA GUIDELINES WHERE IT IS STRUCTURALLY IMPRACTICAL TO DO SO.
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.
4. ACCESSIBLE PARKING SPACES PROVIDED FOR SELF-PARKING BY EMPLOYEES, VISITORS OR BOTH, SHALL BE COMPLETE WITH 60" WIDE ACCESS AISLES.
5. ONE IN EVERY EIGHT ACCESSIBLE SPACES SHALL BE COMPLETE WITH A 96" WIDE ACCESS AISLE DESIGNATED AS "VAN ACCESSIBLE".
6. 5% AND NOT LESS THAN ONE OF TOILET FACILITIES ON A SITE MUST BE ACCESSIBLE. ACCESSIBLE UNITS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
7. SIGNAGE DESIGNATING PERMANENT ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH ALL ACCESSIBLE SIGNAGE REQUIREMENTS. OTHER SIGNS WHICH PROVIDE DIRECTION TO, OR INFORMATION ABOUT, FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH ALL ACCESSIBLE SIGNAGE REQUIREMENTS.
8. ONE ACCESSIBLE ELEVATOR SHALL SERVE EACH LEVEL.
9. BUILDINGS SHALL HAVE AT LEAST ONE ACCESSIBLE ENTRANCE. DOOR, ACCESSIBLE EGRESS ROUTE 1 AT LEAST 50% OF ALL PUBLIC ENTRANCES INCLUDING TONE BELOW GROUND MUST BE ACCESSIBLE.
10. ONE ENTRANCE MAY BE CONSIDERED AS MEETING MORE THAN ONE OF THE REQUIREMENTS WHEN ACCESSIBLE ENTRANCES SHALL BE USED BY THE MAJORITY OF PEOPLE VISITING OR WORKING IN THE BUILDING ENTRANCES SERVING AS EMERGENCY EXITS (MORE PROXIMITY TO ALL PARTS AND FACILITIES IS ESSENTIAL SHALL BE ACCESSIBLE) ENTRANCES WHICH ARE NOT ACCESSIBLE HEALL HAVE DIRECTIONAL SIGNAGE WHICH INDICATES THE DIRECTION OF THE NEAREST ACCESSIBLE ENTRANCE.
11. EMERGENCY WARNING SYSTEMS PROVIDED SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS SLEEPING ACCOMMODATIONS SHALL HAVE AN ALARM SYSTEM.
12. DETECTABLE WARNINGS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS.

ACCESSIBLE TRANSIENT LODGING

1. ACCESSIBLE SLEEPING ROOMS OR SUITES SHALL BE PROVIDED IN HOTELS OF 5% OR MORE SLEEPING ROOMS OR SUITES. ONE ADDITIONAL ACCESSIBLE SLEEPING ROOM OR SUITE THAT INCLUDES A ROLL-IN SHOWER SHALL BE PROVIDED FOR EVERY 150 MORE FOLLOWING THE FIRST 75.
2. ONE ADDITIONAL ACCESSIBLE SLEEPING ROOM OR SUITE SHALL BE COMPLETE WITH VISUAL ALARMS, NOTIFICATION DEVICES AND TELEPHONES FOR EVERY 25 MORE FOLLOWING THE FIRST 25.
3. WHEN SLEEPING ROOMS OR SUITES ARE BEING ALTERED, AT LEAST ONE SLEEPING ROOM OR SUITE SHALL BE PROVIDED FOR EVERY 25 ROOMS OR SUITES.
4. ACCESSIBLE SLEEPING ROOMS AND SUITES SHALL HAVE A 36" CLEAR WIDTH TRANSVERSING SPACE LOCATED ALONG BOTH SIDES OF A BED, EXCEPT THAT WHERE TWO BEDS ARE PROVIDED, THIS REQUIREMENT CAN BE MET BY PROVIDING A 36" WIDE MANEUVERING SPACE BETWEEN THE TWO BEDS.
5. AN ACCESSIBLE ROUTE SHALL CONNECT ALL ACCESSIBLE SPACES AND ELEMENTS, INCLUDING TELEPHONE LOCATIONS, WITHIN THE UNIT SLEEPING ROOM OR SUITE.
6. IF FIXED STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN ACCESSIBLE STORAGE SPACE.
7. ALL CONTROLS IN ACCESSIBLE SLEEPING ROOMS AND SUITES SHALL BE ACCESSIBLE.
8. ACCESSIBLE ROUTES DO NOT APPLY TO MAT CHANGE OR THRESHOLD ELEVATIONS AT PATIOS, TERRACES AND BALCONIES.
9. ACCESSIBLE SLEEPING ROOMS AND SUITES SHALL BE PROVIDED WITH AUXILIARY VISUAL ALARMS NOTIFYING OCCUPANTS OF INCOMING TELEPHONE CALLS. A DOOR KNOCK OR BELL! PERMANENTLY INSTALLED TELEPHONES SHALL HAVE A VOLUME CONTROL, AND AN ACCESSIBLE ELECTRICAL OUTLET WITHIN 4 FEET TO FACILITATE USE OF A TEXT TELEPHONE.



SITE PLAN

LOCATION MAP — NO SCALE

ARCHITECT'S CERTIFICATION

"I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE ENVIRONMENTAL BARRIERS ACT AND THE ILLINOIS ACCESSIBILITY CODE OR SIMILAR STATE CODE TO WHICH I AFFIX MY SIGNATURE AND SEAL AS A REGISTERED PROFESSIONAL."

001-011603 — REGISTRATION NO.
11-30-2016 — EXPIRATION
X-XX-XX — DATE
DESIGN FIRM - ARCHITECT LIC. NO 184.001984-0001 EXP. 4-30-2017

DRAWING INDEX

T000 DRAWING INDEX, CODE CONFORMANCE
CONSTRUCTION TYPE, USE GROUP & OCCUPANCY LOAD
SITE & BUILDING DATA, SITE PLAN, LOCATION MAP
ACCESSIBILITY REQUIREMENTS
T001 PARKING PLAN, LIGHT POLE PIER DETAILS
EV CHARGER PIER DETAIL, BENCH PAD & MOUNTING DETAIL
DUNDEE ENTRY GUARD RAIL & RETAINING WALL DETAIL

C100 CIVIL ENGINEERING - PHOTOMETRICS
C101 CIVIL ENGINEERING - PHOTOMETRICS

A001 TYPICAL RESIDENTIAL UNIT PLANS
A100 FOUNDATION PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 THIRD FLOOR PLAN
A104 FOURTH FLOOR PLAN
A105 ROOF PLAN
A106 RESIDENTIAL UNIT PLANS, RESIDENTIAL UNIT SCHEDULES
A106.1-3 RESIDENTIAL UNIT PLANS, RESIDENTIAL UNIT SCHEDULES
A107 RESIDENTIAL CORE PLANS
A108 RESIDENTIAL UNIT PLANS, RESIDENTIAL UNIT SCHEDULES
A108.1 RESIDENTIAL UNIT PLANS, RESIDENTIAL UNIT SCHEDULES
A109 4TH FLOOR SOUTH STAIR PLAN, 4TH FLOOR NORTH STAIR PLAN, CLUBHOUSE PLAN, 2ND & 3RD, 4TH FLOOR TRASH CHUTE PLANS, ARTIFICIAL LIGHT DIAGRAM & CALCULATION, TRASH CHUTE DETAIL, SECTION ELEVATION NOTES & KEY
A200 EXTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES
A201 EXTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES, ROPE LIGHTING DETAIL
A300 TYP. EXTERIOR WALL SECTION - NORTH/SOUTH FACES BUILDING SECTIONS
A301 TYP. EXTERIOR WALL SECTION - EAST/WEST FACES BUILDING SECTIONS, STAIR & ELEVATOR SHAFT SECTION
A301.1 EXISTING STAIR & ELEVATOR SHAFT DETAILS
A302 PLAN DETAILS - STOREFRONTS, TYPICAL WALL SECTION - FOURTH FLOOR WALL ASSEMBLIES
A303 ELEVATION DETAILS - FACADE STRUCTURE & DIMENSIONS
A304 PLAN & ELEVATION DETAILS - PRIVACY FENCE, ELEVATION DETAILS - STOREFRONTS, ELEVATION DETAIL - FACADE STRUCTURE & DIMENSIONS, WALL SECTIONS - FACADE STRUCTURE & DIMENSIONS
A305 PLAN DETAILS - CANOPIES, CANOPY SECTIONS, REMOTE GARBAGE ENCLOSURE DETAILS, CONC. BOLLARD DETAIL, RAILING DETAIL - PATIO, LOADING DOCK GATE DETAILS, PLAN DETAIL - PACKAGE/ MAIL & BIKE STORAGE ROOMS, ACCESSIBILITY DETAILS
A400 DEMISING PARTITION UL FIRESTOPPING DETAILS

M101 FIRST FLOOR MECHANICAL PLAN
M102 SECOND FLOOR MECHANICAL PLAN
M103 THIRD FLOOR MECHANICAL PLAN
M104 FOURTH FLOOR MECHANICAL PLAN
M105 ROOF MECHANICAL PLAN
M106 RESIDENTIAL UNIT MECHANICAL PLANS
M106.1-3 RESIDENTIAL UNIT MECHANICAL PLANS
M107 RESIDENTIAL CORE MECHANICAL PLANS
M108 RESIDENTIAL UNIT MECHANICAL PLANS
M108.1 RESIDENTIAL UNIT MECHANICAL PLANS
M109 CLUBHOUSE MECHANICAL PLAN
M200 MECHANICAL SCHEDULES, NOTES
M201 MECHANICAL SCHEDULES
M202 HEAT LOAD CALCULATIONS

E101 FIRST FLOOR ELECTRICAL PLAN
E101 SECOND FLOOR ELECTRICAL PLAN
E103 THIRD FLOOR ELECTRICAL PLAN
E104 FOURTH FLOOR ELECTRICAL PLAN
E105 ROOF ELECTRICAL PLAN
E106 RESIDENTIAL UNIT ELECTRICAL PLANS
E106.1-3 RESIDENTIAL UNIT ELECTRICAL PLANS
E107 RESIDENTIAL CORE ELECTRICAL PLANS
E108 RESIDENTIAL UNIT ELECTRICAL PLANS
E108.1 RESIDENTIAL UNIT ELECTRICAL PLANS
E109 CLUBHOUSE ELECTRICAL PLAN
E200 ELECTRICAL SCHEDULES, NOTES & DIAGRAMS
E201 ELECTRICAL LINE DIAGRAM & LOAD CALCUALTIONS

P101 FIRST FLOOR PLUMBING PLAN
P102 SECOND FLOOR PLUMBING PLAN
P103 THIRD FLOOR PLUMBING PLAN
P104 FOURTH FLOOR PLUMBING PLAN
P105 ROOF PLUMBING PLAN
P106 RESIDENTIAL UNIT PLUMBING PLANS
P106.1-3 RESIDENTIAL UNIT PLUMBING PLANS
P107 RESIDENTIAL CORE PLUMBING PLANS
P108 RESIDENTIAL UNIT PLUMBING PLANS
P108.1 RESIDENTIAL UNIT PLUMBING PLANS
P109 CLUBHOUSE PLUMBING PLAN
P200 RESIDENTIAL FLOOR PLUMBING RISER DIAGRAMS & NOTES, SUPPLY & DRAINAGE CALCULATIONS, PLUMBING NOTES
P201 RESIDENTIAL FLOOR COMPREHENSIVE RISER DIAGRAMS
P202 RESIDENTIAL PLUMBING DISTRIBUTION 2ND, 3RD FLOOR PLAN
P203 RESIDENTIAL PLUMBING DISTRIBUTION 4TH FLOOR PLAN

NO.	DATE	REVISION
A	5-14-15	FIELD MODIFICATIONS
B	5-27-15	VILLAGE REVIEW
C	9-3-14	PERMIT REVISIONS
D	9-26-14	SITE & BUILDING DETAILS MODIFICATIONS
E	9-29-15	SITE & BUILDING POLE HEIGHTS IDENTIFIED
F	10-7-15	SITE GUARD RAIL AT RETAINING WALL ADDED
G	10-15-15	TRASH GATE COLOR REVISED, EV CHARGER FOUNDATION
H	10-28-15	PERMIT REVIEW REVISIONS
I	11-30-15	PERMIT REVIEW CLARIFICATIONS ADDED
J	12-15-15	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
B	3-2-24	PERMIT REVISIONS
C	3-26-24	VILLAGE MODIFICATIONS
D	7-9-24	VILLAGE MODIFICATIONS
E	7-31-25	FACADE FRAMING DETAILS
F	8-27-25	VILLAGE REVIEW
G	9-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSM
Checked By JSM / JSM

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL

FOREST VIEW DEVELOPMENT

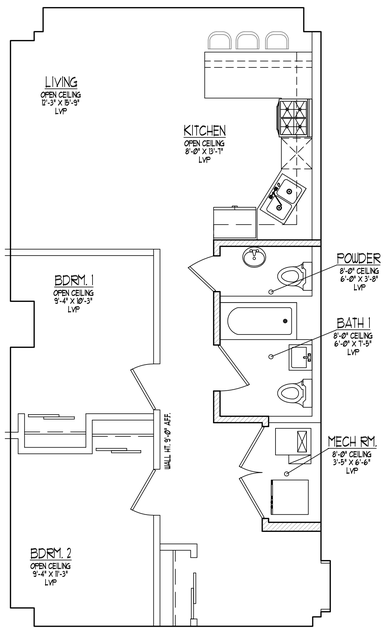
DRAWING INDEX, CODE CONFORMANCE
CONSTRUCTION TYPE, USE GROUP & OCCUPANCY LOAD
SITE & BUILDING DATA
SITE PLAN, LOCATION MAP
ACCESSIBILITY REQUIREMENTS
SYMBOLS KEY

J. Scott MacKay, Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-245-3301
email: dreamcatcher01@gmail.com

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Residential, Comercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing: 24001000
Project Number: 24001
Sheet Number: T000

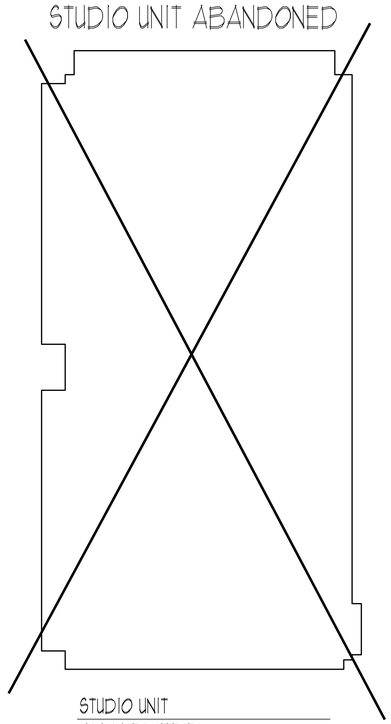
PROPOSED REDESIGN



2 BR / 1.5 B(A) UNIT

UNIT 201, 301 818 SQ. FT.

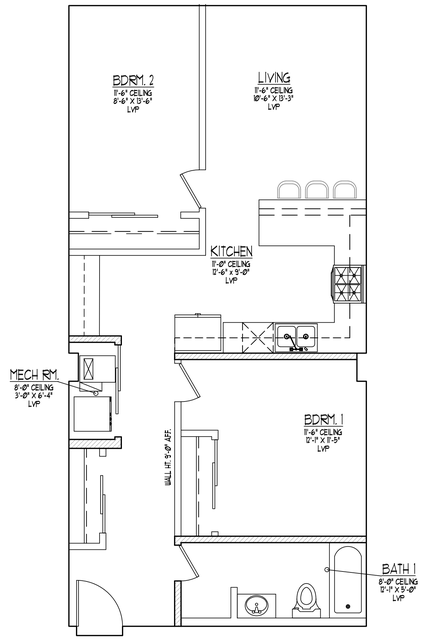
STUDIO UNIT ABANDONED



STUDIO UNIT

NO LONGER OFFERED

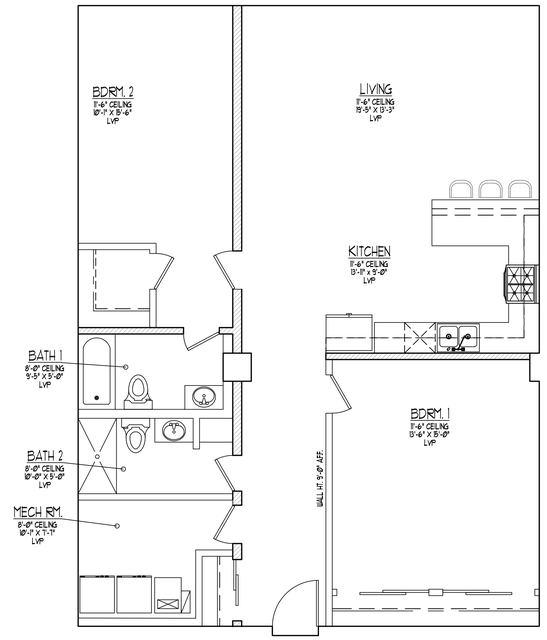
PROPOSED NEW UNIT



2 BR / 1 B UNIT (E)

UNIT 403, 405 838 SQ. FT.

PROPOSED NEW UNIT



2 BR / 2 B UNIT (A)

UNIT 401 1,250 SQ. FT.

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	9-15-25	SITE & BARN MISCELLANEOUS
4	9-26-25	SITE & BARN MISC. PER FIELD MEASURE ADDENDUM
5	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-13-25	PERMIT REVIEW REVISIONS
7	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
8	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
9	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-16-26	4TH FLOOR SHELL INFRASTRUCTURE
2	2-25-26	APPROVED PUD MINOR AMENDMENTS
3	3-23-26	APPROVED PUD MINOR AMENDMENTS
4	3-25-26	APPROVED PUD MINOR AMENDMENTS
5	4-3-26	APPROVED PUD MINOR AMENDMENTS
6	4-17-26	APPROVED PUD MINOR AMENDMENTS
7	5-1-26	APPROVED PUD MINOR AMENDMENTS

Date 1-30-24
Drawn By JSM
Checked By JSM JSH

RENOVATION & ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

TYPICAL RESIDENTIAL UNITS

J. Scott MacKay Architect
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Glendale Heights, IL 60139
Tel: 815-745-3301
email: drsteelcatcher@7tigerill.com

J. Scott MacKay, Architect

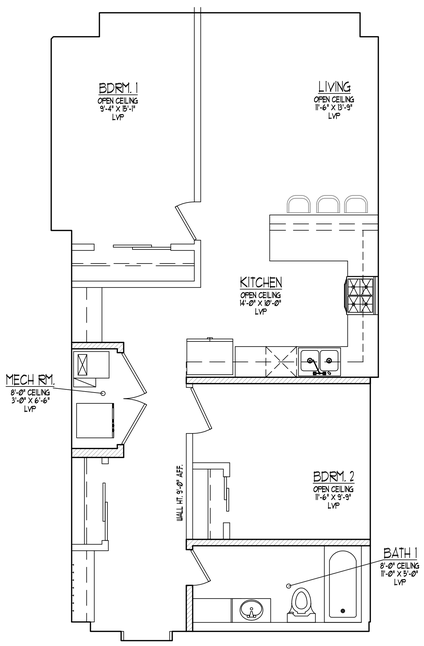
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing 24001106.X

Project Number 24001

Sheet Number A001

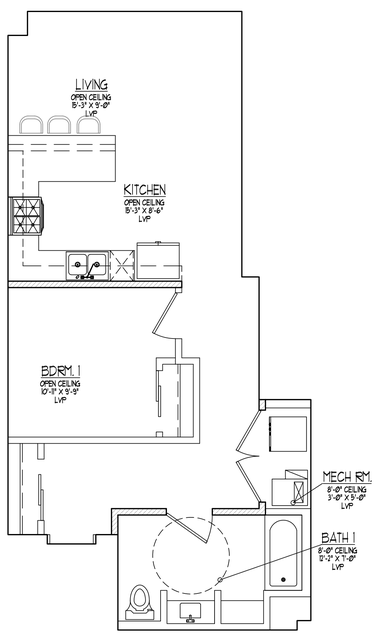
PROPOSED REDESIGN



2 BR / 1 B(B) UNIT

UNIT 204, 304 825 SQ. FT.

PROPOSED REDESIGN



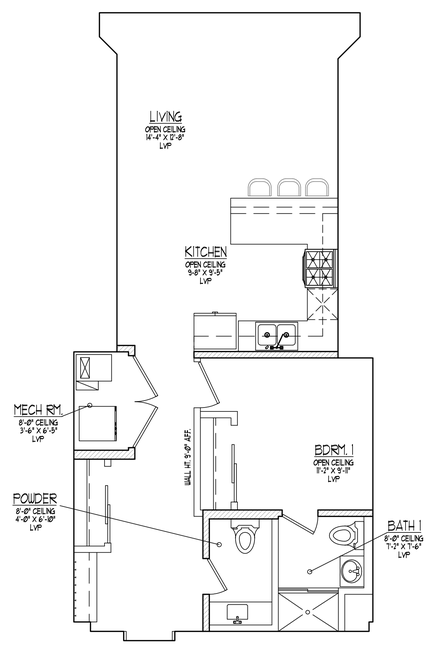
1 BR / 1 B(A) UNIT - ADAPTABLE

UNIT 202, 302 655 SQ. FT.

NOTE: UNIT 202 TYPE A, UNIT 302 TYPE B

ALL SHADED WALLS SHALL EXTEND TO UNDERSIDE OF DECK± REMAINDER SHALL BE 8' AFF U.N.O.

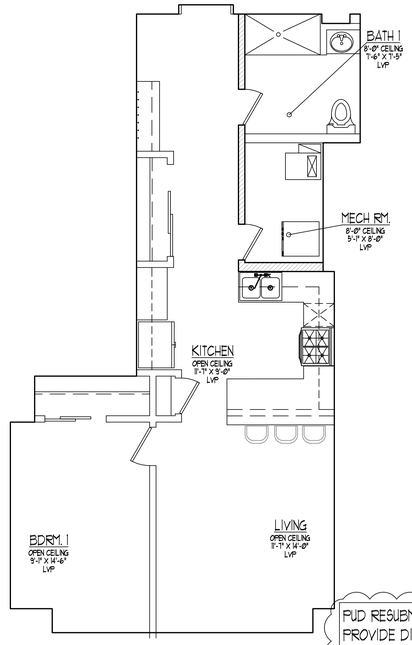
PROPOSED REDESIGN



1 BR / 1.5 B(B) UNIT

UNIT 206, 306 700 SQ. FT.

PROPOSED REDESIGN



1 BR / 1 B(B') UNIT

UNIT 218, 318 655 SQ. FT.

PUD RESUBMISSION NOTE: THIS SHEET INTENDED TO PROVIDE DIRECT COMPARISON TO ORIGINAL AND APPROVED PUD UNIT FLOOR PLAN SHEETS± THIS IS IN NO WAY INTENDED TO DEPICT ALL VARIATIONS OF THE RESUBMITTED UNIT FLOOR PLANS. SEE SHEETS A106, A106.1, A106.2, A106.3, A108 AND A108.1.

22

NOTE: SHEET NEW IN ITS ENTIRETY AS OF REV. 19.

19

E A1001 TYPICAL RESIDENTIAL UNIT PLANS

1/4"=1'-0"

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL

SEE ASSEMBLIES, DETAIL 19/A3.01

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE BANK LOCATION REVISED
A	9-15-25	SITE BANK POLE HEIGHTS IDENTIFIED
A	9-26-25	APPROVED PUD MINOR AMENDMENTS
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL + INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-21-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	3-27-24	PERMIT REVISIONS
A	6-7-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION + ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

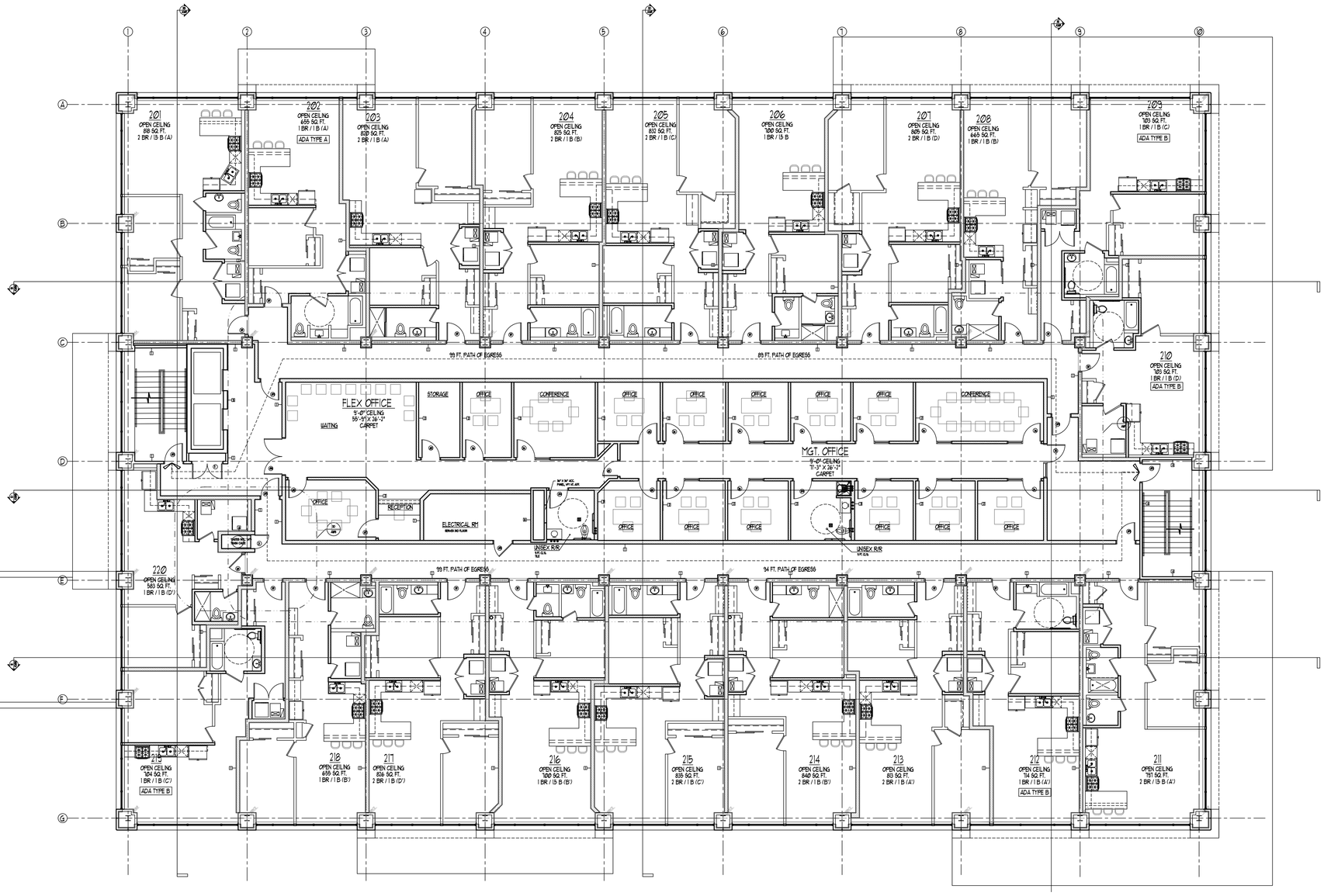
FOREST VIEW DEVELOPMENT

SECOND FLOOR PLAN

J. Scott MacKay Architect
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Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing 24001102
Project Number 24001
Sheet Number A102



HARDWARE FUNCTION & MATERIAL KEYS

HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STOREROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
WS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE
OS - OVERHEAD STOP	
HS - HINGE STOP	
FB - FLUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON & LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE ADA APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
SD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELLED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED! LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

DOORS				FRAMES				
NO.	SIZE	TYPE	MAT.	TYPE	MAT.	HARDWARE	FNCTN.	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	7'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T/W	L-1	W/ TR HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	SEE NOTE 1
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-8" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-5" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W/ MECH, 2'-8"/ ALL OTHERS, 2'-6" W.

BATH EXHAUST FAN DUCTS:
FIELD VERIFY LOCATION & AMOUNT OF EX. DUCT FAN MOTORS TO PROVIDE ADEQUATE MOVEMENT OF AIR FLOW TO THRU ROOF DISCHARGE AS REQ'D.

ALL HATCHED WALLS ═══ EXTEND TO UNDERSIDE OF DECK+

ALL HATCHED WALLS ═══ EXTEND TO 11'-6"/ DROPPED CLG.+ REMAINDER SHALL BE 8' AFF U.N.O.

A102 SECOND FLOOR PLAN 1/8"=1'-0"

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL

SEE ASSEMBLIES, DETAIL 19/A3.01

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE BARRIER DETAILS ADDED
A	9-15-25	SITE BARRIER, POLE HEIGHTS IDENTIFIED
A	9-26-25	SITE BARRIER REVISIONS
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL + INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-21-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS

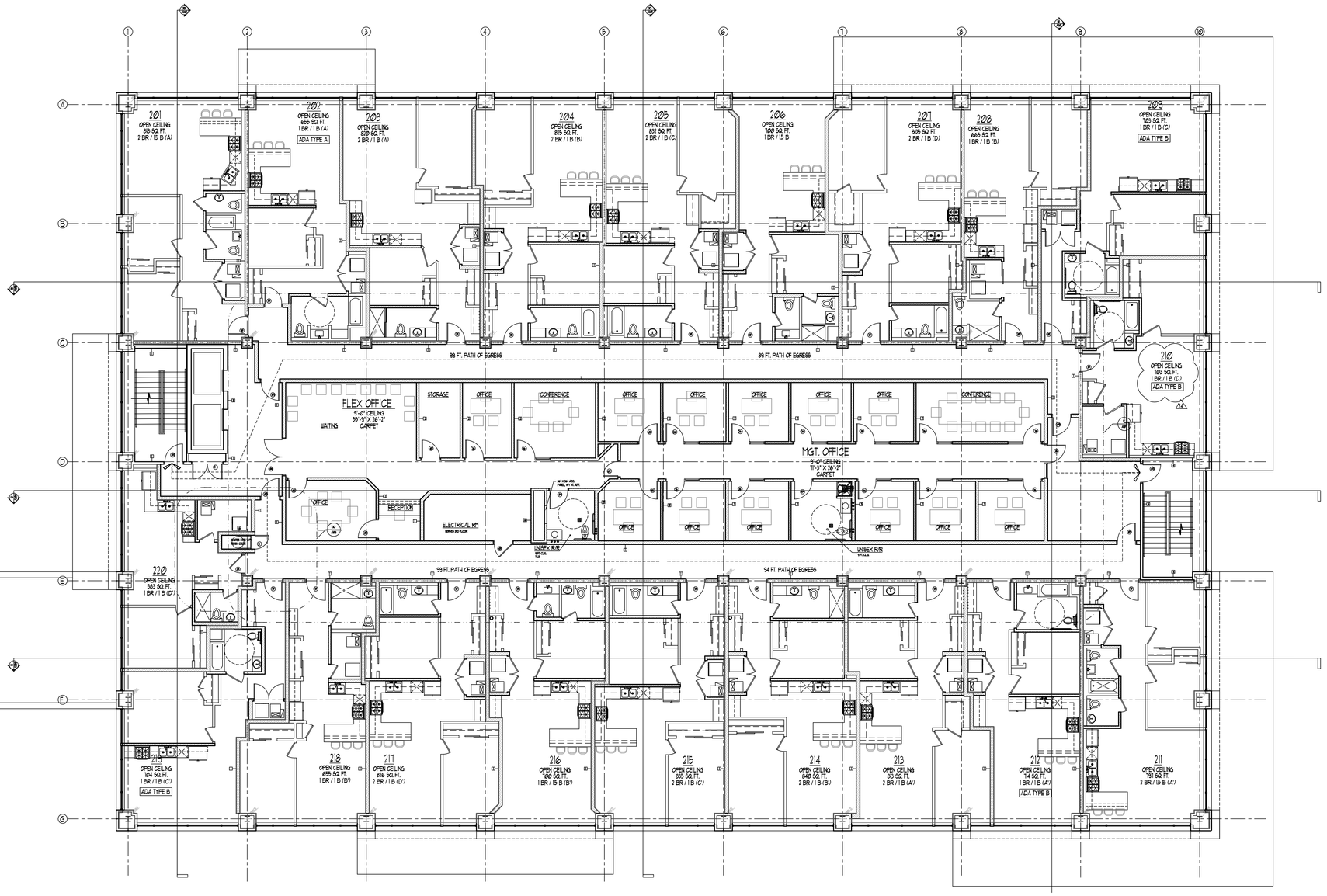
NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	5-27-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION + ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

SECOND FLOOR PLAN



SECOND FLOOR PLAN
1/8"=1'-0"

HARDWARE FUNCTION & MATERIAL KEYS

HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STOREROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
WS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD
OS - OVERHEAD STOP	W/ ELECTRIC STRIKE
HS - HINGE STOP	
FB - FLUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON & LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE ADA APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
SD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELLED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED! LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

DOORS				FRAMES				
NO.	SIZE	TYPE	MAT.	TYPE	MAT.	HARDWARE	FNCTN.	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	7'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T/W	L-1	W/ TR HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	SEE NOTE 1
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-8" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-5" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W/ MECH, 2'-8"+ ALL OTHERS, 2'-6" W.

BATH EXHAUST FAN DUCTS:
FIELD VERIFY LOCATION & AMOUNT OF EX. DUCT FAN MOTORS TO PROVIDE ADEQUATE MOVEMENT OF AIR FLOW TO THRU ROOF DISCHARGE AS REQ'D.

ALL HATCHED WALLS ═══ EXTEND TO UNDERSIDE OF DECK+

ALL HATCHED WALLS ═══ EXTEND TO 11'-6"± DROPPED CLG.+ REMAINDER SHALL BE 8' AFF U.N.O.

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Cad Drawing
24001102

Project Number
24001

Sheet Number
A102

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL
SEE ASSEMBLIES, DETAIL B1/A301	

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	SITE LIGHTING DETAILS/LOCATIONS
4	7-15-25	SITE LIGHTING FIXTURE HEIGHTS IDENTIFIED
5	8-26-25	APPROVED PUD MINOR AMENDMENTS
6	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
7	10-13-25	PERMIT REVIEW REVISIONS
8	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
9	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
10	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-6-16	4TH FLOOR SHELL + INFRASTRUCTURE
2	1-25-16	APPROVED PUD MINOR AMENDMENTS
3	2-23-16	APPROVED PUD MINOR AMENDMENTS
4	3-23-16	APPROVED PUD MINOR AMENDMENTS
5	4-5-16	APPROVED PUD MINOR AMENDMENTS
6	4-20-16	APPROVED PUD MINOR AMENDMENTS
7	5-1-16	APPROVED PUD MINOR AMENDMENTS

Date 1-30-24
Drawn By JSH
Checked By JSH JSH

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

THIRD FLOOR PLAN

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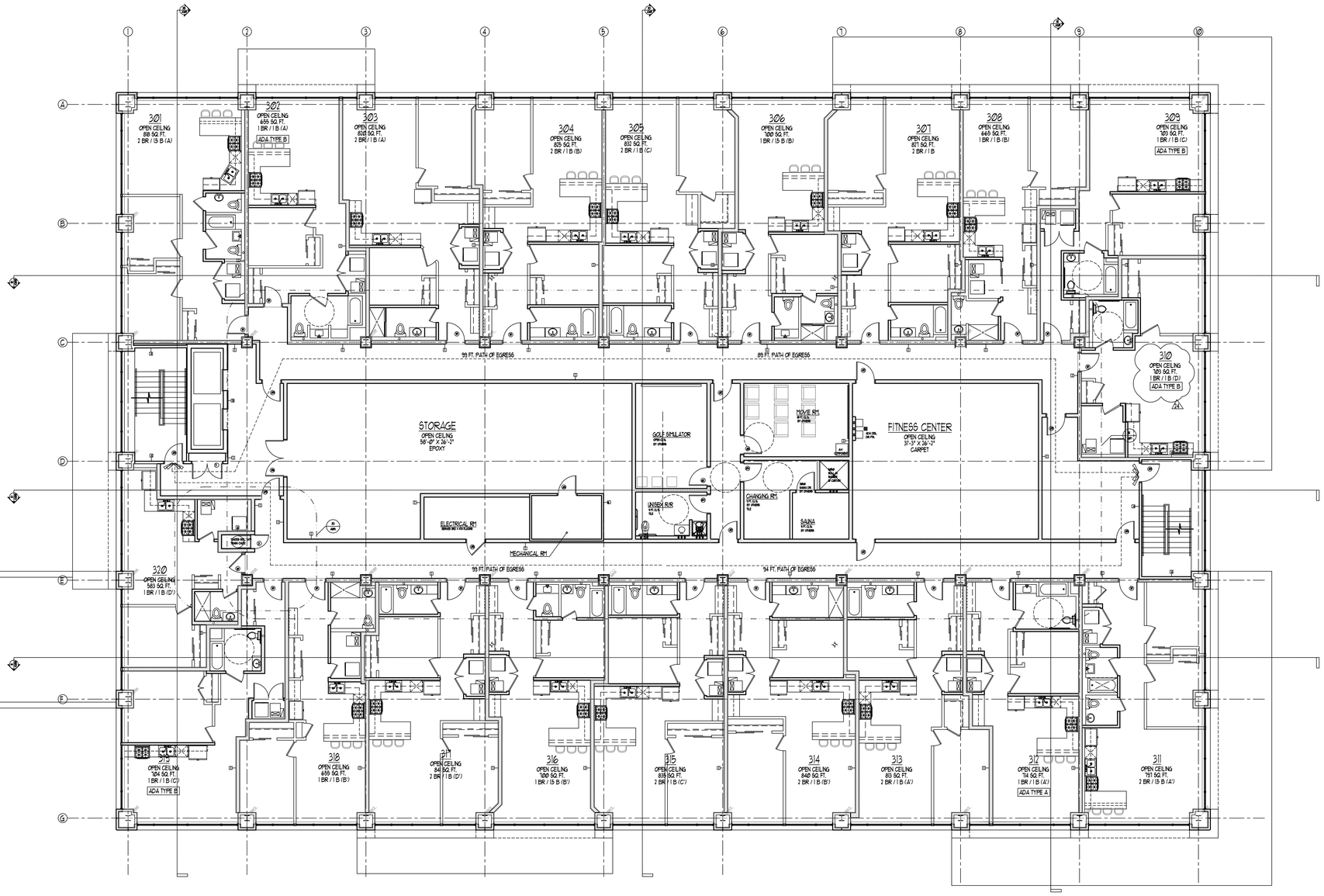
J.ScottMacKay.Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001103

Project Number
24001

Sheet Number
A103



HARDWARE FUNCTION & MATERIAL KEYS

HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STOREROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
WS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD
OS - OVERHEAD STOP	W/ ELECTRIC STRIKE
HS - HINGE STOP	
PB - PUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON & LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE ADA APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
SD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELLED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. TAMPER TURN DEADBOLTS ARE PROHIBITED! LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

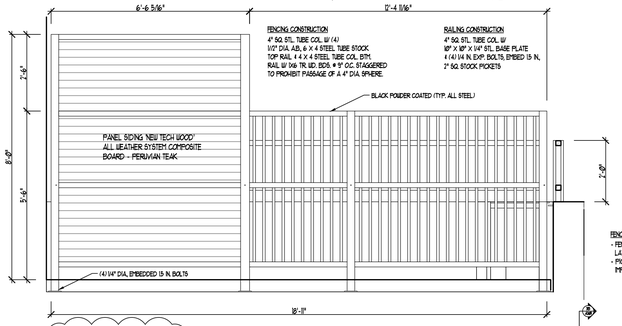
NO.	DOORS SIZE	TYPE	MAT.	FRAMES TYPE	MAT.	HARDWARE	PNCTN.	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T(i)	L-1	(i)/ TR HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	SEE NOTE 1
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-8" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W/ MECH, 2'-8½" ALL OTHERS, 2'-6" W.

ALL HATCHED WALLS EXTEND TO UNDERSIDE OF DECK+

ALL HATCHED WALLS EXTEND TO 11'-6" DROPPED CLG.+ REMAINDER SHALL BE 8' AFF U.N.O.

THIRD FLOOR PLAN
1/8"=1'-0"



PRIVACY FENCE DETAIL
ELEVATION
1/2"=1'-0"

STRUCTURAL CALCULATION REFERENCES :
MANUAL OF STEEL CONSTRUCTION, 8th EDITION
ENGINEERING FOR ARCHITECTS AND BUILDERS, 7th EDITION
STD. HANDBOOK OF ARCH. ENGINEERING, COPYRIGHT 1998
REINFORCED CONCRETE DESIGN, 3rd EDITION

DESIGN OF RAILING/FENCE CONNECTION

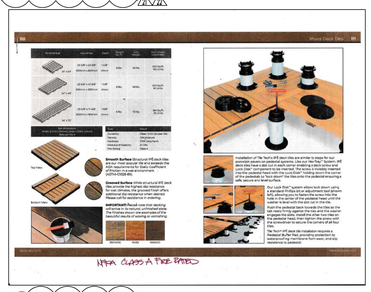
DETERMINE TOTAL LOAD 'W'
LOADING: PSF
WIND LOAD : 30.0 PSF

POST SPACING = 8 FT.
HT. OF RAILING = 6 FT.
W = 30 PSF X 8 FT. X 6 FT. = 1500 LB.

DETERMINE BOLT DIA. & EMBEDMENT
fv = (1.5)(a) / n, WHERE: k = 1.25, Pa = 1701 LB, n = 4 BOLTS
= 1500 LB. / 4 = 450 LB. (shear)

SELECT: (4) 1/4" DIA. EMBEDDED 15 IN. W allowable = 650 LB./BOLT

FENCE NOTES:
- FENCE/RAILINGS SHALL RESIST 200 LB. LATERAL LOAD (TYP.)
- PICKETS SHALL BE SPACED AS TO IMPEDE PASSAGE OF A 4" DIA. SPHERE.

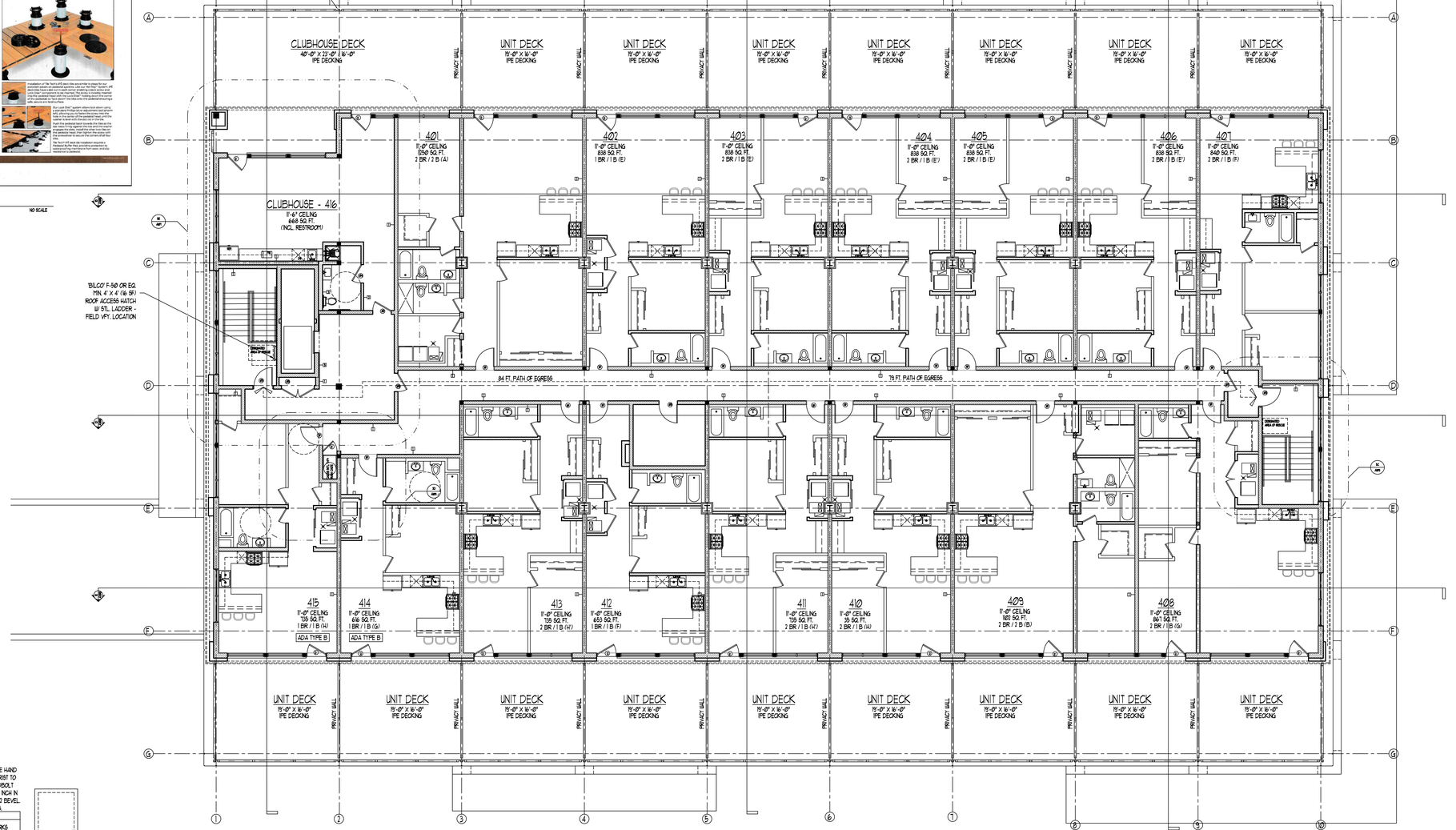


DECKING SPECIFICATION
FIRE-RATED COMPOSITE DECKING
NO SCALE

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL

SEE ASSEMBLIES, DETAIL 18/A3.01

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55



HARDWARE FUNCTION & MATERIAL KEYS	
HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STORERROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
BS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD
OS - OVERHEAD STOP	W/ ELECTRIC STRIKE
HS - HINGE STOP	
FB - FLUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON + LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE ADA APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
WD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. TAPED TURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1/2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

	DOORS			FRAMES				
NO.	SIZE	TYPE	MAT.	TYPE	MAT.	HARDWARE	FNCTN	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, BS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, BS	L-1	PEEP HOLE
11	2'-8" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, TW	L-1	W/ TR. HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L,P	L-5	SEE NOTE 1.
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-8" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-5" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-3	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1: NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 3'-4" W/ MECH, 2'-8"/ ALL OTHERS, 2'-6" W

ALL MATCHED WALLS ═══ EXTEND TO UNDERSIDE OF DECK

ALL MATCHED WALLS ═══ EXTEND TO 11'-6" DROPPED CLG.
REMAINDER SHALL BE 8' AFF U.N.O.

