



Wednesday, September 9, 2026
Plan Commission Regular Meeting Agenda

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

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1. **Call to Order**

 2. **Pledge of Allegiance**

 3. **Roll Call**

 4. **Changes to the Agenda**

 5. **Citizen Concerns and Comments**

 6. **Consent Items**

 7. **Items for Review**
 - A. Docket No. PSPMIN26-0013, Request for Minor Building Appearance Approval for Modifications to the Building Facade for 3300 W. Grand LLC (840 and 852 Seton Court).
 - B. Docket No. PSPMIN26-0011, Request for a Revision to the Minor Site Plan and Appearance Approval Previously Granted for a 6' Tall Fence Enclosure for Aurora Doors and Windows (1475 Wheeling Road).
 - C. Docket No. PSU26-0016, Request for Special Use Approval to Permit the Operation a Technical School for Estelle Skin Care and Spa Institute (201 E. Strong Avenue, Suite 2) - **PUBLIC HEARING**
 - D. Docket No. PSU26-0004, Request for Special Use Approval to Permit the Operation of Snow Plow Contractor for PB Construction (505 Harvester, Unit G) - **PUBLIC HEARING**
 - E. Docket No. PV26-0011, Request for a Variation to Permit a Decrease in the Minimum Required Side Yard Setback for Outdoor Storage from 100 Feet to 17 Feet from the West Property Line for PB Construction (505

Harvester Court, Unit G) - **PUBLIC HEARING**

- F. Docket No. PSPMIN26-0012, Request for Minor Site Plan and Appearance Approval In Order to Designate a Snow Plow Equipment and Truck Parking Area and Construction of an Outdoor Storage Area for PB Construction (505 Harvester Court, Unit G).
- G. Docket No. PV26-0012, Request for a Variation to permit an Obstruction (Decorative Water Fountain) within the Required 40 Foot Front Yard Building Setback for Āhāra Restaurant (550 S. Milwaukee Avenue) - **PUBLIC HEARING**
- H. Docket No. PSPMAJ25-0005, Request for Major Site Plan and Building Appearance Approval for Exterior Building Modifications and Associated Site Improvements for Āhāra Restaurant (550 S. Milwaukee Avenue).

8. **Approval of Minutes**

- A. Approval of Minutes of the Regular Meeting of August 12, 2026 (including the Findings of Fact for Docket No's. PSU26-0008, PSU26-0013, PSU26-0015, PV26-0009 and PV26-0010).

9. **Other Business**

10. **Adjournment**

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



MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSPMIN26-0013, Request for Minor Building Appearance Approval for Modifications to the Building Facade for 3300 W. Grand LLC (840 and 852 Seton Court).

RECOMMENDED ACTION: **Approve Docket No. PSPMIN26-0013**, granting minor building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for modifications to the building façade, for the property located at 840 and 852 Seton Court, in accordance with the Project Description Letter prepared by Janusz Barsh, dated 8/25/2026; Building Elevation prepared by Laszlo Simovic, Architects, LLC; and subject to the following condition:

1. Architectural elements not identified for painting on the approved elevations, including masonry, stone, window systems, or other accent materials, shall not be painted.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Applicant: 3300 W. Grand LLC (property owner)

Property Address: 840 and 852 Seton Court

Property size: 1.89 acres

Building: 26,940 sq. ft.

Neighboring Property Land Use(s):

North: Industrial

East: Industrial (across Seton Court)

South: Industrial

West: Single Family Residential

Existing Use of Property: Multi-Tenant Industrial Building (Precision Medical Manufacturing, LLC and MBB Enterprises of Chicago, Inc.)

Existing Zoning: I-1, Light Industrial and Office

Comprehensive Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, 3300 W. Grand LLC (property owner), is requesting minor building appearance approval for proposed improvements to the exterior façade of the industrial building located at 840 and 852 Seton Court.

Appearance Review

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

The petitioner proposes exterior building façade improvements to replace the exterior windows and doors; repair damaged fascia and soffit areas; and paint the fascia following completion of the necessary repairs. The fascia, exposed roof copings and the overhead door will be painted dark gray (Benjamin Moore 2131-20 Midnight) as depicted on the Building Elevation (attached). The soffits will be finished with aluminum trim coil in a brown woodgrain finish (Royal Brown Woodgrain #ATCW24) by Norandex/Sherwin-Williams.

No other site changes are proposed.

STAFF REVIEW

Fire Department Review: There are no comments related to the Building Appearance Review.

Engineering Division Review: There are no comments related to the Building Appearance Review.

Staff Recommended Actions: Staff recommends approval of the Minor Building Appearance review subject to the following condition:

1. Architectural elements not identified for painting on the approved elevations, including masonry, stone, window systems, or other accent materials, shall not be painted.

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

Approve Docket No. PSPMIN26-0013, granting minor building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for modifications to the building façade, for the property located at 840 and 852 Seton Court, in accordance with the Project Description Letter prepared by Janusz Barsh, dated 8/25/2026; Building Elevation prepared by Laszlo Simovic, Architects, LLC; and subject to the following condition:

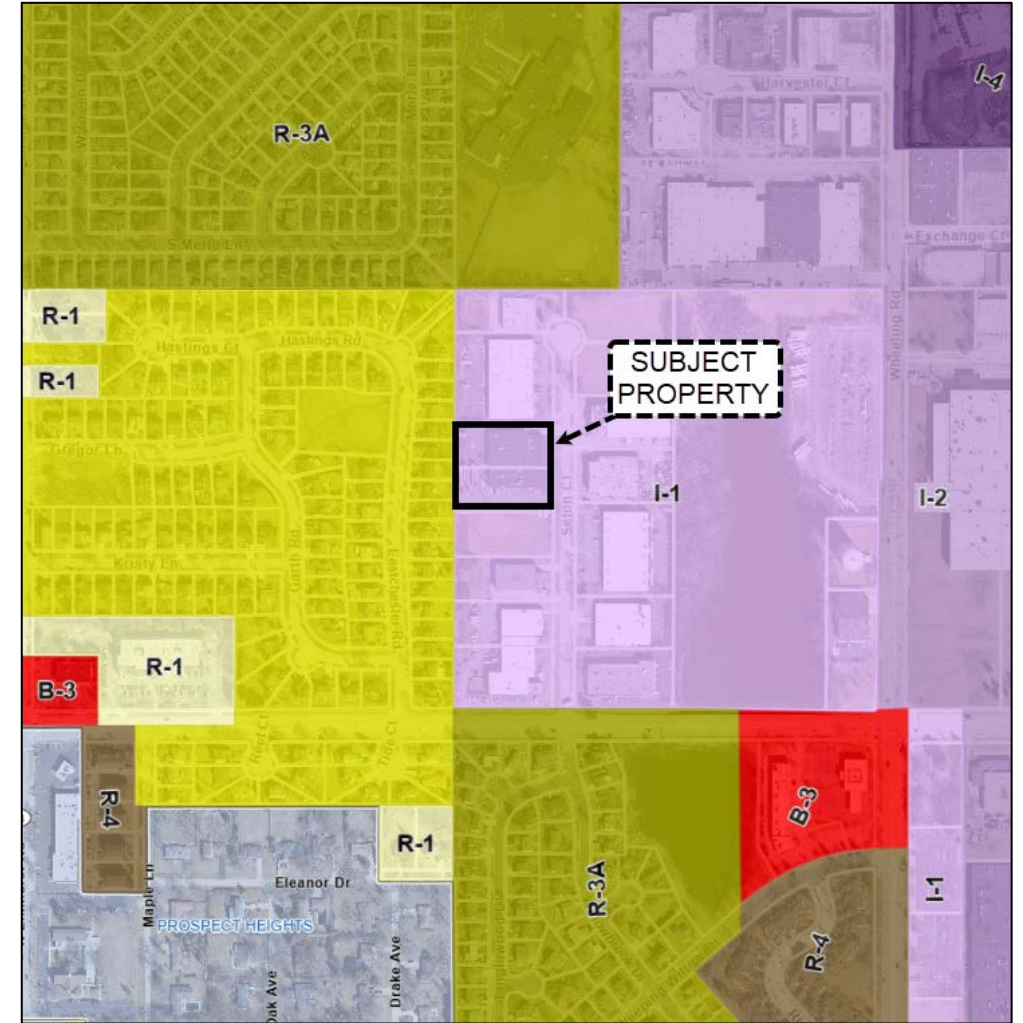
1. Architectural elements not identified for painting on the approved elevations, including masonry, stone, window systems, or other accent materials, shall not be painted.

ATTACHMENTS:

Attachments to Staff Report (Staff) Project Description Letter prepared by Janusz Barsh, dated 8/25/2026 Building Elevation prepared by Laszlo Simovic, Architects, LLC



LOCATION MAP



ZONING MAP



Photo of the front of the building facing southwest.



Photo of the north end of the building facing west.

3300 W Grand LLC
Property Owner – 840 & 852 Seton Court
Wheeling, Illinois 60090

August 25, 2026

Village of Wheeling
Community Development Department – Planning Division
2 Community Boulevard
Wheeling, Illinois 60090

RE: Planning & Zoning Application – 840 & 852 Seton Court, Wheeling, Illinois
Property Owner: 3300 W Grand LLC

Dear Planning Staff and Members of the Plan Commission:

On behalf of 3300 W Grand LLC, as owner of the property located at 840 and 852 Seton Court, Wheeling, Illinois, we respectfully submit this letter and project narrative in support of the Planning and Zoning application for the property.

The proposal involves the continued use and occupancy of the existing industrial building by two commercial/industrial tenants, together with exterior improvements intended to update the appearance and condition of the property. No building addition or expansion is proposed.

PROPERTY OWNER BACKGROUND

3300 W Grand LLC is an Illinois limited liability company organized on March 24, 2016. The company's principal business activity is the ownership, investment, leasing and management of commercial and industrial real estate.

Since its establishment, 3300 W Grand LLC has owned and managed commercial real estate in Cook County, Illinois. Its responsibilities as a property owner include maintaining its buildings and grounds, administering tenant occupancy, completing necessary repairs and capital improvements, maintaining insurance, and managing other responsibilities associated with long-term commercial real estate ownership.

The acquisition and improvement of 840 and 852 Seton Court represents a continuation of the company's long-term real estate ownership and investment activities.

OVERVIEW OF PROPOSAL

The subject property is an existing industrial property located at 840 and 852 Seton Court in Wheeling. The building will accommodate two separate tenants:

- 852 Seton Court – Precision Medical Manufacturing LLC
- 840 Seton Court – MBB Enterprises of Chicago, Inc.

The proposed project does not involve demolition of the existing building, construction of a building addition, or a substantial intensification of the property. Rather, the proposal will continue the property's commercial/industrial character while allowing the owner to make improvements to the exterior condition and appearance of the existing building.

PROPOSED EXTERIOR BUILDING IMPROVEMENTS

As part of the project, 3300 W Grand LLC intends to invest in improvements to the existing building, including:

- Replacement of older exterior windows with new windows;
- Replacement of older exterior doors with new doors;
- Repair of deteriorated or damaged fascia and soffit areas; and
- Painting of the fascia and soffit following completion of the necessary repairs.

These improvements are intended to modernize and refresh the exterior appearance of the property, address aging building components and provide a cleaner and better-maintained appearance along Seton Court.

The improvements are primarily exterior maintenance and aesthetic upgrades. They will not increase the building footprint or materially alter the existing industrial nature of the property.

TENANT 1 – 852 SETON COURT

PRECISION MEDICAL MANUFACTURING LLC

The existing tenant at 852 Seton Court is Precision Medical Manufacturing LLC, an established Illinois business engaged in the manufacture of surgical and medical instruments and related products.

Public business records indicate that Precision Medical Manufacturing was established in approximately 2003 and has operated from 852 Seton Court as a medical and surgical

instrument manufacturing business. The facility is also identified in medical-device regulatory records as a manufacturing location.

The company's activities are characteristic of a specialized light industrial/manufacturing operation and include the manufacture, fabrication, machining, assembly and related handling of precision medical and surgical products.

Operational Information – 852 Seton Court

- Business: Precision Medical Manufacturing LLC
- Nature of Use: Medical/surgical instrument manufacturing and associated office, production, storage and distribution activities
- Approximate Employees: 8
- Typical Hours of Operation: Normal weekday business/manufacturing hours, generally Monday through Friday
- Customer Seating: None; the business is not a restaurant, entertainment venue or other public assembly use
- Customer Traffic: Limited; the facility is primarily an employee-based industrial/manufacturing operation rather than a retail destination
- On-Site Vehicles: Primarily employee passenger vehicles, together with normal commercial delivery and pickup vehicles associated with manufacturing operations
- Truck Activity: Periodic deliveries and shipments customary for an industrial/manufacturing business
- Outdoor Operations: No customer-oriented outdoor operations are proposed

The proposed project will allow Precision Medical Manufacturing to continue its existing industrial operations at the property.

TENANT 2 – 840 SETON COURT

MBB ENTERPRISES OF CHICAGO, INC.

The second tenant, occupying 840 Seton Court, will be MBB Enterprises of Chicago, Inc., an established Chicago-area union masonry contractor specializing in masonry restoration and related construction services.

MBB Enterprises' use of the property will consist primarily of business and administrative office functions together with warehouse/storage space for construction materials, tools,

equipment and company vehicles used in connection with its off-site construction operations.

The property will serve as MBB Enterprises' operational base. Construction work itself will continue to be performed at customer and project locations throughout the Chicago metropolitan area. The Seton Court property will not function as a construction project site, retail establishment or customer showroom.

Office functions will include general management, estimating, project management, accounting, administrative activities and coordination of field construction operations.

Warehouse portions of the premises will be used for the storage and staging of masonry-related tools, equipment, materials and supplies. Company vehicles may also be stored at the property when they are not being used at construction project locations.

Operational Information – 840 Seton Court

- Business: MBB Enterprises of Chicago, Inc.
- Nature of Use: Contractor's office, administrative headquarters, warehouse, equipment/material storage and vehicle storage
- Office Employees: Approximately 10 full-time employees
- Field Employees: Field personnel are assigned to off-site construction projects and generally do not remain at the Seton Court facility during the workday
- Typical Office & Field/Operational Activity Hours: Approximately 7:00 a.m. to 5:00 p.m., Monday through Friday
- Field/Operational Activity: Employees and vehicles may arrive earlier in the morning as necessary to mobilize to construction projects
- Customer Seating: None; the facility will not operate as a restaurant, retail establishment or public assembly use
- Customer Traffic: Minimal. Business is conducted primarily by telephone, electronically and at construction project locations rather than through customer visits to the facility
- Company Vehicles: Approximately 12 company vehicles associated with the business, although vehicles will routinely be deployed to project sites during normal working hours

- Deliveries: Periodic deliveries of construction materials, tools, equipment and ordinary business supplies
- Outdoor Operations: No retail sales or public-facing outdoor operations are proposed

The nature of MBB Enterprises' occupancy is therefore consistent with an industrial/business setting: administrative office functions combined with warehouse, storage and contractor-support activities.

PARKING, VEHICLE AND TRAFFIC IMPACT

The two tenants are expected to generate traffic consistent with the historic industrial character of the property and surrounding Seton Court area.

Precision Medical Manufacturing's traffic consists primarily of employee vehicles and periodic delivery/shipping vehicles.

MBB Enterprises will have approximately 10 full-time office employees at the facility. Its field workforce works primarily at construction sites throughout the Chicago metropolitan area rather than at the subject property. Many company vehicles will similarly leave the property for active projects during the workday.

Neither tenant operates a high-volume retail, restaurant, entertainment or assembly use. Consequently, neither use is expected to generate substantial customer traffic or parking demand associated with members of the general public.

NATURE OF THE PROPOSED LAND USE

The proposal maintains the established commercial/industrial character of the property. Both proposed tenant uses are business and industrial in nature and utilize the existing building for purposes compatible with an established industrial area.

The project does not introduce residential occupancy, restaurant operations, entertainment uses or other high-traffic public uses. There is no proposed increase in the existing building footprint.

Instead, the proposal combines the continued operation of an established medical manufacturing tenant with the occupancy of the second portion of the property by an established commercial contractor requiring office, warehouse, storage and vehicle facilities.

PROJECT BENEFIT

3300 W Grand LLC intends to maintain 840 and 852 Seton Court as a well-maintained, productive commercial property and make a meaningful investment in the appearance and physical condition of the existing building.

The proposed window and door replacement, fascia and soffit repairs, and exterior painting will improve aging portions of the building and enhance its overall appearance without changing its fundamental industrial character.

The project will also support the continued operation of an existing Wheeling manufacturing business while bringing an additional established employer and commercial business to the Village.

3300 W Grand LLC respectfully requests the Village's approval of the proposed project and associated Planning and Zoning application. We look forward to working with Village staff to complete the proposed improvements and maintain the property as a productive and attractive part of Wheeling's business community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Janusz Barsh', with a long horizontal flourish extending to the right.

Janusz Barsh, Member

3300 W Grand LLC
Property Owner
840 & 852 Seton Court
Wheeling, Illinois 60090



PROVIDE ALUM. TRIM COIL SOFFIT. ROYAL BROWN WOODGRAIN #ATCW24 FROM 'NORANDEX' BY SHERWIN - WILLIAMS. SOFFITS ONLY

FRONT/ EAST ELEVATION



LOADING BERTH / EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



COLOR SAMPLE
'BENJAMIN MOORE'
2131-20 MIDNIGHT
ALL EXPOSED ROOF
COPINGS, FASCIAS
& OH. GARAGE DOOR



NEW SHEET

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY.
LIBERTYVILLE, IL 60088-5484
EMAIL: LASZLO@LASZLO-SIMOVIC.COM
PH: 773-908-9222

NO.	DESCRIPTION	ISSUED FOR PERMIT	7/14/26	8/20/26	DATE
1	REVISED				
	PROGRESS PRINTING				

PROJECT:
SETON CT. INTERIOR ALTERATIONS
840 SETON COURT
WHEELING, IL, 60090

OWNER:
3300 WEST GRAND AVE, LLC
840 SETON COURT
WHEELING, IL, 60090

SHEET NAME:
EXTERIOR PHOTOS

PROJECT: 7852
SCALE: AS NOTED
DATE: 08/21/26

A-7



MEMORANDUM

DATE: September 9, 2026

FROM:

SUBJECT: Docket No. PSPMIN26-0011, Request for a Revision to the Minor Site Plan and Appearance Approval Previously Granted for a 6' Tall Fence Enclosure for Aurora Doors and Windows (1475 Wheeling Road).

RECOMMENDED ACTION: **Approve Docket No. PSPMIN26-0001**, authorizing a revision to the minor site plan and appearance approval granted May 13, 2026, for the use of six-foot tall white vinyl (PVC) fence panels in lieu of composite fence panels, associated with an enclosure for the property located at 1475 Wheeling Road, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 8/20/2026; Rolling Gate Detail prepared by the American Fence Association; Site Plan - Proposed 09092026; and all prior conditions restated as follows, except as revised below. New or revised language is shown in bold, and deleted language is shown in strikethrough:

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.
2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of commercial grade materials and shall include details identifying the proposed materials, dimensions, and method of construction ~~composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).~~
3. The finished side of the fence shall face outward toward adjacent properties.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Aurora Doors and Windows, property owner

Address: 1475 Wheeling Road

Building size: 49,800 sq. ft. Building

Property Size: 3.72 Acres

Neighboring Property Land Use(s):

North/East/South: Industrial

West: Residential (across Wheeling Road)

Existing Use of Property: Multi-tenant industrial building

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

Comprehensive Plan Designation: Industrial

Zoning History:

- Docket No. PSPMIN26-0001, approved May 13, 2026, granting minor site plan and appearance approval for the installation of a six-foot tall composite fence enclosure.

SUMMARY OF REQUEST

The petitioner, Aurora Doors and Windows, is requesting a revision to the Minor Site Plan and Appearance Approval granted by the Commission on May 13, 2026, per Docket No. PSPMIN26-0007. The petitioner seeks to change the approved fence material from composite to PVC associated with the installation of a fence enclosure within the east parking lot at 1475 Wheeling Road.

Site Plan and Appearance Review

The petitioner previously appeared before the Plan Commission on May 13, 2026, and received minor site plan and appearance approval for the installation of a fence enclosure within the central portion of the eastern parking lot. As outlined by the petitioner, the requested fence enclosure was to establish a controlled and secure perimeter, preventing unauthorized access and protecting vehicles while reducing the risk of theft or vandalism. As approved, the enclosed area would be established by 6-foot tall white composite fence panels with a wood grain finish by Timbertech as shown on the attached Site Plan labeled "Approved 05132026".

Following the May 13 Commission meeting, the petitioner submitted a building permit for installation of the enclosure, in which the fence material was changed from the approved composite to PVC material. As a result, the petitioner is seeking a revision to their minor site plan and appearance approval for the use of weather-resistant white PVC panels in lieu of the approved composite fence panels (as shown on the attached Site Plan labeled "Proposed 09092026").

No other changes to Docket No. PSPMIN26-0001 are proposed.

STAFF REVIEW

Fire Department Review: There are no comments related to the revision.

Engineering Division Review: There are no comments related to the revision.

Staff Recommended Actions: Staff recommends approval of the revision of fence material granted under Docket No. PSPMIN26-0001, approved May 13, 2026 and that all prior conditions of approval shall remain, except as revised below. New or revised language is shown in bold, and deleted language is shown in strikethrough.

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.
2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of commercial grade materials and shall include details identifying the proposed materials, dimensions, and method of construction ~~composite panels with a wood grain finish~~

~~(TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).~~

3. The finished side of the fence shall face outward toward adjacent properties.

If the Plan Commission finds that the petitioner's request for revision to the approved minor site plan and appearance, the appropriate motion would be to:

Approve Docket No. PSPMIN26-0001, authorizing a revision to the minor site plan and appearance approval granted May 13, 2026, for the use of six-foot tall white vinyl (PVC) fence panels in lieu of composite fence panels, associated with an enclosure for the property located at 1475 Wheeling Road, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 8/20/2026; Rolling Gate Detail prepared by the American Fence Association; Site Plan - Proposed 09092026; and all prior conditions restated as follows, except as revised below. New or revised language is shown in bold, and deleted language is shown in strikethrough:

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.
2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of commercial grade materials and shall include details identifying the proposed materials, dimensions, and method of construction ~~composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).~~
3. The finished side of the fence shall face outward toward adjacent properties.

ATTACHMENTS:

Attachments to Staff Report (Staff)

Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 8/20/2026

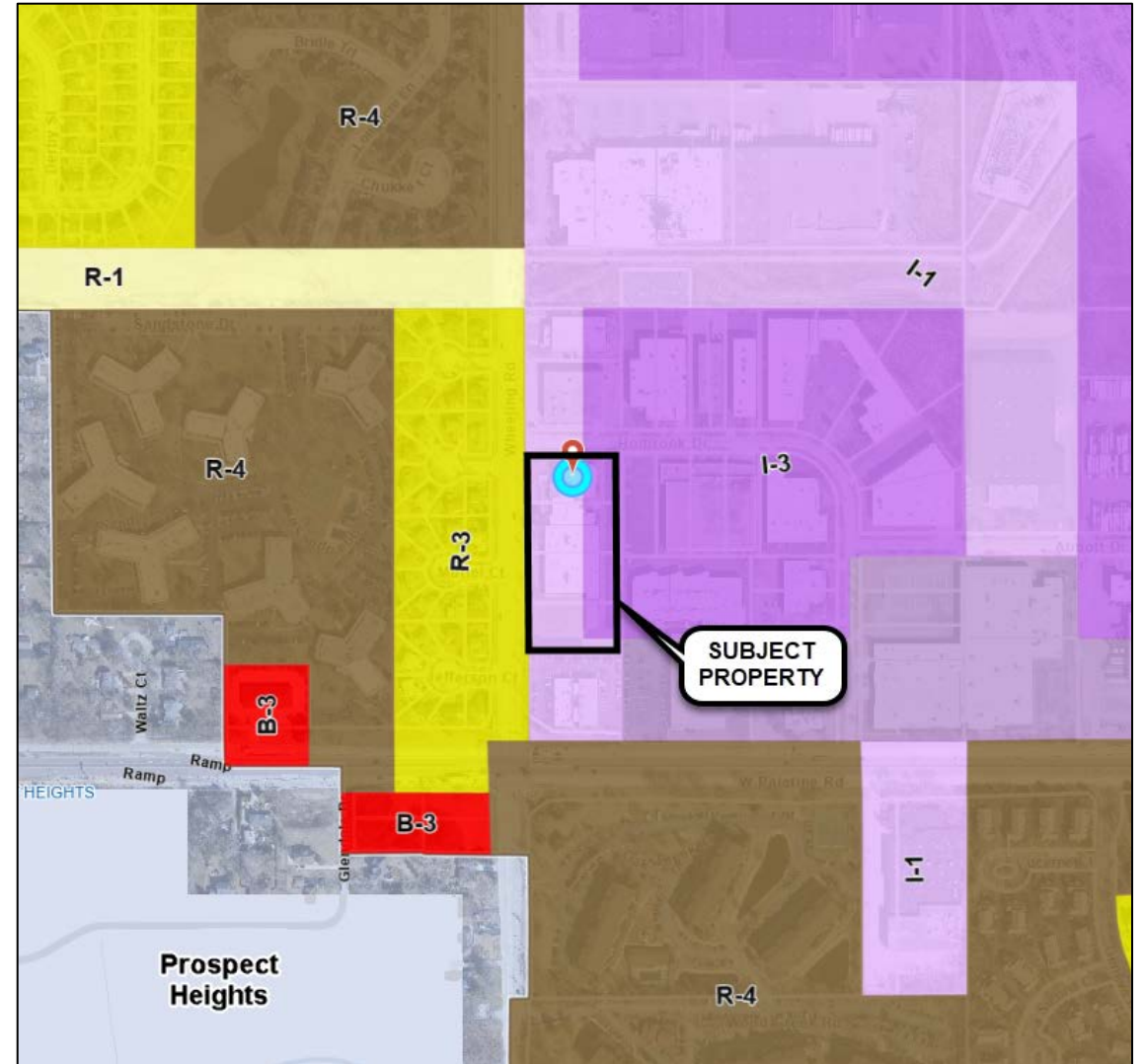
Rolling Gate Detail prepared by the American Fence Association – Approved 5/13/2026

Site Plan - Proposed 09092026

Site Plan - Approved 05132026



LOCATION MAP



ZONING MAP



Photo of parking lot on east side of building facing south from Holbrook Dr.



Photo of parking lot on east side of building facing north from south property line.

To Whom It May Concern,

I am submitting this letter in support of our permit application to the Village of Wheeling for the installation of a PVC fence at our property located at 1475 Wheeling Rd, Wheeling, Illinois.

Project Description

The proposed project consists of installing a PVC fence along the designated perimeter of the property to clearly define boundaries and enhance site security. The fence will be constructed of durable, weather-resistant white PVC panels designed for long-term performance with minimal maintenance requirements.

Key project details include:

- Installation of PVC fencing panels supported by reinforced posts set in concrete footings to ensure structural stability.
- Fence height in compliance with local zoning regulations
- Placement entirely within property lines, as verified by survey.
- Inclusion of secured gate access points to allow controlled entry for authorized personnel and service vehicles.
- Professional installation to ensure proper alignment, drainage consideration, and compliance with all applicable building codes.

The design has been selected to complement the surrounding properties while maintaining a clean and professional appearance consistent with community standards.

Operational Need

The installation of this fence is necessary to support ongoing operational and safety requirements. Specifically, the fence will:

1. Enhance Security – Establish a controlled perimeter to prevent unauthorized access, reduce the risk of theft or vandalism, and safeguard vehicles.
2. Improve Safety – Protect employees, visitors, and the general public by clearly separating operational areas from adjacent properties and preventing unintended entry into work zones.
3. Support Liability Reduction – Limit exposure to potential accidents or claims by creating a defined and secure boundary around the property.

4. Ensure Property Control and Organization – Provide clearly established boundaries that improve site management, vehicle flow, and overall operational efficiency.
5. Maintain Community Standards – Utilize aesthetically appropriate materials (PVC) that offer durability and a clean appearance, contributing positively to the neighborhood environment.

We respectfully request review and approval of this permit application. Please let us know if any additional documentation, plans, or inspections are required to facilitate the approval process.

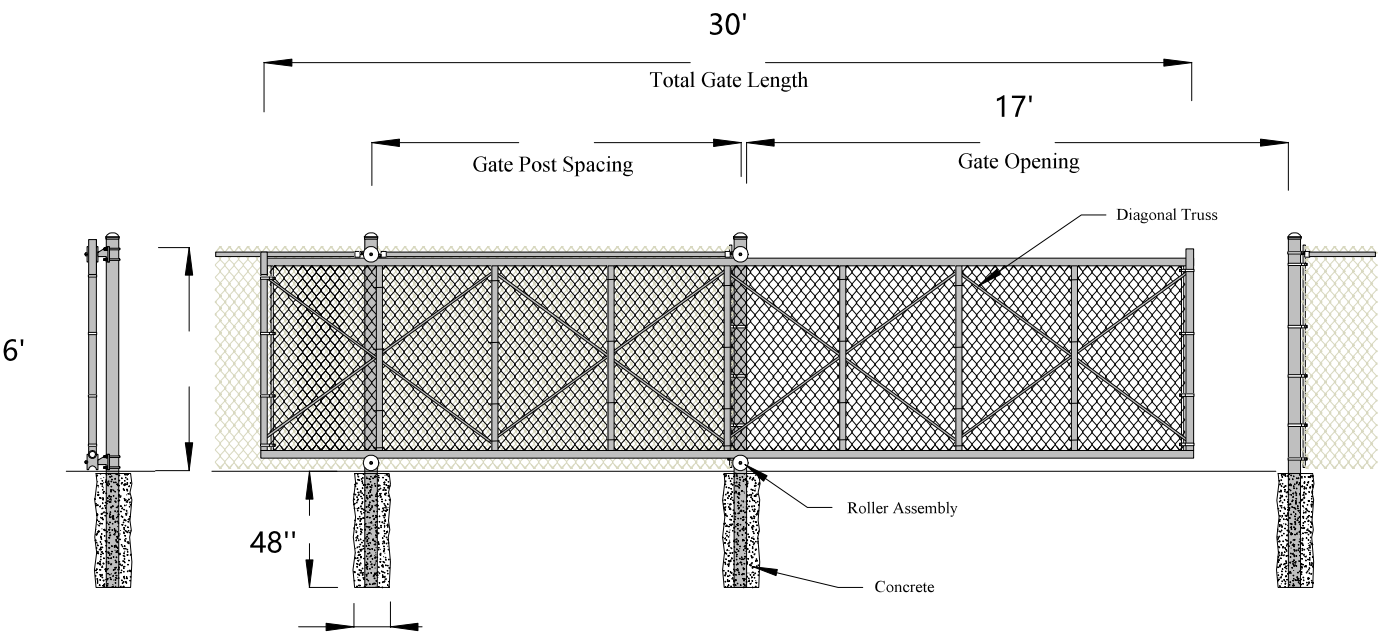
Thank you for your time and consideration.

Nina Anushkevich

Aurora Doors and Windows

847-804-4280

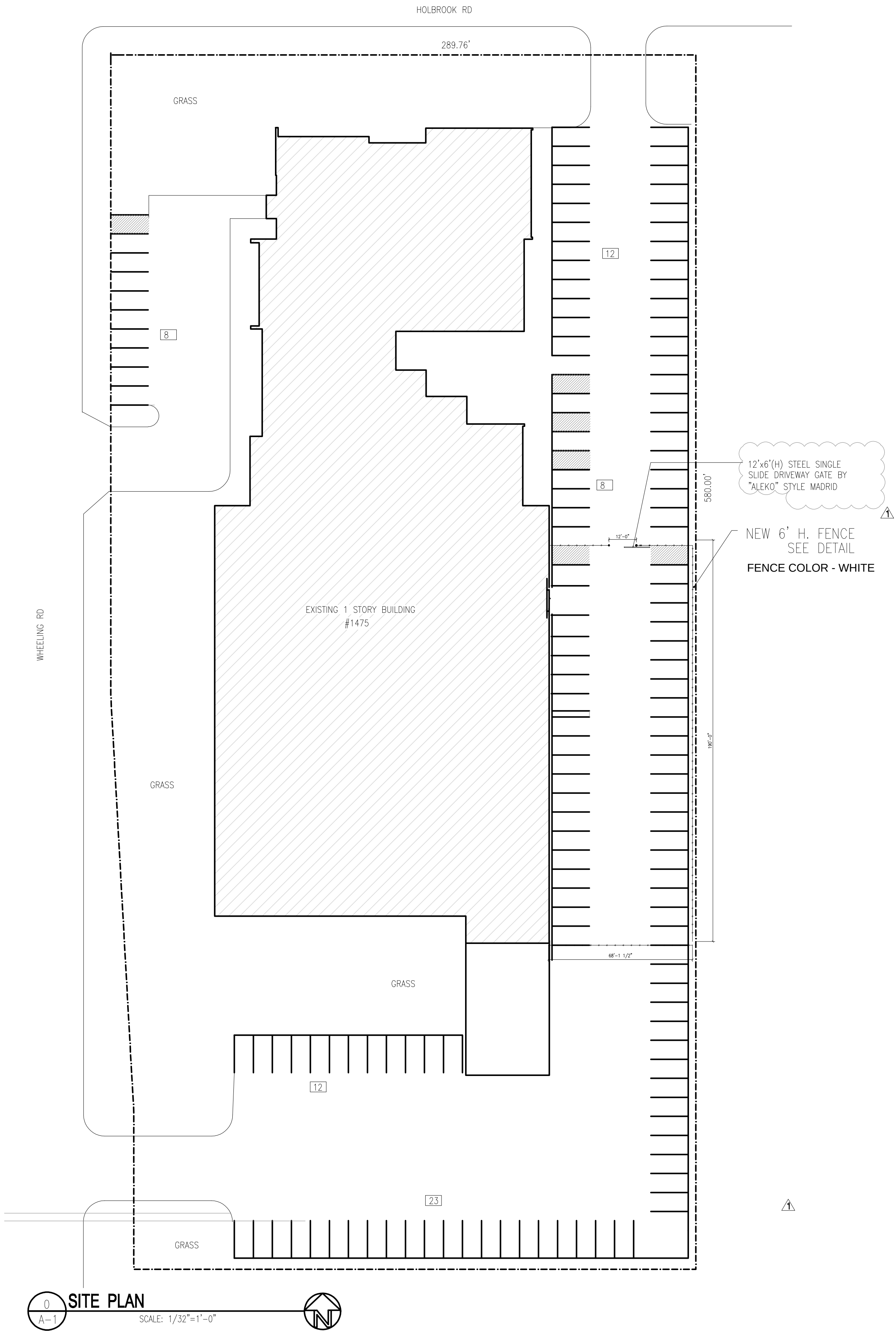
Cantilever Gate



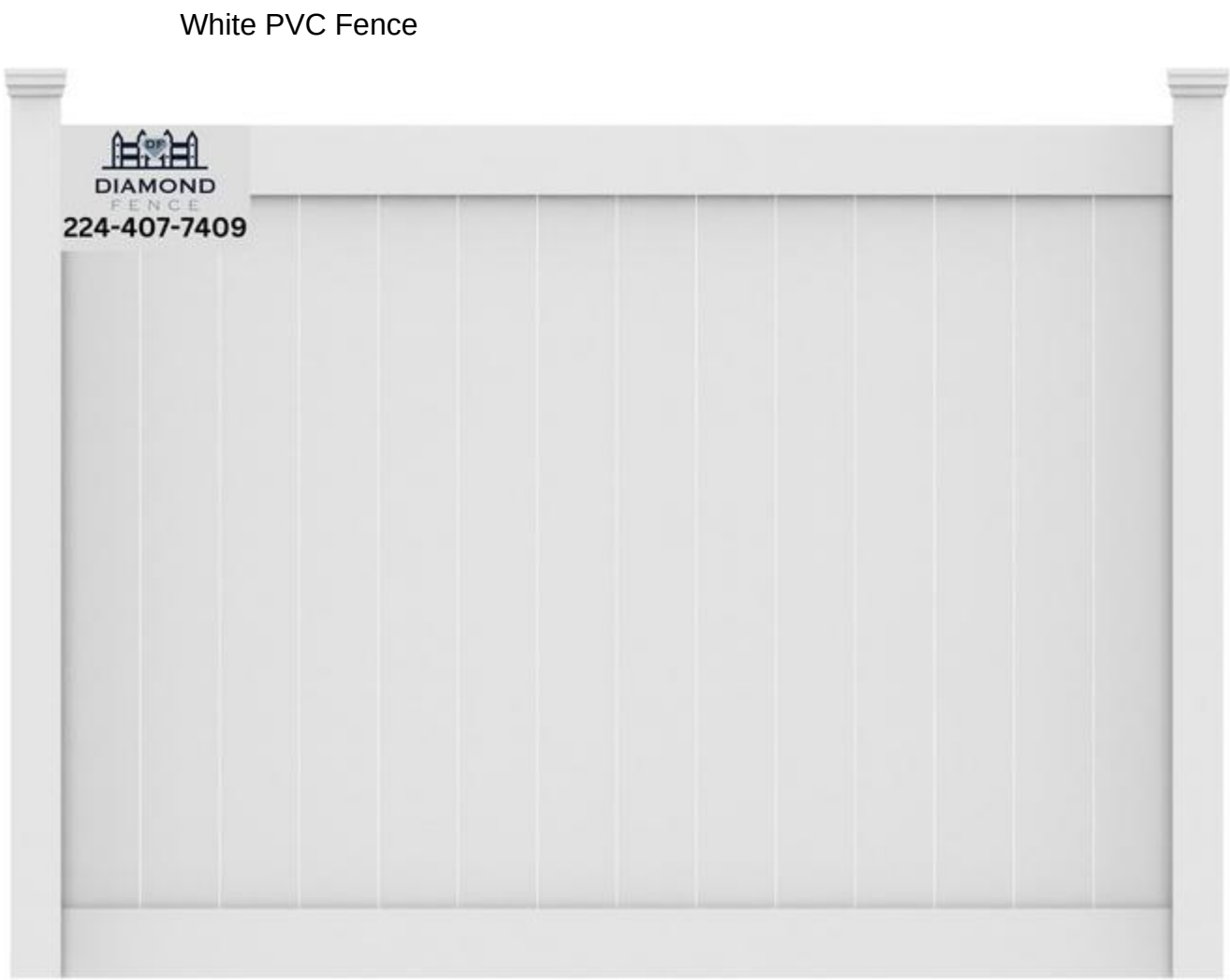
Note: Diagonal Braces can be Truss wires, Truss Rods or Tension Bars.



Project:	
Site Location:	Date:
Submitted by:	Drawing # CL-38-a



EXISTING BUILDING		PARKING REQUIRED	PARKING PROVIDED
OFFICE	3,400 S.F	14	
MANUFACTURING (INDUSTRIAL)	47,725 S.F	96	
TOTAL 51,125 S.F.		TOTAL REQUIRED 110	TOTAL 138 INCLUDING 4 ACCESSIBLE



5 FENCE DETAIL
SCALE: 1/2"=1'-0"

STUDIO
DOM
ARCHITECTS
910 OAKTON #1
EVANSTON, IL 60202
PH. 224 622 3340
DESIGN FIRM
184.008875-0001

BUILDING RENOVATION
SITE IMPROVEMENT
1475 WHEELING RD, WHEELING, IL

ISSUED
PRELIMINARY
PERMIT 10.6.25

REVISIONS
1 12.1.25
2
3

VICTOR MELANOVICH
LISC. 080-0818199
EXP. 11/30/2026

PROJECT/DIGITAL FILE 3523
SHEET



EXISTING BUILDING		PARKING REQUIRED	PARKING PROVIDED
OFFICE	3,400 S.F.	14	TOTAL 138 INCLUDING 4 ACCESSIBLE
MANUFACTURING (INDUSTRIAL)	47,725 S.F.	96	
TOTAL 51,125 S.F.		TOTAL REQUIRED 110	



MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0016, Request for Special Use Approval to Permit the Operation a Technical School for Estelle Skin Care and Spa Institute (201 E. Strong Avenue, Suite 2) - **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-016**, granting Special Use approval to permit the operation of a technical school for Estelle Skin Care and Spa Institute, located at 201 E. Strong Avenue, Suite 2, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter prepared by Peter G. Karahalios, dated 7/30/2026; Supplemental Filing prepared by Peter G. Karahalios, dated 8/10/2026; Floor Plan prepared by Thomas Architects; List of Services; and subject to the following conditions:

1. All activities shall be conducted entirely within the indoor facility.
2. The facility shall be used exclusively as an esthetician technical school and for activities directly related to the approved school operations. Unrelated activities, parties, receptions, or general events shall not be permitted.
3. Services provided to members of the public shall be conducted for educational and training purposes in conjunction with the technical school and shall not operate as an independent salon or spa.
4. All services performed by students shall be conducted under the direct supervision of appropriately licensed instructors, as represented by the petitioner.
5. Customer services shall be provided by appointment only. Walk-in customer services shall not be permitted.
6. Signage shall be maintained at the front desk advising customers that services are performed by students under the supervision of licensed instructors.
7. The petitioner shall obtain and maintain all licenses and approvals required by the State of Illinois and other applicable regulatory agencies for operation of the technical school and provision of esthetician services.
8. No alcoholic beverages shall be permitted at the subject business.
9. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable permits and

certificates.

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

EXECUTIVE SUMMARY

Docket No. PSU26-0016: Rozalia Vologina (10024 Skokie Boulevard, Skokie, IL 60077), lessee, is seeking special use approval to permit the operation of a technical school ("Estelle Skin Care and Spa Institute"), located at 201 E. Strong Avenue, Suite 2, which is zoned B-3, General Commercial and Office, pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Rozalia Vologina (lessee)

Building size: 20,650 ft. (Unit: 2,300 sq. ft.)

Property size: 3.14 acres

Neighboring Property Land Use(s):

North: Residential

East: Vacant Commercial

South: Institutional (Day Care)

West: Residential

Existing Use of Property: Medical Office Building

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Public/Institutional

Zoning History:

- Ordinance #1689, approved 8/4/1980, granting a rezoning from the R-3 to the B-5 zoning district (Docket No. 1980-3).
- Ordinance #1690, approved 8/4/1980, granting special use approval for an ambulatory health care center (Docket No. 1980-4).
- Ordinance #1766 granting signage approval (Docket No. PC-8).
- Docket No. SCBA 02-07, approved 2/21/2002, granting wall sign and free standing sign approvals (Resurrection Health Care).
- Docket No. SCBA 02-31, approved 7/11/2002, granting wall sign approval (Resurrection Health Care).
- Ordinance No. 5685, approved 10/7/2024, granting special use approval to permit a personal service establishment with accessory massage services for Vasso Spa, LLC (Docket #PSU24-0017).

SUMMARY OF REQUEST

The petitioner, Estelle Skin Care and Spa Institute, requests special use approval to permit a technical school specializing in advanced esthetics education located at 201 E. Strong Avenue, Suite 2.

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.

Estelle Skin Care and Spa Institute is seeking Special Use approval to operate a technical school specializing in esthetics and advanced skin care education. The school provides career-focused education and hands-on training designed to prepare students for employment and licensure in the esthetics industry. The curriculum includes a combination of classroom instruction and practical training in skin care treatments and techniques, as well as advanced and corrective esthetics education.

The school's existing program also includes practical training in areas such as facial treatments, waxing, makeup application, chemical peels, microdermabrasion, LED light therapy, and other advanced skin care techniques.

As outlined in the petitioner's project description letter and supplemental filing (attached), the school's anticipated hours of operation are 9:30 a.m. to 3:00 p.m. and 4:00 p.m. to 8:30 p.m. *The days of the week associated with these hours were not specified and should be clarified with the petitioner.* Customer service hours are proposed from 12:00 p.m. to 4:30 p.m. on Tuesdays, Thursdays, Saturdays, and Sundays. A full list of services available to customers is also attached.

The petitioner anticipates approximately 10–12 students per class, with two licensed instructors, and approximately three to four clients per day. Client services will be provided by appointment only, with no walk-in clients accepted. Students will perform services only under the direct supervision of licensed instructors. Signage advising customers that services are performed by students under the supervision of licensed instructors will be posted at the front desk.

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

- 1. State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**

Petitioner: The Special Use is desirable because it will enable Wheeling residents and all residents of the Greater Wheeling Area who are desirous of expanding their ability to earn a living by obtaining their State of Illinois Esthetician's license, to have a convenient location to obtain the training necessary for obtaining an Esthetician's license. In addition, having these adult students at the Wheeling Professional Building will create a demand for services by these adult students thereby benefiting existing Wheeling businesses such as restaurants, supermarkets, automobile services and almost all other Wheeling business and service establishments. This new destination for these adult students, many of whom are Wheeling resident attending at the main Estelle International Campus in Skokie, shall now economically and otherwise benefit Wheeling.

Staff: The proposed special use for a technical school is consistent with the B-3, General Commercial and Office zoning district. The use is compatible and consistent with the surrounding commercial uses.

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

Petitioner: The Special Use for this school requires compliance with any and all rules, regulations policies and

procedures established by the State of Illinois Department of Financial and Professional Regulation. Consequently, because the Special Use will be benefited by the mandatory compliance with those requirements there can be no detrimental effect upon the health, safety, morals or general welfare of the adjoining area because of that mandatory compliance imposed by the State of Illinois Department of Financial and Professional Regulation.

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

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

Petitioner: The proposed use will not impede or interfere with the normal and orderly development and improvement of surrounding property because as a school for adults there are none of the problems that exist for schools for children such as noise, mischief, horseplay, gatherings and other activities that are oftentimes burdensome on or detrimental to surrounding areas to schools with children.

Staff: The proposed use will occur within an existing medical office building with convenient public access that will not impede the surrounding properties.

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

Petitioner: The prior use of Suite 2 was for Medical Doctors and a Podiatrist both of which had laboratories which utilized significantly more utilities than the proposed use as a school for adults . The existing public infrastructure is more than adequate to service the needs of this school for adults.

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

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

Petitioner: The requested proposed use (as a satellite school for only 10 to 12 adult students to the Skokie location) for adults will place a lower burden on traffic congestion than the prior use by the prior health care providers. The prior health care providers in Suite 2 had busy practices with patients coming and going frequently and quickly. In this proposed use, the adult students will stay for longer periods of time than the patients of the prior health care providers consequently resulting in less traffic and travel congestion.

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

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

Petitioner: The proposed use is subject to unannounced inspections by the State of Illinois Department of Financial and Professional Regulation and its imbedded requirements that all applicable zoning, building, fire and life-safety codes are being complied with pursuant to this proposed use as a school for adults.

Staff: The proposed use is consistent with the B-3 (General Commercial and Office) zoning district and the Comprehensive Land Use designation of Commercial.

STAFF REVIEW

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

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

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

Staff Recommended Action: The Plan Commission should clarify with the petitioner the proposed days of operation for the technical school and confirm the hours of operation for each day.

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

1. All activities shall be conducted entirely within the indoor facility.
2. The facility shall be used exclusively as an esthetician technical school and for activities directly related to the approved school operations. Unrelated activities, parties, receptions, or general events shall not be permitted.
3. Services provided to members of the public shall be conducted for educational and training purposes in conjunction with the technical school and shall not operate as an independent salon or spa.
4. All services performed by students shall be conducted under the direct supervision of appropriately licensed instructors, as represented by the petitioner.
5. Customer services shall be provided by appointment only. Walk-in customer services shall not be permitted.
6. Signage shall be maintained at the front desk advising customers that services are performed by students under the supervision of licensed instructors.
7. The petitioner shall obtain and maintain all licenses and approvals required by the State of Illinois and other applicable regulatory agencies for operation of the technical school and provision of esthetician services.
8. No alcoholic beverages shall be permitted at the subject business.
9. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable permits and certificates.
10. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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

Recommend approval of Docket No. PSU26-016, granting Special Use approval to permit the operation of a technical school for Estelle Skin Care and Spa Institute, located at 201 E. Strong Avenue, Suite 2, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter prepared by Peter G. Karahalios, dated 7/30/2026; Supplemental Filing prepared by Peter G. Karahalios, dated 8/10/2026; Floor Plan prepared by Thomas Architects; List of Services; and subject to the following conditions:

1. All activities shall be conducted entirely within the indoor facility.
2. The facility shall be used exclusively as an esthetician technical school and for activities directly related to the approved school operations. Unrelated activities, parties, receptions, or general events shall not be permitted.
3. Services provided to members of the public shall be conducted for educational and training purposes in

conjunction with the technical school and shall not operate as an independent salon or spa.