FOURTH FLOOR PLAN
1/8"=1'-0"

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	SITE BARRIER DETAILS ADDED
4	9-15-25	SITE BARRIER POLE HEIGHTS IDENTIFIED
5	10-2-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-13-25	PERMIT REVIEW REVISIONS
7	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
8	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
9	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	3-27-24	PERMIT REVISIONS
3	1-3-25	FIELD MODIFICATIONS
4	12-9-24	VILLAGE MODIFICATIONS
5	3-11-25	FACADE FRAMING DETAILS
6	4-23-25	VILLAGE REVIEW
7	5-5-25	VILLAGE REVIEW

NO.	DATE	REVISION
1	1-6-16	4TH FLOOR SHELL + INFRASTRUCTURE
2	2-3-16	APPROVED PUD MINOR AMENDMENTS
3	2-23-16	APPROVED PUD MINOR AMENDMENTS
4	3-21-16	APPROVED PUD MINOR AMENDMENTS
5	4-5-16	APPROVED PUD MINOR AMENDMENTS
6	4-21-16	APPROVED PUD MINOR AMENDMENTS
7	5-1-16	APPROVED PUD MINOR AMENDMENTS

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION & ADDITION TO:
356 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

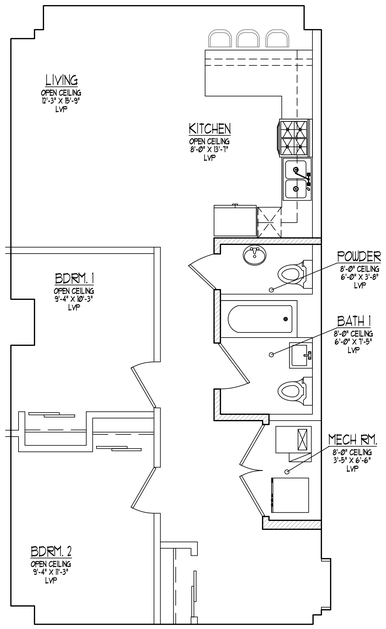
FOURTH FLOOR PLAN

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Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001104

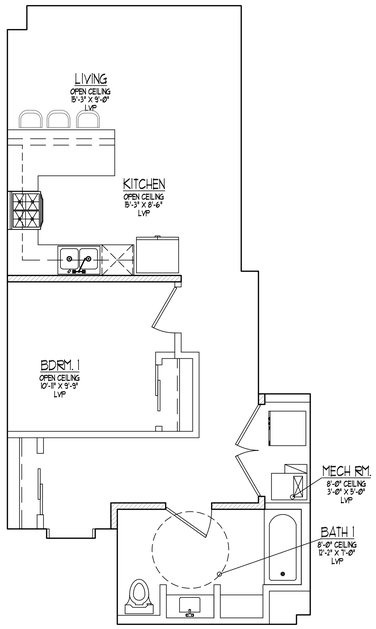
Project Number
24001

Sheet Number
A104



2 BR / 1.5 B(A) UNIT

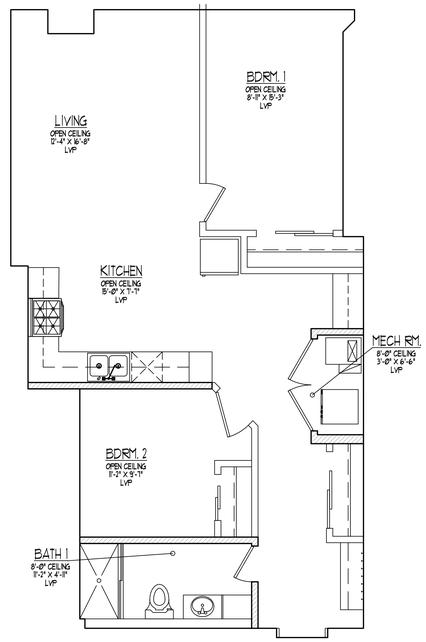
UNIT 201, 301 818 SQ. FT.



1 BR / 1 B(A) UNIT - ADAPTABLE

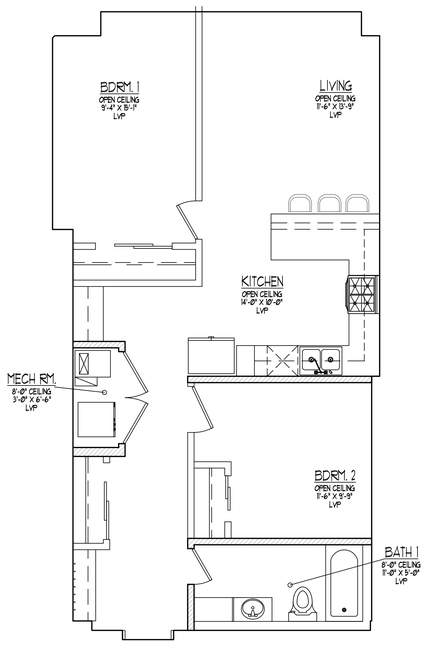
UNIT 202, 302 655 SQ. FT.

NOTE: UNIT 202 TYPE A, UNIT 302 TYPE B



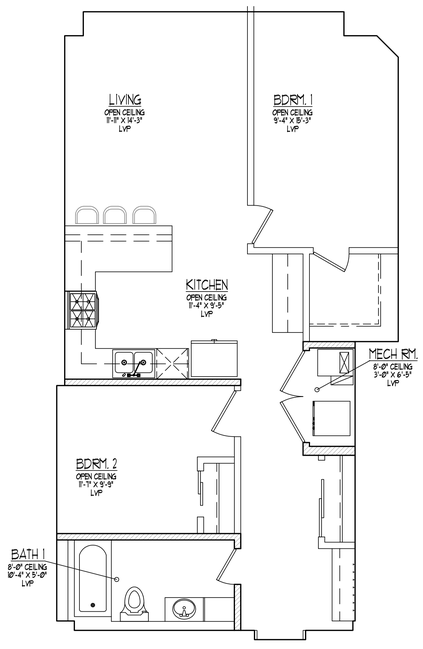
2 BR / 1 B(A) UNIT

UNIT 203, 303 820 SQ. FT.



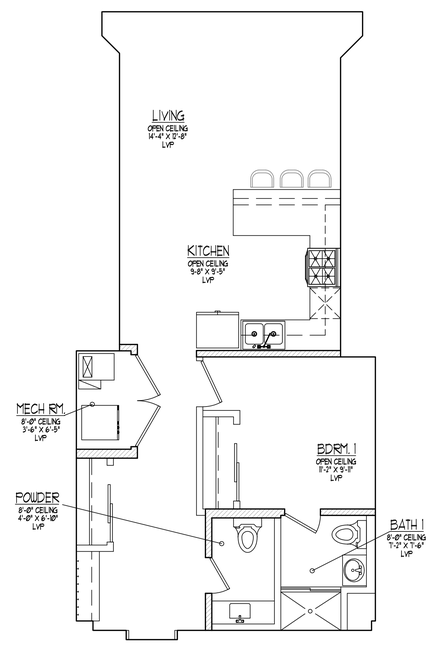
2 BR / 1 B(B) UNIT

UNIT 204, 304 825 SQ. FT.



2 BR / 1 B(C) UNIT

UNIT 205, 305 832 SQ. FT.



1 BR / 1.5 B(B) UNIT

UNIT 206, 306 700 SQ. FT.

SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL / INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-7-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-18-25	SITE LIGHTING DETAILS/LOCATIONS
A	9-15-25	SITE LIGHTING POLE HEIGHTS IDENTIFIED
A	9-26-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	5-21-24	PERMIT REVISIONS
A	8-27-24	FIELD MODIFICATIONS
A	12-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSM
Checked By JSM / JSM

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

J. Scott MacKay Architect
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Tel: 815-245-3307
email: drsmackay10@gmail.com

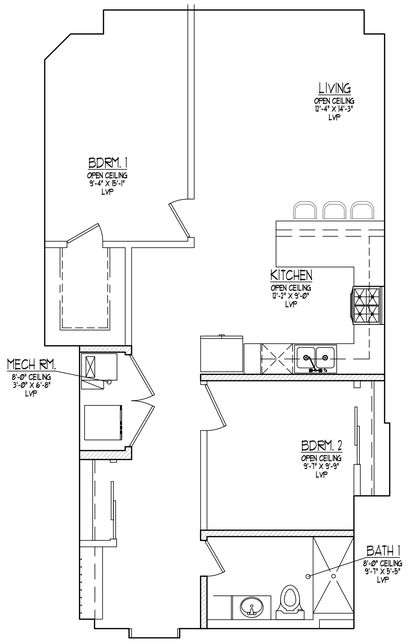
J.ScottMacKay.Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001106

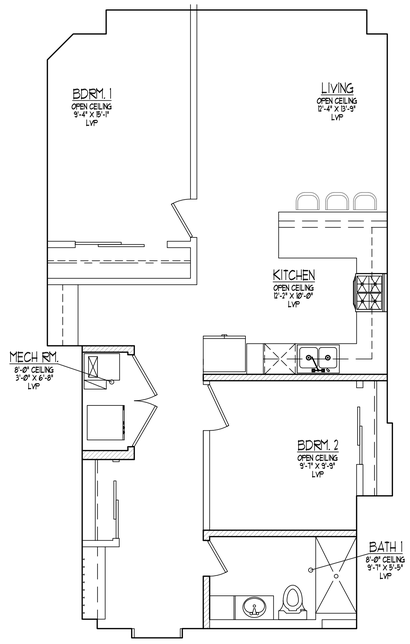
Project Number
24001

Sheet Number
A106



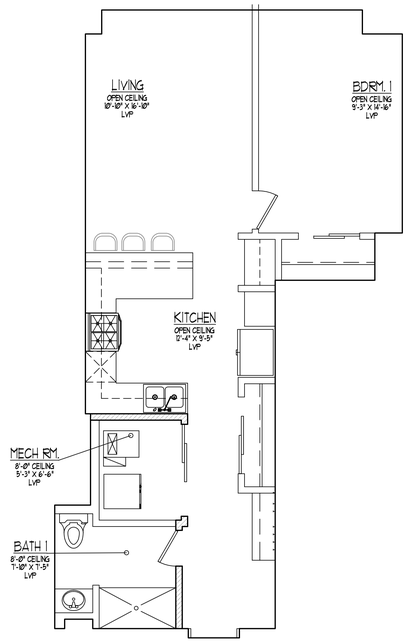
2 BR / 1 B(D) UNIT

UNIT 207 827 SQ. FT.



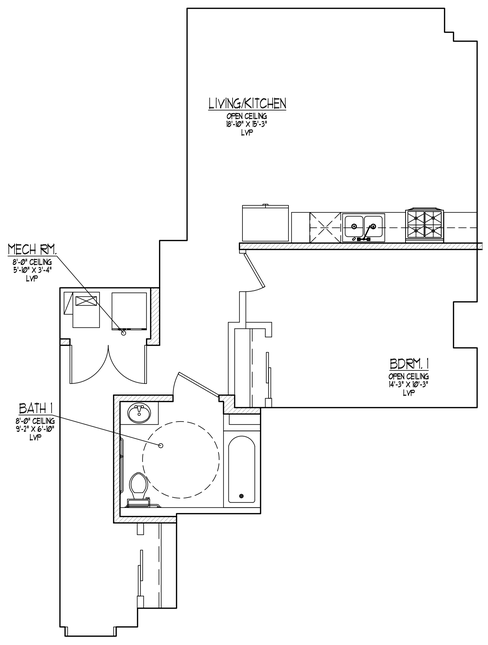
2 BR / 1 B(D) UNIT

UNIT 307 827 SQ. FT.



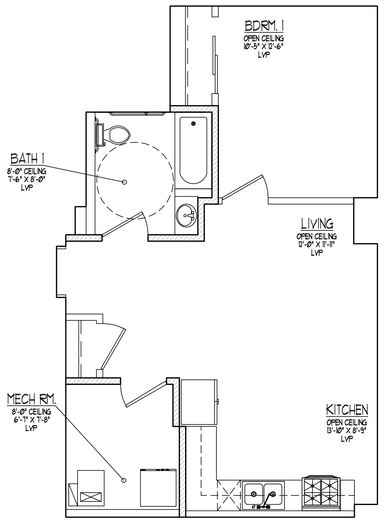
1 BR / 1 B(B) UNIT

UNIT 208, 308 665 SQ. FT.



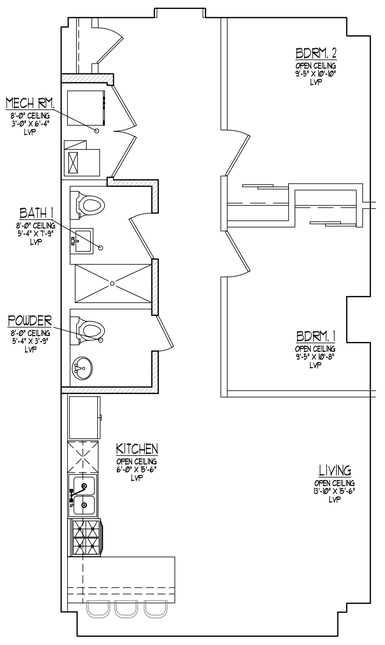
1 BR / 1 B(C) UNIT - ADAPTABLE

UNIT 209, 309 703 SQ. FT.



1 BR / 1 B(D) UNIT - ADAPTABLE

UNIT 210, 310 703 SQ. FT.



2 BR / 1.5 B(A') UNIT

UNIT 211, 311 791 SQ. FT.

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	9-15-25	SITE LIGHTING DETAILS ADDED
A	9-19-25	SITE BIKE RACK & BENCH DETAILS ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR & CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-16-16	4TH FLOOR SHELL & INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-21-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS

NO.	DATE	REVISION
A	1-28-24	PERMIT REVISIONS
A	5-21-24	PERMIT REVISIONS
A	10-9-24	FIELD MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSH
Checked By JSH / JSH

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

J. Scott MacKay, Architect
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Glendale Heights, IL 60139
Tel: 815-245-3307
email: dreamcatcher01@gmail.com

J.ScottMacKay, Architect

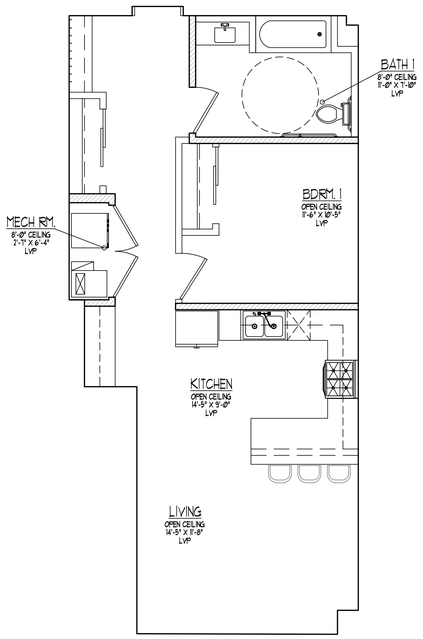
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001106.1

Project Number
24001

Sheet Number
A106.1

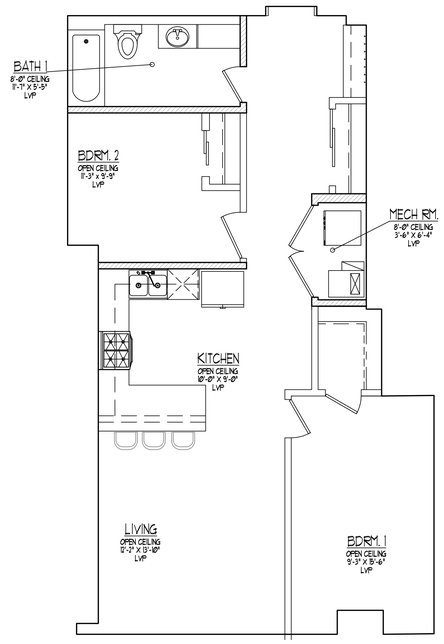
SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS
1/4"=1'-0"



1 BR / 1 B(A') UNIT - ADAPTABLE

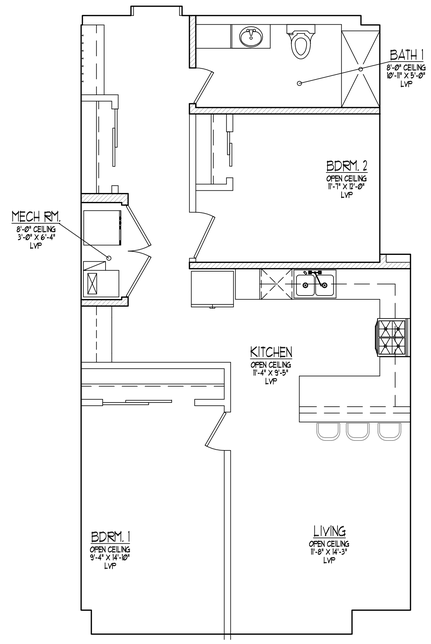
UNIT 212, 312 714 SQ. FT.

NOTE: UNIT 212 TYPE B, UNIT 312 TYPE A



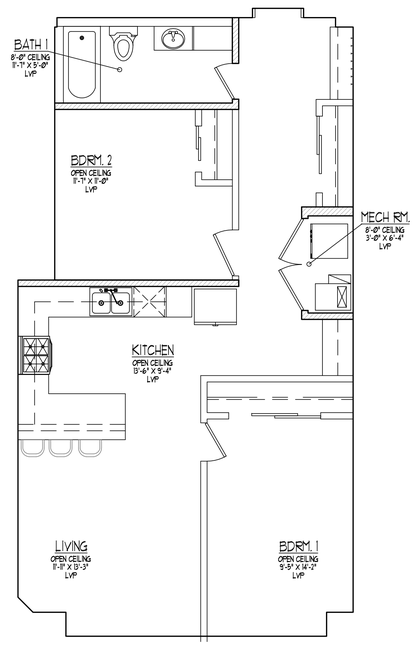
2 BR / 1 B(A') UNIT

UNIT 213, 313 813 SQ. FT.



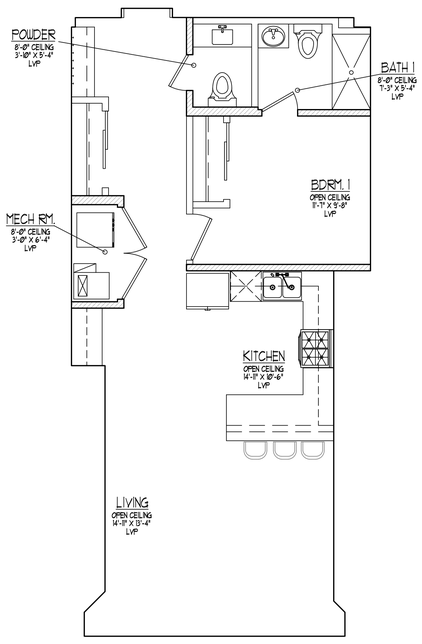
2 BR / 1 B(B') UNIT

UNIT 214, 314 840 SQ. FT.



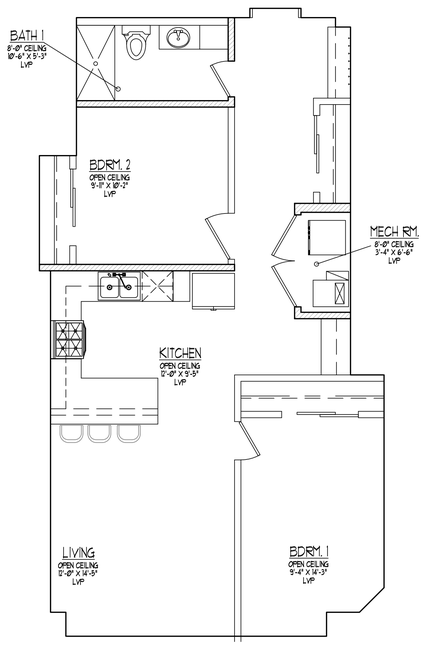
2 BR / 1 B(C') UNIT

UNIT 215, 315 835 SQ. FT.



1 BR / 1.5 B(B') UNIT

UNIT 216, 316 700 SQ. FT.



2 BR / 1 B(D') UNIT

UNIT 217, 317 826 SQ. FT.

SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL / INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-21-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS
A		
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHTING DETAILS/LOCATION
A	9-15-25	SITE LIGHTING POLE HEIGHTS IDENTIFIED
A	9-26-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	3-27-24	PERMIT REVISIONS
A	7-5-24	FIELD MODIFICATIONS
A	12-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-16

Drawn By JSM

Checked By JSM / JSM

RENOVATION & ADDITION TO
356 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

J. Scott MacKay, Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-245-3301
email: dreamcatcher07@gmail.com

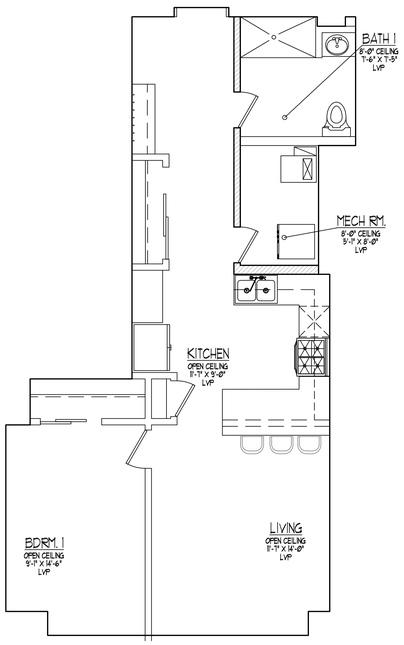
J. Scott MacKay, Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001106.2

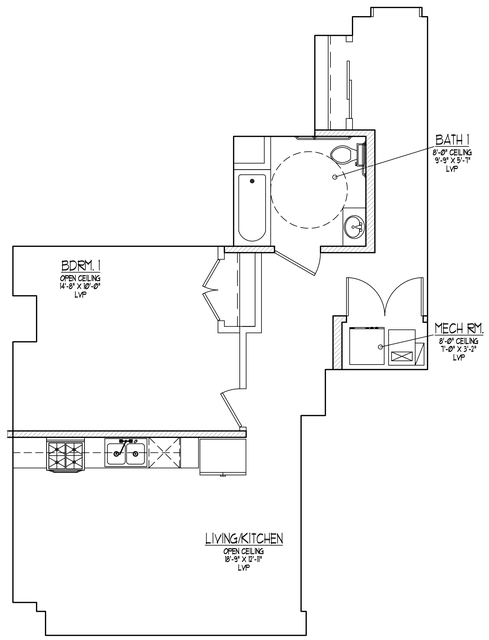
Project Number
24001

Sheet Number
A106.2



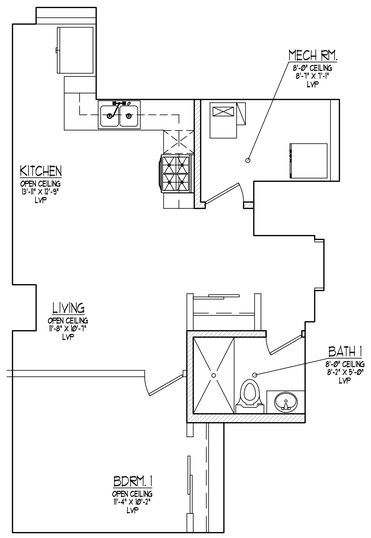
1 BR / 1 B(B') UNIT

UNIT 218, 318 — 655 SQ. FT.



1 BR / 1 B(C') UNIT - ADAPTABLE

UNIT 219, 319 — 704 SQ. FT.



1 BR / 1 B(D') UNIT

UNIT 220, 320 — 583 SQ. FT.

SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS
1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL INFRASTRUCTURE
A	1-29-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-15-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS
A		
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE GUARD RAIL DETAILS ADDED
A	7-15-25	SITE LIGHTING FIXTURES IDENTIFIED
A	8-26-25	SITE GUARD RAIL HEIGHTS CORRECTED
A	9-2-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-3-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-28-14	PERMIT REVISIONS
2	4-23-14	PERMIT REVISIONS
3	9-22-14	FIELD MODIFICATIONS
4	12-8-14	VILLAGE MODIFICATIONS
5	1-3-25	VILLAGE MODIFICATIONS
6	3-11-25	FACADE FRAMING DETAILS
7	4-23-25	VILLAGE REVIEW
8	5-5-25	VILLAGE REVIEW

Date: 3-11-16
Drawn By: JSM
Checked By: JSM / JSM

RENOVATION & ADDITION TO
356 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

J. Scott MacKay, Architect
310 Blue Spruce Lane
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Tel: 847-245-3301
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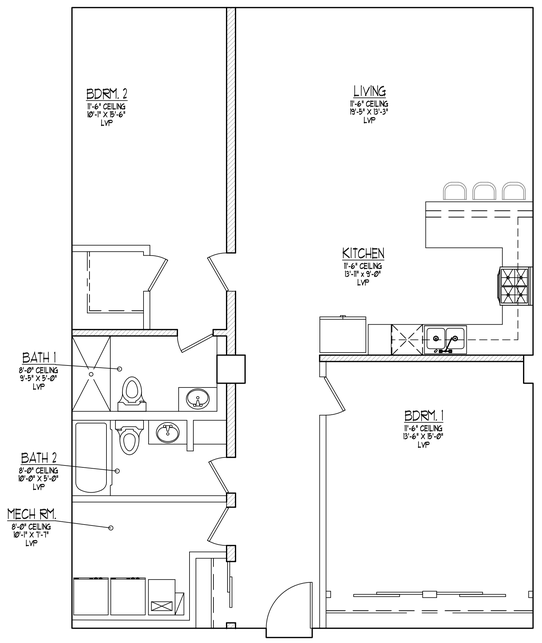
J.Scott MacKay, Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing: 24001106.3

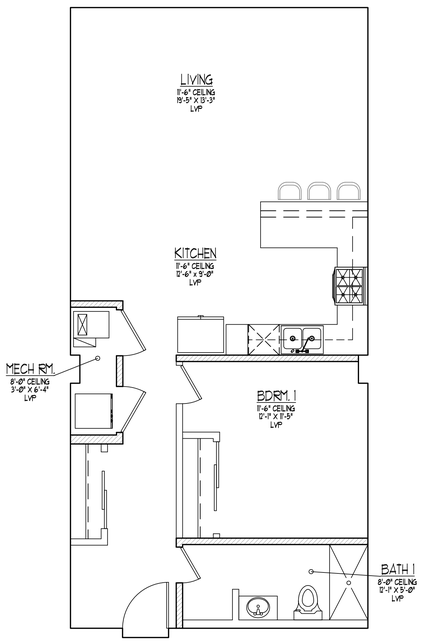
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Sheet Number: A106.3



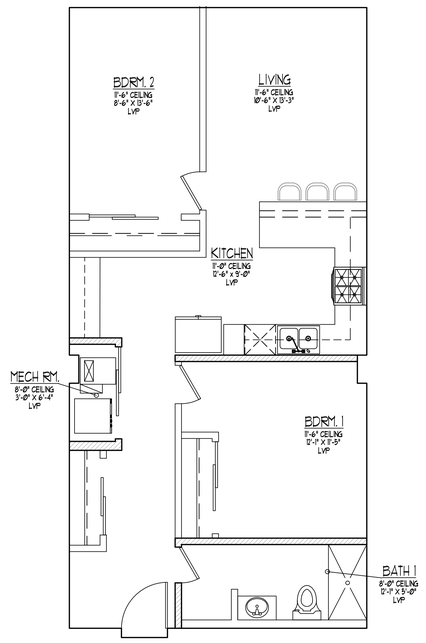
2 BR / 2 B UNIT (A)

UNIT 401 1,250 SQ. FT.



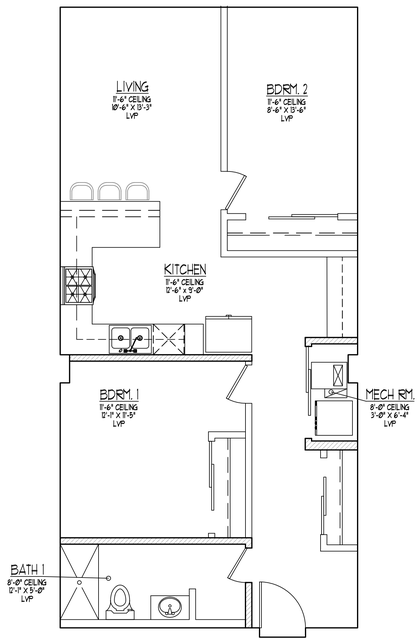
1 BR / 1 B UNIT (E)

UNIT 402 838 SQ. FT.



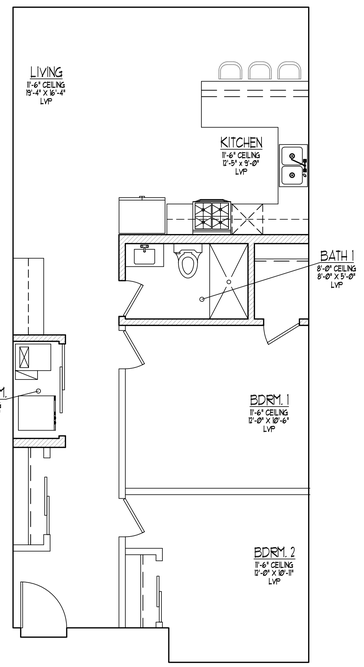
2 BR / 1 B UNIT (E)

UNIT 403, 405 838 SQ. FT.



2 BR / 1 B UNIT (E')

UNIT 404,406 838 SQ. FT.

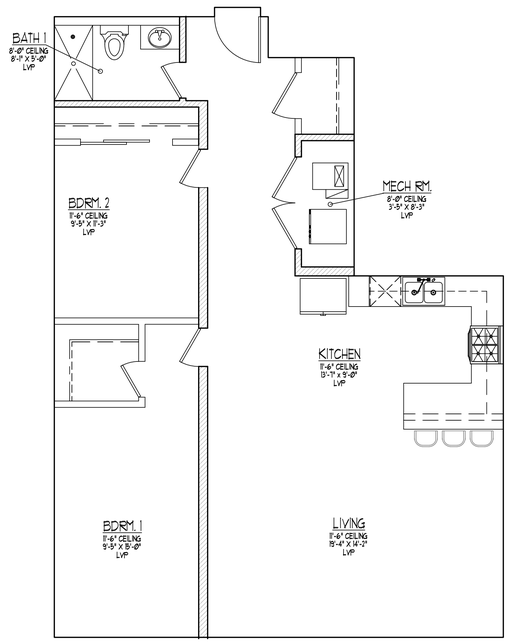


2 BR / 1 B UNIT (F) ADAPTABLE

UNIT 407 840 SQ. FT.

ALL MATCHED WALLS EXTEND TO UNDERSIDE OF DECK↑

ALL MATCHED WALLS EXTEND TO 11'-6" DROPPED CLG.s REMAINDER SHALL BE 8' AFF U.N.O.



2 BR / 1 B UNIT (G)

UNIT 408 867 SQ. FT.

FOURTH FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-27-16	APPROVED PUD MINOR AMENDMENTS
A	5-1-16	APPROVED PUD MINOR AMENDMENTS

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHTING DETAILS/LOCATIONS
A	7-15-25	SITE PLAN KEY KEYNOTES ADDED
A	8-26-25	SITE PLAN KEY KEYNOTES REVISED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-28-24	PERMIT REVISIONS
A	3-27-24	PERMIT REVISIONS
A	8-5-24	FIELD MODIFICATIONS
A	12-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSM
Checked By JSM JSM

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

4TH FLOOR RESIDENTIAL UNIT PLANS

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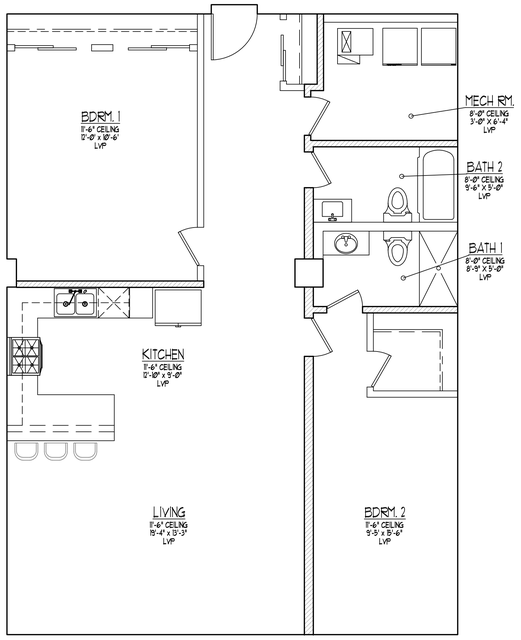
J. Scott MacKay, Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001108

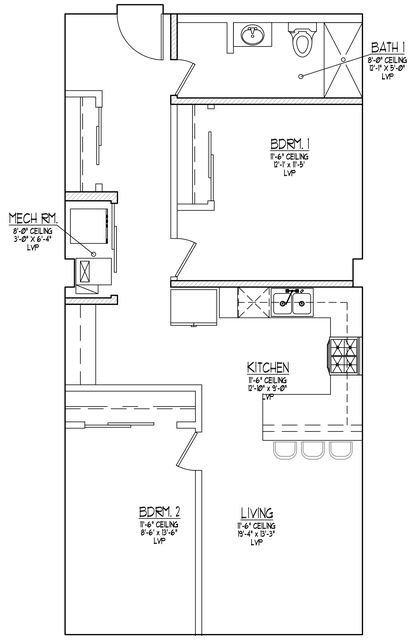
Project Number
24001

Sheet Number
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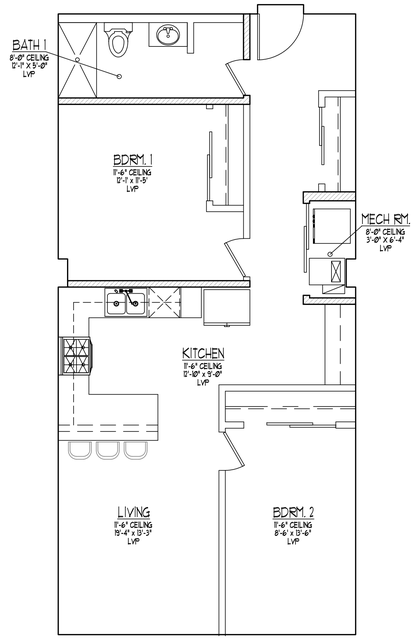
2BR / 2B (B)

UNIT 409 1,102 SQ. FT.



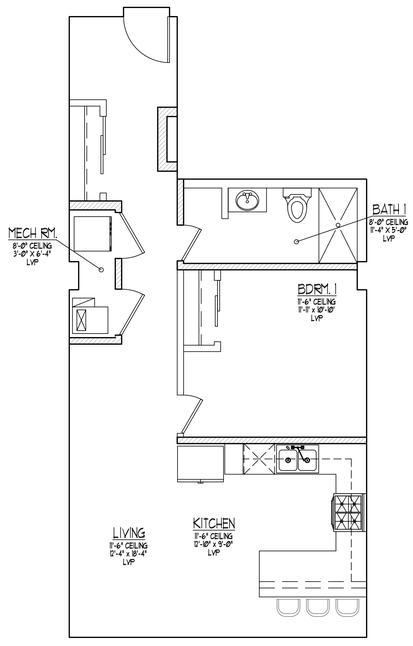
2 BR / 1 B UNIT (H)

UNIT 410 735 SQ. FT.



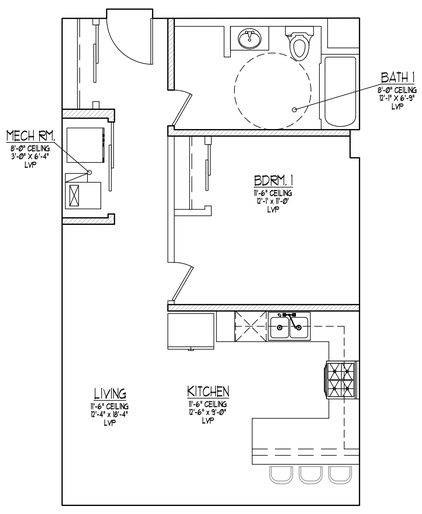
2 BR / 1 B UNIT (H')

UNIT 411, 413 735 SQ. FT.



1 BR / 1 B UNIT (F)

UNIT 412 653 SQ. FT.

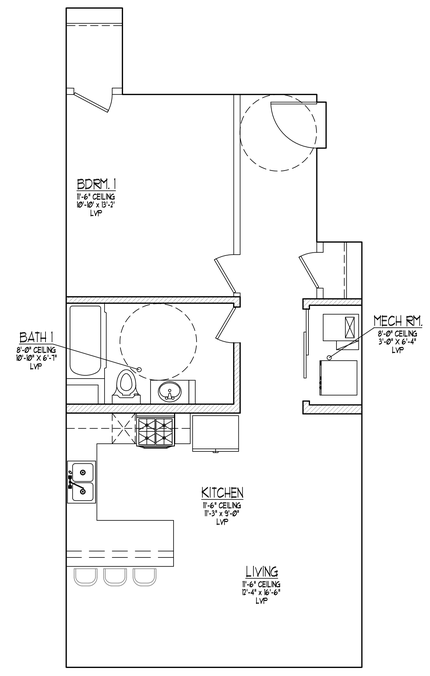


1 BR / 1 B UNIT (G) ADAPTABLE

UNIT 414 616 SQ. FT.

ALL HATCHED WALLS EXTEND TO UNDERSIDE OF DECK↑

ALL HATCHED WALLS EXTEND TO 11'-6"↑ DROPPED CLG.↓ REMAINDER SHALL BE 8' AFF U.N.O.



1 BR / 1 B UNIT (H) ADAPTABLE

UNIT 415 735 SQ. FT.

FOURTH FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL & INFRASTRUCTURE
A	1-25-16	APPROVED P&D MINOR AMENDMENTS
A	2-23-16	APPROVED P&D MINOR AMENDMENTS
A	3-23-16	APPROVED P&D MINOR AMENDMENTS
A	4-5-16	APPROVED P&D MINOR AMENDMENTS
A	4-27-16	APPROVED P&D MINOR AMENDMENTS
A	5-17-16	APPROVED P&D MINOR AMENDMENTS
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHTING DETAILS/LOCATIONS
A	7-15-25	SITE LIGHTING FIXTURE HEIGHTS CLARIFIED
A	8-26-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - ZONING ADDED

NO.	DATE	REVISION
A	1-28-24	PERMIT REVISIONS
A	5-21-24	PERMIT REVISIONS
A	8-27-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26

Drawn By JSM

Checked By JSM / JSM

RENOVATION & ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

4TH FLOOR RESIDENTIAL UNIT PLANS

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Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001108.1

Project Number
24001

Sheet Number
A108.1

CONDITION KEY

1	EXCELLENT
2	VERY GOOD
3	GOOD
4	FAIR
5	POOR
6	DEAD

EXISTING TREE INVENTORY / ACTION PLAN

TREE DESCRIPTION				ACTION
TAG #	SIZE	SPECIES	CONDITION	REMOVE
1	24"	LOCUST	3	
2	10"	LOCUST	3	
3	12"	MULBERRY	3	
4	18"	LOCUST	3	
5	24"	LOCUST	3	
6	24"	BOX	4	
7	19"	BOX	4	
8	10"	MULBERRY	4	
9	18"	MULBERRY	4	
10	18"	MULBERRY	4	
11	(3)-24"	MYULBERRY	6	
12	36"	BOXELDER	4	
13	(3)-12"	BOXELDER	4	
14	36"	BOXELDER	4	
15	10"	BOXELDER	4	
16	10"	BOXELDER	5	
17	10"	BOXELDER	5	
18	NIC			
19	NIC			
20	10"	BOXELDER	4	
21	NIC			
22	NIC			
23	NIC			
24	NIC			
25	NIC			
26	NIC			
27	NIC			
28	NIC			
29	NIC			
30	NIC			
31	NIC			
32	NIC			
33	NIC			
34	NIC			
35	12"	MAPLE	3	
36	12"	MAPLE	4	
37	18"	LOCUST	3	
38	18"	MAPLE	3	
39	12"	MAPLE	6	TO BE REMOVED
40	12"	MAPLE	6	TO BE REMOVED
41	12"	MAPLE	6	TO BE REMOVED
42	12"	MAPLE	6	TO BE REMOVED
43	12"	MAPLE	4	TO BE REMOVED
44	12"	MAPLE	4	TO BE REMOVED
45	18"	PINE	4	TO BE REMOVED
46	36"	LOCUST	3	TO BE REMOVED
47	18"	LOCUST	3	TO BE REMOVED
48	24"	MAPLE	3	TO BE REMOVED
49	24"	LOCUST	3	TO BE REMOVED
50	12"	LOCUST	4	TO BE REMOVED
51	12"	LOCUST	4	TO BE REMOVED
52	12"	LOCUST	4	TO BE REMOVED
53	12"	LOCUST	4	TO BE REMOVED
54	12"	SPRUCE	4	
55	10"	SPRUCE	4	
56	12"	LOCUST	3	
57	8"	MAPLE	4	
58	10"	MAPLE	4	
59	18"	LOCUST	4	
60	12"	LOCUST	3	
61	24"	RED OAK	3	
62	8"	MAPLE	3	
63	10"	MAPLE	3	
64	24"	LOCUST	3	
65	24"	LOCUST	3	
66	10"	MAPLE	4	
67	10"	MAPLE	4	
68	10"	MAPLE	4	
69	10"	MAPLE	4	-
70	10"	BOX	6	-
71	6"	BOXELDER	5	-
72	24"	MAPLE	4	-
73	24"	LOCUST	4	
74	10"	LOCUST	4	
75	24"	MAPLE	4	
76	12"	LOCUST	3	
77	10"	LOCUST	4	
78	10"	LOCUST	3	
79	10"	LOCUST	3	TO BE REMOVED
80	12"	LOCUST	5	
81	15"	LOCUST	4	
82	18"	LOCUST	4	
83	18"	LOCUST	4	
84	10"	LOCUST	3	
85		HAWTHORN	3	

LANDSCAPE NARRATIVE PROPOSED 350 E DUNDEE ROAD DEVELOPMENT

TOTAL LOT AREA: 307,032 S.F. (7.048 ACRES)
EXISTING BLDG. FOOTPRINT: 22,782 SQFT (13.45% LOT COVERAGE (STRUCTURES)
EXTG TOTAL LANDSCAPE AREAS: 99,714 SQFT
PROP. TOTAL LANDSCAPE AREA: 95,459 SQFT (31.2%) OF SITE LANDSCAPED/GREEN) B-3 REQUIRED 25% MIN.
EXISTING IMPERVIOUS AREA: 206,641SQFT
PROPOSED IMPERVIOUS AREA: 210,676 SQFT -SEE CIVIL DRAWINGS FOR BREAKDOWN

	EXTG LANDSCAPE AREA (SQFT)	PROPOSED LANDSCAPE AREA (SQFT)	G. COVER
EX. LANDSCAPE AREA #1	7,552 SQFT	4,280 SQFT	NEW MULCH & GRASS AREAS, W/ PROPOSED BASIN SEE ENGINEERING SET
EX. LANDSCAPE AREA #2	24,123 SQFT	21,678 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #3	654 SQFT	654 SQFT	ADD MULCH TO PLANTING AREAS
EX. LANDSCAPE AREA #4	256 SQFT	256 SQFT	MULCH
EX. LANDSCAPE AREA #5	581 SQFT	581 SQFT	MULCH
EX. LANDSCAPE AREA #6	1,516 SQFT	1,516 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #7	3,679 SQFT	3,679 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #8	1,161 SQFT	1,161 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #9	9,662 SQFT	9,326 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #10	3,040 SQFT	3,040 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #11	5,642 SQFT	5,642 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #12	4,088 SQFT	4,088 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #13	8,815 SQFT	8,815 SQFT	EXTG GRASS AREA
EX.LANDSCAPE AREA #14	17,699 SQFT	17,333 SQFT	EXTG GRASS AREA & ADD MULCH TO PLANTING AREA
EX. LANDSCAPE AREA #15	8,396 SQFT	7,382 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #16	268 SQFT	268 SQFT	MULCH
EX. LANDSCAPE AREA #17	206 SQFT	0 SQFT	CONCRETE WALK WAY
EX. LANDSCAPE AREA #18	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #19	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #20	243 SQFT	243 SQFT	MULCH
EX. LANDSCAPE AREA #21	243 SQFT	243 SQFT	MULCH
EX. LANDSCAPE AREA #22	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #23	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #24	206 SQFT	206 SQFT	MULCH
EX. LANDSCAPE AREA #25	429 SQFT	429 SQFT	MULCH
EX. LANDSCAPE AREA #26	544 SQFT	544 SQFT	MULCH
EX. LANDSCAPE AREA #27	206 SQFT	206 SQFT	MULCH
EX. LANDSCAPE AREA #28	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #29	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #30	243 SQFT	243 SQFT	MULCH
	99,714 SQFT	**91,734 SQFT**	
NEW LANDSCAPE AREA #31	-	399 SQFT	MULCH
NEW LANDSCAPE AREA #32	-	490 SQFT	MULCH
NEW LANDSCAPE AREA #33	-	452 SQFT	MULCH
NEW LANDSCAPE AREA #34	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #35	-	290 SQFT	MULCH
~~NEW LANDSCAPE AREA #36~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
~~NEW LANDSCAPE AREA #37~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
NEW LANDSCAPE AREA #38	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #39	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #40	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #41	-	290 SQFT	MULCH
~~NEW LANDSCAPE AREA #42~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
		3,081 SQFT	
TOTAL:		**96,356 SQFT**	

PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
- GRO-LOW FRAGRANT SUMAC (GLS) (Rhus aromatica 'Gro-Low')
- ROSE WEIGELA (WF) (Weigela florida)
- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
- GOLDFLAME SPIREA (GFS) (Spirea x bumalda 'Goldflame')
- DWARF MUGO PINE (DMP) (Pinus mugo var. pumilio)
- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis)
- PARSON'S JUNIPER (JSP) (Juniperus squamata expansa 'Parsonii')

GROUND COVERS

- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
- GREEN CARPET PACHYSANDRA (GCP) (Pachysandra terminalis 'Green Carpet')

PERENNIALS & GRASSES

- KARL FOERSTER REED GRASS (KF) (Calamagrostis x acutiflora 'Karl Foerster')
- PRAIRIE DROPSEED (SH) (Sporobolus heterolepis)

*** General Planting Bed Designation ***

- AUTUMN MOOR GRASS (AMG) (Sesleria autumnalis)
- AUTUMN JOY SEDUM (AJS) (Sedum spectabile Autumn Joy)
- PURPLE CONEFLOWER (EP) (Echinacea purpurea)
- BLACK-EYED SUSAN (BES) (Rudbeckia Fulgida 'Viette's Little Suzy')
- MOONBEAM COREOPSIS (MBC) (Coreopsis verticillata 'Moonbeam')
- BEE BALM (SBB) (Monarda didyma)
- PURPLE LOVEGRASS (ES) (Eragrostis spectabilis)
- MOONSHINE YARROW (AM) (Achillea x Moonshine)
- PINK PANTHER CORAL BELL (HPP) (Heuchera 'Pink Panther')
- FORMAL ATTIRE HOSTA (FAH) (K Vaughn 88)

PLANT LIST

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	HEIGHT	SPREAD	ROOT	REMARK
TREES	JL	SYRINGA RETICULATA	JAPANESE LILAC TREE	12	3" Cal.	20'-30'	15'-25'	B&B	WHITE FLOWERS IN SPRING
	AF	ACER X FREEMANII 'MARMO'	RED MAPLE, MARMO	16	3" Cal.	45'-70'	35'-45'	B&B	
	CE	ULMUS 'MORTON STALWART'	COMMENDATION ELM	14	3" Cal.	50'-60'	40'-50'	B&B	
	JGA	THUJA x 'JUNIOR GIANT'	JUNIOR GREEN GIANT ARBORVITAE	50	4' Ht.	6'-14'	6'-0"	B&B	
	TAS	TILIA AMAERICANA 'McKSENTRY'	AMERICAN SENTRY LINDEN	13	3" Cal.	40'-45'	25'-30'	B&B	
	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO - (male only)	18	3" Cal.	40'-50'	25'-30'	B&B	
	SPR	PICEA PUNGENS	COLORADO BLUE SPRUCE	5	6' Ht.	40'-60'	10'-20'	B&B	
	QR	QUERCUS RUBRA	RED OAK	18	3" Cal.	50'-60'	50'-60'	B&B	
SHRUBS	ESH	HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	30	5 Gal.	3'-5'	3'-5'	FIBROUS	ROUNDED CLUSTERD FLOWERS IN SUMMER
	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	30	5 Gal.	2'-3'	6'-8'		
	WF	WEIGELA FLORIDA	ROSE WEIGELA	8	3 Gal.	4'-5'	4'-5'		
	KVC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	52	5 Gal.	4'-6'	4'-5'		
	GFS	SPIREA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	27	3 Gal.	2'-4'	2'-4'		
	DMP	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	5	5 Gal.	3'-5'	3'-5'		
	CH	COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	35	3 Gal.	2'-3'	6'-8'		
	JSP	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	PARSON'S JUNIPER	48	3 Gal.	2'-3'	5'-6'		
GROUND COVERS	CA	COTONEASTER ADPRESSUS	CREEPING COTONEASTER	34	3 Gal.	6"-12"	4'-6'		
	EU	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	283	1 Pint Pot	1'-2'	2'-3'		
	EBF	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	224	1 Gal.	8"-12"	8"-12"		
	GCP	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	254	14 Flats	6"-8"	1'-2'		
GRASSES & PERENNIALS	BES	RUDBECKIA FULGIDA 'VIETTE'S LITTLE SUZY'	BLACK-EYED SUSAN	58	1 Gal.	18"-24"	18"-24"		CUT FLOWER,SHOWY
	MBC	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	83	1 Gal.	18"-24"	18"-24"		CUT FLOWERS,PLANT OF MERIT,SHOWY
	AJS	SEDUM SPECTABILE AUTUMN JOY	AUTUMN JOY SEDUM	74	1 Gal.	18"-24"	18"-24"		
	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	72	1 Gal.	24"-60"	18"-24"		
	SBB	MONARDA DIDYMA	BEE BALM	43	1 Gal.	36"-48"	18"-24"		
	AM	ACHILLEA x MOONSHINE	MOONSHINE YARROW	14	1 Gal.	18"-24"	18"-24"		
	HPP	HEUCHERA 'PINK PANTHER'	PINK PANTHER CORAL BELLS	36	1 Gal.	10"-36"	12"-24"		
	FAH	K. VAUGHN 88	FORMAL ATTIRE HOSTA	21	1 Gal.	18"-30"	36"-50"		
	KF	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	119	#3 Cont.	48"-72"	24"-36"		
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	88	5" Pot	24"-36"	12"-18"		
	AMG	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	65	#1 Cont.	10"-14"	10"-14"		
	ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	14	3" Pot	8"-14"	10"-16"		
ANNUALS	SS	SOLENOSTEMON SCUTELLARIODES	FLAMETHROWER COLEUS	72	3 Flats	18"-24"	16"-18"		
	SC	SUPERTUNIA CHARM	PETUNIA - ASSORTED COLORS	72	3 Flats	4"-12"	18"-36"		
	TE	TAGETES TENUIFOLIA	MARIGOLD	72	3 Flats	10"-12"	10"-12"		
	PP	PHLOX PPAF	PHLOXY LADY WHITE PHLOX	72	3 Flats	10"-12"	10"-12"		

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FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED LANDSCAPE SCHEDULE & NOTES

Sheet Number

A3.0

SYMBOLS

	ASPHALT PAVEMENT SURFACE - REF CIVIL DRAWINGS FOR SPECIFICATION AND THICKNESS
	EXTG CONCRETE - REF DRAWINGS FOR SPECIFICATION AND THICKNESS
	NEW CONCRETE - REF DRAWINGS FOR SPECIFICATION AND THICKNESS
	MULCH - BLACK (TO MATCH EXISTING SITE)
	NEW GRASS - NEW SOD BASED ON CONTRACTOR FIELD INSPECTION
	EXTG GRASS - PATCH AREAS WITH NEW SOD BASED ON CONTRACTOR FIELD INSPECTION
LP-	LP - NEW LIGHT POST LED E-LP - EXISTING LIGHTING POST (REPLACE LIGHTS)
BL-	BL - NEW BUILDING LIGHT EBL - EXISTING BUILDING LIGHT
LB-	LB - NEW LIGHT BOLLARD ELB - EXISTING LIGHT BOLLARD

29-1/2" HIGH RETAINING WALL:
UNILOCK, "ESTATE WALL"
COLOR "RIVER"
LARGE UNIT- 9" X 16" X 6"
COPING 12" X 9-1/2" X 3"

PAVER BLOCK RETAINING WALL

SCALE : NONE

"LANDSCAPE NOT SHOWN"

29-1/2" HIGH PLANTER BOX:
UNILOCK, "RIVERCREST WALL" COLOR
"BUFF" FINISH FLAGSTONE
STANDARD UNIT (4) 425mm x 57mm x
250mm 16 3/4" x 2 1/4" x 9 7/8"

PLANTER BOX

SCALE : NONE

"LANDSCAPE NOT SHOWN"



PROPOSED BMP/DETENTION AREA:

THE PROPOSED BMP AREA WILL UTILIZE A FLAT BOTTOM WITH SLOPING SIDES ON THE EAST AND WEST SIDES OF THE AREA. A LANDSCAPE WALL COMPRISED OF UNILOCK "ESTATE WALL" UNITS WILL BE CONSTRUCTED TO DEFINE THE NORTH AND SOUTH SIDES OF THE AREA. THE MAXIMUM WALL HEIGHT (EXPOSURE) IS 30", WITHIN THE LIMITS OF THE BMP AREA. THE SURFACE WILL BE COMPRISED OF 12" TOPSOIL AND FINISHED WITH A NATIVE PLANT SEED MIX - IDOT CLASS 4B (WETLAND GRASS & SEDGE MIX). UNDERLYING THE BMP AREA WILL BE 100 FOOT LENGTHS OF 12" RCP AND 4" PERFORATED PVC UNDER-DRAIN. THE UNDER-DRAIN WILL PROVIDE DRAINAGE FOR EXCESS STORM WATER THAT HAS NOT BEEN ABSORBED INTO THE SURROUNDING SOIL. WHILE THE 12" RCP WILL CONVEY STORM WATER FLOWS ONCE THE AREA HAS REACHED PEAK STORAGE CAPACITY.

1 B6.24 C&G A3.1 — PROPOSED OVERALL LANDSCAPE PLAN

SCALE: 1/32"=1'-0"

NORTH

0 8 16 32 64

1/32"=1'-0"

PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
- GRO-LOW FRAGRANT SUMAC (GLS) (Rhus aromatica 'Gro-Low')
- ROSE WEIGELA (WF) (Weigela florida)
- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
- GOLDFLAME SPIREA (GFS) (Spirea x bumalda 'Goldflame')
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GROUND COVERS

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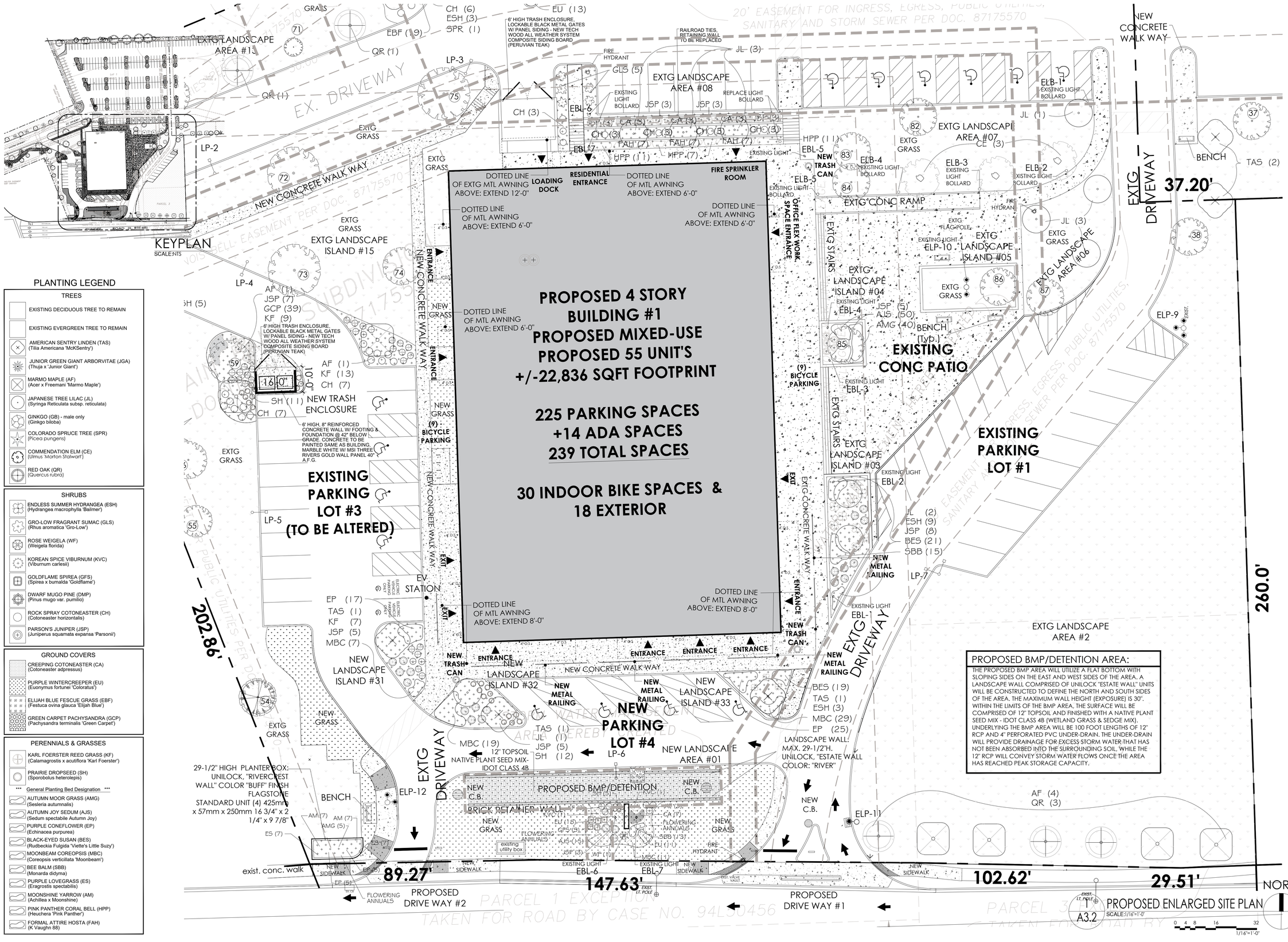
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Sheet Title

PROPOSED OVERALL LANDSCAPE SITE PLAN

Sheet Number

A3.1



PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
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GROUND COVERS

- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
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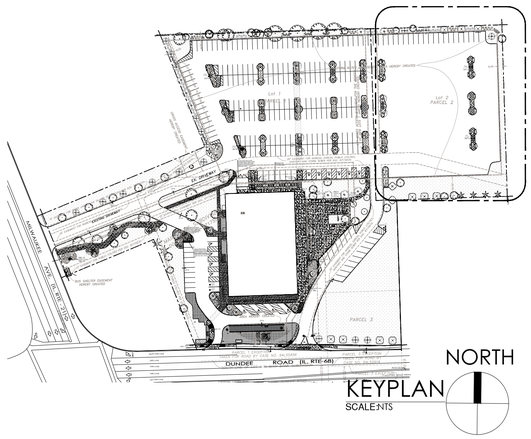
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PUD FINAL	7/1/24

Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.2



PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
- GRO-LOW FRAGRANT SUMAC (GLS) (Rhus aromatica 'Gro-Low')
- ROSE WEIGELA (WF) (Weigela florida)
- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
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GROUND COVERS

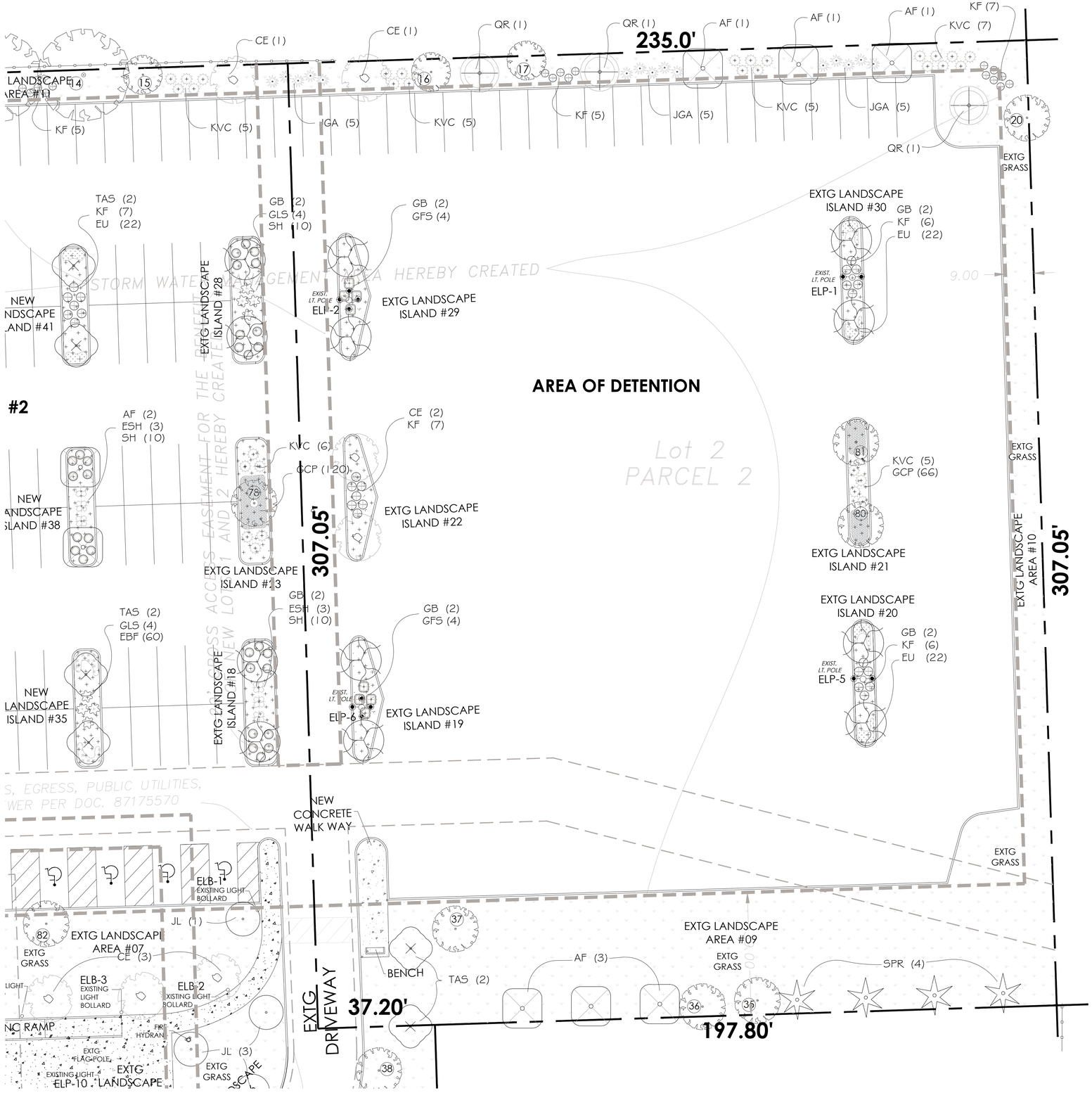
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1 / A3.3 PROPOSED ENLARGED SITE PLAN
SCALE:1/16"=1'-0"
NORTH
0 4 8 16 32
1/16"=1'-0"

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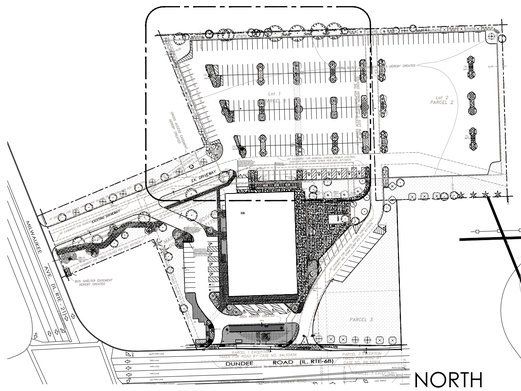
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Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.3



KEYPLAN

NORTH

1 / A3.4 PROPOSED ENLARGED SITE PLAN

SCALE:3/16"=1'-0"

0 4 8 16 32

3/16"=1'-0"

NORTH

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ADJACENT PROPERTY OWNERS WOOD FENCE (N.T.C.)

375.85'

214.17'

307.05'

EXTG LANDSCAPE AREA #11

EXTG LANDSCAPE AREA #12

EXTG LANDSCAPE AREA #13

EXTG LANDSCAPE ISLAND #24

EXTG LANDSCAPE ISLAND #25

EXTG LANDSCAPE ISLAND #26

EXTG LANDSCAPE ISLAND #27

EXTG LANDSCAPE ISLAND #16

EXTG LANDSCAPE ISLAND #17

EXTG LANDSCAPE ISLAND #18

EXTG LANDSCAPE AREA #08

EXTG LANDSCAPE AREA #07

NEW LANDSCAPE ISLAND #34

NEW LANDSCAPE ISLAND #35

NEW LANDSCAPE ISLAND #38

NEW LANDSCAPE ISLAND #39

NEW LANDSCAPE ISLAND #40

NEW LANDSCAPE ISLAND #41

EXTG LANDSCAPE ISLAND #28

EXISTING PARKING LOT #2

EXTG GRASS

EXTG CONC RAMP

EX. DRIVEWAY

NEW CONCRETE WALK WAY

EX. ELEC. TRANS

12' EASEMENT FOR UTILITIES PER DOC. 87175570

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER PER DOC. 87175570

CROSS ACCESS EASEMENT HEREBY CREATED

STORM WATER DETENTION EASEMENT FOR THE BENEFIT OF LOT 1 AND 2 HEREBY CREATED

CROSS ACCESS EASEMENT HEREBY CREATED FOR THE BENEFIT OF LOT 1 AND 2 NEW

PARCEL 1

LP-1 LP-2 LP-3

ELP-1 ELP-2 ELP-3 ELP-4 ELP-5 ELP-7 ELP-8

EXIST. LT. POLE

ELB-1 ELB-2 ELB-3 ELB-4 ELB-5 ELB-6 ELB-7

EXISTING LIGHT BOLLARD

NEW TRASH CAN

6' HIGH TRASH ENCLOSURE. LOCKABLE BLACK METAL GATES W/ PANEL SIDING - NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD (PERUVIAN TEAK)

RAILROAD TIES. RETAINING WALL TO BE REPLACED

FIRE HYDRANT

REPLACE LIGHT BOLLARD

RESIDENTIAL ENTRANCE

LOADING DOCK

FIRE SPRINKLER ROOM

OFFICE SPACE

DOTTED LINE OF EXTG MTL AWNING ABOVE: EXTEND 12'-0"

DOTTED LINE OF MTL AWNING ABOVE: EXTEND 6'-0"

DOTTED LINE OF MTL AWNING

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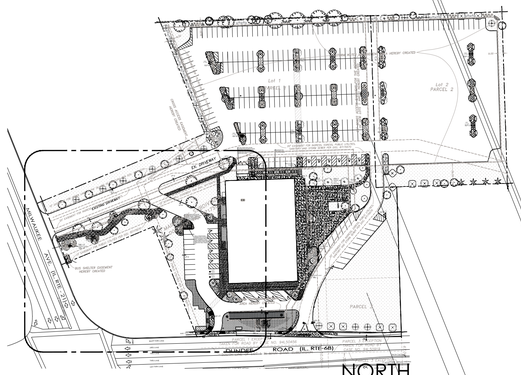
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Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.4



KEYPLAN
SCALE:NTS

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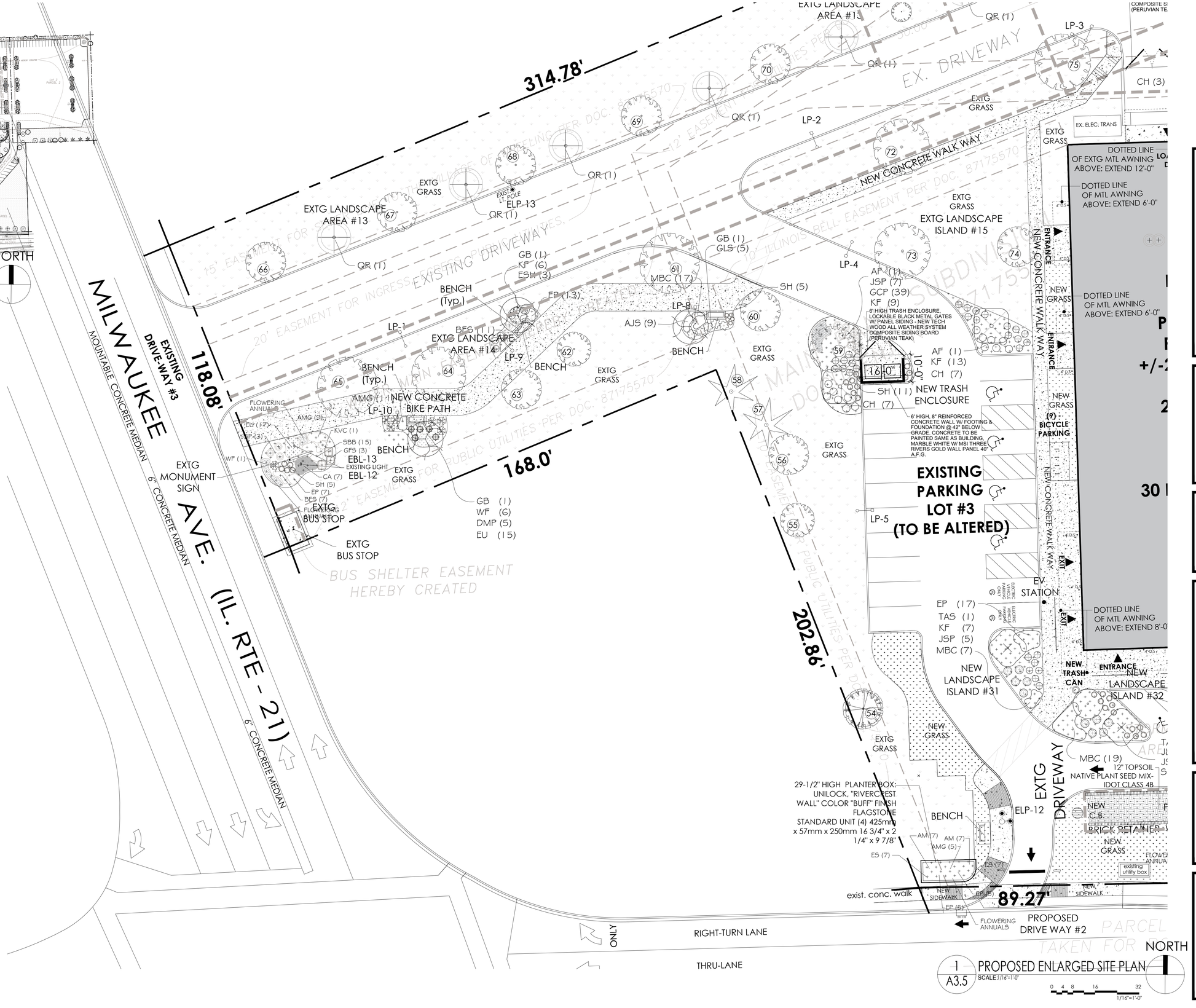
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Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.5

LANDSCAPING NOTES

1. PLANT LIST: ALL SHADE TREES AND EVERGREEN TREES SHOULD BE BID IN THEIR ENTIRETY (SEE PLAN). SEE PLANTING DETAIL FOR BED PREPARATION SPECIFICATIONS. CONTRACTOR TO INSTALL BLACK PLASTIC EDGING ON ALL PLANT BEDS WITH A GRASS INTERFACE. HORIZONTAL STEEL STAKES AT 36" SPACING TO BE USED ALONG WITH MANUFACTURED JOINTS AND 90 DEGREE FITTINGS AT ALL CORNERS.

2. BIDDERS SHALL BE RESPONSIBLE FOR PERSONALLY EXAMINING THE SITE AND BECOMING FAMILIAR WITH IT'S VARIOUS CONSTRAINTS AND LIMITATIONS.

3. THE CONTRACTOR SHALL PROCURE ALL THE NECESSARY PERMITS TO PERFORM WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/HER BID.

4. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ITEMS AS SHOWN ON THE PLANS AND/OR SPECIFICATIONS. WORK SHOWN ON THE PLANS AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE DONE AS IF SHOWN ON BOTH AND SHOULD ANY ACTUAL OR APPARENT INCONSISTENCIES OR ERRORS BE FOUND, THE CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT/OWNER AS SHOWN AS ERRORS OR DISCREPANCIES ARE DISCOVERED AND NOT PROCEED WITH ANY WORK WHERE UNCERTAINTY EXISTS.

5. SHOULD ANY OBJECTIONABLE MATERIALS SUCH AS OLD CONCRETE, ASPHALT, LIME-ROCK SUB-BASE, BRICK OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

6. THE LANDSCAPE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL COMPLETION, WHEREAS OWNER RECEIVES FINAL APPROVAL FROM THE VILLAGE.

7. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND STORM AND SANITARY SYSTEMS, WATER SYSTEMS, ELECTRICAL AND TELEPHONE CABLES AND ANY OTHER UNDERGROUND STRUCTURES TO BE ENCOUNTERED IN THE CONSTRUCTION PHASE. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE OWNER SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR OBSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

8. GENERAL - WHERE PLANTING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS, ADEQUATE PROTECTION SHALL BE GIVEN TO ALL FEATURES PRIOR TO COMMENCING WORK. ANY ITEMS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY REPAIRED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.

9. UTILITIES: HAVE ALL UNDERGROUND UTILITIES LOCATED BY SERVICING AGENCIES I.E. "JULIE" (1-800-892-0123), IN THE VICINITY OF UTILITIES, HAND EXCAVATE TO MINIMIZE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES.

10. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT OR OWNER BEFORE PLANTING.

11. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIME, PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURIES TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS/HER FAULT OR NEGLIGENCE DURING THE CONSTRUCTION PROJECT.

12. WORK INCLUDED - CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF PLANTING AND RELATED ITEMS AS SHOWN OR DESIGNATED ON THE PLANS AND SPECIFICATIONS.

13. THE QUANTITIES GIVEN IN THE PLANT LIST ARE APPROXIMATE ONLY, AND THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PLANT ALL THE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS AT NO ADDITIONAL COST. ANY DISCREPANCIES FOUND BETWEEN THE PLAN AND THE PLANT LIST SHALL BE NOTED AT THE BOTTOM OF THE BID SO ACCURATE QUANTITIES CAN BE INCORPORATED IN THE FINAL CONTRACT.

14. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, NAMES OR VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRACE. PLANT MATERIAL TO BE SECURED FROM NURSERIES

15. GRADE 'A' SHREDDED HARDWOOD BARK MULCH - THE RATE OF APPLICATION SHALL BE FOR A FULL THREE INCH DEPTH (3") TO BE APPLIED ONLY TO THOSE AREAS IN WHICH CONTRACTOR HAS PLANTED MATERIAL. FINAL GRADE OF MULCH (AFTER SETTLING OCCURS) SHOULD BE 1" BELOW ADJACENT CURBS. A SMALL SAMPLE OF MULCH TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. REGULAR HARDWOOD MULCH IS NOT ACCEPTABLE.

16. PLANTS TO BE STAKED AND GUIDED IN ACCORDANCE WITH STAKING DETAILS. CONTRACTOR RESPONSIBLE FOR RESETTING PLANTS AFTER THEY HAVE BEEN BLOWN OVER, AND WILL ALSO BE RESPONSIBLE FOR THE PLANTS GUARANTEE IF THE PLANTS DIE AS A RESULT .

17. ALL TREES THREE INCHES (3") OR LARGER IN CALIPER, OR HAVING A BALL DIAMETER OF THIRTY-SIX INCHES (36") OR MORE, SHALL BE STAKED UNLESS SPECIFIC APPROVAL FOR ITS OMISSION IS OBTAINED FROM THE OWNER OR LANDSCAPE ARCHITECT.

18. BACK-FILL SHALL BE WATERED TWELVE INCHES (12") AT A TIME. AFTER BACK-FILLING IS COMPLETED, RAKE SMOOTH TO FINISH GRADE AND MULCH ALL PLANT BEDS. ALL SHADE AND PINE TREES INSTALLED BY THE CONTRACTOR SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH AFTER PLANTING (THREE INCH DEPTH). FOR THE PURPOSE OF PREVENTING GIRDLING OF TREE TRUNKS BY WEED EATER EQUIPMENT, A THREE (3" INCH DEEP X FIVE FOOT (5') DIAMETER MULCHED RING SHALL BE INSTALLED.

19. BED PREPARATION: A TWO INCH (2") LAYER OF PEAT MOSS ALONG WITH A ONE INCH LAYER (1") OF MUSHROOM COMPOST AND A GRANULAR FERTILIZER SHALL BE ROTO-TILLED INTO THE SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BEDS JUST PRIOR TO THE FERTILIZERS. THE RATE OF APPLICATION FOR DRY FERTILIZER SHALL BE 1 UNIT OF NITROGEN PER 1,000 SQUARE FEET. (THIS IS EQUIVALENT TO 16 LBS. OF NITROGEN PER 1,000 SQUARE FEET, 600 LBS. PER ACRE MINIMUM).

20. GENERAL-PLANTS WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME SPECIFIED. AFTER RECEIVING A NOTICE OF PROVISIONAL ACCEPTANCE (WRITTEN), THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA, OR INCIDENTS BEYOND LANDSCAPE INSTALLER'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, LIGHTNING, STORMS, FREEZING RAINS, OR WINDS OVER SIXTY (60) MILES PER HOUR, FIRES, OR VANDALISM.

21. REPLACEMENTS-DURING THE WARRANTY PERIOD, REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER MAINTENANCE. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT NO ADDITIONAL EXPENSE TO THE OWNER. ONLY ONE REPLACEMENT OF ANY PLANT IS REQUIRED AFTER PROVISIONAL ACCEPTANCE, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS, REPLACEMENT PLANTS AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS. REPLACEMENTS SHALL BE MADE NO LATER THAN THE NEXT SUCCEEDING PLANTING SEASON, OR AS SCHEDULED BY THE OWNER. FULLY RESTORE AREAS DAMAGED BY REPLACEMENT OPERATIONS TO THEIR ORIGINAL AND SPECIFIED CONDITION. THE LANDSCAPE ARCHITECT MAY EXTEND THE GUARANTEE PERIOD FOR A SECOND GROWING SEASON ON THOSE PLANTS FOUND TO BE IN HIS/HER OPINION, QUESTIONABLE IN THEIR APPEARANCE BUT ABLE TO SURVIVE AND DEVELOP INTO FULL, VIGOROUS PLANT(S) FULFILLING THE FUNCTIONAL AND AESTHETIC REQUIREMENTS FOR WHICH THEY WERE ORIGINALLY INTENDED.

22. ALL WORK UNDER THIS CONTRACT SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL NEW LANDSCAPED AREAS SHALL BE INSTALLED WITHIN SIX (6) MONTHS AFTER THE OCCUPANCY OR USE OF THE BUILDING OR PREMISES. DEAD PLANT MATERIALS SHALL BE REPLACED IN A TIMELY FASHION WITH LIVING PLANT MATERIAL, TAKING INTO CONSIDERATION THE SEASON OF THE YEAR, AND SHALL HAVE AT LEAST THE SAME QUANTITY AND QUALITY OF LANDSCAPING AS INITIALLY APPROVED.

23. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY, NEAT, TRIMMED, CLEAN AND WEED-FREE CONDITION.

24. ALL GRADE, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

25. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED-LINES AR NOT TO BE OBSTRUCTED.

26. LANDSCAPE CONTRACTOR SHALL PROVIDE FILL FOR AND CONSTRUCT EARTH BERMS IN THE LOCATION AND CONFIGURATION INDICATED ON THE PLANTING PLANS. FILL MATERIAL SHALL BE A NATURAL FERTILE, FRIABLE SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE SOILS IN NORTHERN ILLINOIS AND SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED AREAS. SOIL SHALL BE FREE OF EXCESSIVE EXTRANEOUS MATERIALS (STICKS, STONES, ETC.). EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES, SHRUBS, AND LAWN. ALL ROUGH AND FINISHED GRADING OF EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE LANDSCAPE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO EXISTING GRADE. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS. FINAL GRADE OF EARTH BERMS SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE..

27. SLOPE SEEDING: HYDROSEED AS INDICATED ON PLANS, SEEDING TO BE COMPLETED AFTER BED PREPARATION. HYDROSEED MIXTURE TO CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GALLONS OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

28. BERM HEIGHT 12' AT CENTER OF CROWN IN PARKING LOT ISLANDS, UNLESS SPECIFIED OTHERWISE.

29. MAINTAIN LAWNS FOR THREE MOWINGS AFTER INSTALLATION, INCLUDING WATERING, WEEDING, RESEEDING, RESODDING, MOWING, TRIMMING AND EDGING. EACH MOWING SHALL OCCUR WHEN THE GRASS HAS REACHED A HEIGHT OF 3-1/2 INCHES. MOW TO A HEIGHT OF 2- 1/2 INCHES. SODDED AREAS SHALL BE ROLLED WITH A 200-POUND ROLLER WITHIN THIRTY (30) DAYS AFTER INSTALLATION.

30. WEED BARRIER FABRIC IN THE PARKING LOT ISLANDS IS NOT RECOMMENDED .

31. THE OWNER AND/OR LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REJECT ANY PLANT MATERIAL THAT IS DEEMED UNACCEPTABLE, I.E. POOR BRANCHING HABITS, FORKED OR CROOKED TRUNKS, DAMAGED, ETC. THE MATERIAL WILL BE REPLACED AT THE LANDSCAPE CONTRACTORS EXPENSE.

32. CONTACT THE DEVELOPER TO DETERMINE IF AN IRRIGATION DESIGN AND BID IS NECESSARY. IF A DESIGN IS NOT PROVIDED, SUBMIT A COMPLETE PLAN AND BID TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.

33. DO NOT INSTALL PERENNIALS AFTER SEPTEMBER 30TH OF ANY GIVEN YEAR.

34. PLANT SUBSTITUTES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. INSTALLED SIZES MUST BE WITHIN 3", EVEN AFTER PRUNING AND SHAPING. EXPECTED GROWTH, I.E. SPIREA AND POTENTILLA, ETC. WILL NOT BE CONSIDERED.

35. TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.

36. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.

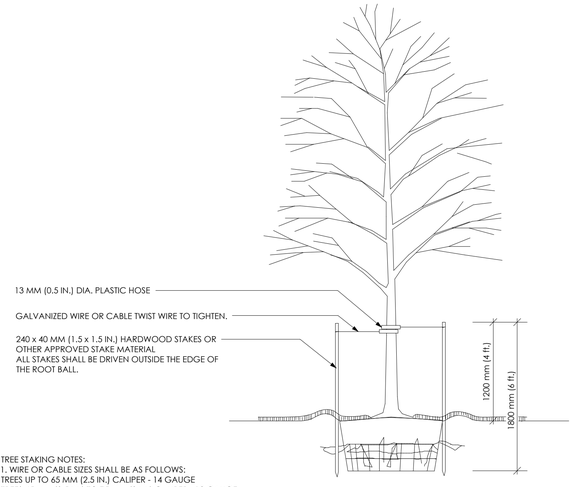
37. PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.

38. ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.

39. ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.

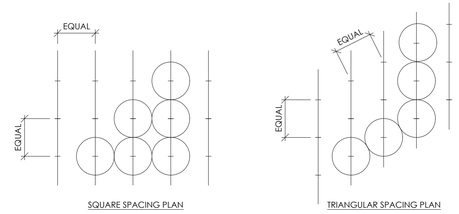
40. TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

41. TREE RINGS - MINIMUM 5' DIAMETER.



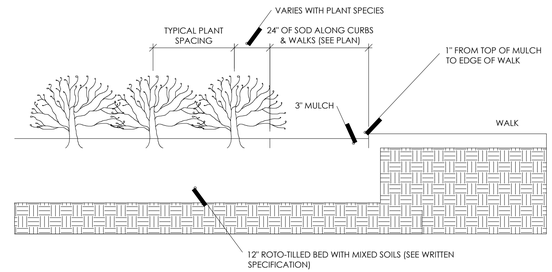
TREE STAKING NOTES:
1. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE
2. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT.
3. BUFFER ALL BRANCHES FROM THE WIRE.
4. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
5. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
3. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH.
6. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.
7. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
8. TREES MUST BE STAKED UNLESS APPROVAL BY LANDSCAPE IS GRANTED (IN WRITING).
9. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE.
10. IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
11. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRAIGHTENING ANY TREES DURING THE 1 YEAR WARRANTY PERIOD.

TREE STAKING DETAIL - TREES 75MM (3 IN.) CALIPER OR LESS
NTS

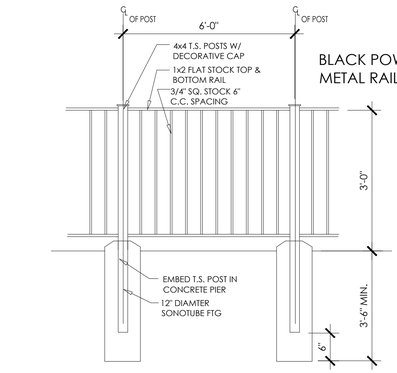


NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED.
USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

PLANT SPACING PLANS
NTS

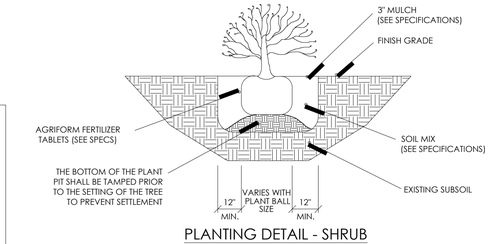


PLANTING SECTION DETAIL - SHRUBS AND GROUNDCOVER BEDS
NTS



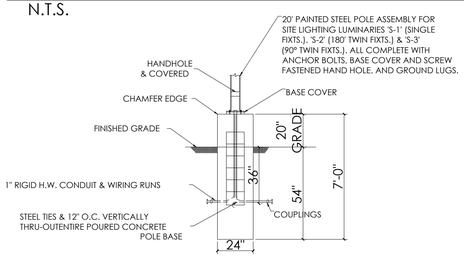
BLACK POWDER COATED METAL RAILING

WARNING FROM
CALL JULIE TOLL FREE 1-800-892-0123
J.U.L.I.E.
BEFORE YOU DIG
CALL
1-800-892-0123



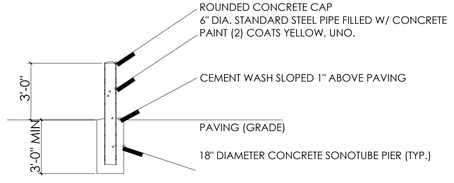
PLANTING DETAIL - SHRUB
NTS

WROUGHT IRON RAILING (@ DUNDEE OUTSIDE PATIO)
N.T.S.



SITE LIGHTING POLE BASE DETAILS
N.T.S.

ELEC. CONTRACTOR TO FURNISH INSTALL AND CONNECT ALL SITE LIGHTING CONC. BASES, POLES, LUMINARIES, LAMPS, TRENCHING AND WIRING. TRENCHING TO BE 36" DEEP & BACKFILLED.



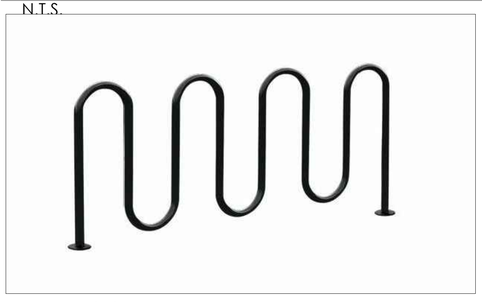
CONCRETE BOLLARD
N.T.S.



GLOBAL INDUSTRIES BLACK MTL BENCH TYP.
N.T.S.



BLACK METAL SLAT TRASH CAN
N.T.S.



BLACK (9) SPACE BIKE RACK - PARKIT
N.T.S.

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED LANDSCAPE NOTES

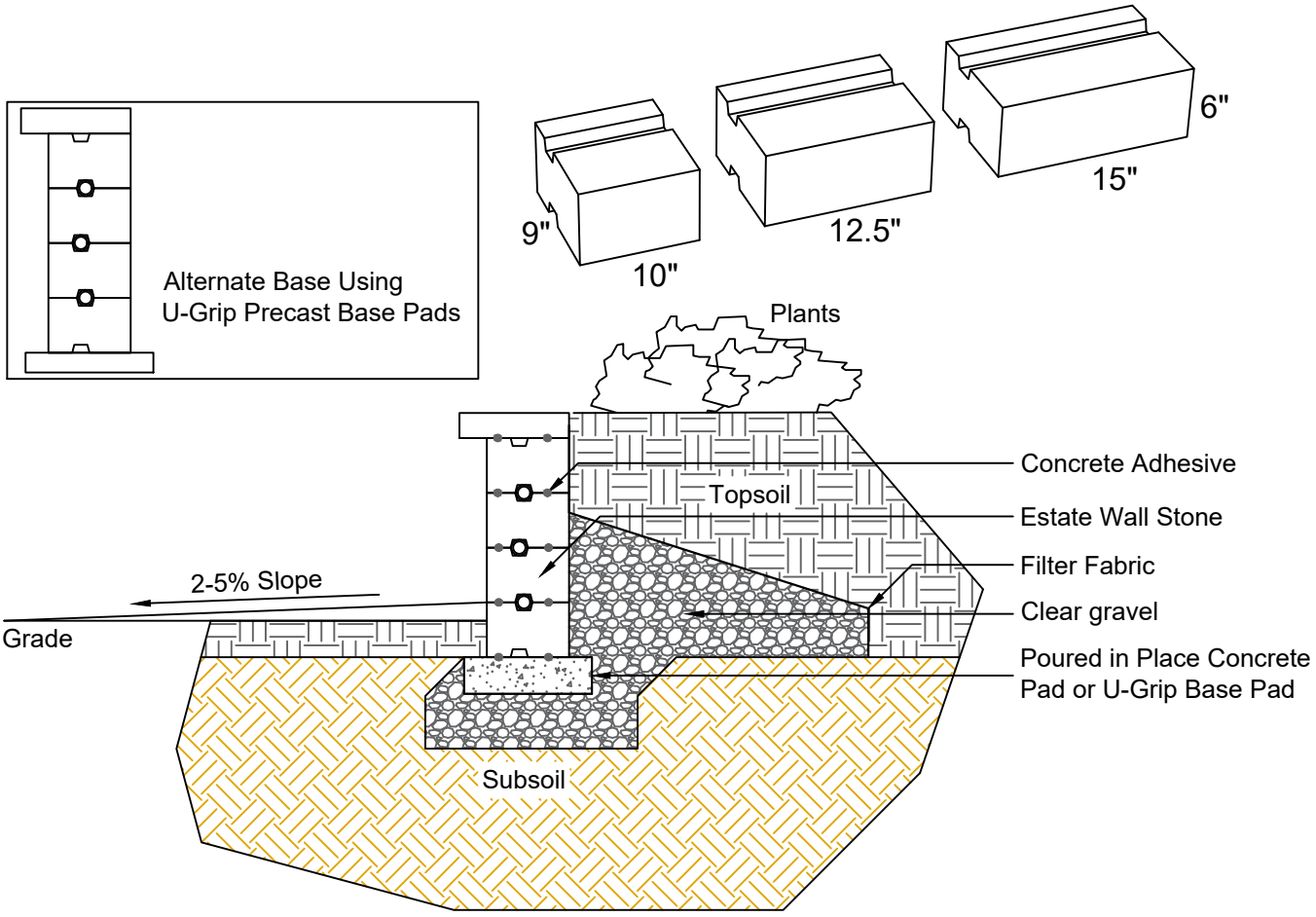
Sheet Number

A3.6

ESTATE WALL™

PLANTER

REF: Detail_Estate Wall_Planter



Note:

Consult a qualified professional engineer to determine site specific construction details.

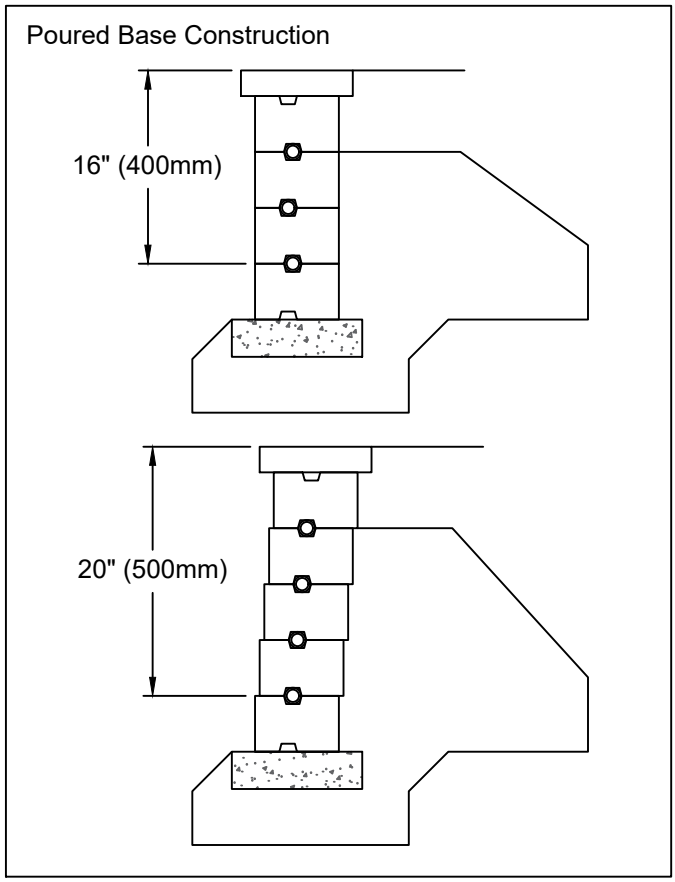
Maximum height is typical and will vary from project to project depending on site conditions and load requirements. Geogrid placement, quantity and length may change.