4. All services performed by students shall be conducted under the direct supervision of appropriately licensed instructors, as represented by the petitioner.
5. Customer services shall be provided by appointment only. Walk-in customer services shall not be permitted.
6. Signage shall be maintained at the front desk advising customers that services are performed by students under the supervision of licensed instructors.
7. The petitioner shall obtain and maintain all licenses and approvals required by the State of Illinois and other applicable regulatory agencies for operation of the technical school and provision of esthetician services.
8. No alcoholic beverages shall be permitted at the subject business.
9. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable permits and certificates.
10. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:

Location and zoning maps (Staff)

Project Description Letter prepared by Peter G. Karahalios, dated 7/30/2026

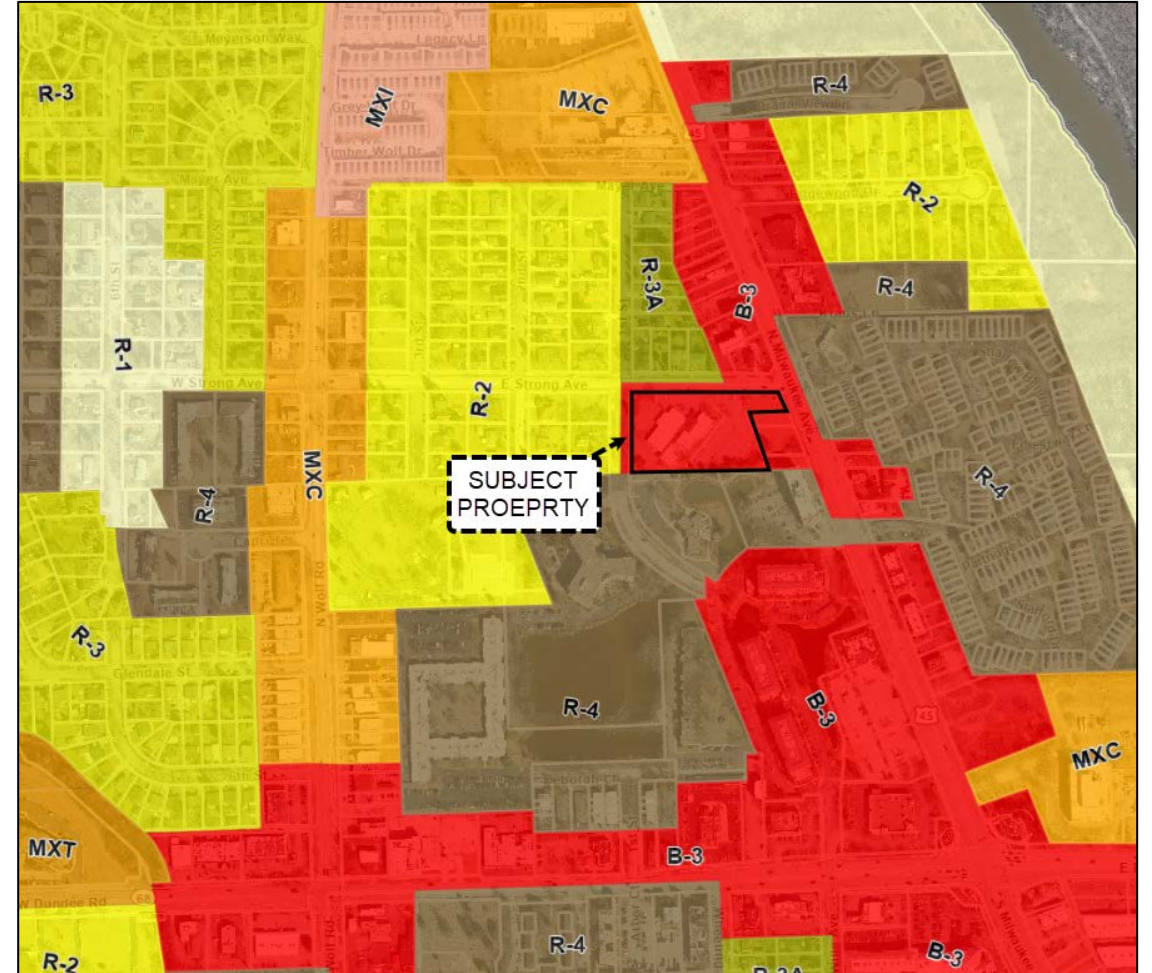
Supplemental Filing prepared by Peter G. Karahalios, dated 8/10/2026

Floor Plan prepared by Thomas Architects

List of Services



LOCATION MAP



ZONING MAP

**Law Offices of
Peter G. Karahalios & Associates, P.C.
23 Polo Drive, Suite 200
South Barrington, Illinois 60010**

**Peter G. Karahalios
Attorney at Law**

office - 847.304.9595
facsimile - 847.304.5871
mobile - 847.778.3828



July 30, 2026

Village of Wheeling
Community Development Department
2 Community Boulevard
Wheeling, Illinois 60090

Re: Application for Special Use for Estelle International LLC
d/b/a Estelle Skin Care & Spa Institute, 201 East Strong St.,
Suite 2, Wheeling, Illinois 60090.

Dear Village of Wheeling Representative:

Please be advised that this law firm represents Estelle International, LLC d/b/a Estelle Skin Care & Spa Institute, having its principal place of business at 10024 Skokie Boulevard, Skokie, Illinois 60077 (hereinafter my "Client"). Please see my Client's website at www.estelle.edu for a detailed and in depth presentation of my Client's business activities and offerings.

My Client seeks to obtain a Special Use Permit in order to obtain its Business License for my Client's Nationally Accredited, and State of Illinois Licensed Esthetician School, License Number 133.000119 (please see attached).

This educational curriculum is proposed to be at the Wheeling Professional Building, 201 East Strong Avenue, Suite 2, Wheeling, Illinois 60090. It is proposed that this location shall be a satellite location to my Client's above principal place of business.

The hours of operation for the providing of training and instruction to the students are:

Monday:	None;
Tuesday:	10 AM to 6 PM;
Wednesday:	10 AM to 6 PM;
Thursday:	10 AM to 6 PM;
Friday:	10 AM to 6 PM;
Saturday:	10 AM to 6 PM;
Sunday:	None.

It is anticipated that during the above hours of operation approximately 10 to 12 students will be present for training at any given time.

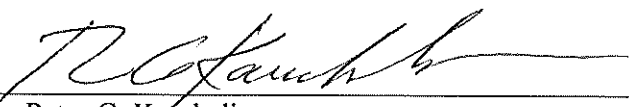
In support of this request also attached please find the following documents for your review and processing:

- a. Village of Wheeling Planning and Zoning Application A1: Cover Sheet and Contact Information which has been executed by my Client and also executed and notarized (2 pages); Village of Wheeling Planning and Zoning Application A3: Special Use Standards (2 pages);
- b. Executed Police/Fire Department Emergency Contract Form;
- c. Floor plan of the entire Wheeling Professional Building with Suite 2 highlighted;
- d. As-Built floor plan of Suite 2 with dimensions and fixtures;
- e. CPA cover page and first 3 pages IRS filing for 2024 for Estelle International, LLC reflecting Identifying Number and bona fide business activities of Estelle International, LLC;
- f. State of Illinois Dept. of Financial and Professional Regulation current license reflecting Estelle International, LLC License No. 133.000119;
- g. State of Illinois Licensed Cosmetology Teacher (1) , and Licensed Esthetician Teachers (3);
- h. Executed Wheeling Professional Building, LLC to Estelle International, LLC Lease Agreement;
- i. Certificate from The National Accrediting Commission of Career Arts and Sciences which offers Federal Financial Aid to those who qualify;
- j. Cover pages from Estelle Skin Care & Spa Institute website;
- k. Illinois Secretary of State Certificate of Good Standing;
- l. Plat of Survey of 201 East Strong campus;
- m. Legal Description of entire 201 E Strong campus as required in MS Word format.

Please advise if any further documentation or information is necessary to move forward with this request to approve this Special Use Application and subsequently permit the lease of Suite 2 to Client for the training of its students.

Very truly yours,

Law Offices of Peter G. Karahalios and Associates, P.C.

By: 
Peter G. Karahalios
Attorney at Law

By email and in person delivery.

The Law Offices of
Peter G. Karahalios & Associates, P.C.
23 Polo Drive, Suite 200
South Barrington, Illinois 60010

Peter G. Karahalios
Attorney at Law

office - 847.304.9595
facsimile - 847.304.5871
mobile – 847.778.3828

August 10, 2026

Marcy Knysz, AICP
Village Planner
2 Community Blvd
Wheeling, Illinois 60090

Re: Supplemental Filing to Review Comments for PZE Case No. PSU26-0016, Review No. 1, 201 East Strong Ave. Suite 2.

Dear Ms. Knysz,

In response to your August 7, 2026 please include the below information as a supplement to the above captioned filing.

1. Response to your Paragraph 1. Please see the updated Floor Plan reflecting the requested information including the proposed build out with furniture based on the IDFPR Administrative Code requirements Title 68 Chapter VII, Subchapter b, Part 1175, Section 1175.810 also attached and with instructional and operational area according to IDFPR and accrediting commission of NACCAS.

2. Response to your Paragraph 1. a.

School operational hours: 9:30 am – 3 pm, and 4 pm – 8:30 pm. This will enable the students to avoid high traffic hours. Customer service hours: Tuesday, Thursday, Saturday and Sunday from 12 pm – 4:30 pm.

Customer service hours: Tuesday, Thursday, Saturday and Sunday from 12 pm – 4:30 pm.

Number of class sessions: 2 for each of those days.

Maximum Number of Students in each class: 10 – 12.

Maximum Number of clients per day: 3 to 4.

Appointments: Clients are required to schedule appointment in advance. The front desk manager will coordinate appointments. No walk in clients will be accepted.

Services: Services to members of the public are limited to skin care treatments by appointment only.

Response to your Paragraph 1. b.: The anticipated maximum number of:
students is 10 to 12;
licensed instructors is 2;
staff is 1 (front desk manager);
clients on site is 2 – 3.

Response to your Paragraph 1.c.: Classroom instruction and practical training will occur simultaneously. Students are practicing on each other under the supervision of licensed instructors. Every Monday only theory classes will be scheduled.

Response to your Paragraph 1.d.: Students will perform services only under the direct supervision of licensed instructors. Signage reflecting same shall be posted at the front desk.

Response to your Paragraph 1.e.: There shall not be retail sales of products separate from any products used on customers.

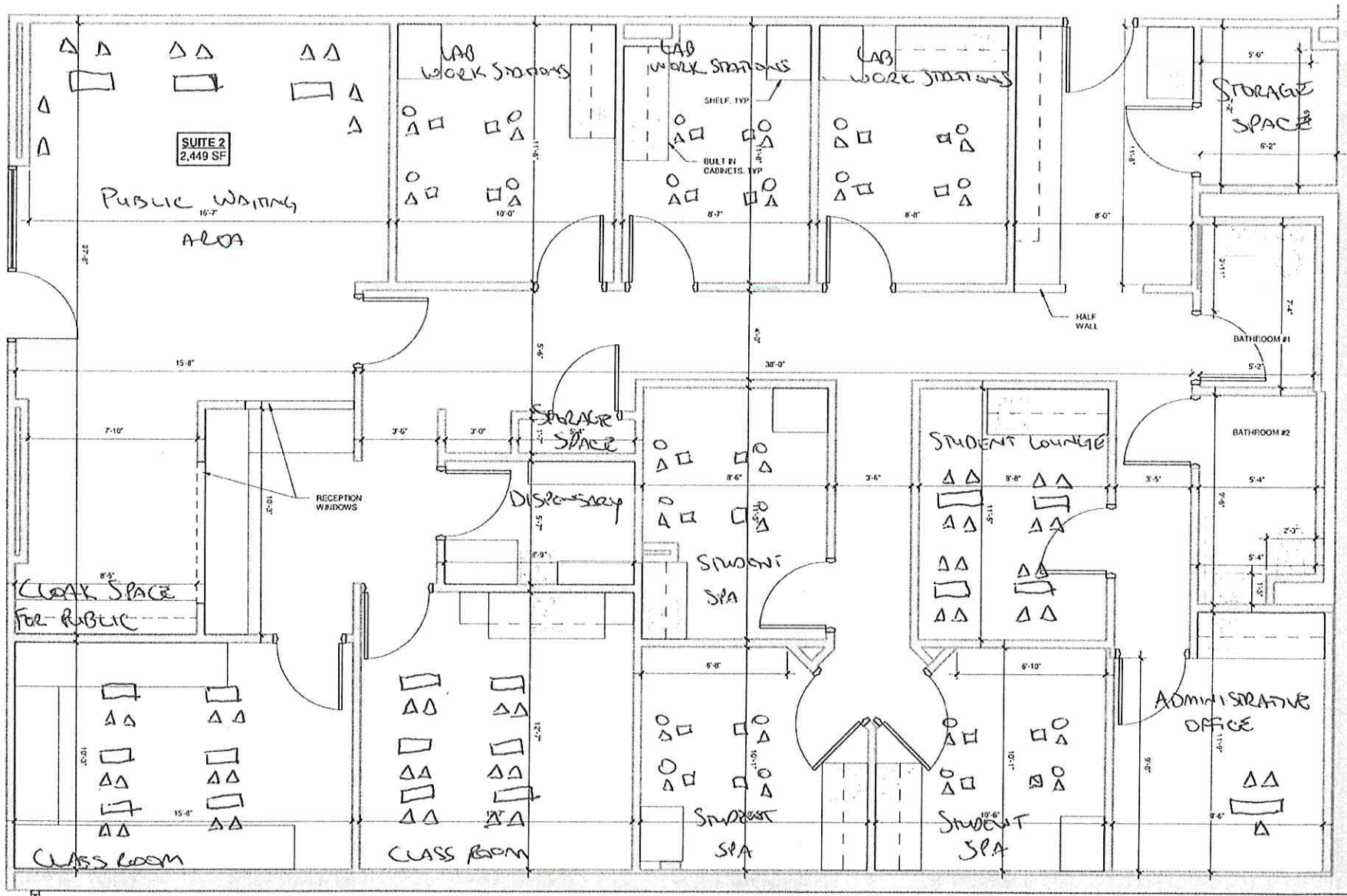
In anticipation of any additional information that may be requested, I have also included the IDFPR required hours for training, and the current menu and cost of services that will be offered.

Please advise if any additional further information is needed.

Respectfully,

Law Offices of Peter G. Karahalios and Associates, P.C.

By: 
Peter G. Karahalios
Attorney at Law



SUITE 2 - ENLARGED AS-BUILT PLAN

201 E STRONG ST, WHEELING, IL 60090

15140



THOMAS
ARCHITECTS
444 N. NORTHWEST HWY
SUITE 335
PARK RIDGE, IL 60070
WWW.THOMASARCH.COM

1/4" = 1'-0"
SUITE 2 AS-BUILT PLAN
07/30/26
X.2.1

european facials

Deep Pore Cleansing Introductory facial for normal to oily skin. Includes exfoliation, extractions, massage, and a soothing mask.	\$45
European Facial Introductory facial for normal to dry/mature skin. Includes exfoliation, extractions, massage, and a hydrating mask.	\$45
Gentlemen's Treatment Designed especially for men. This deep pore cleansing treatment includes exfoliation, extractions, massage, and a purifying mask.	\$45
Back Treatment Your back deserves attention too! All elements of a European facial are customized to make your back glow all year-long.	\$50

add-ons

Customized Serum (service add-on) A potent serum is chosen for your specific skin needs and added to your facial treatment.	\$10
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Aroma Rx Massage (service add-on) Select one of six pure essential oil blends to be incorporated into the massage portion of your facial!	\$5
• Awake - brazilian orange & litsea	
• Refresh - tunisian rosemary & peppermint	
• Balance - sr lankan lemongrass	
• Relax - french lavender & chamomile	
• Stabilize - indonesian patchouli & orange	
• Zen - egyptian myrrh & sandalwood	

Call (847) 329-9174 ext. 3 to book your appointment now!

signature facials

by: **estelle**
Professional Esthetician

Estelle 24K Gold Treatment Moisturizing and anti-aging treatment; finished with 24k liquid gold serum and hydrating mask for an uplifting effect. Ideal for dry or aging skin.	\$60
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Estelle Oxygen Therapy Facial A quick fix for dull, tired, and sallow skin. Oxygen mask with powerful vitamin C lightens, brightens, and protects. Ideal for any skin type.	\$60
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Estelle Ageless Corrective Facial This facial infuses an antioxidant-rich blend of blueberry, acai, and goji berries along with the power of peptides to reveal a youthful complexion. Ideal for aging or dull skin. Not for use on pregnant clients.	\$60
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Estelle Acne Relief Facial Deep pore cleansing with enzyme peel, mask, and soothing hydrators to balance compromised skin. This corrective facial helps to diminish breakouts. Ideal for oily/acneic skin.	\$55
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Estelle Skin Rescue Facial Soothes and calms with healing ingredients including azulene and an anti-inflammatory mask. Ideal for sensitive & rosacea skin types.	\$50
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Services performed by supervised students.
Extractions performed if necessary.

advanced treatments

Diamond-tip Light Microdermabrasion Non-invasive, crystal-free exfoliation procedure used to gently resurface the skin. Beneficial for acne scarring, fine lines, hyperpigmentation (when combined with lightening products), rough skin, and more!	
Face	\$55
Back	\$70

DermaFile Skin polishing and resurfacing treatment that leaves skin velvety smooth, fresh, & rejuvenated. Ideal for treating aging and sun damaged skin, acne scarring, pigmentation, fine lines and enlarged pores.	
Face	\$65

Peels Customized to your skin type and condition, this treatment exfoliates dead skin cells, reduces bacteria, and improves the texture and tone of the skin. Appropriate for aging, acne, normal, or even sensitive skin.	
Face	\$65
Back	\$80
Hands	\$40

Advanced Peels
Aggressive peeling options for stubborn acne, advanced aging, and sun damage.

ICON skin	Face	\$100
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GM Collin Clinical Treatments			
Specialized facial treatments for aging skin, acne, or brightening.			
Oxygenating	\$80	Botinol	\$115
Sea C Spa	\$100		
Collagen 90-II	\$100		

estelle
SKIN CARE & SPA
INSTITUTE



MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0004, Request for Special Use Approval to Permit the Operation of Snow Plow Contractor for PB Construction (505 Harvester, Unit G) - **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0004**, granting Special Use approval in order to permit the operation of a snow plow contractor for PB Construction, located at 505 Harvester Court, Unit G, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the.; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No PV26-0011 (request for a variation to permit a decrease in the minimum required side yard setback) and Docket No. PSPMIN26-0012 (request for minor site plan and appearance approval.
2. All snow plow equipment and vehicles shall be parked or stored only within the designated area depicted on the Site Plan approved under Docket No. PSPMIN26-0012.
3. No vehicles, equipment, materials, or parts associated with the Petitioner's operations shall be parked or stored within landscaped areas, drive aisles, fire lanes, or other paved areas not designated for parking or storage.
4. The number of snow plow trucks stored on the property shall not exceed four (4) at any single time, unless otherwise approved by the Village.
5. The petitioner shall relocate all vehicles and equipment out of the 15-foot utility easement along the north property line of the subject site prior to the issuance of a Wheeling Business License or no later than October 1, 2026, whichever occurs first.

EXECUTIVE SUMMARY

Docket No. PSU26-0004: Peter Bury (505 Harvester Court, Unit G), lessee, is seeking special use approval to permit the operation of a snow plow contractor ("PB Construction"), located at 505 Harvester Court, Unit G, which is zoned I-2 (Limited Industrial), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Peter Bury, lessee

Address: 505 Harvester Court, Unit G

Building size: 21,765 sq. ft. (1,500 sq. ft. unit)

Property size: 63,074 ft. (1.45 acres)

Neighboring Property Land Use(s):

North/South/East: Industrial

West: Institutional (Mark Twain Elementary School)

Existing Use of Property: Multi-Tenant Industrial

Existing Zoning: I-2, Limited Industrial

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST Peter Bury, lessee, is seeking special use approval to operate a snow plow contractor ("PB Construction") in the multi-tenant industrial building located at 505 Harvester, Unit G.

In addition, the petitioner is seeking a zoning variation (Docket No. PV26-0011) to reduce the minimum required side yard setback for outdoor storage from 100 feet to 17 feet and minor site plan and appearance approval (Docket No. PSPMIN26-0012) to establish an outdoor parking area for the business's vehicles and equipment and a temporary salt storage structure.

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.

As outlined in the project description letter (attached), the petitioner operates a masonry restoration company that primarily specializes in brickwork, tuckpointing, and masonry restoration. During the winter months, generally from mid-November through the end of March, the company also provides commercial snow removal services. The petitioner's masonry operations are permitted within the I-2 District under general contractor services; however, the seasonal snow plow operations is subject to the issuance of a special use to operate in the I-2 District.

During the normal masonry season, office hours are Tuesday and Thursday from 7:00 AM to 1:00 PM. During the snow season, typical office hours are Tuesday and Thursday from 9:00 AM to 1:00 PM. However, during an active snow event, operations may occur 24 hours a day, seven days a week, as necessary to provide snow removal services. The business operates with one to two employees during the masonry season and up to four employees during the winter months. The company owns four snow plow trucks and three trucks used for masonry operations. During the winter season, snow plows are generally kept mounted on the trucks. Any additional plows will be stored behind the trucks within the northwest corner of the parking lot, as depicted on the Site Plan. A 20' x 20' salt storage area is also proposed immediately south of the truck parking area in the northwest corner of the site. The salt will be contained within a three-sided concrete block storage bin, as depicted in the photograph provided by the petitioner.

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

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

Petitioner: Our snow removal services contribute to the safety and accessibility of the village by maintaining clear conditions on commercial properties for both customers and employees. We currently provide snow removal service at 505 Harvester Ct and 600 Wheeling Rd.

In addition, by keeping these properties accessible during snow events, we help ensure that first responders have safer, more reliable access to these locations when their services are required.

Staff: The proposed location within the I-2, Limited Industrial, permits snow plow contractors subject to the granting of a Special Use, which the proposed use will be compatible with typical I-2 uses along Harvester Court.

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

Petitioner: Our company provides services that benefit the community by improving safety and accessibility without creating any health or safety concerns. In the areas we service, we actively enhance the safety for customers, employees and visitors.

We operate with up-to-date equipment and industry-standard techniques that allow us to efficiently maintain the properties while minimizing the risk of damage. I bring over 20 years of experience in the snow and ice management industry, which guides our practices and ensures a high level of professionalism and care in all our operations.

Staff: The proposed snow plow contractor will operate from an existing industrial property and is compatible with the surrounding industrial uses. The limited outdoor storage of company vehicles, plows, and salt will be confined to the designated area at the rear of the property. Therefore, the proposed use is not anticipated to alter the essential character of the area.

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: We perform snow removal services only on existing, established properties and do not operate in or around any new development areas.

Staff: The proposed snow plow contractor will occupy an existing developed industrial site with sufficient building area, parking, and circulation to accommodate the use. No expansion of the existing building is proposed, and access from Harvester Court is adequate to accommodate the company vehicles associated with the operation. The proposed use is compatible with the surrounding industrial area and is not anticipated to impede the normal or orderly development of adjacent properties.

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: Our snow removal service ensures safe, reliable access to the properties for fire and police departments, refuse collection, customers and employees. We take a proactive approach throughout the winter season, continuously monitoring conditions and responding quickly to snowfall. Our goal is to keep all critical areas clear, safe and properly maintained in a timely manner.

Staff: The proposed use will operate within the existing industrial building and will not introduce new building mass or structures that would negatively affect adjacent properties. Therefore, the proposed use is not anticipated to hinder or discourage the development or use of adjacent properties or impair their value.

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

Petitioner: Our operations are conducted with strict attention to traffic safety and local regulations. Our vehicles move from public streets to the properties we service in a safe manner, fully abiding by all traffic laws. Once on site, our equipment operates within private parking lots and drive areas, not on public roads which helps minimize any impact on village traffic flow.

Staff: Based on the Village's parking requirements for the proposed special use, the number of parking spaces provided will be sufficient to accommodate the operational needs of the proposed use.

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: We are seeking this special use business license so that we can provide our services within your community, as well as other cities, in a professional, safe, and compliant manner. We have already met with the Fire Marshal and the City Inspector and are ensuring that we are up to code and in compliance with their requirement.

Staff: The proposed use is consistent with the I-2, Limited Industrial Zoning District, and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

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

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

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

1. Special Use approval is contingent upon approval of Docket No PV26-0011 (request for a variation to permit a decrease in the minimum required side yard setback) and Docket No. PSPMIN26-0012 (request for minor site plan and appearance approval).
2. All snow plow equipment and vehicles shall be parked or stored only within the designated area depicted on the Site Plan approved under Docket No. PSPMIN26-0012.
3. No vehicles, equipment, materials, or parts associated with the Petitioner's operations shall be parked or stored within landscaped areas, drive aisles, fire lanes, or other paved areas not designated for parking or storage.
4. The number of snow plow trucks stored on the property shall not exceed four (4) at any single time, unless otherwise approved by the Village.
5. The petitioner shall relocate all vehicles and equipment out of the 15-foot utility easement along the north property line of the subject site prior to the issuance of a Wheeling Business License or no later than October 1, 2026, whichever occurs first.

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. PSU26-0004, granting Special Use approval in order to permit the operation of a snow plow contractor for PB Construction, located at 505 Harvester Court, Unit G, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in

accordance with the.; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No PV26-0011 (request for a variation to permit a decrease in the minimum required side yard setback) and Docket No. PSPMIN26-0012 (request for minor site plan and appearance approval).
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5. The petitioner shall relocate all vehicles and equipment out of the 15-foot utility easement along the north property line of the subject site prior to the issuance of a Wheeling Business License or no later than October 1, 2026, whichever occurs first.

ATTACHMENTS:

Attachments to Staff Report (Staff)

Site Plan

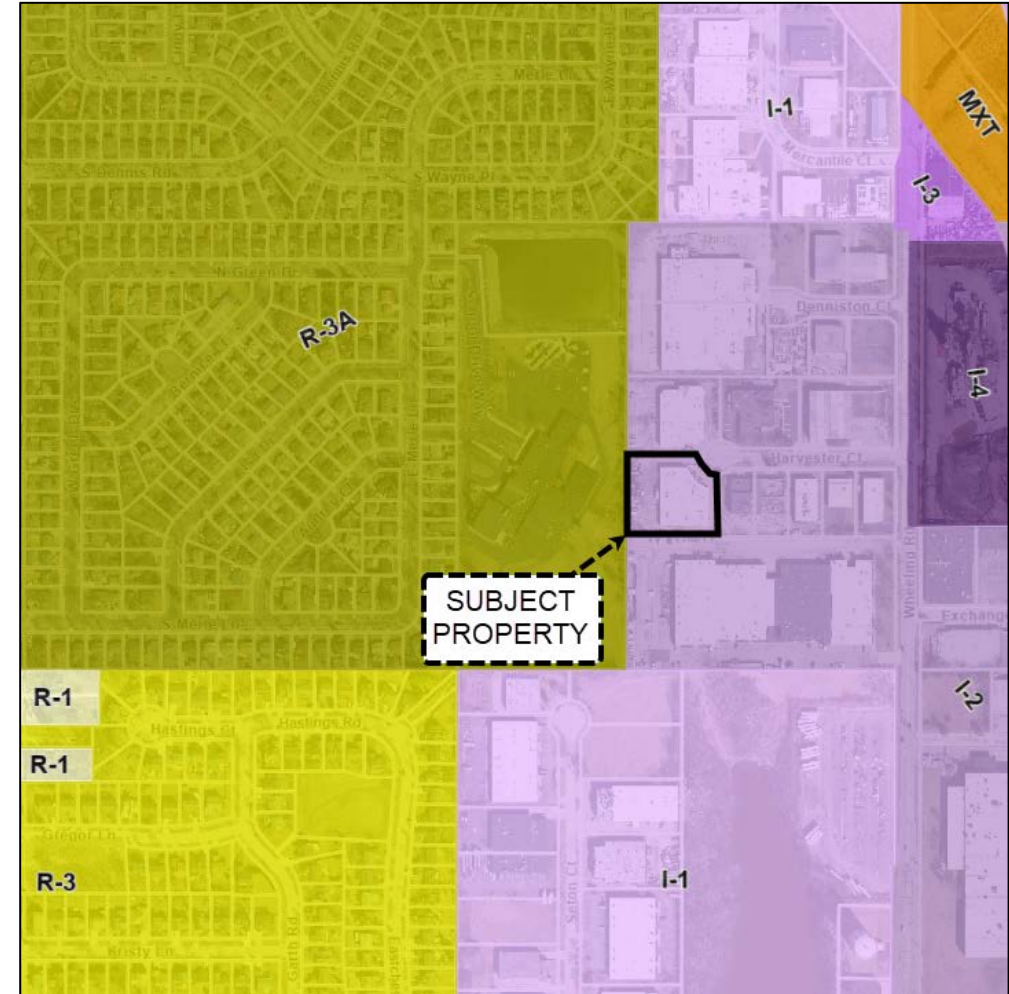
Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026

Floor Plan

PB Construction – 505 Harvester Court, Unit G
Docket No's PSU26-0004, PV26-0011, PSPMIN26-0012
Request for Special Use, Zoning Variation and Minor Site Plan Approval



LOCATION MAP



ZONING MAP



Photo of the parking lot facing south from the north property line.



Photo of the northwest corner of the building taken from the north property line.



Photo of vehicle and equipment storage near the north property line..

0418134011

EXHIBIT B

1-P

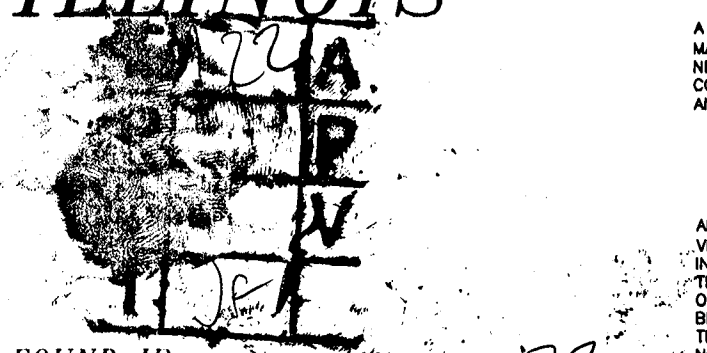
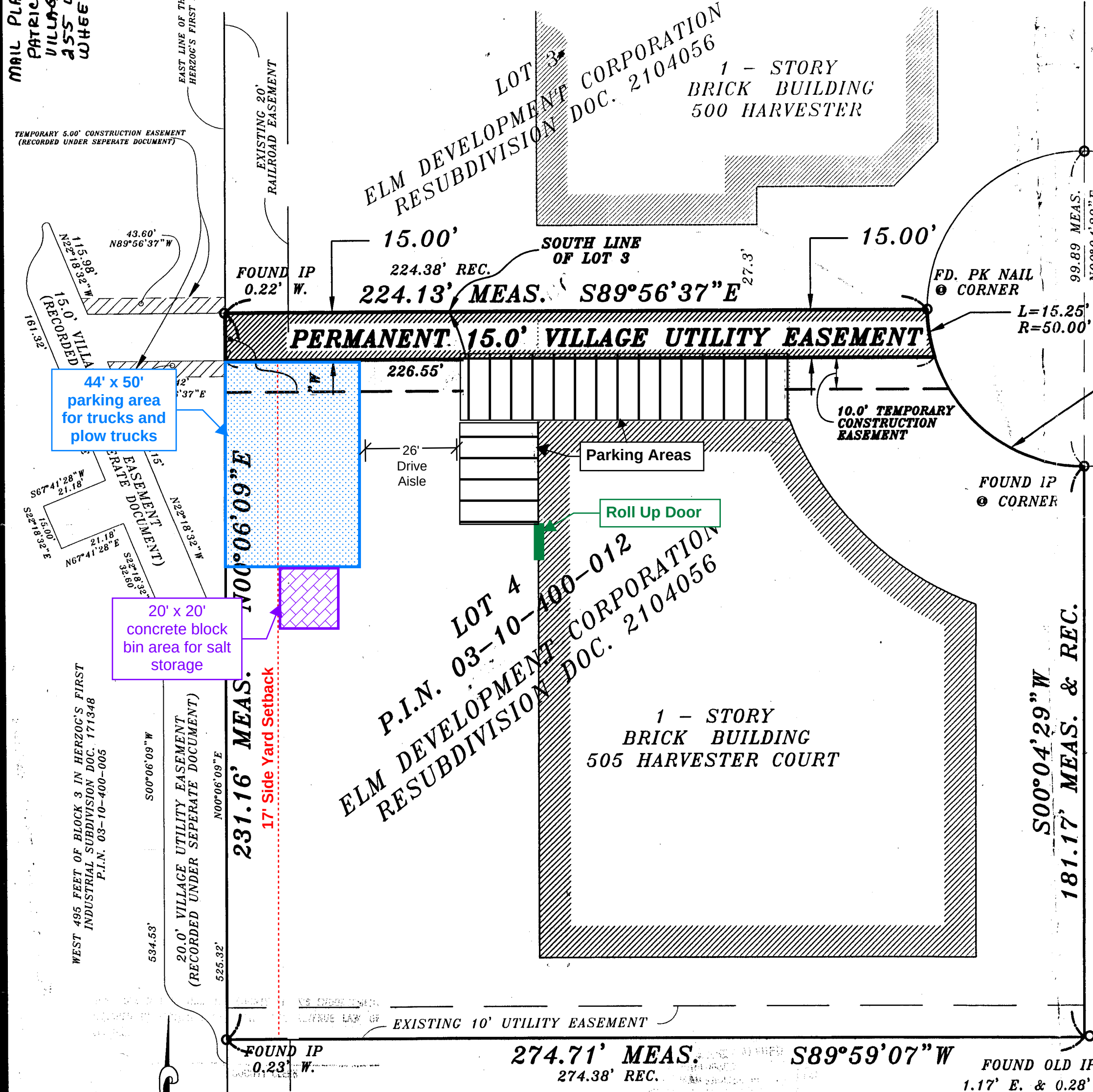
PLAT OF EASEMENT

TO THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS

A VILLAGE UTILITY EASEMENT OVER UNDER AND ACROSS THAT PART OF LOT 4 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1963 AS DOCUMENT 2104056, DESCRIBED AS FOLLOWS:

THE NORTH 15.00 FEET OF LOT 4 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1963 AS DOCUMENT 2104056, CONTAINING 0.077 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

MAIL PLAT TO:
PATRICIA FOLEY
VILLAGE OF WHEELING
255 W. DUNDIE RD.
WHEELING, IL 60090



FOUND IP
DATE 12-14-2005
BY: Amanda Alford

HARVESTER CT.

L=78.32' REC.
L=78.65' MEAS.
R=50.00'

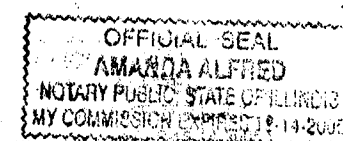
Trust Signature Block

State of Illinois
County of Cook)S.S.
Catherine M. Natzke as Trustee under the provisions of a certain Trust no. ADIVING TRUST dated July 4, 1998, hereby grants to the Village of Wheeling, its successors and assigns a perpetual easement over, across, and through the premises as described upon this plat of easement for the purposes of surveying, constructing, reconstructing, use, operating, maintaining, testing, inspecting, repairing, replacing, altering, or removing together with related attachments, equipment and appurtenances.
Dated this 4th day of May, 2004
By Catherine M. Natzke - Catherine M. Natzke
Title OWNER
Address 916 HUBER LN. GLENVIEW, IL 60025

Notary
State of Illinois
County of Cook)S.S.

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Catherine M. Natzke and Leon Natzke of the ADIVING TRUST as Trustee appeared before me this day in person and acknowledged that they signed, sealed and delivered this foregoing instrument as the free and voluntary act of said Catherine M. Natzke as Trustee, as aforesaid and that the corporate seal of said Amanda Alford was affixed thereto as a free and voluntary act of said Amanda Alford.

Given under my hand and notary seal at Glenview, Illinois, this 4th day of May, 2004
My commission expires: 12-14-2005
Amanda Alford
Notary Public



TEMPORARY CONSTRUCTION EASEMENT PROVISIONS

A TEMPORARY CONSTRUCTION EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WHEELING AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "TEMPORARY CONSTRUCTION EASEMENT" ON THE PLAT FOR THE PRIVILEGE AND AUTHORITY TO REGRADE AND OR ALTER EXISTING GRADE DEEMED NECESSARY OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENTS FOR THE PURPOSE OF, BUT NOT LIMITED TO, THE RELOCATION AND OR CONSTRUCTION OF A WATER MAIN, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. SAID TEMPORARY EASEMENT TO BE TERMINATED ONE YEAR FROM THE DATE THE EASEMENT IS RECORDED.

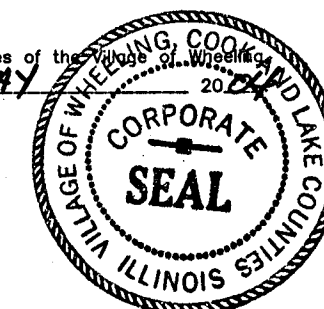
PERMANENT VILLAGE UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WHEELING AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PERMANENT VILLAGE UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, RELOCATE, INSPECT, MAINTAIN AND TO OPERATE, TO INCLUDE, BUT NOT LIMITED TO, WATER DISTRIBUTION DEVICES AND OTHER STRUCTURES AND APPURTENANCES THAT MAY BE DEEMED NECESSARY BY SAID AGENCY, OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGES TO THE TOPOGRAPHY OR DRAINAGE STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF WHEELING, BUT THE PERMANENT VILLAGE UTILITY EASEMENT AREA MAY BE USED FOR THE PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

State of Illinois
County of Cook)S.S.

Accepted and approved by the President and Board of Trustees of the Village of Wheeling, Cook and Lake Counties, Illinois, this 4th day of MAY, 2004

By: David Oniz President
Attest: David Oniz Village Clerk



State of Illinois
County of Cook)S.S.

Approved by the Village Engineer of the Village of Wheeling, Cook and Lake Counties, Illinois, this 6th day of MAY, 2004

By: William J. Moore Village Engineer

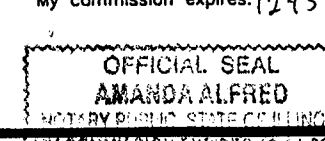
Trust Signature Block

State of Illinois
County of Cook)S.S.
Leon Natzke as Trustee under the provisions of a certain Trust no. ADIVING TRUST dated July 4, 1998, hereby grants to the Village of Wheeling, its successors and assigns a perpetual easement over, across, and through the premises as described upon this plat of easement for the purposes of surveying, constructing, reconstructing, use, operating, maintaining, testing, inspecting, repairing, replacing, altering, or removing together with related attachments, equipment and appurtenances.
Dated this 4th day of May, 2004
By Leon Natzke - Leon Natzke
Title OWNER
Address 916 HUBER LN. GLENVIEW, IL 60025

Notary
State of Illinois
County of Cook)S.S.

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Leon Natzke and Catherine M. Natzke of the ADIVING TRUST as Trustee appeared before me this day in person and acknowledged that they signed, sealed and delivered this foregoing instrument as the free and voluntary act of said Leon Natzke as Trustee, as aforesaid and that the corporate seal of said Amanda Alford was affixed thereto as a free and voluntary act of said Amanda Alford.

Given under my hand and notary seal at Glenview, Illinois, this 4th day of May, 2004
My commission expires: 12-15-2005
Amanda Alford
Notary Public

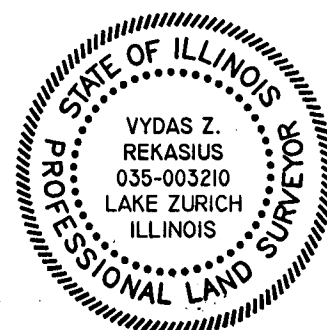


STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Yidas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 15th DAY OF MARCH, A.D. 2004.

BY: Yidas Z. Rekasius
Illinois Professional Land Surveyor No. 3210
License Renewal Date: 11/30/2004



NOTE:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 FAX: (847) 540-8690

JOB NO.: 04-0005 SURVEY DATE: 1/20/04
DRAWING FILE: DATA/04/0005/EASEMENT-LOT4.DWG

SCALE: 1" = 30'



505 Harvester Ct., Unit G
Wheeling, IL 60090
(847)736-8253

Prepared by Peter Bury: owner
2/1/2026

PB Construction is a masonry restoration company that mainly specialized in brickwork, tuckpointing and masonry restoration. We also do some small new construction masonry work as needed. This work happens from spring to late fall. Once season changes to winter we also do commercial snow removal. Our snow removal season typically runs from mid-November through the end of March. As stated, we only service commercial clientele mainly larger office buildings, commercial buildings and warehouses. We do not have any clients that come to our location in Wheeling. This is mainly used for the purpose of storage of our tools and equipment as well as some office work that is done as needed. So there is no walk in customers nor do we have any meetings here. They are always completed at the jobsites.

During our normal masonry season office hours Tuesday & Thursday from 7am -1pm. During the snow season hours are a bit different as we can be there at any point in time. Typically we are there from Tuesday 9am-1pm and Thursday 9am-1pm. If there is an active snow storm we can be there 24/7 coming in and out of the location as needed. I say this because there is no office manager or anything like this as we are a small business.

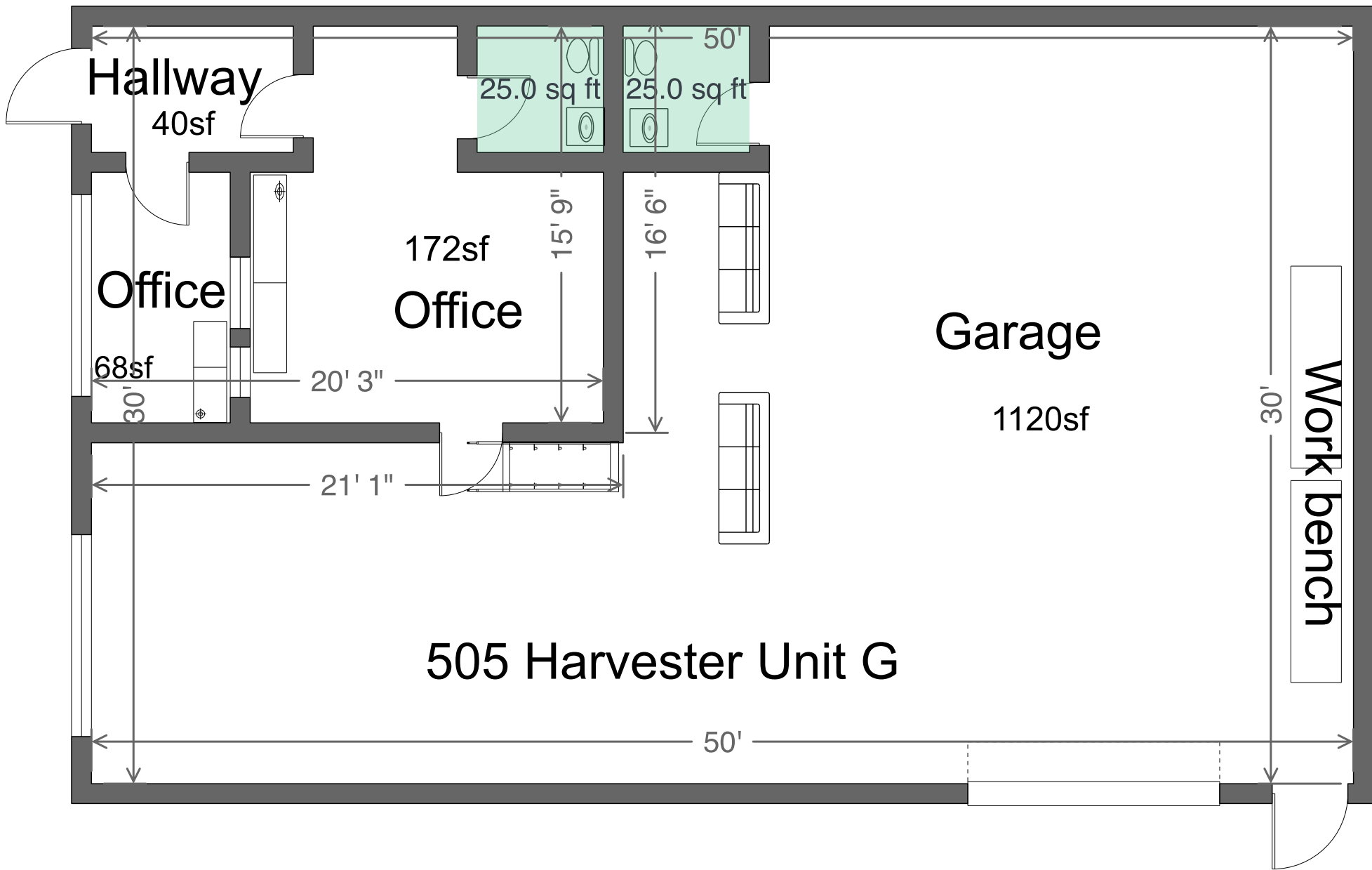
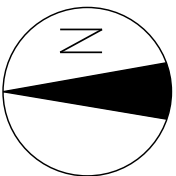
In the warm months usually there is 1-2 employees just depends on how busy the season is. As for the winter months there can be 3-4 employees that will come to the shop to pick up a plow truck to go out to work.

4	Plow trucks
3	Trucks used for masonry work

We keep our snow plows are on our plow trucks when it is winter season. We have some back up plows that we keep neatly placed behind our trucks in order to access them easily during the winter months. Our salt pile is stored on the north west side of the building just to the left of our garage door on the west elevation of building. Once the winter season is finished the salt pile is removed from this area. We do not use any other deicing materials.

If there is any other information that you would like please feel free to email me or call me at the number listed above.

Sincerely,
Peter Bury





MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PV26-0011, Request for a Variation to Permit a Decrease in the Minimum Required Side Yard Setback for Outdoor Storage from 100 Feet to 17 Feet from the West Property Line for PB Construction (505 Harvester Court, Unit G) - **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0011** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.07.030 I-2 Limited Industrial, and associated sections, to permit a decrease in the minimum required side yard setback for outdoor storage from 100 feet to 17 feet from the west property line, for PB Construction located at 505 Harvester Court, Unit G, in accordance with the Site Plan; Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026; Photo of Concrete Block Salt Storage Bin; and subject to the following conditions:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0004 (request for special use to permit a snow plow contractor) and Docket No. PSPMIN26-0012 (request for minor site plan and appearance approval).
2. The salt storage area shall not encroach into required drive aisles, fire lanes, truck parking spaces, or other required parking areas.
3. The height of stored salt shall not exceed the height of the concrete block walls, which shall not exceed 5 feet.
4. The variation shall apply only to the salt storage area depicted on the approved Site Plan per Docket No. PSPMIN26-0012 and shall not authorize any other structure or outdoor storage within the required 100-foot setback.
5. Outdoor storage of salt shall be limited to the 20'x20' area depicted on the approved Site Plan and shall be contained entirely within the approved three-sided concrete block storage bin.
6. The petitioner shall maintain the salt storage area in a manner that prevents salt or other deicing materials from being deposited within landscaped areas, drive aisles, adjoining properties, or the public right-of-way.

EXECUTIVE SUMMARY

Docket No. PV26-0011: Peter Bury (505 Harvester Court, Unit G), lessee, requests a variation to permit a decrease in the minimum required side yard setback for outdoor storage which requires a 100-foot setback when abutting a school to 17 feet, for the property located at 505 Harvester Court, Unit G, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.07.030 I-2 Limited Industrial District, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Peter Bury, lessee

Address: 505 Harvester Court, Unit G

Building size: 21,765 sq. ft. (1,500 sq. ft. unit)

Property size: 63,074 ft. (1.45 acres)

Neighboring Property Land Use(s):

North/South/East: Industrial

West: Institutional (Mark Twain Elementary School)

Existing Use of Property: Multi-Tenant Industrial

Existing Zoning: I-2, Limited Industrial

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner is requesting a variation to reduce the minimum required side yard setback for outdoor storage (salt storage bin) which requires a 100-foot setback when abutting a school to 17 feet, for the property located at 505 Harvester Court, Unit G.

In addition, the petitioner is seeking special use approval to permit a snow plow contractor (Docket No. PSU26-0004) and minor site plan and appearance approval to establish an outdoor parking area for the vehicles and equipment and a salt storage structure (Docket No. PSPMIN26-0012).

VARIANCE

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

As detailed in Docket No. PSPMIN26-0012, the petitioner proposes to construct a 20' x 20' salt storage bin immediately south of the truck parking area in the northwest corner of the site, as shown on the Site Plan. The salt will be contained within a three-sided concrete block storage bin, consistent with the photograph exhibit provided by the petitioner (attached).

Pursuant to Section 19.07.030, I-2 Limited Industrial District, of the Village Code, a 100-foot building setback is required where an industrial property abuts a school. The property immediately west of the subject property is the Mark Twain Elementary School; therefore, all outdoor storage is subject to the 100-foot building setback. Compliance with this requirement is not feasible, as the existing principal building is already located approximately at the 100-foot setback line, leaving no area behind the building where the salt storage structure could meet the required setback. The proposed salt storage bin is proposed to maintain a 17-foot setback from the west property line, which is consistent with the side-yard setback that would otherwise apply within the I-2 Zoning District. Accordingly, the petitioner is requesting a variation to reduce the required setback from 100 feet to 17 feet for the

proposed salt storage bin.

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

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

Petitioner: Due to the location of our property, our business is situated directly behind a school, which has affected the allowable setback requirements for our property in a manner that supports the normal and adequate operation of our business.

If the setback cannot be modified, we would be unable to utilize a significant portion of our property and would be substantially limited in our ability to conduct our business effectively. This restriction would create a significant financial hardship and could ultimately make it impossible for us to continue operating, potentially resulting in the closure of our business.

Staff: The required 100-foot building setback requirement of the zoning code applies to principal structures, which encompasses the entire area west of the existing building, leaving no practical location for the proposed salt storage bin while complying with the setback. The I-2 setback restrictions allow for a 17-foot side yard setback for any accessory structures. However, since the proposed salt storage bin is considered outside storage and not an accessory structure, the Use Regulations of Chapter 19.10 require the application of principal building setbacks.

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

Petitioner: The property in question is unique because it is located directly behind a school. Unlike the neighboring properties in the area, which are not situated behind the school and therefore have a standard setback that allows them to function normally, our property is subject to a significantly greater setback requirement.

A 100-foot setback would severely restrict the usable area of our property and make it impractical to operate as intended. Because of the unique circumstances created by the school's location directly behind the property, we are requesting a variance to allow for a reasonable setback that will enable the property to function normally while still maintaining appropriate separation from the school.

Staff: The property is uniquely constrained by its adjacency to a school, which increases the otherwise required 17-foot side yard setback to 100 feet.

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

Petitioner: The hardship was not created by the property owner or by any action taken on the property. Rather, it results from the unique location of the property and its close proximity to the school. This location creates an unusually restrictive setback requirement that significantly limits the reasonable use and development of the property. The requested variation is intended to address this site-specific hardship while remaining consistent with the surrounding area and the intent of the zoning regulations.

Staff: The hardship results from the property's existing location adjacent to a school and the associated 100-foot setback requirement that was not created by the petitioner.

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

Petitioner: If the property were not granted the requested setback variance, it would create significant difficulties in our ability to properly and effectively operate the business. It could also create challenges for future businesses on the property that may face similar limitations, potentially reducing the property's usability

and value over time.

Staff: The variation allows reasonable use of the property for the proposed salt storage area while maintaining the 17-foot side yard setback otherwise required in the I-2 Zoning District.

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

Petitioner: Granting the setback variance would not change the character of the property or the surrounding neighborhood. No unsightly permanent structures are being added, and there will be no new activity that would negatively alter the existing character of the area.

Staff: The proposed salt storage area will be incidental to the industrial use of the property and is not anticipated to alter the industrial character of the site or surrounding area.

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Petitioner: The requested variance would also have no impact on traffic. It would not generate additional traffic to the area or affect neighboring properties, public roads, or access. The variance simply provides a reasonable amount of space necessary for the property to be used appropriately and for the business to function as intended. There will be no additional noise, smoke, or other negative impacts resulting from the variance. The request does not involve changing the placement of any buildings or creating conditions that would interfere with emergency-service access to the property. Overall, the requested setback variance is a reasonable adjustment that will allow the property to be used effectively without negatively affecting neighboring properties, traffic, emergency access, or the character of the surrounding area.

Staff: The limited size and location of the salt storage area are not anticipated to adversely impact light and air, traffic, emergency access, public safety, or surrounding property values.

STAFF REVIEW

Fire Department Review: No comments related to the variance request.

Engineering Division Review: No comments related to the variance request.

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

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0004 (request for special use to permit a snow plow contractor) and Docket No. PSPMIN26-0012 (request for minor site plan and appearance approval).
2. The salt storage area shall not encroach into required drive aisles, fire lanes, truck parking spaces, or other required parking areas.
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5. Outdoor storage of salt shall be limited to the 20'x20' area depicted on the approved Site Plan and shall be contained entirely within the approved three-sided concrete block storage bin.
6. The petitioner shall maintain the salt storage area in a manner that prevents salt or other deicing materials from being deposited within landscaped areas, drive aisles, adjoining properties, or the public right-of-way.