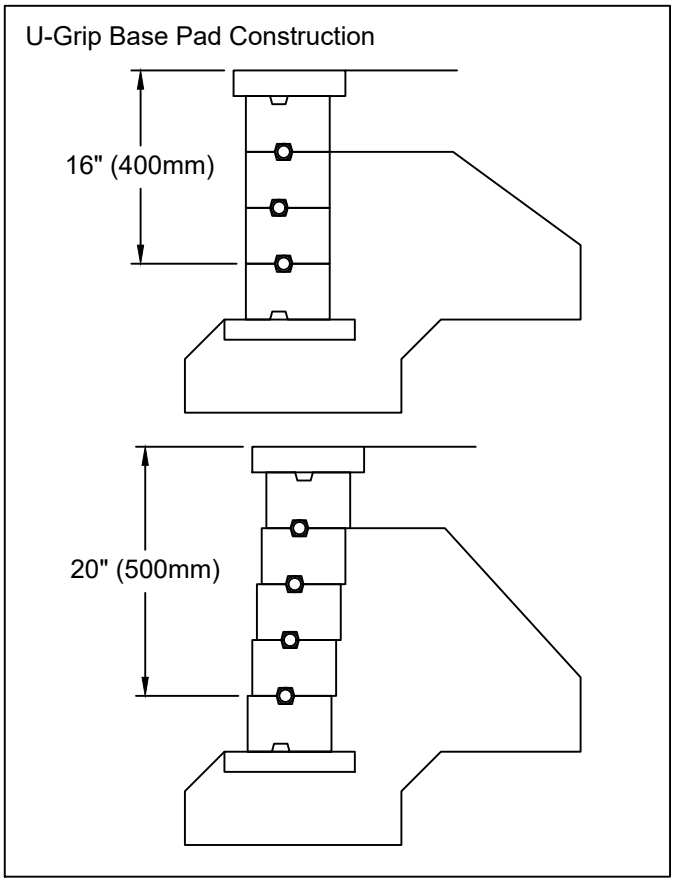
This cross section is intended for preliminary design purposes only.

ESTATE WALL™

PLANTER HEIGHTS

REF: Detail_Estate Wall_Planter Height Chart





Note:

Consult a qualified professional engineer to determine site specific construction details.

Maximum height is typical and will vary from project to project depending on site conditions and load requirements. Geogrid placement, quantity and length may change.

This cross section is intended for preliminary design purposes only.

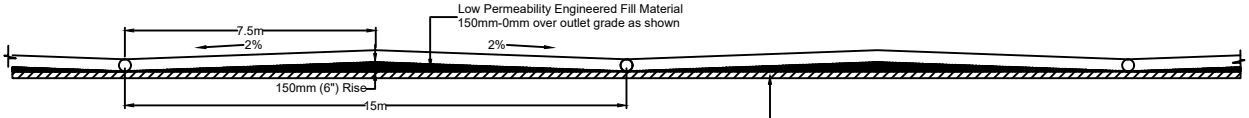
RIVERCREST®

REF: Detail_Rivercrest_Drain at Base of Wall

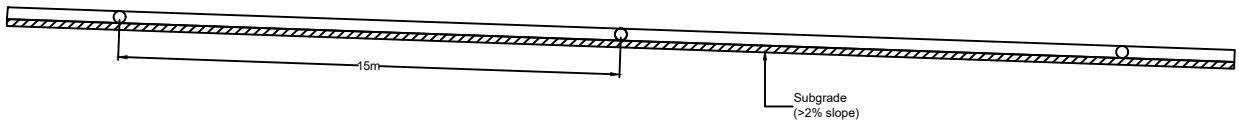
DRAIN AT BASE OF WALL

Elevation

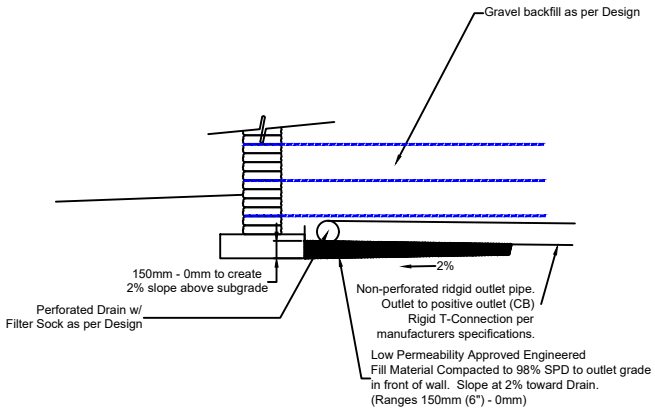
Case 1 - Flat grade along wall length: Create 2% slope to outlets as shown.



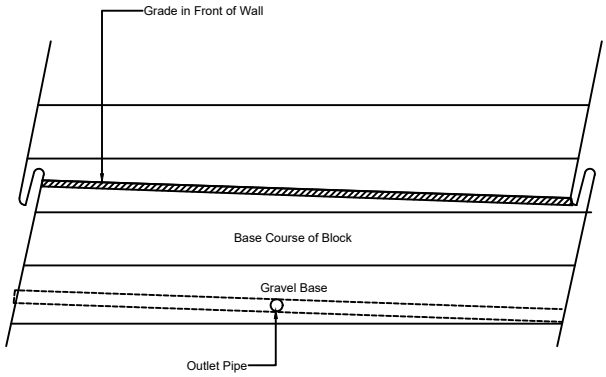
Case 2 - Grade in front of wall meets or exceeds 2%.



Typ. Section



Face View (Enlarged)



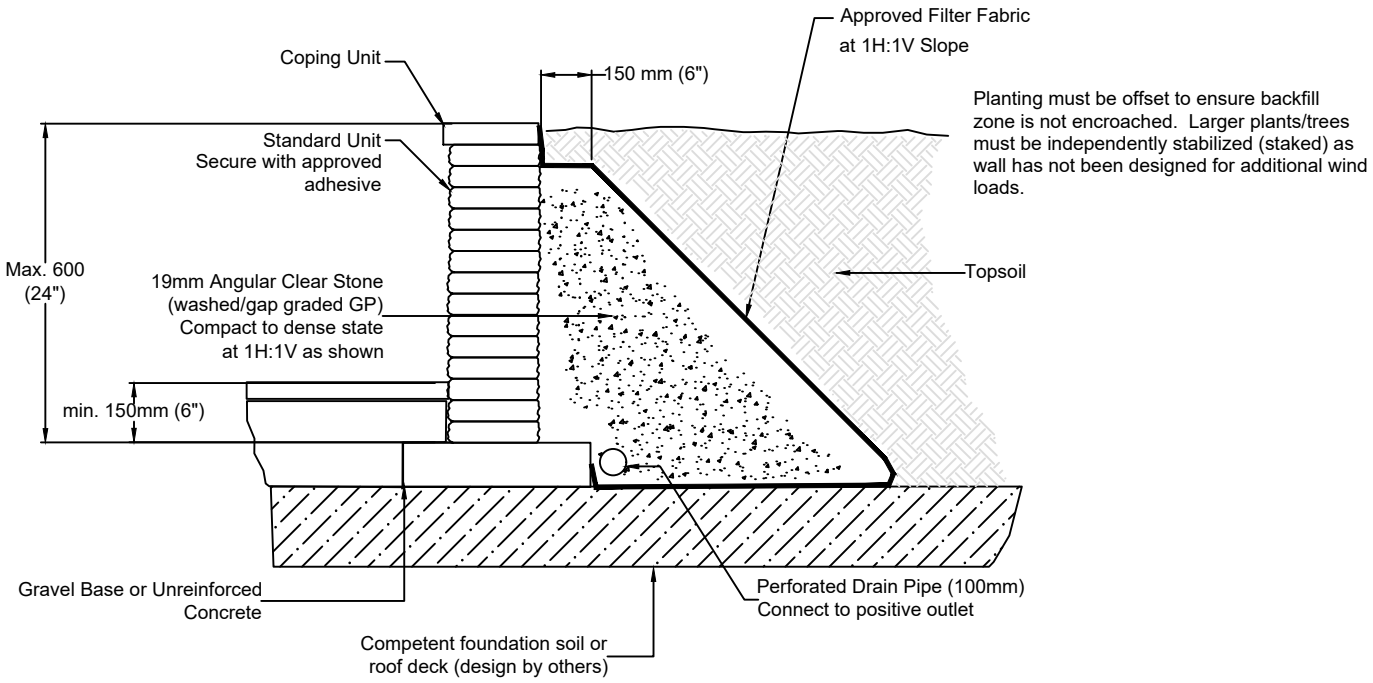
RisiStone

Engineering design by RisiStone Inc.

RIVERCREST®

REF: Detail_Rivercrest_Planter

PLANTER DETAIL

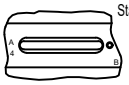


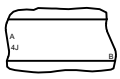
RisiStone

Engineering design by RisiStone Inc.

RIVERCREST®

RETAINING WALL SYSTEM

RIVERCREST® System Units	Face Width	Back Width	Height	Depth	Weight
 Standard No.1 Unit	6.3"	8"	2.25"	9-10"	9.4 lbs
	160 mm	200 mm	57 mm	230-250 mm	4.3 kg
 Standard No. 2 Unit	6.3"	12"	2.25"	9-10"	14.7lbs
	270 mm	310 mm	57 mm	230-250 mm	6.7 kg
 Standard No. 3 Unit	6.3"	12"	2.25"	9-10"	14.7 lbs
	270 mm	310 mm	57 mm	230-250 mm	6.7 kg
 Standard No. 4 Unit	15"	16.5"	2.25"	9-10"	20.6 lbs
	380 mm	420 mm	57 mm	230-250 mm	9.4 kg
 Long Coping	22"	22"	2.25"	11"	45 lbs
	560 mm	560 mm	57 mm	280 mm	20.5 kg
 Corner Unit	18"/15"	18"/15"	2.25"	9-10"	29 lbs/25 lbs
	450mm/375mm	450mm/375mm	57 mm	230-250 mm	13 kg/11 kg

RIVERCREST® System Units	Face Width	Back Width	Height	Depth	Weight
 Jumper No.1 Unit	6.3"	8"	4.5"	9-10"	30 lbs
	160 mm	200 mm	114 mm	230-250 mm	13.6 kg
 Jumper No. 2 Unit	6.3"	12"	4.5"	9-10"	40lbs
	270 mm	310 mm	114 mm	230-250 mm	18.2 kg
 Jumper No. 3 Unit	6.3"	12"	4.5"	9-10"	40 lbs
	270 mm	310 mm	114 mm	230-250 mm	18.2 kg
 Jumper No. 4 Unit	15"	16.5"	4.5"	9-10"	60 lbs
	380 mm	420 mm	114 mm	230-250 mm	27.2 kg

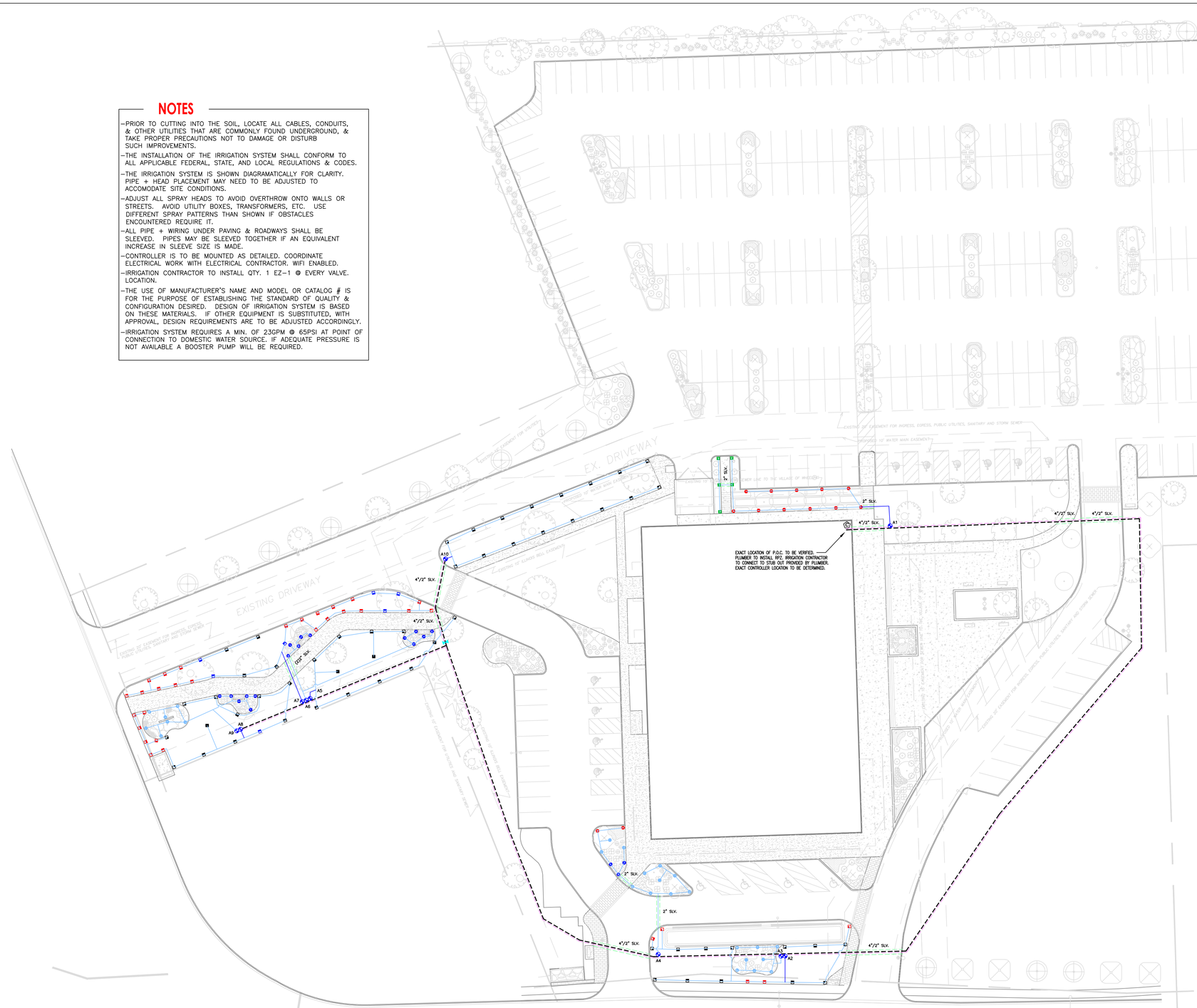
Rivercrest® System Design/Construction Information		
Minimum Inside/Outside Radius	Small curve	2.9'(880mm)
	Medium curve	3.5'(1060mm)
	Large curve	4.5'(1370mm)
Application of Coping Unit	Use Adhesive	
Stacking Alignment	Vertical	
Facing	natural stone	
Placement Method	Hand	

RisiStone

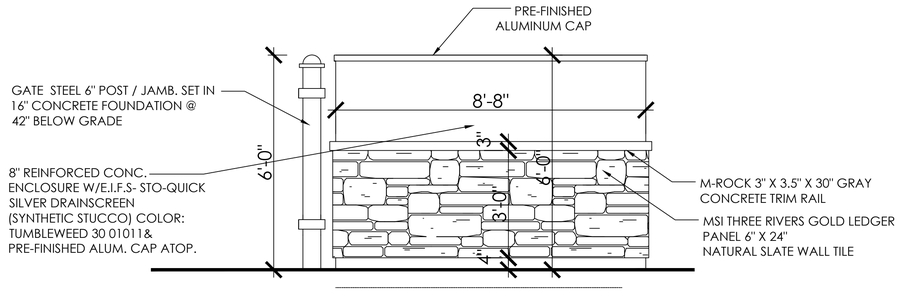
Engineering design by RisiStone Inc.

NOTES

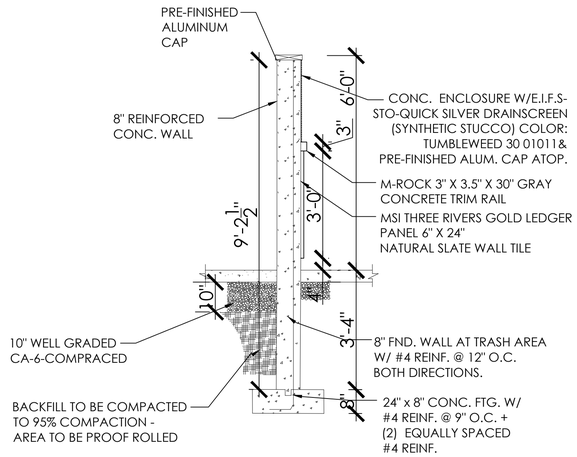
- PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, & OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, & TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS.
- THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS & CODES.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMATICALLY FOR CLARITY. PIPE + HEAD PLACEMENT MAY NEED TO BE ADJUSTED TO ACCOMODATE SITE CONDITIONS.
- ADJUST ALL SPRAY HEADS TO AVOID OVERTHROW ONTO WALLS OR STREETS. AVOID UTILITY BOXES, TRANSFORMERS, ETC. USE DIFFERENT SPRAY PATTERNS THAN SHOWN IF OBSTACLES ENCOUNTERED REQUIRE IT.
- ALL PIPE + WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. PIPES MAY BE SLEEVED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
- CONTROLLER IS TO BE MOUNTED AS DETAILED. COORDINATE ELECTRICAL WORK WITH ELECTRICAL CONTRACTOR. WIFI ENABLED.
- IRRIGATION CONTRACTOR TO INSTALL QTY. 1 EZ-1 @ EVERY VALVE. LOCATION.
- THE USE OF MANUFACTURER'S NAME AND MODEL OR CATALOG # IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY & CONFIGURATION DESIRED. DESIGN OF IRRIGATION SYSTEM IS BASED ON THESE MATERIALS. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.
- IRRIGATION SYSTEM REQUIRES A MIN. OF 23GPM @ 65PSI AT POINT OF CONNECTION TO DOMESTIC WATER SOURCE. IF ADEQUATE PRESSURE IS NOT AVAILABLE A BOOSTER PUMP WILL BE REQUIRED.


EXISTING EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
MONROE'S 10' WATER MAIN EASEMENT
EXISTING 10' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

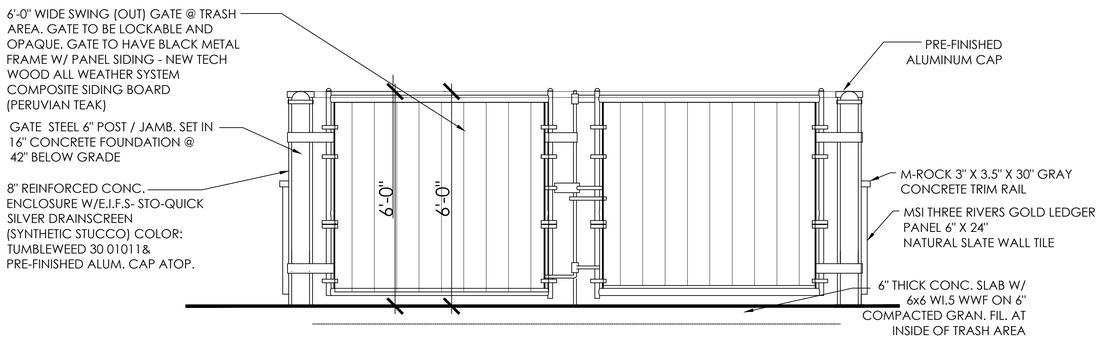
ALL



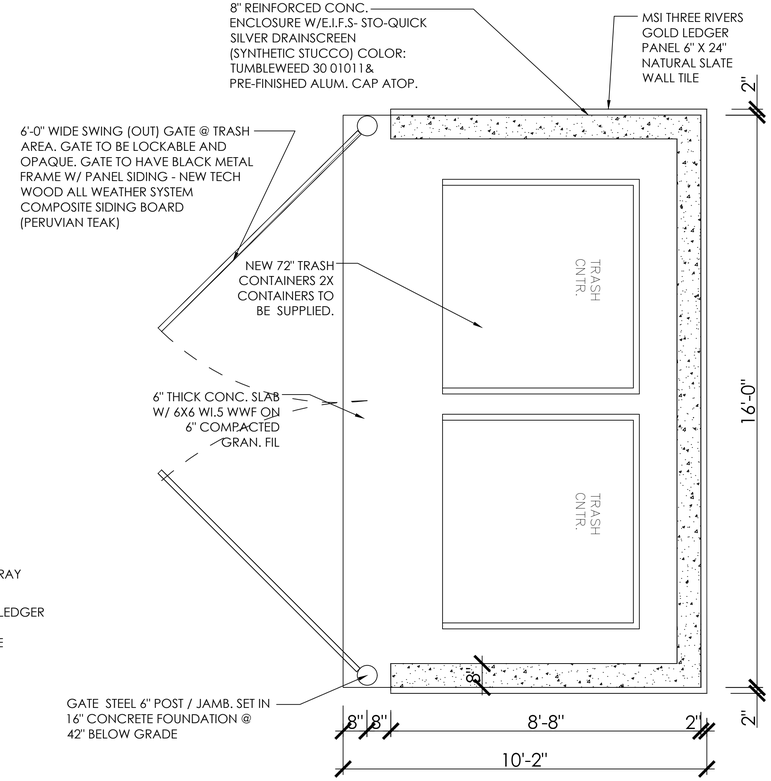
3 A5.3 PROPOSED TRASH ENCLOSURE SIDE ELEVATION
SCALE:1/8"=1'-0"



2 A5.3 PROPOSED TRASH ENCLOSURE WALL SECTION
SCALE:1/8"=1'-0"



4 A5.3 PROPOSED TRASH ENCLOSURE ELEVATION
SCALE:1/8"=1'-0"



1 A5.3 PROPOSED TRASH ENCLOSURE FLOOR PLAN
SCALE:1/8"=1'-0"

FORZA
DESIGN & CONSULTING INC.
2212 DIVISION STREET
MELROSE PARK, IL 60160
OFFICE: 708-306-8000
FAX:708-345-6585

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED TRASH ENCLOSURE DETAILS

Sheet Number

A5.3



Not to Scale

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

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CALCULATION GRID VALUES 10'-0" O.C.

Luminaire Location Summary

LumNo	Label	Mtg Ht
1	PA7S-NU3-12L-020-3K7	3
2	PA7S-NU3-12L-020-3K7	3
3	PA7S-NU3-12L-020-3K7	3
4	PA7S-NU3-12L-020-3K7	3
5	PA7S-NU3-12L-020-3K7	3
6	PA7S-NU3-12L-020-3K7	3
7	PA7S-NU3-12L-020-3K7	3
8	PA7S-NU3-12L-020-3K7	3
9	PA7S-NU3-12L-020-3K7	3
10	PA7S-NU3-12L-020-3K7	3
11	PA7S-NU3-12L-020-3K7	3
12	PA7S-NU3-12L-020-3K7	3
13	PA7S-NU3-12L-020-3K7	3
14	RAR1-160L-70-3K7-3	10
15	RAR1-160L-70-3K7-3	10
16	RAR1-160L-70-3K7-3	10
17	RAR2-320L-140-3K-4F	30
18	RAR2-320L-140-3K-4F	30
19	2x coner RAR2-320L-140-3K-4F_1	20
20	RAR2-320L-140-3K-4F_1_1	30
21	RAR2-320L-140-3K7-3	30
22	RAR2-320L-140-3K7-3	30
23	RAR2-320L-140-3K7-3__1	30
24	RAR2-320L-140-3K-4F_1_1	30
25	2x coner RAR2-320L-140-3K-4F_1	30
26	RAR2-320L-140-3K-4F_1_1	30
27	RAR2-320L-140-3K7-3__1_1	30
28	RAR2-320L-140-3K7-3__1_1	30
29	RAR2-320L-140-3K-4F_1_1	30
30	2x coner RAR2-320L-140-3K-4F_1	30
31	2x coner RAR2-320L-140-3K-4F_1	30
32	RAR2-320L-140-3K7-3_1	20
33	RAR2-320L-140-3K7-3_1	20
34	RAR2-320L-140-3K7-3_1	20
35	RAR2-320L-140-3K7-3_1	30
36	RAR2-320L-140-3K7-3_1	20
37	RAR2-320L-140-3K7-3_1	20
38	RAR2-320L-140-3K7-5QW_1	20
39	RAR2-320L-140-3K7-5QW_1_1	20

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Tag	Qty	Arrangement	Manufacturer	Description	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	B1	13	Single	LEDRA BRANDS	PA7S-NU3-12L-020-3K7	3676	3676	21.86	21.86	0.900
	P3.1	2	Single	BEACON	RAR2-320L-140-3K7-3-U	19456	19456	133.2	133.2	0.850
	P3.1	6	Single	BEACON	RAR2-320L-140-3K7-3-U	19456	19456	133.2	133.2	0.850
	P3.2	1	Back-Back	BEACON	RAR2-320L-140-3K7-3-U	19456	38912	133.2	266.4	0.850
	P3.4	2	4 @ 90 Degrees	BEACON	RAR2-320L-140-3K7-3-U	19456	77824	133.2	532.8	0.850
	P4.1	2	Single	BEACON	RAR2-320L-140-3K-4F	18340	18340	140	140	0.850
	P4.2	4	2 @ 90 degrees	BEACON	RAR2-320L-140-3K-4F	18340	36680	140	280	0.850
	P4.3	4	3 @ 90 Degrees	BEACON	RAR2-320L-140-3K-4F	18340	55020	140	420	0.850
	P5.1	1	Single	BEACON	RAR-2-320L-140-3K7-5QW-U	19560	19560	133.2	133.2	0.850
	P5.4	1	4 @ 90 Degrees	BEACON	RAR-2-320L-140-3K7-5QW-U	19560	78240	133.2	532.8	0.850
	P6	3	Single	BEACON	RAR1-160L-70-3K7-3-U	9512	9512	68.4	68.4	0.850

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min
Full Area Calc_Planar	Illuminance	Fc	1.13	124.5	0.0	N.A.
North - NorthEast Property Line	Illuminance	Fc	0.25	0.9	0.0	N.A.
Existing Driveway	Illuminance	Fc	4.76	11.6	0.9	12.89
Existing Parking Lot #1	Illuminance	Fc	4.07	8.6	1.2	7.17
Existing Parking Lot #2	Illuminance	Fc	2.49	17.7	0.2	88.50
New Parking Lot #3	Illuminance	Fc	3.37	8.7	1.0	8.70
New Parking Lot #4	Illuminance	Fc	5.04	15.3	1.7	9.00

PROJECT NAME:
FOREST VIEW - 350 E. DUNDEE ROAD; WHEELING, IL

CLIENT NAME:
Forza Design & Consulting Inc.

DRAWN BY:
Josh Burge
josh.burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Janine Everly
Janine.Everly@pg-enlighten.com
773.682.8478

NO	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL / INFRASTRUCTURE
2	1-23-26	APPROVED PUD MINOR AMENDMENTS
3	2-12-26	APPROVED PUD MINOR AMENDMENTS
4	3-03-26	APPROVED PUD MINOR AMENDMENTS
5	4-2-26	APPROVED PUD MINOR AMENDMENTS
6	4-07-26	APPROVED PUD MINOR AMENDMENTS

REVISIONS

NO	DESCRIPTION
1	XXXX/XX/XX
2	XX/XX/XXXX
3	XX/XX/XXXX

NO	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	SITE LIGHTING DETAILS/LOCATION
4	9-19-25	SITE LIGHTING REVISIONS IDENTIFIED
5	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-13-25	PERMIT REVIEW REVISIONS
7	10-30-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
8	10-30-25	PERMIT REVIEW REVISIONS
9	11-25-25	PERMIT REVIEW CLARIFICATIONS ADDED
10	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	5-21-24	FIELD MODIFICATIONS
3	9-19-24	VILLAGE MODIFICATIONS
4	1-3-25	VILLAGE MODIFICATIONS
5	3-11-25	FACADE PROPING DETAILS
6	4-23-25	VILLAGE REVIEW
7	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH JSH

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

CIVIL ENGINEERING - PHOTOMETRICS

J. Scott MacKay Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-745-3301
email: drdestructorher01@gmail.com

J.Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

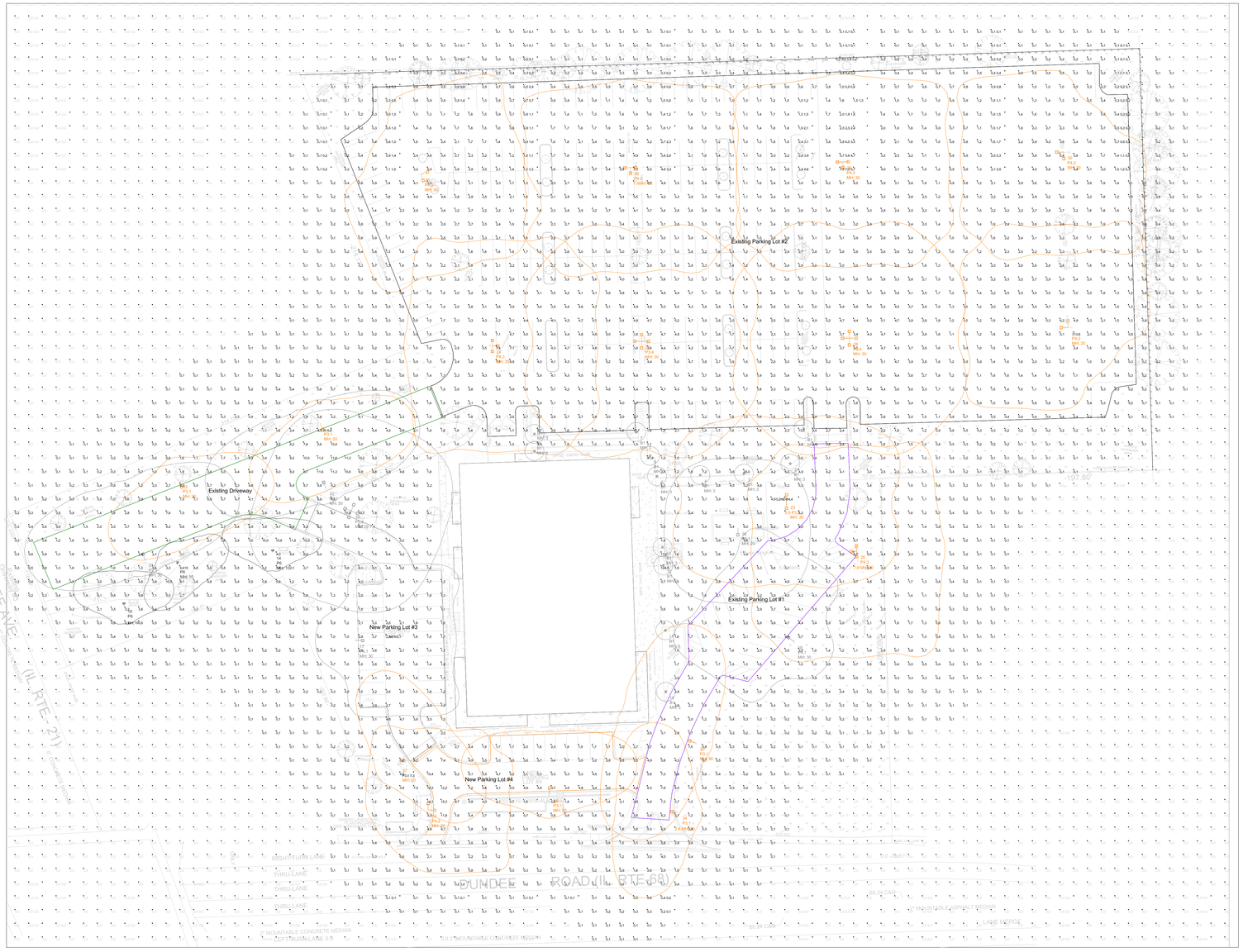
Cad Drawing
24001C108

Project Number
24001

Sheet Number
C108

CIVIL ENGINEERING - PHOTOMETRICS
PROVIDED BY OTHERS
NO SCALE

NOTE: SHEET MEANS ITS ENTIRETY AS OF REV. 8



Not to Scale

NOTES

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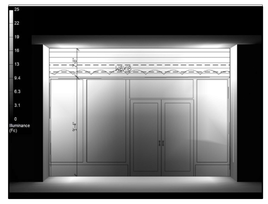
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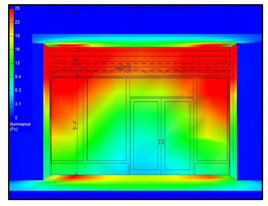
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9	PA7S-NU3-12L-020-3K7	3
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12	PA7S-NU3-12L-020-3K7	3
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17	RAR2-320L-140-3K-4F	30
18	RAR2-320L-140-3K-4F	30
19	2x coner RAR2-320L-140-3K-4F_1	20
20	RAR2-320L-140-3K-4F_1_1	30
21	RAR2-320L-140-3K7-3	30
22	RAR2-320L-140-3K7-3	30
23	RAR2-320L-140-3K7-3__1	30
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27	RAR2-320L-140-3K7-3__1_1	30
28	RAR2-320L-140-3K7-3__1_1	30
29	RAR2-320L-140-3K-4F_1_1	30
30	2x coner RAR2-320L-140-3K-4F_1	30
31	2x coner RAR2-320L-140-3K-4F_1	30
32	RAR2-320L-140-3K7-3_1	20
33	RAR2-320L-140-3K7-3_1	20
34	RAR2-320L-140-3K7-3_1	20
35	RAR2-320L-140-3K7-3_1	30
36	RAR2-320L-140-3K7-3_1	20
37	RAR2-320L-140-3K7-3_1	20
38	RAR2-320L-140-3K7-5QW_1	20
39	RAR2-320L-140-3K7-5QW_1_1	20





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	P4.3	4	3 @ 90 Degrees	BEACON	RAR2-320L-140-3K-4F	18340	55020	140	420	0.850
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New Parking Lot #4	Illuminance	Fc	5.04	15.3	1.7	9.00

PROJECT NAME:
FOREST VIEW - 350 E. DUNDEE ROAD; WHEELING, IL

CLIENT NAME:
Forza Design & Consulting Inc.

Date:2/5/2026

Page 2 of 2

DRAWN BY:
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773.682.8478

NO.	DATE	REVISION
1	XXX/XX/XXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

REVISIONS

NO.	DATE	REVISION
A	1-6-26	4TH FLOOR SHELL + INFRASTRUCTURE
A	1-23-26	APPROVED PUD MINOR AMENDMENTS
A	2-03-26	APPROVED PUD MINOR AMENDMENTS
A	3-16-26	APPROVED PUD MINOR AMENDMENTS
A	4-2-26	APPROVED PUD MINOR AMENDMENTS
A	4-17-26	APPROVED PUD MINOR AMENDMENTS
A		
A		
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	VILLAGE REVIEW COMMENTS/CLARIFICATION
A	7-16-25	SITE PLAN KEY REVISIONS ENTERED
A	8-25-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	PERMIT REVIEW REVISIONS
A	10-13-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - BY PKD ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	6-21-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE PRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

CIVIL ENGINEERING - PHOTOMETRICS

J. Scott MacKay, Architect
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Glendale Heights, IL 60139
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email: dreamcatcher@mtgnet.com

J.ScottMacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001C109

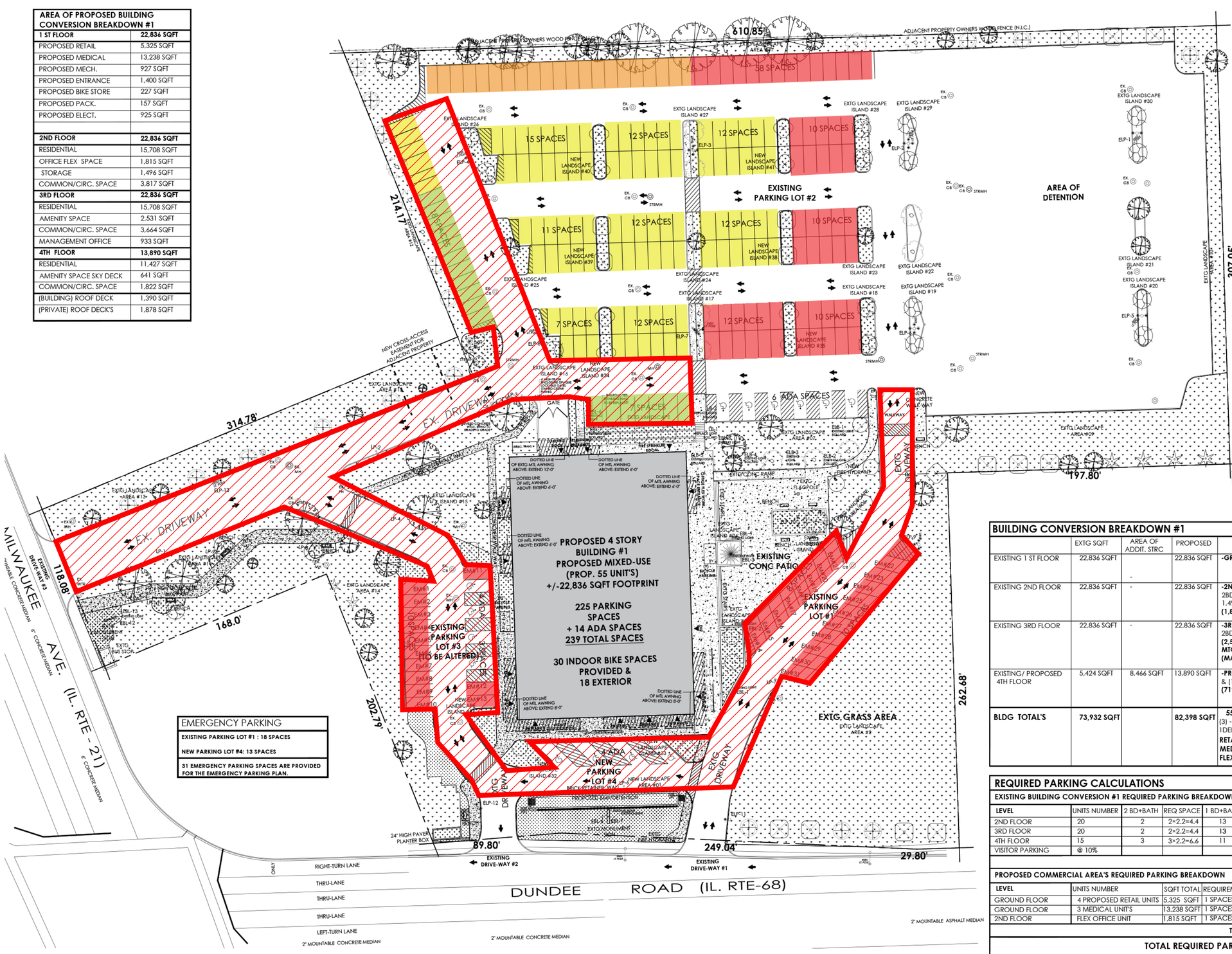
Project Number
24001

Sheet Number
C109

CIVIL ENGINEERING - PHOTOMETRICS
PROVIDED BY: DRAWN
NO SCALE

NOTE: SHEET NEW IN ITS ENTIRETY AS OF REV. 15

AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1	
1 ST FLOOR	**22,836 SQFT**
PROPOSED RETAIL	5,325 SQFT
PROPOSED MEDICAL	13,238 SQFT
PROPOSED MECH.	927 SQFT
PROPOSED ENTRANCE	1,400 SQFT
PROPOSED BIKE STORE	227 SQFT
PROPOSED PACK.	157 SQFT
PROPOSED ELECT.	925 SQFT
2ND FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
OFFICE FLEX SPACE	1,815 SQFT
STORAGE	1,496 SQFT
COMMON/CIRC. SPACE	3,817 SQFT
3RD FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
AMENITY SPACE	2,531 SQFT
COMMON/CIRC. SPACE	3,664 SQFT
MANAGEMENT OFFICE	933 SQFT
4TH FLOOR	**13,890 SQFT**
RESIDENTIAL	11,427 SQFT
AMENITY SPACE SKY DECK	641 SQFT
COMMON/CIRC. SPACE	1,822 SQFT
(BUILDING) ROOF DECK	1,390 SQFT
(PRIVATE) ROOF DECK'S	1,878 SQFT



1 A3.0 PROPOSED PARKING PLAN
SCALE: 1/32"=1'-0"
0 8 16 32 64
1/32"=1'-0"

EMERGENCY PARKING

EXISTING PARKING LOT #1 : 18 SPACES
NEW PARKING LOT #4: 13 SPACES
31 EMERGENCY PARKING SPACES ARE PROVIDED FOR THE EMERGENCY PARKING PLAN.