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

Recommend approval of Docket No. PV26-0011 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.07.030 I-2 Limited Industrial, and associated sections, to permit a decrease in the minimum required side yard setback for outdoor storage from 100 feet to 17 feet from the west property line, for PB Construction located at 505 Harvester Court, Unit G, in accordance with the Site Plan; Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026; Photo of Concrete Block Salt Storage Bin; and subject to the following conditions:

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ATTACHMENTS:

Attachments to Staff Report (Staff)

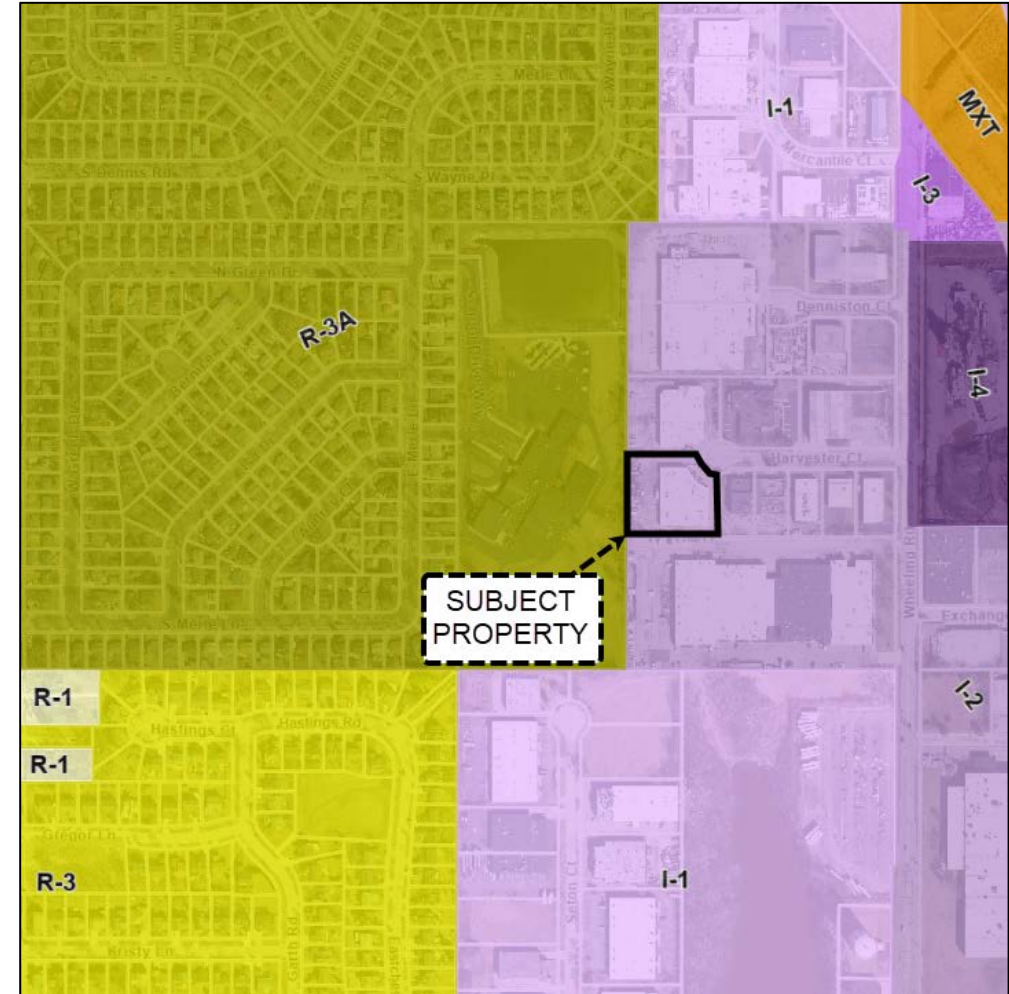
Site Plan

Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026

Photo of Concrete Block Salt Storage Bin



LOCATION MAP



ZONING MAP



Photo of the parking lot facing south from the north property line.



Photo of the northwest corner of the building taken from the north property line.



Photo of vehicle and equipment storage near the north property line..

D418134011

EXHIBIT B

1-P

PLAT OF EASEMENT

TO THE VILLAGE OF
WHEELING, COOK COUNTY, ILLINOIS

A VILLAGE UTILITY EASEMENT OVER UNDER AND ACROSS THAT PART OF LOT 4 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1963 AS DOCUMENT 2104056, DESCRIBED AS FOLLOWS:

THE NORTH 15.00 FEET OF LOT 4 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1963 AS DOCUMENT 2104056, CONTAINING 0.077 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

TEMPORARY CONSTRUCTION EASEMENT PROVISIONS

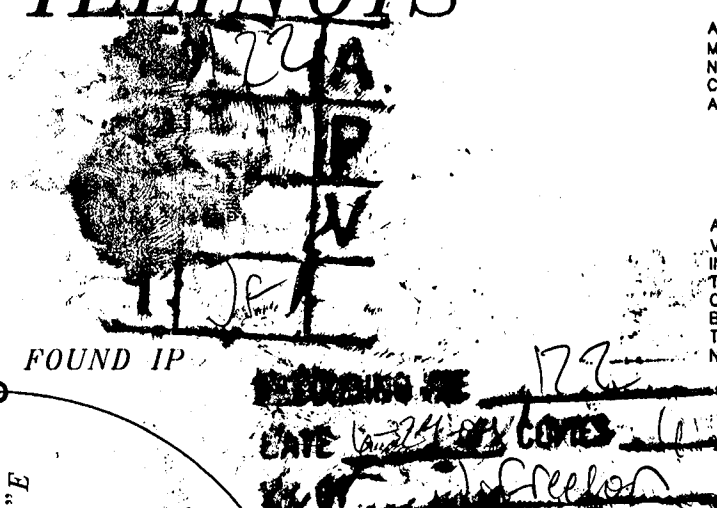
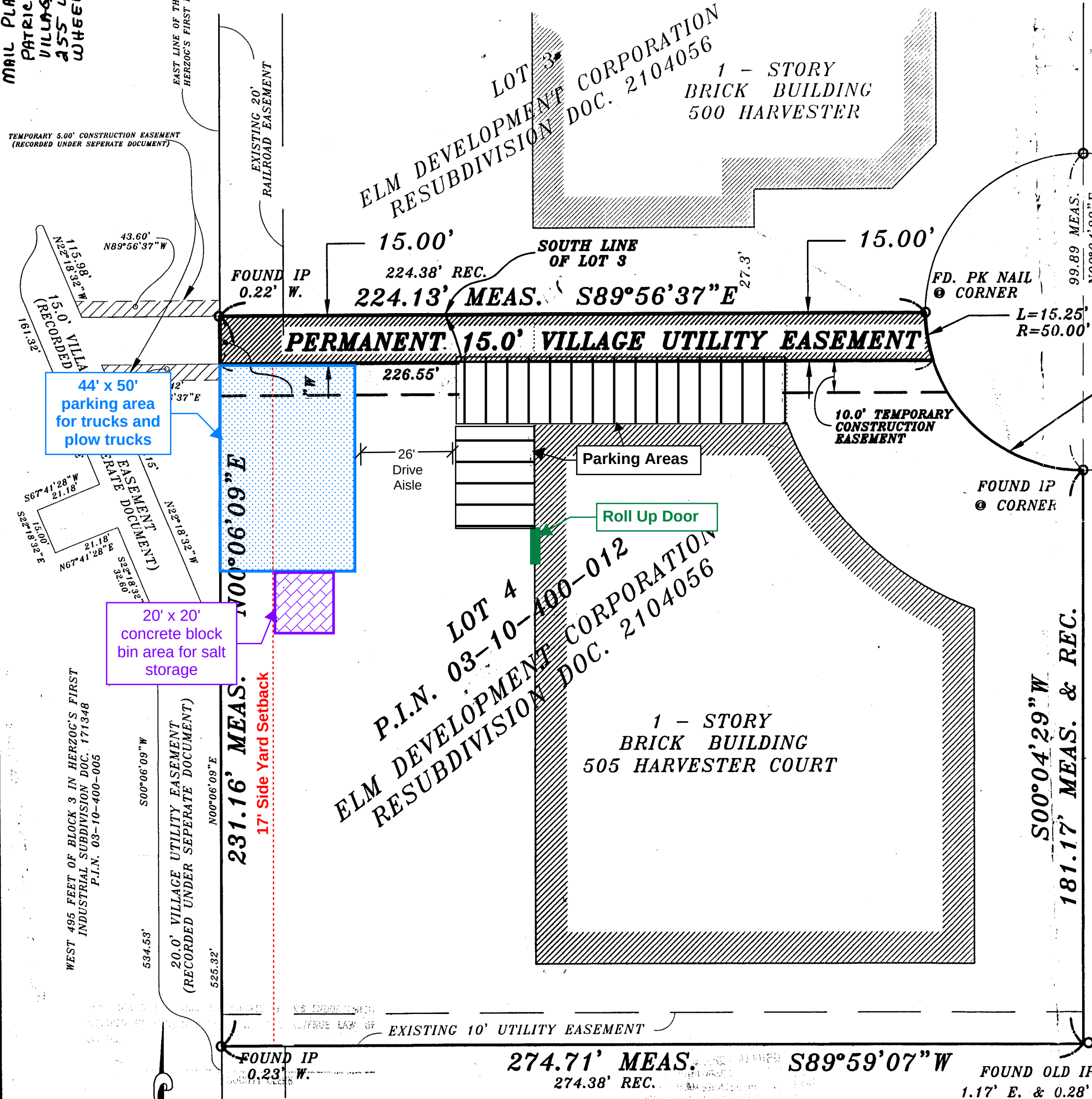
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PERMANENT VILLAGE UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WHEELING AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PERMANENT VILLAGE UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, RELOCATE, INSPECT, MAINTAIN AND TO OPERATE, BUT NOT LIMITED TO, WATER DISTRIBUTION DEVICES AND OTHER STRUCTURES AND APPURTENANCES THAT MAY BE DEEMED NECESSARY BY SAID AGENCY, OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGES TO THE TOPOGRAPHY OR DRAINAGE STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF WHEELING, BUT THE PERMANENT VILLAGE UTILITY EASEMENT AREA MAY BE USED FOR THE PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

MAIL PLAT TO:
PATRICIA FOLEY
VILLAGE OF WHEELING
255 W. DUNDIE RD.
WHEELING, IL 60090

EAST LINE OF THE WEST 495.00 FEET OF BLOCK 3 IN
HERZOG'S FIRST INDUSTRIAL SUBDIVISION DOC. 171348



HARVESTER CT.

L=78.32' REC.
L=78.65' MEAS.
R=50.00'

Trust Signature Block

State of Illinois
County of Cook/S.S.

Catherine M. Natzke as Trustee under the provisions of a certain Trust no. ADIVING TRUST dated July 4, 1998, hereby grants to the Village of Wheeling, its successors and assigns a perpetual easement over, across, and through the premises as described upon this plat of easement for the purposes of surveying, constructing, reconstructing, use, operating, maintaining, testing, inspecting, repairing, replacing, altering, or removing together with related attachments, equipment and appurtenances.

Dated this 4th day of May, 2004

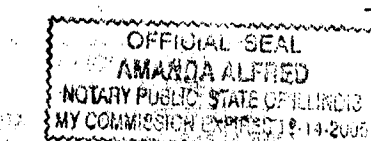
By Catherine M. Natzke - Catherine M. Natzke
Title OWNER
Address 916 HUBER LN.
GLENVIEW, IL 60025

Notary

State of Illinois
County of Cook/S.S.

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Catherine M. Natzke and Leon Natzke of the ADIVING TRUST as Trustee appeared before me this day in person and acknowledged that they signed, sealed and delivered this foregoing instrument as the free and voluntary act of said Catherine M. Natzke as Trustee, as aforesaid and that the corporate seal of said Amanda Alford was affixed thereto as a free and voluntary act of said Amanda Alford.

Given under my hand and notary seal at Glenview, Illinois, this 4th day of May, 2004
My commission expires: 12-14-2005 Amanda Alford



Notary Public

State of Illinois
County of Cook/S.S.

Accepted and approved by the President and Board of Trustees of the Village of Wheeling, Cook and Lake Counties, Illinois, this 4th day of MAY, 2004

By: [Signature] President
Attest: [Signature] Village Clerk

State of Illinois
County of Cook/S.S.

Approved by the Village Engineer of the Village of Wheeling, Cook and Lake Counties, Illinois, this 6th day of MAY, 2004

By: [Signature] Village Engineer

Trust Signature Block

State of Illinois
County of Cook/S.S.

Leon Natzke as Trustee under the provisions of a certain Trust no. ADIVING TRUST dated July 4, 1998, hereby grants to the Village of Wheeling, its successors and assigns a perpetual easement over, across, and through the premises as described upon this plat of easement for the purposes of surveying, constructing, reconstructing, use, operating, maintaining, testing, inspecting, repairing, replacing, altering, or removing together with related attachments, equipment and appurtenances.

Dated this 4th day of May, 2004

By Leon Natzke - Leon Natzke
Title OWNER
Address 916 HUBER LN.
GLENVIEW, IL 60025

Notary

State of Illinois
County of Cook/S.S.

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Leon Natzke and Catherine M. Natzke of the ADIVING TRUST as Trustee appeared before me this day in person and acknowledged that they signed, sealed and delivered this foregoing instrument as the free and voluntary act of said Leon Natzke as Trustee, as aforesaid and that the corporate seal of said Amanda Alford was affixed thereto as a free and voluntary act of said Amanda Alford.

Given under my hand and notary seal at Glenview, Illinois, this 4th day of May, 2004
My commission expires: 12-14-2005 Amanda Alford



Notary Public

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 15th DAY OF MARCH, A.D. 2004.

BY: Vydas Rekasius
Illinois Professional Land Surveyor No. 3210
License Renewal Date: 11/30/2004



NOTE:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 FAX: (847) 540-8690

JOB NO.: 04-0005 SURVEY DATE: 1/20/04
DRAWING FILE: DATA/04/0005/EASEMENT-LOT4.DWG

SCALE: 1" = 30'



505 Harvester Ct., Unit G
Wheeling, IL 60090
(847)736-8253

Prepared by Peter Bury: owner
2/1/2026

PB Construction is a masonry restoration company that mainly specialized in brickwork, tuckpointing and masonry restoration. We also do some small new construction masonry work as needed. This work happens from spring to late fall. Once season changes to winter we also do commercial snow removal. Our snow removal season typically runs from mid-November through the end of March. As stated, we only service commercial clientele mainly larger office buildings, commercial buildings and warehouses. We do not have any clients that come to our location in Wheeling. This is mainly used for the purpose of storage of our tools and equipment as well as some office work that is done as needed. So there is no walk in customers nor do we have any meetings here. They are always completed at the jobsites.

During our normal masonry season office hours Tuesday & Thursday from 7am -1pm. During the snow season hours are a bit different as we can be there at any point in time. Typically we are there from Tuesday 9am-1pm and Thursday 9am-1pm. If there is an active snow storm we can be there 24/7 coming in and out of the location as needed. I say this because there is no office manager or anything like this as we are a small business.

In the warm months usually there is 1-2 employees just depends on how busy the season is. As for the winter months there can be 3-4 employees that will come to the shop to pick up a plow truck to go out to work.

4	Plow trucks
3	Trucks used for masonry work

We keep our snow plows are on our plow trucks when it is winter season. We have some back up plows that we keep neatly placed behind our trucks in order to access them easily during the winter months. Our salt pile is stored on the north west side of the building just to the left of our garage door on the west elevation of building. Once the winter season is finished the salt pile is removed from this area. We do not use any other deicing materials.

If there is any other information that you would like please feel free to email me or call me at the number listed above.

Sincerely,
Peter Bury







MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSPMIN26-0012, Request for Minor Site Plan and Appearance Approval In Order to Designate a Snow Plow Equipment and Truck Parking Area and Construction of an Outdoor Storage Area for PB Construction (505 Harvester Court, Unit G).

RECOMMENDED ACTION: **Approve Docket No. PSPMIN26-0012**, granting minor site plan and appearance approval in order to designate a snow plow equipment and truck parking area and construction of an outdoor storage area for PB Construction, located at 505 Harvester Court, Unit G, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Site Plan; Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026; Photo of Concrete Block Salt Storage Bin; and subject to the following conditions:

1. Minor site plan and appearance approval is contingent upon approval of Docket No. PSU26-0004 (special use to operate a snow plow contractor) and Docket No. PV26-0011 (zoning variation to reduce the minimum required side yard setback for outdoor storage).
2. Prior to construction, the petitioner shall apply for and obtain all necessary permits from the Community Development Department for construction of the concrete salt storage bin.
3. The number of snow plow trucks stored on the property shall not exceed four (4) at any single time, unless otherwise approved by the Village.
4. No outdoor storage of materials, equipment, or supplies shall be permitted except for the snow plow equipment and trucks, and salt storage bin specifically depicted on the approved Site Plan.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Peter Bury, lessee

Address: 505 Harvester Court, Unit G

Building size: 21,765 sq. ft. (1,500 sq. ft. unit)

Property size: 63,074 ft. (1.45 acres)

Neighboring Property Land Use(s):

North/South/East: Industrial

West: Institutional (Mark Twain Elementary School)

Existing Use of Property: Multi-Tenant Industrial

Existing Zoning: I-2, Limited Industrial

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, PB Construction (lessee), is requesting Minor Site Plan and Appearance Approval in order to designate vehicle and equipment storage associated with a proposed snow plow contractor operations to be located at 505 Harvester Court, Unit G.

In addition, the petitioner is requesting special use approval to permit the operation of a snow plow contractor (Docket No. PSU26-0004) and a zoning variation to reduce the minimum required side yard setback for outdoor storage from 100 feet to 17 feet (Docket No. PV26-0011).

Site Plan and Appearance Review

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

The petitioner is seeking to operate a seasonal commercial snow removal service from the subject site per Docket No. PSU26-0004. Associated with the proposed snow plow operations, the petitioner seeks to designate outdoor parking for snow plow trucks and equipment and a salt storage area, which requires minor site plan and appearance approval by the Plan Commission.

Site Plan: The proposed designated outdoor parking/storage area for vehicles and equipment will be located in the northwest corner of the property, immediately south of the 15' utility easement that extends along the north property line; providing a 15' setback from the north property line. This area will be located within the rear of the subject site and adjacent to the petitioner's leased space within the building.

In addition, a 20' x 20' salt storage area is proposed immediately south of the designated truck/equipment parking area. The salt will be contained within a three-sided concrete block storage bin, as depicted in the photograph provided by the petitioner. As the proposed salt storage bin is classified as outdoor storage, it must be located outside of all required building setbacks pursuant to the Accessory Uses and Structures Regulations of the Zoning Code. The salt bin will provide a 17-foot setback from the rear (west) property line, and is the subject of a variance per Docket No. PV26-0011.

Any existing chain link fence along the west property line, provides the required screening from the adjacent Mark Twain Elementary School to the west. No other site changes are proposed.

STAFF REVIEW

Fire Department Review: No comments related to the minor site plan review.

Engineering Division Review: No comments related to the minor site plan review.

Staff Recommended Actions: Staff recommends approval of the Minor Site Plan and appearance request subject to the following conditions:

1. Minor site plan and appearance approval is contingent upon approval of Docket No. PSU26-0004 (special use to operate a snow plow contractor) and Docket No. PV26-0011 (zoning variation to reduce the minimum required side yard setback for outdoor storage).
2. Prior to construction, the petitioner shall apply for and obtain all necessary permits from the Community Development Department for construction of the concrete salt storage bin.
3. The number of snow plow trucks stored on the property shall not exceed four (4) at any single time, unless otherwise approved by the Village.
4. No outdoor storage of materials, equipment, or supplies shall be permitted except for the snow plow equipment and trucks, and salt storage bin specifically depicted on the approved Site Plan.

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

Approve Docket No. PSPMIN26-0012, granting minor site plan and appearance approval in order to designate a snow plow equipment and truck parking area and construction of an outdoor storage area for PB Construction, located at 505 Harvester Court, Unit G, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Site Plan; Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026; Photo of Concrete Block Salt Storage Bin; and subject to the following conditions:

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ATTACHMENTS:

Attachments to Staff Report (Staff)

Site Plan

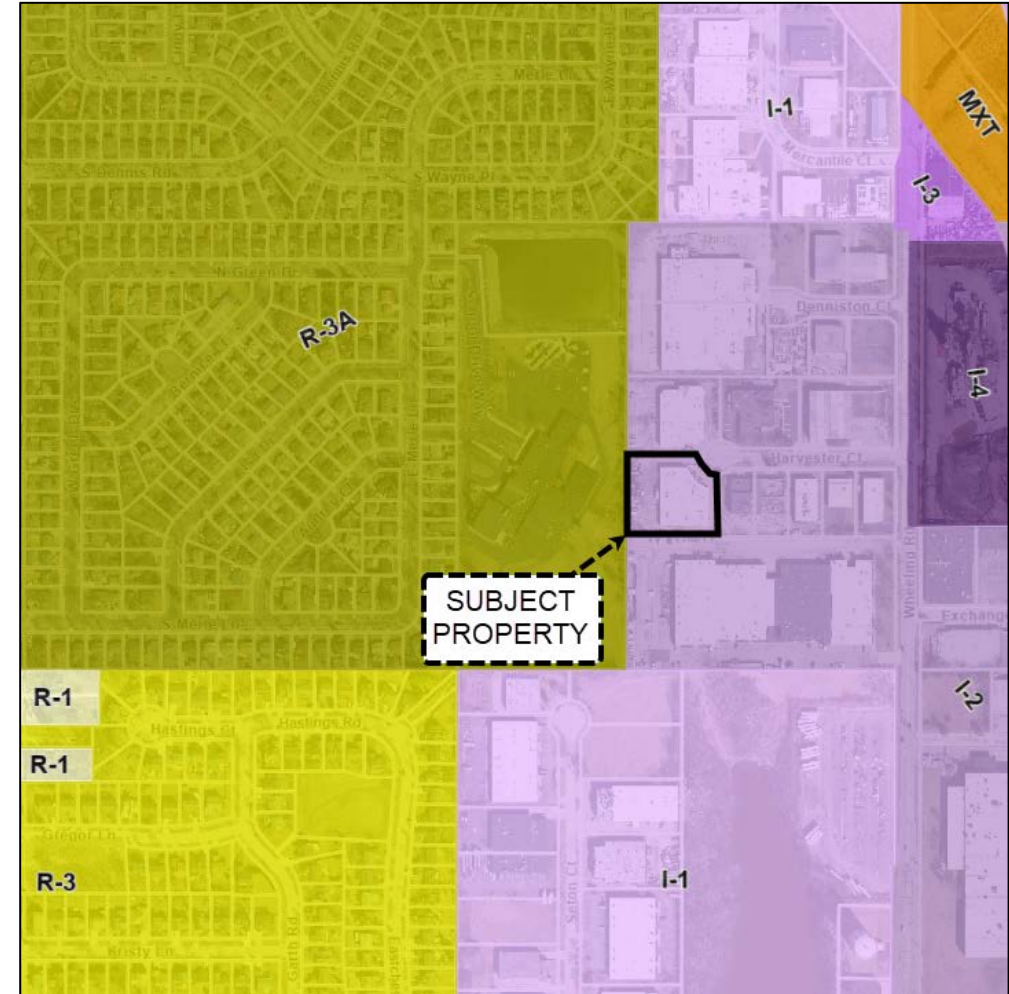
Petitioner's Project Description Letter prepared by Peter Bury dated 2/1/2026

Photo of Concrete Block Salt Storage Bin

PB Construction – 505 Harvester Court, Unit G
Docket No's PSU26-0004, PV26-0011, PSPMIN26-0012
Request for Special Use, Zoning Variation and Minor Site Plan Approval



LOCATION MAP



ZONING MAP



Photo of the parking lot facing south from the north property line.



Photo of the northwest corner of the building taken from the north property line.



Photo of vehicle and equipment storage near the north property line..

D418134011

EXHIBIT B

1-P

PLAT OF EASEMENT

TO THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS

A VILLAGE UTILITY EASEMENT OVER UNDER AND ACROSS THAT PART OF LOT 4 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1963 AS DOCUMENT 2104056, DESCRIBED AS FOLLOWS:

THE NORTH 15.00 FEET OF LOT 4 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1963 AS DOCUMENT 2104056, CONTAINING 0.077 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

TEMPORARY CONSTRUCTION EASEMENT PROVISIONS

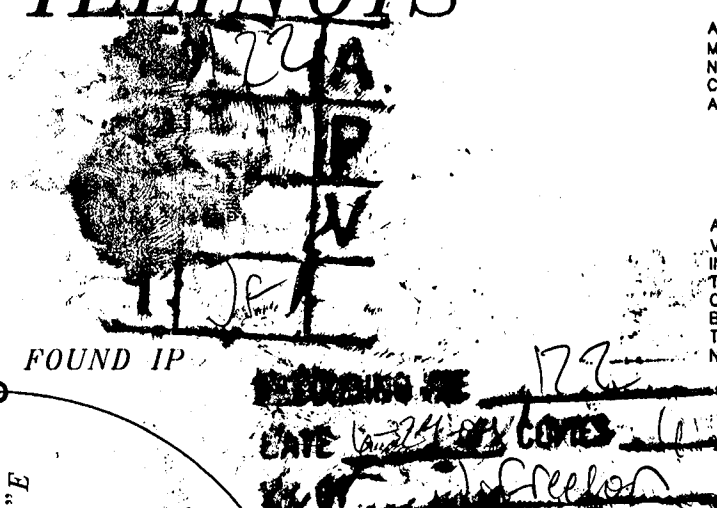
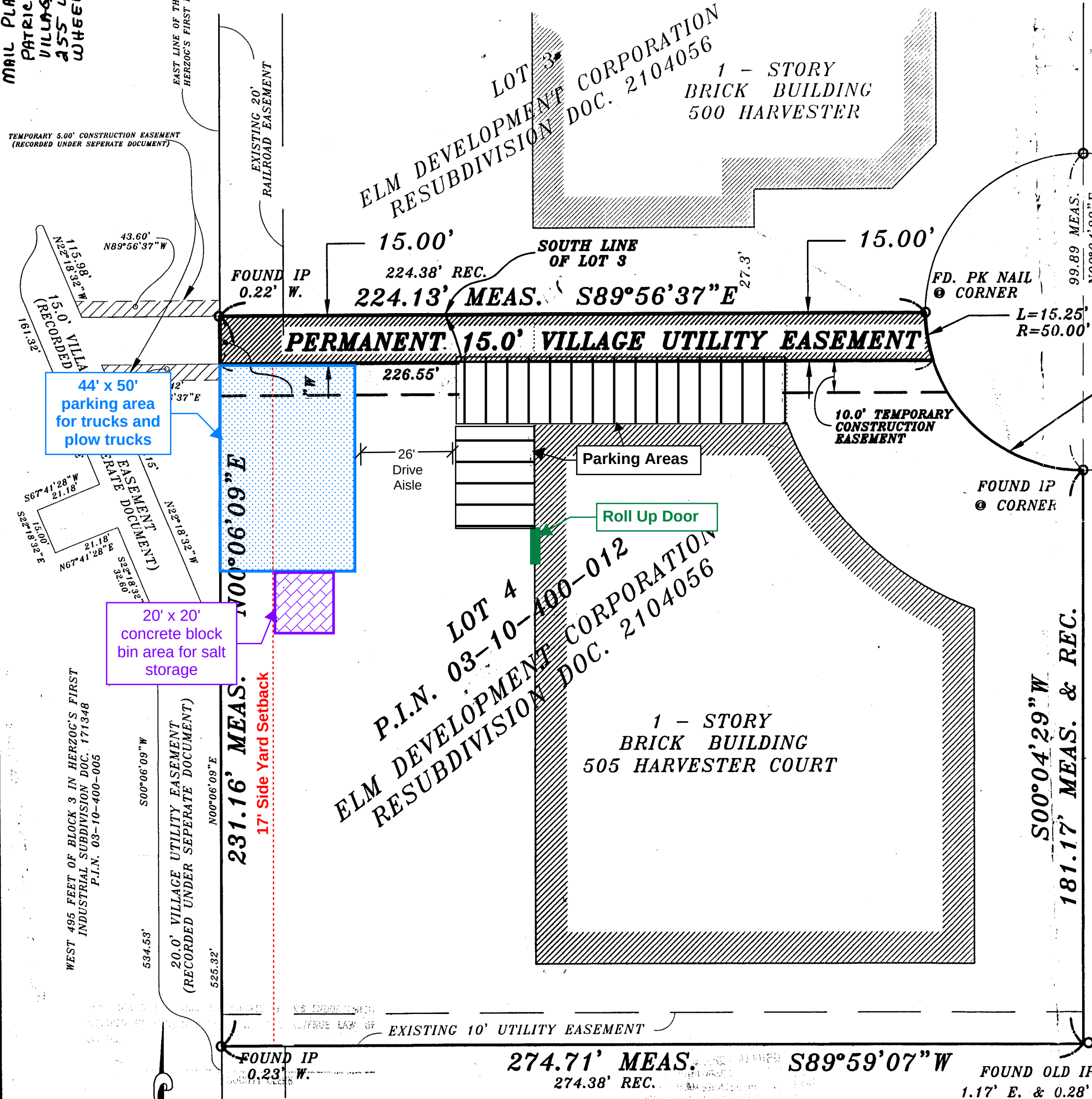
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MAIL PLAT TO:
PATRICIA FOLEY
VILLAGE OF WHEELING
255 W. DUNDIE RD.
WHEELING, IL 60090

EAST LINE OF THE WEST 495.00 FEET OF BLOCK 3 IN
HERZOG'S FIRST INDUSTRIAL SUBDIVISION DOC. 171348



HARVESTER CT.

L=78.32' REC.
L=78.65' MEAS.
R=50.00'

Trust Signature Block

State of Illinois
County of Cook/S.S.

Catherine M. Natzke as Trustee under the provisions of a certain Trust no. ADIVING TRUST dated July 4, 1998, hereby grants to the Village of Wheeling, its successors and assigns a perpetual easement over, across, and through the premises as described upon this plat of easement for the purposes of surveying, constructing, reconstructing, use, operating, maintaining, testing, inspecting, repairing, replacing, altering, or removing together with related attachments, equipment and appurtenances.

Dated this 4th day of May, 2004

By Catherine M. Natzke - Catherine M. Natzke
Title OWNER
Address 916 HUBER LN.
GLENVIEW, IL 60025

Notary

State of Illinois
County of Cook/S.S.

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Catherine M. Natzke and Leon Natzke of the ADIVING TRUST as Trustee appeared before me this day in person and acknowledged that they signed, sealed and delivered this foregoing instrument as the free and voluntary act of said Catherine M. Natzke as Trustee, as aforesaid and that the corporate seal of said Amade Albed was affixed thereto as a free and voluntary act of said Amade Albed.

Given under my hand and notary seal at Glenview, Illinois, this 4th day of May, 2004
My commission expires: 12-14-2005 Amade Albed

OFFICIAL SEAL
AMANDA ALFRED
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-14-2005

Notary Public

State of Illinois
County of Cook/S.S.

Accepted and approved by the President and Board of Trustees of the Village of Wheeling, Cook and Lake Counties, Illinois, this 4th day of MAY, 2004

By: David Oniz
Attest: David Oniz
Village Clerk

State of Illinois
County of Cook/S.S.

Approved by the Village Engineer of the Village of Wheeling, Cook and Lake Counties, Illinois, this 6th day of MAY, 2004

By: Richard J. Moore
Village Engineer

Trust Signature Block

State of Illinois
County of Cook/S.S.

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Dated this 4th day of May, 2004

By Leon Natzke - Leon Natzke
Title OWNER
Address 916 HUBER LN.
GLENVIEW, IL 60025

Notary

State of Illinois
County of Cook/S.S.

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My commission expires: 12-15-2005 Amade Albed

OFFICIAL SEAL
AMANDA ALFRED
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-14-2005

Notary Public

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Yidas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 15th DAY OF MARCH, A.D. 2004.

BY: Yidas Z. Rekasius
Illinois Professional Land Surveyor No. 3210
License Renewal Date: 11/30/2004



NOTE:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 FAX: (847) 540-8690

JOB NO.: 04-0005 SURVEY DATE: 1/20/04
DRAWING FILE: DATA/04/0005/EASEMENT-LOT4.DWG



505 Harvester Ct., Unit G
Wheeling, IL 60090
(847)736-8253

Prepared by Peter Bury: owner
2/1/2026

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In the warm months usually there is 1-2 employees just depends on how busy the season is. As for the winter months there can be 3-4 employees that will come to the shop to pick up a plow truck to go out to work.

4	Plow trucks
3	Trucks used for masonry work

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If there is any other information that you would like please feel free to email me or call me at the number listed above.

Sincerely,
Peter Bury







MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PV26-0012, Request for a Variation to permit an Obstruction (Decorative Water Fountain) within the Required 40 Foot Front Yard Building Setback for Āhāra Restaurant (550 S. Milwaukee Avenue) - **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0012** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.03 General Provisions, and associated sections, to permit an obstruction for a decorative water fountain within the required 40-foot front yard building setback for Āhāra restaurant, located at 550 S. Milwaukee Avenue in accordance with the Project Description Letter prepared by DXU Architects dated 6/25/2026; Site Plan Prepared by DXU Architects, last revised 8/19/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSPMAJ25-0005 (major site plan and building appearance approval).

EXECUTIVE SUMMARY

Docket No. PV26-0012: Arun Sharma (5 Merrimack Court, Bolingbrook, IL 60440), property owner, requests a variation to permit an obstruction (decorative fountain) within the required 40' front yard building setback associated with a proposed restaurant ("Āhāra"), for the property located at 550 S. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.03 General Provisions, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Arun Sharma (5 Merrimack Court, Bolingbrook, IL 60440), property owner

Location: 550 S. Wheeling Avenue

Property size: 2.38 acres

Existing Building: 8,105 sq. ft.

Neighboring Property Land Use(s):

North: Commercial (vacant land)

West: Single-family residential

South: Single-family residential/commercial (adjacent to S. Milwaukee Ave.)

East: Commercial (across S. Milwaukee Ave.)

Existing Use of Property: Vacant Restaurant (former Tuscany Italian Restaurant)

Existing Zoning: B-3 (General Commercial and Office)

Comprehensive Plan Designation: Commercial

Zoning History:

- Docket #PC-297, granting appearance approval for Architectural, Landscaping Lighting and Signage for East Side Maio's Restaurant.
- Ordinance No. 2298, granted 10/20/1986, granting special use for a restaurant, Casa Lupita (Docket #1986-23).
- Ordinance No. 2297, approved 10/20/1986, granting a rezoning of the property from R-3 to B-3 (Docket #1986-22).
- Ordinance No. 2941, approved, 3/21/1994, granting special use/site plan approval to operate a restaurant – East Side Mario's (Docket #1994-7).
- Ordinance No. 2977, granted 8/1/1994, repealing Ordinance #2941 and granting special use/site plan approval for an increase in size and number of seats (Docket #1994-23).
- Docket 95-37, approved 3/6/1995, vacating a 15' easement for public utilities and drainage (Document #95316179).
- Ordinance No. 3385, approved 5/17/1999, granting special use/site plan approval to operate a restaurant, Tuscany (Docket #1999-11).
- Docket #PC-478, approved 6/10/1999, granting architectural design alterations, landscape and signage for a restaurant.
- Docket #PC-486, approved 8/12/1999, granting appearance approval for a restaurant.
- Docket #PC-538, granting approval for an outdoor dining area.
- Ordinance No. 3405, approved 9/7/1999, granting an amendment to Ordinance No. 3385 for an addition to an existing restaurant for storage purposes for Tuscany (Docket #1999-29).
- Ordinance No. 3524, approved 2/12/2001, granting an amendment to Ordinance No. 3405, which granted special use/site plan approval, to enclose the outdoor dining area (Docket #2001-6).
- Ordinance No. 3625, approved 4/8/2002, granting appearing approval for an outdoor patio (Docket #PC02-02).
- Ordinance No. 2002-3625, approved 4/8/2002, amending Ordinance No. 3524 and 3405 to construct an outdoor patio/dining area on the south side of the building (Docket #2002-7)

SUMMARY OF REQUEST

The petitioner is requesting a variation to permit the installation of a decorative water fountain which would be located within the required 40' front yard building setback associated with proposed exterior building and site improvements for Āhāra Indian restaurant, located at 550 S. Milwaukee Avenue.

The petitioner is also seeking major site plan and building appearance approval (Docket No. PSPMAJ25-0005) for the construction of a building addition, outdoor seating areas and associated site improvements.

VARIANCE

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

As detailed in Docket No. PSPMAJ25-0005, the petitioner is seeking to renovate and expand the existing restaurant building at 550 S. Milwaukee Avenue (formerly Tuscany Italian restaurant) for Āhāra, a new Indian restaurant. Included with the proposed improvements, the petitioner proposes installing an approximately 10-foot-diameter prefabricated water fountain northeast of the building entrance, as depicted on the attached Site Plan.

Chapter 19.03, General Provisions, of the Village Zoning Code, establishes permitted obstructions that may be located within required building setbacks, such as steps, arbors, trellises, flagpoles, light poles, and similar. Fountains are not a listed element that may be located ("obstruction") within the front yard (setback). Although the proposed fountain location complies with the minimum 25-foot setback of the B-3 District, the subdivision plat for the subject property establishes a greater building setback of 40 feet along Milwaukee Avenue. Therefore, the petitioner is requesting a variation to permit the fountain within the required 40-foot front yard setback, although the fountain would maintain the minimum 25-foot front yard setback otherwise permitted in the B-3 Zoning District. The fountain location would not present any visibility obstructions or any other distractions to motorists or pedestrians.

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

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

Petitioner: The subject property is an existing developed commercial site with an irregular shape and an angled frontage along S. Milwaukee Avenue. The locations of the existing building, parking areas, drive aisles, entrances, pedestrian routes, and other established improvements substantially limit where the proposed decorative water feature can be placed.

The proposed 25-foot setback allows the feature to occupy an appropriate landscaped area near the restaurant entrance without interfering with vehicle or pedestrian circulation. Requiring the full 40-foot setback would move the feature approximately 15 feet farther into the developed portion of the property, creating conflicts with the existing building, entrance improvements, and pedestrian circulation. The requested relief therefore responds to actual physical constraints of the property and is not merely a matter of convenience.

Staff: The existing platted setback of the subject site establishes a greater building setback than that required of the B-3 District standards which condition is specific to the subject property. The proposed location maintains the 25' setback currently required in the B-3 District.

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

Petitioner: The practical difficulty results from circumstances specific to this property, including its irregular shape, diagonal and curved frontage along S. Milwaukee Avenue, existing building location, established parking and circulation system, and limited landscaped area between the building improvements and the Milwaukee Avenue property line.

The current setback for this property is based off of a previous ROW line that was recorded prior to the IDOT ROW taking in 1995. Most properties are beholden to current zoning requirements of 25', whereas this property is 40' based off a subdivision plat from 1986. Unless otherwise platted, new development would be able to follow the current zoning setback standards of 25' in the B-3 district. This type of

request is unique in nature as that the applicant is requesting an older setback requirement be brought up to match the current Village Zoning setback requirement.

Staff concurs with the petitioner's response.

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

Petitioner: The current 40' setback requirement was created prior to the current zoning setback of 25' for District B-3. This was not something that was a result of the current owner or anyone having interest in the property.

Although the decorative water feature is part of the current improvement program, the need for the requested setback relief results from these preexisting physical conditions. The request is not based on construction cost, financial convenience, or a desire to avoid compliance where another equally suitable conforming location is available.

Staff concurs with the petitioner's response.

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

Petitioner: Strict application of the 40-foot setback would prevent the proposed water feature from being incorporated into the only practical landscaped location serving the restaurant's primary arrival area. Moving the feature behind the setback line would place it within or immediately adjacent to established building, entrance, pedestrian, and circulation improvements, reducing its intended function and potentially requiring the elimination or redesign of other site improvements.

The water feature is an integral component of the property's overall reinvestment and entrance design. It will enhance the restaurant's identity, improve the appearance of the Milwaukee Avenue frontage, and support the continued productive and competitive commercial use of the property. Denial of the variation would restrict the property owner's ability to make beneficial use of this constrained portion of the site and to realize the full benefit of the planned redevelopment.

Staff: The variation allows reasonable use of the landscaped area near the restaurant entrance while maintaining the 25' setback currently required by the B-3 Zoning District.

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

Petitioner: Granting the variation will not alter the essential character of the surrounding area. The proposed improvement is a decorative landscape and architectural feature associated with an established restaurant use. It does not introduce a new land use, occupied building area, additional commercial activity, or a substantial vertical structure.

The feature will enhance the appearance of the property and create an attractive focal point along S. Milwaukee Avenue. Its scale, design, landscaping, and relationship to the restaurant will be compatible with the existing commercial character of the corridor. The requested variation is limited to the location of the water feature and will not affect the use or development potential of neighboring property.

Staff: The fountain is a decorative accessory feature that complements the proposed restaurant redevelopment and will not alter the commercial character of the area.

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Petitioner: The proposed variation will not impair access to light or air for any adjoining property because the water feature is low-profile, unoccupied, and located a substantial distance from neighboring buildings. It will not increase traffic or congestion because it does not increase restaurant seating,

occupancy, or the intensity of the existing use.

The feature will not produce smoke or odors. Fountain equipment will be designed and operated so that sound remains accessory and incidental to the restaurant use. Any associated lighting will be low-level, directed onto the feature, and shielded to prevent glare onto S. Milwaukee Avenue or neighboring property.

The feature will remain outside vehicle travel lanes and will be located and maintained so that required sight lines, pedestrian access, emergency access, and public safety are preserved. It will not increase the danger of fire or interfere with emergency operations. As an aesthetic site improvement, it is expected to enhance rather than diminish the appearance and value of the subject property and surrounding commercial area.

Staff: Due to its limited size and decorative nature, the fountain will not adversely impact light and air, traffic, emergency access, public safety, or surrounding property values.

STAFF REVIEW

Fire Department Review: No comments related to the variance request.

Engineering Division Review: No comments related to the variance request.

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

1. Approval of the variance is contingent upon approval of Docket No. PSPMAJ25-0005 (major site plan and building appearance approval).

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

Recommend approval of Docket No. PV26-0012 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.03 General Provisions, and associated sections, to permit an obstruction for a decorative water fountain within the required 40-foot front yard building setback for Āhāra restaurant, located at 550 S. Milwaukee Avenue in accordance with the Project Description Letter prepared by DXU Architects dated 6/25/2026; Site Plan Prepared by DXU Architects, last revised 8/19/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSPMAJ25-0005 (major site plan and building appearance approval).

ATTACHMENTS:

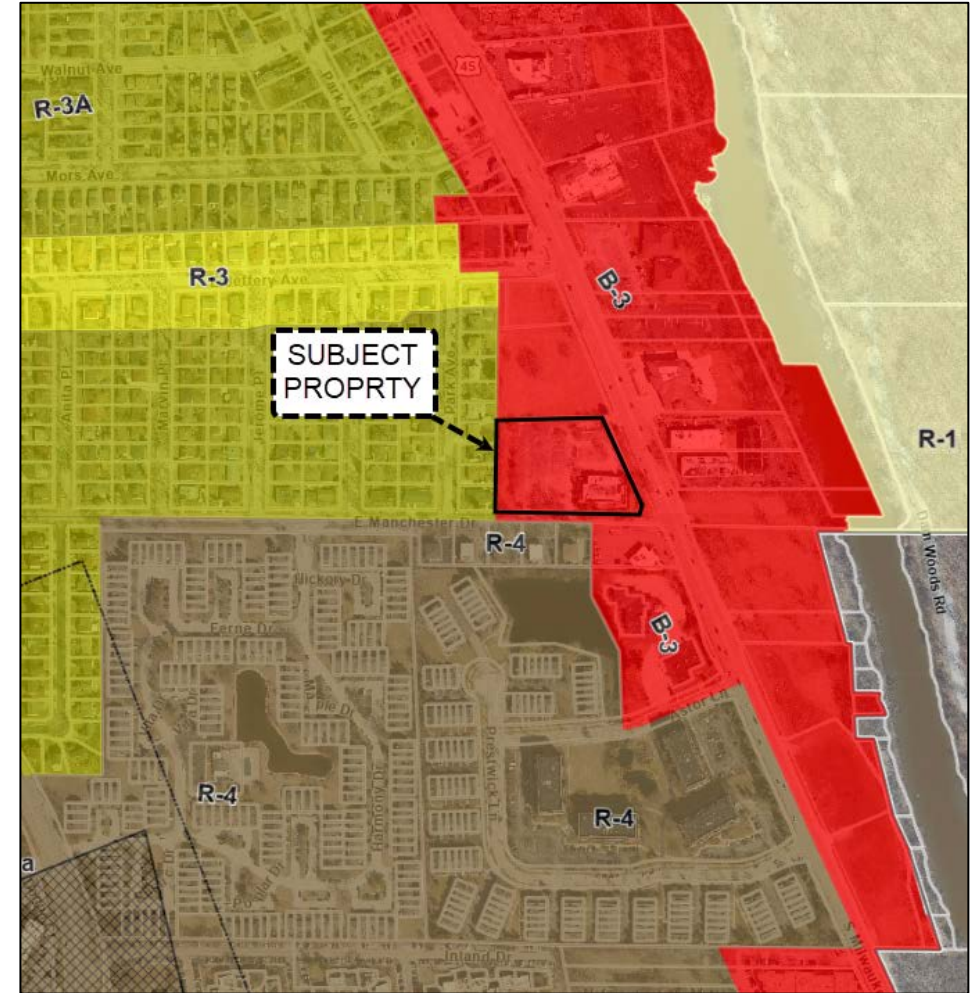
Attachments to Staff Report (Staff)

Project Description Letter prepared by DXU Architects dated 6/25/2026

Site Plan Prepared by DXU Architects, last revised 8/19/2026



LOCATION MAP



ZONING MAP



Photo of the front entrance to the building facing south.



Photo of the north side of the building facing west.



Photo of the area north of the existing building facing south.



Photo of the parking lot along Milwaukee Avenue facing north.



Photo of the trash/utility enclosure on the west side of the building facing east.



Photo of the south side of the building facing north.

AHARA RESTAURANT PROJECT NARRATIVE

June 25, 2026

Narrative prepared by Arun Sharma (Petitioner) & Jeremy Wilmot, Managing Principal DxU Inc. Chicago, IL architectural representative of petitioner.

Property owner (Petitioner):

Arun Sharma
5 Merrimack Court
Bolingbrook IL 60440
Cell: 630-8775526

Architect:

DxU Inc.
Jeremy Wilmot
412 S. Wells St., 2nd Floor
Chicago, IL 60607
Cell: 630-815-4011

Proposed Exterior Building Improvements:

Proposed building modifications for Major Site Plan and Building Appearance Review are to include the following:

- Remove and or demolish existing windows, French doors, faux windows, all terracotta clay tile roofs, existing exterior light fixtures, exterior faux columns at entrance, east and south elevations.
- Remove existing dead and or unpleasant landscaping throughout the site, manicure all existing trees and shrubs that are to remain & incorporate new landscaping to enhance the site
- Reclaim existing parking stalls immediately north of the north elevation for the proposed sunroom expansion
- Evaluate, repair and or replace existing roof top equipment to include fans, roof top units, make up air units and condensers
- Patch repair and provide new Dryvit finish where damage to the existing exterior building finish exists
- Provide all new paint color scheme and new Dryvit system where and as required for new design
- Replace all existing storefront systems and windows with new. Some openings to be enlarged to maximize natural light
- Provide new covered entrance and columns finished in Dryvit to match new building finish
- Build a sunroom addition to the north elevation of the building to maximize even more natural light into the building and main dining areas
- Install new metal awnings at glazed openings
- Create multiple outdoor dining and seating areas around 3 sides of the building to include tables, chairs, couches, lounge chairs and landscaping
- Install new pyramid shaped skylight in the main building roof over the dining area
- Construct new covered outdoor patio dining area under newly proposed terrace dining area with louvered pergola and 2 sets of stairs at the south elevation of the building

- Install new water feature near the main entrance
- Repair and patch parking lot with new sealcoat and stripping

Front Yard Setback Variance:

- Variance request to reduce the front yard setback from the existing 40'-0" to the B-3 zoning district allowed 25'-0"

Description of Business Operations:

- Hours of operation:
 - o Every day of the week we will be serving breakfast, lunch & dinner.
 - o Starting 6am- 11pm.
- Number of Employees: Āhāra is expected to employ approximately 18-24 team members across management, kitchen, and front-of-house operations.
 - o Management (4 employees): General Manager, Assistant Manager, Marketing/Admin
 - o Kitchen Staff (8–10 employees): Head Chef, Sous Chef, Line Cooks, Pastry Chef, Dishwashers
 - o Front-of-House Staff (8–10 employees): Servers, Hosts/Hostesses, Bartender
 - o This staffing structure is designed to support full-service operations across breakfast, lunch, dinner, and catering, while maintaining high service and food quality standards.

▪ **Description and overview of the business operations.**

Ahara is poised to fill a notable gap in the Wheeling, Illinois dining scene by introducing an upscale restaurant dedicated to authentic Indian cuisine that prioritizes health and nourishment. Our concept revolves around providing clean, ayurvedic-inspired meals available throughout the day, focusing on breakfast, lunch, and small plate fine dining in the evening.

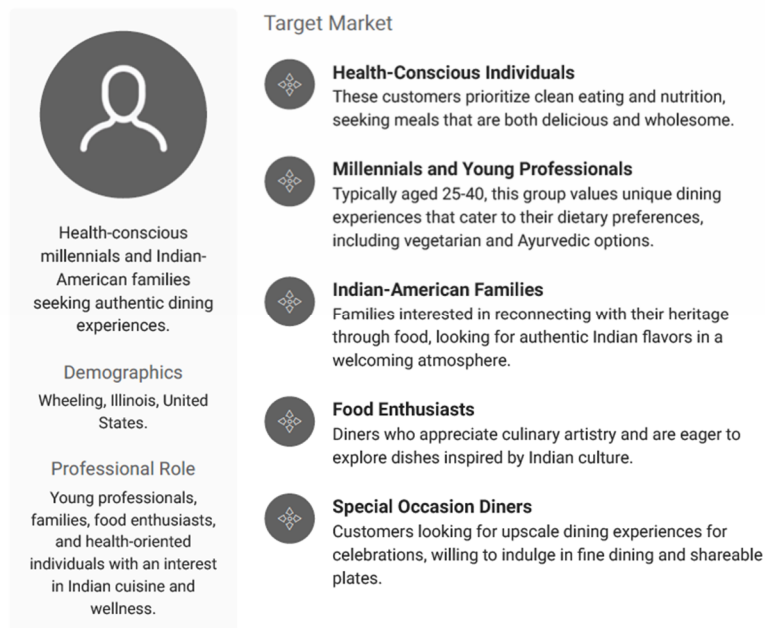
Our target audience includes suburban families, local professionals, everyday breakfast and lunch seekers, wellness-driven guests, Indian-American families, and diners looking for memorable special occasion experiences. By emphasizing our commitment to authentic Indian heritage and high-quality, nourishing food, we aim to cultivate a distinctive dining experience that engages the senses and enriches overall well-being.

Ahara's competitive advantage lies in its dedication to authenticity and nourishment, setting it apart from other local eateries and casual dining alternatives that may overlook these vital aspects. Our menu will not only spotlight traditional Indian flavors but also incorporate clean and fresh ingredients, enhancing overall wellness.

The revenue model is diversified, as it will encompass not only dine-in services for breakfast, lunch, and dinner but also catering options and hosting special events to further engage the community. With an experienced team that includes a fine dining chef from India and the Sharma family—reputable owners of local Indian restaurants—the foundation is set for Ahara to deliver exceptional culinary experiences with the aim of expansion through additional locations and other ventures, reflecting our commitment to clean nourishment and cultural authenticity.

▪ **What is the business market? What types of customers are served and where are they located?**

Wheeling, IL and surrounding communities. Target clientele:



Branding Strategy: The branding of Ahara is designed to embody the essence of nourishment, authenticity, and wellness, reflecting the Indian heritage that informs our culinary approach. Our tagline, "Nourish the Soul," will guide our branding efforts, communicating a message that resonates with health-conscious individuals and diners seeking an enriching experience.

Visual Identity: The logo and color palette will reflect earthy tones and natural elements, symbolizing clean and nourishing ingredients. This will create a welcoming atmosphere that aligns with our Ayurvedic roots.

Brand Voice: Our communication will emphasize warmth, inclusiveness, and sophistication. Through storytelling, we will share the cultural significance of our dishes and the care taken in their preparation.

Positioning: Ahara will distinctly position itself within the upscale dining segment, offering an unparalleled experience that champions authentic Indian flavors while prioritizing health conscious and ayurvedic approaches. We will set ourselves apart from competitors by emphasizing our dedication to quality, guest experience, and the educational aspect of our cuisine.

Target Audience Engagement: Our branding will resonate with millennials, foodies, and families, fostering a sense of community through targeted events that celebrate Indian culture and culinary arts.

Online Presence: Ahara's digital branding will leverage social media to highlight our dishes, introduce our team and engage with local influencers to create buzz ahead of our launch. Increasing brand visibility through curated content will be essential in connecting with our audience.

This multifaceted branding and positioning strategy is aimed at establishing Ahara as a distinguished name in the dining market, recognized for its commitment to nourishment, authenticity, and excellence in Indian cuisine.

Digital Strategy

Ahara's digital marketing and social media strategy will play a crucial role in building brand awareness, engaging our target audience, and driving traffic to the restaurant. The following key strategies will be implemented:

Social Media Engagement: We will establish a strong presence on platforms such as Instagram, Facebook, and TikTok, showcasing visually appealing images of our dishes, behind-the-scenes content, and engaging stories. Regular posts will highlight special events, seasonal menus, and community engagement activities.

Influencer Collaborations: Partner with local food influencers and lifestyle bloggers who resonate with our brand's ethos by offering exclusive tastings and experiences. This will help us tap into their audience and generate authentic buzz around Ahara.

Email Marketing: Build an email list through our website and social media channels to keep our customers informed about promotions, special events, and new menu items, fostering loyalty and repeat visits.

Search Engine Optimization (SEO): Optimize our website for search engines with keyword strategies focusing on terms related to Indian cuisine, healthy dining, and fine dining experiences in Wheeling, Illinois. This will enhance our visibility and attract organic traffic.

Community Engagement: Participate in local events and sponsor community initiatives to

strengthen ties with the Wheeling population, enhancing our reputation and visibility within the community.

Online Reviews and Reputation Management: Actively encourage satisfied customers to leave positive reviews on platforms like Yelp and Google, while also responding promptly to feedback to build a positive online reputation.

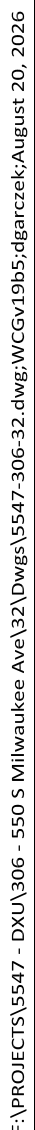
Through a cohesive and attractive digital marketing strategy, Ahara aims to create a vibrant online community, ultimately driving foot traffic and establishing itself as a go-to dining destination in the area.

DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607

Weaver
Consultants
Group

OFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
wcgrp.com

SHEET #:
1 OF 1





MEMORANDUM

DATE: September 9, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSPMAJ25-0005, Request for Major Site Plan and Building Appearance Approval for Exterior Building Modifications and Associated Site Improvements for Āhāra Restaurant (550 S. Milwaukee Avenue).

RECOMMENDED ACTION: **Recommend Approval of Docket No. PSPMAJ25-0006**, granting major site plan and building appearance approval for exterior building modifications and associated site improvements for Āhāra restaurant, located at 550 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Building Elevations (Sheet A4-01) Prepared by DXU Architects, last revised 8/21/2026; Engineering Plans prepared by Weaver Consultants Group, last revised 8/18/2026; Site Details (Sheet A0-02) Prepared by DXU Architects, last revised 6/24/2026; Renderings (Sheet AR4-03) Prepared by DXU Architects, last revised 7/23/2026; Floor Plans (Sheet A1-02) Prepared by DXU Architects, last revised 8/21/2026; Landscape Plans (Sheets L1.0-L3.0) Prepared by DXU Architects, last revised 8/18/2026; Lighting Plan and Details prepared by Commercial Lighting Industries, last revised 7/23/2026; Project Description Letter prepared by DXU Architects dated 6/25/2026; Site Plan Prepared by DXU Architects, last revised 8/19/2026; and subject to the following conditions:

1. Prior to action by the Village Board, all applicable plans shall be revised to consistently identify the patio surface material as recommended by the Plan Commission for both outdoor patios on the north side of the building.
2. Major site plan and appearance approval is contingent upon approval of Docket No. PV26-0012 (variation to permit an obstruction within the required front yard building setback).
3. A building permit must be obtained from the Community Development Department prior to commencing any interior or exterior construction, including but not limited to the restaurant façade, building addition, outdoor seating areas, parking lot, grading or landscaping, which the following items shall be submitted with the building permit application:
 - a. Structural plans for the proposed pergola located over the second floor patio, stamped by an Illinois licensed structural engineer.
 - b. Detailed food preparation area and kitchen floor plan, with all equipment identified and manufacturer specifications included.
 - c. The proposed fountain shall be constructed of either marble, granite, or travertine in a gray color, with the final material and finish subject to

staff approval prior to issuance of a building permit.

4. Provide drawings for any new rooftop equipment, including corresponding line of sight diagrams, with the application for building permit.
5. As-built plans shall be submitted upon completion of the project to verify the required detention basin volume and compliance with applicable ADA accessibility requirements.
6. If the existing Fire Department Connection (FDC) is required to be modified or relocated, as determined by the Fire Prevention Bureau during permit review, the permit plans shall be revised to provide a clear and unobstructed area to be maintained around the FDC, together with a minimum 3-foot-wide unobstructed access path extending from the FDC to E. Manchester Drive.
7. All exterior building materials, colors, finishes, pergolas, fencing, columns, fire-bowl features, and other architectural elements shall be constructed in substantial conformance with the plans and material samples approved as part of the Major Site Plan approval.
8. The parking lot shall be repaired, sealcoated, and restriped in substantial conformance with the approved plans prior to issuance of a Certificate of Occupancy.
9. Any modifications to the approved site plan, building elevations, landscaping, exterior materials, patio configuration, fountain, or other exterior site improvements shall be subject to review and approval by the Community Development Department prior to implementation.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Arun Sharma (5 Merrimack Court, Bolingbrook, IL 60440), property owner

Location: 550 S. Wheeling Avenue

Property size: 2.38 acres

Existing Building: 8,105 sq. ft.

Proposed Additions: 575 sq. ft. sunroom addition, 1,500 sq. ft. 2-story south patio; 798 sq. ft. east patio; 2 north patios (576 sq. ft. each)

Neighboring Property Land Use(s):

North: Commercial (vacant land)

West: Single-family residential

South: Single-family residential/commercial (adjacent to S. Milwaukee Ave.)

East: Commercial (across S. Milwaukee Ave.)

Existing Use of Property: Vacant Restaurant (former Tuscany Italian Restaurant)

Existing Zoning: B-3 (General Commercial and Office)

Comprehensive Plan Designation: Commercial

Zoning History:

- Docket #PC-297, granting appearance approval for Architectural, Landscaping Lighting and Signage for East Side Maio's Restaurant.
- Ordinance No. 2298, granted 10/20/1986, granting special use for a restaurant, Casa Lupita (Docket #1986-23).
- Ordinance No. 2297, approved 10/20/1986, granting a rezoning of the property from R-3 to B-3 (Docket #1986-22).
- Ordinance No. 2941, approved, 3/21/1994, granting special use/site plan approval to operate a restaurant – East Side Mario's (Docket #1994-7).
- Ordinance No. 2977, granted 8/1/1994, repealing Ordinance #2941 and granting special use/site plan approval for an increase in size and number of seats (Docket #1994-23).
- Docket 95-37, approved 3/6/1995, vacating a 15' easement for public utilities and drainage (Document #95316179).
- Ordinance No. 3385, approved 5/17/1999, granting special use/site plan approval to operate a restaurant, Tuscany (Docket #1999-11).
- Docket #PC-478, approved 6/10/1999, granting architectural design alterations, landscape and signage for a restaurant.
- Docket #PC-486, approved 8/12/1999, granting appearance approval for a restaurant.
- Docket #PC-538, granting approval for an outdoor dining area.
- Ordinance No. 3405, approved 9/7/1999, granting an amendment to Ordinance No. 3385 for an addition to an existing restaurant for storage purposes for Tuscany (Docket #1999-29).
- Ordinance No. 3524, approved 2/12/2001, granting an amendment to Ordinance No. 3405, which granted special use/site plan approval, to enclose the outdoor dining area (Docket #2001-6).
- Ordinance No. 3625, approved 4/8/2002, granting appearing approval for an outdoor patio (Docket #PC02-02).
- Ordinance No. 2002-3625, approved 4/8/2002, amending Ordinance No. 3524 and 3405 to construct an outdoor patio/dining area on the south side of the building (Docket #2002-7)

SUMMARY OF REQUEST

The petitioner is seeking major site plan and appearance approved associated with proposed renovations and expansion of the existing restaurant building for Āhāra, a new Indian restaurant at the former Tuscany Italian restaurant.

The proposed site and building improvements include both interior and exterior renovations and additions. The proposed exterior changes are summarized in this review memo and are the subject this request for Plan Commission review.

The petitioner is also seeking a variation to permit an obstruction (decorative fountain) within the 40' front yard building setback (Docket No. PV26-0012).

SITE ANALYSIS

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and

Building Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use or operations of a business.

The petitioner is proposing a significant renovation and expansion of the existing restaurant building for Āhāra, a new Indian restaurant. The proposed improvements include modifications to the existing building, such as construction of a building addition, new and expanded outdoor dining areas, and extensive architectural and site enhancements intended to create a cohesive restaurant development. The project also includes improvements to landscaping, parking, exterior lighting, and other site amenities.

The Zoning Code requires additions to an existing principal structure of 1,000 square feet or 10% of the area of the existing principal structure, whichever is less, undergo Concept Review by the Village Board prior to Plan Commission review. The petitioner presented the Concept Review to the Village Board on December 15, 2025. As this request is for major site plan and building appearance approval, the Commission's recommendation will be forwarded to the Village Board for a final decision.

Site Plan: The project includes two proposed additions to the existing building; a 560 square foot (35' x 16') sunroom that will accommodate approximately 28 dining seats, and a covered dining patio on the south side of the building with a second-floor dining terrace. Although the south expansion will give appearances of an enclosed addition, the outdoor dining patio will not have direct access to/from the interior of the restaurant and will not be fully enclosed. Access to the second-floor dining terrace will be provided by external staircases from the expanded outdoor patio.

Two 24'x24' outdoor patios are proposed along the north side of the building, with one located on each side of the proposed sunroom. The Floor Plans (Sheet A1-02) identify the patio surface as either black granite or basalt pavers, while the Engineering Plans identify the patios as concrete. *The Plan Commission should seek clarification from the petitioner on the proposed patio surface material.* Each patio will be enclosed by an approximately 4' tall black metal fence with two top rails, as depicted on the Site Details Sheet (Sheet A0-02).

The existing outdoor dining area at the southeast corner of the restaurant will be retained for additional outdoor dining. The southeast and south patios will be enclosed by the approximately 4' tall black metal fence. A gate along the proposed south outdoor dining patio enclosure will provide access to a sidewalk connecting to the existing sidewalk along the north side of E. Manchester Drive.

A new entry canopy is proposed to extend from the existing main entrance at the northeast corner of the building, and will further define the main entrance, as well as provide shade/shelter to the entry doors. A decorative water feature and fire bowl columns are also proposed within the entrance area to enhance the appearance of the main entry.

To accommodate the expanded building footprint, the existing parking area immediately north of the building will be reconfigured. New ADA accessible spaces will be relocated across the drive aisle and are now provided within the first row of parking north and northeast of the building. New parking lot striped accessible routes will connect the parking spaces to the building entrance, providing dedicated ADA accessible routes within the parking lot. The existing site access points from Milwaukee Avenue and Manchester Drive will be maintained, as well as the site's general internal vehicular circulation pattern. Portions of the existing pavement will be removed and reconstructed, while other areas of the parking lot will be seal coated and restriped.

The project also includes regrading and expanding the existing detention basin located on the west side of the property to restore the detention capacity previously approved for the site. The project does not generate a requirement for additional stormwater detention because the overall impervious area of the site will slightly decrease. Accordingly, the basin work is intended to restore the previously approved detention capacity rather than provide detention necessitated by an increase in impervious surface.

Fountain: An approximately 10-foot-diameter prefabricated fountain with LED lighting is proposed northeast of the building entrance, as depicted on the Site Details Sheet (Sheet A0-02). The final material has not yet been selected; proposed options include gray marble, granite, or travertine. The fountain is considered an “obstruction” and is proposed within the required 40-foot front yard building setback along Milwaukee Avenue, as established by the subdivision plat for the subject property. Accordingly, the petitioner is requesting a variation to permit the fountain within the required 40’ setback (Docket No. PV26-0012). The proposed fountain would, however, comply with the minimum 25’ front yard setback otherwise required by the Wheeling Zoning Code.

Trash Enclosure: A fenced service/utility enclosure currently exists on the west side of the building. The petitioner intends to continue use of this area for the same purpose, which includes containing all refuse containers. As part of the proposed improvements, the two existing wood gates will be replaced with corrugated perforated steel panel gates. The proposed gates will be lockable and equipped with cane bolts to secure the gates in both the open and closed positions.

Bicycle Racks: Two Bicycle racks are proposed adjacent to the east side of the building and will consist of Maglin Model MBR200 decorative metal racks, approximately 36 inches in height, with a circular bicycle-support design and powder-coated finish.

Building Elevations/Renderings: The proposed Building Elevations (Sheet A4-01) are provided to illustrate the comprehensive renovations of the existing exterior, together with several new architectural elements and enhancements. The overall exterior color palette of the building will be transformed to consist primarily of shades of gray, complemented by midnight bronze/black accents incorporated into the storefronts, sunshades, railings, fencing, wall sconces, columns, coping, and other architectural features. The existing EIFS walls will be patched and repaired and will receive a new Dryvit finish coat. New exterior walls will utilize EIFS in a gray finish with a concrete wall base to provide consistency with the existing building facade.

Additional architectural improvements include a new parapet with a continuous overhang/cornice and prefinished galvanized metal coping; new aluminum storefront systems; pre-fabricated aluminum sunshades; EIFS pilasters; exterior wall sconces; and a new pyramid-shaped skylight.

At the west end of the north elevation, a custom decorative trellis/framework is proposed to support future climbing plant material and provide additional architectural interest. The Building Elevations and Renderings (Sheet AR4-03) illustrate the proposed improvements and overall architectural treatment on all four sides of the building.

The existing rooftop equipment, including makeup air units, condensers, and fans, will be evaluated to determine whether the equipment can be reused as part of the proposed renovation. Sight-line diagrams are provided on the Site Details Sheet (Sheet A0-02), demonstrating that the proposed parapet will effectively screen the existing rooftop equipment from view from the adjacent public rights-of-way and surrounding properties. A condition has been included requiring the applicant to submit drawings for any proposed rooftop equipment at the time of permitting to confirm the units do not exceed the proposed parapet height.

Parking: The Village’s off-street parking standards require 120 parking spaces for the proposed restaurant. As shown in the table below, the proposed redevelopment will provide 128 parking spaces, resulting in a surplus of eight spaces.

Parking Standards	Quantity	Required	Provided
Seating Requirement (1/3 seats) ¹	299 seats	100 spaces	108 spaces
Employee Requirement (1/employee)	20	20 spaces	20 spaces

Total		120 spaces	128 spaces
Parking Surplus			+8 spaces

¹Per Table 19.11.010(e)(1)(C) of the Zoning Code, up to 15 outdoor seats may be excluded from the parking calculation.

Landscaping: The attached Landscape Plan (Sheets L1.0-L3.0) includes new landscaping throughout the site primarily concentrated around the building and outdoor dining areas. A small number of existing parking lot islands will also receive new landscaping treatments. New landscaping is also proposed along the perimeter of the parking spaces along the north and east sides of the subject site. The plantings incorporate a variety of shade and ornamental trees, evergreen trees and shrubs, deciduous and flowering shrubs, ornamental grasses, perennials, and groundcover. Proposed trees include maples, hornbeams, ginkgoes, Kentucky coffeetrees, and Emerald Green arborvitae, while the understory plantings include boxwood, hydrangea, juniper, yew, viburnum, lilac, ornamental grasses, and a variety of flowering perennials. Groundcover plantings are also proposed, including Japanese pachysandra and Russian stonecrop.

The landscape improvements will be supported by a new irrigation system serving the proposed planting and sod areas.

A Tree Preservation Plan within the Landscape Plan (Sheet L3.0) identifies the existing canopy trees, evergreen trees, deciduous trees and shrubs scheduled for removal where necessary to accommodate construction. Tree protection measures include installation of high-visibility fencing at the drip line during construction. An Irrigation Plan (Sheet L2.0) has been included within the Landscape Plans.

Lighting: The proposed lighting design is depicted on the submitted Lighting Plan and Details Sheets. Nine of the existing parking lot light poles will remain and five new 26' tall parking lot light poles will be installed. Three of the new poles will be located along the north property line, one will be located within the reconfigured parking area along N. Milwaukee Avenue, and one will be located within the landscape island in the southern portion of the site. The five existing street lights along the north side of E. Manchester Drive will be removed.

In addition to pole lighting, the plan includes decorative wall-mounted sconce fixtures and wall packs. These fixtures are intended to illuminate pedestrian walkways, building entrances, and the new patio areas.

Sidewalk: A new sidewalk connection is proposed along the south side of the building, extending from the proposed two-story patio to the existing public sidewalk along the north side of E. Manchester Drive. This improvement will provide a direct pedestrian connection between the restaurant and the existing sidewalk network along Manchester Drive.

STAFF REVIEW

Fire Department Review: The existing Fire Department Connection (FDC) may need to be modified and relocated. If relocation is determined to be necessary during permitting, a clear and unobstructed area shall be maintained around the FDC, together with a minimum 3-foot-wide unobstructed access path extending from the FDC to E. Manchester Drive.

Health Division Review: A detailed food preparation area and kitchen floor plan shall be submitted as part of the building permit application.

Engineering Division Review: As-built plans shall be submitted upon completion of the project to verify the required detention basin volume and compliance with applicable ADA accessibility requirements.

Staff Recommended Actions: The Plan Commission should discuss the proposed patio surface materials with the petitioner and determine whether black granite/basalt pavers or concrete would be the preferred material for the two proposed outdoor patio areas.

Staff recommends approval, subject to the following conditions:

1. Prior to action by the Village Board, all applicable plans shall be revised to consistently identify the patio surface material as recommended by the Plan Commission for both outdoor patios on the north side of the building.
2. Major site plan and appearance approval is contingent upon approval of Docket No. PV26-0012 (variation to permit an obstruction within the required front yard building setback).
3. A building permit must be obtained from the Community Development Department prior to commencing any interior or exterior construction, including but not limited to the restaurant façade, building addition, outdoor seating areas, parking lot, grading or landscaping, which the following items shall be submitted with the building permit application:
 - a. Structural plans for the proposed pergola located over the second floor patio, stamped by an Illinois licensed structural engineer.
 - b. Detailed food preparation area and kitchen floor plan, with all equipment identified and manufacturer specifications included.
 - c. The proposed fountain shall be constructed of either marble, granite, or travertine in a gray color, with the final material and finish subject to staff approval prior to issuance of a building permit.
4. Provide drawings for any new rooftop equipment, including corresponding line of sight diagrams, with the application for building permit.
5. As-built plans shall be submitted upon completion of the project to verify the required detention basin volume and compliance with applicable ADA accessibility requirements.
6. If the existing Fire Department Connection (FDC) is required to be modified or relocated, as determined by the Fire Prevention Bureau during permit review, the permit plans shall be revised to provide a clear and unobstructed area to be maintained around the FDC, together with a minimum 3-foot-wide unobstructed access path extending from the FDC to E. Manchester Drive.
7. All exterior building materials, colors, finishes, pergolas, fencing, columns, fire-bowl features, and other architectural elements shall be constructed in substantial conformance with the plans and material samples approved as part of the Major Site Plan approval.
8. The parking lot shall be repaired, sealcoated, and restriped in substantial conformance with the approved plans prior to issuance of a Certificate of Occupancy.
9. Any modifications to the approved site plan, building elevations, landscaping, exterior materials, patio configuration, fountain, or other exterior site improvements shall be subject to review and approval by the Community Development Department prior to implementation.

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

Recommend Approval of Docket No. PSPMAJ25-0006, granting major site plan and building appearance approval for exterior building modifications and associated site improvements for Āhāra restaurant, located at 550 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Building Elevations (Sheet A4-01) Prepared by DXU Architects, last revised 8/21/2026; Engineering Plans prepared by Weaver Consultants Group, last revised 8/18/2026; Site Details (Sheet A0-02) Prepared by DXU Architects, last revised 6/24/2026; Renderings (Sheet AR4-03) Prepared by DXU Architects, last revised 7/23/2026; Floor Plans (Sheet A1-02) Prepared by DXU Architects, last revised 8/21/2026; Landscape Plans (Sheets L1.0-L3.0) Prepared by DXU Architects, last revised 8/18/2026; Lighting Plan and Details prepared by Commercial Lighting Industries, last revised 7/23/2026; Project Description Letter prepared by DXU Architects dated 6/25/2026; Site Plan Prepared by

DXU Architects, last revised 8/19/2026; and subject to the following conditions:

1. Prior to action by the Village Board, all applicable plans shall be revised to consistently identify the patio surface material as recommended by the Plan Commission for both outdoor patios on the north side of the building.
2. Major site plan and appearance approval is contingent upon approval of Docket No. PV26-0012 (variation to permit an obstruction within the required front yard building setback).
3. A building permit must be obtained from the Community Development Department prior to commencing any interior or exterior construction, including but not limited to the restaurant façade, building addition, outdoor seating areas, parking lot, grading or landscaping, which the following items shall be submitted with the building permit application:
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5. As-built plans shall be submitted upon completion of the project to verify the required detention basin volume and compliance with applicable ADA accessibility requirements.
6. If the existing Fire Department Connection (FDC) is required to be modified or relocated, as determined by the Fire Prevention Bureau during permit review, the permit plans shall be revised to provide a clear and unobstructed area to be maintained around the FDC, together with a minimum 3-foot-wide unobstructed access path extending from the FDC to E. Manchester Drive.
7. All exterior building materials, colors, finishes, pergolas, fencing, columns, fire-bowl features, and other architectural elements shall be constructed in substantial conformance with the plans and material samples approved as part of the Major Site Plan approval.
8. The parking lot shall be repaired, sealcoated, and restriped in substantial conformance with the approved plans prior to issuance of a Certificate of Occupancy.
9. Any modifications to the approved site plan, building elevations, landscaping, exterior materials, patio configuration, fountain, or other exterior site improvements shall be subject to review and approval by the Community Development Department prior to implementation.

ATTACHMENTS:

Attachments to Staff Report (Staff)

Building Elevations (Sheet A4-01) Prepared by DXU Architects, last revised 8/21/2026

Engineering Plans prepared by Weaver Consultants Group, last revised 8/18/2026

Site Details (Sheet A0-02) Prepared by DXU Architects, last revised 6/24/2026

Renderings (Sheet AR4-03) Prepared by DXU Architects, last revised 7/23/2026

Floor Plans (Sheet A1-02) Prepared by DXU Architects, last revised 8/21/2026

Landscape Plans (Sheets L1.0-L3.0) Prepared by DXU Architects, last revised 8/18/2026

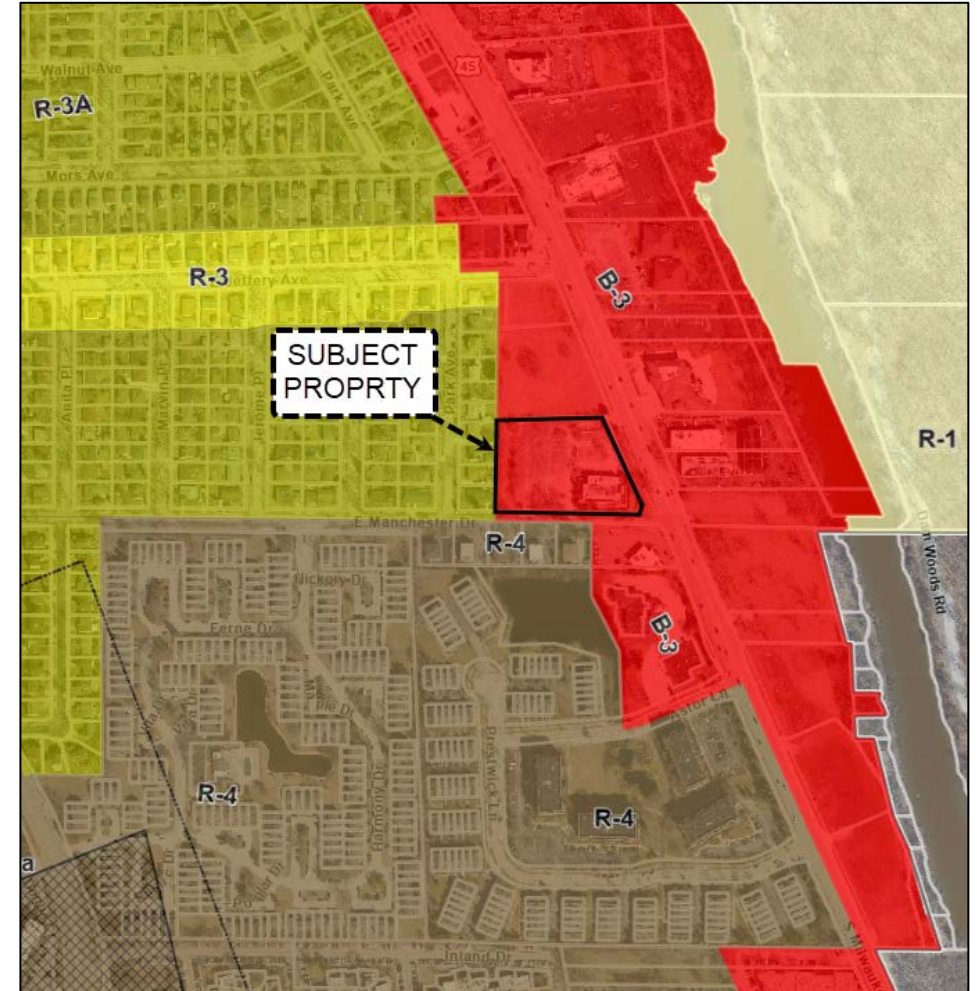
Lighting Plan and Details prepared by Commercial Lighting Industries, last revised 7/23/2026

Project Description Letter prepared by DXU Architects dated 6/25/2026

Site Plan Prepared by DXU Architects, last revised 8/19/2026



LOCATION MAP



ZONING MAP



Photo of the front entrance to the building facing south.



Photo of the north side of the building facing west.



Photo of the area north of the existing building facing south.



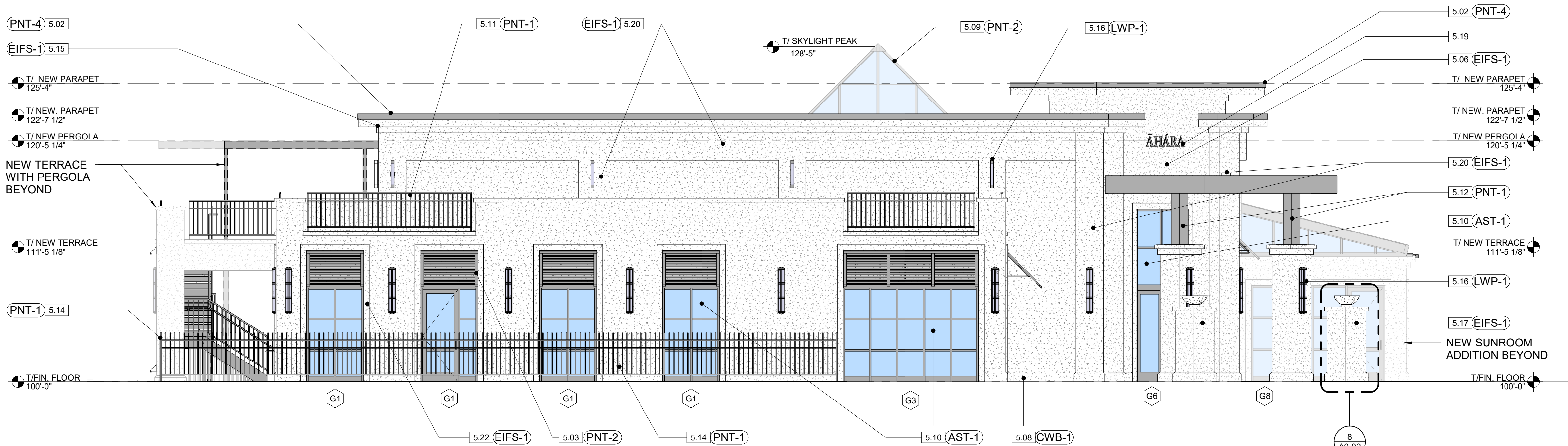
Photo of the parking lot along Milwaukee Avenue facing north.



Photo of the trash/utility enclosure on the west side of the building facing east.



Photo of the south side of the building facing north.



WEST SERVICE/UTILITY YARD ENCLOSURE STEEL GATE SPECIFICATION:

- FRAME: 2" x 2" x 1/4" GALVANIZED STEEL ANGLE (MINIMUM)
- INFILL: 1 1/2" GALVANIZED CORRUGATED PERFORATED STEEL INFILL PANEL, WELDED TO ANGLE FRAME
- POSTS: EXISTING - FINISH: EXTERIOR, ANTI-CORROSIVE EPOXY ENAMEL OR TO RECTO-METAL PAINT
- NEW GATE FINISH: HOT-DIP GALVANIZED OR ZINC-RICH PRIMER WITH POWDER COAT

GATE HARDWARE:

- HOT-DIP GALVANIZED HARDWARE
- LOCKABLE GRAVITY LATCH WITH PADLOCK PROVISION
- 1/2" INCH DIAMETER STAINLESS-STEEL STRIKE PIN
- HEAVY-DUTY ADJUSTABLE GATE HINGES
- CANE BOLT ON THE INACTIVE LEAF (DOUBLE GATES)
- DOOR STOP TO PREVENT OVER-SWING

OUTDOOR DINING PATIO FENCE GATE HARDWARE:

- HEAVY-DUTY BALL-BEARING WELDED HINGES
- LATCH: COMMERCIAL GRAVITY LATCH
- COMMERCIAL MORTISE LOCK
- WELDED GATE STOP
- FINISH: HOT-DIP GALVANIZED AND POWDER COATED
- EXIT: FREE EGRESS FROM INSIDE

TEMPERED GLAZING NOTES

ALL GLAZED DOORS, ANY GLAZED PANELS ADJACENT TO ANY DOOR & ANY GLAZED PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:

- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
- EXPOSED BOTTOM EDGE LESS THAN 18" A.F.F.
- EXPOSED TOP EDGE GREATER THAN 36" A.F.F.
- ONE OR MORE WALKING SURFACE(S) WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING - SHALL ALL BE TEMPERED.

EXTERIOR FINISH SCHEDULE

AST-1	COLOR: EXTRA DARK BRONZE, SERIES: TRIFAB VG 451, 1" CLR LOW-E, INSULATED GLASS.
CWB-1	COLOR: PAINT/STAIN TO MATCH EIFS SYSTEM COLOR
CWB-1	COLOR: PAINT/STAIN TO MATCH EIFS SYSTEM COLOR, SIZE (TBD)
EIFS-1	EIFS - COLOR: GREY
LWP-1	COLOR: EXTRA DARK BRONZE/BLACK - SEE LIGHTING SCHEDULE - ELEC. DWGS.
PNT-1	COLOR: MATCH SW7069 IRON ORE, FINISH: MATTE, MANUFACTURER: SHERWIN WILLIAMS
PNT-2	COLOR: MATCH ALUMINUM STOREFRONT FINISH (EXTRA DARK BRONZE)
PNT-4	COLOR: MIDNIGHT BRONZE MANUFACTURER: PAC CLAD

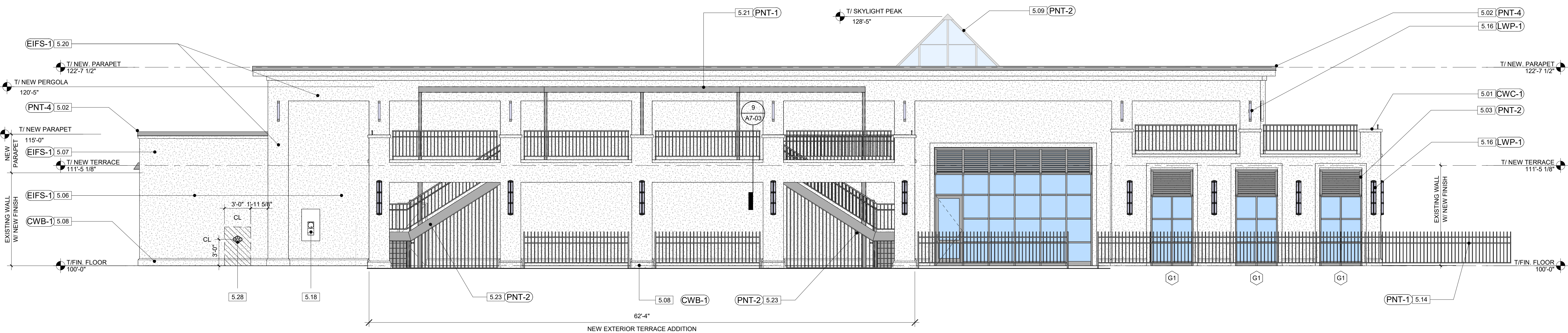
KEYNOTE LEGEND

5.01	NEW PRECAST CONCRETE SQUARE MODULAR WALL CAP.
5.02	NEW 24 GA PREFINISHED GALVANIZED METAL COPING - SEE EXTERIOR FINISH SCHEDULE.
5.03	NEW PREFABRICATED ALUMINUM SUNSHADE - ANCHORED TO WALL PER VENDOR SHOP DRAWINGS
5.06	EXISTING EIFS SYSTEM-PATCH & REPAIR AFTER REMOVAL OF ALL EXISTING MISC. ITEMS(SEE DEMO ELEVATIONS FOR MORE INFO). ALL EXISTING WALLS TO RECEIVE NEW DRYVIT FINISH COAT
5.07	NEW EIFS SYSTEM - SEE EXTERIOR FINISH SCHEDULE & SPECIFICATIONS
5.08	NEW PRECAST CONCRETE WALL BASE.
5.09	NEW 12'-0"X 12'-0" PYRAMID SKYLIGHT - MANUFACTURER TBD.
5.10	NEW ALUMINUM STOREFRONT SYSTEM-KAWNEER TRIFAB VG 451 OR EQUAL OWNER APPROVED
5.11	NEW METAL POWDER COATED BALUSTER.
5.12	NEW STRUCTURAL COLUMN FOR ROOF CANOPY SUPPORT.
5.14	NEW SECURITY FENCE AROUND OUTDOOR SITTING AREA.
5.15	NEW CONTINUOUS OVERHANG/CORNICE
5.16	NEW EXTERIOR WALL SCONCE - WALL MOUNT LIGHT FIXTURE MANUFACTURER TBD.
5.17	NEW EXTERIOR MONUMENT COLUMNS W FIRE BOWLS
5.18	EXISTING ELECTRICAL SERVICE TO REMAIN
5.19	AHARA WALL SIGN - SEE SIGN VENDOR DWGS FOR DETAILS
5.20	NEW EIFS WALL PILASTER AND HORIZONTAL WALL BAND.
5.21	NEW WOOD & STEEL PERGOLA STRUCTURE
5.22	NEW 6" WIDE X 2" THICK EIFS OPENING TRIM - TYPICAL AT ALL STOREFRONT OPENINGS.
5.23	NEW CONCRETE FILLED METAL PAN STAIR.
5.28	RELOCATED EXISTING FDC

STOREFRONT SCHEDULE

MARK	LENGTH	HEIGHT	MANUF	MODEL	DESCRIPTION	QTY
G1	4'-10"	8'-0"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	7
G3	11'-6"	8'-0"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G4	12'-4 7/8"	8'-0"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G5	11'-6"	13'-6"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G6	6'-0"	14'-8"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G7	8'-8"	13'-6"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G8	11'-4 1/2"	8'-2"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	2
G9	9'-0 3/4"	8'-2"	KAWNEER	TRIFAB VG 451T	2'X4'-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



OPEN PERGOLA STRUCTURE:

- PERIMETER FRAMING CONSISTS OF 4 X 8 HSS TUBES ANCHORED TO EXISTING CMU WALL AND SUPPORTED BY 4 X 4 HSS POSTS SUPPORTED BY STEEL STRUCTURAL FRAMING OF TERRACE.
- INTERMEDIATE JOISTS WILL BE 2 X 6 WESTERN RED CEDAR SUPPORTED BY SIMPSON STRONG - TIES(APLH20R) WELDED OR SCREWED TO STEEL FRAMING WITH SELF-DRILLING/SELF-TAPPING SCREWS.
- DETAILED DESIGN WILL BE COMPLETED BY THE STRUCTURAL ENGINEER AND SUBMITTED WITH CONSTRUCTION DOCUMENTS FOR A PERMIT APPROVAL.

2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MUNICIPAL APPROVAL STAMP

PROJECT TEAM



OXFORD ENGINEERING

CLIENT



PROJECT

AHARA RESTAURANT
550 S MILWAUKEE AVE
WHEELING, IL 60090

NO. DATE ISSUE

1	08/21/2026	CITY COMMENTS-REVIEW NO 3
2	07/23/2026	CITY COMMENTS-REVIEW NO 2
3	06/24/2026	CITY COMMENTS-REVIEW NO 1
4	05/08/2025	CITY REVIEW

PROJECT NUMBER: 25-314

DRAWN BY: PK, SL, NM, RC APPROVED BY: ES

SEAL

DATE: 11/26/2025
EXP.: 11/30/2026



CD

SHEET TITLE & NUMBER

BUILDING ELEVATIONS

A4-01

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- EXPOSED BOTTOM EDGE LESS THAN 18" A.F.F.
- EXPOSED TOP EDGE GRATER THAN 36" A.F.F.
- ONE OR MORE WALKING SURFACE(S) WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING - SHALL ALL BE TEMPERED.

AST-1	COLOR: EXTRA DARK BRONZE. SERIES: TRIFAB V6 451, 1" CLR LOW-E, INSULATED GLASS.
CWB-1	COLOR: PAINTSTAIN TO MATCH EIFS SYSTEM COLOR
EIFS-1	EIFS - COLOR: GREY
LWP-1	COLOR: EXTRA DARK BRONZE/BLACK - SEE LIGHTING SCHEDULE - ELEC. DWGS.
PNT-1	COLOR: MATCH SW7069 IRON ORE, FINISH: MATTE, MANUFACTURER: SHERWIN WILLIAMS
PNT-2	COLOR: MATCH ALUMINUM STOREFRONT FINISH(EXTRA DARK BRONZE)
PNT-3	COLOR: MATCH EIFS COLOR FINISH: MATTE, MANUFACTURER: SHERWIN WILLIAMS
PNT-4	COLOR: MIDNIGHT BRONZE MANUFACTURER: PAC CLAD

5.02	NEW 24 GA PREFINISHED GALVANIZED METAL COPING - SEE EXTERIOR FINISH SCHEDULE.
5.03	NEW PREFABRICATED ALUMINUM SUNSHADE - ANCHORED TO WALL PER VENDOR SHOP DRAWINGS
5.04	EXISTING EIFS SYSTEM-PATCH & REPAIR AFTER REMOVAL OF ALL EXISTING MISC. ITEMS(SEE DEMO ELEVATIONS FOR MORE INFO). ALL EXISTING WALLS TO RECEIVE NEW DRIVETIM FINISH COAT
5.06	NEW PRECAST CONCRETE WALL BASE.
5.09	NEW 12"-0"X 12"-0" PYRAMID SKYLIGHT - MANUFACTURER TBD.
5.10	NEW ALUMINUM STOREFRONT SYSTEM-KAWNEER TRIFAB VG 451 OR EQUAL, OWNER APPROVED
5.12	NEW STRUCTURAL COLUMN FOR ROOF CANOPY SUPPORT.
5.13	NEW ENTRY CANOPY ROOF.
5.14	NEW SECURITY FENCE AROUND OUTDOOR SITTING AREA.
5.15	NEW CONTINUOUS OVERHANGS/CORNICE
5.16	NEW EXTERIOR WALL SCIENCE - WALL MOUNT LIGHT FIXTURE.MANUFACTURER TBD.
5.17	NEW EXTERIOR MONUMENT COLUMNS W FIRE BOWLS
5.19	AKHARA WALL SIGN - SEE SIGN VENDOR DWGS FOR DETAILS
5.20	NEW EIFS WALL PILASTER AND HORIZONTAL, WALL BAND.
5.21	NEW WOOD & STEEL PERGOLA STRUCTURE
5.24	NEW LED WALL PACK FIXTURE - SEE SPECS & ELEC. DWGS.
5.27	NEW STEEL FRAME - FRAME 2'X2 1/4" LATH STEEL SELF-ANGLE ALL 4 SIDES W/ WELDED MITERED CORNERS(COLOR BLACK) 1 1/2" GALVANIZED CORRUGATED TOP HAT STEEL INFILL PANEL WELDED TO ANGLE FRAME(COLOR MATCH EIFS)FIRTH HEAVY DUTY GALVANIZED STEEL GRAVITY LATCH WITH PADLOCK HASP. GATE SHALL SELF-LATCH AND REMAIN SECURELY CLOSED WHEN NOT IN SERVICE. COORDINATE LATCH HARDWARE WITH REFUSE HAULER ACCESS REQUIREMENTS.
5.29	NEW LEAN-TO ALL ALUMINUM SKYLIGHT WITH 1" INSULATED SELF-CLEANING GLAZING SYSTEM.
5.30	NEW DECORATIVE METAL CUSTOM TRELLIS/FRAMEWORK FOR FUTURE GREENING WALL PLANTS(OPTIONAL) - COLOR TO MATCH STOREFRONT

GT	LENGTH	HEIGHT	MANUF	MODEL	DESCRIPTION	QTY
G1	4'-10"	8'-4"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	7
G3	11'-6"	8'-0"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G4	12'-4 7/8"	8'-0"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G5	11'-6"	13'-6"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G6	6'-0"	14'-8"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G7	8'-8"	13'-8"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G8	12'-10"	13'-8"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1
G9	9'-0 3/4"	8'-2"	KAWNEER	TRIFAB VG 451T	ZXA-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING	1

SCALE: 3/16" = 1'-0"

CLIENT



PROJECT

AHARA RESTAURANT
550 S MILWAUKEE AVE
WHEELING, IL 60090

[illegible]

4	08/21/2026	CITY COMMENTS-REVIEW NO 3
3	07/23/2026	CITY COMMENTS-REVIEW NO 2
2	06/24/2026	CITY COMMENTS-REVIEW NO 1
1	05/08/2025	CITY REVIEW

PROJECT NUMBER: 25-314

DRAWN BY: PK, SL, NM, RC APPROVED BY: ES

SEAL DATE: 11/26/2021
EXP: 11/30/2026



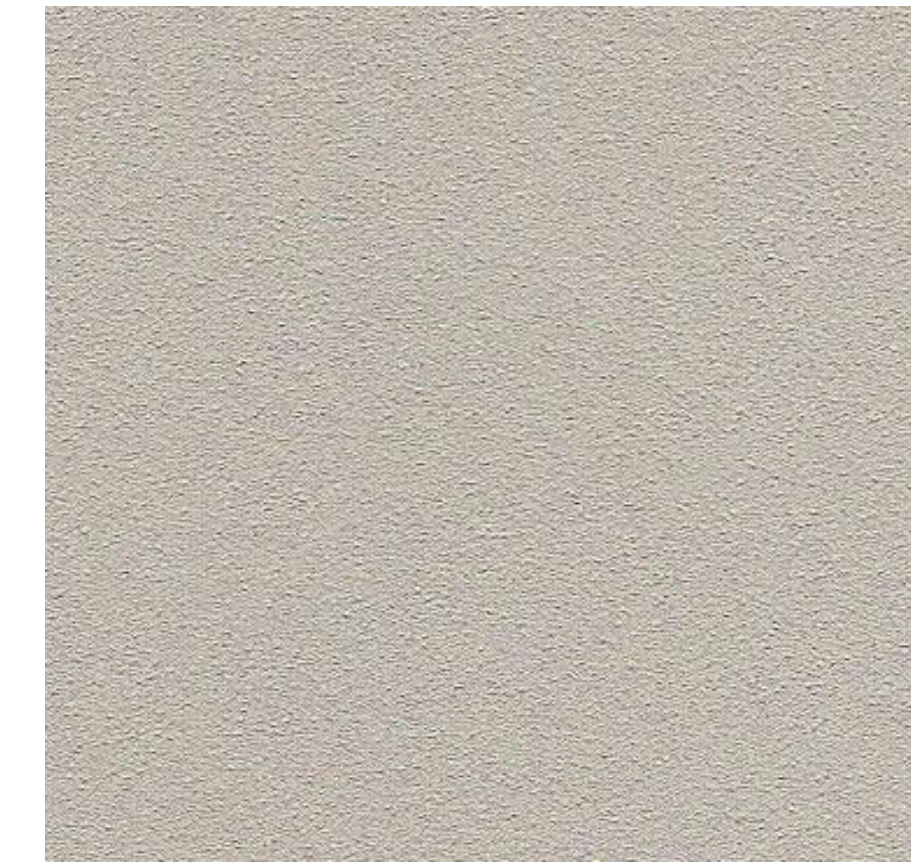
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SHEET TITLE & NUMBER

BUILDING ELEVATIONS

A4-02

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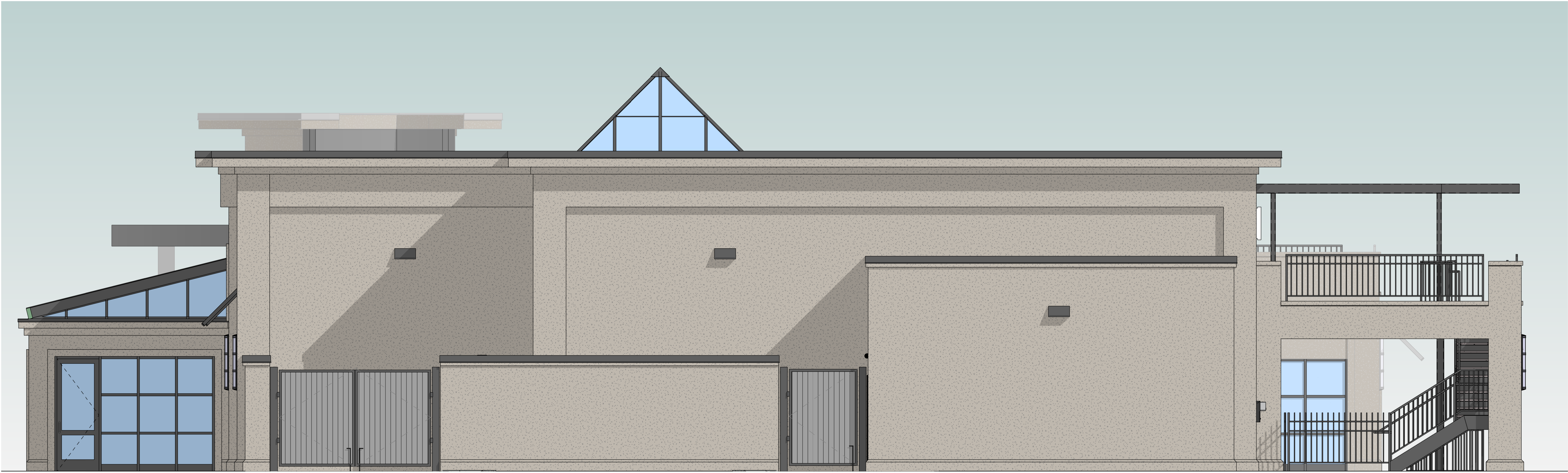
EXTERIOR FINISHES

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

[illegible]

AR4-01

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



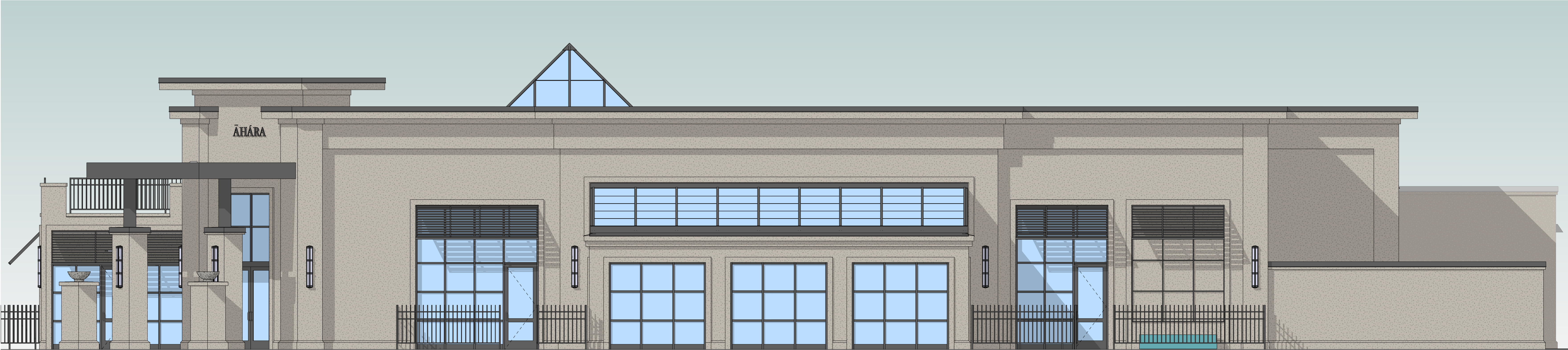
NEW EXTERIOR WALLS EIFS & ACRYLIC PAINT FINISH
- COLOR: MATCH DRYVIT 131-GULL GRAY