BUILDING CONVERSION BREAKDOWN #1

	EXTG SQFT	AREA OF ADDIT. STRC	PROPOSED	PROPOSED USE & DESCRIPTION
EXISTING 1 ST FLOOR	22,836 SQFT	-	22,836 SQFT	**-GROUND FLOOR, COMMERCIAL AREAS: 7 UNITS** -4 PROPOSED RETAIL UNITS: 5,325 SQFT -3 PROPOSED MEDICAL / DENTAL UNITS: 13,238 SQFT
EXISTING 2ND FLOOR	22,836 SQFT	-	22,836 SQFT	**-2ND FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS & 1,496 SQFT OF RESIDENTIAL STORAGE **(1,815 SQFT OF FLEX OFFICE SPACE)**
EXISTING 3RD FLOOR	22,836 SQFT	-	22,836 SQFT	**-3RD FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS **& (2,531 SQFT OF RESIDENTIAL AMENITIES : LOUNGE/PARTY ROOM, 3 - PRIVATE MTG RM, &GYM)** **(MANAGEMENT OFFICE: 933 SQFT)**
EXISTING/ PROPOSED 4TH FLOOR	5,424 SQFT	8,466 SQFT	13,890 SQFT	**-PROPOSED 4TH FLOOR: 13,890 SQFT (15 RESIDENTIAL UNITS** (3) - 2BD &2 BATH, & (11) - 1BD & 1 BATH & (1) STUDIO W/ 1,878 SQFT OF PRIVAT ROOF DECKS **(719 SQFT ENCLOSED ROOF TOP ACCESS 1,390 SQFT EXTERIOR ROOF DECK)**
BLDG TOTAL'S	**73,932 SQFT**		**82,398 SQFT**	**55 RESIDENTIAL UNITS** (3) - 2BD & 2 BATH, (2) - 2BD &1.5 BATH, (2) - 2BD &1 BATH, (12) - 1BD / 1DEN &1 BATH, (25) - 1BD & 1 BATH, & (11) STUDIOS **RETAIL UNITS** - 5,325 SQFT (4 UNITS) PROPOSED SIZES VARY **MEDICAL UNITS** - 13,238 SQFT (3 UNITS) PROPOSED SIZES VARY **FLEX OFFICE UNIT** - 1,815 SQFT (2ND FLOOR)

REQUIRED PARKING CALCULATIONS

EXISTING BUILDING CONVERSION #1 REQUIRED PARKING BREAKDOWN

LEVEL	UNITS NUMBER	2 BD+BATH	REQ SPACE	1 BD+BATH	REQ SPACE	STUDIO'S	REQ SPACE	TOTAL REQ SPACE
2ND FLOOR	20	2	2×2.2=4.4	13	13× 1.7=22.1	5	5× 1.7=8.5	35
3RD FLOOR	20	2	2×2.2=4.4	13	13× 1.7=22.1	5	5× 1.7=8.5	35
4TH FLOOR	15	3	3×2.2=6.6	11	11× 1.7=18.7	1	1× 1.7=1.7	27
VISITOR PARKING	@ 10%							9.7
								PROPOSED RESIDENTIAL PARKING REQUIRED=106.7 SPACES REQ'D

PROPOSED COMMERCIAL AREA'S REQUIRED PARKING BREAKDOWN

LEVEL	UNITS NUMBER	SQFT TOTAL	REQUIREMENT	TOTAL REQ SPACE
GROUND FLOOR	4 PROPOSED RETAIL UNITS	5,325 SQFT	1 SPACES PER 250SQFT GFA	21.3
GROUND FLOOR	3 MEDICAL UNIT'S	13,238 SQFT	1 SPACES PER 250SQFT GFA	52.952
2ND FLOOR	FLEX OFFICE UNIT	1,815 SQFT	1 SPACES PER 250SQFT GFA	7.26
				TOTAL BLDG COMMERCIAL PARKING REQUIRED=81.512 SPACES REQ'D

TOTAL REQUIRED PARKING FOR PROPOSED DEVELOPMENT = 188.212 SPACES

TOTAL PARKING PROVIDED = 239 SPACES

COMMERCIAL PARKING PROVIDED=	87 SPACES
EMPLOYEE PARKING PROVIDED=	20 SPACES
RESIDENTIAL PARKING PROVIDED=	98 SPACES
RESIDENTIAL VISITOR PARKING PROVIDED=	20 SPACES
ADA PARKING PROVIDED =	14 SPACES

TOTAL BIKE PARKING PROVIDED = 48 BIKE SPACES
30 INDOOR & 18 PUBLIC

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MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
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PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24

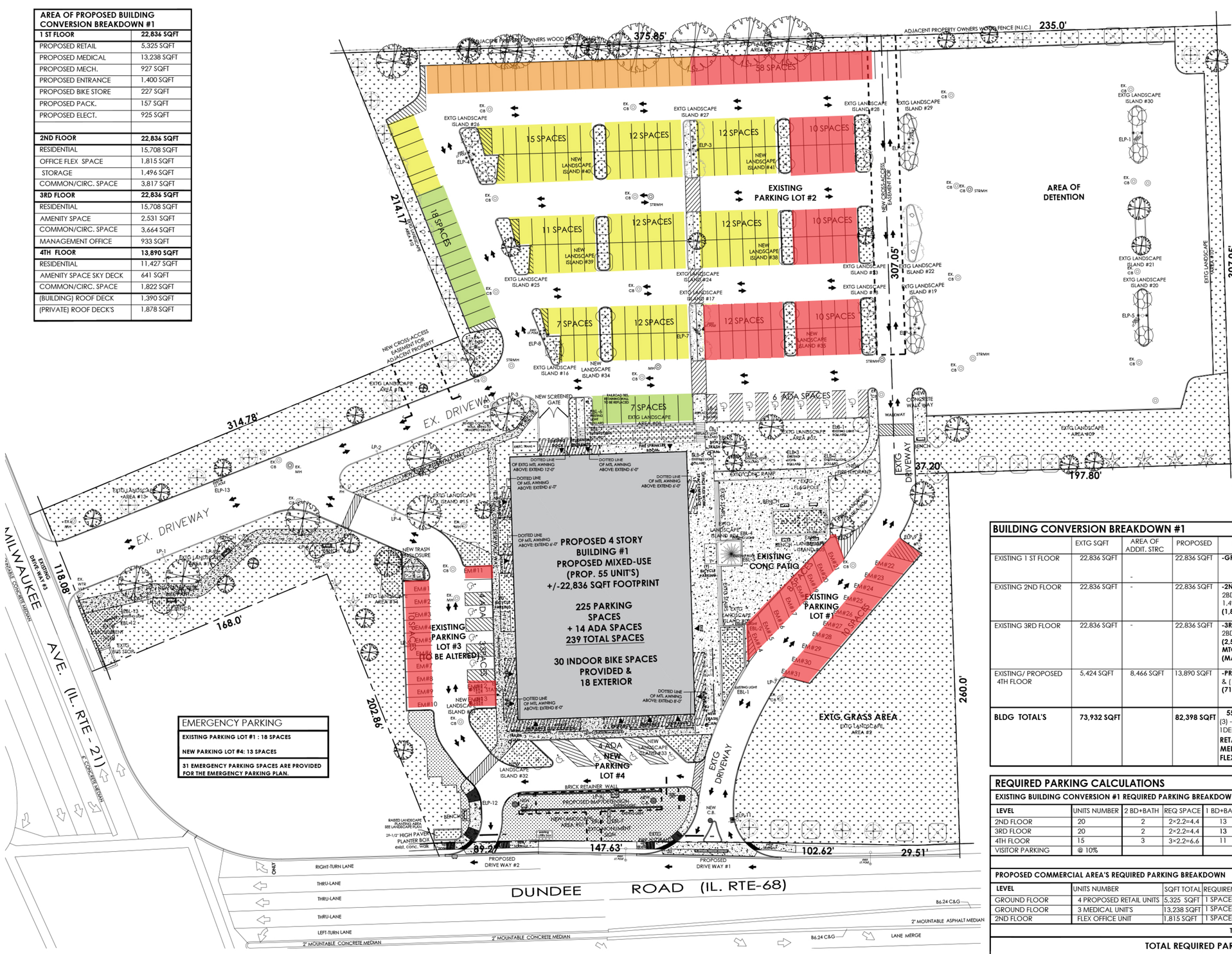
Sheet Title

PROPOSED OVERALL SITE PLAN PARKING LAYOUT & CALC'S

Sheet Number

A2.1

AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1	
1 ST FLOOR	**22,836 SQFT**
PROPOSED RETAIL	5,325 SQFT
PROPOSED MEDICAL	13,238 SQFT
PROPOSED MECH.	927 SQFT
PROPOSED ENTRANCE	1,400 SQFT
PROPOSED BIKE STORE	227 SQFT
PROPOSED PACK.	157 SQFT
PROPOSED ELECT.	925 SQFT
2ND FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
OFFICE FLEX SPACE	1,815 SQFT
STORAGE	1,496 SQFT
COMMON/CIRC. SPACE	3,817 SQFT
3RD FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
AMENITY SPACE	2,531 SQFT
COMMON/CIRC. SPACE	3,664 SQFT
MANAGEMENT OFFICE	933 SQFT
4TH FLOOR	**13,890 SQFT**
RESIDENTIAL	11,427 SQFT
AMENITY SPACE SKY DECK	641 SQFT
COMMON/CIRC. SPACE	1,822 SQFT
(BUILDING) ROOF DECK	1,390 SQFT
(PRIVATE) ROOF DECK'S	1,878 SQFT



1 A3.0 PROPOSED PARKING PLAN
SCALE:1/32"=1'-0"

NORTH

0 8 16 32 64
1/32"=1'-0"

BUILDING CONVERSION BREAKDOWN #1				
	EXTG SQFT	AREA OF ADDIT. STRC	PROPOSED	PROPOSED USE & DESCRIPTION
EXISTING 1 ST FLOOR	22,836 SQFT	-	22,836 SQFT	**-GROUND FLOOR, COMMERCIAL AREAS: 7 UNITS** -4 PROPOSED RETAIL UNITS: 5,325 SQFT -3 PROPOSED MEDICAL / DENTAL UNITS: 13,238 SQFT
EXISTING 2ND FLOOR	22,836 SQFT	-	22,836 SQFT	**-2ND FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS & 1,496 SQFT OF RESIDENTIAL STORAGE **(1,815 SQFT OF FLEX OFFICE SPACE)**
EXISTING 3RD FLOOR	22,836 SQFT	-	22,836 SQFT	**-3RD FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS **& (2,531 SQFT OF RESIDENTIAL AMENITIES : LOUNGE/PARTY ROOM, 3 - PRIVATE MTG RM, &GYM)** **(MANAGEMENT OFFICE: 933 SQFT)**
EXISTING/ PROPOSED 4TH FLOOR	5,424 SQFT	8,466 SQFT	13,890 SQFT	**-PROPOSED 4TH FLOOR: 13,890 SQFT (15 RESIDENTIAL UNITS** (3) - 2BD &2 BATH, & (11) - 1BD & 1 BATH & (1) STUDIO W/ 1,878 SQFT OF PRIVAT ROOF DECKS **(719 SQFT ENCLOSED ROOF TOP ACCESS 1,390 SQFT EXTERIOR ROOF DECK)**
BLDG TOTAL'S	**73,932 SQFT**		**82,398 SQFT**	**55 RESIDENTIAL UNITS** (3) - 2BD & 2 BATH, (2) - 2BD &1.5 BATH, (2) - 2BD &1 BATH, (12) - 1BD / 1DEN &1 BATH, (25) - 1BD & 1 BATH, & (11) STUDIOS **RETAIL UNITS** - 5,325 SQFT (4 UNITS) PROPOSED SIZES VARY **MEDICAL UNITS** - 13,238 SQFT (3 UNITS) PROPOSED SIZES VARY **FLEX OFFICE UNIT** - 1,815 SQFT (2ND FLOOR)

REQUIRED PARKING CALCULATIONS								
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PROPOSED COMMERCIAL AREA'S REQUIRED PARKING BREAKDOWN								
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GROUND FLOOR	3 MEDICAL UNIT'S		13,238 SQFT	1 SPACES PER 250SQFT GFA				52.952
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TOTAL PARKING PROVIDED = 239 SPACES

COMMERCIAL PARKING PROVIDED=	**87 SPACES**
EMPLOYEE PARKING PROVIDED=	**20 SPACES**
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ADA PARKING PROVIDED =	**14 SPACES**
TOTAL BIKE PARKING PROVIDED = 30 INDOOR & 18 PUBLIC	**48 BIKE SPACES**

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PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

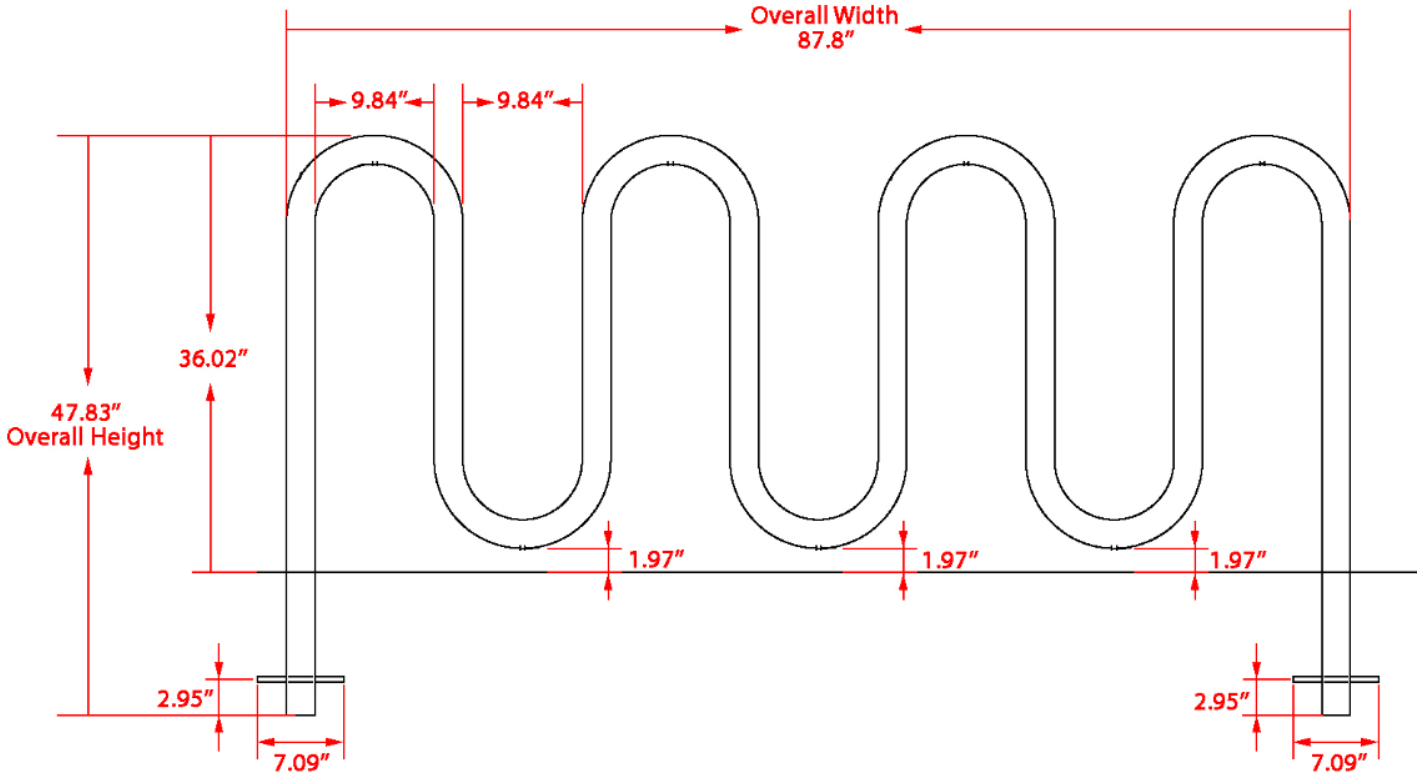
PROPOSED OVERALL SITE PLAN PARKING LAYOUT & CALC'S

Sheet Number

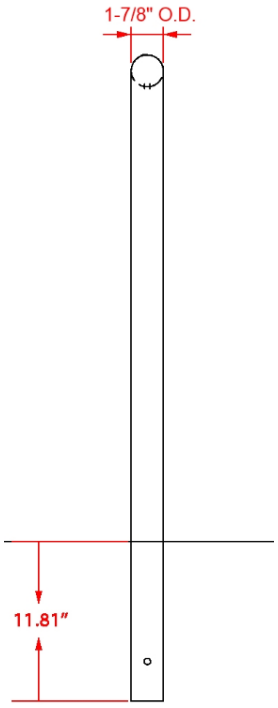
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Specification Sheet

Park-It 9 Bike Rack, Inground



Front View



Side View

Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	87.8” w x 47.83” h Above ground: 87.8” w x 36.02” h	64 lbs.

Type of Mount: Inground mount

Size of Tubing: 1-7/8” O.D. x 11-gauge

FOREST VIEW

MSI Three Rivers Gold Ledger Panel



Manufacturer
MSI Surfaces
1441 Jarvis Ave, Elk Grove, IL 60007
www.msisurfaces.com

These modern slate panels provide a modern exterior finish without compromising on resistance to weather or UV damage.

Flat Panel : 6"x24"
Corner : 6"x12"x6"
hickness : 0.75"-1.25"
Approx. Weight : 9.9 lbs.
Type : Slate
Finish : Splitface
Average Compressive Strength: 4900 Psi



FOREST VIEW



NewTechWood Ultrashield Naturale Composite Cladding-Siding

Manufacturer
NewTechWood America, Inc.
15912 International Plaza,
Houston,
TX, 77032
ww.newtechwood.com

NewTechWood's UltraShield wall cladding is a superior solution for exterior walls these boards utilize their UltraShield technology, allowing for an impenetrable layer providing high resistance to weather, stains, and UV. In addition, they are 100% recyclable being comprised of recycled materials and hardwood fibers.

Width x depth x length: 5½ x ½ inches x 16 feet.
(142 x 13 mm x 4.87 m)
Product Weight (lb.)10.52 lb

By navigating to this url, and selecting **Peruvian Teak**, hundreds of examples of this specific finish may be observed internationally.
www.newtechwood.com/galleries?category=siding



NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors
115 S. Wilke Road, Suite 301 • Arlington Heights, IL 60005
Phone: 847-439-8225 • Fax: 847-749-4104•Email: mail@toberman.us • Web: www.toberman.us

STORM WATER REPORT 350 E. Dundee Road, Wheeling, IL June 6th, 2024

Attached are Civil Engineering plans for site improvements for the subject property that is being converted from office to mixed commercial use. The project is located at the northeast corner of Milwaukee Ave. and Dundee Road. Commercial and medical use is proposed for the 1st floor and residential use on the upper floors. The general site layout will remain and be brought up to current building code standards. A new parking lot is proposed on the south side of the existing building to provide convenience to 1st floor commercial space users and improve ADA space location and accessibility and overall signage. **Also, a right-in-right-out entrance is proposed for the existing east Dundee Road Drive #1. Furthermore, a right-out entrance is proposed for the existing Drive #2 on Dundee Road that is further west of Drive #1.** Adjacent to and just south of the new lot will be a new small storm water BMP-detention storage basin to collect sheet runoff from the new parking lot (per Village of Wheeling requirements). Noteworthy is that the existing north parking lot is located in Des Plaines River floodplain with floodplain partially encroaching up the west and east private drives off Milwaukee Ave. and Dundee Road respectively. The Des Plaines River is located between 200'-300' of east of the property and the east portion of the property is in 10-year flood plain.

No modifications to the site driveway entrances off Milwaukee Ave. and Dundee Road and associated drive aisles are proposed. Also, existing patios, sidewalks and ramps adjacent the east and north sides of the building will remain undisturbed. There will be maintenance work occurring on pavement and walk due to their age. However, new sidewalks are proposed improve pedestrian access to the mixed-use development from Dundee Road and Milwaukee Avenue. Further and per our prior discussions, several landscaped parking islands are proposed in the existing north parking lot that will include new type B concrete curb. However no fill is proposed to be placed in the interior of the new landscape islands so as to minimize project flood plain fill and remain below MWRD threshold requirements. Most important, the landscaped islands will replace existing parking lot pavement with trees and plantings and allow for both rainfall and parking lot storm water runoff to partially infiltrate into the landscaped islands soil. Overall, project disturbed area was calculated to be **0.49 acres** and below the 0.5 acre MWRD threshold. Therefore only storm water detention related to the new south parking lot is proposed to satisfy the Village of Wheeling requirements.

The existing MWRD permit is #74-360 and documents plans and permit for the existing office building, parking lots, storm and sanitary sewer and catch basins. Also the old permit includes the building's sanitary sewer service off Milwaukee Ave. that will continue to be used for the mixed-use building. Further the existing water service will continue use however two fire hydrants will be added to the existing water main use. The permit also documents the existing parking lot surface storage detention and restrictor located at the southeast corner of the north parking lot.

The project topography as-built survey work identified all existing catch basins and storm sewer including the outlet restrictor that showed site conditions to be very consistent with permitted design plans. The permitted parking lot storage design provided for surplus detention storage relative to calculated required storage. The existing parking lot catch basins and storm sewer were constructed in grid pattern consistent with design plans. Catch basin rims are at similar elevations as is the top of perimeter curb elevations in

many cases. This ensures that the parking lot will temporarily store storm water during rainfall events as a restrictor is installed in a drainage structure at the far southeast corner of the parking lot. The project site storm sewer outlets per design to a concrete flared end section located to the east near the Des Plaines River per design plans.

Lastly, a new flat bottom native planted storm water detention basin 100' long by 10' wide x 2.20' depth is proposed along the south parking lot curb line. A new 30" concrete block wall is shown along the basin's north and south sides. Required storage per MWRD Bulletin-75 MRM spreadsheet is 0.042 acre-ft or 1,975 cft. The calculations used a 0.15 cfs / acre release rate and runoff coefficient of 0.95 for a proposed tributary parking lot area of 0.095 acres (4,129 sqft). Provided surface storage is 1,975 cft and greater than required storage of 1,830 cft.

Sincerely, Cliff Toberman, PE, Principal Engineer

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Proposed Parking South Parking Lot & BMP Basin **PERMIT NUMBER:**

LOCATION: 350 E. Dundee Road, Wheeling, il **DATE:** 2/27/2024

DEVELOPMENT INFORMTION

1.	Detained Area	0.095	acres
2.	Composite Runoff Coefficient	0.950	
3.	Actual Release Rate	0.014	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	0.042	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	1.11	1.10	0.008	
10 min	10.80	0.97	0.96	0.013	
15 min	9.28	0.84	0.82	0.017	
20 min	8.04	0.72	0.71	0.020	
30 min	6.34	0.57	0.56	0.023	
40 min	5.28	0.48	0.46	0.025	
50 min	4.55	0.41	0.40	0.027	
1 hr	4.03	0.36	0.35	0.029	
1.5 hr	3.03	0.27	0.26	0.032	
2 hr	2.49	0.22	0.21	0.035	
3 hr	1.83	0.16	0.15	0.037	
4 hr	1.48	0.13	0.12	0.039	
5 hr	1.25	0.11	0.10	0.041	
6 hr	1.07	0.10	0.08	0.041	
7 hr	0.96	0.09	0.07	0.042	
8 hr	0.86	0.08	0.06	0.042	
9 hr	0.79	0.07	0.06	0.042	←
10 hr	0.72	0.06	0.05	0.042	
11 hr	0.67	0.06	0.05	0.042	
12 hr	0.62	0.06	0.04	0.041	
18 hr	0.45	0.04	0.03	0.039	
24 hr	0.36	0.03	0.02	0.036	

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TRAFFIC NARRATIVE for

CONVERSION OF EXISTING OFFICE BUILDING TO MIXED-USE

350 E. Dundee Road, Wheeling, IL

June 6th, 2024

Cliff Toberman, PE, Principal
Norman J. Toberman & Associates, LLC, Consulting Civil Engineers & Surveyors
115 S. Wilke Road, Suite 301, Arlington Heights, IL 60005

1. **PROJECT DESCRIPTION & LOCATION**

2. **MILWAUKEE AVE. & DUNDEE ROAD INTERSECTION**

3. **EXISTING PROJECT DRIVEWAY ENTRANCES**

4. **TRAFFIC INTERSECTION QUEUE COUNT / OBSEVATIONS / ANALYSES**

5. **PROPOSED MIXED-USE / EXIST. OFFICE USE BUILDING TRIP GENERATIONS & COMPARISONS**

APPENDICES WITH INTERSECTION QUEUE COUNTS

- Google Earth Aerial & Site Existing Driveway Pictures
- Project Area Maps
- Proposed Trip Generation Exhibit
- Traffic Queue Count Data: Westbound Dundee Ave
- Traffic Queue Count Data: Southbound Milwaukee Ave.
- ITE Trip Generation
- Existing Conditions Plan
- Proposed Site Plan

1. Project Description & Location

Forest View, LLC proposes to renovate an existing 3-story building into a mixed use residential and commercial use. The building is located at 350 E. Dundee Road in Wheeling, IL at the northeast corner of Dundee Road (IDOT state Rte. 68) and Milwaukee Avenue (IDOT state Rte. 45/21). The existing office building was formerly occupied by a bank having drive-thru facilities along the building's west side that will be removed and replaced with a new west parking lot. It is proposed to remodel the top two stories for residential use while the first floor will remain for commercial office and retail use. The proposed site improvements will provide added parking is a new lot located adjacent the south side of the existing building as well as a new west parking lot that will replace the existing drive-thru area. No changes to existing drive entrances are proposed.

Adjacent to the project on its west property line is the Village of Wheeling's Friendship Park located at the northeast corner of the Milwaukee Ave./Dundee Road intersection. The project's east property line is approximately 150' west of the Des Plaines River. Noteworthy is that the building and three drive entrances are above flood plain while the existing north parking is in the flood plain.

2. Milwaukee Ave. and Dundee Road Intersection

Dundee Road is an east-west IDOT arterial route and has 22,400 Average Daily Traffic (2021 ADT IDOT data). At its intersection with Milwaukee Ave., Dundee eastbound traffic has three thru eastbound lanes and one left-turn lane. Dundee Road three thru-lanes east of Milwaukee Ave. taper to two lanes at the project's east drive entrance (noted as drive #1 in the plans). Dundee Road westbound roadway also consists of three thru-lanes as well as one left turn lane and one right turn lane onto northbound Milwaukee Avenue.

Milwaukee Ave. is a northwest-southeast IDOT arterial route that and has 25,600 Average Daily Traffic (201 ADT IDOT data). It consists of two thru lanes and two left-turn lanes in each direction. Moreover, it has a right-turn lane for northbound traffic to proceed eastbound on Dundee Road. Noteworthy is that a PACE bus stop is located on the east side of Milwaukee Ave. 180' north of the center of the intersection.

At the southwest portion of the intersection is a shopping center with Fresh Farms. At the northwest corner of the intersection is a Walgreens while the southeast corner has a Kitchen & Bath Studio studio. As mentioned earlier at the project site's northeast corner is the Village of Wheeling's Friendship Park.

3. Existing Project Drive Entrances

Existing site driveways are proposed to be used for the project. There are two existing drive entrances on the north side of Dundee Road with the nearest drive 200' east of Milwaukee Ave. and labeled Drive #2 on plans and exhibits. This driveway was used for outbound right-turns for the prior bank's drive-thru lanes. However, with the exist. west drive-thru area being replaced with a new parking lot it is proposed to allow right-ins and right-outs at this entrance but no left-turns due to the center island of Dundee Road. The second existing Dundee Road drive labeled Drive #1 is located 370' east of Milwaukee Ave. and is proposed to be the main development's entrance having full use for both inbound and outbound right and left-turns. Lastly, there is one existing drive entrance on the east side of Milwaukee Ave. approx. 215' north of Dundee Road. This entrance is proposed to allow only right-ins and right-outs and not left-turns since Milwaukee Ave.'s southbound left-turn lane is directly across from the drive entrance.

4. Traffic Intersection Queue Count, Observations & Analyses

One of the purposes of the traffic study was to document the existing intersection traffic and lane queues during peak AM/PM peak time periods to gauge existing intersection traffic conditions and impact on the existing entrances noted above. On Friday, June 6th the intersection was observed with left-turn and thru-lane vehicle queuing counts made. The following page summarizes the study results:

- Milwaukee Ave. is best characterized by vehicle training in its two northbound and southbound lanes. Peak intersection AM traffic was observed to occur between 7:45-8:45 AM and the PM traffic generally peaked between 3:45-4:45 PM. Milwaukee Ave. traffic exceeded Dundee Road with greater traffic observed during the PM peak hour then during the AM peak hour. Milwaukee Ave. had greater traffic southbound in the morning while having greater northbound afternoon traffic in the afternoon. Likewise, Dundee Road had greater eastbound traffic flow in the morning and greater westbound traffic volume in the afternoon. The intersection satisfactorily conveyed all traffic movements during 1 minute signal cycle time for each roadway.

- Southbound Milwaukee Ave. typically had between 2-6 vehicles left-turn vehicle queues across the morning period. At 8 AM there were 6 cars queued that extended beyond the project's west drive #3 entrance. The PM left-turns were generally similar if not slightly less than the morning left-turn queues.

- Milwaukee Ave. south bound intersection thru-lane queues also extended beyond the Milwaukee Ave. entrance drive. The queues extended to over 15 cars on occasion making left outbound turn from the project site's #3 Drive to be not possible as a result of both left turn and thru lane queues.

- During the afternoon Dundee Road westbound left-turn lane at the intersection on one occasion at 4 PM incurred a full stacking lane queue that ended approximately to the project's main entrance Drive #1. However, in general, the double left-turn queue consisted of only 3 vehicles in each lane and ended closer to the project's Drive #2 entrance closer to Milwaukee Avenue. Thus, the main Drive #1 entrance was largely unaffected by westbound Dundee Road queues. Also noteworthy is that the Dundee Ave. westbound right-turn lane had small queues of only 1-3 vehicles with only short delays incurred.

- Furthermore, Dundee Road's two westbound lanes on average had 4-6 car queues extending to Drive entrance #2. As mentioned earlier, signage today shows there are right-ins allowed at Drive #2 as the prior bank drive-thru facility used this entrance for only outbound right-turns (not inbounds).

5. Proposed Mixed-Use /Existing Office Use Office Building Trip Generations and Comparisons

The existing 3-story office building has a 22,782 sqft footprint with total square footage of approximately 68,346 sqft. Vehicle trip generations for each use were estimated using the Institute for Transportation Engineers (ITE) trip generations manual that reports on existing studies for similar developments. ITE results are presented graphically using fitted line and equation that averages the studies. Thus, for the building uses anticipated trip generation estimates can be made on a 1,000 sqft of building basis:

Existing General Office Use (ITE #710 Use)
> AM Peak Hour 99 trips = (1.45 trips / per 1,000 sqft) * 68,346 sqft
> PM Peak Hour 102 trips = (1.50 trips / per 1,000 sqft) * 68,346 sqft

In comparison, the proposed mixed-use building conversion project trip generation is as follows:
Proposed Residential Use (ITE use #220): For a total of 55 units;
> AM Peak Hour 28 trips = (ITE 0.51 trips per unit or 55 units)
> PM Peak Hour 34 trips = (ITE 0.62 trips per unit or 55 units)

Proposed 1st Story Office Use (ITE 710) (Per 1st Floor Plan 11,000 +/- sqft):
> AM Peak Hour 16 trips = (1.45 trips / per 1,000 sqft) x 11,000 sqft (Per ITE: 14 trips in and 2 out)
> PM Peak Hour 17 PM trips = (1.50 trips / per 1,000 sqft) x 11,000 sqft; (Per ITE: 8 in and 9 out)

Proposed 1st story Retail Use (ITE 820 "Variety") (Per 1st Floor Plan 6,000 +/- sqft):
> AM Peak Hour 6 trips = (1.0 trip / per 1,000 sqft) x 6,000 sqft (Per ITE: 4 trips in, 2 out)
> PM Peak Hour 22 trips = (3.70 trips / per 1,000 sqft space) x 6,000 sqft (Per ITE: 11 trips in and 11 out)

Proposed Combined Office & Estimated Retail Use:
> AM Peak Hour 22 trips (18 trips in, 4 out)
> PM Peak Hour 39 trips (19 trip in, 20 out)

Comparison of Combined Office & Est. Retail Use Trips to Existing Office Use for Peak Hours
> Proposed AM Peak Hour 22 trips vs. 99 trips Existing Office use or a 77 trip reduction (78%);
> Proposed PM Peak Hour 39 trips vs. 102 trips Existing Office use or a 63 trip reduction (62%);

Comparison of Residential Trips to Existing Office Use for Peak Hours
> Proposed AM Peak Hour 28 trips vs. 99 trips Existing Office use or a 77 trip reduction (72%);
> Proposed PM Peak Hour 34 trips vs. 102 trips Existing Office use or a 63 trip reduction (67%);

Comparison of Proposed Total Mixed-Use Trips to Existing Office Use for Peak Hours
> Proposed AM Peak Hour 50 trips (22+28) vs. 99 trips Existing Office use or a 77 trip reduction (72%);
> Proposed PM Peak Hour 73 trips vs.(39+34) vs. 102 trips Exist Office use or a 29 trip reduction (28%);
Note this averages to an estimated 50% reduction.

Daily Weekday Vehicle Trips Comparison of Proposed Mixed-Use vs. Existing Office
Note: approximated using ITE land uses as follows:
> Daily *residential* vehicle trips 283 daily weekday trips = (6.74 trips / per unit * 42 units)
> Daily *office* vehicle trips daily weekday 121 trips = (11.01 trips / 1,000 sqft * 11,000 sqft of office)
> Daily *retail* vehicle daily weekday trips 41 trips = (6.84 trips / per 1,000 sqft * 6,000 sqft of retail)
--> Total daily weekday vehicle trips are 445 = (283 residential + 121 office + 41 retail)
In comparison, exist. office use trips are 752 = (11.01 trips per / 1,000 sqft * 68,346 sqft).

Thus, the proposed weekday daily trips estimate a 59% reduction from conversion of office use to residential for the upper two floors. Averaging AM/PM/Total reductions equates to a 66% trip reduction. This is a conservative reduction estimate as the prior building/site use included a 1st floor bank having multiple drive-thru lanes that were not taken into account in the above exist. estimate. Bank drive-thru use would significantly increase PM Peak Hour trip generations. Trip reduction for mixed-use is further corroborated by the proposed Site Plan eliminating the need for the rear northeast parking lot.

Lastly, trip distribution was made at each entrance and is provided in the Proposed Trip Generation Exhibit. This involved an approximate equal distribution based on Milwaukee Ave. north/south and Dundee Road east-west traffic flow. Then PM trips were increased to be slightly greater than AM trips consistent with trip generation estimates. Furthermore, emphasis was given to the full Drive # 1 entrance to function as the main entrance with Drive entrances #2 and #3 accommodating right-in/right-outs only.

5. Conclusion

Conversion from office to residential use of the existing building's upper two floors results in significantly less site generated trips and thus a preferred building use that will lessen roadway and intersection traffic. It is estimated that an average 50% reduction in Peak AM/PM and 66% reduction in total daily trips will occur consistent with the development plan's reduced site rear parking requirements. Also, the residential and 1st floor retail/office trips will be highly distributed across the daytime vs. an entire building office use having 1st floor walk-up banking and drive-thru whose operations undoubtedly create greater PM Peak hour trips and traffic impacts. Also, continued use of the project's main Dundee Rd. Drive #1

entrance allows for maintaining site inbound and outbound left and right turns. For Peak AM/PM Hours, Driveway #1 left turns are estimated to be 5 left inbound and 5 left outbound trips or only one left-turn every 12 minutes on average. Traffic study data supports that both inbound and outbound left turn movements would occur with little delay given the Dundee Rd. signalization, gaps and limited queuing of westbound traffic at Milwaukee Ave. intersection. Further, Dundee Rd. existing Driveway #2 entrance conversion to a right-in/right-out entrance will allow for ease of access to the west side building's new parking lot. Lastly, the existing Driveway #3 entrance on Milwaukee Ave. will function as it does today as a right-in-right-out entrance with no left-turns allowed to or from Milwaukee Avenue. Thus, the three entrances will allow for efficient site trip distribution as well as provide for a flexible and timely capability for emergency site access.
Appendix:

> Google Earth Aerial of Project Site & Site Pictures



> Existing Site Driveway Pictures

Existing South Drive Entrances: Driveway #1 Full Entrance (on right of pic.) and Drive #2 (on left)



Existing South Drive #2 (Proposed Right-In/Right-Out Entrance)

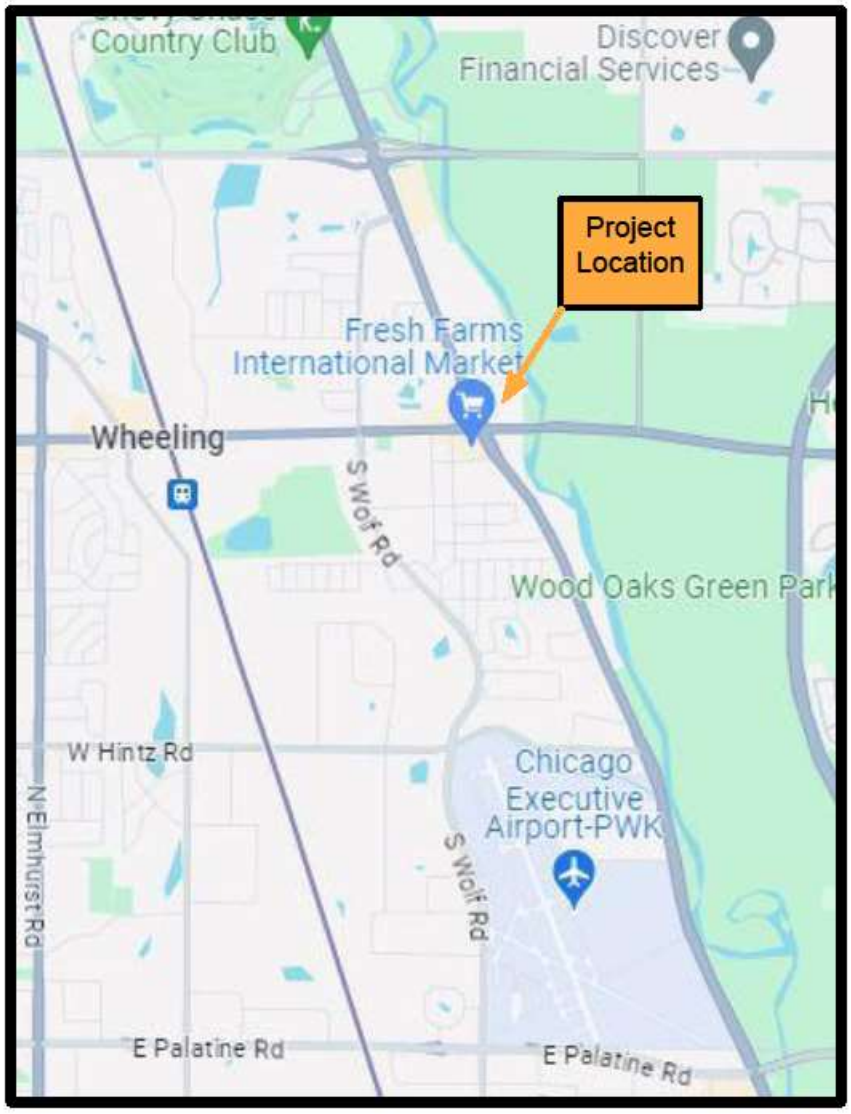


Existing West Drive #3 (Looking North on Milwaukee Ave.) - Proposed "Right-in-Right-out" Entrance



> Area Project Maps

350 E. Dundee Redevelopment

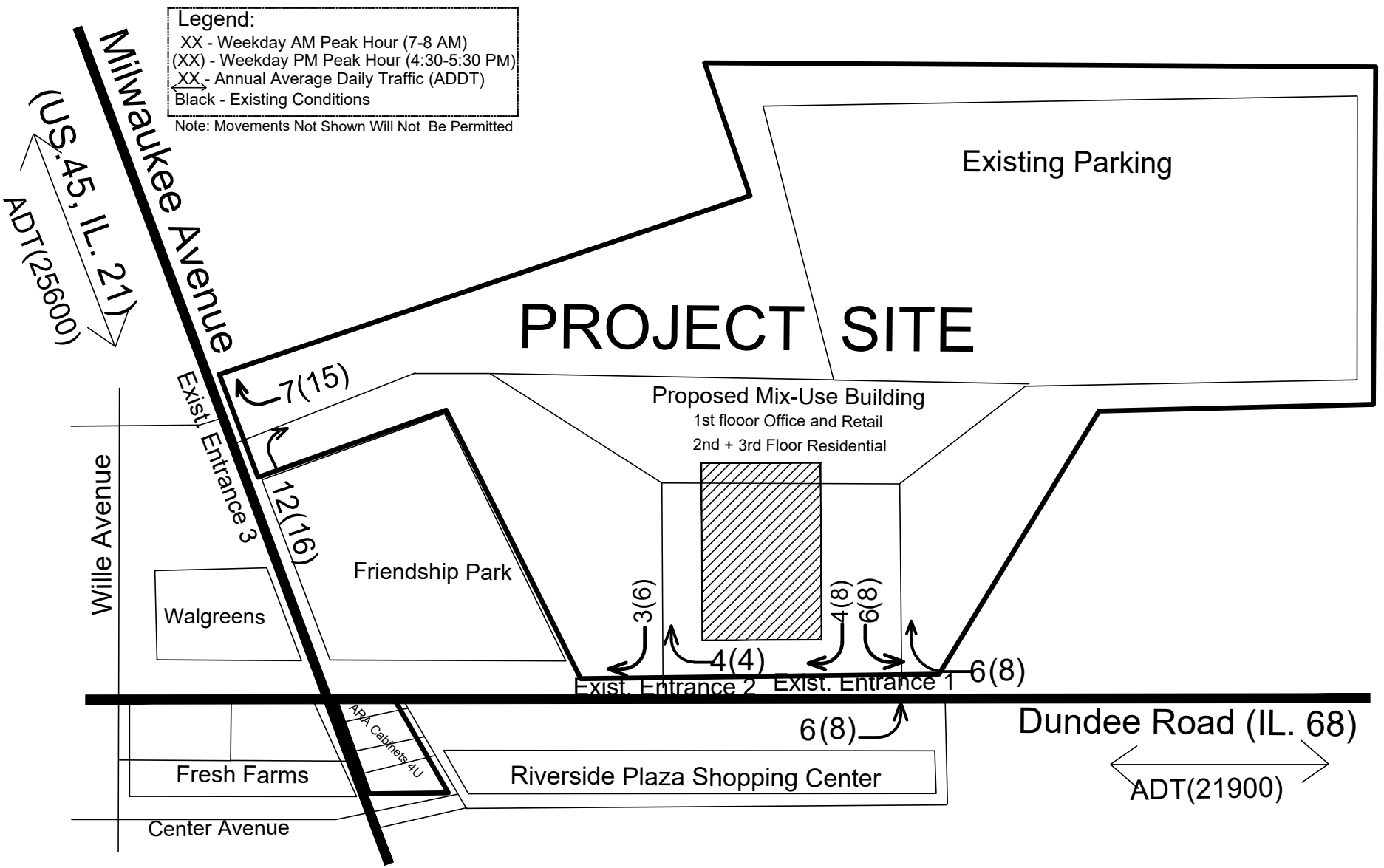



Legend
Project Location
Proposed Mixed Use Buiding
Potawatomi Woo
Krause Park
Edgewood Dr
Northwest Hwy
Des Plaines River
Berrihana
McDonald's
68
Fresh Farms International Market
Dam No. 1 Woods
Elmhurst Ave
D'Agostino's Pizzeria Wheeling
N
Google Earth
1000 ft

Proposed Mixed-Use

PEAK HOUR TOTAL VEHICLE TRIPS

AM 50: 28 in / 22 out & (PM 73: 36 in / 37 out)



COUNT OF VEHICLE QUEUES ON WESTBOUND DUNDEE AT DUNDEE ROAD / MILWAUKEE AVE. INTERSECTION FRIDAY, 6-16-23 DB-EB FOR AM & PM PEAK HOURS BY TRAFFIC CYCLE

	TIME	LEFT TURN	LEFT STRAIGHT	MIDDLE STRAIGHT	RIGHT STRAIGHT	RIGHT TURN	TOTAL TO DETERMINE PEAK HOUR
AM	07:10:00 AM	1	4	-	4	1	10
	07:12:00 AM	1	2	-	-	-	3
	07:15:00 AM	2	2	-	2	-	6
	07:17:00 AM	1	2	-	2	-	5
	07:20:00 AM	1	2	-	-	-	3
	07:22:00 AM	1	2	-	3	2	8
	07:30:00 AM	1	1	-	1	1	4
	07:36:00 AM	2	4	-	4	-	10
PEAK AM	07:40:00 AM	2	7	-	7	-	16
	07:45:00 AM	5	4	-	3	1	13
	07:47:00 AM	2	4	-	4	4	14
	07:53:00 AM	2	4	-	4	4	14
	08:00:00 AM	1	4	-	4	-	9
	08:09:00 AM	1	3	3	3	3	13
	08:15:00 AM	2	-	-	3	1	6
	08:19:00 AM	-	2	2	1	5	10
	08:32:00 AM	-	3	2	6	5	16
	08:35:00 AM	1	6	6	6	5	24
	08:40:00 AM	1	5	5	5	-	16
	08:45:00 AM	-	5	6	5	1	17
	08:50:00 AM	8	3	3	4	3	21
							0
PEAK PM	03:10:00 PM	1	12	12	12	4	41
	03:15:00 PM	5	10	12	10	2	39
	03:20:00 PM	10	6	6	6	2	30
	03:30:00 PM	5	6	6	6	2	25
	03:34:00 PM	4	5	5	5	2	21
	03:46:00 PM	3	4	1	2	2	12
	03:50:00 PM	2	3	4	7	5	21
	03:55:00 PM	2	12	12	12	10	48
	04:00:00 PM	14	4	4	4	2	28
	04:10:00 PM	7	5	5	8	3	28
	04:20:00 PM	WRECK	WRECK	WRECK	WRECK	WRECK	0
	04:24:00 PM	2	4	4	4	3	17
	04:31:00 PM	7	3	3	3	-	16
	04:35:00 PM	6	9	9	11	-	35
	04:40:00 PM	4	6	7	7	10	34
	04:45:00 PM	11	1	6	4	2	24

COUNT OF VEHICLE QUEUES ON SOUTHBOUND MILWAUKEE AVE. AT DUNDEE ROAD / MILWAUKEE AVE. INTERSECTION FRIDAY, 6-16-23 DB-EB FOR AM & PM TIME PERIOD

	TIME	LEFT TURN	LEFT TURN	TOTAL
AM PERIOD	07:10:00 AM	1	3	4
	07:12:00 AM	2	4	
	07:13:00 AM	4	3	
	07:15:00 AM	3	2	
	07:17:00 AM	3	4	
	07:20:00 AM	2	2	
	07:22:00 AM	3	4	
	07:25:00 AM	3	5	
	07:27:00 AM	2	2	
	07:30:00 AM	3	3	
	07:32:00 AM	3	4	
	07:34:00 AM	3	4	
	07:36:00 AM	4	4	
	07:40:00 AM	3	3	
	07:42:00 AM	3	4	
	07:45:00 AM	5	4	
	07:47:00 AM	5	3	
PEAK AM HOUR	07:49:00 AM	6	6	
	07:53:00 AM	2	3	
	07:55:00 AM	5	5	
	07:57:00 AM	2	4	
	08:00:00 AM	4	3	
	08:02:00 AM	3	3	
	08:05:00 AM	2	3	
	08:07:00 AM	1	3	
	08:09:00 AM	3	4	
	08:12:00 AM	3	3	
	08:15:00 AM	6	4	
	08:17:00 AM	7	5	
	08:19:00 AM	3	4	
	08:22:00 AM	2	2	
	08:24:00 AM	2	3	
	08:26:00 AM	2	2	
	08:28:00 AM	3	3	
	08:30:00 AM	4	3	
	08:32:00 AM	6	6	
	08:35:00 AM	3	3	
	08:38:00 AM	4	4	
	08:40:00 AM	2	3	
	08:42:00 AM	5	4	
	08:45:00 AM	6	8	
	08:50:00 AM	3	6	
	08:52:00 AM	6	6	
PM PERIOD	03:20:00 PM	2	2	
	03:22:00 PM	2	1	
	03:24:00 PM	3	3	
	03:26:00 PM	0	0	
	03:28:00 PM	2	2	
	03:30:00 PM	2	3	
	03:32:00 PM	4	4	
	03:34:00 PM	1	2	
	03:36:00 PM	3	4	
	03:40:00 PM	1	2	
	03:42:00 AM	3	2	
	03:44:00 PM	2	4	
PEAK PM HOUR	03:46:00 PM	4	5	
	03:48:00 PM	3	5	
	03:50:00 PM	0	0	
	03:52:00 PM	2	3	
	03:55:00 PM	2	1	
	04:00:00 PM	3	4	
	04:04:00 PM	0	2	
	04:06:00 PM	1	2	
	04:08:00 PM	3	4	
	04:10:00 PM	2	4	
	04:14:00 PM	4	4	
	04:20:00 PM	1	2	
	04:24:00 PM	2	3	
	04:28:00 PM	3	2	
	04:31:00 PM	2	2	
	04:35:00 PM	3	1	
	04:38:00 PM	4	4	
	04:40:00 PM	3	4	
	04:45:00 PM	2	3	

MILWAUKEE AVE

Page 1

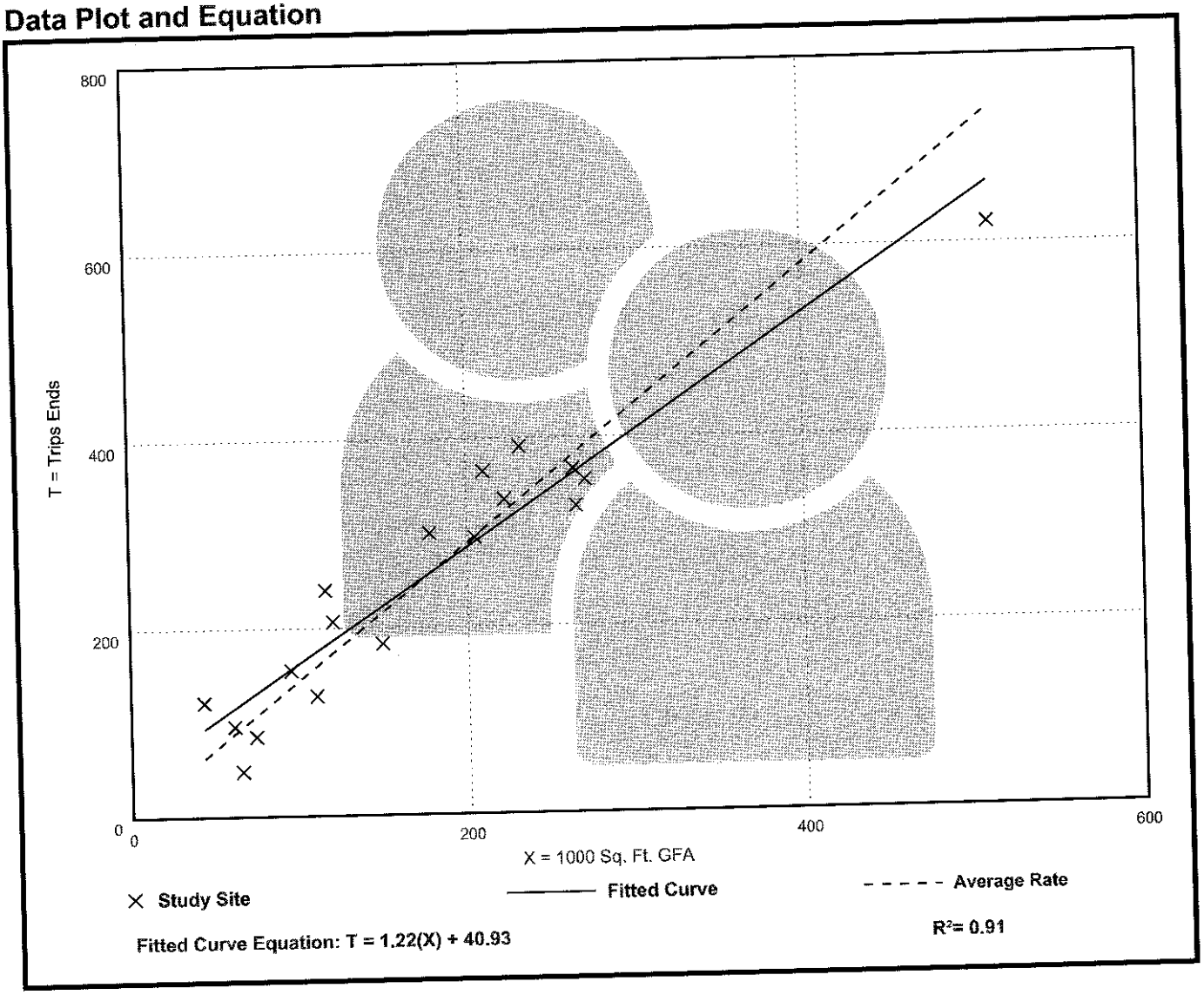
General Office Building
(710)