MISCELLANEOUS METALS:
- STOREFRONTS, SUNSHADES, RAILINGS, FENCING, WALL SCONCES
PAINTED COLUMNS, COPING, PLANTRE FRAMING -
COLOR: MIDNIGHT BRONZE / BLACK

EXTERIOR FINISHES

2 WEST ELEVATION RENDERED
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION RENDERED
SCALE: 1/4" = 1'-0"

MUNICIPAL APPROVAL STAMP

PROJECT TEAM



CLIENT



PROJECT

AHARA RESTAURANT
550 S MILWAUKEE AVE
WHEELING, IL 60090

NO.	DATE	ISSUE
3	07/23/2026	CITY COMMENTS-REVIEW NO 2
2	06/24/2026	CITY COMMENTS-REVIEW NO 1
1	05/08/2025	CITY REVIEW

PROJECT NUMBER: 25-314

DRAWN BY: PK, SL, NM, RC APPROVED BY: ES

SEAL DATE: 11/26/2025
EXP.: 11/30/2026



CD

SHEET TITLE & NUMBER

BUILDING
ELEVATIONS
RENDERED

AR4-02

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AHARA RESTAURANT

PRELIMINARY CIVIL ENGINEERING PLANS 550 S. MILWAUKEE AVENUE WHEELING, ILLINOIS 60090

DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607



AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

COVER SHEET

NO.	DATE	REVISION DESCRIPTION	BY	EL
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	SS	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	SS	EL
3	06/25/2026	SETBACK VARIANCE	SS	EL
4	07/14/2026	PER CITY COMMENTS	SS	EL
5	08/18/2026	PER CITY COMMENTS	SS	EL

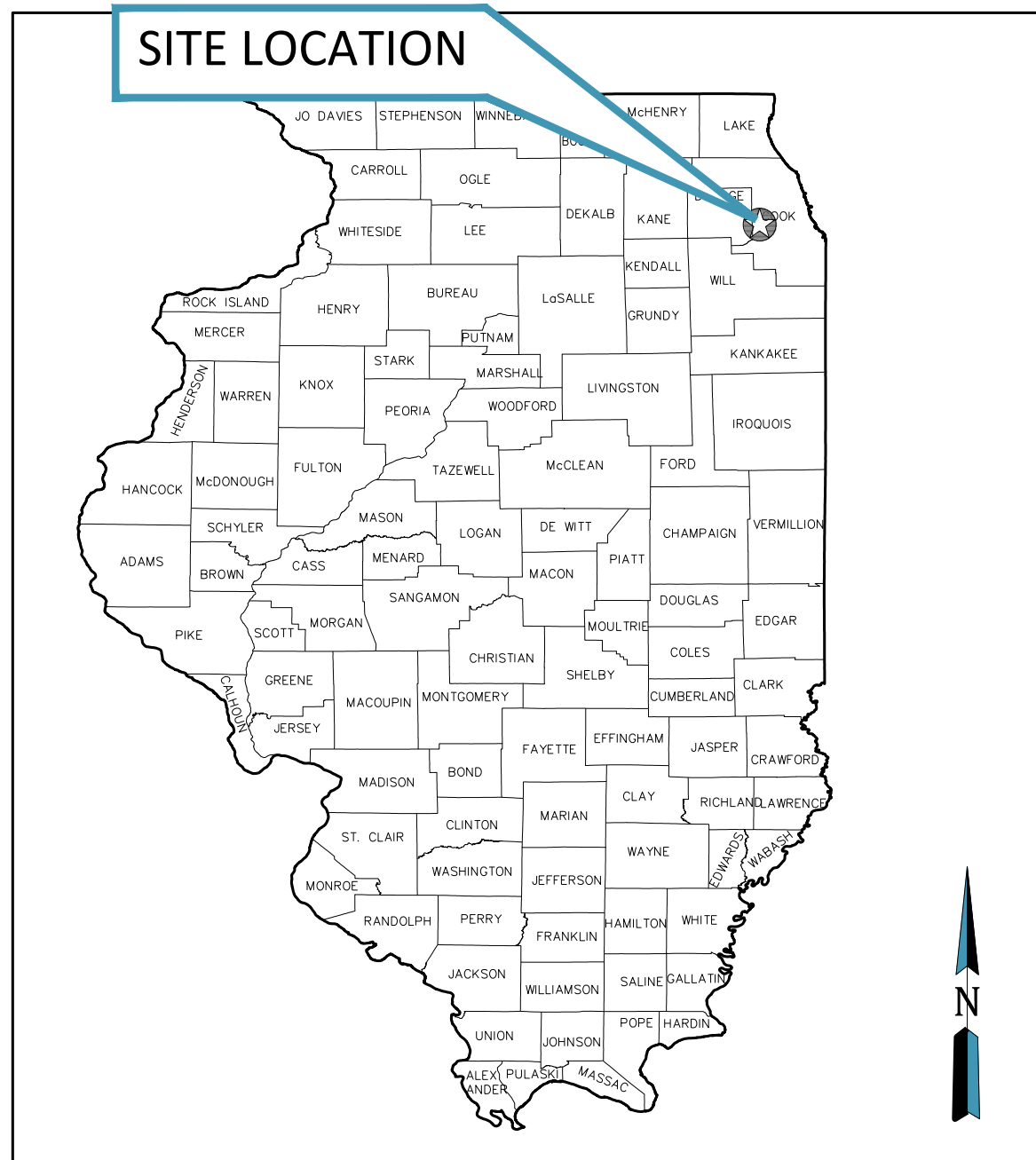
DESIGNED BY: SS EL
REVIEWED BY: SS
DATE: 04/02/2026
PRJ#: 5547-306-32

Weaver
Consultants
Group

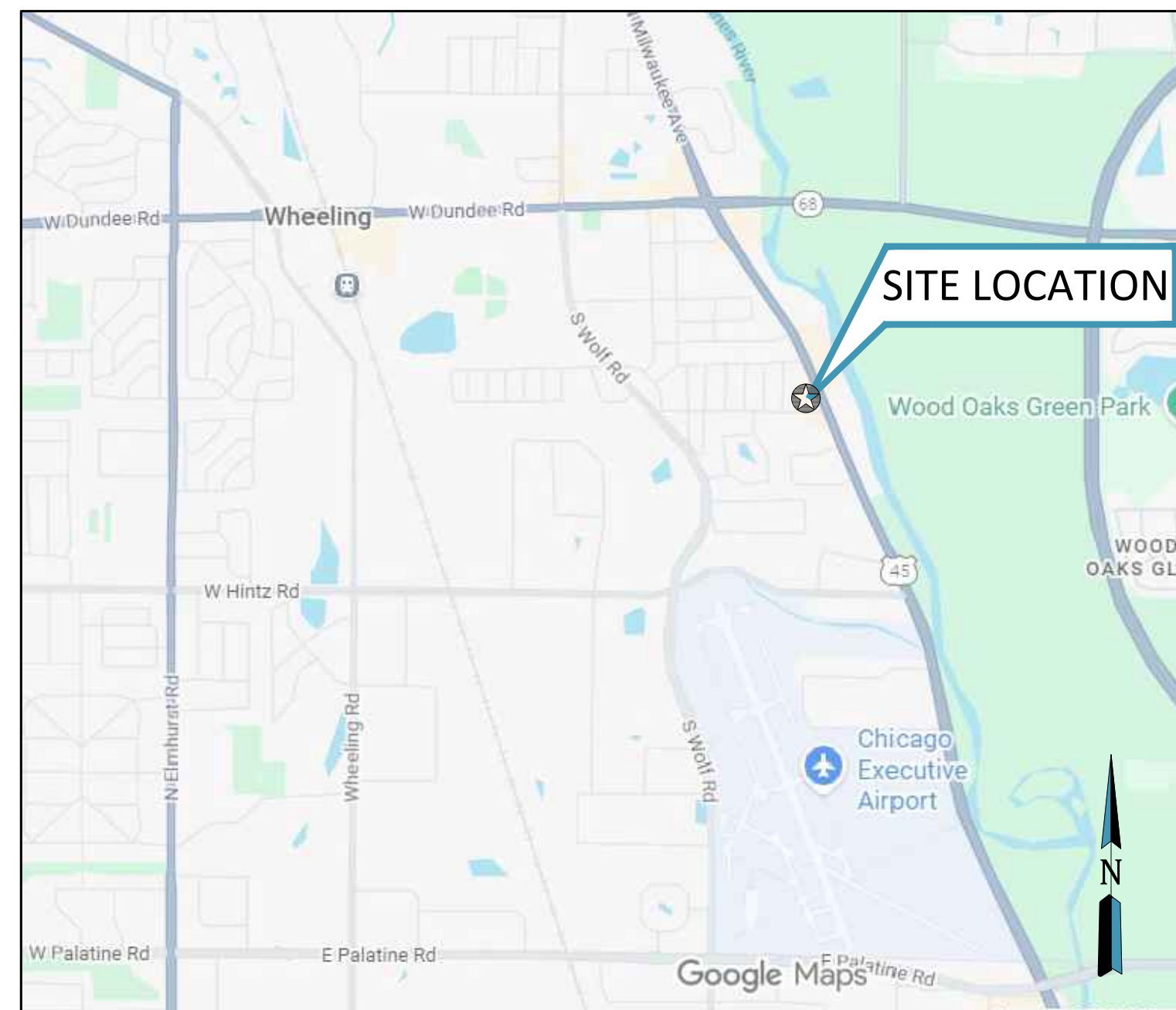
OFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
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SHEET #:
C-1



STATE OF ILLINOIS - COOK COUNTY
NOT TO SCALE



SITE LOCATION KEY
NOT TO SCALE

SHEET NO.	SHEET NAME
C-1	COVER SHEET
C-2	SPECIFICATIONS & LEGENDS
C-3	EX COND & DEMO PLAN
C-4	GEOMETRIC PLAN
C-5	GRADING & STM WATER PLAN
C-6	SOIL EROSION CONTROL PLAN
C-7	SOIL EROSION CONTROL DETAILS
C-8	PROJECT DETAILS 1
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS AND SPECS
L-2.0	IRRIGATION PLAN
L-2.1	IRRIGATION DETAILS AND SPECS 1
L-2.2	IRRIGATION DETAILS AND SPECS 2
L-3.0	TREE PRESERVATION PLAN

DESIGN TEAM CONTACT INFORMATION

PROJECT ARCHITECT
DXU ARCHITECTS
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CHICAGO, ILLINOIS 60607
(312) 955-0334



LAND SURVEYOR
WEAVER CONSULTANTS GROUP
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NAPERVILLE, ILLINOIS 60563
(630) 717-4848



CIVIL ENGINEER
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
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DESIGN FIRM#: 184004465



LANDSCAPE ARCHITECT
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848



CITY & UTILITY CONTACT INFORMATION

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VILLAGE ENGINEER: KYLE GOETZELMANN
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COMCAST ROW ENGINEER
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COMCAST CABLE
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ELMHURST, IL 60126
630-600-6348
FRANK_GAUTIER@CABLE.COMCAST.COM

SURVEY INFORMATION:

ALTA/NSPS LAND TITLE SURVEY
SURVEY DATE: 1/28/2026
SURVEY NUMBER: 5547-306-09

DATUM:
NAVD88

REFERENCE BENCHMARK: BM-18 TYPE DISK: NOT SHOWN
LATITUDE: 1991385.51
LONGITUDE: 1097679.41
ELEVATION: 641.41

BENCHMARK #1: X CUT ON LP AT NW CORNER OF SITE.

NORTHING: 1991038.83
EASTING: 1101269.86
ELEVATION: 645.33

BENCHMARK #2: S BOLT ON FH

NORTHING: 1990747.75
EASTING: 1101359.52
ELEVATION: 643.87

NOTE: CONTRACTOR(S) TO VERIFY THEY HAVE THE
CURRENT PLAN SET PRIOR TO CONSTRUCTION.

Call **811** or Click Before you Dig.
It's a Free Service

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED BY THE
GOVERNING AGENCY AND ARE SUBJECT TO
CHANGE.



ILLINOIS LICENSED
PROFESSIONAL ENGINEER
NO. 62-072229
LICENSE EXPIRES:
NOVEMBER 30, 2027

CIVIL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, STEPHEN C. SIMAK, A LICENSED PROFESSIONAL
ENGINEER HEREBY CERTIFY THAT THESE CIVIL
ENGINEERING PLANS, AS LISTED IN THE INDEX, THAT
ARE PREFIXED WITH LETTER "C", HAVE BEEN PREPARED
BY WEAVER CONSULTANTS GROUP UNDER MY
PERSONAL DIRECTION.

STEPHEN C. SIMAK, PE

\\P01DVS0547 - 0010206 - 500 S Milwaukee Ave 137-Dwg\VCGR-0010206.dwg User: jmcg August 20, 2026

SPECIFICATIONS - GENERAL

- STANDARDS AND SPECIFICATIONS:** ALL APPLICABLE REQUIREMENTS OF THE ORDINANCES OF AUTHORITIES HAVING JURISDICTION (INCLUDING BUT NOT LIMITED TO THE STATE AND MUNICIPALITY) SHALL GOVERN THIS WORK.
- ENGINEER OF RECORD:** THE ENGINEER OF RECORD (ENGINEER) IS WEAVER CONSULTANTS GROUP NORTH CENTRAL, LLC (WEAVER). WEAVER'S REPRESENTATIVES MAY OBSERVE THE CONSTRUCTION AND COMMUNICATE WITH THE CONTRACTOR.
- EXAMINATION OF THE SITE:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
- CURRENT SET OF PLANS:** THE CONTRACTOR SHALL VERIFY THAT THEY ARE WORKING WITH THE CURRENT SET OF PLANS AND SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL ONLY BUILD FROM THE SET OF PLANS LABELED "ISSUED FOR CONSTRUCTION".
- INDEMNIFICATION:** THE CONTRACTOR SHALL INDEMNIFY THE ENGINEER OF RECORD, THE ARCHITECT OF RECORD, THE OWNER AND THE OWNER'S AGENTS, THE MUNICIPALITY AND ALL OTHER AGENCIES FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OR ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
- UNDERGROUND UTILITIES:** THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE ENGINEER'S, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
- SUBSURFACE INVESTIGATION:** SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK OR OTHER BURIED IMPEDIMENTS INCLUDING DRAIN TILES, FOUNDATIONS, ETC., IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS DEEMED NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION MAY HAVE BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR, ENGINEER, AND OWNER ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENT AND FUTURE EXTENT OF UNITS AND TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 32 DEGREES F AND WHEN RISING TEMPERATURES ARE FORECAST. THE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 50 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 40 DEGREES F, AND WHEN RISING TEMPERATURES ARE FORECAST. ANY PAVEMENT ACTIVITY SHOULD BE STOPPED IN THE EVENT OF RAIN, REGARDLESS OF TEMPERATURE.
- PERMITS AND LICENSES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND LICENSES AS REQUIRED BY STATE AND LOCAL AGENCIES. WHENEVER THE WORK REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER AND ENGINEER BEFORE THEREBY BEING STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.
- BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AGENCIES.
- SAFETY:** WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION ARE REQUIRED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES. CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN, AT ALL TIMES, AS REQUIRED BY THE CONDITIONS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL POST DANGER SIGNS WARNING AGAINST KNOWN OR UNUSUAL HAZARDS.
- NOTIFICATIONS:** A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, THE ENGINEER OF RECORD AND THE LOCAL UNDERGROUND UTILITY LOCATE COMPANY FOR STAKING THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- INSPECTIONS:** INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER OR ASSIGNED AGENTS. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
- SHOP DRAWINGS:** PROPOSED CONSTRUCTION MATERIALS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL IN ADVANCE OF MOBILIZATION. ANY DEVIATION FROM THE APPROVED CONSTRUCTION MATERIALS LIST MUST BE APPROVED BY THE ENGINEER IN WRITING.
- CONSTRUCTION DEBRIS:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM THE CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL SHALL BE REMOVED AT THE END OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT EACH DAY. ANY DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- DISPOSITION AND DISPOSAL OF EXCESS MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE, INCLUDING, BUT NOT LIMITED TO EXCESS MATERIALS AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE AND OTHER DEBRIS INCLUDING MATERIALS CONTAINING ASBESTOS, SHALL BE PROPERLY REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. DISPOSAL OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
- CONSTRUCTION STAKING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO USE.
- PROPERTY CORNERS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFINISHED. IF DISTURBED THEY SHALL BE RESET BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- RECORD DRAWINGS:** THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TO THE ENGINEER OF RECORD AND THE OWNER RECORD DRAWINGS, PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, OF ALL SITE IMPROVEMENTS. THESE RECORD DRAWINGS SHALL INCLUDE ALL DEVIATIONS TO THE DESIGN PLANS, ALL AS-CONSTRUCTED SPOT GRADES ON THE GRADING PLAN AND ALL AS-CONSTRUCTED GRADES INCLUDING RIMS, INVERTS AND PIPE SLOPES ON THE UTILITY PLAN. CONTRACTOR IS ALSO RESPONSIBLE TO MAKE ANY CORRECTIONS AS DETERMINED NECESSARY BY THE ENGINEER, OWNER AND/OR MUNICIPALITY AND UPDATE THE RECORD DRAWINGS ACCORDINGLY.
- SOIL STABILIZATION:** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE EROSION CONTROL SPECIFICATIONS. ALL SOIL SHALL BE STABILIZED PRIOR TO ISSUANCE OF FINAL APPROVAL. SEE LANDSCAPE PLAN FOR DETAILS.

SPECIFICATIONS - DEMOLITION

- PERMITS:** CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO DEMOLITION.
- EROSION CONTROL MEASURES:** CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN INCLUDING, BUT NOT LIMITED TO, PERIMETER SILT FENCE AND INLET PROTECTION, PRIOR TO THE START OF DEMOLITION.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER IF IT HAS BEEN DETERMINED THAT IT CAN BE RE-USED ON THE SITE. ALL TREES INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- EXISTING UTILITIES:** ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS OTHERWISE NOTED OR AGREED TO BY THE OWNER AND ENGINEER. ALL EXISTING UTILITIES THAT ARE NOTED TO BE REMOVED SHALL BE CAPPED AND REMOVED AS INDICATED AFTER EXISTING LINES ARE TAKEN OUT OF SERVICE AND UTILITY COMPANY APPROVALS ARE OBTAINED. EXISTING UTILITIES THAT ARE NOTED TO BE ABANDONED SHALL BE FILLED OR CRUSHED TO AVOID FUTURE PIPE FAILURE.
- RE-USE OF EXISTING MATERIALS:** CONTRACTOR SHALL RE-USE EXISTING MATERIALS ON THE SITE FOR BACKFILL AND/OR SUB-GRADE ONLY IF APPROVAL IS OBTAINED IN WRITING FROM THE OWNER, ENGINEER AND GEOTECHNICAL ENGINEER. DURING BIDDING, CONTRACTOR SHALL NOT ASSUME THAT MATERIALS CAN BE RE-USED ON-SITE.
- PLUGGING EXISTING SANITARY SEWERS:** CONTRACTOR SHALL PLUG DOWNSTREAM END OF EXISTING SANITARY SEWER PRIOR TO DEMOLITION TO PREVENT STORMWATER AND DEBRIS FROM ENTERING THE SEWER.
- DRAINAGE:** POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT DEMOLITION. CONTRACTOR SHALL PLAN DEMOLITION IN STAGES TO PREVENT EXCESS PONDING OR BLOCKAGE OF DRAINAGE. ALL STORM SEWER OR FIELD TILES DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND/OR RECONNECTED BEFORE THE END OF THE WORKDAY.
- REMOVAL OF BELOW GRADE IMPROVEMENTS:** ANY BUILDINGS, FOUNDATIONS, WALLS, FOOTINGS, CONCRETE, ETC. THAT ARE SHOWN TO BE REMOVED SHALL BE REMOVED TO THE FULL DEPTH UNLESS APPROVED BY THE OWNER AND ENGINEER.
- TREE PROTECTION:** CONTRACTOR SHALL FOLLOW THE TREE PROTECTION PLAN IF IT HAS BEEN PROVIDED AS A PART OF THIS CONSTRUCTION SET. ANY TREES REMOVED THAT WERE INDICATED TO BE PROTECTED SHALL BE REPLACED BY THE CONTRACTOR AND FINED ACCORDINGLY.

SPECIFICATIONS - PAVEMENT

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN THIS WORK.
- PAVING CONDITIONS:** THE BITUMINOUS MATERIALS SHALL ONLY BE LAID ON A SURFACE WHICH IS DRY AND WHEN THE WEATHER CONDITIONS ARE SUITABLE. THE BITUMINOUS BINDER COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 45 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 32 DEGREES F AND WHEN RISING TEMPERATURES ARE FORECAST. THE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 50 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 40 DEGREES F, AND WHEN RISING TEMPERATURES ARE FORECAST. ANY PAVEMENT ACTIVITY SHOULD BE STOPPED IN THE EVENT OF RAIN, REGARDLESS OF TEMPERATURE.
- SUB-GRADE PREPARATIONS:** IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS AND THE GEOTECHNICAL REPORT, THE SUB-GRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT AND ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUB-GRADE AND BACKFILLED AND RE-COMPACTED. PAVEMENT SUB-GRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY.
- INSPECTIONS:** PAVEMENT SUB-BASE, BASE AND SURFACE MUST EACH BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE NEXT PHASE OF WORK. PROOF ROLLING AND NUCLEAR DENSITY TESTING WILL BE UTILIZED IF REQUESTED BY OWNER.
- CONCRETE TESTING:** CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 CY. OF CONCRETE WHICHEVER OCCURS MORE OFTEN. COPIES OF ALL TEST RESULTS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- JOINT SEALANT:** JOINT SEALANT SHALL BE A GRAY ELASTOMERIC SILICONE OR POLYURETHANE SEALANT DESIGNED FOR CONCRETE EXPANSION AND CONTROL JOINTS CONFORMING TO ASTM C930, OR APPROVED EQUAL.
- CONCRETE SEALER:** "SCORFLO" CEMENTONE CLEAR SEALER OR APPROVED EQUAL SHALL BE APPLIED TO ALL CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
- CURB TAPERS:** DUB DOWN (TAPER) CONCRETE CURBS TO ZERO HEIGHT AT SIDEWALKS. RAMP SIDEWALKS AS REQUIRED TO MEET EXISTING AND PROPOSED ADJACENT GRADES.
- CONSTRUCTION TOLERANCE:** PAVEMENT SUB-GRADE SHALL BE FINISHED TO 0.10' +/- OF DESIGN SUB-GRADE ELEVATIONS. ALL PROPOSED CURB, SIDEWALK AND PAVEMENT SHALL BE CONSTRUCTED TO WITHIN 0.05' +/- OF THE DESIGN GRADES.
- STRUCTURE ADJUSTMENTS:** ALL EXISTING STRUCTURES (MANHOLES, CATCH BASINS, VALVE BOXES, ETC.) SHALL BE ADJUSTED TO MEET THE FINAL PAVEMENT OR GROUND SURFACE ELEVATION AS REQUIRED.
- SAW CUTTING:** REMOVAL OF ALL PAVEMENT, SIDEWALK AND/OR CURB SHALL BE ACCOMPLISHED BY SAW CUTTING IN ACCORDANCE WITH THE STATE DOT SPECIFICATIONS.
- CONCRETE CURB AT ENTRANCES:** SAW CUTTING OF EXISTING CURB HEAD TO PROVIDE DEPRESSED CURB AT ENTRANCES IS PROHIBITED. THE CONTRACTOR SHALL SAW CUT EXISTING CURB AT LIMITS OF WORK AND REPLACE WITH DEPRESSED CURB AT ALL ENTRANCES. DRILL AND DOWEL ALL CURB INCLUDING DEPRESSED CURB TO EXISTING CURB PER THE DETAIL.
- CONNECTION TO EXISTING CONCRETE:** WHERE PROPOSED CONCRETE IS TO CONNECT TO EXISTING CONCRETE, AT LEAST 15% OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE OR THE CONTRACTOR SHALL PROVIDE NEW HORIZONTAL DOWEL BARS PER THE DETAILS.
- ACCESSIBILITY SPECIFICATIONS:** SEE ACCESSIBILITY SPECIFICATIONS FOR MORE INFORMATION REGARDING PAVING IN THE ACCESSIBLE AREAS.

SPECIFICATIONS - SOIL EROSION

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "ILLINOIS URBAN MANUAL", ALL STATE AND FEDERAL REGULATIONS, AND THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) PERMIT PROVISIONS SHALL GOVERN THIS WORK.
- SWPPP INSPECTOR:** IF AN NPDES PERMIT IS REQUIRED FOR THE SITE, THE OWNER AND/OR CONTRACTOR SHALL APPOINT A QUALIFIED PERSON TO FULFILL THE INSPECTION REQUIREMENTS OF THE PERMIT (SWPPP INSPECTOR). THE SITE SHALL BE INSPECTED BY THE SWPPP INSPECTOR AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 1/2" OR GREATER (OR EQUIVALENT SNOWFALL). SWPPP INSPECTIONS SHALL CONTINUE UNTIL FINAL STABILIZATION AND TERMINATION REQUIREMENTS OF THE SWPPP HAVE BEEN MET.
- SWPPP COMPLIANCE:** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CONDITIONS DETERMINED BY THE SWPPP INSPECTOR WHILE CONDUCTING ACTIVITIES ON THIS PROJECT. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR TOGETHER WITH THE SWPPP INSPECTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS PROVIDED.
- CLEANING, REPAIR, AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR IMMEDIATELY.
- LIMIT OF EXPOSURE:** TO THE EXTENT POSSIBLE, THE EXPOSED AREAS AND DURATION OF EXPOSURE SHALL BE KEPT TO A MINIMUM AND ALL AREAS WHERE CONSTRUCTION HAS STOPPED FOR 7 DAYS OR MORE MUST BE STABILIZED PER THE SWPPP.
- SILT FENCE:** AT A MINIMUM, CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE EROSION CONTROL PLANS. SILT FENCE SHALL ALSO BE INSTALLED AS NEEDED AND DIRECTED BY THE SWPPP INSPECTOR IN ORDER TO CONTROL SILT ON THE SITE. SEDIMENT SHALL BE REMOVED FROM BEHIND A SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE. TEARS SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY. WHEN A SILT FENCE HAS BROKEN FREE AND IS NO LONGER TOED INTO THE GROUND, IT SHALL BE REPAIRED AS SOON AS POSSIBLE.
- INLET FILTERS:** ALL STORMWATER INLETS AND CATCH BASINS WITH AN OPEN LID ARE TO BE PROTECTED WITH AN INLET FILTER PER THE DETAIL. ALL INLET FILTERS ARE TO BE INSPECTED PERIODICALLY TO DETERMINE IF THEY ARE WORKING PROPERLY. FILTERS SHALL BE CLEANED WHEN ONE HALF OF THE FILTER HAS BEEN FILLED WITH SILT AND/OR DEBRIS.
- CONCRETE WASHOUT:** CONTRACTOR SHALL SUPPLY A CONCRETE WASHOUT AREA PER THE DETAILS AND DIRECT ALL CONCRETE TRUCKS TO USE IT PRIOR TO LEAVING THE SITE. CONCRETE WASHOUT SHALL BE MAINTAINED AS NEEDED TO KEEP FROM SPILLING OUT ON THE DIRT.
- CONSTRUCTION ENTRANCE:** CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE PER THE DETAILS AND IN THE LOCATION SHOWN ON THE PLANS. IF ADDITIONAL ENTRANCES ARE REQUESTED, PLEASE CONTACT THE ENGINEER AND/OR THE AGENCIES HAVING JURISDICTION OVER THE ROADWAY FOR APPROVAL. ENTRANCE SHALL BE MAINTAINED TO ALLOW DIRT TO FALL OFF VEHICLES BEFORE ENTERING THE ROADWAY.
- STOCKPILES:** ALL TEMPORARY STOCKPILES SHALL BE SURROUNDED BY SILT FENCE. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- SILT TRAPS:** SILT TRAPS SHALL BE INSTALLED TO CATCH SILT LADEN WATER BEFORE ENTERING PROTECTED AREAS. SILT TRAPS SHALL BE EMPTIED WHEN THEY REACH ONE HALF OF THE CAPACITY OF THE TRAP.
- DUST MANAGEMENT:** DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL MAINTAIN A WATER TRUCK ON THE SITE FOR WATERING DOWN THE SOIL TO PREVENT WIND EROSION (DUST).
- DEWATERING:** DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO A DANGY BANG, ANIONIC POLYMER DEWATERING SYSTEM, SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED. DEWATERING SYSTEMS SHALL BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
- SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. CONTRACTOR SHALL EMPLOY A STREET CLEANER TO USE AS OFTEN AS NEEDED AS DETERMINED BY THE MUNICIPAL ENGINEER AND/OR SWPPP INSPECTOR. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED ON THE PLANS AND SWPPP.
- RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
- ESTABLISHED VEGETATION:** CONTRACTOR IS TO REGULARLY INSPECT SEEDED AREAS TO VERIFY THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. CONTRACTOR SHALL FERTILIZE, WATER, RE-SEED AND MULCH AS NEEDED.
- EROSION CONTROL PRODUCT REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

SPECIFICATIONS - UTILITIES

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITIONS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" SHALL GOVERN THE PERFORMANCE OF THE WORK. "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- EXISTING UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
- TEMPORARY ROADWAY PATCHES:** IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN TEMPORARY ROADWAY PATCHES THAT MAY OCCUR IN ORDER TO REOPEN A ROADWAY WHILE CONSTRUCTION ACTIVITY PROGRESSES, UNTIL SUCH TIME A PERMANENT PATCH CAN BE INSTALLED.
- TRENCH BACKFILL IN RIGHT OF WAYS:** CARE SHALL BE TAKEN IN PARKWAYS AREAS TO ASSURE COMPACTION ACCEPTABLE FOR THE FUTURE STABILITY OF DRIVEWAYS AND SIDEWALKS. WHILE SPECIAL BACKFILL MATERIAL IS NOT REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST POTENTIAL FUTURE SETTLEMENT OF BACKFILLED AREAS.
- TRENCH BACKFILL:** TRENCH BACKFILL MATERIAL (SEE DETAIL), SHALL BE PROVIDED UNDER AND WITHIN TWO FEET OF ALL PROPOSED AND FUTURE SIDEWALK, CURBS AND PAVEMENT.
- STRUCTURE BEDDING:** ALL STRUCTURE BEDDING SHALL BE COMPACTED CRUSHED STONE OR LESTONITE MEETING CA-6 STANDARDS.
- WATER AND SEWER SEPARATION:** ALL SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. ALL SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY MATERIALS FOR 10' ON EITHER SIDE OF THE PIPE. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE CONSTRUCTED WITH WATER MAIN QUALITY MATERIALS.
- TRANSFORMER PAD:** THE CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER CONCRETE PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- SEWER LID LETTERING:** ALL SANITARY SEWER CASTINGS TO BE LETTERED "SANITARY SEWER". ALL STORM SEWER SLOD LID CASTINGS SHALL BE LETTERED "STORM SEWER". ALL WATER CASTINGS TO BE LETTERED "WATER". ALL FRAMES AND CASTINGS SHALL MEET ALL MUNICIPAL, STATE AND REGULATORY AGENCY REQUIREMENTS AND SPECIFICATIONS.
- FRAME AND GRATES:** UNLESS OTHERWISE SPECIFIED ON A DETAIL OR WITHIN MUNICIPAL SPECIFICATIONS, ALL FRAME AND GRATES TO BE:
10.1. STORM STRUCTURES WITH OPEN LIDS IN STANDARD CURBS: EIJW 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, OR APPROVED EQUAL.
10.2. STORM STRUCTURES WITH OPEN LIDS IN DEPRESSED CURBS: EIJW 5120 F&G, OR APPROVED EQUAL.
10.3. STORM STRUCTURES WITH OPEN LIDS IN PAVEMENT: EIJW 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
10.4. STORM STRUCTURES WITH OPEN LIDS IN LANDSCAPE AREAS: EIJW 6527N 2" BEEHIVE GRATE, OR APPROVED EQUAL.
10.5. STORM STRUCTURES WITH CLOSED LIDS: EIJW 1022 FRAME WITH TYPE A SLOD COVER, OR APPROVED EQUAL.
10.6. WATER VALVES: EIJW 1022-A, OR APPROVED EQUAL.
10.7. SANITARY SEWER: EIJW 1022 WITH WATERTIGHT LID AND CONCEALED PICK HOLE, OR APPROVED EQUAL.
- WATER MAIN BURY DEPTH:** THE MINIMUM COVER FOR WATER MAIN SHALL BE 5.5' FROM THE FINISHED GRADE TO THE TOP OF THE MAIN.
- CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF THE PAVEMENT EXCEPT ELECTRICAL CONDUIT WHICH SHALL BE A MINIMUM OF 36" DEEP. ALL CONDUIT SHALL EXTEND TWO FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. CONTRACTOR SHALL FURNISH ALL CONDUIT AS NECESSARY FOR UTILITY SERVICES. GAS, TELEPHONE AND ELECTRIC LOCATIONS MUST BE SHOWN ON THE PLAN AS A GUIDE. EXACT LOCATIONS SHALL BE DETERMINED BETWEEN THE CONTRACTOR AND UTILITY COMPANIES.
- WATER MAIN TESTING:** ALL WATER LINES, FITTINGS AND VALVES SHALL BE TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA C651. ALL VAULTS SHALL BE VACUUM TESTED TO PREVENT FLOODING. ALL TESTING, FLUSHING AND DISINFECTION SHALL BE WITNESSED AND APPROVED AND SHALL BE IN COMPLIANCE WITH ALL MUNICIPAL, STATE AND REGULATORY AGENCY GUIDELINES, REQUIREMENTS AND SPECIFICATIONS.
- SANITARY SEWER TESTING:** ALL SANITARY SEWER SHALL BE INSPECTED AND TESTED UPON COMPLETION OF INSTALLATION TO THE APPROVAL OF THE MUNICIPALITY AND/OR SANITARY DISTRICT AND IDPA. EXFILTRATION TESTING (LEAKAGE SHALL NOT EXCEED 240 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY OR AIR TESTING PER ASTM F-1417 (PLASTIC) OR ASTM C-828 (CLAY) AS WELL AS AND DEFLECTION TESTING ARE REQUIRED FOR THE SEWER. LEAKAGE TESTING PER ASTM C-969 OR VACUUM TESTING PER ASTM C-1244 ARE REQUIRED FOR MANHOLES.
- SEDIMENT REMOVAL:** ALL DRAINAGE STRUCTURES, PIPES AND PAVEMENT SURFACES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE AND AS MAY BE PERIODICALLY REQUIRED DURING THE COURSE OF CONSTRUCTION.
- FLARED END SECTION GRATES:** ALL FLARED END SECTIONS SHALL HAVE GRATES AND THE GRATES SHALL FOLLOW THE INTENT OF THE IDOT STANDARD.
- STEPS IN STRUCTURES:** ALL STRUCTURE STEPS SHALL BE GREYSTEEL IRON ASTM A-48 OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH LOAD AND PULLOUT RATINGS MEETING O.S.H.A. STANDARDS.
- GEOTEXTILE FABRIC:** ALL GEOTEXTILE FABRIC IN UTILITY TRENCHES SHALL BE 4 OZ. WOVEN SKAPS W250 OR APPROVED EQUAL.

SPECIFICATIONS - ACCESSIBILITY

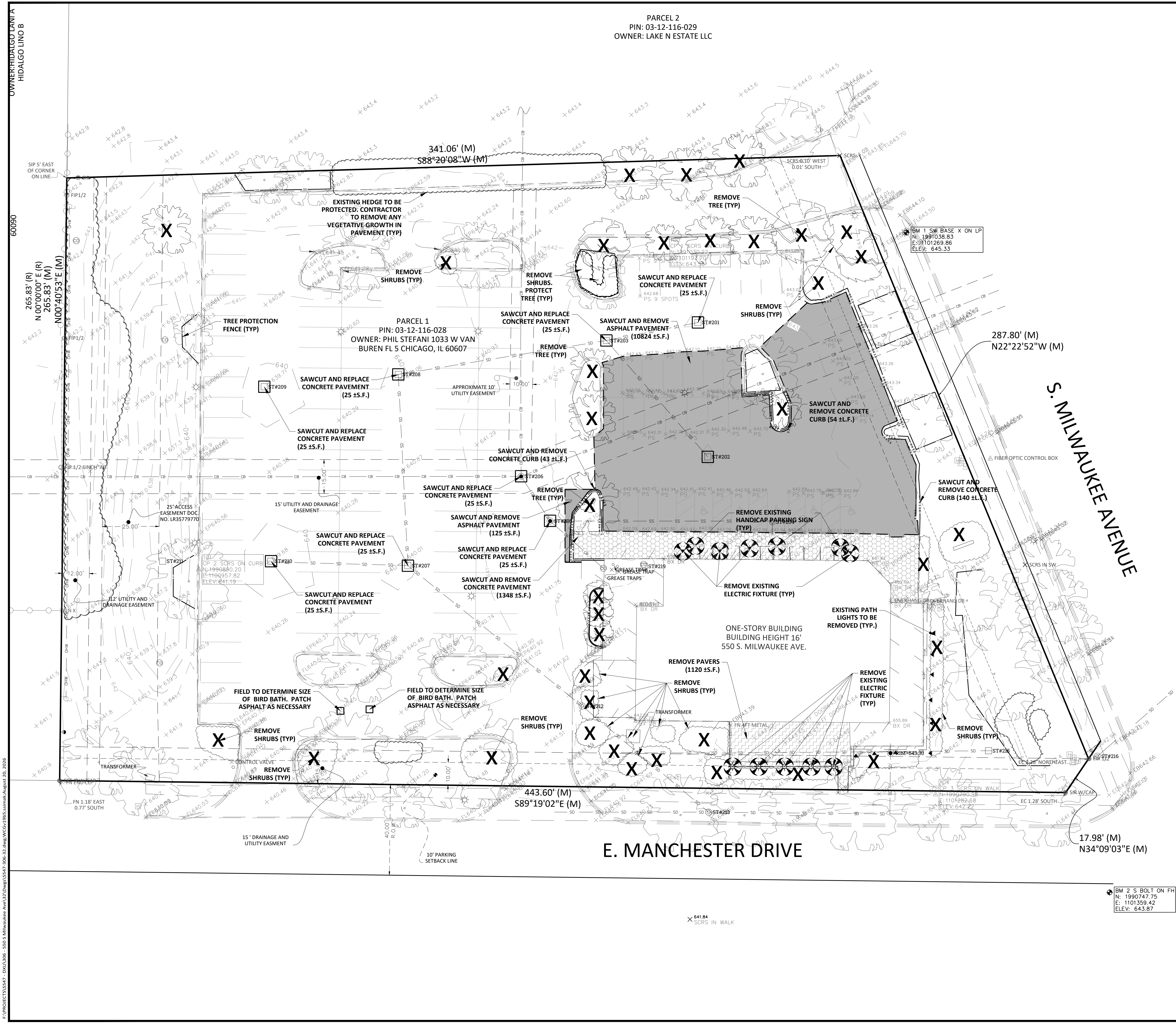
- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "ILLINOIS ACCESSIBILITY CODE" (IAC), THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG), IDOT STANDARDS AND "ADA STANDARDS FOR ACCESSIBLE DESIGN" SHALL GOVERN THIS WORK.
- VERIFY SLOPES PRIOR TO CONSTRUCTION:** EXISTING GRADES HAVE BEEN INTERPOLATED BASED ON ELEVATIONS PROVIDED ON THE SURVEY. PROPOSED GRADES NEAR EXISTING OR RECENTLY CONSTRUCTED STRUCTURES (BUILDINGS, PAVEMENT, SIDEWALKS, ETC) MAY REQUIRE MODIFICATIONS IN ORDER TO ACHIEVE COMPLIANCE. PRIOR TO INSTALLATION OF ANY ACCESSIBLE ROUTES, THE CONTRACTOR SHALL VERIFY THE SLOPE OF THE SUB-GRADE AND CONCRETE FORMS FOR COMPLIANCE WITH THE MAXIMUM SLOPES ALLOWABLE. IF ANY SLOPES ARE GREATER THAN ALLOWABLE, CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO RE-DESIGN THE ACCESSIBLE ROUTE.
- DETECTABLE WARNING:** DETECTABLE WARNING ARE NOT REQUIRED ON PRIVATE PROPERTY UNLESS REQUIRED BY LOCAL REQUIREMENTS. DETECTABLE WARNING ARE REQUIRED IN THE PUBLIC RIGHT OF WAY AT STOP CONTROLLED INTERSECTIONS AND SHALL BE AN INTEGRAL PART OF THE RAMP. WARNING SHALL BE EAST JORDAN IRON WORKS (EIJW) SERIES 7005 CAST-IRON PLATE COLOR: BRICK RED, FEDERAL COLOR NO. 22144 OR APPROVED EQUAL.
- ACCESSIBLE ROUTES:** AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREET AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE OF GREATER THAN 5% NOR A CROSS SLOPE OF GREATER THAN 2%.
- CURB RAMPS:** CURB RAMPS MAY BE PROVIDED WHEN A SIDEWALK MEETS A CURB. CURB RAMP SLOPES SHALL NOT EXCEED A RUNNING SLOPE OF GREATER THAN 8.33% NOR A CROSS SLOPE OF GREATER THAN 2%. A LANDING NO SHORTER THAN 36" SHALL BE PROVIDED AT THE TOP OF A CURB RAMP.
- ACCESSIBLE PARKING SPACES:** ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AS SHOWN ON THE PLANS AND SHALL NOT HAVE A SLOPE THAT IS GREATER THAN 2% IN ANY DIRECTION. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY PROVIDING A PERMANENTLY MOUNTED SIGN. SEE DETAILS FOR STRIPING AND SIGN REQUIREMENTS.
- RAMPS:** AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS INCLUDING HANDRAILS. SEE ARCHITECTURAL PLANS FOR RAMP DETAILS.

SPECIFICATIONS - GRADING

- EROSION CONTROL MEASURES:** CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN INCLUDING, BUT NOT LIMITED TO, PERIMETER SILT FENCE AND INLET PROTECTION, PRIOR TO THE START OF DEMOLITION.
- TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT.
- UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE LANDSCAPE PLANS AND TREE PROTECTION PLANS FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER IF IT HAS BEEN DETERMINED THAT IT CAN BE RE-USED ON THE SITE. ALL TREES INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL MATERIAL. THE SUB-GRADE SHOULD BE FIRM AND ABLE TO SUPPORT THE CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUB-GRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED.
- SOIL COMPACTION:** UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER, WITHIN THE LIMITS OF PROPOSED GRADING, THE SOIL SHALL BE COMPACTED IN 6" MAXIMUM COMPACTED LIFTS OF SUB-GRADE, BACKFILL OR FILL MATERIAL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
- UNDER STRUCTURES AND PAVEMENTS:** 95% MODIFIED PROCTOR DRY DENSITY.
- UNDER PARKWAY OR UNPAVED AREAS:** 85% MODIFIED PROCTOR DRY DENSITY.
- PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN FINISH FINEST GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN ARE FINAL GRADES AND ARE NOTED WITH A PREFIX AS IDENTIFIED IN THE LEGEND.
- TOLERANCE:** ALL SUB-GRADE SHALL BE GRADED TO WITHIN 0.1' +/- OF THE PROPOSED SUBGRADE ELEVATIONS. ALL FINAL GRADES IN LANDSCAPE AREAS SHALL BE WITHIN +/- 0.1' OF THE PROPOSED SUBGRADE CONTOUR LINES. SEE PAVING SPECIFICATIONS FOR TOLERANCE ON PAVED SURFACES.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. ALL DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- TOPSOIL:** SEE LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS. AT A MINIMUM, ALL LANDSCAPE AREAS SHALL BE RESPAVED WITH 4" OF FRIABLE, WEE FREE, AND ROCK FREE TOPSOIL.

SYMBOLS AND ABBREVIATIONS LEGEND

	FLAG POLE		ORNAMENTAL METAL FENCE
	SIGN IN BOLLARD		WOOD FENCE
	DOUBLE FACED SIGN		CONSTRUCTION SITE FENCE
	DOUBLE FACED SIGN IN BOLLARD		SILT FENCE
	BOLLARD		GUARDRAIL
	PARKING LOT LIGHT POLE		MINOR CONTOUR
	WALL SCONCE		MAJOR CONTOUR
	GREASE TRAPS		HIGH WATER LINE
	SANITARY MANHOLE		NORMAL WATER LINE
	SANITARY CLEANOUT		FLOODPLAIN
	SEWER CLEANOUT		FLOODWAY
	STORM SEWER CB/ INLET		WETLAND
	STORM MANHOLE		50' BUFFER
	FLARED END SECTION		100' BUFFER
	DOWNSPOUT/ ROOF DRAIN AT GRADE		DEMO
	DOWNSPOUT/ ROOF DRAIN CONNECTION		TREE PROTECTION FENCE
	WATER VAULT		OVERHEAD ELECTRIC
	FIRE HYDRANT		UNDERGROUND ELECTRIC
	B-BOX/ WATER VALVE		CABLE/TV
	PRESSURE CONNECTION		FIBER OPTIC LINE
	SPIGOT/ IRRIGATION STUB		GAS LINE
	GAS METER		WATER MAIN
	GAS VALVE		STORM SEWER PIPE
	PROPOSED OVERLAND FLOW ROUTE		SANITARY SEWER PIPE
	FLOW ARROW (PAVEMENT)		COMBINED SEWER PIPE
	FLOW ARROW (LANDSCAPE)		PROPOSED SPOT GRADE
	ELECTRIC METER		
	ELECTRIC TRANSFORMER		



DEMOLITION - KEY LEGEND	
SYMBOL	DESCRIPTION
	REMOVE CONCRETE
	REMOVE ASPHALT
	REMOVE PAVERS
	REMOVE CURB
	REMOVE ITEM
	REMOVE TREE/VEGETATION (SEE TREE PRESERVATION PLAN FOR DETAILS)
	TREE PROTECTION FENCE

- EXISTING STORM SEWER NOTES:**
- EXISTING STORM SEWERS SHOULD BE CLEANED AND JETTED TO REMOVE ANY SILT BUILD UP AND ALLOW FOR PROPER DRAINAGE.
 - CONTRACTOR SHALL VERIFY CONNECTION POINTS OF STRUCTURE 214 AND 215 PRIOR TO CONSTRUCTION OF NEW PATIO AREA SOUTH OF BUILDING.
 - IF STORM LINE IS CONFIRMED TO RUN UNDER NEW PATIO AREA, CONTRACTOR TO CONTACT ARCHITECT AND ENGINEER TO CONFIRM NEW PATIO DESIGN WILL NOT BE IN CONFLICT.

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CHICAGO, IL 60607



AHARA RESTAURANT
550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090
EX. COND & DEMO PLAN

NO.	DATE	REVISION DESCRIPTION
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS
3	06/25/2026	SETBACK VARIANCE
4	08/18/2026	PER CITY COMMENTS
5	08/18/2026	PER CITY COMMENTS

DESIGNED BY: SS EL
REVIEWED BY: SS
DATE: 04/02/2026
PRJ#: 5547-306-32

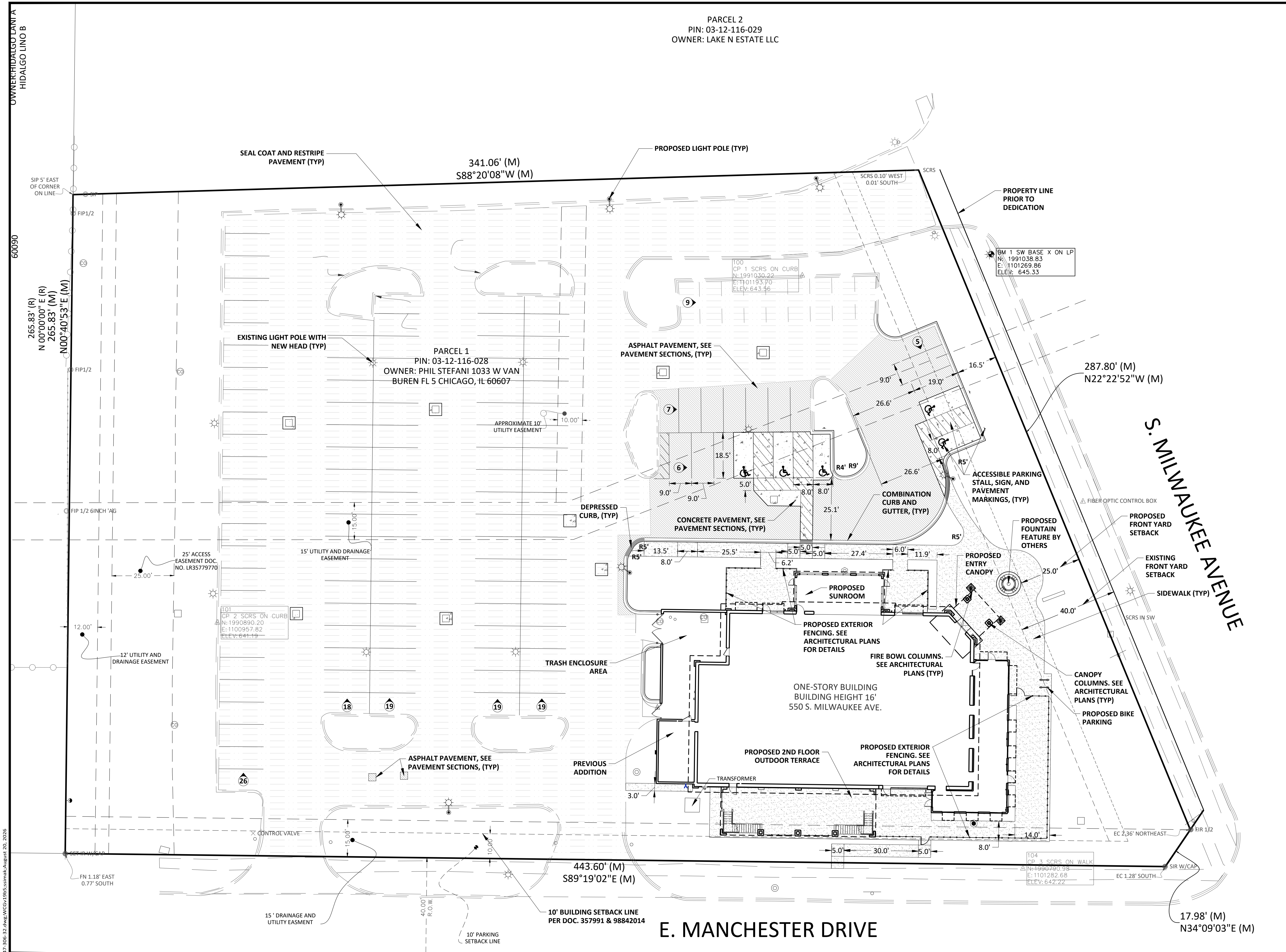


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PAVEMENT KEY SYMBOL

	STANDARD DUTY ASPHALT PAVEMENT		CONCRETE SIDEWALK
	SEAL COAT & RESTRIPIING PAVEMENT		STANDARD CONCRETE PAVEMENT

SITE DATA:

GROSS LAND AREA	=	109,510 S.F.	2.51 AC	100%
EXISTING IMPERVIOUS AREA	=	72,128 S.F.	1.66 AC	65.86%
PROPOSED IMPERVIOUS AREA	=	71,815 S.F.	1.65 AC	65.58%
NET IMPERVIOUS AREA	=	(313 S.F.)	(0.01 AC)	0.29%
EXISTING PERVIOUS AREA	=	37,382 S.F.	0.86 AC	34.14%
PROPOSED PERVIOUS AREA	=	37,540 S.F.	0.86 AC	34.27%
BUILDING COVERAGE	=	12,310 S.F.	0.28 AC	11.24%
EXISTING MOTOR VEHICLE SPACES	=	140 MOTOR VEHICLE SPACES INCLUDING ADA STALLS		
PROPOSED MOTOR VEHICLE SPACES	=	128 MOTOR VEHICLE SPACES INCLUDING ADA STALLS		
EXISTING BICYCLE PARKING SPACES	=	0 BICYCLE PARKING SPACES		
PROPOSED BICYCLE PARKING SPACES	=	2 BICYCLE PARKING SPACES		

SITE NOTES:

1. THE BASELINE FOR GEOMETRIC LAYOUT IS THE EXISTING BUILDING FOOTPRINT.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL PARKING LOT STRIPING SHALL BE 4" WIDE YELLOW PAINT UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL ITEMS NOTED ON PLANS REFER TO A PROPOSED CONDITION OR ITEM UNLESS OTHERWISE NOTED ON PLANS OR IDENTIFIED ON THE SURVEY.

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ARCHITECTS

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GEOMETRIC PLAN

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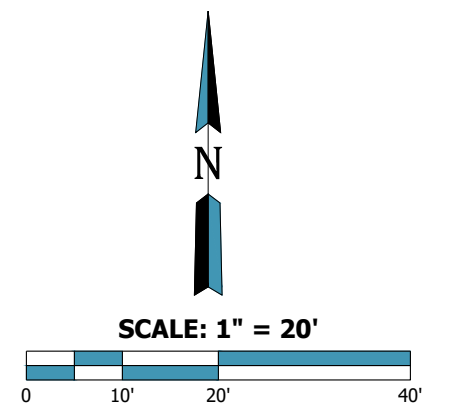
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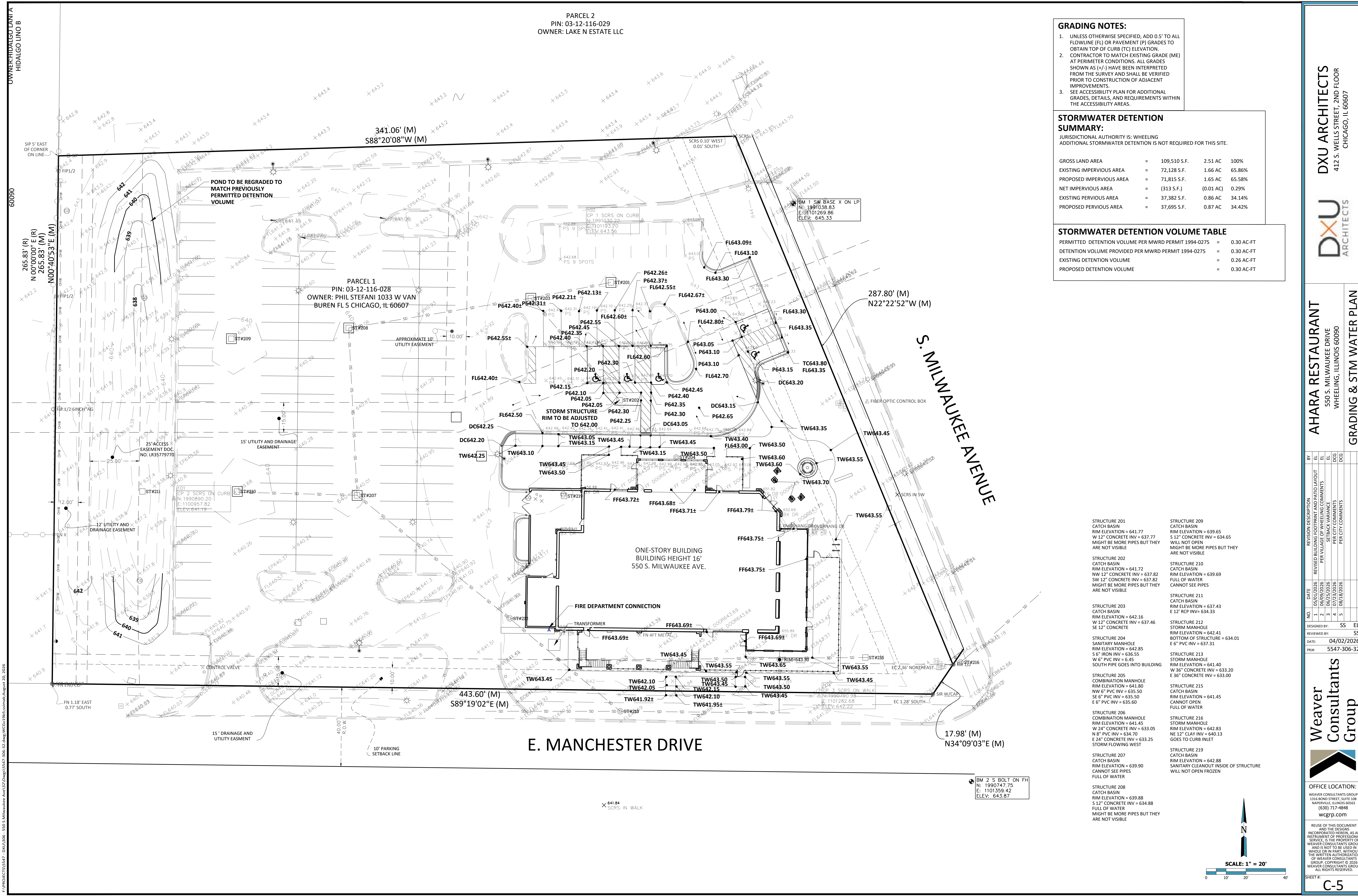
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GRADING NOTES:

- UNLESS OTHERWISE SPECIFIED, ADD 0.5' TO ALL FLOWLINE (FL) OR PAVEMENT (P) GRADES TO OBTAIN TOP OF CURB (TC) ELEVATION.
- CONTRACTOR TO MATCH EXISTING GRADE (ME) AT PERIMETER CONDITIONS. ALL GRADES SHOWN AS (+/-) HAVE BEEN INTERPRETED FROM THE SURVEY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF ADJACENT IMPROVEMENTS.
- SEE ACCESSIBILITY PLAN FOR ADDITIONAL GRADES, DETAILS, AND REQUIREMENTS WITHIN THE ACCESSIBILITY AREAS.

STORMWATER DETENTION SUMMARY:

JURISDICTIONAL AUTHORITY IS: WHEELING
ADDITIONAL STORMWATER DETENTION IS NOT REQUIRED FOR THIS SITE.

GROSS LAND AREA	=	109,510 S.F.	2.51 AC	100%
EXISTING IMPERVIOUS AREA	=	72,128 S.F.	1.66 AC	65.86%
PROPOSED IMPERVIOUS AREA	=	71,815 S.F.	1.65 AC	65.58%
NET IMPERVIOUS AREA	=	(313 S.F.)	(0.01 AC)	0.29%
EXISTING PERVIOUS AREA	=	37,382 S.F.	0.86 AC	34.14%
PROPOSED PERVIOUS AREA	=	37,695 S.F.	0.87 AC	34.42%

STORMWATER DETENTION VOLUME TABLE

PERMITTED DETENTION VOLUME PER MWRD PERMIT 1994-0275	=	0.30 AC-FT
DETENTION VOLUME PROVIDED PER MWRD PERMIT 1994-0275	=	0.30 AC-FT
EXISTING DETENTION VOLUME	=	0.26 AC-FT
PROPOSED DETENTION VOLUME	=	0.30 AC-FT

STRUCTURE 201
CATCH BASIN
RIM ELEVATION = 641.77
W 12" CONCRETE INV = 637.77
MIGHT BE MORE PIPES BUT THEY ARE NOT VISIBLE

STRUCTURE 202
CATCH BASIN
RIM ELEVATION = 641.72
NW 12" CONCRETE INV = 637.82
SW 12" CONCRETE INV = 637.82
MIGHT BE MORE PIPES BUT THEY ARE NOT VISIBLE

STRUCTURE 203
CATCH BASIN
RIM ELEVATION = 642.16
W 12" CONCRETE INV = 637.46
SE 12" CONCRETE

STRUCTURE 204
SANITARY MANHOLE
RIM ELEVATION = 642.85
5' 6" IRON INV = 636.55
W 6" PVC INV = 635.50
SOUTH PIPE GOES INTO BUILDING

STRUCTURE 205
COMBINATION MANHOLE
RIM ELEVATION = 641.80
NW 6" PVC INV = 635.50
SE 6" PVC INV = 635.50
E 6" PVC INV = 635.60

STRUCTURE 206
COMBINATION MANHOLE
RIM ELEVATION = 641.45
W 24" CONCRETE INV = 633.05
N 8" PVC INV = 634.70
E 24" CONCRETE INV = 633.25
STORM FLOWING WEST

STRUCTURE 207
CATCH BASIN
RIM ELEVATION = 639.90
CANNOT SEE PIPES
FULL OF WATER

STRUCTURE 208
CATCH BASIN
RIM ELEVATION = 639.88
5' 12" CONCRETE INV = 634.88
FULL OF WATER
MIGHT BE MORE PIPES BUT THEY ARE NOT VISIBLE

STRUCTURE 209
CATCH BASIN
RIM ELEVATION = 639.65
S 12" CONCRETE INV = 634.65
WILL NOT OPEN
MIGHT BE MORE PIPES BUT THEY ARE NOT VISIBLE

STRUCTURE 210
CATCH BASIN
RIM ELEVATION = 639.69
FULL OF WATER
CANNOT SEE PIPES

STRUCTURE 211
CATCH BASIN
RIM ELEVATION = 637.43
E 12" RCP INV = 634.33

STRUCTURE 212
STORM MANHOLE
RIM ELEVATION = 642.41
BOTTOM OF STRUCTURE = 634.01
E 6" PVC INV = 637.31

STRUCTURE 213
STORM MANHOLE
RIM ELEVATION = 641.40
W 36" CONCRETE INV = 633.20
E 36" CONCRETE INV = 633.00

STRUCTURE 215
CATCH BASIN
RIM ELEVATION = 641.45
CANNOT OPEN
FULL OF WATER

STRUCTURE 216
STORM MANHOLE
RIM ELEVATION = 642.83
NE 12" CLAY INV = 640.13
GOES TO CURB INLET

STRUCTURE 219
CATCH BASIN
RIM ELEVATION = 642.88
SANITARY CLEANOUT INSIDE OF STRUCTURE
WILL NOT OPEN FROZEN

DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607

DXU ARCHITECTS

AHARA RESTAURANT
550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

GRADING & STM WATER PLAN

NO.	DATE	REVISION DESCRIPTION	BY
1	05/07/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
3	06/25/2026	SETBACK VARIANCE	EL
4	07/01/2026	PER CITY COMMENTS	EL
5	08/18/2026	PER CITY COMMENTS	EL

DESIGNED BY: SS

REVIEWED BY: SS

DATE: 04/02/2026

PRJ#: 5547-306-32

WEAVER CONSULTANTS GROUP

1316 BOND STREET, SUITE 108

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(630) 717-4848

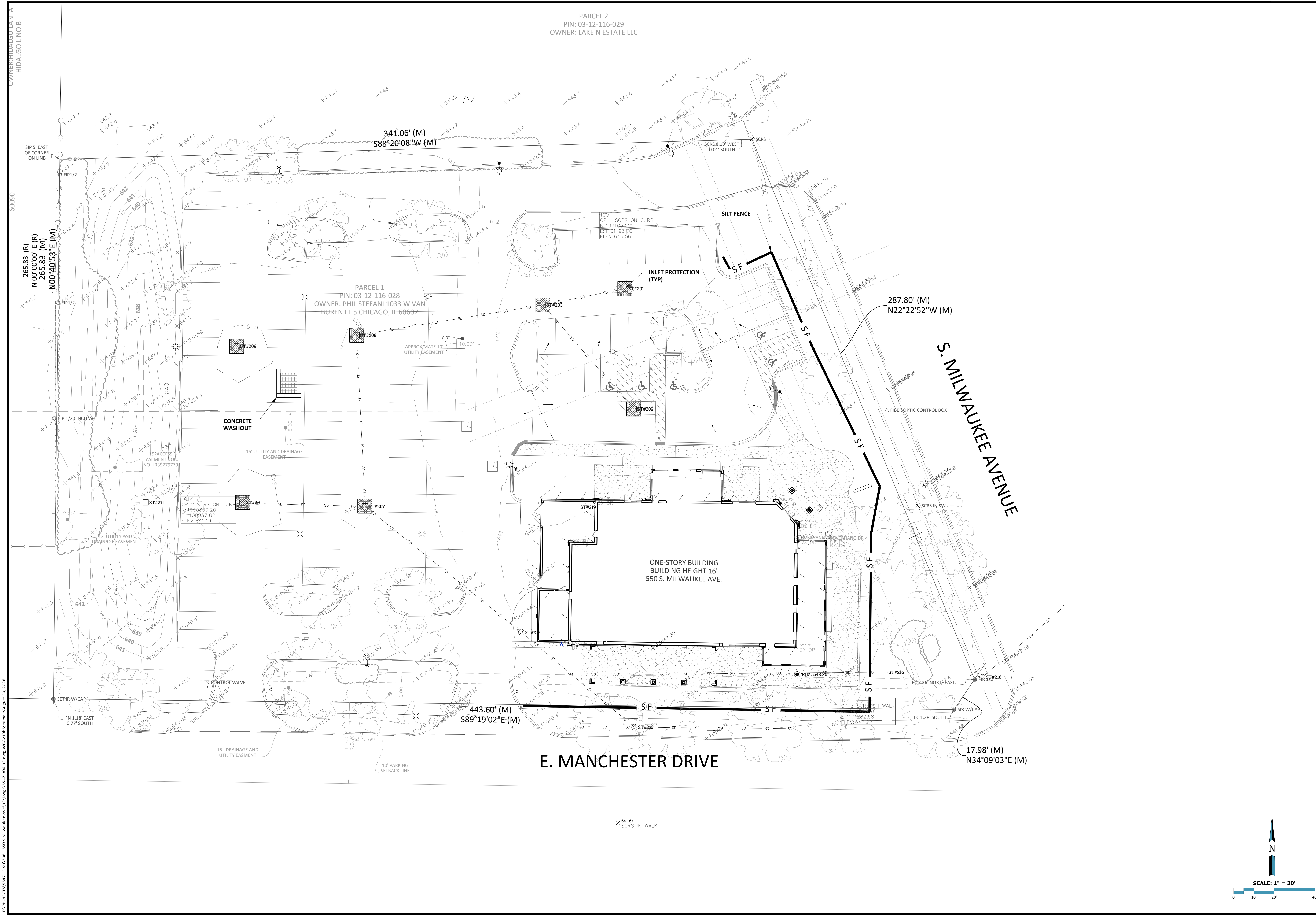
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Page 116 of 211



I:\PROJECTS\5547 - DUXI 306 - 550 S Milwaukee Ave\37-Dwg\5547-306-32.dwg\VC05-1905-1.mxd August 20, 2026

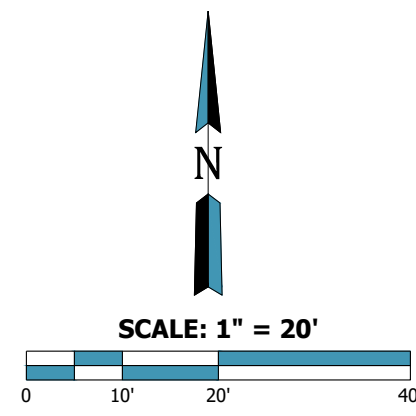
PARCEL 2
PIN: 03-12-116-029
OWNER: LAKE N ESTATE LLC

PARCEL 1
PIN: 03-12-116-028
OWNER: PHIL STEFANI 1033 W VAN
BUREN FL 5 CHICAGO, IL 60607

ONE-STORY BUILDING
BUILDING HEIGHT 16'
550 S. MILWAUKEE AVE.

E. MANCHESTER DRIVE

S. MILWAUKEE AVENUE



DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607

DXU
ARCHITECTS

AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

SOIL EROSION CONTROL PLAN

NO.	DATE	REVISION DESCRIPTION	BY
1	05/07/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
3	06/23/2026	SETBACK VARIANCE	EL
4	07/01/2026	PER CITY COMMENTS	SS
5	08/18/2026	PER CITY COMMENTS	SS

DESIGNED BY: SS

REVIEWED BY: EL

DATE: 04/02/2026

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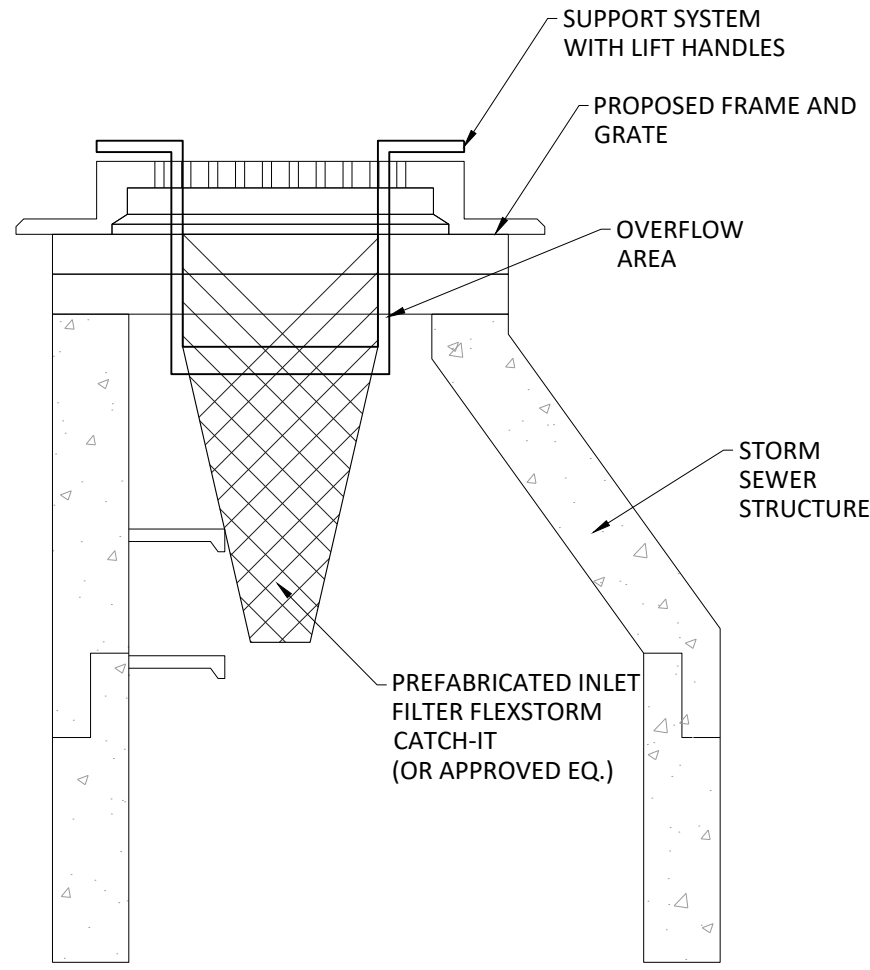
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INLET FILTER PROTECTION - BASKET

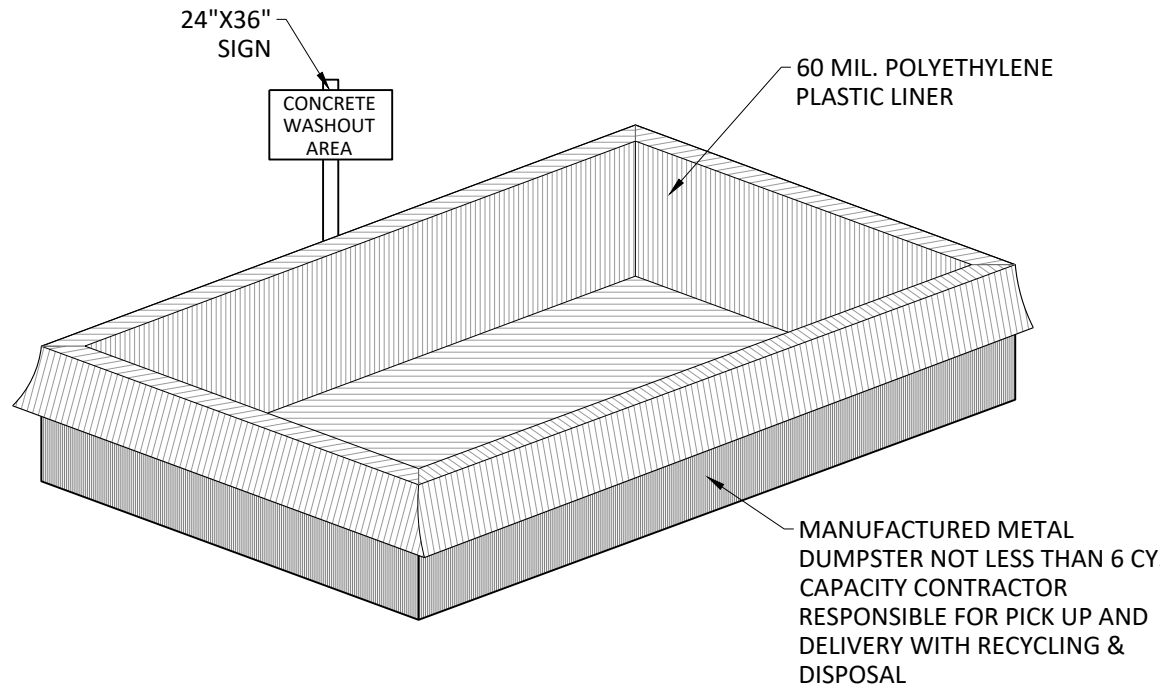
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1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50' (MIN.) FROM NEAREST DRAINAGE INLET OR WATER COURSE.

CONCRETE WASHOUT IN DUMPSTER - OPTION

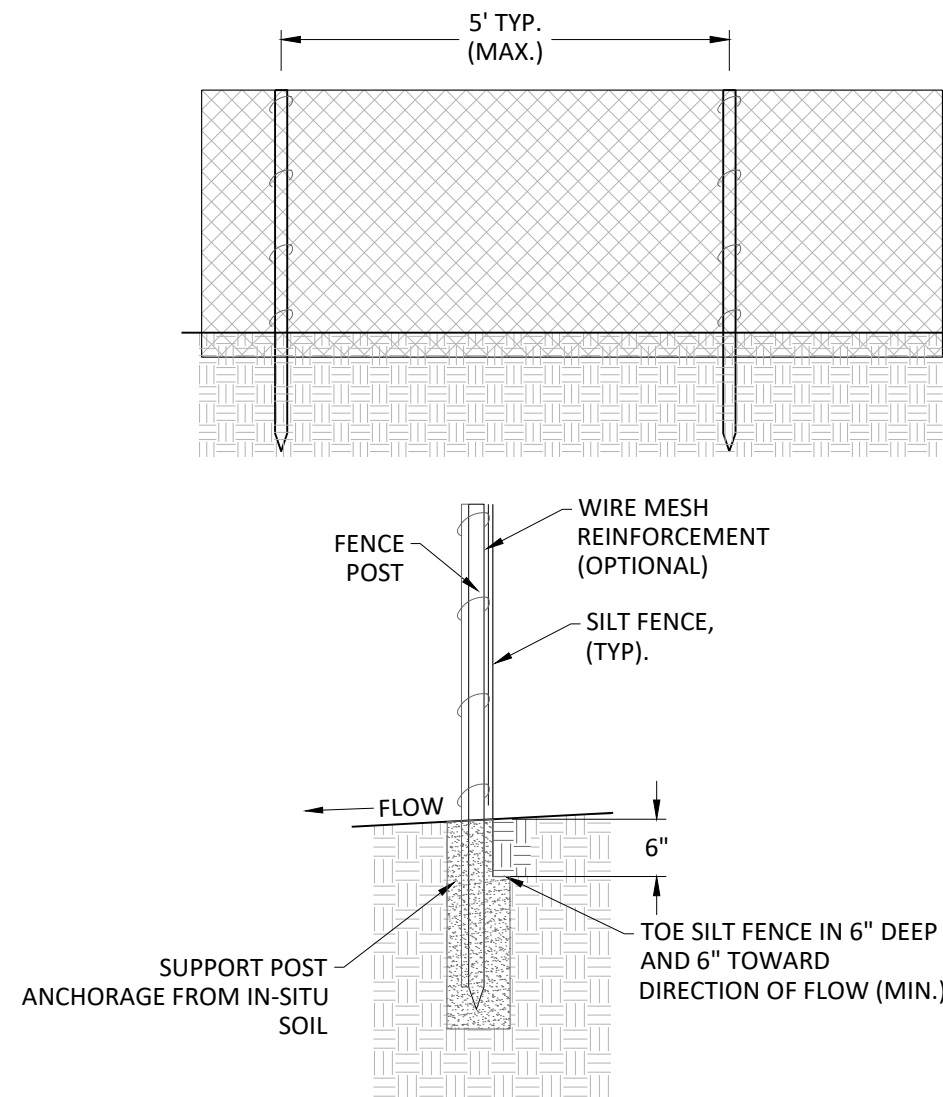
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1. FILTER FABRIC SHALL MEET GEOTEXTILE 592 TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 40 FOR WOVEN.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POSTS WITH A MINIMUM CROSS SECTION AREA OF 3 SQ. IN.

SILT FENCE

NOT TO SCALE



DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY SEEDING				21ST					30TH			
OAT COVER CROP (90 LBS/AC.) (NOTE 2)				1ST			4TH					
WHEAT COVER CROP (90 LBS/ AC.) (NOTE 2)				1ST					30TH			
ANNUAL RYE COVER CROP (90 LBS. AC.) (NOTE 2)				1ST					30TH			

NOTE 1: CONTRACTOR TO COORDINATE WITH GROWER/ SUPPLIER TO ENSURE AVAILABILITY.
NOTE 2: COVER CROPS AS SHOWN MAY BE SUPERCEDED IN NATIVE SEED AREAS. SEE SPECIFICATION FOR NATIVE AREAS FOR SPECIFIC APPLICATIONS.

CONSTRUCTION SEQUENCE

1. MOBILIZE TO THE SITE.
2. INSTALL SOIL EROSION CONTROL MEASURES.
3. CONSTRUCT A TEMPORARY CONSTRUCTION ENTRANCE/ EXIT.
4. TOPSOIL STRIPPING AND STOCKPILING. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE. REFER TO LANDSCAPE PLAN FOR SEEDING.
5. MASS GRADING OF DISTURBED SITE.
6. INSTALLATION OF BUILDING FOUNDATIONS.
7. INSTALLATION OF ALL UNDERGROUND UTILITIES.
8. INSPECT SOIL EROSION CONTROL MEASURES AND MAINTAIN OR REPLACE AS NECESSARY.
9. INSTALLATION OF PARKING LOT SUB-BASE MATERIAL.
10. INSTALLATION OF PARKING LOT BASE COURSE MATERIALS.
11. INSTALLATION OF PERMANENT SOIL STABILIZATION MEASURES AND RE-SPREAD TOPSOIL.
12. INSTALLATION OF PARKING LOT SURFACE COURSE MATERIALS.
13. INSTALLATION OF LANDSCAPE.
14. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER FINAL SOIL STABILIZATION MEASURES AND THE ESTABLISHMENT OF ADEQUATE VEGETATIVE COVER.
15. ALL STORM SEWERS, CATCH BASINS, PAVEMENT SURFACES AND/ OR DETENTION FACILITIES ARE TO BE CLEANED PRIOR TO FINAL INSPECTION.
16. ALL MAINTENANCE OF THE EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1. CONTRACTOR IS RESPONSIBLE TO VERIFY AND ADJUST THE SEQUENCE OF OPERATION IF NECESSARY.
2. SEE LANDSCAPE PLAN FOR PLANTING DETAILS, SOIL PREPARATION, AMENDMENTS, PLANT LISTS, LANDSCAPE SPECIFICATIONS.
3. TEMPORARY SEED SHALL CONFORM TO THE "ILLINOIS URBAN MANUAL" FOR ALL AREAS TO BE DISTURBED AREAS LESS THAN A YEAR OR BARREN AREAS THAT NEED TO BE STABILIZED.
4. CONTRACTOR TO UTILIZE MULCH FOR SEED PROTECTION, SOIL PROTECTION, DUST CONTROL, OR STABILIZATION AS NEEDED AND FOR WHEN SEEDING CANNOT BE PERFORMED.

TEMPORARY SEEDING TABLE AND CONSTRUCTION SEQUENCE

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AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

SOIL EROSION DETAILS & SPECS

NO.	DATE	REVISION DESCRIPTION	BY
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
3	06/25/2026	SETBACK VARIANCE	EL
4	07/01/2026	PER CITY COMMENTS	EL
5	08/18/2026	PER CITY COMMENTS	EL

DESIGNED BY:

SS

REVIEWED BY:

SS

DATE:

04/02/2026

PRJ#:

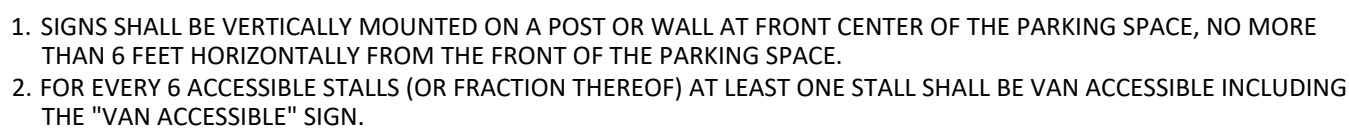
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412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607



1. ALL ASPHALT SURFACE COURSE SHALL BE: 11-12.5, BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, N50 MIX C, 4% AIR VOIDS, MAX. RAP ALLOWED 15%, PG 64-22.
2. ALL ASPHALT BINDER COURSE SHALL BE: 11-19.0 BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, N50, 4% AIR VOIDS, MAX. RAP ALLOWED 15%, PG 64-22.
3. ALL CONCRETE SHALL BE: 4,000 PSI AT 14 DAYS, LIMESTONE AGGREGATE, 5 - 7% AIR ENTRAINMENT, 4" SLUMP LIMIT. PROVIDE CONCRETE SEALER AND A LIGHT BROWN FINISH.
4. BASE COURSE SHALL BE: CRUSHED STONE OR LIMESTONE [CA-6] COMPACTED TO 95% STANDARD LABORATORY DENSITY.
5. ALL SUB-BASE SHALL BE: PROOF ROLLED TO THE SATISFACTION OF THE OWNER (OR OWNER'S REPRESENTATIVE), AND MUNICIPALITY.
6. PRIOR TO THE PLACEMENT OF THE BINDER COURSE OF ASPHALT, THE BASE COURSE SHALL BE CLEANED AND A PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 TO 0.50 GAL/SQ PERIOD STANDARDS.
7. PRIOR TO THE PLACEMENT OF THE SURFACE COURSE OF ASPHALT, THE BINDER COURSE SHALL BE CLEANED AND A TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GAL/SQ PERIOD STANDARDS.
8. SEE PAVING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

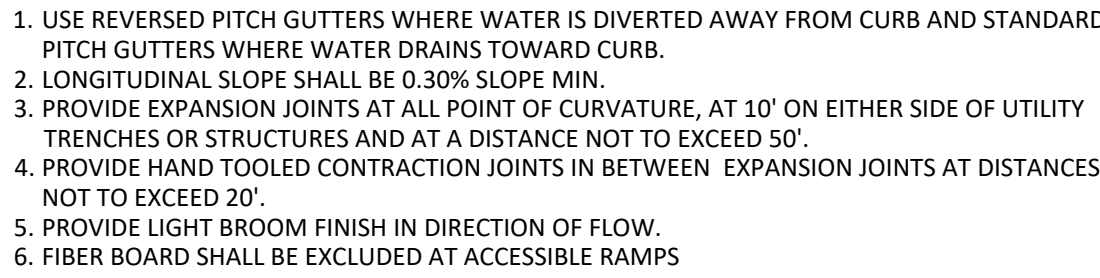
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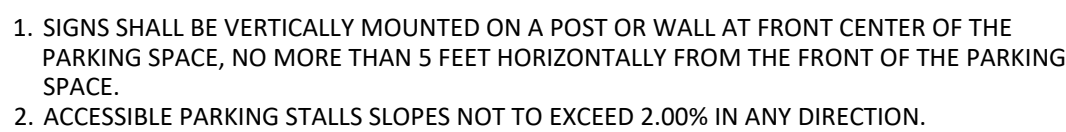
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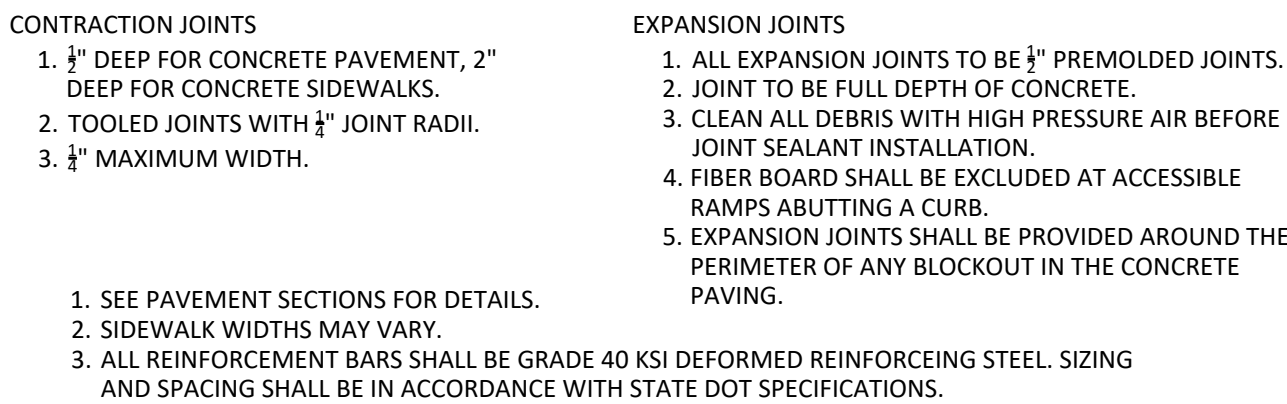
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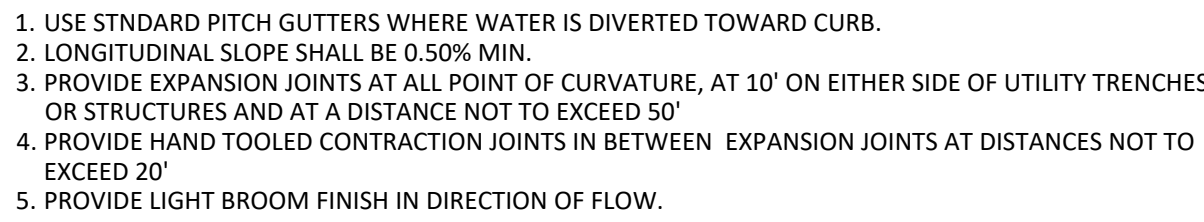
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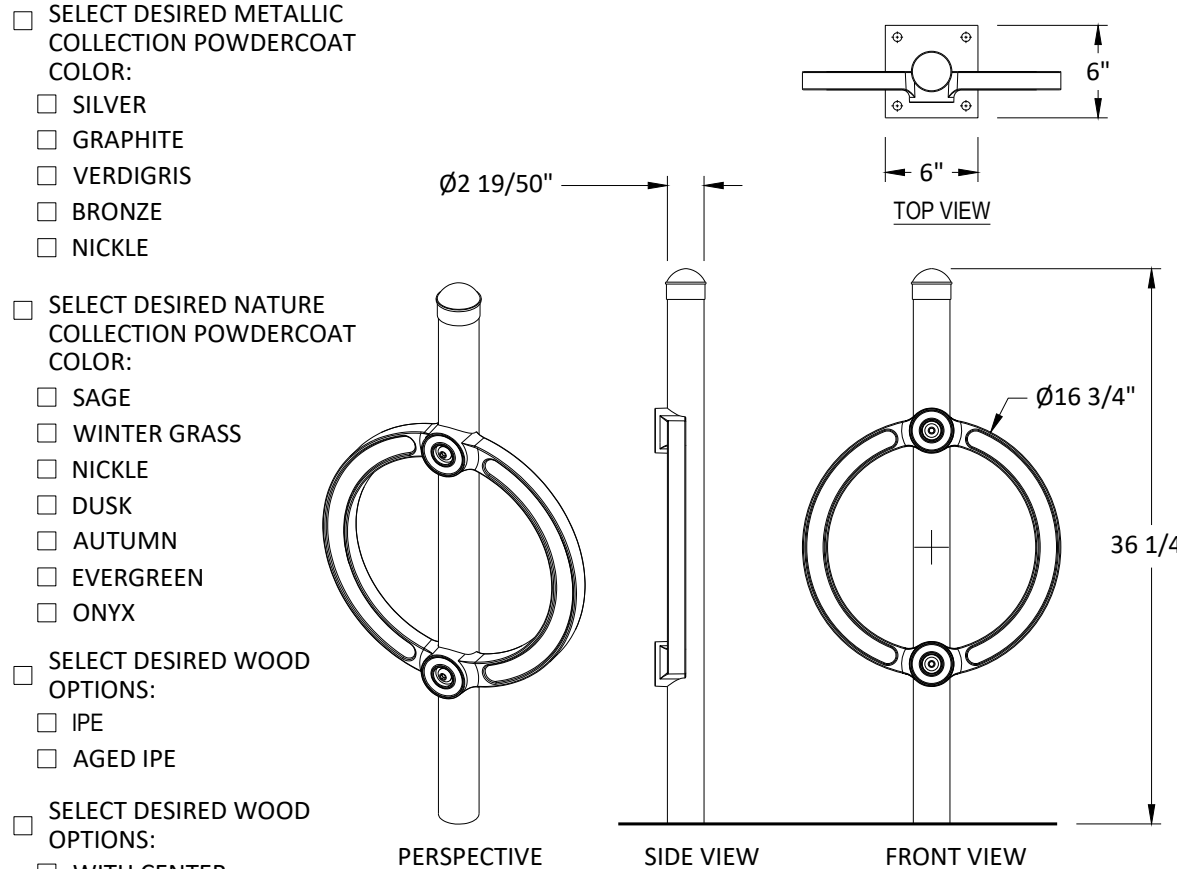
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1. CONTRACTOR TO USE SURFACE MOUNT STAINLESS STEEL CONCRETE ANCHORS WITH TAMPER PROOF FEATURES.
2. DIRECT EMBED MAY BE CORE DRILL AND CONCRETE FOUNDATION 42" DEEP.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NOT TO SCALE



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STANDARDS AND SPECIFICATIONS: THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 CURRENT ADDITION) PUBLISHED BY AMERICANHORT.

2. **SITE ANALYSIS:** THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND EVALUATE SITE CONDITIONS IN RELATION TO THE LANDSCAPE PLAN AND ITS ASSOCIATED PLAN SET. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY ANY CONFLICTS.

3. **PROJECT COORDINATION:** THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND SUBCONTRACTORS AS NECESSARY.

4. **UTILITIES:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL UTILITIES AND IRRIGATION SYSTEMS. ANY DAMAGES TO THE PROTECTED SYSTEMS SHALL BE REPLACED/REPAIRED TO A NEW CONDITION. LABOR AND MATERIALS SHALL BE AT NO COST TO THE OWNER.

5. **LANDSCAPE PROTECTION:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE NOTED FOR PROTECTION AND ON-SITE LANDSCAPE ASSOCIATED WITH CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROPER SHIPPING, HANDLING, STORAGE, PLANTING, WATERING AND MAINTENANCE OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THOSE FROM THE TIME OF ACQUISITION TILL TIME OF ACCEPTANCE.

6. **PLANT QUALITY:** ALL LANDSCAPE PLANTS SHALL BE TRUE TO THE BOTANICAL SPECIES AND VARIETY AND SIZE SPECIFIED ON THE PLANS. PLANTS SHALL BE MAINTAINED DURING GROWTH DEVELOPMENT TO UNIFORM, SYMMETRICAL AND WELL BRANCHED. PLANTS SHALL BE FREE OF DISEASE, INFECTIONS, AND INSESTATIONS. ALL GROWN ROOT BALLS, DAMAGED TRUNKS, BRANCHES AND INDICATIONS OF MISHANDLING ARE SUFFICIENT CAUSE FOR REJECTION. ALL SINGLE STEM TREES SHALL HAVE ONE DOMINANT CENTRAL LEADER.

7. **PRUNING:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL BRANCH AND ROOT PRUNING IS DONE FROM A CERTAIN TIME OF ACCEPTANCE. BRANCHES AND ANSI #300.

8. **TREE ROOT FLARE AND ROOT BALL:** THE LANDSCAPE CONTRACTOR INSPECT ALL ROOT BALLS TO ENSURE NO ROOT GREATER THAN 1" SHALL CIRCLE ROOT BALL MORE THAN 0.5" OF ROOT BALL CIRCUMFERENCE. ROOT BALL SHALL BE FREE OF "J" ROOTS, KINKED, OR GIRDLING ROOTS OR POT BOUND. ROOT FLARE SHALL NOT BE PLACED BEFORE FINISH GRADE. SEE DETAIL FOR ILLUSTRATION. IF TREE OR SHRUB HAS ROOT SYSTEM THAT NEEDS PRUNING FOR WHICH THE CONTRACTOR HAS BEEN NOTIFIED, THE CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE LANDSCAPE ARCHITECT.

9. **PLANT CERTIFICATION:** THE LANDSCAPE CONTRACTOR SHALL PROVIDE PROOF ALL PLANTS ARE CERTIFIED FREE OF DISEASE AND INFESTATIONS IN ACCORDANCE OF STATE AND FEDERAL LAWS.

10. **TIMING:** CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR LANDSCAPE INSTALLATION DURING THE PERIODS OF THE YEAR THAT THE LANDS UNIQUE CONSTRAINTS OR INSTALLATIONS CANNOT MEET CONSTRUCTION TIMING REQUIRES PER APPROVAL BY LANDSCAPE ARCHITECT.

11. **SUBSTITUTIONS:** ALL PLANT SUBSTITUTIONS REQUIRE LANDSCAPE ARCHITECT AND MUNICIPAL APPROVAL (IF REQUIRED).

12. **WATERING:** THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WATERING FROM THE TIME OF ACQUISITION TO THE TIME OF INSTALLATION. CONTRACTOR SHALL REPLACE ALL PLANTS THAT DIE OR SEVERELY DAMAGE AS A RESULT OF LACK OF OR EXCESSIVE WATERING. REPLACEMENT DUE TO PLANT CARE SHALL BE AT NO COST TO THE OWNER. WATERING SHALL BE INCLUDED IN CONTRACTOR'S BID.

13. **WARRANTEE:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL LANDSCAPE PLANTS FOR ONE YEAR. FROM THE 30 DAY AFTER INSTALLATION. WARRANTY SHALL INCLUDE ALL LABOR. REPLACEMENT PLANTS SHALL INCLUDE A SUBSEQUENT 1 CALENDAR YEAR. REPLACEMENTS SHALL BE INSTALLED WITHIN 2 WEEKS FROM NOTIFICATION UNLESS APPROVED BY LANDSCAPE ARCHITECT.

14. **CHEMICALS:** PESTICIDES , HERBICIDES, FUNGICIDES, ALGACIDES, PRE-EMERGENT, ETC. SHALL BE USED AS DIRECTED, AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND FEDERAL REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. ALL APPLICATIONS SHALL BE PERFORMED BY A LICENSED APPLICATOR IN THE STATE OF WORK. APPLICATORS SHALL WEAR ALL REQUIRED PPE (PERSONAL PROTECTION EQUIPMENT).

15. **TOPSOIL:** TOPSOIL SHALL MEET ASTM D422, ASTM D2974, AND AASHTO T67. TOPSOIL SHALL BE PLANTING AREAS ABOVE 4" BEHIND RETAINING WALLS. TOPSOIL SHALL BE HARD CLAY, LITTER, CONCRETE, ASPHALT, AND STONE EXCEEDING 1" DIA. TOPSOIL SHOULD CONTAIN AT LEAST 12% ORGANIC CONTENT UNLESS OTHERWISE NOTED ON PLANS. SEE PLANS FOR SOIL COMPOSITION AND DEPTHS FOR LANDSCAPE BEDS AND SPECIALIZED CONDITIONS SUCH AS BMP'S, DRY WELLS, PLANTERS, ETC. SOILS THAT HAVE BEEN CRUSHED AND NOTED FOR USE IN A SPECIAL PURPOSE OR CAPILLARY SPACE DUE TO COMPACTION SHALL NOT BE USED FOR PLANTING AREAS. TOPSOIL (EXISTING AND IMPORTED) SHALL BE CRUSHED FOR AGRICULTURAL PURPOSES TO DETERMINE SOIL MAKEUP AND PH. UNLESS A PLANT SPECIFICALLY NEEDS SPECIAL GROWING CONDITIONS, CONTRACTOR SHALL PREPARE SITE SOILS TO HAVE A PH FACTOR BETWEEN 6.0 AND 7.0. CONTRACTOR TO COVER ALL PLANTING AREAS WITH 3" HARDWOOD BARK MULCH FOR THE ENTIRE LIFE OF THE PROJECT. CONTRACTOR SHALL MONITOR SOILS FOR EXCESSIVE WETTING, TEMPERATURE AND PREVENTING SOIL EROSION.

16. **SOIL TESTING, FERTILIZERS AND AMENDMENTS:** CONTRACTOR SHALL HAVE ALL GROWING MEDIA TESTED BY A STATE CERTIFIED LAB. CONTRACTOR TO PROVIDE SOIL ANALYSIS REPORT TO DESIGNER AND OWNER BEFORE PURCHASE AND AFTER COMPLETION. SOIL ANALYSIS REPORT SHALL BE USED TO TESTED AND AMENDED PER SOIL TEST RECOMMENDATIONS PRIOR TO PLANT MATERIAL INSTALLATION. CONTRACTOR SHALL AMEND SOILS PER SOILS REPORT RECOMMENDATIONS.

17. **TOPSOIL RE-SPREAD SHALL BE AT THE FOLLOWING UNLESS NOTED OTHERWISE:**

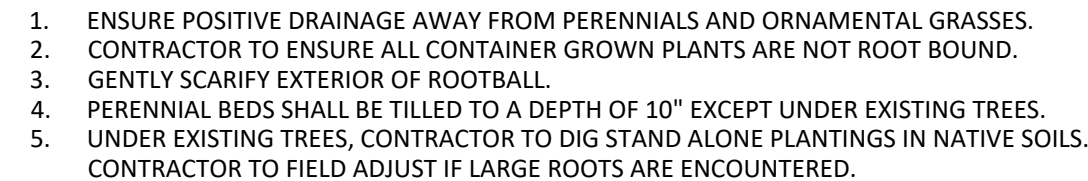
- (1) 4" - 6" FOR LAWN AREAS
- (2) 8" - 10" FOR LANDSCAPE AREAS
- (3) 2" PLANTING AREAS ABOVE 4" BEHIND RETAINING WALLS
- (4) 24" FOR PARKING LOT LANDSCAPE ISLANDS
- (5) 30" FOR PARKING LOT LANDSCAPE ISLANDS OR PLANTERS - CITY OF CHICAGO

18. **SOD:** SOD SHALL BE TRUE TO THE SPECIES AND VARIETY AS SPECIFIED ON THE PLANS. SOD SHALL BE #1 PREMIUM SOD AS NOTED IN THE GUIDELINE SPECIFICATIONS TO TURF GRASS SODDERED BY AMERICAN SOD PRODUCERS ASSOCIATION. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS OF HARVEST. SOD SHALL HAVE 3" SOIL ROOTED. SOD SHALL BE LAYED WITH A SHARP FLARE AND A SHARP EDGE. SOD SHALL BE LAYED WITH A SHARP NICE/FLARE. SOD STAPLES SHALL BE USED ON ALL SLOPES GREATER THAN 5:1. SOD SHALL BE PLACED IN CONTACT WITH ALL ADJACENT SOD WITH NO AIR GAPS. JOINTS SHALL BE STAGGERED AND IN NO CASE SOD TO BE CUT INTO SLIVERS LESS THAN 12" WIDE NOR LESS THAN 2 IN S.F. AREA. UPON INSTALLATION, SOD SHALL BE WATERED THOROUGHLY TO LUMP ROOTED TO PREPARED SOILS. SOD STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SOD STAKES THAT HAVE TO BE REPLACED DUE TO SLIMPING SHALL BE AT NO COST TO OWNER.

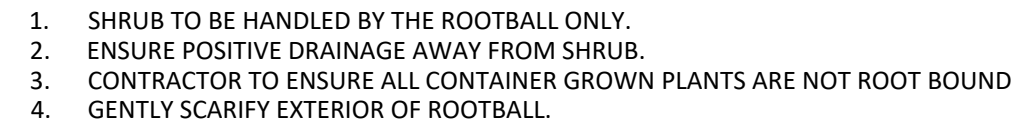
19. **TURF GRASS SEEDING:** TURF GRASS SEED MIX SHALL BE TRUE TO THE SPECIES AND VARIETIES AS SPECIFIED. SEED SHALL BE AT THE RATE SPECIFIED TO 100% PLUS RATES. SEED MIX SHALL BE INSTALLED AT THE DISCRETION OF THE CONTRACTOR BASED ON GROWING CONDITIONS AND PLANTING AREAS. SEED SHALL BE LAYED ON A PREPARED SOIL BASED. ALL SEEDS AREAS SHALL BE GROWN IN TO ENSURE NO BARE AREAS GREATER THAN 3 SQUARE INCHES AND NOT OCCURRING MORE THAN TWICE WITHIN A 12' RADIUS. ADDITIONAL OVERSEEDING TO ACHIEVE GROWIN PERFORMANCE SHALL BE AT NO COST TO THE OWNER. OWNER IS NOT RESPONSIBLE FOR AREAS DAMAGED BY CONSTRUCTION OR OTHER CAUSING. SEEDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. BLANKETS THAT HAVE TO BE REINSTITALLED SHALL BE AT NO COST TO OWNER.