Person Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 177
Directional Distribution: 87% entering, 13% exiting

Person Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.73 - 2.82	0.31

Data Plot and Equation



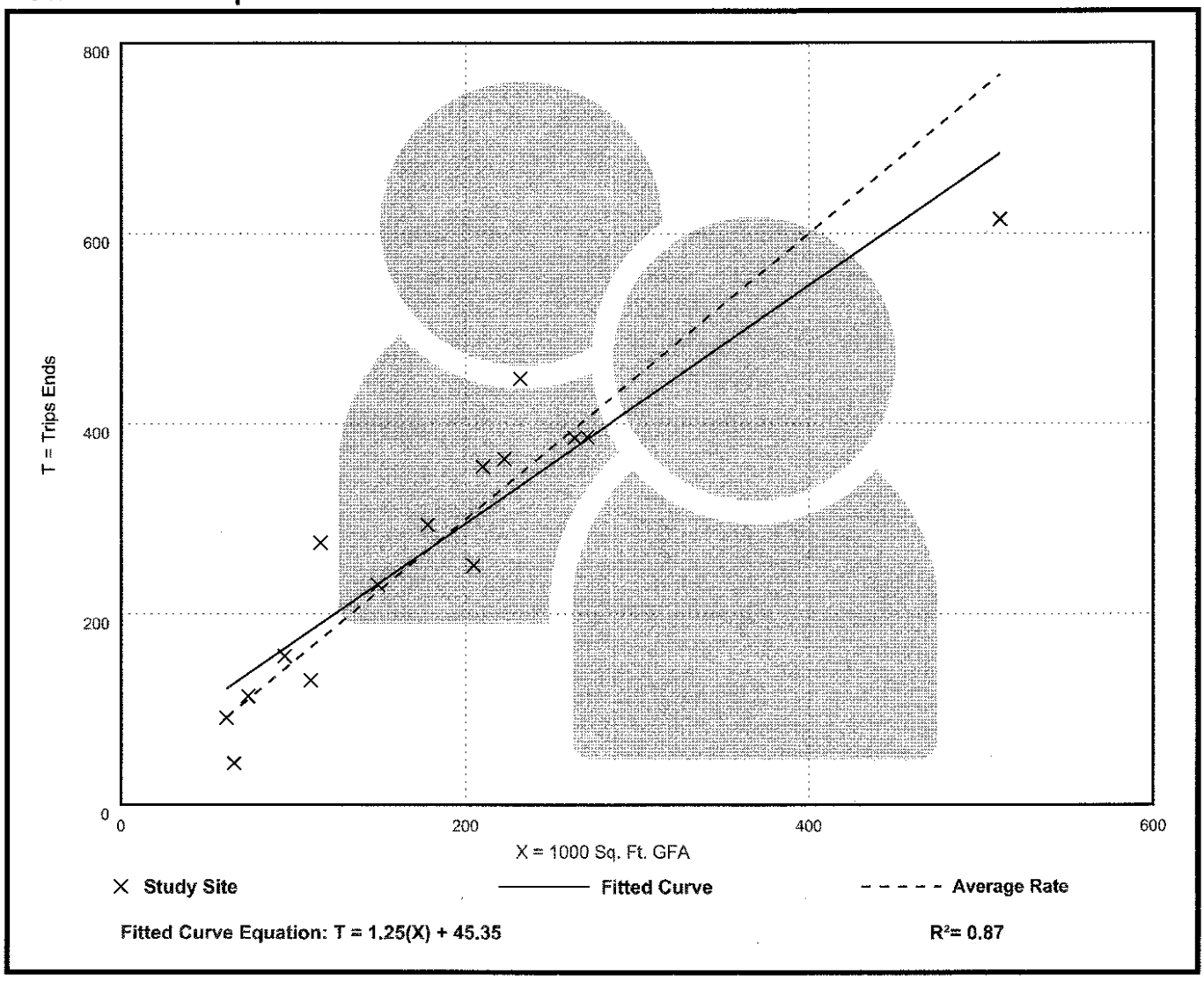
General Office Building
(710)

Person Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 184
Directional Distribution: 15% entering, 85% exiting

Person Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.50	0.67 - 2.37	0.32

Data Plot and Equation



Fitted Curve Equation: T = 1.25(X) + 45.35

R^2= 0.87

Apartment
(220)

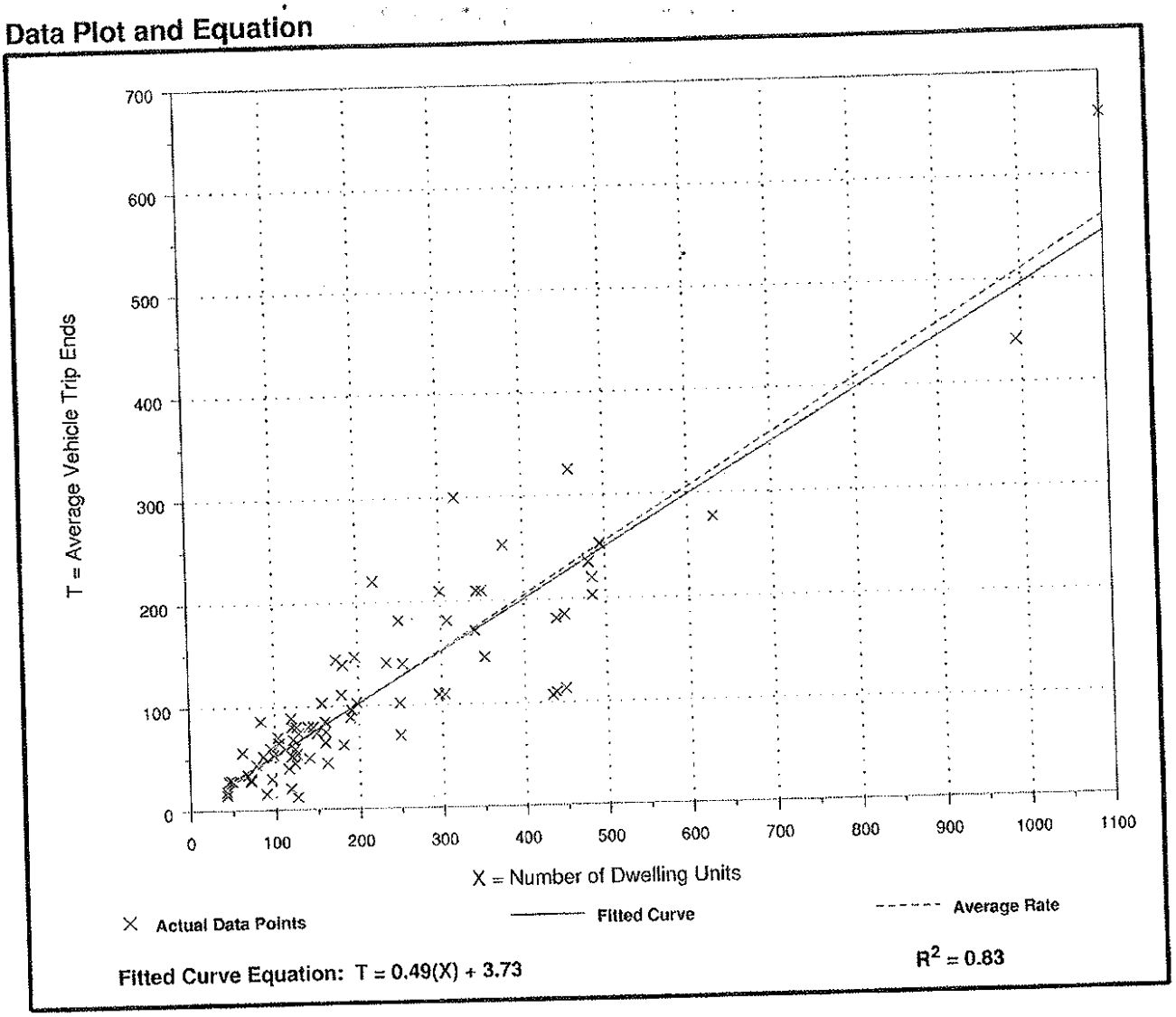
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

Data Plot and Equation



Fitted Curve Equation: T = 0.49(X) + 3.73

R^2 = 0.83

Apartment
(220)

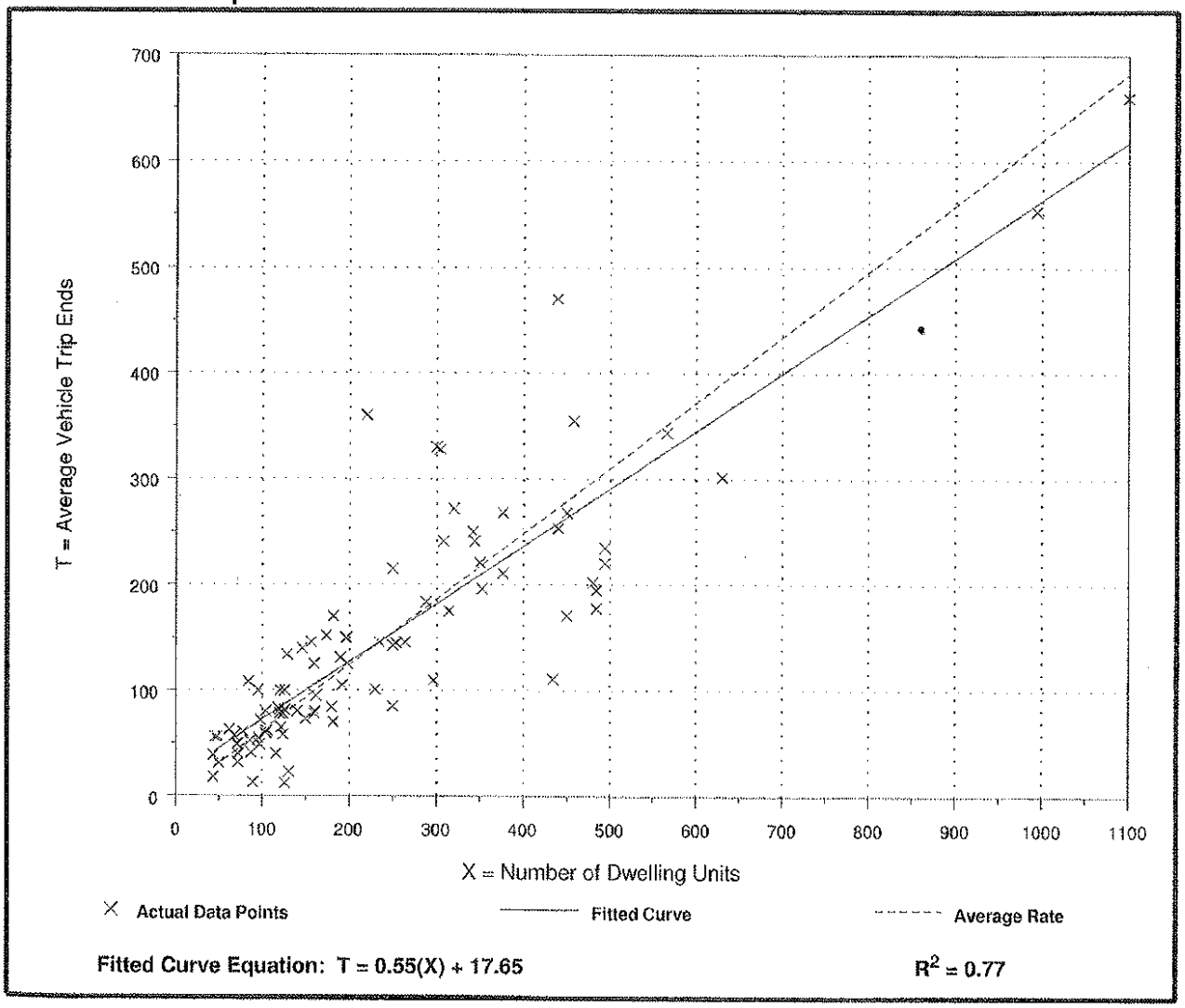
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

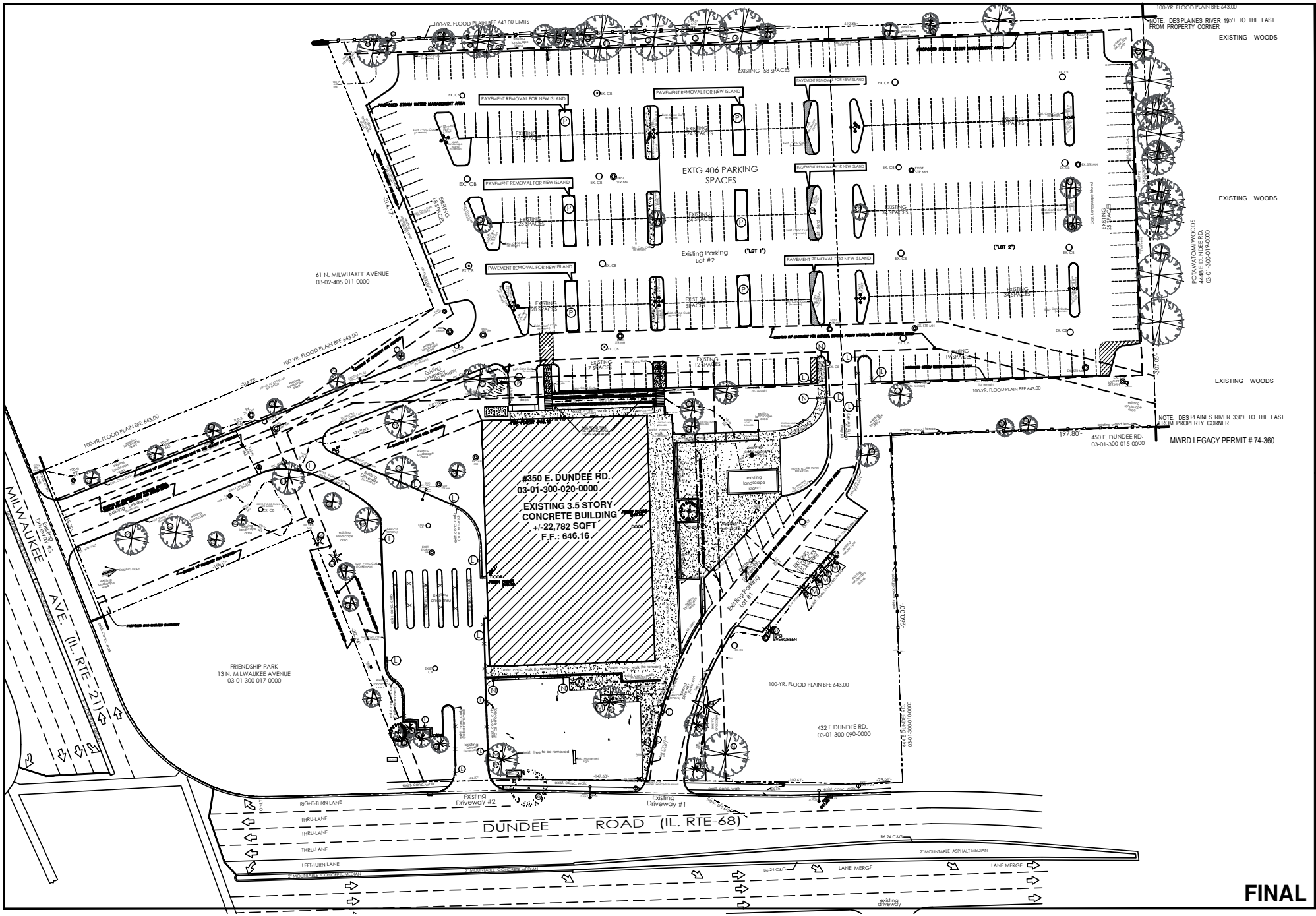
Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Fitted Curve Equation: T = 0.55(X) + 17.65

R^2 = 0.77



SCALE: 1"=30'
0 15' 30'

SCALE

LEGEND

SURVEYOR
DAVE BYCROFT, P.L.S.
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

Expires 11/30/25

DATE	NO.	REVISION
05-10-24	1	PER VILLAGE REVIEW
05-15-24	2	PER MWRD REVIEW
06-04-24	3	PER VILLAGE REVIEW
10-15-24	4	PER VILLAGE REVIEW
12-12-24	5	PER VILLAGE REVIEW
01-07-25	6	PER VILLAGE REVIEW
01-24-25	7	PER MWRD REVIEW
03-04-25	8	PER VILLAGE REVIEW
03-05-25	9	PER VILLAGE REVIEW
03-24-25	10	PER VILLAGE REVIEW
04-07-25	11	PER VILLAGE REVIEW
04-22-25	12	PER VILLAGE REVIEW
05-05-25	13	PER VILLAGE REVIEW

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

EXISTING CONDITIONS PLAN

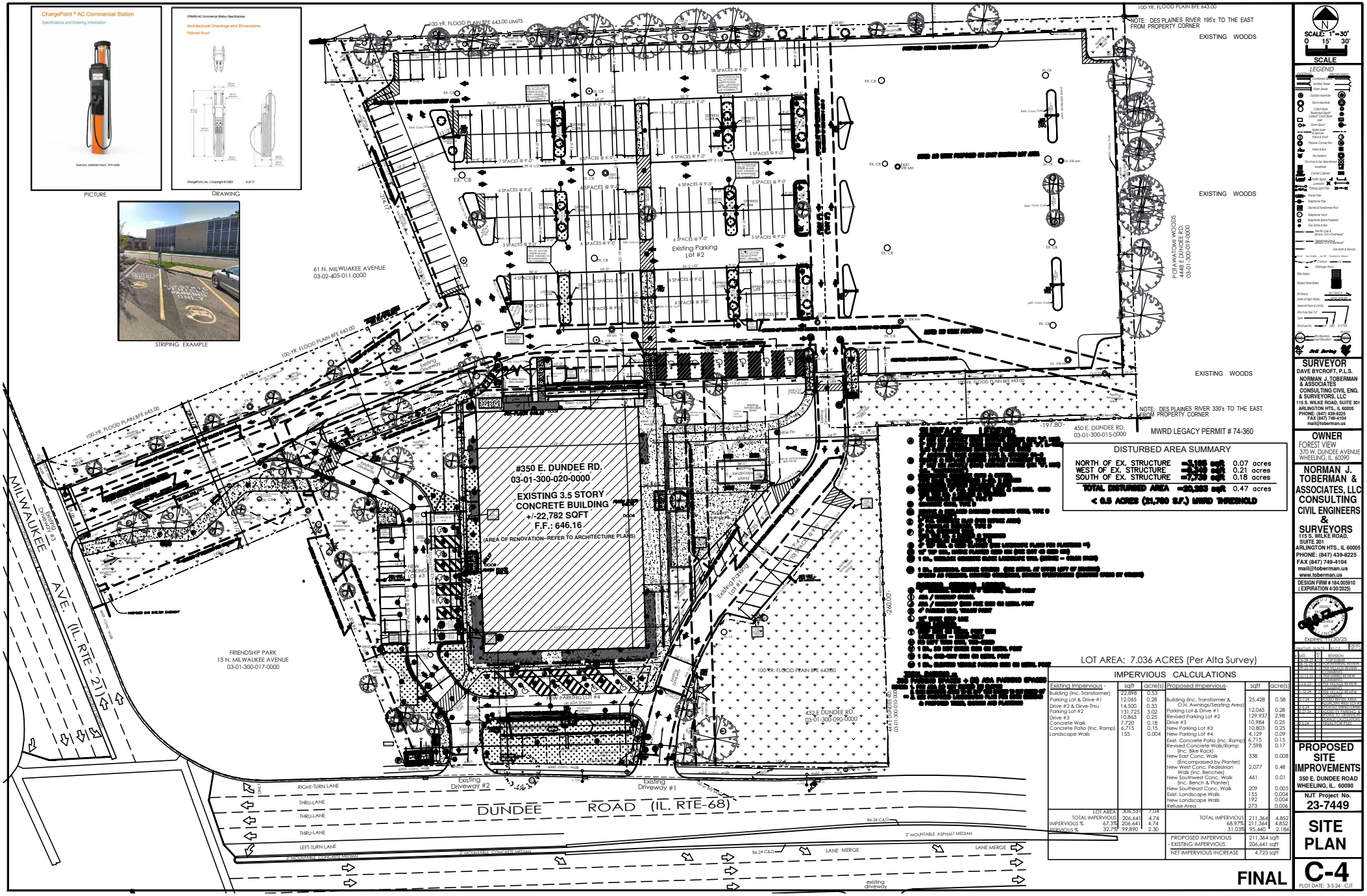
C-2

PLOT DATE: 3-5-24 - CJT

PICTURE

DRAWING

STRIPING EXAMPLE



DISTURBED AREA SUMMARY

NORTH OF EX. STRUCTURE	=3,198 sqft	0.07 acres
WEST OF EX. STRUCTURE	=9,330 sqft	0.21 acres
SOUTH OF EX. STRUCTURE	=7,730 sqft	0.18 acres
TOTAL DISTURBED AREA	=20,258 sqft	0.47 acres

< 0.5 ACRES (21,780 S.F.) MWRD THRESHOLD

LOT AREA: 7.036 ACRES (Per Alta Survey)

IMPERVIOUS CALCULATIONS

Existing Impervious -	sqft	acre(s)	
Building (Inc. Transformer)	22,898	0.53	
Parking Lot & Drive #1	12,065	0.28	
Drive #2 & Drive-Thru	14,500	0.33	
Parking Lot #2	131,725	3.02	
Drive #3	10,863	0.25	
Concrete Walk	7,720	0.18	
Concrete Patio (Inc. Ramp)	6,715	0.15	
Landscape Walls	155	0.004	
LOT AREA	306,531	7.04	
TOTAL IMPERVIOUS	206,641	4.74	
IMPERVIOUS %	67.3%	206,641	4.74
PERVIOUS %	32.7%	99,890	2.30

Proposed Impervious-	sqft	acre(s)
Building (Inc. Transformer & O.H. Awnings/Seating Area)	25,428	0.58
Parking Lot & Drive #1	12,065	0.28
Revised Parking Lot #2	129,937	2.98
Drive #3	10,984	0.25
New Parking Lot #3	10,803	0.25
New Parking Lot #4	4,129	0.09
Exist. Concrete Patio (Inc. Ramp	6,715	0.15
Revised Concrete Walk/Ramp (Inc. Bike Rack)	7,598	0.17
New East Conc. Walk (Encompassed by Planter)	338	0.008
New West Conc. Pedestrian Walk (Inc. Benches)	2,077	0.48
New Southwest Conc. Walk (Inc. Bench & Planter)	461	0.01
New Southeast Conc. Walk	209	0.005
Exist. Landscape Walls	155	0.004
New Landscape Walls	192	0.004
Refuse Area	273	0.006
TOTAL IMPERVIOUS	211,364	4.852
	68.97%	211,364	4.852
	31.03%	95,440	2.184
PROPOSED IMPERVIOUS	211,364 sqft	
- EXISTING IMPERVIOUS	206,641 sqft	
NET IMPERVIOUS INCREASE	4,723 sqft	

FINAL

SCALE: 1"=30'
0 15' 30'
SCALE

LEGEND

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11-04-24	7	PER VILLAGE REVIEW
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01-06-25	9	PER VILLAGE REVIEW
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05-06-25	13	PER VILLAGE REVIEW
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10-06-25	18	PER VILLAGE REVIEW
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01-06-26	21	PER VILLAGE REVIEW
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04-04-29	60	PER VILLAGE REVIEW
05-06-29	61	PER VILLAGE REVIEW
06-04-29	62	PER VILLAGE REVIEW
07-03-29	63	PER VILLAGE REVIEW
08-04-29	64	PER VILLAGE REVIEW
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10-06-29	66	PER VILLAGE REVIEW
11-04-29	67	PER VILLAGE REVIEW
12-04-29	68	PER VILLAGE REVIEW
01-06-30	69	PER VILLAGE REVIEW
02-03-30	70	PER VILLAGE REVIEW
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NORMAN J. TOBERMAN & ASSOC., LLC CONSULTING CIVIL ENGINEERS & SURVEYORS

115 S. WILKE ROAD, SUITE 301, ARLINGTON HTS., IL 60005, PHONE: 847-439-8225 FAX: 847-749-4104, cliff@toberman.us

ENGINEER'S OPINION OF PROBABLE COST

PROJECT ENGINEER: CLIFF TOBERMAN, P.E. **PROJECT: #24-7449 DATE: 6/6/2024**
PROJECT: Proposed Mixed Use Re-Development With Demo, Site Paving, Curb & Gutter, Storm Water & Fire Hydrant Improvements **ESTIMATOR: CJT**
LOCATION: , Wheeling, IL

SITE DEMOLITION & EXCAVATION & EROSION CONTROL	QUANTITY	UNITS	UNIT COST	TOTAL
Soil Excavation & Off-Site Hauling & Disposal For Detention basin	198	cyd	$ 35	$ 6,935
Soil Excavation & Off-Site Hauling & Disposal For New South Parking Lot	153	cyd	$ 35	$ 5,354
Demolition of Existing Asphalt Pavement - West Parking Lot & Drives	1495	sqyd	$ 5	$ 7,473
Demolition of Existing Asphalt Pavement - For New Islands	362	sqyd	$ 5	$ 1,808
Demolition of Existing Concrete Curb	566	LF	$ 5	$ 2,830
South Detention Basin Furnish & Install Silt Fence Including Removal Upon Completion Of Project	150	LF	$4.00	$ 600
Furnish & Install Temporary Inlet Protection Including Maintenance & Removal Upon Completion Of Project	20	*EA*	$100	$ 2,000
			SUB-TOTAL:	**$ 27,001**

STORM SEWER & STRUCTURES (includes CA-7 trench backfill)	QUANTITY	UNITS	UNIT COST	TOTAL
48" dia. Catch Basin, Type A, w/ Cast Iron Frame & Lid	*1*	*EA*	*$ 4,500*	*$ 4,500*
48" dia. Catch Basin, Restricted Depth, w/ Cast Iron Frame & Lid	*1*	*EA*	*$ 5,000*	*$ 5,000*
24" dia. Catch Basin, Type C, w/ Cast Iron Frame & Lid Including Install	*1*	*EA*	*$ 3,000*	*$ 3,000*
24" dia. Inlet, Type A, w/ Cast Iron Frame & Lid Including Install	*1*	*EA*	*$ 2,500*	*$ 2,500*
6" Cleanouts	*3*	*EA*	*$ 250*	*$ 750*
6" dia. DIP (CL-52) Storm Sewer	*53*	*LF*	*$ 75*	*$ 3,975*
12" dia. RCP (CL-IV) Storm Sewer	*65*	*LF*	*$ 85*	*$ 5,525*
6" dia. PVC (SDR-26) Storm Sewer	*165*	*LF*	*$ 50*	*$ 8,250*
4" dia. PVC (SDR-26) Storm Sewer	*81*	*LF*	*$ 35*	*$ 2,835*
4" dia. Perforated PVC (SDR-26) Under Drain	*100*	*LF*	*$ 45*	*$ 4,500*
Adjust Existing Catch Basin Rim	*1*	*EA*	*$ 250*	*$ 250*
			SUB-TOTAL:	**$ 41,085**

Fire Hydrant (includes CA-& trench backfill)	QUANTITY	UNITS	UNIT COST	TOTAL
8" dia. DIP (CL-52)	12	LF	$ 85	$ 1,020
8" x 6" Tees	3	EA	$ 500	$ 1,500
Fire Hydrant & Auxiliary Valve	3	EA	$ 8,500	$ 25,500
			SUB-TOTAL:	**$ 28,020**

PAVING, CURB & DRIVE IMPROVEMENTS	QUANTITY	UNITS	UNIT COST	TOTAL
Concrete Curb & Gutter, Type B6.12 with 2" Agg. Base	*1014*	LF	$ 40	$ 40,560
North / Rear Landscape Islands Depress Concrete Curb & Gutter, Type B6.12 with 2" Agg. Base	*333*	LF	$ 35	$ 11,655
New South Parking Lot Bit. Conc. Pavement, 2" HMA Surf. Crse.,2" HMA Binder Crse., 8" Agg. Base (Type-B) CA-6	*598*	sqyd	$ 45.0	$ 26,895
West Parking / Driveway Repaving: Bit. Conc. Pavement, 2" HMA Removal & Replacement	*2310*	sqyd	$ 30.0	$ 69,290
New Refuse Area Concrete, 6" P.C. Conc., min. 5" Agg. Base (Type-B) CA-6	*273*	sqft	$ 10.0	$ 2,730
Concrete Sidewalk, 5" P.C. Conc., min. 4" Agg. Base (Type-B) CA-6	*10183*	sqft	$ 9.0	$ 91,647
Concrete Sidewalk with Integral Curb, 5" P.C. Conc., min. 4" Agg. Base (Type-B) CA-6	*516*	sqft	$ 12.0	$ 6,192
200' Length of Precast Concrete Block Landscape Wall, 3' Foot Average Height	*600*	sqft	$ 50	$ 30,000
EV Parking Charging Stations	*2*	ea.	$ 15,000	$ 30,000
Parking Lot Striping & ADA Signage	*1*	Lump Sum	$ 10,000	$ 10,000
			SUB-TOTAL:	**$ 318,969**

TOTAL:	**$ 415,075**
ADD 15% CONTINGENCY:	**477,336.04**

23 April 2026

Plan Commission
Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

RE: 350 E. Dundee Road, Wheeling, IL
Docket No. PUD 23-001
Approved 4 March 2024

Dear Plan Commission Officer,

PROPOSED MODIFICATIONS

a. Modification to the awnings/canopies – removal of metal pan roof and recessed can downlighting; metal pan roof elements were determined to be a recurring maintenance issue and collecting debris due to inclement weather unsightly to residents above the canopies. Removal of the roof element exposes downlighting to the weather and is considered electrically not advised.

b. Use of rope lighting in lieu of recessed can downlighting to illuminate pedestrian paths of travel outside the building and identify points of entry (doors).

c. Redesign of residential units to remove Studio units and dens from the mix, increase the number of one-bedroom and two-bedroom units, and increasing the number of reduced size units (approx. 675 sf) from 7 to 10.

d. Modification to parking lot light poles (north lot) increasing maximum pole height from 23-feet top 30-feet; existing north lot light poles were field measured and found to be 30-feet in height. Increasing the height of those being added provides uniformity.

PROJECT NARRATIVE

350 E. Dundee Road, Wheeling, Illinois is a 4-story Mixed Use Commercial/Residential PUD Approved building managed by Forest View LLC. The building has a footprint of 22,836 square feet, a total of 68,508 square feet and 7,080 square feet of roof decks on the fourth floor. Forest View Development has a background of operations in property management, maintains 9AM – 5 PM hours of operation, and employs ~6 individuals. The building consists of three (3) commercial tenants on the ground (first) floor and fifty-five (55) Residential Apartment Units on floors two through four.

Commercial tenants currently include Inspired Learners Academy, Absolute Health Clinic, Metropolitan Home Health; their hour of operation range from 8:30 AM – 6 PM and employ a total of ~35 individuals. The Residential Apartments consist of plans from one Bedroom/One Bathroom to Two Bedroom/ Two Bathroom Units and range from six-hundred fifty-five (655) to one thousand two-hundred fifty (1,250) square feet.

The site contains two-hundred forty-one (241) parking spaces, of which thirty-one (31) are dedicated to commercial use, fourteen (14) are dedicated to accessible use, and two (2) are dedicated to EV charging use

Sincerely,

Dennis Stratievsky

WINDOW SCHEDULE - WALL OPENING UNIT COMPOSITION: 11'-0" X 4'-6" R.O.

	MARK	WINDOWS NO. / ELEV.	NOMINAL UNIT ASSEMBLY	ACT. SQ. FT. GLASS	VENT	OPERABLE HARDWARE	HEAD HT.	MATL.
WEST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, E, F, G, D	1	2'-10" / 3'-6 1/4" -5"+ 2'-10" + 4'-4 3/4" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, H, I, J, D	1	2'-10" / 3'-4 1/4" + 4'-1 3/4" +5"+ 2'-5" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, K, L, D	1	2'-10" / 5'-11 1/2" +5"+ 4'-5 1/2" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, M, N, D	1	2'-10" / 5'-7" + 5'-10" +5"+ 5'-1" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, O, P, Q	1	2'-10" / 5'-7" + 5'-2" +5"+ 3'-0"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	R, S, T, D	1	3'-3 3/4" +1 1/4"+ 4'-6" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
SOUTH ELEV. FLOORS 2 & 3	A, U, V, U	1	2'-10" / 5'-7" + 44'-9 3/8" -5"+ 3'-1 5/8"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, X, Y, Z, D	1	2'-10" / 2'-5 7/8" -5"+ 2'-10" + 5'-2 1/2" + 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, A', B', C', D'	1	2'-10" / 5'-7" + 3'-10" +1 1/4"+ 1'-10 5/16" / 1'-10 5/16"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	E', F', G', D	1	3'-5" +5"+ 4'-6" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
EAST ELEV. FLOORS 2 & 3	A, G', H', I', D	1	2'-10" / 3'-3 5/16" -5"+ 2'-10" + 4'-0 5/8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A', J', K', L', D	1	2'-10" / 3'-5" + 4'-7" -5"+ 2'-8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, M', N', O', D	1	2'-10" / 5'-0 1/2" -5"+ 2'-10" + 5'-0 1/2" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, P', Q', R', D	1	2'-10" / 4'-5 3/4" + 2'-10" -5"+ 3'-4 1/4" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, S', T', U', D	1	2'-10" / 3'-6 3/8" + 2'-10" -5"+ 4'-2 5/8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
NORTH ELEV. FLOORS 2 & 3	V', W', X', D	1	2'-3 1/16" +1 1/4"+ 5'-6 3/16" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A', Y', Z', A"	1	2'-10" / 5'-7" + 5'-0 1/4 -5"+ 2'-10 3/4"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B', C', C, D	1	2'-10" / 2'-10 1/2" -5"+ 2'-5 1/2" + 5'-7" / 2'-10	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	D', E', E" F'	1	7'-7" +5"+ 5'-0" + 5'-0" +1 1/4"+ 3'-2 3/4"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, G', H', E, D	1	2'-10" / 2'-10 3/4" -5"+ 2'-1 1/4" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD

NOTES:
1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL+ ACTUAL LIGHT + VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPENG. AREA OF 5.7 SQ. FT., CLEAR OPENG. WIDTH OF 20" & CLEAR OPENG. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTU/H FT^2, DEG. F.) + Ø.84 SHGC (SOLAR HEAT GAIN COEFFICIENT) + Ø.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASH+ 'X' DENOTES NOM. 2" COUPLING+ 'XX' DENOTES WALL END PANEL.
5. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.

WINDOW / DR. SCHEDULE - WALL OPENING UNIT COMPOSITION: HT. VARIES X 5'-6 9/14"-6'3/3"-6" R.O. ALL TRANSOMS: UNIT WIDTH X 1'-11 1/2" HT

	MARK	WINDOWS NO. / ELEV.	NOMINAL UNIT ASSEMBLY	ACT. SQ. FT. GLASS	VENT	OPERABLE HARDWARE	HEAD HT.	MATL.
WEST ELEV. FLR 4	I', J', K'	3	5'-10" +6"+ 5'-10" +6"+ (3'-4"/3 5'-6" UDXL HT.	68.6	20.0	STR. ARM	9'-4"	CLAD/WD
	K', J', I'	2	(3'-4")+6"+ 5'-10" +6"+ 5'-10"/3 5'-6" UDXL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	K', L', M'	2	(3'-4")+6"+ 4'-1" +6"+ 3'-1" + (12'-10")/3 5'-6" UDXL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	M', L', K'	1	(12'-10") + 3'-1" +6"+ 4'-1" +6"+ (3'-4")/3 5'-6" UDXL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	N', O', K'	1	(12'-10") + 4'-3" +6"+ 3'-1" +6"+ (3'-4")/3 5'-6" UDXL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
SOUTH ELEV. FLR 4	P', R"	2	4'-4"/4'-4"+ 3'-6" UDXL HT.	32.0	---	STR. ARM	9'-4"	CLAD/WD
	Q', R"	1	3'-6"/4'-9"+ 6"+ 4'-9"/3'-6"+ 4'-6" UDXL HT.	59.4	---	STR. ARM	9'-4"	CLAD/WD
	S', T'		(12'-10") + 1'-10" +6"+ 3'-0" + (12'-10")/3 4'-6" UDXL HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
EAST ELEV. FLR 4	I', J', K'	4	5'-10" +6"+ 5'-10" +6"+ (3'-4")/3 5'-6" UDXL HT.	68.6	20.0	STR. ARM	9'-4"	CLAD/WD
	M', L', K'	2	(12'-10") + 3'-1" +6"+ 4'-1" +6"+ (3'-4")/3 5'-6" UDXL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	K', L', M'	2	(3'-4")+6"+ 4'-1" +6"+ 3'-1" + (12'-10")/3 5'-6" UDXL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	U', V', K'	1	(12'-10") + 5'-7" +1 1/4"+ 3'-3" +6"+ (3'-4")					
NORTH ELEV. FLR 4	P', R"	2	4'-4"/4'-4"+ 3'-6" UDXL HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
	Q', R"	1	3'-6"/4'-9"+ 6"+ 4'-9"/3'-6"+ 4'-6" UDXL HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
	W', X', Y'	1	4'-6" +5"+ 3'-4" +6"+ 5'-5" + (7'-10")/ 4'-6" UDXL HT.	68.6	9.4	STR. ARM	9'-4"	CLAD/WD

NOTES:
1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL+ ACTUAL LIGHT + VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPENG. AREA OF 5.7 SQ. FT., CLEAR OPENG. WIDTH OF 20" & CLEAR OPENG. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTU/H FT^2, DEG. F.) + Ø.84 SHGC (SOLAR HEAT GAIN COEFFICIENT) + Ø.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASH+ 'X' DENOTES NOM. 2" COUPLING (INCL. IN UDXL UNIT NO.)+ 'XX' DENOTES COUPLING COVER.
5. (X'-X") DENOTES OPERABLE DOOR UNIT INCLUDING 2" FRAME EA. SIDE/ OR OPERABLE UDXL UNIT (INCL. 2" FRAME I SIDE + COUPLING)
6. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.

HARDWARE FUNCTION + MATERIAL KEYS

HARDWARE KEY:
- L - LOCKSET
- P - PUSH/PULL
- PD - PANIC DEVICE
- C - CLOSURE
- HO - HOLD OPEN
- W - WEATHER-STRIPPING
- T - THRESHOLD
- K - KICKPLATE
- WS - WALL STOP
- FS - FLOOR STOP
- OS - OVERHEAD STOP
- HS - HINGE STOP
- FB - FLUSH BOLTS
- DK - DUMMY KNOB
- FP - FINGER PULL
- DB - DOOR BOTTOM
- PB - TOILET STALL PUSH BUTTON + LEVER HANDLE

HARDWARE FUNCTIONS:
- L-1 - ENTRANCE
- L-2 - EXIT
- L-3 - OFFICE
- L-4 - PASSAGE
- L-5 - PRIVACY
- L-6 - STOREROOM
- L-7 - CLASSROOM
- L-8 - DEADBOLT
- L-9 - CYLINDER
- L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE

NOTE: ALL LATCHED DOORS TO HAVE A.D.A. APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:
- WD - SOLID CORE WOOD
- HD - HOLLOW CORE WOOD
- UP - SOLID WOOD PANELED
- IM - INSULATED METAL
- HM - HOLLOW METAL
- AL - ALUMINUM

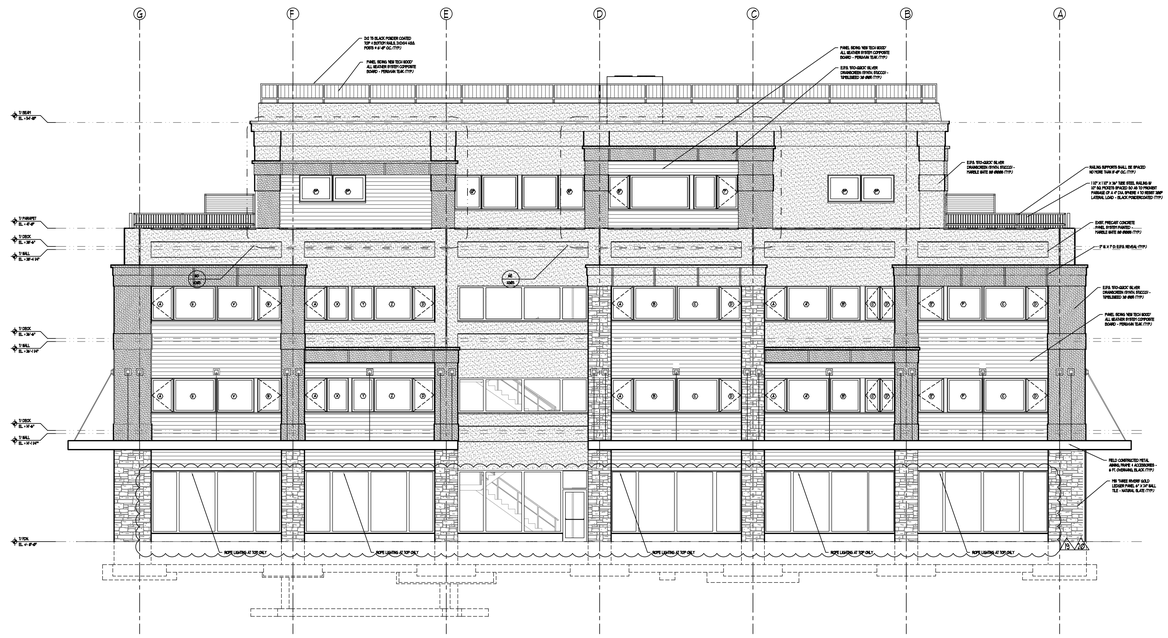
DOOR FRAME MATERIAL KEY:
- AL - ALUMINUM
- WD - WOOD
- HM - METAL

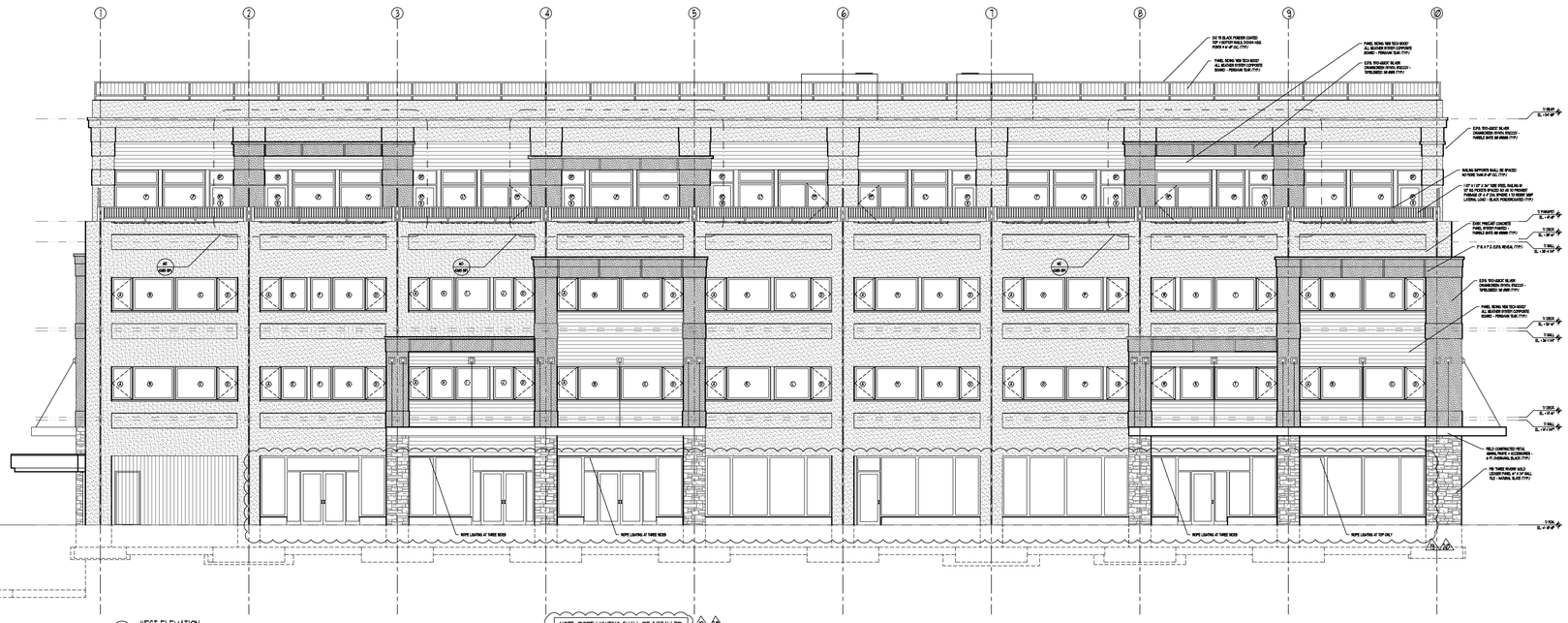
NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED+ LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT+ THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR + FRAME SCHEDULE

NO.	DOORS SIZE	TYPE	MAT.	FRAMES TYPE	MAT.	HARDWARE	FNCTN	REMARKS
Ø1	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
Ø2	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
Ø3	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
Ø4	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-3	
Ø5	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
Ø6	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
Ø7	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
Ø8	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
Ø9	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-8" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T/W	L-1	W/ TR. HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	LP	L-3	SEE NOTE 1
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-9" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W/ MECH., 2'-8"+ ALL OTHERS, 2'-6" W.