20. **IRRIGATION:** CONTRACTOR SHALL PROTECT ANY EXISTING IRRIGATION ON-SITE. CONTRACTOR TO VERIFY WITH OWNER IF PROPOSED IRRIGATION SYSTEM SHALL BE ADDED ONTO EXISTING SYSTEM. ALL REPAIRS TO EXISTING SYSTEM NOT ANTICIPATED SHALL BE AT NO COST TO THE OWNER.

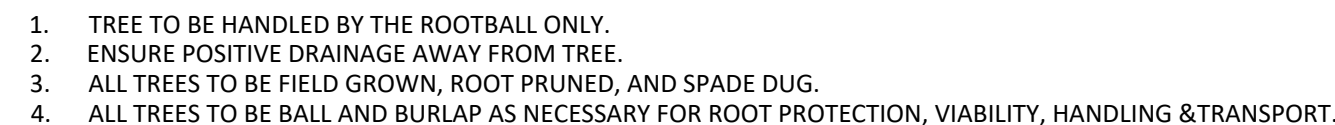
21. **INSPECTIONS:** IF THE MUNICIPALITY REQUIRES A LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT TO BE ON-SITE THE DAY OF COMPLETION. LANDSCAPE ARCHITECT SHALL BE GIVEN 3 BUSINESS DAY ADVANCE NOTICE (MIN.) TO VERIFY LANDSCAPE WILL BE INSTALLED PER THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. REPAIRS AND ACTIONS DURING INSPECTION SHALL BE PHOTOGRAPHED BY THE LANDSCAPE CONTRACTOR AND COORDINATED FOR FINAL APPROVAL.



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NOT TO SCALE



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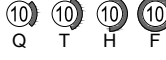
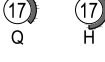
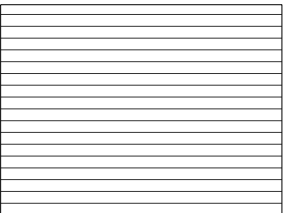
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	HUNTER PGV-101G	1"	AREA FOR DRIPLINE	2.67	142.4 lf	33.8	37.7	0.36 in/h
2	HUNTER PGV-101G	1"	TURF ROTARY	18.51	250.9 lf	40.5	55.5	0.31 in/h
3	HUNTER PGV-101G	1"	TURF ROTARY	15.76	348.7 lf	37.5	51.4	0.23 in/h
4	HUNTER PGV-101G	1"	TURF ROTARY	18.17	466.1 lf	39.4	55.5	0.27 in/h
5	HUNTER PGV-101G	1"	TURF SPRAY	14.95	582.2 lf	37.9	51.3	1.57 in/h
6	HUNTER PGV-101G	1"	AREA FOR DRIPLINE	4.04	577.0 lf	35.9	40.7	0.36 in/h
7	HUNTER PGV-101G	1"	TURF SPRAY	27.52	673.1 lf	39.3	61.4	1.78 in/h
8	HUNTER PGV-101G	1"	TURF SPRAY	7.73	560.9 lf	36.4	43.5	0.88 in/h
9	HUNTER PGV-101G	1"	AREA FOR DRIPLINE	3.92	579.2 lf	36.5	43.4	0.36 in/h
10	HUNTER PGV-101G	1"	TURF SPRAY	12.01	500.3 lf	37.2	47.4	0.93 in/h
11	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	3.05	483.4 lf	34.3	39.2	0.36 in/h
12	HUNTER PGV-101G	1"	TURF SPRAY	24.08	453.5 lf	39.0	58.9	1.01 in/h
13	HUNTER PGV-101G	1"	TURF SPRAY	26.83	368.2 lf	38.6	59.8	1.05 in/h
14	HUNTER PGV-101G	1"	TURF SPRAY	24.65	312.5 lf	38.7	57.7	1.15 in/h
15	HUNTER PGV-101G	1"	TURF SPRAY	18.92	258.3 lf	39.2	54.5	1.71 in/h
16	HUNTER PGV-101G	1"	TURF SPRAY	6.65	106.9 lf	34.9	40.7	1.2 in/h
17	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	2.06	72.8 lf	33.1	36.6	0.36 in/h
18	HUNTER PGV-101G	1"	TURF SPRAY	16.84	160.1 lf	38.8	52.2	0.98 in/h
19	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	3.92	117.2 lf	38.0	45.5	0.36 in/h
20	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	1.55	332.2 lf	33.0	36.6	0.36 in/h
Common Wire					1,498 lf			

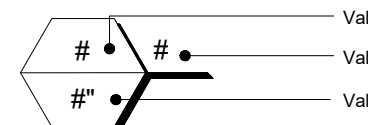
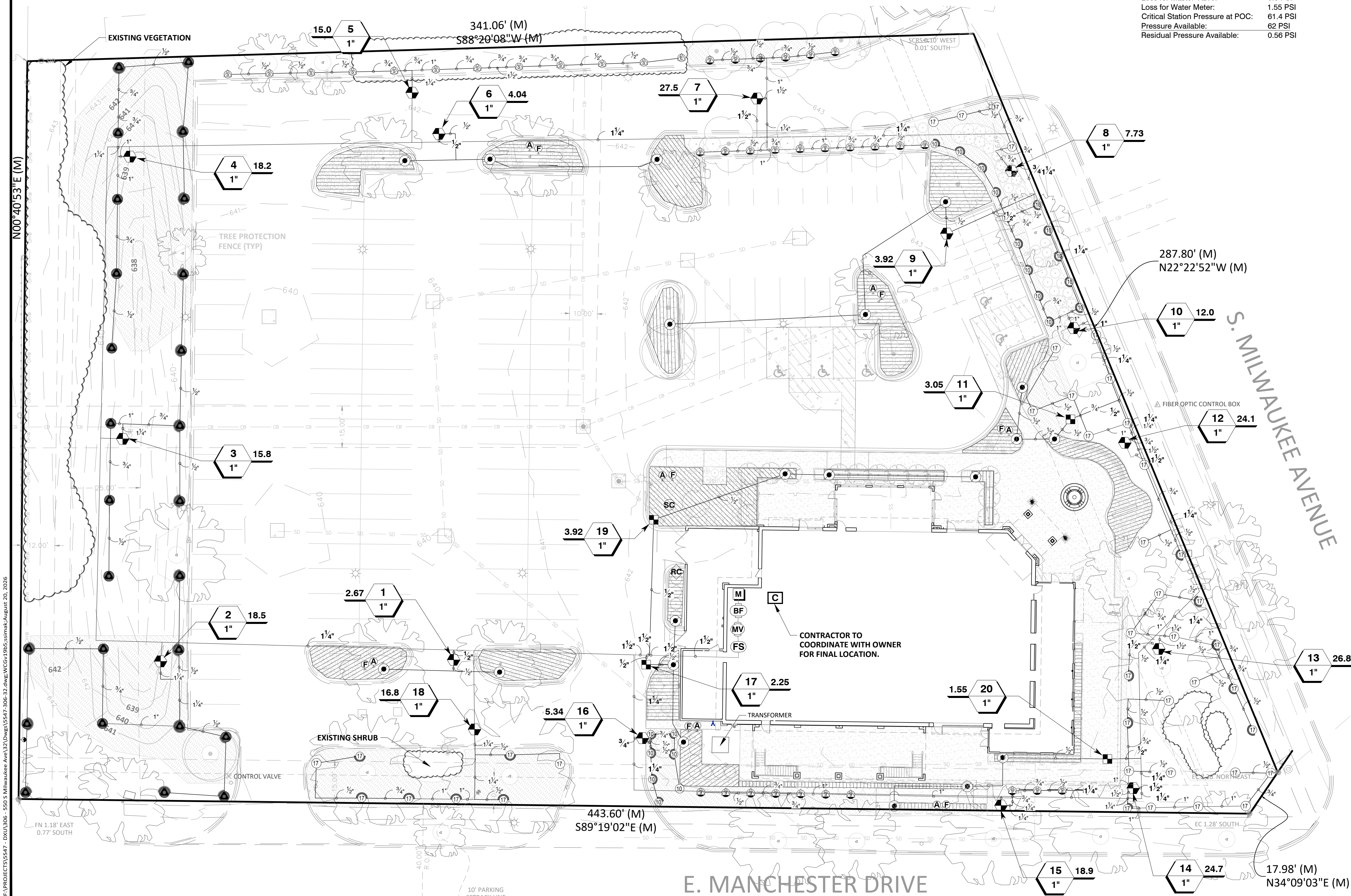
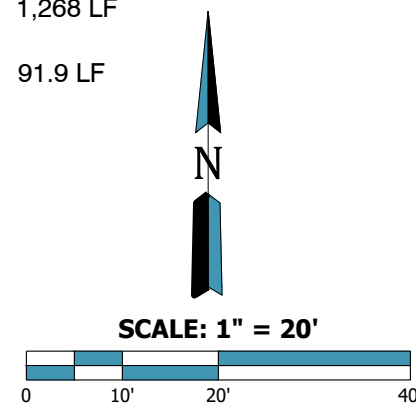
CRITICAL ANALYSIS

Generated:	2026-07-23 09:18
P.O.C. NUMBER: 01	
Water Source Information:	
Flow Available:	1-1/2"
Water Meter Size:	75 GPM
Flow Available:	
Pressure Available:	65 PSI
Static Pressure at POC:	5.00 ft
Elevation Change:	4"
Service Line Size:	20 ft
Length of Service Line:	62 PSI
Pressure Available:	
DESIGN ANALYSIS	
Flow Velocity:	5 Ft/sec
Maximum Station Flow:	27.52 GPM
Flow Available at POC:	75 GPM
Residual Flow Available:	47.48 GPM
Critical Station:	7
Design Pressure:	30 PSI
Friction Loss:	2.1 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	7.01 PSI
Pressure Req. at Critical Station:	39.3 PSI
Loss for Fittings:	0.89 PSI
Loss for Main Line:	8.89 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	10 PSI
Loss for Master Valve:	0.8 PSI
Loss for Water Meter:	1.55 PSI
Critical Station Pressure at POC:	61.4 PSI
Pressure Available:	62 PSI
Residual Pressure Available:	0.56 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER PROS-04-PRS30-CV Strip Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30	
	HUNTER PROS-04-PRS30-CV Strip Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	27	30	
	HUNTER PROS-04-PRS30-CV 10 Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	20	30	
	HUNTER PROS-04-PRS30-CV 17 Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	14	30	
	HUNTER PROS-04-PRS30-CV Adj Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	28	30	
	HUNTER MP3000 PROS-04-PRS30-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	26	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	HUNTER ACZ-101-40 1" DRIP CONTROL KIT FEATURING A 1IN. PGV-ASV VALVE, WITH 1IN. HY075 FILTER SYSTEM, AND 40PSI PRESSURE REGULATED. FLOW RANGE: 0.5-15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	4		
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20		
	HUNTER AFV-B 1/2IN. AUTOMATIC FLUSH VALVE WITH 3/4IN. BARB CONNECTION. REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.	7		
	HUNTER PLD-AVR 3/4" PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	7		
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-24-CV HDL-09-24-CV: HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 24" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	2,844 LF		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	HUNTER PGV-101G 1" 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.	16		
	HUNTER ICV-G 2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET. FOR COMMERCIAL/MUNICIPAL USE.	1		
	ZURN 420 1/2" PRESSURE VACUUM BREAKER	1	/	
	HUNTER PHC-2400 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 24-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1		
	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	1		
	HUNTER SOIL-CLIK THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.	1		
	HUNTER HC-100-FLOW 1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1		
	WATER METER 1-1/2"	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	69.1 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,846 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	482.3 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	312.8 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	116.5 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	15.0 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	125.0 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	7.9 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	5.7 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	1,268 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	91.9 LF		

Valve Callout:

Valve Number
Valve Flow
Valve Size

E. MANCHESTER DRIVE

S. MILWAUKEE AVENUE

DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607DXU
ARCHITECTSAHARA RESTAURANT
550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

IRRIGATION PLAN

NO.	DATE	REVISION DESCRIPTION
1	05/01/2026	DESIGNED BY: DCG
2	06/09/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT
3	06/25/2026	PER VILLAGE OF WHEELING COMMENTS
4	08/25/2026	SETBACK VARIANCE
5	08/28/2026	PER CITY COMMENTS

DESIGNED BY:	DCG
REVIEWED BY:	SS
DATE:	04/02/2026
PRJ#:	5547-306-32

Weaver
Consultants
GroupOFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
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CONTROLLER - RAIN/ FREEZE SENSOR SCHEMATIC

WIRELESS FLOW SENSOR

MASTER VALVE/FLOW SENSOR ASSEMBLY SECTION

1. SEE PLANS FOR CONTROLLER LOCATION.
2. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
3. CONDUIT TO BE ADEQUATELY SIZED PER ELECTRICAL CODE.
4. ALL MOUNTINGS AND PENETRATIONS SHALL MEET BUILDING AND ELECTRICAL CODES.

1. COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
2. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). HARD WIRE OR PLUG INTO A GROUNDED POWER SOURCE.
3. MODEL NUMBER AND SPECIFICATIONS PER PLAN.
4. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL WHEN FEASIBLE..

1. ALL PLUMBING SHALL MEET THE APPLICABLE PLUMBING CODE.
2. ALL ELECTRICAL SHALL MEET THE APPLICABLE ELECTRICAL CODE.
3. SEE ARCHITECTURAL PLANS FOR PLUMBING AND ELECTRICAL INFORMATION.
4. IF BOOSTER PUMP IS NECESSARY FIELD LOCATE AS NEEDED.
5. ALL JOINTS TO BE WATER TIGHT.
6. ALL MECHANICAL ROOM PIPING TO BE COPPER INCLUDING FITTINGS.

EMITTER FLUSH VALVES

IRRIGATION TRENCHING AND SLEEVING

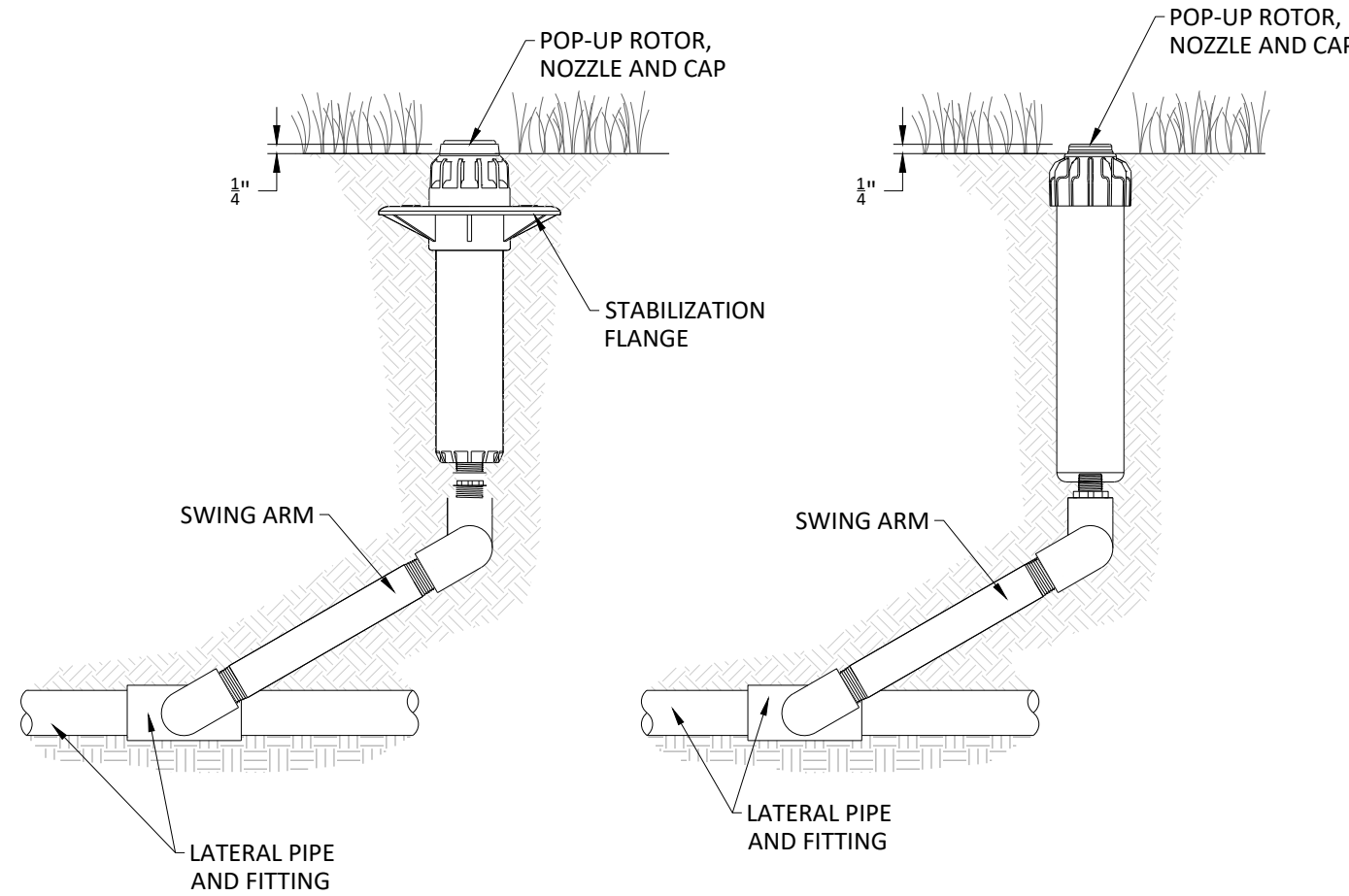
INTERIOR IRRIGATION TAP AND PLUMBING SCHEMATIC

SPECIFICATIONS - IRRIGATION

1. **STANDARDS AND SPECIFICATIONS:** THE IRRIGATION SYSTEM AND COMPONENTS SHALL CONFORM TO "ASTM F771-99" & "AWWA C900-17" FOR PE PIPE.
2. **SITE ANALYSIS:** THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE AND EVALUATE SITE CONDITIONS IN RELATION TO THE IRRIGATION PLAN AND ITS ASSOCIATED PLAN SET. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
3. **PROVIDE COORDINATION:** THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL, ELECTRICAL, PLUMBING, AND LANDSCAPE CONTRACTOR ALONG WITH ALL APPLICABLE SUBCONTRACTORS AS NECESSARY. EXTRAS WILL NOT BE ALLOWED FOR WORK NOT COORDINATED WITH OTHER CONTRACTORS.
4. **PROTECTION:** THE IRRIGATION CONTRACTOR SHALL PROTECT ALL UTILITIES, SITE ELEMENTS, CONSTRUCTION, LANDSCAPE, AND IRRIGATION SYSTEMS. ALL DAMAGES SHALL BE REPAIRED AT A NEW CONDITION. LABOR AND REPLACEMENT MATERIALS SHALL BE AT NO COST TO THE OWNER.
5. **INSTALLATION:** ALL CONSTRUCTION SHALL BE INSTALLED OR SUPERVISED BY A LICENSED IRRIGATION CONTRACTOR. ALL FIELD INSPECTIONS SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND MUNICIPAL REPRESENTATIVES.
6. **POST CONSTRUCTION:** ALL SUBSURFACE INSTALLATIONS SHALL BE PHOTOGRAPHED AFTER EACH MAJOR PRIOR TO BURIAL. PHOTOGRAPHS SHALL SHOW ANY PLANT DEVIATIONS AND/ OR FIELD ADJUSTMENTS SHALL BE NOTED ON A CLEAN COPY OF THE IRRIGATION PLAN AND SHALL BE PART OF THE ACCEPTANCE PROCESS.
7. **TESTING THE SYSTEM:** THE IRRIGATION CONTRACTOR SHALL ENERGIZE THE SYSTEM TO CONFIRM PRESSURE IS ADEQUATE FOR ALL SYSTEM COMPONENTS AND THE SYSTEM IS WATER TIGHT. PRIOR TO TESTING, CONTRACTOR TO REMOVE ALL END LINES FOR EACH ZONE AND OPERATE THE SYSTEM TO CLEAR ALL DEBRIS. CONTRACTOR TO PRESSURE TEST EACH ZONE AT 50 PSI FOR 2 HOURS.
8. **IRRIGATION PROTECTION:** THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROPER HANDLING, STORAGE, INSTALLATION AND MAINTENANCE OF ALL IRRIGATION MATERIALS FROM THE TIME OF ACQUISITION THROUGH THE WARRANTY PERIOD.
9. **IRRIGATION QUALITY:** ALL IRRIGATION SHALL BE TRUE TO THE EQUIPMENT SPECIFIED ON THE PLANS. ALL IRRIGATION EQUIPMENT SHALL BE COMMERCIAL GRADE PROFESSIONAL TYPE OR APPROVED EQUIPMENT. CONTRACTOR SHALL INSPECT ALL COMPONENTS FOR ANY FACTORY DEFECTS PRIOR TO INSTALLATION. ALL NECESSARY EQUIPMENT, PIPE AND FITTINGS SHALL BE INSTALLED AS REQUIRED REGARDLESS OF WHETHER THEY APPEAR OR NOTED ON PLANS. CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEM COMPONENTS ARE 100% COMPATIBLE PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE FOR ANY CONFLICTS. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR NON-APPROVED CHANGES TO THE SYSTEM.
10. **CONTROLLER AND WIRING:** THE IRRIGATION CONTRACTOR SHALL SUPPLY AND INSTALL THE CONTROLLER AS SPECIFIED OR APPROVED EQUAL ALONG WITH ALL ASSOCIATED REQUIRED EQUIPMENT AND WIRING.
11. **PLAN DESIGN CRITERION:** THIS IRRIGATION DESIGN IS BASED ON THE PREMISE THAT A 1.5" IRRIGATION STUB HAS BEEN PROVIDED WITH A STATIC PRESSURE BETWEEN 45 - 50 PSI. THE IRRIGATION CONTRACTOR SHALL DESIGN AND PROVIDE THE TOPSOIL HAS A PERCOLATION RATE OF AT LEAST 0.50" PER HOUR. IF FIELD CONDITIONS DEVIATE FROM THIS, IRRIGATION CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
12. **IRRIGATION METER:** AN IRRIGATION METER SHALL ONLY BE INSTALLED IF REQUIRED OR REQUESTED BY THE OWNER. CONTRACTOR TO VERIFY WITH OWNER.
13. **SLEEVES:** SLEEVES SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND SHALL BE INSTALLED UNDER VULCANIZED RUBBER. SLEEVES SHALL HAVE A PERCOLATION RATE OF 0.40 UNDER ANY OTHER PAYMENT. ALL SLEEVES SHALL BE AT LEAST 2.5 TIMES THE O.D. OF THE PIPE TO BE SLEEVED.
14. **TIMING:** IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ENTIRE CONSTRUCTION TIMING. CONTRACTOR SHALL ALSO COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE THE IRRIGATION SYSTEM IS OPERATION AS SOON AS POSSIBLE TO THE OWNER'S SATISFACTION.
15. **WATERING:** THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL WATERING FROM TIME OF INITIAL OPERATION TILL ACCEPTANCE TO CONFIRM WATER APPLICATION, FREQUENCY, AND DURATION ARE PROVIDING NECESSARY WATERING NEEDS. VERIFY WITH LANDSCAPE CONTRACTOR TO ENSURE PLANTS ARE RECEIVING THE APPROPRIATE AMOUNT OF WATER WITHOUT OVER-WATERING. CONTRACTOR SHALL ADJUST ALL HEADS TO ENSURE OVER-SPRAY IS MINIMAL. OVER-SPRAY WILL BE ALLOWED ON FENCES, BUILDINGS, DECKS, AND PATIOS, ETC.
16. **WARRANTEE:** THE IRRIGATION CONTRACTOR SHALL WARRANTEE THE ENTIRE IRRIGATION SYSTEM FOR 1 CALENDAR YEAR FROM THE TIME OF ACCEPTANCE. WARRANTEE SHALL INCLUDE ALL LABOR AND REPLACEMENT PARTS. REPLACEMENTS SHALL BE INSTALLED WITHIN 3 DAYS FROM NOTIFICATION.
17. **SENSORS:** SENSORS TO DETECT RAIN, SOIL MOISTURE, FREEZE CONDITIONS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE PLAN FOR SCHEMATIC LOCATIONS. FIELD ADJUST AS NEEDED.
18. **PRESSURE REGULATOR:** BASED ON FIELD CONDITIONS, CONTRACTOR MAY NEED TO INSTALL A PRESSURE REGULATOR AT THE BEGINNING OF THE SYSTEM IF REQUIRED.
19. **APPLICATIONS, PERMITS, AND FEES:** THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL APPLICATIONS AND PERMIT FEES. (a) CONTRACTOR SHALL INCLUDE THIS COST IN THEIR BID. (b) CONTRACTOR TO SUBMIT RECEIPTS FOR APPLICATIONS AND PERMIT FEES FOR REIMBURSEMENT.)

NO.	DATE	REVISION DESCRIPTION	BY
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VOLUME OF WHEELING COMMENTS	EL
3	06/25/2026	SETBACK VARIANCE	EL
4	07/23/2026	PER CITY COMMENTS	DCG
5	08/18/2026	PER CITY COMMENTS	DCG

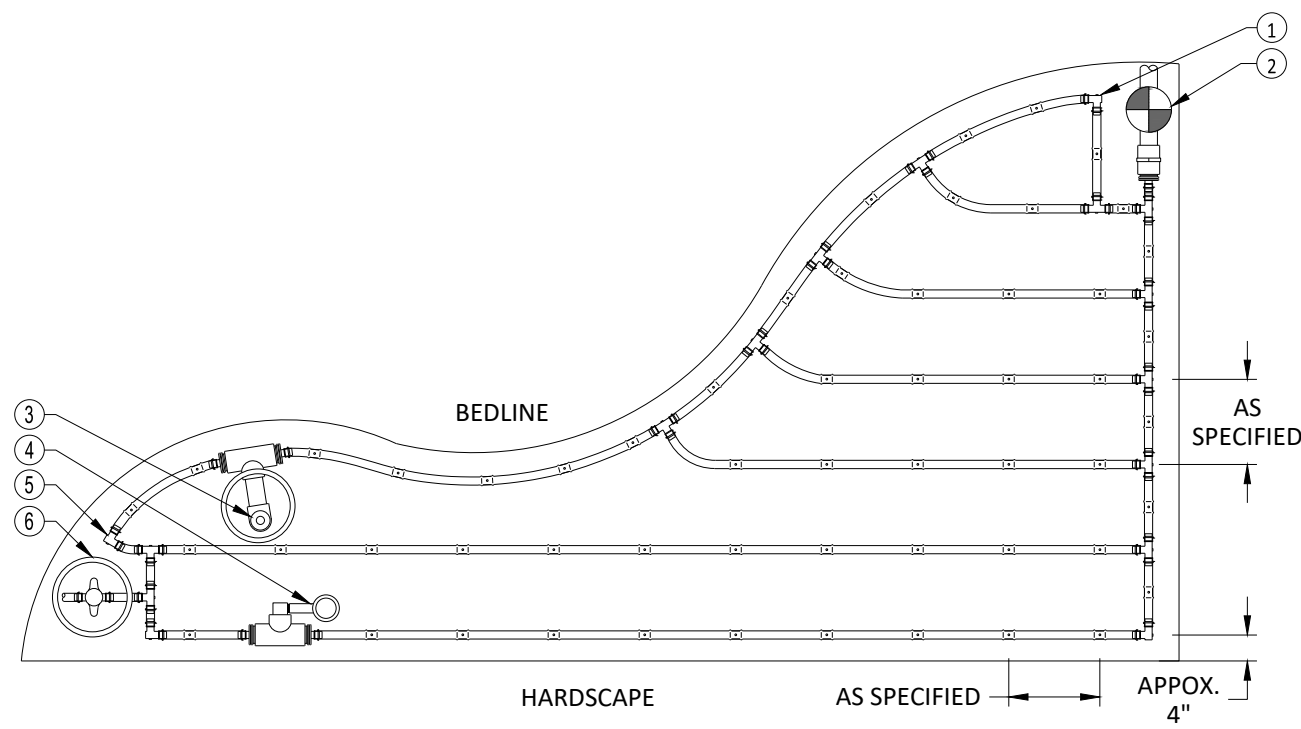
I:\PROJECTS\15547 - DXU\306 - 550 S. Milwaukee Ave\157-Dwg\15547-306-32.dwg\VC05-1915-1.mak August 20, 2026



1. SWING ARM TO BE FIELD FORMED AND SET TO GRADE AS SHOWN.
2. BACKFILL SHALL BE COMPACTED TO SUPPORT HEAD AND SWING ARM.
3. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.

POP-UP ROTOR WITH SWING ARM

NOT TO SCALE

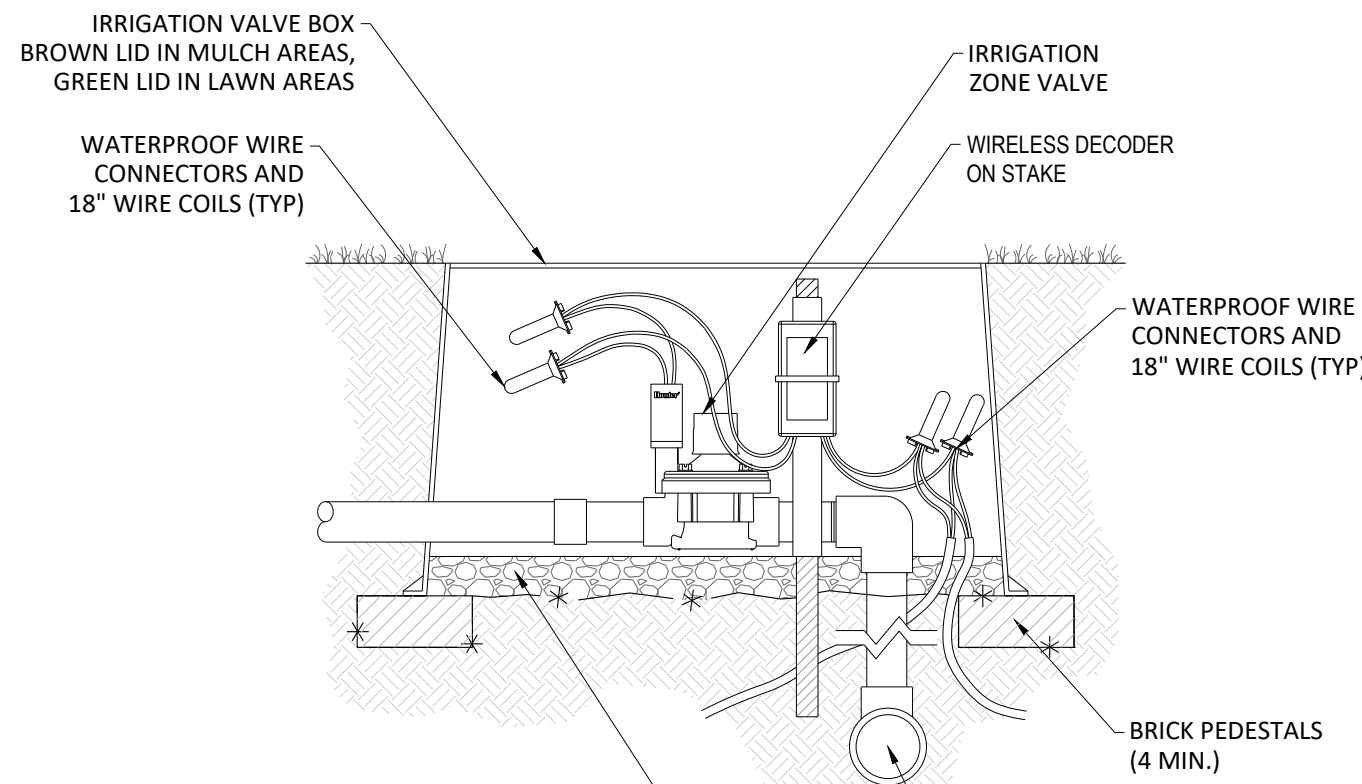


LEGEND:

1. SEE PLANS FOR LOCATIONS.
 2. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 3. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 4. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
 2. DRIP CONTROL ZONE KIT PER PLAN
 3. AIR RELIEF VALVE IN VALVE BOX
 4. ECO-INDICATOR ON SWING ARM
 5. PLD OR PLD-LOCK FITTING (TYP.)
 6. FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN

DRIP IRRIGATION LAYOUT- IRREGULAR

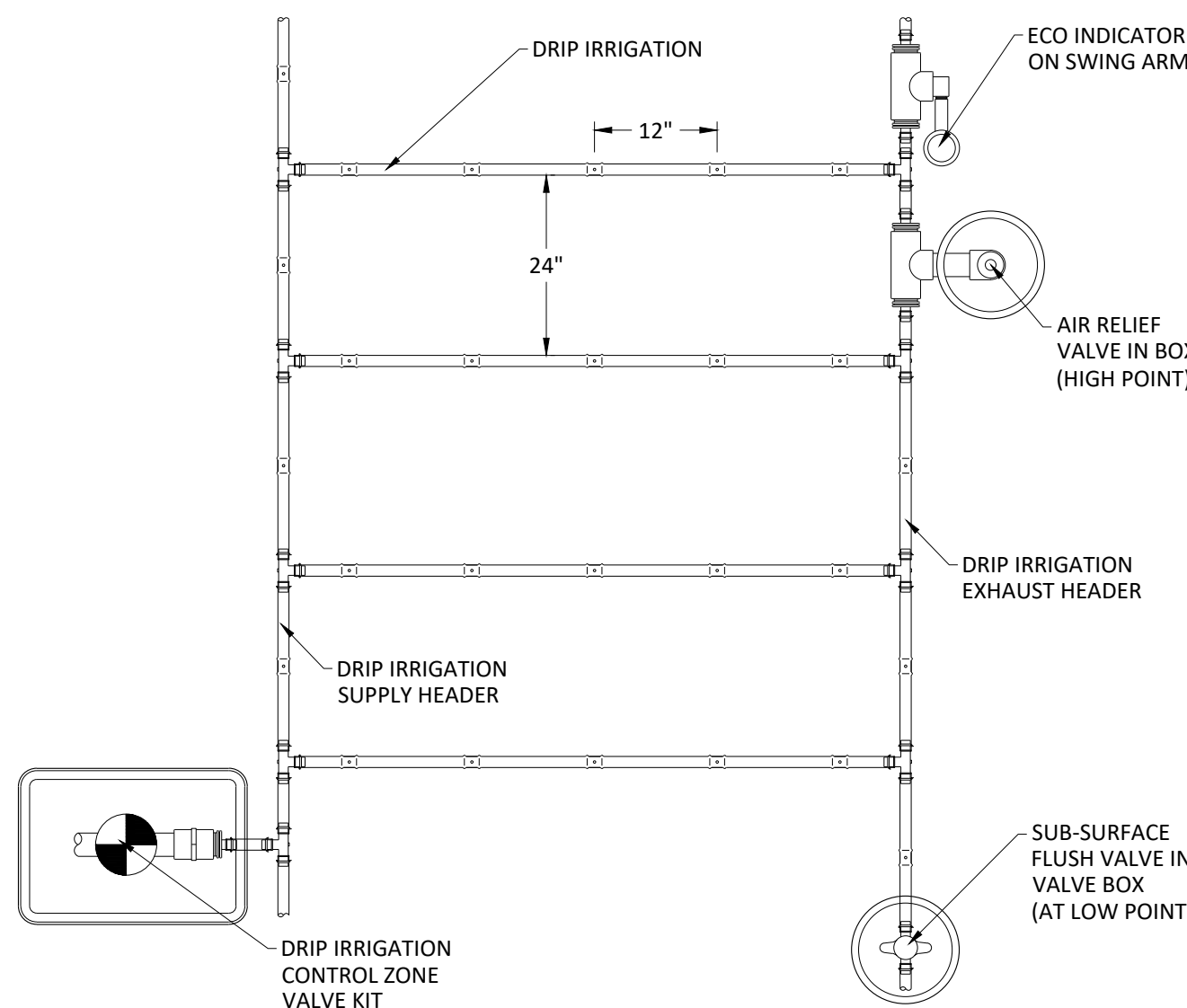
NOT TO SCALE



1. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
2. VALVE BOX TO BE ADEQUATELY SIZED FOR EQUIPMENT PROTECTION AND ACCESS.
3. PLACE VALVE BOXES IN LANDSCAPE AREAS AS MUCH AS FEASIBLY POSSIBLE.
4. ENSURE IRRIGATION BOX IS FLUSH WITH THE ADJACENT GRADE.
5. IF VALVE BOX IS IN A PEDESTRIAN AREA, PROVIDE A LOCKABLE LID.
6. VALVE BOX TO BE NDS PRO-SPEC IRRIGATION BOX WITH LID (OR APPROVED EQUAL.)

ZONE VALVE WITH WIRELESS DECODER

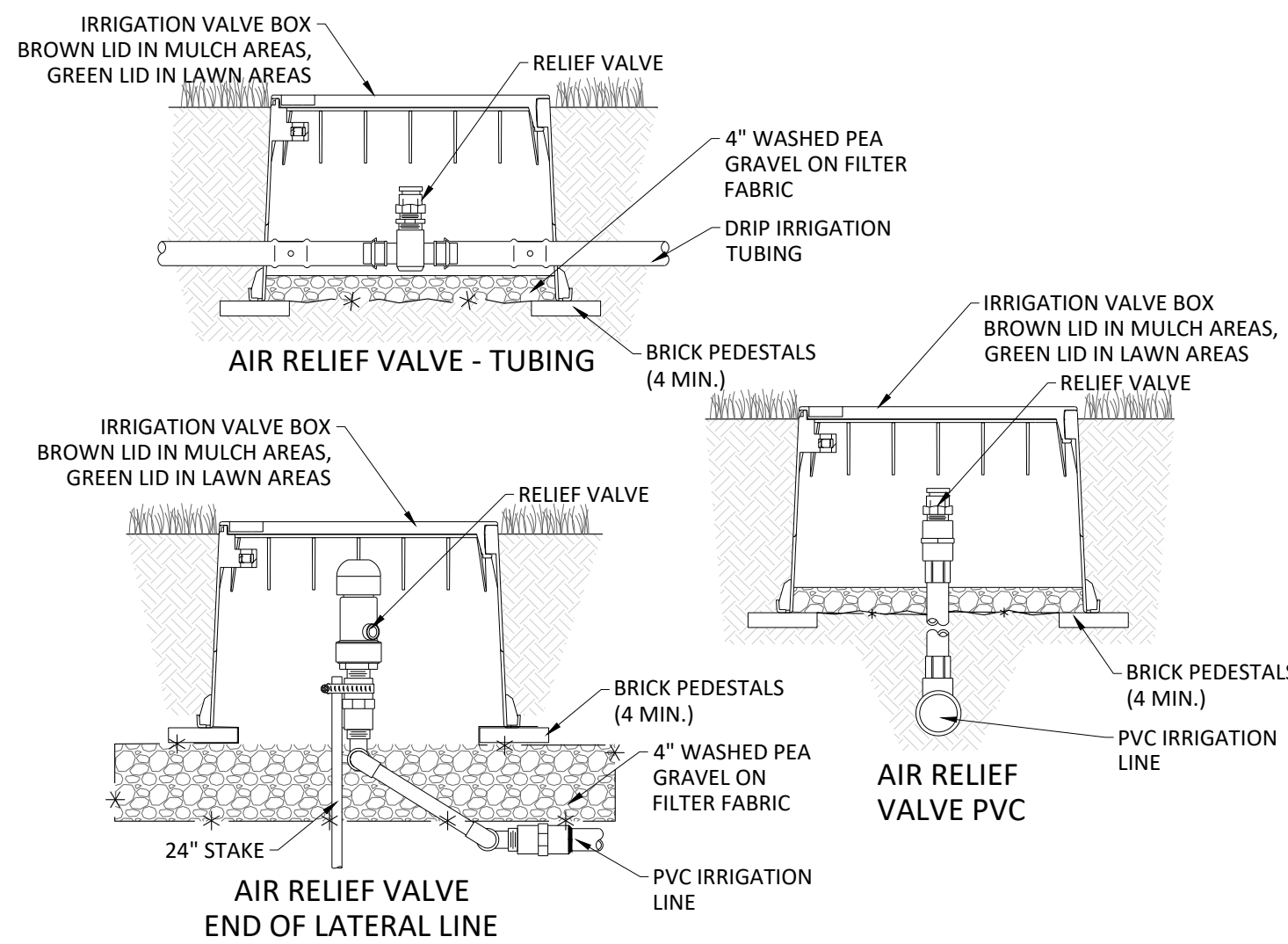
NOT TO SCALE



1. LAYOUT IS SCHEMATIC, FIELD ADJUST FOR SYSTEM REQUIREMENTS, BED SHAPE AND SLOPES.

DRIP IRRIGATION LAYOUT

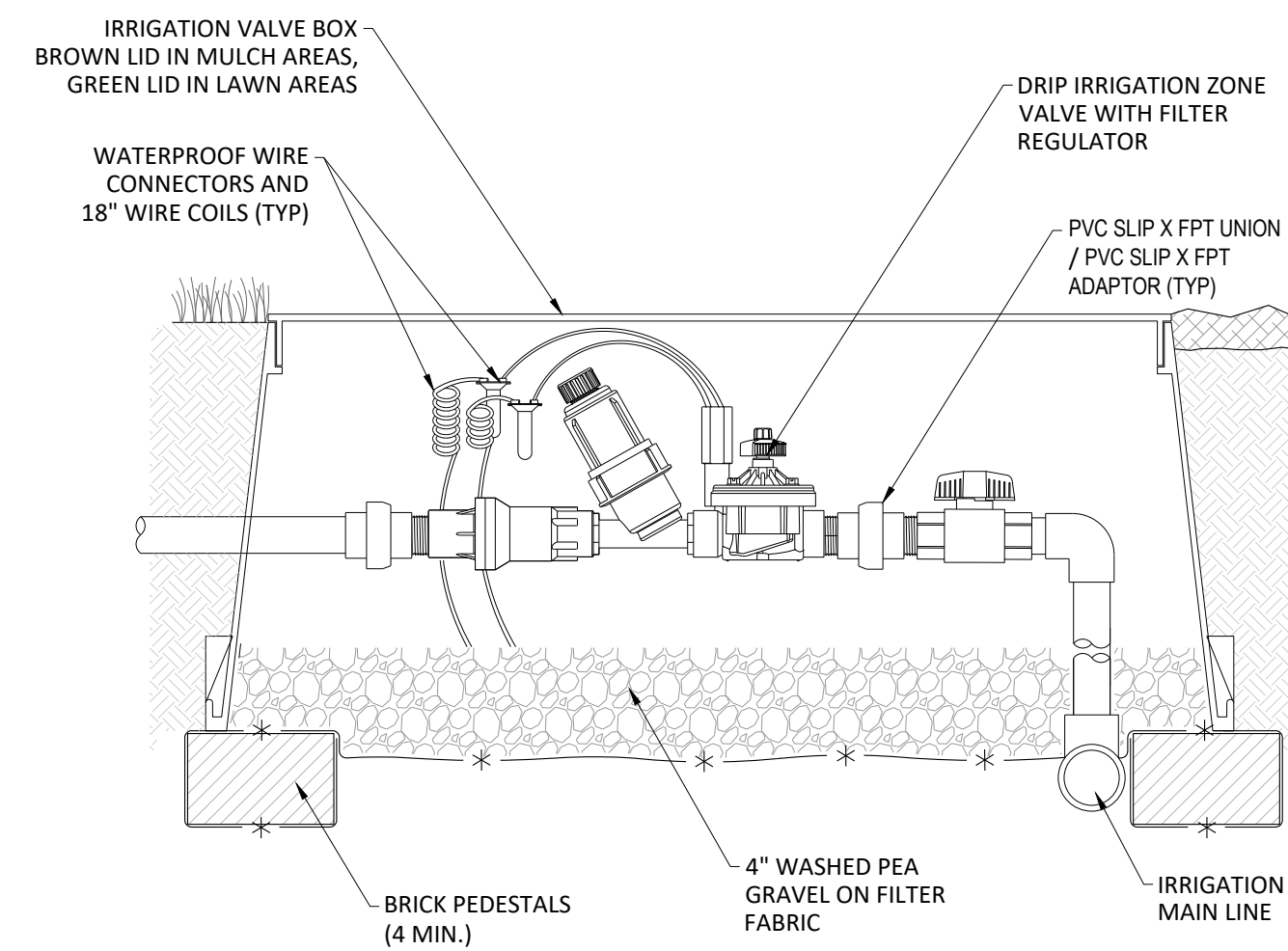
NOT TO SCALE



1. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
2. IRRIGATION VALVE BOX TO BE ADEQUATELY SIZED FOR EQUIPMENT PROTECTION AND ACCESS.
3. PLACE IRRIGATION VALVE BOXES IN LANDSCAPE AREAS AS MUCH AS FEASIBLY POSSIBLE.
4. ENSURE IRRIGATION VALVE BOX TO BE FLUSH WITH THE ADJACENT GRADE.
5. IF IRRIGATION VALVE BOX IS IN A PEDESTRIAN AREA, PROVIDE A LOCKABLE LID.
6. IRRIGATION VALVE BOX TO BE NDS PRO-SPEC IRRIGATION VALVE BOX WITH LID (OR APPROVED EQUAL.)

AIR RELIEF VALVES

NOT TO SCALE



1. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
2. IRRIGATION VALVE BOX TO BE ADEQUATELY SIZED FOR EQUIPMENT PROTECTION AND ACCESS.
3. PLACE IRRIGATION VALVE BOXES IN LANDSCAPE AREAS AS MUCH AS FEASIBLY POSSIBLE.
4. ENSURE IRRIGATION VALVE BOX TO BE FLUSH WITH THE ADJACENT GRADE.
5. IF IRRIGATION VALVE BOX IS IN A PEDESTRIAN AREA, PROVIDE A LOCKABLE LID.
6. IRRIGATION VALVE BOX TO BE NDS PRO-SPEC IRRIGATION VALVE BOX WITH LID (OR APPROVED EQUAL.)

DRIP IRRIGATION ZONE VALVE KIT WITH FILTER REGULATOR

NOT TO SCALE

DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607

DXU
ARCHITECTS

AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

IRRIGATION DETAILS & SPECS 2

NO.	DATE	REVISION DESCRIPTION	BY
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
3	08/25/2026	SETBACK VARIANCE	EL
4	08/26/2026	PER CITY COMMENTS	EL
5	08/28/2026	PER CITY COMMENTS	EL

DESIGNED BY: DCG
REVIEWED BY: SS
DATE: 04/02/2026
PRJ#: 5547-306-32

Weaver
Consultants
Group

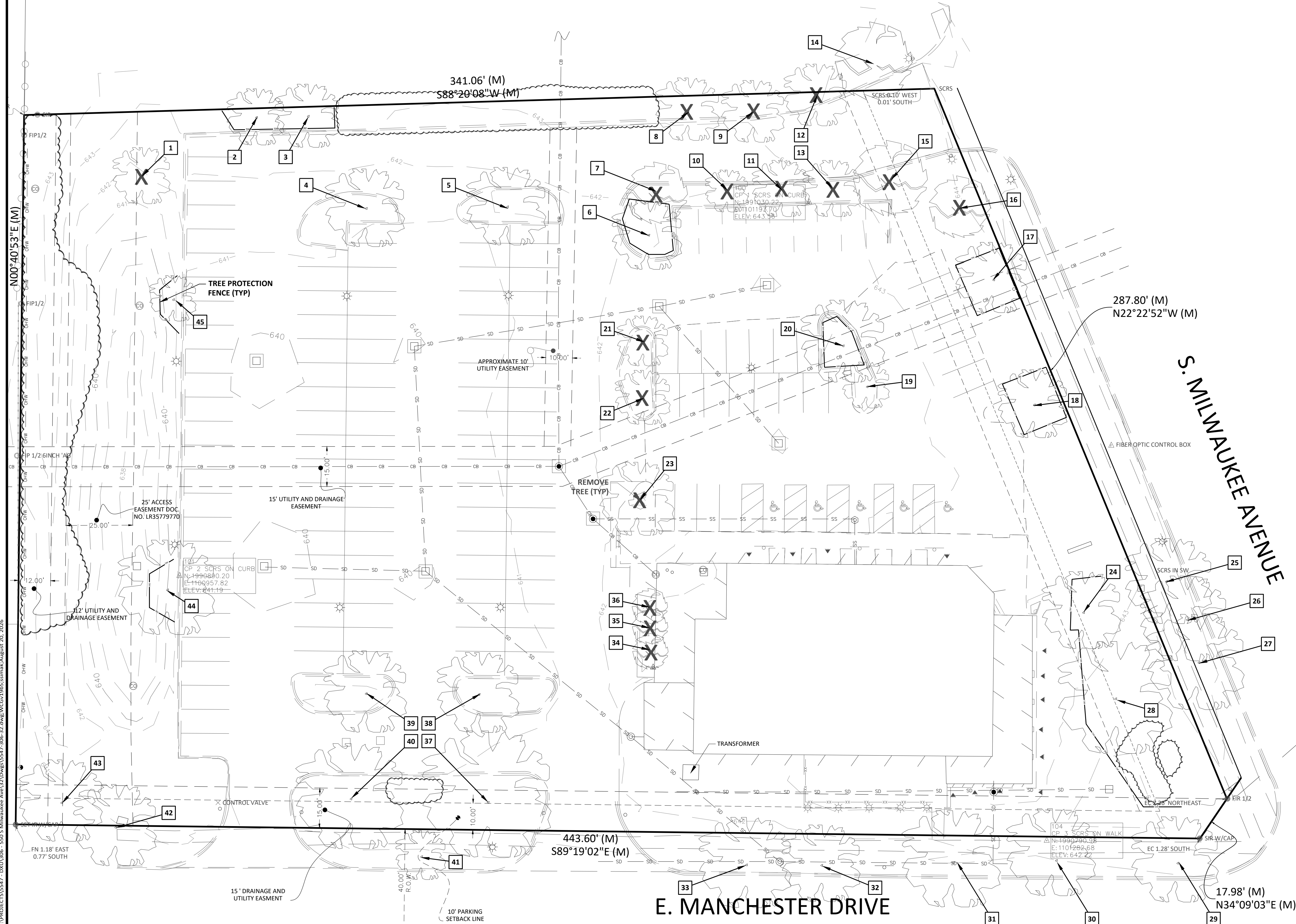


OFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
wcgrp.com

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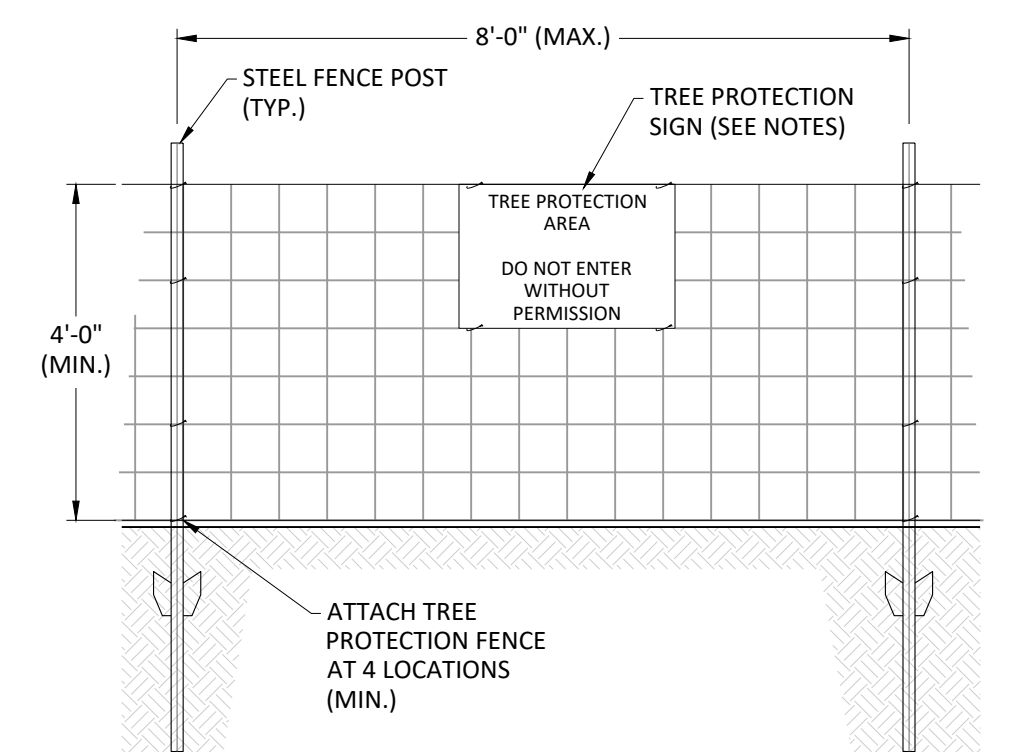
SHEET #:
L-2.2

1. **STANDARDS AND SPECIFICATIONS:** REFER TO THE ENTIRE ENGINEERING AND ARCHITECTURAL PLAN SETS FOR A COMPLETE UNDERSTANDING OF THE PROPOSED WORK AND ASSOCIATED SPECIFICATIONS AND DETAILS. ALL CHANGES OR CONFLICTING INFORMATION WILL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INITIATING WORK.
2. **TRUE PROTECTION IDENTIFICATION:** PRIOR TO SITE CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL MEET WITH GENERAL CONTRACTOR TO CONFIRM THE TRUE PROTECTION LINE. THE LANDSCAPE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES THAT ARE TO BE PROTECTED. NO TREES (TO BE PROTECTED) SHALL BE REMOVED FROM THE PROJECT SITE UNLESS SPECIFICALLY AUTHORIZED.
3. **TRUE PROTECTION FENCE:** THE CONTRACTOR SHALL ERECT A TREE PROTECT FENCE AROUND TREES TO PROTECT FROM DAMAGE. DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE AND MINOR ADJUSTMENTS ARE ACCEPTABLE AS LONG AS IT IS NOT DETRIMENTAL TO THE HEALTH OF THE TREES.
4. **TRUE PROTECTIVE RESPONSE:** THE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ENSURE NO CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS WITHIN THE DRIPLINE. NO DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO ASPHALT, CONCRETE, MORTAR, PAINTS, SOLVENTS, LUBRICANTS, ETC., IN THE CANOPY AREA.
5. **TRUE PROTECTIVE ATTACHMENT:** ATTACH TO ANY TREE OTHER THAN APPROVED ITEMS FOR PROTECTIVE PURPOSES.
6. **FILL RESTRICTIONS:** EXCAVATION AND FILL MAY OCCUR WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION WITHOUT AN APPROVED PLAN WITHIN 6" OF GRADE.
7. **TREE CARE:** ALL TREES WITHIN THE DISTURBED AREA SHALL BE MONITORED, MAINTAINED, AND PRUNED UNDER SUPERVISION OF A CERTIFIED ARBORIST.