NOTE: ROPE LIGHTING SHALL BE INSTALLED AT CANOPY FIRST FLOOR STOREFRONT CONC. PANEL + FRAMING JOINTS AS SHOWN AT ENTRY DOORS. PROVIDE LIGHTING AT TOP 4 SIDES+ AT NOTED OTHERS, PROVIDE LIGHTING ONLY AT TOP+ ROPE LTG. SHALL BE AS SPECIFIED IN PHOTOMETRICS OR EQ.

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	7-25-25	SITE & BLDG. DETAILS/LOCATION
A	9-15-25	SITE & BLDG. ROOF HEIGHTS IDENTIFIED
A	9-26-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	PERMIT REVIEW REVISIONS
A	10-13-25	TRASH GATE COLUM REBAR BY CHARGER FOUNDATION
A	10-30-25	PERMIT REVIEW REVISIONS
A	10-30-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-16-26	4TH FLOOR SHELL + INFRASTRUCTURE
A	2-13-26	APPROVED P&D MINOR AMENDMENTS
A	2-23-26	APPROVED P&D MINOR AMENDMENTS
A	3-23-26	APPROVED P&D MINOR AMENDMENTS
A	4-2-26	APPROVED P&D MINOR AMENDMENTS
A	4-7-26	APPROVED P&D MINOR AMENDMENTS

Date 1-30-24
Drawn By JSM
Checked By JSM

RENOVATION + ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

EXTERIOR ELEVATIONS

J. Scott MacKay Architect
318 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-745-5301
email: drsteinacher01@gmail.com

J.Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001200

Project Number
24001

Sheet Number
A200

WINDOW SCHEDULE - WALL OPENING UNIT COMPOSITION: 11'-0" X 4'-6" R.O.

	MARK	WINDOWS NO. / FLR.	NOMINAL UNIT ASSEMBLY	ACT. SQ. FT. GLASS	OPERABLE VENT	OPERABLE HARDWARE	HEAD HT.	MATL.
WEST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, E, F, G, D	1	2'-10" / 3'-6 1/4" -5"+ 2'-10" + 4'-4 3/4" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, H, I, J, D	1	2'-10" / 3'-4 1/4" + 4'-1 3/4" -5"+ 2'-9" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, K, L, D	1	2'-10" / 5'-11 1/2" -5"+ 4'-3 1/2" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, M, N, D	1	2'-10" / 5'-7" + 5'-10" -5"+ 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, O, P, Q	1	2'-10" / 5'-7" + 5'-2" -5"+ 3'-0"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	R, S, T, D	1	3'-3 3/4" +1 1/4"+ 4'-6" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
SOUTH ELEV. FLOORS 2 & 3	A, U, V, U	1	2'-10" / 5'-7" + 4'4"-9 3/8" -5"+ 3'-1 5/8"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, X, Y, Z, D	1	2'-10" / 2'-5 7/8" -5"+ 2'-10" + 5'-2 1/8" + 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, A', B', C', D'	1	2'-10" / 5'-7" + 3'-0" +1 1/4"+ 1'-10 5/16" / 1'-10 5/16"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	E', F', G', D	1	3'-5" -5"+ 4'-6" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
EAST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, G', H', I', D	1	2'-10" / 3'-9 5/16" -5"+ 2'-10" + 4'-0 5/8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, J', K', L', D	1	2'-10" / 3'-9" + 4'-7" -5"+ 2'-8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, M', N', O', D	1	2'-10" / 5'-0 1/2" -5"+ 2'-10" + 5'-0 1/2" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, P', Q', R', D	1	2'-10" / 4'-5 3/4" + 2'-10" -5"+ 3'-4 1/4" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, S', T', U', D	1	2'-10" / 3'-6 3/8" + 2'-10" -5"+ 4'-2 5/8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
NORTH ELEV. FLOORS 2 & 3	V', W', X', D	1	2'-3 1/16" +1 1/4"+ 5'-6 1/16" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A', Y', Z', A"	1	2'-10" / 5'-7" + 5'-0 1/4 -5"+ 2'-10 3/4"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B', C', C, D	1	2'-10" / 3'-10 1/2" -5"+ 2'-5 1/2" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	D', E', E" P"	1	2'-7" -5"+ 5'-0" + 5'-0" +1 1/4"+ 3'-2 3/4"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, G", H', E, D	1	2'-10" / 2'-10 3/4" -5"+ 2'-1 1/4" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD

NOTES:
1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL= ACTUAL LIGHT & VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPENG. AREA OF 5.7 SQ. FT., CLEAR OPENG. WIDTH OF 20" & CLEAR OPENG. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTUH/FT^2, DEG. F.) = Ø.31 SHGC (SOLAR HEAT GAIN COEFFICIENT) = Ø.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASH=SH 'V' DENOTES NOM. 2" COUPLING 'W' DENOTES WALL END PANEL.
5. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.

WINDOW / DR. SCHEDULE - WALL OPENING UNIT COMPOSITION: HT. VARIES X 5'-6 9/14"-6"/3'-6" R.O. ALL TRANSOMS: UNIT WIDTH X 1'-11 1/2" HT

	MARK	WINDOWS NO. / FLR.	NOMINAL UNIT ASSEMBLY	ACT. SQ. FT. GLASS	VENT	OPERABLE HARDWARE	HEAD HT.	MATL.
WEST ELEV. FLR. 4	I', J', K'	3	5'-10" +6"+ 5'-10" +6"+ (3'-4")13 5'-6" MDL HT.	68.6	30.0	STR. ARM	9'-4"	CLAD/WD
	K', J', I'	2	(3'-4")+6"+ 5'-10" +6"+ 5'-10"13 5'-6" MDL HT.	68.6	30.0	STR. ARM	9'-4"	CLAD/WD
	K', L', M"	2	(3'-4")+6"+ 4'-11" +6"+ 3'-1" + (7'-10")13 5'-6" MDL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	M', L', K'	1	(7'-10")+ 3'-1" +6"+ 4'-11" +6"+ (3'-4")13 5'-6" MDL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	N', O', K'	1	(7'-10")+ 4'-3" +6"+ 3'-11" +6"+ (3'-4")13 5'-6" MDL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
SOUTH ELEV. FLR. 4	P', P"	2	4'-4"14'-4"1 3'-6" MDL HT.	31.0	---	STR. ARM	9'-4"	CLAD/WD
	Q', R"	1	3'-6"14'-5" -6"+ 4'-9"13'-6"1 4'-6" MDL HT.	56.4	---	STR. ARM	9'-4"	CLAD/WD
	S', T"	1	(7'-10")+ 1'-10" -6"+ 3'-0" + (7'-10")13 4'-6" MDL HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
EAST ELEV. FLR. 4	I', J', K'	4	5'-10" +6"+ 5'-10" +6"+ (3'-4")13 5'-6" MDL HT.	68.6	30.0	STR. ARM	9'-4"	CLAD/WD
	M', L', K'	2	(7'-10")+ 3'-1" +6"+ 4'-11" +6"+ (3'-4")13 5'-6" MDL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	K', L', M"	2	(3'-4")+6"+ 4'-11" +6"+ 3'-1" + (7'-10")13 5'-6" MDL HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	U', V', K'	1	(7'-10")+ 5'-7" +1 1/4"+ 3'-3" +6"+ (3'-4")					
NORTH ELEV. FLR. 4	P', P"	2	4'-4"14'-4"1 3'-6" MDL HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
	Q', R"	1	3'-6"14'-5" -6"+ 4'-9"13'-6"1 4'-6" MDL HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
	W', X', Y'	1	4'-6" -6"+ 3'-4" +6"+ 5'-5" + (7'-10")11 4'-6" MDL HT.	68.6	9.4	STR. ARM	9'-4"	CLAD/WD

NOTES:
1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL= ACTUAL LIGHT & VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPENG. AREA OF 5.7 SQ. FT., CLEAR OPENG. WIDTH OF 20" & CLEAR OPENG. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTUH/FT^2, DEG. F.) = Ø.31 SHGC (SOLAR HEAT GAIN COEFFICIENT) = Ø.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASH=SH 'V' DENOTES NOM. 2" COUPLING (NCL. IN MDL UNIT R.O.) 'W' DENOTES COUPLING COVER.
5. (X'-X") DENOTES OPERABLE DOOR UNIT (INCLUDING 2" FRAME EA. SIDE) OR OPERABLE MDL UNIT (NCL. 2" FRAME \ SIDE + COUPLING)
6. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.

HARDWARE FUNCTION & MATERIAL KEYS

HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STOREROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
MS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE
OS - OVERHEAD STOP	
HS - HINGE STOP	
FB - FLUSH BOLTS	
DK - DUMMY KNOBS	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON & LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE A.D.A. APPROVED LEVER OPERATED HARDWARE SETS.

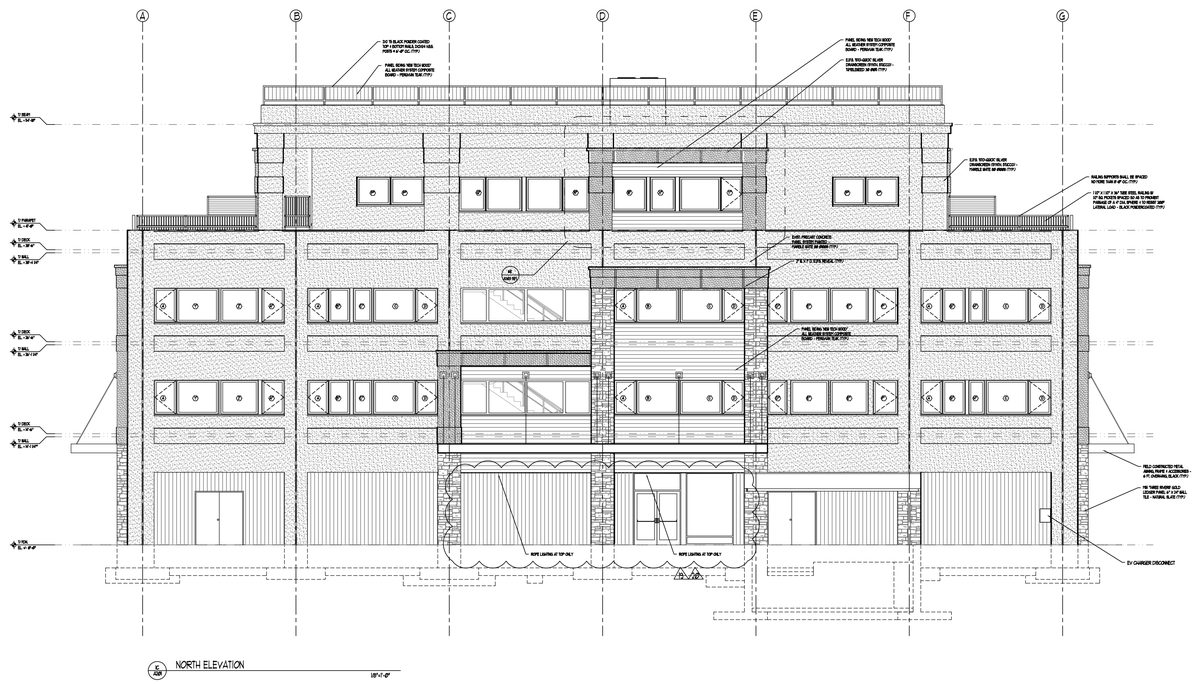
DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
WD - SOLID CORE WOOD	AL - ALUMINUM
HW - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

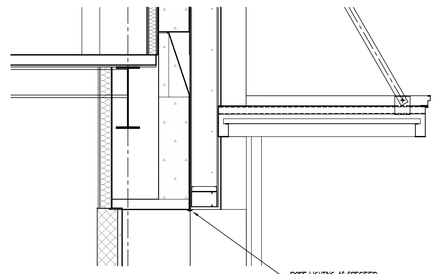
DOOR \ FRAME SCHEDULE

DOORS NO.	SIZE	TYPE	MAT.	FRAMES TYPE	MAT.	HARDWARE	FNCTN	REMARKS
Ø1	6'-Ø" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
Ø2	3'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
Ø3	3'-Ø" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
Ø4	3'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
Ø5	3'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
Ø6	6'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
Ø7	6'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
Ø8	6'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
Ø9	3'-Ø" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, MS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, MS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-Ø" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, TW	L-1	W TR. HT. 5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	LP	L-5	SEE NOTE 1
16	6'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	BI-PASS
19	3'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-8" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	5'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	FRENCH
26	5'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL
27	5'-Ø" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

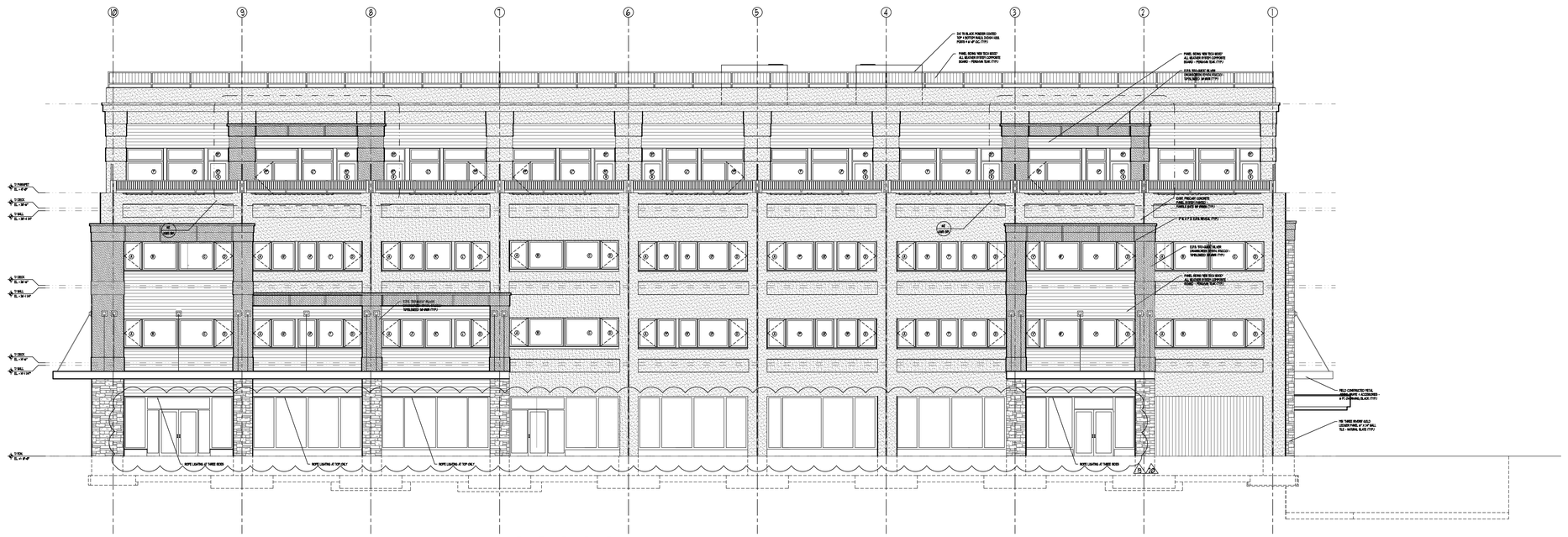
NOTE 1: NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W\ MECH, 2'-8"± ALL OTHERS, 2'-6" W



NORTH ELEVATION
1/8"=1'-0"



ROPE LIGHTING DETAIL
1/2"=1'-0"



EAST ELEVATION
1/8"=1'-0"

NOTE: ROPE LIGHTING SHALL BE INSTALLED AT CANOPY FIRST FLOOR STOREFRONT CONC. PANEL + FRAMING JOINTS AS SHOWN AT ENTRY DOORS. PROVIDE LIGHTING AT TOP + SIDES AT NOTED OTHERS; PROVIDE LIGHTING ONLY AT TOPS= ROPE LTG. SHALL BE AS SPECIFIED IN PHOTOMETRICS OR EQ.

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	7-25-25	SITE & BLDG. DETAILS CLARIFICATION
4	9-15-25	SITE & BLDG. ROOF HEIGHTS IDENTIFIED
5	9-26-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-7-25	PERMIT REVIEW REVISIONS
7	10-13-25	PERMIT REVIEW REVISIONS
8	10-28-25	TRASH GATE COLOR REBAR EV CHARGER FOUNDATION
9	10-30-25	PERMIT REVIEW CLARIFICATIONS ADDED
10	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-26-26	PERMIT REVISIONS
2	3-27-26	FIELD MODIFICATIONS
3	5-1-26	VILLAGE MODIFICATIONS
4	5-13-26	FACADE PROMPING DETAILS
5	4-23-25	VILLAGE REVIEW
6	5-5-25	VILLAGE REVIEW

NO.	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL \ INFRASTRUCTURE
2	1-15-26	APPROVED P&D MINOR AMENDMENTS
3	2-23-26	APPROVED P&D MINOR AMENDMENTS
4	3-13-26	APPROVED P&D MINOR AMENDMENTS
5	4-3-26	APPROVED P&D MINOR AMENDMENTS
6	4-13-26	APPROVED P&D MINOR AMENDMENTS
7	4-17-26	APPROVED P&D MINOR AMENDMENTS

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

EXTERIOR ELEVATIONS
ROPE LIGHTING DETAIL

J. Scott MacKay Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel.: 815-245-3307
email: drsmackay1017@gmail.com

J.ScottMacKay.Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001201

Project Number
24001

Sheet Number
A201



MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0002, 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 for Forest View, LLC (350 E. Dundee Road). **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of 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 19-10 Use Regulations, 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.

EXECUTIVE SUMMARY

Docket No. PSU26-0002: Forest View, LLC (370 W. Dundee Road, Wheeling, IL 60090), property owner, is seeking 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, which is zoned MXC (Commercial/Residential Mixed Use), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Applicant: Forest View, LLC, property owner

Property size: 7.04 acres (306,535 sq. ft.) / 73,932 sq. ft. building

Neighboring Property Land Use(s):

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

Existing Use of Property: Vacant Commercial Office Building

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

Comprehensive Plan Designation: Commercial

Zoning History:

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

SUMMARY OF REQUEST

Forest View, LLC is requesting 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. The petitioner is seeking to modify select components of the PUD, including building elevations, lighting, and residential unit layouts. Pursuant to the Village Code, changes to an approved special use involving modifications to the site plan 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.

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 Forest View Mixed-Use Development received Final PUD approval under Ordinance No. 2024-5678, which established the overall site layout, building design, lighting plan, landscaping, and granted certain zoning relief. The petitioner is seeking amendments to the approved PUD to modify select components of the development, including

building elevations, lighting, and residential unit layout. A summary of the proposed revisions is provided below.

Awnings
The approved Final PUD building section and awning detail (attached) included custom fabricated black metal awnings with solid panel elements to be installed around the majority of the building, between the first and second floors. The petitioner has determined the solid panel elements will present ongoing maintenance concerns due to the accumulation of debris and leaves. As a result, the petitioner is proposing to revise the awning design to an open-framed awning as shown on the attached Detail Sheet (Sheet A305). As part of this change, the previously approved recessed downlighting within the awnings has been eliminated. Replacement lighting is proposed through the use of rope lighting, as summarized below.

Awning Lighting
As a result of recessed canopy lighting to be eliminated from the awnings, the petitioner is proposing exterior-grade rope lighting to be recessed within the first-floor storefront façades to provide illumination. The attached Elevations and Outdoor Lighting Rendering demonstrates the installation and anticipated lighting effect from the proposed rope lighting.

Parking Lot Light Poles
The attached Lighting Plan modification would increase the maximum pole height from 23' to 30' for light poles throughout the project area. As outlined in the petitioner's project letter, field measurements indicate that the existing light poles are 30' in height, which the height increase for new light poles is to maintain consistency across the site. Photometric levels at the property lines remain unchanged and continue to comply with Village standards.

Residential Units
The approved PUD included relief from Title 19 (Zoning) of the Wheeling Municipal Code to allow the floor area for efficiency and one-bedroom residential units to be reduced below the minimum unit size of 675 sq. ft. The approved relief permits a minimum floor area of 567 square feet for these unit types. The petitioner has since revised the residential units as depicted in the attached Floor Plans, which provides a total of 12 residential units with reduced minimum floor areas. Through the proposed floor plan revisions, the smallest dwelling unit size has increased to 583 sq. ft. from the original Final PUD approval.

4th Floor Layout
The fourth-floor layout has also been revised to modify the dwelling unit floor plans, increase the size of the outdoor deck areas, and incorporate divider walls between individual deck spaces as shown on Sheet A104 of the attached Floor Plans. The proposed divider walls will provide added privacy for residents when using the outdoor deck area. The first panel segment (6'-6" in length) will consist of an 8' tall solid wall constructed of "New Tech Wood" composite siding in a Peruvian Teak finish to match the building façade. The remaining 12'-2" section will step down in height to a 5'-6" tall black powder-coated steel fence.

Standards for Special Use: The underlying mix of land uses and overall intent of the Forest View Final PUD will remain unchanged. However, an amendment to special use Ordinance No. 2024-5678 is required, as the ordinance granted specific relief from Title 19 (Zoning) of the Wheeling Municipal Code and the petitioner is seeking to further modify, which needs to be superseded and replaced with the proposed revised plans.

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

1. **State why the Special Use is necessary for the public convenience at the proposed location.**
   Petitioner: The proposed changes will provide a better fit to a growing community, as renters needs and demands evolve.

   The changes we are presenting to the facade will further beautify a high traffic property, elevating Wheeling resident experience.

   Staff: The proposed revisions are consistent with the existing special use approval for Final PUD for the Forest View Mixed-Use Development and will not materially alter the essential character of the PUD.

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

Petitioner: This proposed change will not in any way negatively impact the health, safety, morals or general welfare of the adjoining area.

Staff: The principal land use function of the Forest View PUD as a mixed-use development will remain since the majority of the proposed changes are design-related, while preserving the essential character of the Forest View PUD.

3. **State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**
   Petitioner: The proposed change will not impede or interfere with surrounding properties, we thoughtfully designed our site in consideration of adjacent property and business owners.

   Staff: All infrastructure improvements related to size, streets, access and traffic patterns will remain pursuant to the approved Final PUD approved by Ordinance No. 2024-5678. The requested PUD modifications are not anticipated to cause any further impact.

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 development as a whole repurposes a vacant office building, and revamps as well as introduces a new stormwater detention & drainage system. This improves surrounding conditions in a tangible way.

   Staff: The proposed project is not expected to hinder or discourage the appropriate development or use of adjacent properties, nor impair surrounding property values.

5. **State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.**
   Petitioner: Our development has a total of 395 stalls, with 183 of which being dedicated to residential residents only. This provides a coverage of over 3.3 stalls to a unit, which is adequate parking relieving surrounding congestion.

   Staff: The parking areas and entrance and exit drives of Ordinance No. 2024-5678 are not affected by the requested PUD modifications and the PUD will continue to provide adequate vehicular facilities.

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 changes have already been reviewed by B&F certifying local and state code compliance.

   Staff:The proposed modifications to the PUD will remain consistent with the MXC, Commercial/Residential Mixed Use Zoning District as well as the Comprehensive Land Use designation of Commercial.

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. 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.

******

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. PSU26-0002, 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 19-10 Use Regulations, 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.

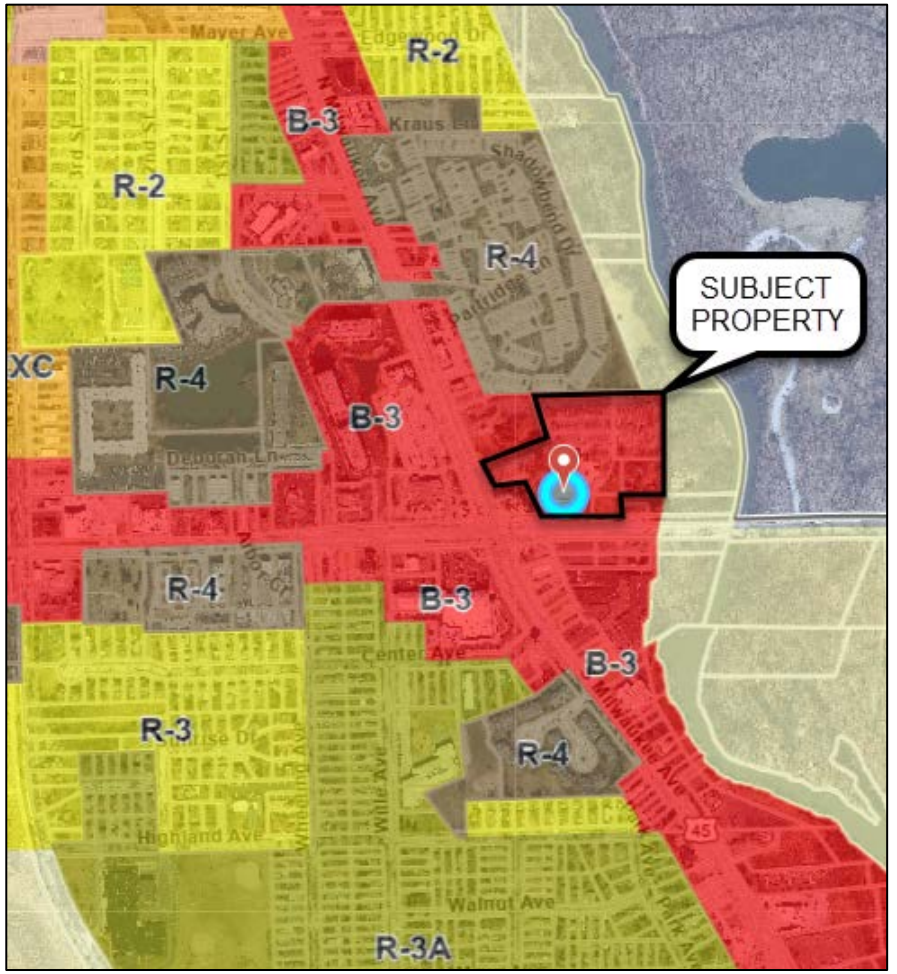
2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

ATTACHMENTS:

Attachments to Staff Report (Staff)
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
Outdoor Lighting Rendering
Final PUD Building Section and Awning Detail
Ord. 2024-5678 Final PUD Approval



Location Map



Zoning Map

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. PSU26-0002
Request for 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
Forest View, LLC
350 E Dundee Road

Chairman Johnson called Docket No. PSU26-0002. 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 property owner was seeking an amendment to Ordinance No. 2024-5678. He reviewed the requirements for consideration of a text amendment.

Mr. Robles reported that the petitioner was seeking amendments to its final PUD to modify certain components of the development. The modifications included the building exterior, lighting, and some internal layout modifications. The approved final PUD included black metal awnings along the exterior, installed on the majority of the building between the first and second floors, whereas the petitioner proposed an open frame. The awnings did include recessed lighting, and the new proposal included exterior rope lighting recessed into the façade. A couple of the light poles were being increased from 23 to 30 feet to provide consistency throughout the site. There were varying light poles with different heights. A revised photometric plan was provided to demonstrate that the lighting levels would not affect neighboring properties and would comply with the standards. There were some modifications to the second through fourth floor residential units to refine them and provide additional details. There were also adjustments to the efficiency studios, bringing the total to 10. The outdoor decks were resized to provide more space for the fourth-floor units and were equipped with divider walls for privacy. Staff recommended approval, subject to two conditions.

Boris Stratievesky and Dennis Stratievesky stepped to the podium. Boris Striatievsky reported that the new average size for the efficiency units was 633 square feet. He discussed that they were dealing with an existing structure and had to go column by column, but they were able to increase the efficiency units to one-bedroom units. There was also more space available for other units, so the one-bedroom units were converted to two-bedroom units. He discussed the awnings and reported that the original PUD did not require a roof cover. The lights themselves, if installed in the openings, would likely be unsightly and potentially be dangerous to the elements.

Chairman Johnson asked if the uplighting would remain. Boris Stratievesky reported that it would remain. He noted that there were also some changes to the streetlights.

Thomas W. stepped to the podium. He reported that they reduced the balcony areas on the fourth

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floor due to structural constraints. The walls were moved, and the balconies were decreased to keep the exterior walls sitting on the existing beam. Boris Stratievesky added that they wanted to build within the existing structure rather than creating additional beams.

Commissioner Riles had no questions.

Commissioner Smart had no questions but commented that the building looked great.

Commissioner Hyken had no questions but commented that the building looked great and he liked the lighting.

Commissioners Sprague and Karl had no questions.

Commissioner Myer had no questions but agreed that the building looked great.

Mr. Goldman stepped to the podium to provide public comment. He stated that their initial issue was that one of the lights was shining directly into their bedroom. He stated that the light had since been turned off, but he wanted to ensure that it remain off or that the light have a shield on it.

Boris Stratievesky reported that the light would be turned off, and they had also been waiting for a shield. Mr. Robles added that the original PUD included the requirement that the lights have shields.

Chairman Johnson stated that he liked the rendering with the lighting.

Mr. Robles read the proposed conditions for Docket No. PSU26-0002:

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.

The Commissioners had no further questions.

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 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

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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.

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Docket No. PSU26-0002
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 Forest View, LLC (350 E. Dundee Road), property owner, seeking an amendment to the approved Special Use for a Final Planned Unit Development for Forest View Development authorized by Ordinance No. 2024-5678, located at 350 E. Dundee Road, 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. PSU26-0002
Published in Daily Herald April 28, 2026 (329624)

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 # 329624

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	June 15, 2026
FROM:	Leonard Becker, Economic Development Director
SUBJECT:	Resolution Authorizing the Village President and Village Clerk to Execute an Agreement between the Village of Wheeling and the Chicago's North Shore Convention and Visitors Bureau Relative to the Village's Membership in the Bureau in the Amount of $88,070.07
DOLLAR AMOUNT:	$88,070.07
BUDGETED:	Yes
BUDGET SOURCE:	General Fund
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

The Village has been a member of Chicago's North Shore Convention and Visitors Bureau (CNSCVB) since 2015, with the current agreement expiring on June 30, 2026. If approved, the attached agreement would continue the Village's membership for one year. The membership requires a Village contribution of $88,070.07, which is paid with hotel-motel tax monies through the Village's general fund.

MEMO

The primary mission of the Chicago's North Shore Convention and Visitors Bureau (CNSCVB) is to promote hotels, restaurants, businesses, and visitor attractions in its 10 member communities by conducting outreach to tour groups, convention representatives, event planners, and individuals who plan to visit the area, with the ultimate goal of increasing tax revenues and stimulating economic growth. As part of its programming, the CNSCVB utilizes trade shows, direct sales calls, sales missions, printed collateral, print advertising, e-mail campaigns, interactive websites, online advertising, social media networking, familiarization trips, site inspections, and public relations. The CNSCVB has consistently helped bring large travel groups to Wheeling.

As the Village of Wheeling collects revenue through a hotel-motel tax, Illinois law requires that the proceeds be used strictly to promote tourism, conventions, and special events to attract non-residents. A municipality can fulfill this tourism promotion requirement by funding its own municipal tourism department, hosting local community events, or contracting out marketing efforts. Joining an existing CVB is the most common and best use of these resources.

The CNSCVB has assisted the Village by cross-promoting the Village's choosewheeling.com and dineinwheeling.com websites, targeting social media advertisements to residents in specific geographic areas via the CNSCVB Facebook page, Instagram, LinkedIn, and others. The CNSCVB continuously promotes new and emerging businesses in Wheeling, and these marketing efforts have assisted many Wheeling businesses and augmented Village efforts.

The cost structure of the Village's annual membership fee payment to the Bureau is calculated in two parts: 1) a formula that considers the annual gross hotel rental revenue, which equates to a final cost of $72,995.07, and 2) a charge of $25 per hotel room ($25 x 603 hotel rooms, or $15,075). The attached agreement for $88,070.07 reflects the total cost.

In order for the Westin Chicago North Shore hotel, or any Wheeling business, to work with the CNSCVB and obtain vitally important leads, the Village must enroll as a municipal member, certify the CNSCVB as its Bureau of Record with the Illinois Office of Tourism, and pay the annual membership and hotel dues. Since the Westin is the largest hotel based on the number of rooms within the CNSCVB's member communities, it is prudent to sustain the sales leads that are generated from the CNSCVB to the Westin and other hospitality businesses. Maintaining this membership also facilitates the promotion of Wheeling's hospitality businesses in the region.

Additionally, the continuation of Wheeling's membership within the CNSCVB advances several of the Village's strategic objectives, which include maintaining and growing sources of tax revenue and promoting the vitality of Wheeling's hospitality industry, along the Milwaukee Avenue corridor and throughout the Village.

RESOLUTION NO. 26- _____

RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE AN AGREEMENT BETWEEN THE VILLAGE OF WHEELING AND THE CHICAGO'S NORTH SHORE CONVENTION AND VISITORS BUREAU RELATIVE TO THE VILLAGE'S MEMBERSHIP IN THE BUREAU IN THE AMOUNT OF $88,070.77

WHEREAS, the Village of Wheeling (the "Village"), 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, the Chicago's North Shore Convention and Visitors Bureau (the "Bureau") is an Illinois not-for-profit corporation that promotes tourism in the north suburban Chicago area; and

WHEREAS, the Bureau is organized for the purpose of promoting the travel and tourism industries of north suburban Chicago communities, including the conduct of marketing efforts to promote the area as a visitor destination; and

WHEREAS, the Village supports the efforts of the Bureau to promote leisure tourism, meetings, and group events in the north suburban Chicago area; and

WHEREAS the Bureau and the Village wish to enter into an agreement under which the Village will continue to be a member of the Bureau for the 2026–2027 service year; and

WHEREAS, the Village President and the Board of Trustees have determined that it is in the best interests of the Village and the public health, safety, and welfare of persons and property within the Village to enter into this agreement;

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, AS FOLLOWS:

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

SECTION 2: The Board of Trustees of the Village of Wheeling approves, authorizes, and directs the Village President and Village Clerk to execute an agreement between the Village and the Chicago's North Shore Convention and Visitors Bureau relative to the Village's membership in the Bureau for the coming service year of July 1, 2026–June 30, 2027 and the parties' respective rights, responsibilities, and obligations in substantial conformity with the agreement attached hereto as **Exhibit A**, with all final changes subject to the approval of the Village Manager.

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

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

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

Resolution No. 26 _____ **ADOPTED** this 15th 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

EXHIBIT A

AGREEMENT BETWEEN THE VILLAGE OF WHEELING AND CHICAGO NORTH SHORE CONVENTION AND VISITORS' BUREAU
2026–2027

AGREEMENT BY AND BETWEEN THE VILLAGE OF WHEELING AND CHICAGO'S NORTH SHORE CONVENTION AND VISITORS BUREAU

THIS AGREEMENT, made this 15 day of June, 2026, between the Village of Wheeling, an Illinois municipal corporation ("Wheeling") and Chicago's North Shore Convention and Visitors Bureau, an Illinois not-for-profit corporation that promotes tourism in the north suburban Chicago area ("Bureau").

WHEREAS, Wheeling supports the efforts of the Bureau to promote leisure tourism, meetings and group events in the north suburban Chicago area; and

WHEREAS, in recognition of the benefits of a convention and visitors bureau, Wheeling elects to utilize a portion of the tax revenue generated by the tax levied on the renting of hotel rooms in Wheeling to support the functions and activities of the Bureau; and

WHEREAS, the Bureau is organized for the purpose of promoting the travel and tourism industries of northern suburban Chicago communities including the conduct of marketing efforts to promote the area as a visitor destination; and

WHEREAS, Wheeling and the Bureau are desirous of entering into an agreement for the purpose of establishing the rights, responsibilities and obligations of the parties.

NOW, THEREFORE, the parties hereto, in consideration of the mutual promises contained herein, do hereby, agree to the following terms and conditions:

1. The above stated recitals are restated and incorporated herein as if stated in full.
2. Wheeling shall designate the Bureau as its convention and visitors bureau of record with the Illinois Bureau of Tourism during the term of this Agreement.
3. It is expressly agreed by and between the parties hereto, that Wheeling shall be a member of the Bureau, and receive all of the benefits of membership in the Bureau, in return for the payment of the contributions set forth in this Agreement.
4. The total annual contribution by Wheeling to the Bureau's budget shall be determined and adjusted as follows:
    a. Wheeling's base annual contribution to the Bureau shall be **$72,995.07** ("Base Annual Contribution") subject to the annual increase provided for in this subsection. The Village agrees to pay the Base Annual Contribution in accordance with the provisions and requirements of the Local Government Prompt Payment Act, 50 ILCS 505, et seq. The Bureau's Board of Directors may, at its sole discretion, increase Wheeling's Base Annual Contribution by no more than 3% for each year of this Agreement.
    b. Wheeling wishes to renew its membership with the Bureau for one year, the period covering July 1, 2026 – June 30, 2027.
    c. In addition to paying its Base Annual Contribution, Wheeling shall pay the dues of its hotels (July 1, 2026 – June 30, 2027). The Hotel Dues are equal to $25 per hotel room. **The total fee for July 1, 2026– June 30, 2027** remains at **$15,075.00** Therefore, municipal fee for FY27 (July 1, 2026 –

June 30, 2027) is **$72,995.07**. **The total dues for the hotels plus the municipal dues is $88,070.070**

5. Governance: As set forth in the Bureau's By-Laws, the Board of Directors shall govern the affairs and operations of the Bureau. A copy of the By-Laws are incorporated and attached to this Agreement as Exhibit A. Wheeling shall be represented by three (3) members of the Board of Directors, which shall consist of one governmental member and two public members. The governmental member of the Board of Directors shall be a member of Wheeling's Village Staff and shall be appointed by the Village President. The two public members shall be appointed by the Bureau's Board of Directors, as outlined in the Bureau's bylaws.
6. Wheeling shall be entitled to equitable inclusion with other members of the Bureau in advertisements, promotional materials, and presentations developed by the Bureau at no additional charge.
7. The Bureau shall utilize the funds provided by Wheeling only for those purposes permitted by the applicable laws.
8. The Bureau is a legal entity separate and apart from Wheeling and is not an agent or a contractor of Wheeling. The Bureau is solely responsible for its debts and obligations and is responsible for the payment of all taxes, including but not limited to payroll taxes, and all other obligations in relation to its employees or operations.
9. The Bureau agrees to indemnify and hold Wheeling harmless from any and all claims, damages, lawsuits or obligations that may arise from or in connection with the conduct or activities of the Bureau or the Bureau's officers, employees, agents or contractors.
10. The Bureau shall have the sole right to determine the appropriate use of the revenues provided by Wheeling, provided, however, all revenues shall be used in compliance with all applicable laws and the Bureau's corporate by-laws. The Bureau will market Wheeling's hotels, convention space, restaurants and attractions through regionally based advertising under the North Shore brand. Wheeling entities are represented equally to other municipal members as appropriate and all Wheeling members receive equal opportunity to participate in all of the Bureau's programming including advertising, seasonal campaigns, social media, trade shows, fam trips, site inspections and receipt of all leads for group business.
11. The Bureau shall provide to Wheeling copies of the annual budget, program proposals, and goals and objectives for the coming year, prior to the commencement of the Bureau's fiscal year.
12. The Bureau shall further report annually to Wheeling, at a date chosen by Wheeling, the activities of the Bureau for the preceding year and the results of those activities in relation to the objectives and goals of the Bureau.
13. Neither this Agreement, nor any interest or right of any of the parties hereto, may

be assigned, pledged or transferred in any manner without the prior express written consent of the parties hereto. The Bureau may not assign any of its duties to a third party without the express written consent of Wheeling.

14. The term of this Agreement is one (1) year commencing July 1, 2026 through June 30, 2027. The parties may agree to renew the Agreement for additional time frame mutually agreed upon at later date and must provide six months' notice of intent to renew. Either party may terminate this Agreement at any time, without cause, with six (6) month's prior written notice, as directed by formal action of the Village Board of Trustees of the Village of Wheeling, or by the formal action of the Board of Directors of the Bureau, and by written notification to the other. Wheeling's membership in the Bureau shall cease six (6) months after receipt of a termination notice by either party. A community that terminates its Bureau membership cannot apply to rejoin the Bureau for a period of three (3) full fiscal years.
15. This Agreement shall be binding upon and inure to benefit the parties hereto, and their respective successors and assigns.

IN WITNESS WHEREOF, this Agreement has been duly executed by the respective parties hereto through their duly authorized officers, on the day and year noted above.

The Village of Wheeling: ATTEST:

_____ _____

Patrick Horcher, President Kathryn M. Brady, Village Clerk

Chicago's North Shore Convention & Visitors Bureau (CNSCVB)



Gina Speckman, CNSCVB Executive Director

BYLAWS OF THE
CHICAGO'S NORTH SHORE
CONVENTION & VISITORS BUREAU

ARTICLE I NAME & MISSION STATEMENT

1.1 Name and Mission Statement

The name of this Corporation shall be **Chicago's North Shore Convention and Visitors Bureau**, which shall also be identified as the **CNSCVB** or CVB. The mission of the CNSCVB shall be to stimulate the economic vitality of the North Shore by soliciting and servicing conventions, meetings, groups and individual visitors and by promoting the North Shore as a preferred destination.

1.2 Location

The principal office of the corporation shall be in the State of Illinois and shall be located in any participating community of the CVB. Satellite visitor information centers may be located within or without any participating community as designated by the Board of Directors The Directors may change the location of the principal office of the corporation in the State of Illinois and establish such other office or offices, as the Directors may deem appropriate.

1.3 Corporate Seal

The Directors may adopt and alter the seal of the corporation.

1.4 Fiscal Year

The fiscal year of the corporation shall, unless otherwise decided by the Directors, begin on July 1 and end on June 30 each year.

ARTICLE II MEMBERSHIP

2.1 Municipal Membership

The Board of Directors shall determine membership and any partnership programs. Annual dues for participating municipalities must conform to formula that maintains parity amongst the communities. A community that chooses to discontinue its membership with the CVB cannot be considered for re-instatement until the passing of three fiscal years.

ARTICLE III BOARD of DIRECTORS

3.1 Board of Directors

The Board of Directors shall consist of not more than thirty-one (31) Directors, all of whom shall be Members of the Bureau in good standing, as defined by the Board of Directors.

3.2 Board of Directors

The governmental members of the Board of Directors shall be appointed by respective Mayors, Village Presidents, or City/Village Managers of each participating community.

3.3 Board Representation

The amount of public support of each community, at the time a community joins the CNSCVB, shall determine the number of board members representing the respective community. The number of representatives from each community is as follows:

Public Support	Appointments from Government	Public Appointments	Total Appointments
Over $100,000	2	7	9
Between $60,000-$99,999	1	5	6
Between $25,000-59,999	1	2	3

In addition, the immediate past Chairperson shall be a board member and two members of the board can be at-large members appointed by the board.

3.4 Terms of Office

Terms of office for new directors shall be three (3) years. Following each three year term of office, the director may be reappointed at the discretion of the municipality in which their business is located and the CNSCVB Nominating Committee with final approval from the full Board of Directors.

3.5 Powers

The Directors shall have and may exercise all the powers of the Corporation and shall manage the affairs of the Corporation. The Board of Directors shall also govern and set the general policies of the CVB.

3.6 Committees

(I) Except as provided in these bylaws, the Board of Directors, by a resolution adopted by a majority of the Directors then in office, may designate from among its Board and full membership one or more committees. Each committee shall consist of two or more members. Such committee or committees are all under the authority of the Board of Directors.

(II) Unless the Directors otherwise designated, the Committees shall conduct their affairs in the same manner as provided in these By-laws for the Directors. The members of any committee shall remain in office at the pleasure of the Directors.

(III) The designation of any committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility or liability imposed upon it or by law.

3.6 Permanent Standing Committees

(I) The Executive Committee to the extent authorized by law shall have, and may exercise all of the authority in the management of the corporation as delegated by the Board of Directors.

(II) There shall be a Hotel Committee consisting of the General Managers of each hotel within the member communities. The Chair of the Hotel Committee shall be nominated by the nominating committee and approved by the Board of Directors. The Hotel Committee shall be responsible for guiding the staff in the planning and implementation of the CNSCVB sales and marketing programs. The Hotel Committee shall also be responsible for monitoring and assisting with the approved sales and marketing programs.

(III) There shall be a Compensation and Personnel Committee consisting of the Chairperson of the CNSCVB, the immediate past Chairperson of the CNSCVB, and other board members as chosen by the Chairperson. The Compensation and Personnel Committee shall be responsible for determining the components of the compensation of the Executive Director, negotiating his or her contract with the CVB, and conducting an annual review of the Executive Director. The Compensation and Personnel Committee shall report to the Executive Committee.

(IV) There shall be a Finance Committee consisting of the Treasurer, who shall be the Chair, and at least three other members of the Board of Directors appointed by the Chairperson. The Finance Committee shall propose the annual budget and make recommendations to the Board of Directors thereon, and shall maintain continuing budget and expenditure scrutiny during the year. The committee shall also deal with other financial aspects of the operation, including review of financial statements and

recommendations thereon, asset management, long-range financial planning, and shall perform such other functions and duties as are assigned by the Chairperson.

3.7 Removal

A Director may be removed from office with cause by a vote of a majority of the directors then in office. A Director may be removed with cause only after reasonable notice and opportunity to be heard by the body proposing to remove the Director. Absence from more than four (4) Board meetings within a 12-month period will be cause for immediate review by the Executive Committee at the next scheduled meeting. The Board Chairperson shall notify any director subject to removal.

3.9 Resignation

A Director may resign by delivering his or her written resignation to the Chairperson, to a meeting of the Board of Directors or to the corporation at its principal office. Such resignation shall be effective upon receipt, unless specified to be effective at some other time, and acceptance thereof shall not be necessary to make it effective unless it so states.

3.10 Vacancies

Any vacancy in the Board of Directors may be filled for the unexpired portion of the term by the appointing or electing authority, which appointed or elected the director who created the vacancy. The remaining Directors shall have and may exercise all their powers notwithstanding the existence of one or more vacancies in their numbers.

3.11 Regular Board Meetings

Regular meetings of the Directors may be held at any time and any place as designated by the Board, four (4) times annually. Regular Board meetings are open to the membership; however, only Board members may vote.

3.12 Special Board Meetings

Special meetings of the Directors may be held at any time and at any place designated by the Board, when called by the Chairperson of the Board of Directors or by 1/3 or more Directors. Special Board meetings are open to the membership; however, only Board members may vote.

3.13 Call and Notice of Board Meetings

(I) Regular Meetings - Electronic notice shall be given for regular meetings of Directors 14 days in advance of each meeting. Reasonable, advanced notice of the first regular meeting following the determination of the Directors shall be given so that the times and places for the regular meetings shall be agreed upon.

(II) Special Meetings - Reasonable notice of the time and place of special meetings of Directors shall be given to each Director. Such notice need not specify the purposes of a meeting, unless otherwise required by the Articles of Incorporation or these By-laws or unless there is to be considered at the meeting any of the following: contracts or transactions of the corporation with interested persons; amendments to the Bylaws; an increase or decrease in the number of Directors; removal of a Director; or any significant departure from the corporation's former use or ownership of the corporation's property including, but not limited to, any proposed sale, lease, or encumbrance of said property, or any change in the use of the corporation's property that may potentially affect the corporation's business purpose.

(III) Reasonable Notice - Except as otherwise expressly provided, it shall be reasonable notice to a Director to send notice by mail, email, telephone or fax at least two weeks before the meeting.

3.14 Quorum

At any meeting of the Directors, a majority (one more than half) of the voting Directors then in office shall constitute a quorum. Any meeting may be adjourned by a majority of the votes cast upon the question, whether or not a quorum is present.

3.15 Voting

When a quorum is present at a meeting of the Directors, a majority of the Directors present and voting may decide any question, including the election of officers, unless otherwise provided by the Articles of Incorporation or these Bylaws. A vote of the majority of the Directors then in office is required to decide a question concerning (I) an increase or decrease in the number of Directors, (II) removal of a Director, or (III) any significant departure from the corporation's former use or ownership of the corporation's property, including but not limited to, any proposed sale, lease, or encumbrance of said property that may potentially affect the corporation's business purposes. A vote of 3/5 (three-fifths) of the

directors appointed or elected is required to adopt or amend the budget or amendment the Bylaws.

3.16 Action by Consent

Any action required or permitted to be taken at any meeting of the Directors may be taken without a meeting if all of the Directors sign a written consent setting forth the action taken or to be taken, at any time before or after the intended effective date of such action. Such consent shall be filed with the minutes of Directors' meetings and shall have the same effect as a unanimous vote.

3.17 Compensation

Directors shall receive no compensation for serving as a member of the Board of Directors. However, Directors may from time to time receive reimbursement for expenses they are required to incur in performing their duties as Directors. Directors shall be precluded from serving the corporation in any capacity for compensation, except upon notice and approval by a majority of the Board.

ARTICLE IV OFFICERS

4.1 Officers of the Executive Committee

The Executive Committee shall unless, otherwise provided, consist of the following: Chairperson, Chairperson-Elect, Immediate Past Chairperson, Secretary, Treasurer, Chairperson of the Hotel Committee and the Executive Director. At least one member of the Executive Committee must be a government appointment from each municipality, which contributes at least $60,000.00 at the time the municipality joined the CNSCVB or more in public support per year. If required by the Directors, any officer shall give the corporation a bond for the faithful performance of his/her duties in such amount and with such surety or sureties as shall be satisfactory to the Directors. Absence from two (2) Executive Committee meetings within a 12-month period will be cause for immediate review by the Executive Committee at the next scheduled meeting with an advisement to the full Board.

4.2 Chairperson

The Chairperson shall preside at all meetings of the Board of Directors, the Executive Committee, the Annual Membership Meeting, and shall be responsible, with the Board of Directors, for the formation of the general policies and programs of the CVB, and shall perform all duties incidental to the office.

4.3 Past Chairperson

The Past Chairperson will assist the Chairperson in carrying out the duties of the office of the Chairperson, and preside in the Chairperson's absence

at meetings of the Board of Directors, the Executive Committee and the Annual Membership meeting.

4.4 Secretary

The Secretary shall keep the minutes of the shareholders' and Board of Directors' meetings; see that all notices are given in accordance with the bylaws or as required by law; be the custodian of the corporate records and the seal of the corporation; keep a register of all members; in general perform all duties consistent with the office of Secretary; and perform all duties as shall be from time to time assigned by the Executor Director or the Board of Directors.

4.5 Treasurer

The Treasurer shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable; deposit all such moneys in the name of the Bureau in such banks, trust companies and other depositories as shall be selected in accordance with the direction of the Board of Directors. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of the Treasurer's duties in such sum and with such surety or sureties as the Board of Directors shall determine.

4.10 Executive Director

The Executive Director shall be the Chief Executive Officer of the CVB and will report to the Board of Directors. The Executive Director will manage the bureau staff and day-to-day operations of the CVB and will serve as a voting member of the Executive Committee and the Board of Directors.

4.11 Powers

The Executive Committee shall be empowered to implement the policies of the Board. They shall oversee the services and review the performance of the Executive Director and establish the terms and conditions of the employment agreement subject to Board approval. They may implement all the duties empowered to them by the Board of Directors.

4.12 Terms of Office

The Chairperson, Chairperson-Elect, Secretary, and Treasurer, shall each hold office for one (1) year.

4.13 Executive Committee Meetings

Executive Committee meetings may be held at any time and at any place as designated by the Chairperson or as requested by two or more of the Executive Committee members. The Executive Committee shall meet monthly. The Executive Committee meetings shall be open to all

Directors and Members; however, only the Executive Committee members shall be eligible to vote.

4.14 Removal

An officer may be removed from office with or without cause by the vote of the majority of the Directors then in office. An officer may be removed only after reasonable notice and opportunity to be heard before the Directors. The removal of an officer shall be without prejudice to the contract rights, if any, of the officer so removed.

4.15 Resignation of Executive Committee Member

An officer may resign by delivering his or her written resignation to the Chairperson or to a member of the Executive Committee; or to a meeting of the Directors; or to the Corporation at it's principal office. Such resignation shall be effective upon receipt, unless specified to be effective at some other time, and the acceptance thereof shall not be necessary to make it effective.

4.16 Vacancies for Executive Committee

If the office of any officer becomes vacant, the Directors may elect a successor. Each such successor officer shall hold office for the remaining term of the officer whom he or she replaced.

ARTICLE V NOMINATION and ELECTIONS

5.1 Nominating Committee

The Nominating Committee shall be appointed by the Chairperson annually and shall consist of three current Directors, as chosen by the Chairperson, and two members of the Bureau not currently serving as a member of the Board of Directors. The committee is subject to approval by the Board of Directors. The Executive Director shall be an *ex-officio*, non-voting member of the Committee. The Chair of the Nominating Committee shall be chosen by the Chairperson.

5.2 Duties of the Nominating Committee

The Nominating Committee shall propose a slate of candidates for Directors and Officers who shall be voted upon at the Annual Meeting, other than those who are to be nominated or appointed pursuant to some other provision of these Bylaws. The committee shall take into consideration the following criteria: knowledge of the North Shore area; knowledge and experience of customer focused organizations; knowledge and commitment to the growth of the Convention and Visitor industry; knowledge and experience in creating a positive tourism climate; and agreement to maintain membership in the CVB. Special memberships can be granted without charge to persons, businesses,

organizations or government officials who are deemed appropriate by the Board of Directors.

5.3 Election Process

The Nominating Committee shall present the slate of Directors and Officers to the full Board for approval prior to presenting them to the full membership at the Annual Meeting. The Board and the Officers, with the exception of those who are nominated or appointed pursuant to some other provision of these Bylaws, shall be elected at the annual meeting by a majority constituting a quorum.

ARTICLE VI EXECUTION OF PAPERS

6.1 Execution of Papers

All deeds, leases, contracts, bonds, notes, checks, drafts and other obligations made or endorsed by the corporation shall be signed by the Chairperson or the Executive Director with approval by either the Chairperson or by the Treasurer, except as the Directors may otherwise authorize.

ARTICLE VII LIQUIDATION OR DISSOLUTION

7.1 Liquidation or Dissolution

Upon dissolution of the corporation its assets shall, after all of its liabilities and obligations have been discharged or adequate provisions made therefore, be distributed to the city or to the region or to any association organized for purposes similar to the purpose of the corporation as may be designated by a majority of the directors of the corporation then holding office.

ARTICLE VIII INDEMNIFICATION

8.1 General Indemnification

Any person who at any time serves or has served as a director, officer or employee or agent of the corporation, or in such capacity at the request of the corporation for any other corporation, partnership joint venture, trust or other enterprise, shall have a right to be indemnified by the corporation to the fullest extent permitted by law against reasonable expenses, including attorneys' fees actually and necessarily incurred by them in connection with any threatened, pending or completed action, suit or proceedings, whether civil criminal, administrative or investigative, and whether or not brought by or on behalf the corporation, seeking to hold them liable by reason of the fact that they are or were acting in such capacity, and reasonable payments made by them in satisfaction of any

judgment, money decree, fine, penalty or settlement for which they may have become liable in any such action, suit or proceeding.

The Board of Directors of the corporation shall take all such action as may be necessary and appropriate to authorize the corporation to pay the indemnification required by this bylaw, including without limitation, to the extent needed, making a good faith evaluation of the manner in which the claimant for indemnity acted and of the reasonable amount of indemnity due them.

Any person who at any time after the adoption of this bylaw serves or has served in any of the aforesaid capacities for or on behalf of the corporation shall be deemed to be doing or to have done so in reliance upon, and a consideration for, the right of indemnification provided therein. Such right shall insure to the benefit of the legal representatives of any such person and shall not be exclusive of any other rights to which such person may be entitled apart from the provision of this bylaw.

In addition to all of the foregoing, the Board of Directors shall have the right and power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust of other enterprise against any liability, asserted against them and incurred by them in any such capacity, or arising out of their status as such, whether or not the corporation would have the power to indemnify them against such liability.

8.2 Special Indemnification

Nothing contained in Section 8.1 of the Article VIII shall prevent the corporation by action of disinterested directors, from indemnifying any person, including without limitation a Director, an officer, an employee or an agent of this corporation, in any particular case, if in the judgment of the corporation, such indemnification should be made.

ARTICLE IX AMENDMENTS

9.1 Amendments

These bylaws may be amended at any time by a 3/5 (three-fifth) vote of the Directors then in office. When the Board of Directors is considering an amendment to these Bylaws, the proposed amendment will be enacted upon by a majority vote of the full Board either in person or by proxy. Each Director must vote.

MEMORANDUM

DATE: June 15, 2026
FROM: Leonard Becker, Economic Development Director
SUBJECT: Resolution Awarding a Restaurant, Entertainment, and Retail Build-Out Grant to Osteria Wheeling, LLC D/B/A Saranello's Restaurant at 601 N. Milwaukee Avenue for an Amount Not to Exceed $225,000

DOLLAR AMOUNT: $225,000
BUDGETED: Yes
BUDGET SOURCE: North Milwaukee TIF District
RECOMMENDED ACTION: Approve
STRATEGIC PLAN THEME: Economic Development

EXECUTIVE SUMMARY

Saranello's Restaurant has submitted an application for the Wheeling Restaurant, Entertainment, and Retail Build-Out Grant (Program C) seeking assistance for interior building renovations and upgrades. The property is in the North Milwaukee Avenue Tax Increment Financing (TIF) District, and the applicant exceeds the program's minimum eligibility requirements, including facility size, guest capacity, and food and beverage tax generation. Under Program C, eligible businesses may receive assistance of up to $225,000, or reimbursement of 50% of eligible material costs and 25% of eligible labor costs, whichever amount is less. The requested grant amount is not to exceed $225,000.

MEMO

Background

The property at 601 N. Milwaukee Avenue is home to Saranello's, a 7,826-square-foot full-service restaurant, private event venue, and banquet facility located within the Westin Chicago North Shore hotel. Operated by Lettuce Entertain You Restaurants, a nationally recognized hospitality group, Saranello's opened in July 2011 and serves as the anchor restaurant for the hotel.

Over the past fifteen years, Saranello's has established itself as one of Wheeling's premier dining and event destinations, serving Wheeling residents, hotel guests, corporate clients, and visitors from throughout the Chicago region. The restaurant benefits from its strategic location near major employers, corporate campuses, regional hotels, sports and recreation facilities, and the broader North Shore residential market. A key differentiator between Saranello's and competing establishments is its ability to accommodate private events and banquets, ranging from intimate gatherings of 20 guests to larger functions of up to 250 attendees.

Since opening, Saranello's has consistently provided high-quality dining experiences while actively participating in community events and engagement initiatives. The restaurant has played an important role in strengthening the Village's reputation as a regional destination for dining, meetings, conferences, weddings, and special events, while generating significant food and beverage tax revenue and supporting local economic activity. As part of its long-term commitment to Wheeling and the hotel, Saranello's management has been working with Village staff for the past two years to evaluate opportunities for reinvestment in the facility and to determine eligibility for assistance through the Village's Restaurant, Entertainment, and Retail Build-Out Grant Program. Concurrent with planned guest room renovations at the adjoining Westin Chicago North Shore Hotel this year, Saranello's is preparing to undertake a comprehensive two-phase renovation

of its event and banquet facilities.

Grant Request

The proposed improvements represent the first major renovation to the event spaces since the restaurant opened in 2011. The renovations are intended to modernize the facility, enhance the guest experience, and ensure the venue remains competitive in attracting corporate meetings, weddings, social events, and other private functions. Planned improvements are expected to increase booking potential, improve operational efficiency, optimize natural lighting, enhance technology and digital infrastructure, and improve acoustics and sound mitigation throughout the event spaces.

Phase One, which is expected to commence during the summer of 2026, focuses on renovations to the two-story Grand Salon ballroom. Improvements include replacement of flooring, ceiling panels, and acoustic treatments; electrical upgrades; and the addition of decorative elements. The renovation is intended to modernize the space, improve functionality, and create a visually distinctive environment that appeals to contemporary event planners and guests. The estimated cost of Phase One improvements is $170,350.

Phase Two, expected to begin in late 2026, includes renovations to the second-floor private event and bar areas. This phase is designed to provide greater flexibility for a wider variety of corporate and social events. Planned enhancements include reconfiguration of the bar area to increase seating capacity, upgrades to bridal and groom suites, and improvements to circulation and connectivity between the restaurant and hotel event facilities. The estimated cost of Phase Two improvements is $597,254. Combined, the two phases represent a total private investment of $767,604. Details of the proposed improvements are attached for reference.

The property is located within the North Milwaukee Avenue Tax Increment Financing (TIF) District, and the applicant qualifies for assistance under Program C – Anchor Restaurant, Entertainment, and Retail Grant Program. Saranello’s exceeds the program’s minimum eligibility requirements, including facility size, guest capacity, and food and beverage tax generation. Under Program C, eligible businesses may receive assistance of up to $225,000, or reimbursement of 50% of eligible material costs and 25% of eligible labor costs, whichever amount is less.

Based on staff’s review of the application and supporting documentation, the proposed project meets all eligibility requirements established under Program C. Given the total project cost of $767,604, the applicant qualifies for the program’s maximum grant award of $225,000, which is the amount being requested.

RESOLUTION NO. 26-_____

RESOLUTION AWARDING A RESTAURANT, ENTERTAINMENT, AND RETAIL BUILD-OUT GRANT TO OSTERIA WHEELING, LLC D/B/A SARANELLO'S RESTAURANT AT 601 N. MILWAUKEE AVENUE FOR AN AMOUNT NOT TO EXCEED $225,000

WHEREAS, the applicant, Mr. Matt Mulvihill, Partner, representing Osteria Wheeling, LLC, doing business as Saranello's Restaurant Wheeling ("Applicant"), located at 601 N. Milwaukee Avenue, has submitted an application for a Wheeling Restaurant, Entertainment and Retail Build-Out Grant Program C; and

WHEREAS, the grant would reimburse the proposed two-phase improvements to the building's interior areas, including the renovations and remodeling of the restaurant's Grand Salon banquet and second-floor private event spaces within the 7,826-square-foot restaurant, as set forth in the Applicant's grant application, a copy of said application being attached hereto as **Exhibit A**; and

WHEREAS, the Economic Development Director has reviewed the Applicant's grant application and has subsequently submitted a recommendation to the Village Board that the Applicant be awarded up to $225,000 for the proposed project based on the Wheeling Restaurant, Entertainment, and Retail Build-Out Grant Program C; and

WHEREAS, the President and Board of Trustees have reviewed the recommendation of the Economic Development Department regarding the Applicant's request for the Wheeling Restaurant, Entertainment & Retail Build-Out Grant and find that granting the request would be in the best interest of the Village of Wheeling;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Board hereby finds Osteria Wheeling, LLC eligible for the Wheeling Restaurant, Entertainment, and Retail Build-Out Grant Program C and awards up to two hundred twenty-five thousand dollars and no cents ($225,000.00) to Osteria Wheeling LLC for the purpose of remodeling and renovating the existing commercial property at 601 N. Milwaukee Avenue, Wheeling, Illinois, in accordance with the Wheeling Restaurant, Entertainment and Retail Build-Out Grant Application attached hereto as Exhibit A, subject to the condition that the grant is subject to the terms of the Wheeling Retail, Entertainment, and Restaurant Build-Out Grant program, last amended by Resolution 2024-058.

Trustee_____moved, seconded by Trustee_____

that Resolution No. 26-_____be adopted.

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

ADOPTED this 15th 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

Exhibit A

Saranello's Restaurant, Entertainment, and Retail Build-Out Grant Application

Exhibit B

Construction Budget and Costs

Saranello’s

Phase One

VILLAGE OF WHEELING
ECONOMIC DEVELOPMENT

Wheeling Restaurant, Entertainment, and Retail Build-Out Grant Program

APPLICATION PAGE

To determine eligibility of your project for the grant program, please provide the following information.

Name of Applicant: Osteria Wheeling LLC

Applicant Address: 601 N. Milwaukee Ave., Wheeling, IL 60090

Telephone Number: 847-777-6878

Property Address for Proposed Improvements:
601 N. Milwaukee Ave., Wheeling, IL 60090

Description of Proposed Improvements (please attach narrative)

Estimated cost of improvements: Estimated total cost of improvement: $170,350
Estimated cost of eligible grant improvements: $53,000
Reimbursable amount: $26,500 (50% of $53,000)

Estimated cost of qualifying labor: $75,600 (Reimbursable amount at 25%: $18,900)

Please be sure all application items are attached as identified in Step 2 for your applicable Program (A, B, or C)

Applicant Signature: _____ Date: 5/12/26

****

(To be completed by Village)

Eligible [ ] **Not Eligible [ ]**

Town Center II TIF [ ] **North Milwaukee TIF [ ]**

Grant Amount: _____

By: _____ Date: _____

Saranello’s

Phase Two

VILLAGE OF WHEELING
ECONOMIC DEVELOPMENT

Wheeling Restaurant, Entertainment, and Retail Build-Out Grant Program

APPLICATION PAGE

To determine eligibility of your project for the grant program, please provide the following information.

Name of Applicant: Osteria Wheeling LLC

Applicant Address: 601 N Milwaukee Ave, Wheeling Illinois 60090

Telephone Number: 847-777-6878

Property Address for Proposed Improvements:
Upstairs banquet room remodel and updating improvements.

Description of Proposed Improvements (please attach narrative)

Estimated cost of improvements: Total cost of project $597,254. Qualifying materials: $1350750

Estimated cost of qualifying labor: $45,025

Please be sure all application items are attached as identified in Step 2 for your applicable Program (A, B, or C)

Applicant Signature: _____ Date: 6/5/24

****

(To be completed by Village)

Eligible [ ] **Not Eligible [ ]**

Town Center II TIF [ ] **North Milwaukee TIF [ ]**

Grant Amount: _____

By: _____ Date: _____

VILLAGE OF WHEELING
ECONOMIC DEVELOPMENT

Wheeling Restaurant, Entertainment, and Retail Build-Out Grant Program

CONSENT AND ACKNOWLEDGEMENT FORM

I, Matthew Mulvihill acknowledge that the Village of Wheeling will conduct a background check as part of the evaluation of this application and consent to the same. I understand that any person who is an owner of the business submitting this grant application will be subject to a background check which will include a credit report inquiry and review of financial documents that the Economic Development Director requests. I also represent that I have *thoroughly* read all portions of the grant and I agree to all the terms, conditions, policies, and procedures to obtain the reimbursement grant. I also understand and acknowledge that the decision to grant funds lies within the sole discretion of the Village Board. I also understand and acknowledge that if the final costs come in less than what was estimated to determine the reimbursement amount, then I may receive less than the initially approved amount.

The building owner shall sign this consent form acknowledging their approval consenting to the work detailed and as part of this application.

Applicant Signature _____

Date: 5/12/26

Building Owner Signature (if applicable) _____

Date: 5/12/26.

Building Owner Signature (if applicable) _____

Date: _____

Saranello's Business and Concept

Saranello's is an Italian restaurant offering a diverse menu of authentic Italian cuisine, featuring handcrafted pastas, fresh seafood, premium fish, and classic Italian favorites made with high-quality ingredients. The dining atmosphere is lively, casual, and rustic, characterized by natural reclaimed wood tables, exposed brick and beams, soft filament lighting, and rich chocolate and caramel tones. Saranello's is a popular destination for family dinners, date nights, group dining, and celebrations. The venue includes private dining spaces and an elegant banquet space designed to accommodate 20 to 250 guests.

Project Narrative

The proposed project is a remodel of Saranello's banquet Grand Solon Ballroom. The primary objective is to update the banquet space to attract additional corporate and social large-scale events. The total projected spend on the renovation $170,350. The renovation encompasses interior building improvements including permanent flooring materials, permanent interior electrical, sound proofing, and other non-reimbursable expenses such as draperies and décor.

The estimated full costs for the eligible improvements and qualifying labor are as follows:

- **Estimated Cost of Eligible Improvements (Material):** $53,000
  - Floor tile material: $30,000
  - Acoustic panel material: $20,000[3]
  - Electrical & fixtures material: $3,000
- **Estimated Cost of Qualifying Labor:** $75,600[3]
  - Floor tile labor: $50,000
  - Acoustic panel labor: $22,600
  - Electrical & fixtures labor: $3,000

The total anticipated reimbursable amounts are $26,500 for materials and $18,900 for labor.

Project Narrative Overview & Objectives

The primary purpose of this remodel is to elevate the overall guest experience, boost booking potential, and improve operational flow for large groups.

- **Maximize Versatility**: Reconfigure the floor plans to fluidly accommodate events ranging from 20 to 250 guests.
- **Elevate Aesthetic Value**: Integrate modern hospitality trends while honoring the restaurant's rustic-luxury identity.
- **Upgrade Technology**: Install state-of-the-art audiovisual (AV) infrastructure for corporate and wedding clients.

Architectural & Design Concepts

The design plan merges modern luxury with rustic Italian warmth to keep the space highly competitive in the Chicago North Shore event market.

- **Color Palette Refresh**: Transition the room to a highly refined palette utilizing warm neutral colors.
- **Natural Light Optimization**: Accentuate the dramatic, **two-story windows** with premium, light-filtering drapery to control glare during daytime corporate meetings.
- **Upgraded flooring**: Remove carpeting and install slate tile flooring for a more modern look and feel.

Infrastructure & Amenity Upgrades

Major structural and utility enhancements are designated to support high-volume events and multi-level party formats.

- **Multi-Level Acoustic Dampening**: Implement acoustic panels to mitigate sound bleed between the lower-level dining areas, the Saranello's Banquet Lounge, and the upper Grand Salon.
- **Illumination Framework**: Replace traditional fixtures with dimmable, energy-efficient LED filament lighting and grand, statement-piece chandeliers to cast an ambient, romantic glow.
- **Hospitality Integration**: Update the dedicated bride-and-groom preparation suites and optimize guest pathways leading directly to the adjacent Westin Chicago North Shore Hotel.

Marketing Strategy

The marketing strategy is focused on enhancing digital presence and driving private event leads, particularly for weddings, which is a major area of success for the venue.

Digital Advertising

- **Focus:** Primary paid marketing is executed through Google Ads, targeting high-intent search phrases like "wedding venues near me".
- **Targeting:** Concentrating on Cook and Lake County and surrounding areas, including the North Shore, due to the majority of guests originating from these areas.
- **Results:** The campaigns have correlated with an increase in wedding inquiries and a doubling of wedding bookings year-over-year.[7]
- **Budget:** The typical monthly budget for these campaigns averaged between $650–$750/month.

Event Sales and Service

- **Pricing Advantage:** Saranello's positions its wedding packages at a significantly lower price point ($115 to $150 per person) compared to other which start at $210 per person.

SARANELLO'S BANQUET SPACE

2026 REFRESH BUDGET

12.03.25

FLOOR TILE	**TOTAL**
3000 SQFT @ $6.00 PER SQFT	
MATERIAL ONLY *INSTALLER TO PROVIDE PRICING WITH REQUIRED SQUARE FOOTAGE & LABOR COSTS. INSTALLER TYPICALLY MANAGES PROCUREMENT*	$18,000
ACOUSTIC PANELS	
2400 SF CEILING x $25/SF	
(ESTIMATED PRICE INCLUDES INSTALLATION & SHIPPING)	$62,500
DRAPERY	
SHEERS & HEAVY DRAPERY @ NORTH WALL, HEAVY DRAPERY @ SOUTH WALL (INCLUDES FABRICATION & INSTALL)	$40,500
FF&E	
ART @ EAST WALL IN BALLROOM	$1,500
CHANDELIER @ PDR (INSTALL NOT INCLUDED)	$500
5 PENDANTS @ WEST WALL IN BAR AREA *($500 EA, INSTALL NOT INCLUDED)*	$2,500
5x7 RUG @ BANQUET ENTRY NEAR REVOLVING DOOR	$750
4'X18' RUG @ BAR	$2,000
TOTAL COST	**$128,250**

The Sexton Group

Sexton Complete Care

STONECARPET

May 4, 2026

TO: Matt Mulvilhill
Saranello's

FROM: Michael C. Sexton
The Sexton Group

SUBJECT: Grand Salon: Tile Installation

Breakdown of Costs:

I.	Materials -	$30,000.00
II.	Labor -	$50,000.00
	Total -	$80,000.00

*Price Includes all Demo, Floor Prep, Freight, Mortar, Spacers, Shutters, Tables, Etc.

*Project will take 5 Days to Complete

MOD CONSTRUCTION

917 W WASHINGTON BLVD
CHICAGO, IL 60607
312-265-0613

PROPOSAL #	PROPOSAL DATE
601N-JM-01	4/22/26

SERVICE ADDRESS	CUSTOMER	PROJECT
601 N Milwaukee	Lettuce Entertain You Enterprises	601N

Proposal Title:

#	DESCRIPTION	LABOR	MATERIAL	TOTAL
1	Prep for installation: Verify dimensions for LEYE to order soundaway.	$2,400.00	Included	$2,400.00
2	Installation: Move furniture and cover with plastic. Install panels into wood bases and drywall. Move furniture back after installation. Rental of (2) scissor lifts. (SoundAway panels provided by client).	$17,800.00	$2,400.00	$20,200.00
	TOTAL	**$20,200.00**	**$2,400.00**	**$22,600.00**

PROPOSAL TOTAL **$22,600.00**

PROPOSAL NOTES

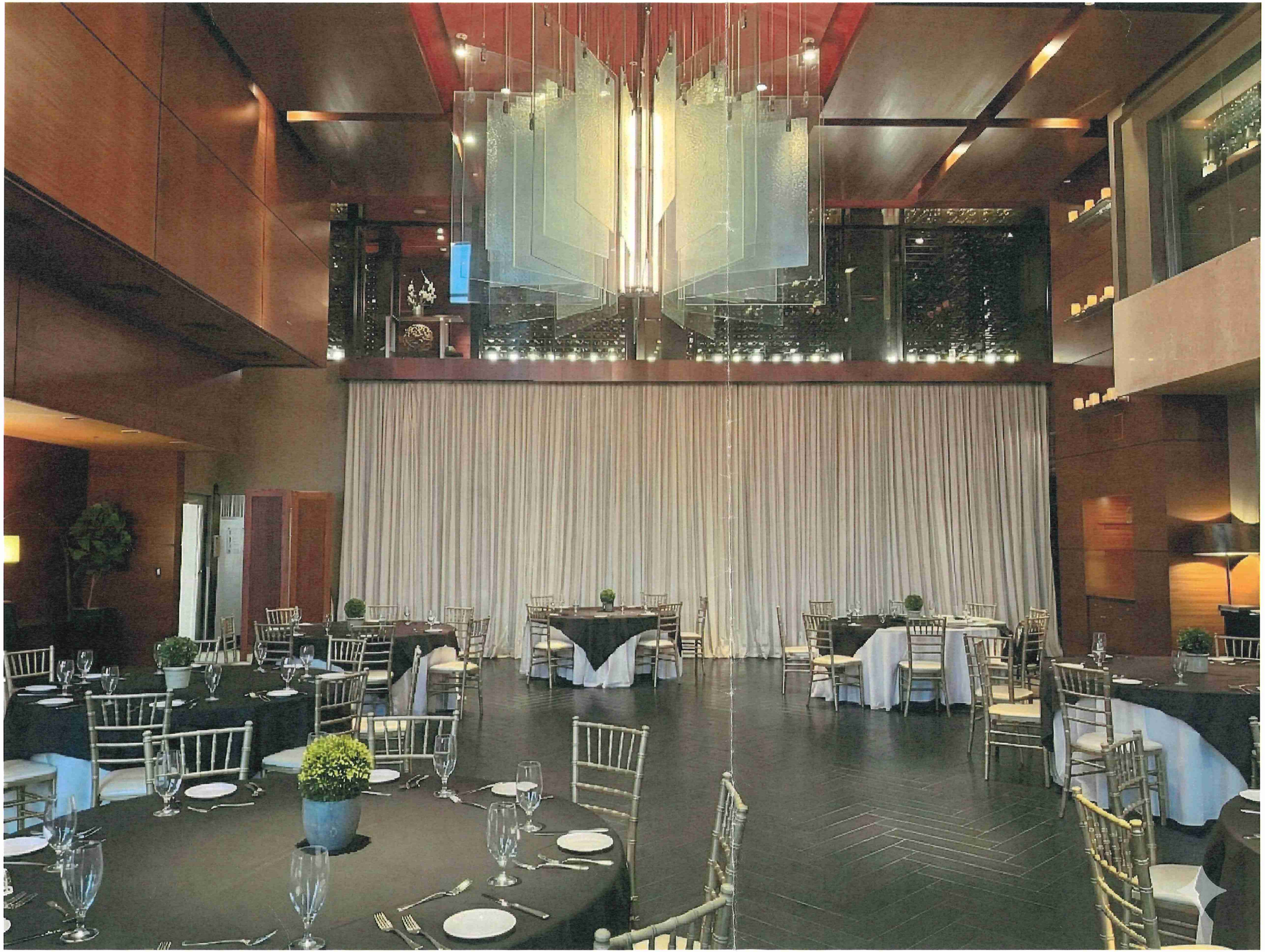
This proposal sets forth the scope of work, services, materials, and deliverables agreed upon by both parties. The proposal remains valid for 30 days. Project completion is subject to reasonable timelines, accounting for unforeseen delays. Acceptance of this proposal indicates full understanding and acceptance of these terms and conditions.

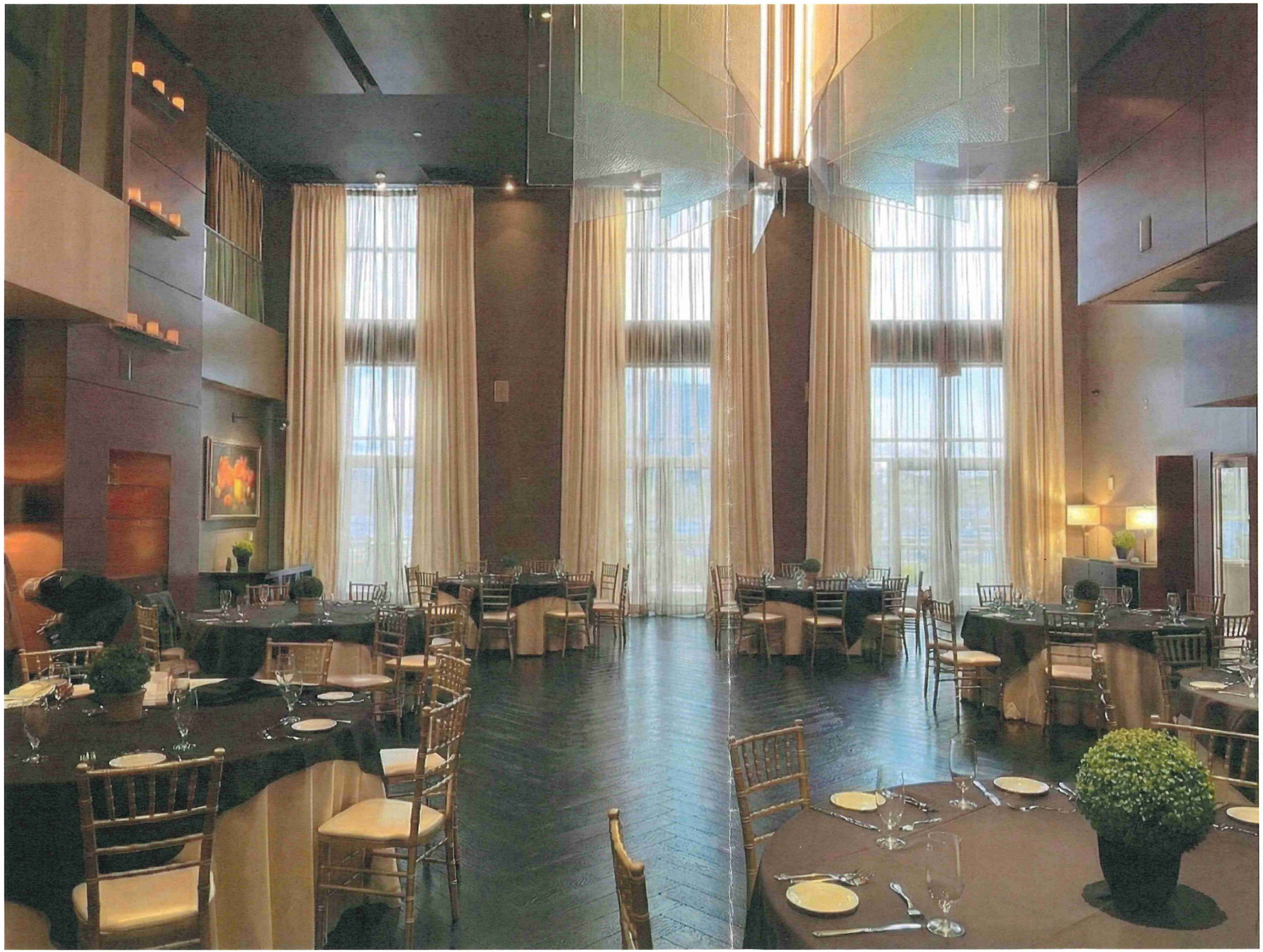
Saranellos PDR Design Budget

	Item	Description	Quantity	Labor	Materials	Sub	Equipment	Allowance	Cost	"AREA 2"	Notes
1											
2	**Date:**	07.31.24									
3	**Property:**	Saranello's									
4	**Address:**	601 N Milwaukee Ave, Wheeling, IL 60090									
5	**Area:**	1500 (Area 1) 970 (Area 2)									
6	**Budget Type:**	Design Development									
7	**Duration:**	44 Days - Anticipated Start 09.04.24									
8	**Scope:**	Event Room (Area 1) & Candle Room (Area 2)									
9											
10		**Construction Cost Summary**							**AREA "1"**	**AREA "2"**	
11											
12		Division 1 - General Requirements		$69,980.00	$5,750.00	$0.00	$3,600.00	$0.00	$79,930.00	$8,590.00	Project Management, Temp Facilities, Tools, Closeout
13		Division 2 - Site Construction		$12,480.00	$1,000.00	$10,300.00	$0.00	$0.00	$23,780.00	$8,750.00	Sitework, Demo, Utilties, Flatwork, Landscaping
14		Division 3 - Concrete		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Concrete & Cementitious Products
15		Division 4 - Masonry		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	CMU, Brick, Masonry, Openings, etc.
16		Division 5 - Metals		$0.00	$0.00	$0.00	$0.00	$6,200.00	$10,900.00	$7,000.00	Structural Steel & Misc Metals
17		Division 6 - Wood and Plastics		$16,400.00	$3,500.00	$0.00	$0.00	$78,900.00	$98,800.00	$27,550.00	Carpentry, Millwork, Solid Surface
18		Division 7 - Thermal and Moisture Protection		$4,100.00	$2,300.00	$0.00	$0.00	$0.00	$6,400.00	$800.00	Waterproofing, Insulation, Roofing, Sealants
19		Division 8 - Doors and Windows		$0.00	$0.00	$0.00	$0.00	$8,000.00	$8,000.00	$2,000.00	Doors, Entrances, Storefronts, Windows
20		Division 9 - Finishes		$4,000.00	$2,500.00	$0.00	$0.00	$69,600.00	$76,100.00	$46,950.00	Drywall, Tile, Flooring, Painting, Finishes
21		Division 10 - Specialties		$0.00	$0.00	$0.00	$0.00	$30,100.00	$30,100.00	$200.00	Miscellaneous Accessories, Signage, Toilet Rooms
22		Division 11 - Equipment		$0.00	$0.00	$0.00	$0.00	$16,400.00	$0.00	$0.00	Kitchen Equipment, Hoods, Coolers
23		Division 12 - Furnishings		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Furnishings, Décor, Plantings, Patio
24		Division 13 - Special Construction		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Security & Automation
25		Division 14 - Conveying Systems		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Vertical Conveyance
26		Division 15 - Mechanical, Plumbing & Fire Protection		$0.00	$0.00	$18,500.00	$0.00	$0.00	$18,500.00	$6,500.00	Fire Protection, Plumbing, HVAC
27		Division 16 - Electrical		$0.00	$0.00	$31,250.00	$0.00	$29,800.00	$61,050.00	$33,750.00	Electrical & Low Voltage
28		**Subtotal Divisions 1-16**							**$413,560.00**	**$142,090.00**	
29		Subtotals		$106,960.00	$15,050.00	$60,050.00	$3,600.00	$239,000.00			Included in Divisions 2-16 Above
30		PERMITS							$0.00		N/A
31		INS (% of Hard Cost)	1.1%						$4,549.16	$2,956.95	
32		OH&P (% of Hard Cost)	5.5%						$22,745.80	$7,814.95	
33		Contingency (% of Hard Cost)	5%						$20,678.00	$13,440.70	
34		**Total Construction Budget**							**$438,787.16**	**$158,487.65**	
35		Cost/SF							$292.52	$163.39	Costs per square foot of construction
36		City of Wheeling Reimbursement - ESTIMATED		$26,740	$7,525	$15,013	$0	$119,500	$168,778	$65,085.00	25% of Labor | 50% of Materials (includes Allowances)
37											
38		**Division 1 - General Requirements**									
39											
40	01313	Project Executive	1	$7,200.00					$7,200.00		
41	01314	Project Manager	1	$14,400.00					$14,400.00		
42	01316	Supervision	1	$24,000.00					$24,000.00		
43	01550	Hoisting - Scissor Lift/JLG	1				$2,000.00		$2,000.00		
44	01552	Small Tools/Consumables	1		$500.00				$500.00	$250.00	
45	01553	Large Tools - Rental	1				$1,000.00		$1,000.00		
46	01556	Scaffolding	1	$1,500.00	$3,500.00				$5,000.00		
47	01562	Temp Visqueen/Barriers	1	$5,200.00	$1,500.00				$6,700.00	$1,500.00	
48	01570	Mobilization/Demobilization	1	$2,080.00					$2,080.00		
49	01660	Ongoing Material Handling/Protections	1	$5,200.00					$5,200.00	$2,080.00	
50	01720	Layout	1	$2,080.00	$250.00				$2,330.00	$1,040.00	
51	01740	Progress Cleaning	1	$5,200.00					$5,200.00	$1,560.00	
52	01742	Final - Cleaning	1	$2,080.00					$2,080.00	$1,040.00	
53	01746	Dumpsters/Debris Removal	2				$600.00		$1,200.00	$600.00	
54	01800	Punchlist	1	$1,040.00					$1,040.00	$520.00	
55		**Total Division 1 - General Requirements**							**$79,930.00**	**$8,590.00**	**Project Management, Temp Facilities, Tools, Closeout**
56											
57		**Division 2 - Site Construction**									
58											
59	02220	Demolition	1	$10,400.00	$1,000.00				$11,400.00	$7,400.00	
60	02222	MEP - Safe-offs	1			$5,500.00			$5,500.00		

	Item	Description	Quantity	Labor	Materials	Sub	Equipment	Allowance	Cost	"AREA 2"	Notes
61	02224	MEP Demo	1			$4,800.00			$4,800.00		
62	02230	Material Salvage	1	$2,080.00					$2,080.00	$1,350.00	
63		**Total - Division 2 - Site Construction**							**$23,780.00**	**$8,750.00**	**Sitework, Demo, Utilities, Flatwork, Landscaping**
64											
65		**Division 3 - Concrete**									
66											
67		**Total - Division 3 - Concrete**							**$0.00**	**$0.00**	**Concrete & Cementitious Products**
68											
69		**Division 4 - Masonry**									
70											
71		**Total - Division 4 - Masonry**							**$0.00**	**$0.00**	**CMU, Brick, Masonry, Openings, etc.**
72											
73		**Division 5 - Metals**									
74											
75	05500	Metal Fabrications	1					$4,700.00	$9,400.00	$6,000.00	Supports, MTL Base/Foot Rail/Angles
76	05800	Expansion Control / Reveals & Trims	1					$1,500.00	$1,500.00	$1,000.00	Schluter profiles, reveals, and transitions
77		**Total - Division 5 - Metals**							**$10,900.00**	**$7,000.00**	**Structural Steel & Misc Metals**
78											
79		**Division 6 - Wood and Plastics**									
80											
81	06100	Rough Carpentry	1	$6,000.00	$3,500.00				$9,500.00	$3,000.00	Framing, Blocking, etc. - depends on existing conditions
82	06200	Finish Carpentry	1	$10,400.00					$10,400.00	$6,700.00	Install Trim, Millwork, Doors, etc.
83	06300	Wood Trim	1					$17,500.00	$17,500.00	$11,350.00	
84	06400	Architectural Millwork	1					$38,900.00	$38,900.00	$6,500.00	
85	06420	Countertops, Solid Surface, Backsplash	1					$22,500.00	$22,500.00	$0.00	
86		**Total - Division 6 - Wood and Plastics**							**$98,800.00**	**$27,550.00**	**Carpentry, Millwork, Solid Surface**
87											
88		**Division 7 - Thermal and Moisture Protection**									
89											
90	07100	Damp-proofing / Waterproofing / Air/Vapor Barriers	1	$1,600.00	$800.00				$2,400.00		Waterproofing at Bar
91	07220	Sound/Acoustic Insulation & Isolation	1	$1,000.00	$1,000.00				$2,000.00		
92	07800	Fire and Smoke Protection	1	$500.00	$250.00				$750.00		As needed (L&M)
93	07900	Joint Sealers & Caulking	1	$1,000.00	$250.00				$1,250.00	$800.00	
94		**Total - Division 7 - Thermal and Moisture Protection**							**$6,400.00**	**$800.00**	**Waterproofing, Insulation, Roofing, Sealants**
95											
96		**Division 8 - Doors and Windows**									
97											
98	08500	Window	1					$5,000.00	$5,000.00		
99	08700	Hardware	1					$1,000.00	$1,000.00		
100	08800	Glazing	1					$2,000.00	$2,000.00	$2,000.00	
101		**Total - Division 8 - Doors and Windows**							**$8,000.00**	**$2,000.00**	**Doors, Entrances, Storefronts, Windows**
102											
103		**Division 9 - Finishes**									
104											
105	09260	Drywall & Accessories	1	$4,000.00	$2,500.00				$6,500.00	$4,500.00	
106	09300	Ceramic Tile	1					$1,000.00	$1,000.00		
107	09500	Gyp. Ceilings	1					$3,500.00	$3,500.00	$2,250.00	
108	09600	General Flooring (Prep)	1					$2,000.00	$2,000.00	$1,200.00	
109	09640	Wood Flooring	1					$3,000.00	$3,000.00		
110	09680	Carpet	1					$30,000.00	$30,000.00	$20,000.00	
111	09710	FRP	1					$1,500.00	$1,500.00		
112	09900	Paints and Coatings	1					$7,000.00	$7,000.00	$5,000.00	
113	09920	Wall Coverings & Faux Finishes	1					$21,600.00	$21,600.00	$14,000.00	TBD
114		**Total - Division 9 - Finishes**							**$76,100.00**	**$46,950.00**	**Drywall, Tile, Flooring, Painting, Finishes**
115											
116		**Division 10 - Specialties**									
117											
118	10260	Wall and Corner Guards	1					$350.00	$350.00	$200.00	
119	10400	Exterior Canopies	1					$29,500.00	$29,500.00		
120	10450	Interior Signage	1					$250.00	$250.00		
121		**Total - Division 10 - Specialties**							**$30,100.00**	**$200.00**	**Miscellaneous Accessories, Signage, Toilet Rooms**
122											
123		**Division 11 - Equipment**									

	Item	Description	Quantity	Labor	Materials	Sub	Equipment	Allowance	Cost	"AREA 2"	Notes
124											
125	11130	Audio-Visual Equipment	1						$0.00		TBD
126	11400	Food Service Equipment	1					$16,400.00	$16,400.00		
127		**Total - Division 11 - Equipment**							**$0.00**	**$0.00**	**Kitchen Equipment, Hoods, Coolers**
128											
129		**Division 12 - Furnishings**									
130											
131	12100	Art							$0.00	$0.00	N/A - not sure what the decor scope is
132		**Total - Division 12 - Furnishings**							**$0.00**	**$0.00**	**Furnishings, Décor, Plantings, Patio**
133											
134		**Division 13 - Special Construction**									
135											
136		**Total - Division 13 - Special Construction**							**$0.00**	**$0.00**	**Security & Automation**
137											
138		**Division 14 - Conveying Systems**									
139											
140		**Total - Division 14 - Conveying Systems**							**$0.00**	**$0.00**	**Vertical Conveyance**
141											
142		**Division 15 - Mechanical, Plumbing & Fire Protection**									
143											
144	15100	Plumbing	1			$9,000.00			$9,000.00	$0.00	Modify Existing Plumbing
145	15300	Fire Protection	1			$4,500.00			$4,500.00	$3,000.00	Protect/Relocate FS as required
146	15700	HVAC - Distribution	1			$5,000.00			$5,000.00	$3,500.00	Modifications to existing as required
147		**Total - Division 15 - Mechanical**							**$18,500.00**	**$6,500.00**	**Fire Protection, Plumbing, HVAC**
148											
149		**Division 16 - Electrical**									
150											
151	16300	Electrical Distribution - Rough & Trim	1			$31,250.00			$31,250.00	$20,000.00	
152	16350	Lighting - Fixtures	1					$27,400.00	$27,400.00	$12,000.00	
153	16550	Emergency Lighting	1					$1,200.00	$1,200.00	$1,000.00	Reconnect Existing
154	16800	A/V Systems	1					$1,200.00	$1,200.00	$750.00	Reconnect Existing
155		**Total - Division 16 - Electrical**							**$61,050.00**	**$33,750.00**	**Electrical & Low Voltage**
156											
157											
158											





SARANELLO'S BANQUET RENOVATION – DECEMBER 2025

NORTH ELEVATION

BAR DESIGN | ELEVATION