Tag ID	Common Name	Scientific Name	DBH (in)	Condition	Remove
1	Mulberry	<i>Morus alba</i>	8	Good	Yes
2	Crab Apple	<i>Malus</i>	14	Good	No
3	Crab Apple	<i>Malus</i>	14	Good	No
4	Honey Locust	<i>Gleditsia triacanthos</i>	12	Good	No
5	Thornless Hawthorn	<i>Crataegus crus-galli</i>	12	Good	No
6	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
7	Austrian Pine	<i>Pinus nigra</i>	14	Good	Yes
8	Crab Apple	<i>Malus</i>	14	Good	Yes
9	Crab Apple	<i>Malus</i>	14	Good	Yes
10	Crab Apple	<i>Malus</i>	12	Good	Yes
11	Crab Apple	<i>Malus</i>	12	Good	Yes
12	Crab Apple	<i>Malus</i>	14	Good	Yes
13	Crab Apple	<i>Malus</i>	12	Good	Yes
14	Austrian Pine	<i>Pinus nigra</i>	20	Fair	No
15	Austrian Pine	<i>Pinus nigra</i>	14	Poor	Yes
16	Austrian Pine	<i>Pinus nigra</i>	18	Poor	No
17	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
18	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
19	Crab Apple	<i>Malus</i>	8	Good	No
20	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
21	Crab Apple	<i>Malus</i>	8	Good	Yes
22	Crab Apple	<i>Malus</i>	8	Good	Yes
23	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	Yes
24	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
25	Japanese Zelkova	<i>Zelkova serrata</i>	14	Good	No
26	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
27	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
28	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
29	Honey Locust	<i>Gleditsia triacanthos</i>	16	Good	No
30	Trident Maple	<i>Acer buergerianum</i>	18	Good	No
31	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
32	Honey Locust	<i>Gleditsia triacanthos</i>	16	Good	No
33	Trident Maple	<i>Acer buergerianum</i>	18	Good	No
34	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair	Yes
35	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair	Yes
36	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair	Yes
37	Honey Locust	<i>Gleditsia triacanthos</i>	22	Good	No
38	Honey Locust	<i>Gleditsia triacanthos</i>	12	Good	No
39	Honey Locust	<i>Gleditsia triacanthos</i>	12	Good	No
40	Honey Locust	<i>Gleditsia triacanthos</i>	22	Good	No
41	Red Maple	<i>Acer rubrum</i>	6	Good	No
42	Silver Maple	<i>Acer saccharinum</i>	8	Good	No
43	Silver Maple	<i>Acer saccharinum</i>	10	Good	No
44	Red Maple	<i>Acer rubrum</i>	12	Good	No
45	Red Maple	<i>Acer rubrum</i>	8	Good	No

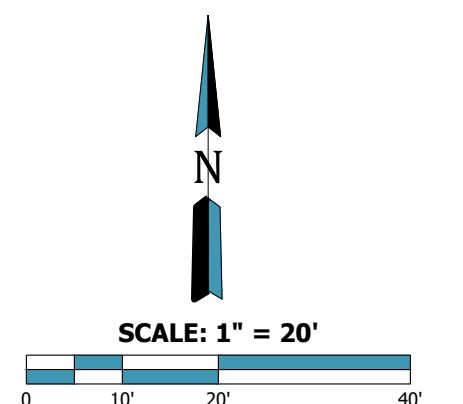
NOTE:
CALIPER INCH IS APPROXIMATE - BASED ON FIELD OBSERVATION.



1. SET PLANS FOR FENCE MINIMUM LOCATION. FENCE MAY BE LOCATED IN A MANOR TO PROVIDE ADDITIONAL PROTECTION BUT NOT LESS THAN THE PLAN SHOWS.
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT AND/ OR MUNICIPAL AUTHORITY
3. TREE PROTECTION SIGNS SHALL BE WEATHERPROOF AND PLACED AT 50' MAXIMUM INTERVALS.
4. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE ONE SIGN.
5. ATTACH SIGNS SECURELY TO FENCE POST AND/ OR FABRIC.
6. SIGN LETTERING TO BE 3" (MIN.) HEIGHT.

TREE PROTECTION FENCE

NOT TO SCALE



SCALE:

Technical drawing of the 'TWO' bench. The side view shows a rectangular base with a width of 1'-10" and a height of 3'-0". A smaller rectangular seat is mounted on top, with a height of 1'-2" from the base. The top view shows the seat is 10'-0" wide. The drawing includes dimension lines and arrows indicating the measurements.

SCALE: 1/2" = 1'-0"

Technical drawing of a pedestal with the following dimensions:

- Top spherical cap: 11 1/2" diameter
- Top flange: 2" wide
- Main shaft: 5'2" high, 7'3 1/2" total height (including top flange)
- Base flange: 2" wide
- Base: 2'4" wide, 2'8" total width (including base flange)
- Base height: 8" high

SCALE: 1/2" = 1'-0"

	SCALE
--	-------

3/4" SOLID SQUARE
PICKETS AT 4" O.C.

3/4" SOLID SQUARE
RAILS

SCALE:

3/4" SOLID SQUARE
PICKETS AT 4" O.C.

SCALE: 1/2" = 1'-0"

SCALE: 3/16" = 1'-0"

 T/ NEW. PARAPET
122'-7 1/2"

SCALE: 3/16" = 1'-0"

12/A0-02
1

SCALE: 1/32" = 1'-0"

T/ NEW PARAPET 125'-4"

14'-4"

11'-0"

11'-0"

14'-4"

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

PROJECT TEAM



Weaver
Consultants
Group

 **OXFORD ENGINEERING**

CLIENT



PROJECT

SAHARA RESTAURANT
550 S MILWAUKEE AVE
WHEELING, IL 60090

NO.	DATE	ISSUE
-----	------	-------

[illegible]

1 06/24/2026 CITY COMMENTS-REVIEW NO 1

PROJECT NUMBER: 25-314

DRAWN BY: PK, SL, NM, RC APPROVED BY: ES

SEAL DATE: 11/26/2025



CD

SHEET TITLE & NUMBER

MISC. SITE DETAILS

A0-02

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NORTHEAST VIEW



NORTHWEST VIEW

[illegible]

3	07/23/2026	CITY COMMENTS-REVIEW NO 2
2	06/24/2026	CITY COMMENTS-REVIEW NO 1
1	05/08/2025	CITY REVIEW

	EXISTING PARTITIONS & EXTERIOR WALLS
	EXISTING WALL WITH NEW FURRING
	NEW PARTITIONS
	NEW PARTIAL HEIGHT PARTITIONS

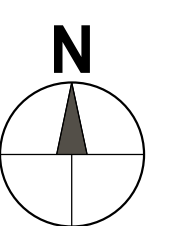
XX | X SEE PARTITION SCHEDULE SHEETS **A8-01** FOR MORE INFO

INDICATED BY SYMBOL

- 2.01 NEW HALF-ARCH. SEE ELEVATIONS FOR DIMENSIONS.
- 2.03 NEW ARCHED OPENINGS IN EXISTING WALL.
- 2.04 PROVIDE NEW ARCHED NICHES IN EXISTING MASONRY WALL ON BOTH SIDES OF THE
2.05 LAWN AND REMAINING SIDEWALK. REPAIR AND REFINISH. REQUIRED. INSTALL UNFIRE AND ANY
2.06 REQUIRED REINFORCEMENT PER STRUCTURAL DRAWINGS. SHAPE AND FINISH
2.07 EXTERIOR OF NICHES PER ELEVATIONS.
- 2.08 ENLARGE EXISTING PASS-THROUGH OPENING PER DIMENSIONS.
- 2.09 WALL MOUNTED DATA RACK IN OFFICE.
- 2.10 NEW MOP SINK AND BROOM RACK IN EXISTING MOP SINK LOCATION.
- 2.11 PROVIDE TACTILE SIGN AT EACH EXIT.
- 2.12 PROVIDE SIX NEW TWO-TIER EMPLOYEE LOCKERS.
- 2.13 EXISTING ELECTRICAL PANELS.
- 2.14 FURRED-OUT STEEL COLUMN AND ROOF DRAIN, SHAPED AS SHOWN.
- 2.15 NEW RECESSED ARCHED ROOF IN ROOFWAY.
- 2.16 NEW WROUGHT IRON FENCE ENCLOSURE. - SEE DTL# 84 & #5 AT SHEET AO-02
- 2.17 NEW WROUGHT IRON SECURITY GATE - SEE ELEVATION SHEETS FOR DETAILS

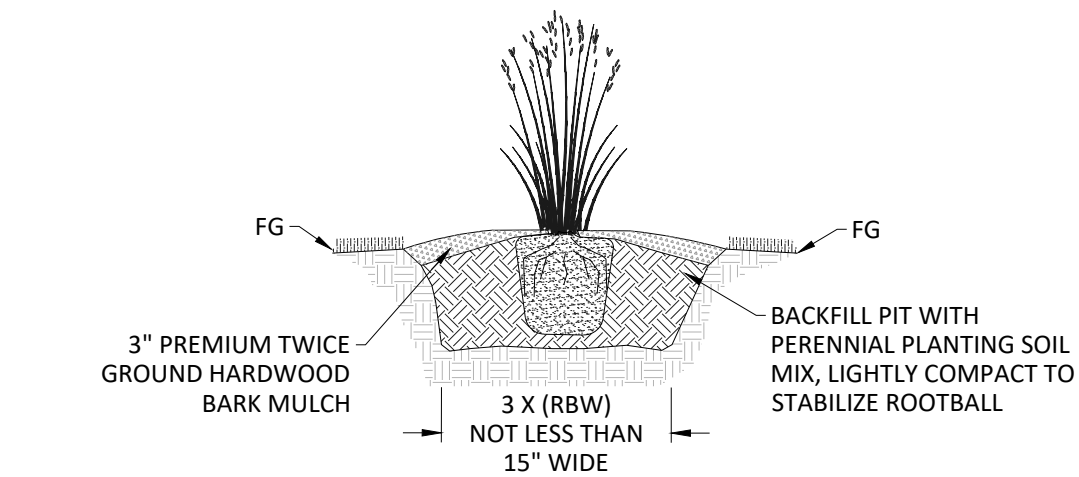
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1 FLOOR PLAN

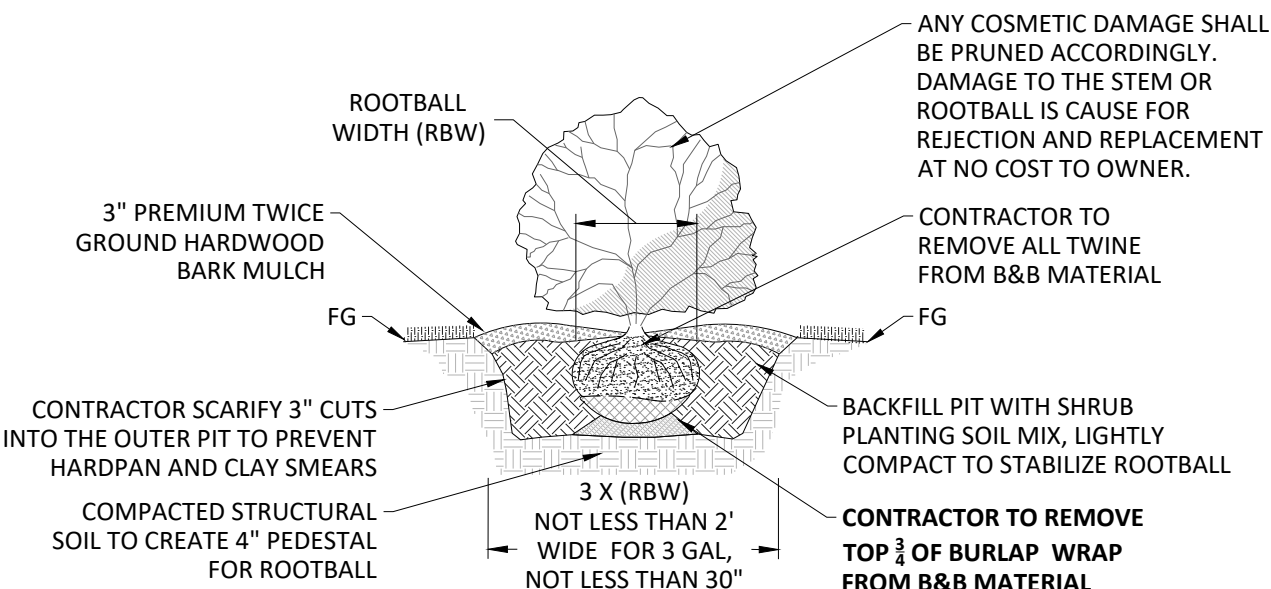
E:\PROJECTS\15547 - DXU\306 - 550 S. Milwaukee Ave\157-Dwg\15547-306-12.dwg, PCD, 09/05/2026, 10:05:10 AM, August 20, 2026



1. ENSURE POSITIVE DRAINAGE AWAY FROM PERENNIALS AND ORNAMENTAL GRASSES.
2. CONTRACTOR TO ENSURE ALL CONTAINER GROWN PLANTS ARE NOT ROOT BOUND.
3. GENTLY SCARIFY EXTERIOR OF ROOTBALL
4. PERENNIAL BEDS SHALL BE TILLED TO A DEPTH OF 10" EXCEPT UNDER EXISTING TREES.
5. UNDER EXISTING TREES, CONTRACTOR TO DIG STAND ALONE PLANTINGS IN NATIVE SOILS. CONTRACTOR TO FIELD ADJUST IF LARGE ROOTS ARE ENCOUNTERED.

PERENNIAL/ ORNAMENTAL GRASS PLANTING

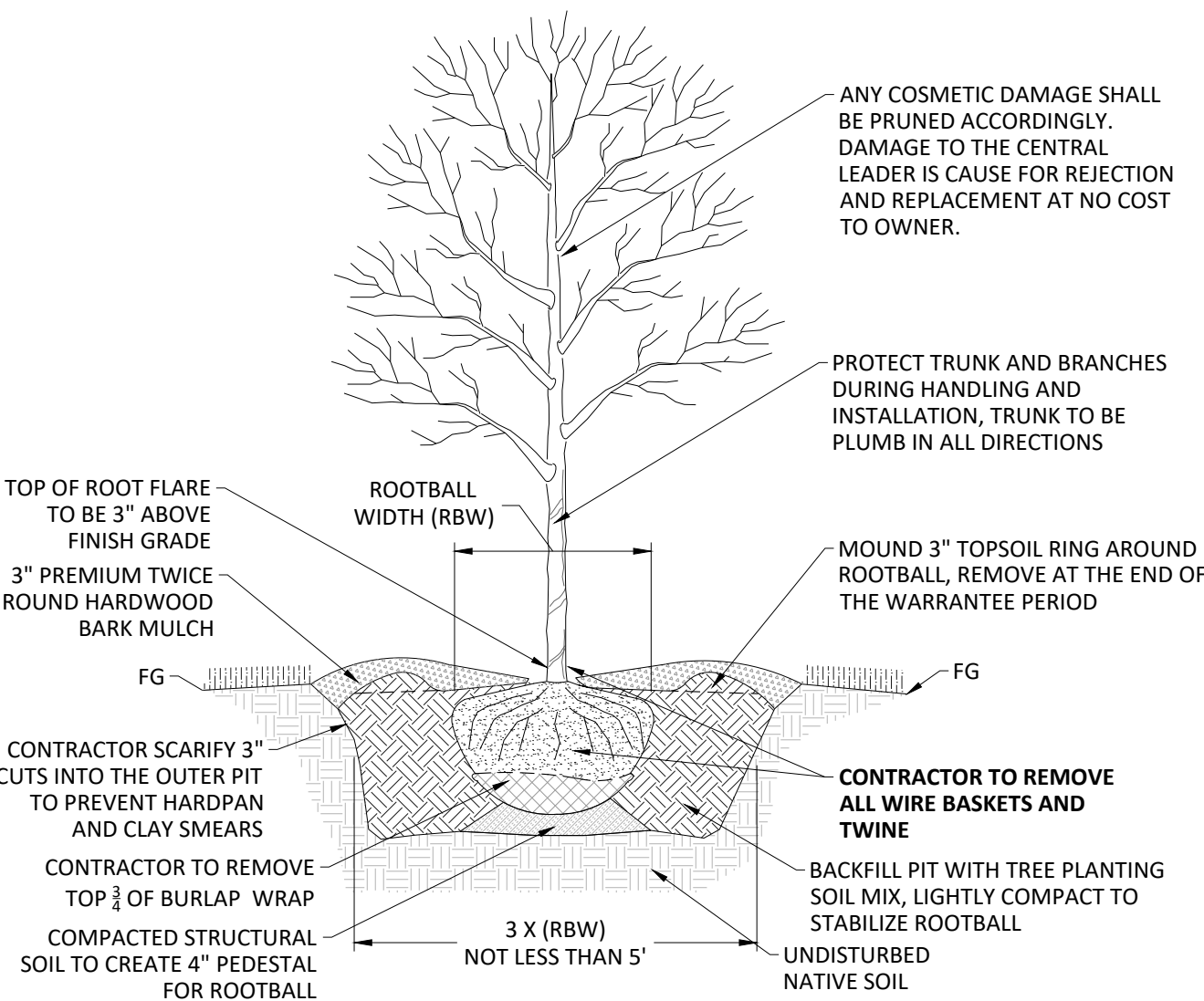
NOT TO SCALE



1. SHRUB TO BE HANDLED BY THE ROOTBALL ONLY.
2. ENSURE POSITIVE DRAINAGE AWAY FROM SHRUB.
3. CONTRACTOR TO ENSURE ALL CONTAINER GROWN PLANTS ARE NOT ROOT BOUND.
4. GENTLY SCARIFY EXTERIOR OF ROOTBALL

SHRUB PLANTING

NOT TO SCALE



1. TREE TO BE HANDLED BY THE ROOTBALL ONLY.
2. ENSURE POSITIVE DRAINAGE AWAY FROM TREE.
3. ALL TREES TO BE FIELD GROWN, ROOT PRUNED, AND SPADE DUG.
4. ALL TREES TO BE BAIL AND BURLAP AS NECESSARY FOR ROOT PROTECTION, VIABILITY, HANDLING & TRANSPORT.

SHADE TREE PLANTING

NOT TO SCALE

SPECIFICATIONS - LANDSCAPE

1. **STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 CURRENT ADDITION) PUBLISHED BY AMERICANHORT.
2. **SITE ANALYSIS:** THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND EVALUATE SITE CONDITIONS IN RELATION TO THE LANDSCAPE PLAN AND IT'S ASSOCIATED PLAN SET. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY ANY CONFLICTS.
3. **PROJECT COORDINATION:** THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND SUBCONTRACTORS AS NECESSARY.
4. **UTILITIES:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL UTILITIES AND IRRIGATION SYSTEMS. ALL DAMAGES TO THE PROTECTED SYSTEMS SHALL BE REPLACED/ REPAIRED TO A NEW CONDITION. LABOR AND MATERIALS SHALL BE AT NO COST TO THE OWNER.
5. **LANDSCAPE PROTECTION:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE NOTED FOR PROTECTION AND ON-SITE LANDSCAPE ASSOCIATED WITH CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROPER SHIPPING, HANDLING, STORAGE, PLANTING, WATERING AND MAINTENANCE OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THEFT FROM THE TIME OF ACQUISITION TILL TIME OF ACCEPTANCE.
6. **PLANT QUALITY:** ALL LANDSCAPE PLANTS SHALL BE TRUE TO THE BOTANICAL SPECIES AND VARIETY AND SIZE SPECIFIED ON THE PLANS. PLANTS SHALL BE MAINTAINED DURING GROWTH DEVELOPMENT TO UNIFORM, SYMMETRICAL AND WELL BRANCHED. PLANTS SHALL BE FREE OF ANY PESTS AND ANY OTHER PLANT GROWING FROM THE ROOT BALL. DAMAGED TRUNKS, BRANCHES AND INDICATIONS OF MISHANDLING ARE SUFFICIENT CAUSE FOR REJECTION. ALL SINGLE STEM TREES SHALL HAVE ONE DOMINANT CENTRAL LEADER.
7. **PRUNING:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL BRANCH AND ROOT PRUNING IS DONE BY A CERTIFIED ARBORIST AND IN ACCORDANCE WITH ANSI A300.
8. **TREE ROOT FLARE AND ROOT BALL:** THE LANDSCAPE CONTRACTOR INSPECT ALL ROOT BALLS TO ENSURE NO ROOT GREATER THAN $\frac{1}{4}$ " SHALL CIRCLE ROOT BALL MORE THAN $\frac{1}{2}$ OF ROOT BALL CIRCUMFERENCE. ROOT BALL SHALL BE FREE OF "J" ROOTS, KINKED, OR GIRDLING ROOTS OR POT BOUND. ROOT FLARE SHALL NOT BE PLACED BELOW FINISH GRADE. SEE DETAIL FOR ILLUSTRATION. IF TREE OR SHRUB HAS ROOT SYSTEM THAT NEEDS PRUNING FOR WHICH IT WILL NOT LIKELY, THEN IT SHALL BE REJECTED.
9. **PLANT CERTIFICATION:** THE LANDSCAPE CONTRACTOR SHALL PROVIDE PROOF ALL PLANTS ARE CERTIFIED FREE OF DISEASE AND INFESTATIONS IN ACCORDANCE OF STATE AND FEDERAL LAWS.
10. **TIMING:** CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR LANDSCAPE INSTALLATION TIMING. ANY PROPOSED LANDSCAPE THAT HAS UNIQUE CONSTRAINTS OR INSTALLATIONS CANNOT MEET CONSTRUCTION TIMING REQUIRES PRE APPROVAL BY LANDSCAPE ARCHITECT.
11. **SUBSTITUTIONS:** ALL PLANT SUBSTITUTIONS REQUIRE LANDSCAPE ARCHITECT AND MUNICIPAL APPROVAL (IF REQUIRED).
12. **WATERING:** THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WATERING FROM TIME OF ACQUISITION TO 30 DAYS AFTER INSTALLATION. CONTRACTOR SHALL REPLACE ALL PLANTS THAT DIE OR SEVERELY DAMAGE AS A RESULT OF LACK OF OR EXCESSIVE WATERING. REPLACEMENT DUE TO PLANT CARE SHALL BE AT NO COST TO THE OWNER. WATERING SHALL BE INCLUDED IN CONTRACTOR'S BID.
13. **WARRANTEE:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL LANDSCAPE PLANTS FOR 1 CALENDAR YEAR FROM THE TIME OF ACCEPTANCE. WARRANTEE SHALL INCLUDE ALL LABOR. REPLACEMENT PLANTS SHALL INCLUDE A SUBSEQUENT 1 CALENDAR YEAR. REPLACEMENTS SHALL BE INSTALLED WITHIN 2 WEEKS FROM NOTIFICATION UNLESS APPROVED BY LANDSCAPE ARCHITECT.
14. **CHEMICALS:** PESTICIDES, HERBICIDES, FUNGICIDES, ALGAEICIDES, PRE-EMERGENT, ETC. SHALL BE STORED, HANDLED, APPLIED AND RE-APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. ALL APPLICATIONS SHALL BE PERFORMED BY A LICENSED APPLICATOR IN THE STATE OF WORK. APPLICATORS SHALL WEAR ALL REQUIRED PPE (PERSONAL PROTECTION EQUIPMENT).
15. **TOPSOIL:** TOPSOIL SHALL MEET ASTM D422, ASTM D2974, AND AASHTO T267. TOPSOIL SHALL BE PULVERIZED NATURAL FRIABLE SURFACE SOIL, FREE OF WEEDS, BRUSH, ROOTS, HARD CLAY, LITTER, CONCRETE, ASPHALT, AND STONE EXCEEDING 1" DIA. TOPSOIL SHOULD CONTAIN AT LEAST 12% ORGANIC CONTENT UNLESS OTHERWISE NOTED ON PLANS. SEE PLANS FOR SOIL COMPOSITION AND DEPTHS FOR LANDSCAPE BEDS AND SPECIALIZED CONDITIONS SUCH AS B.M.P.'S, DRY WELLS, PLANTERS, ETC. SOILS THAT HAVE BEEN CRUSHED AND HAVE NO STRUCTURE OR CAPILLARY SPACE DUE TO COMPACTION SHALL NOT BE USED FOR ANY PLANTING AREAS. TOPSOIL (EXISTING AND IMPORTED) SHALL BE TESTED FOR AGRICULTURAL PURPOSES TO DETERMINE SOIL MAKEUP AND PH. UNLESS A PLANT SPECIFICALLY NEEDS SPECIAL GROWING CONDITIONS, CONTRACTOR SHALL PREPARE SITE SOILS TO HAVE A PH FACTOR BETWEEN 6.0 AND 7.0. CONTRACTOR TO COVER ALL PLANTING AREAS WITH 3" HARDWOOD BARK MULCH FOR THE PURPOSE OF REDUCING EVAPORATION, SUPPRESSING WEEDS, MODERATING SOIL TEMPERATURE AND PREVENTING SOIL EROSION.
16. **SOIL TESTING, FERTILIZERS AND AMENDMENTS:** CONTRACTOR SHALL HAVE ALL GROWING MEDIA TESTED BY A STATE CERTIFIED LAB. CONTRACTOR TO PROVIDE SOIL ANALYSIS REPORT TO DESIGNER AND OWNER BEFORE PURCHASE AND AFTER CONSTRUCTION IS COMPLETE BUT SOILS SHALL BE TESTED AND AMENDED PER SOIL TEST RECOMMENDATIONS PRIOR TO PLANT MATERIAL INSTALLATION. CONTRACTOR SHALL AMEND SOILS PER SOILS REPORT RECOMMENDATIONS.
17. **TOPSOIL RE-SPREAD SHALL BE AT THE FOLLOWING UNLESS NOTED OTHERWISE:**
 - (1) 4"-6" FOR LAWN AREAS
 - (2) 8"-10" FOR LANDSCAPE AREAS
 - (3) 12" PLANTING AREAS ABOVE/ BEHIND RETAINING WALLS
 - (4) 24" FOR PARKING LOT LANDSCAPE ISLANDS
 - (5) 30" FOR PARKING LOT LANDSCAPE ISLANDS OR PLANTERS - CITY OF CHICAGO
18. **SOD:** SOD SHALL BE TRUE TO THE SPECIES AND VARIETY AS SPECIFIED ON THE PLANS. SOD SHALL BE #1 PREMIUM SOD AS NOTED IN THE GUIDELINE SPECIFICATIONS TO TURF GRASS SODDING BY AMERICAN SOD PRODUCERS ASSOCIATION. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS OF HARVEST. SOD SHALL HAVE $\frac{1}{8}$ " SOIL ROOTBED. SOD SHALL BE MACHINE CUT. AT THE TIME OF INSTALLATION, ALL CUTS SHALL BE MADE WITH A SHARP KNIFE/ RAZOR. SOD STAPLES SHALL BE USED ON ALL SLOPES GREATER THAN 5:1. SOD SHALL BE PLACED IN CONTACT WITH ALL ADJACENT SOD WITH NO AIR GAPS. JOINTS SHALL BE STAGGERED AND IN NO CASE SOD TO BE CUT INTO SLIVERS LESS THAN 12" WIDE NOR LESS THAN 2 SF IN AREA. UPON INSTALLATION, SOD SHALL BE WATERED THOROUGHLY TO BIND ROOTBED TO PREPARED SOILS. SOD STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT A MINIMUM. SOD THAT HAS TO BE REPLACED DUE TO SLUMPING SHALL BE AT NO COST TO OWNER.
19. **TURF GRASS SEEDING:** TURF GRASS SEED MIX SHALL BE TRUE TO THE SPECIES AND VARIETIES AS SPECIFIED. SEED SHALL BE AT THE RATE SPECIFIED TO 100% PLS RATES. SEED MIX SHALL BE INSTALLED AT THE DISCRETION OF THE CONTRACTOR BASED ON GROWING CONDITIONS AND WEATHER. TURF SEED GROWIN WILL BE ACCEPTED AS PERFORMANCE BASED. ALL SEEDED AREAS SHALL BE GROWN IN TO ENSURE NO BARE AREAS GREATER THAN 3 SQUARE INCHES AND NOT OCCURRING MORE THAN TWICE WITHIN A 12' RADIUS. ADDITIONAL OVERSEEDING TO ACHIEVE GROWIN PERFORMANCE SHALL BE AT NO COST TO THE OWNER. OWNER IS NOT RESPONSIBLE FOR AREAS DAMAGED BY CONSTRUCTION OR DEWATERING. SEED BLANKET SHALL BE INSTALLED FOR ALL SLOPES 5:1 OR STEEPER (MIN.) BLANKET STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. BLANKETS THAT HAVE TO BE REINSTALLED SHALL BE AT NO COST TO OWNER.
20. **IRRIGATION:** CONTRACTOR SHALL PROTECT ANY EXISTING IRRIGATION ON-SITE. CONTRACTOR TO VERIFY WITH OWNER IF PROPOSED IRRIGATION SYSTEM SHALL BE ADDED ONTO EXISTING SYSTEM. ALL REPAIRS TO EXISTING SYSTEM NOT ANTICIPATED SHALL BE AT NO COST TO THE OWNER.
21. **INSPECTIONS:** IF THE MUNICIPALITY REQUIRES A LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT TO BE ON-SITE THE DAY OF COMPLETION. LANDSCAPE ARCHITECT SHALL BE GIVEN 3 BUSINESS DAY ADVANCE NOTICE (MIN.) TO VERIFY LANDSCAPE WILL BE INSTALLED PER PLAN. ANY OUTSTANDING ITEMS THAT ARE ADDRESSED AFTER DATE OF INSPECTION SHALL BE PHOTOGRAPHED BY THE LANDSCAPE CONTRACTOR AND COORDINATED FOR FINAL APPROVAL.

DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607

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ARCHITECTS

AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

LANDSCAPE DETAILS AND SPECS

NO.	DATE	REVISION DESCRIPTION	BY
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
3	06/25/2026	SETBACK VARIANCE	EL
4	07/01/2026	PER CITY COMMENTS	EL
5	08/18/2026	PER CITY COMMENTS	DCG

DESIGNED BY:	DCG
REVIEWED BY:	SS
DATE:	04/02/2026
PRJ#:	5547-306-32

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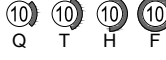
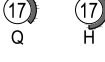
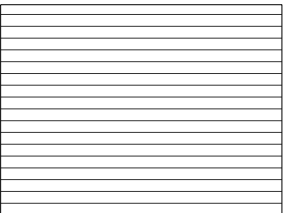
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	HUNTER PGV-101G	1"	AREA FOR DRIPLINE	2.67	142.4 lf	33.8	37.7	0.36 in/h
2	HUNTER PGV-101G	1"	TURF ROTARY	18.51	250.9 lf	40.5	55.5	0.31 in/h
3	HUNTER PGV-101G	1"	TURF ROTARY	15.76	348.7 lf	37.5	51.4	0.23 in/h
4	HUNTER PGV-101G	1"	TURF ROTARY	18.17	466.1 lf	39.4	55.5	0.27 in/h
5	HUNTER PGV-101G	1"	TURF SPRAY	14.95	582.2 lf	37.9	51.3	1.57 in/h
6	HUNTER PGV-101G	1"	AREA FOR DRIPLINE	4.04	577.0 lf	35.9	40.7	0.36 in/h
7	HUNTER PGV-101G	1"	TURF SPRAY	27.52	673.1 lf	39.3	61.4	1.78 in/h
8	HUNTER PGV-101G	1"	TURF SPRAY	7.73	560.9 lf	36.4	43.5	0.88 in/h
9	HUNTER PGV-101G	1"	AREA FOR DRIPLINE	3.92	579.2 lf	36.5	43.4	0.36 in/h
10	HUNTER PGV-101G	1"	TURF SPRAY	12.01	500.3 lf	37.2	47.4	0.93 in/h
11	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	3.05	483.4 lf	34.3	39.2	0.36 in/h
12	HUNTER PGV-101G	1"	TURF SPRAY	24.08	453.5 lf	39.0	58.9	1.01 in/h
13	HUNTER PGV-101G	1"	TURF SPRAY	26.83	368.2 lf	38.6	59.8	1.05 in/h
14	HUNTER PGV-101G	1"	TURF SPRAY	24.65	312.5 lf	38.7	57.7	1.15 in/h
15	HUNTER PGV-101G	1"	TURF SPRAY	18.92	258.3 lf	39.2	54.5	1.71 in/h
16	HUNTER PGV-101G	1"	TURF SPRAY	6.65	106.9 lf	34.9	40.7	1.2 in/h
17	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	2.06	72.8 lf	33.1	36.6	0.36 in/h
18	HUNTER PGV-101G	1"	TURF SPRAY	16.84	160.1 lf	38.8	52.2	0.98 in/h
19	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	3.92	117.2 lf	38.0	45.5	0.36 in/h
20	HUNTER ACZ-101-40	1"	AREA FOR DRIPLINE	1.55	332.2 lf	33.0	36.6	0.36 in/h
Common Wire					1,498 lf			

CRITICAL ANALYSIS

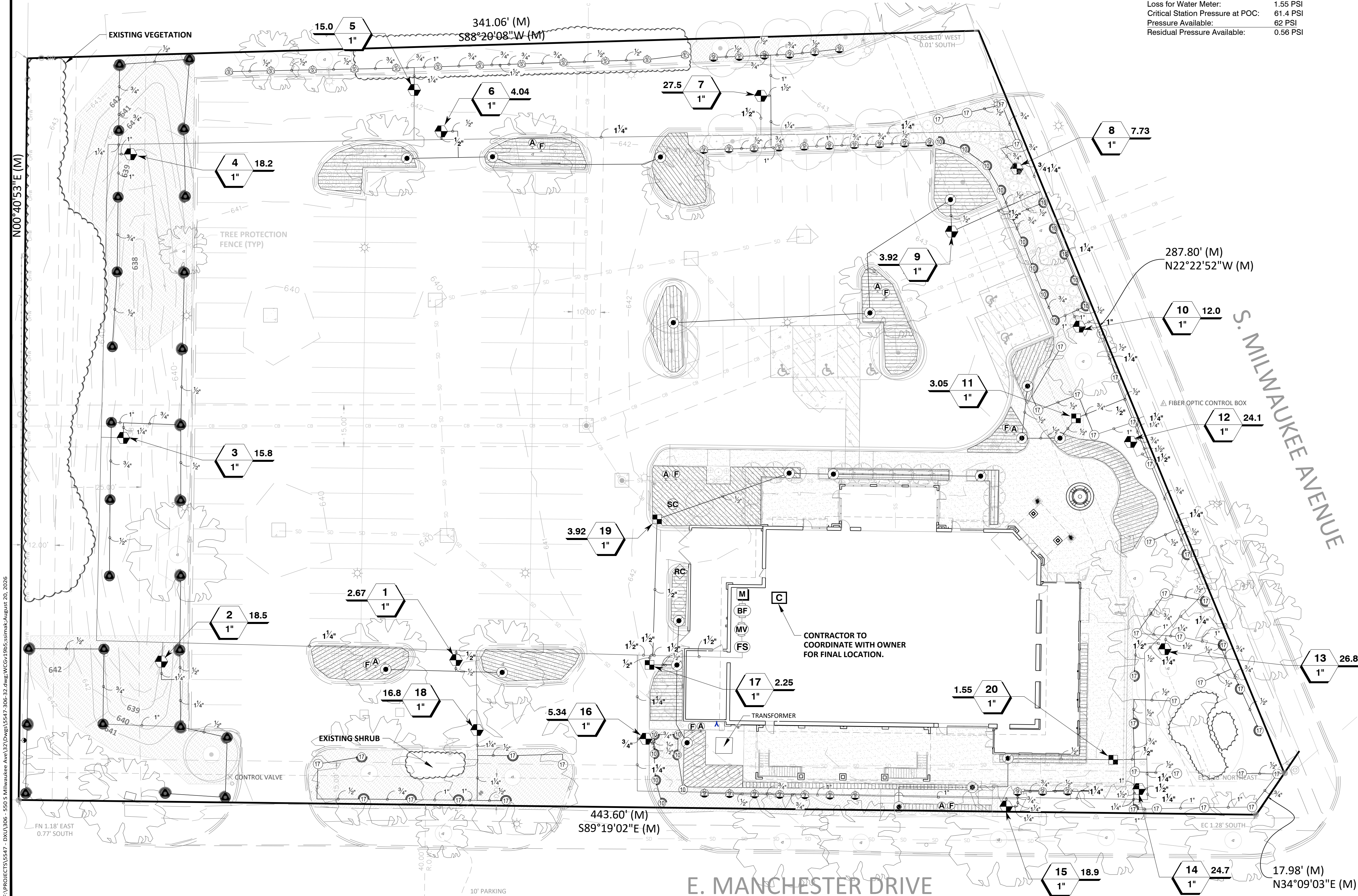
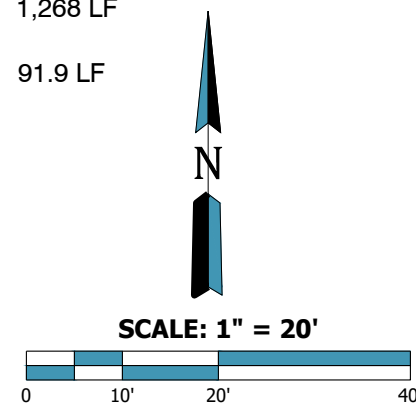
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P.O.C. NUMBER: 01	
Water Source Information:	
Flow Available:	1.1/2"
Water Meter Size:	75 GPM
Flow Available:	
Pressure Available:	65 PSI
Static Pressure at POC:	5.00 ft
Elevation Change:	4"
Service Line Size:	20 ft
Length of Service Line:	62 PSI
Pressure Available:	
DESIGN ANALYSIS	
Flow Velocity:	5 Ft/sec
Maximum Station Flow:	27.52 GPM
Flow Available at POC:	75 GPM
Residual Flow Available:	47.48 GPM
Critical Station:	7
Design Pressure:	30 PSI
Friction Loss:	2.1 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	7.01 PSI
Pressure Req. at Critical Station:	39.3 PSI
Loss for Fittings:	0.89 PSI
Loss for Main Line:	8.89 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	10 PSI
Loss for Master Valve:	0.8 PSI
Loss for Water Meter:	1.55 PSI
Critical Station Pressure at POC:	61.4 PSI
Pressure Available:	62 PSI
Residual Pressure Available:	0.56 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER PROS-04-PRS30-CV Strip Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30	
	HUNTER PROS-04-PRS30-CV Strip Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	27	30	
	HUNTER PROS-04-PRS30-CV 10 Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	20	30	
	HUNTER PROS-04-PRS30-CV 17 Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	14	30	
	HUNTER PROS-04-PRS30-CV Adj Series TURF SPRAY, 30 PSI REGULATED 4IN. POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	28	30	
	HUNTER MP3000 PROS-04-PRS30-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	26	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	HUNTER ACZ-101-40 1" DRIP CONTROL KIT FEATURING A 1IN. PGV-ASV VALVE, WITH 1IN. HY075 FILTER SYSTEM, AND 40PSI PRESSURE REGULATED. FLOW RANGE: 0.5-15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	4		
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20		
	HUNTER AFV-B 1/2IN. AUTOMATIC FLUSH VALVE WITH 3/4IN. BARB CONNECTION. REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.	7		
	HUNTER PLD-AVR 3/4" PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	7		
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-24-CV HDL-09-24-CV: HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 24" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	2,844 LF		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	HUNTER PGV-101G 1" 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.	16		
	HUNTER ICV-G 2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET. FOR COMMERCIAL/MUNICIPAL USE.	1		
	ZURN 420 1/2" PRESSURE VACUUM BREAKER	1	/	
	HUNTER PHC-2400 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 24-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1		
	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	1		
	HUNTER SOIL-CLIK THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.	1		
	HUNTER HC-100-FLOW 1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1		
	WATER METER 1-1/2"	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	69.1 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,846 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	482.3 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	312.8 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	116.5 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	15.0 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	125.0 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	7.9 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	5.7 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	1,268 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	91.9 LF		

Valve Callout:

Valve Number
Valve Flow
Valve Size



DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607

DXU
ARCHITECTS

AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

IRRIGATION PLAN

NO.	DATE	REVISION DESCRIPTION	BY
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2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
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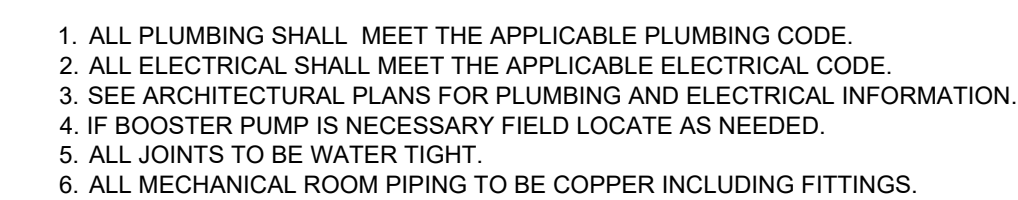
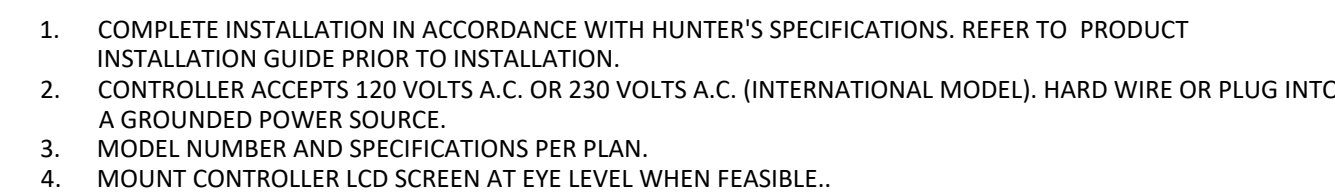
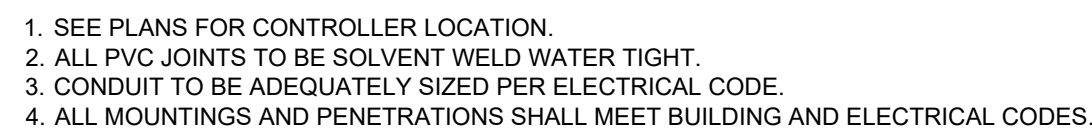
DESIGNED BY: DCG
REVIEWED BY: SS
DATE: 04/02/2026
PRJ#: 5547-306-32

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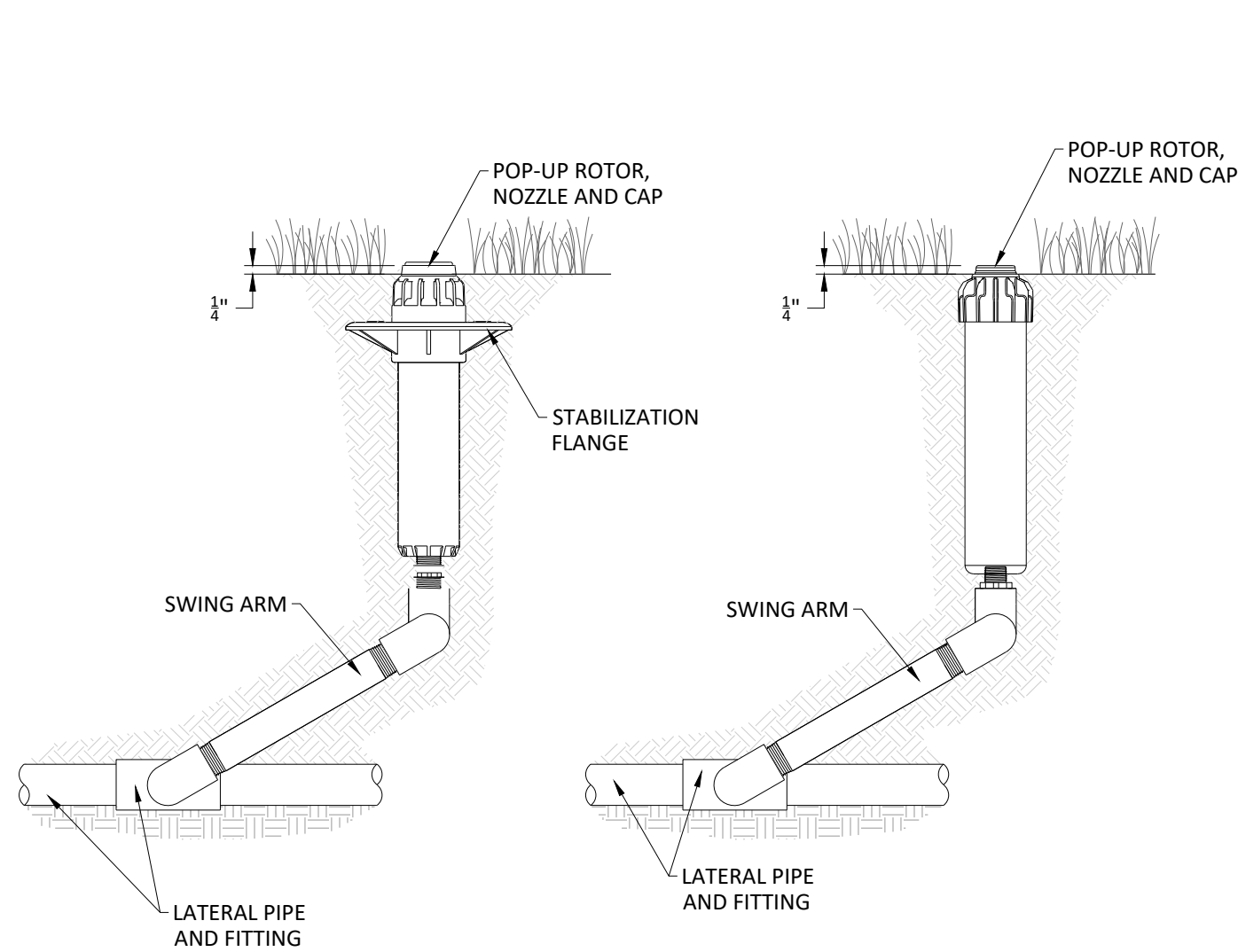
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1. **STANDARDS AND SPECIFICATIONS:** THE IRRIGATION SYSTEM AND COMPONENTS SHALL CONFORM TO "ASTM F771-99" & "AWWA C900-17" FOR PE PIPE.
2. **SITE ANALYSIS:** THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE AND EVALUATE SITE CONDITIONS IN RELATION TO THE IRRIGATION PLAN AND ITS ASSOCIATED PLAN SET. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
3. **PROJECT COORDINATION:** THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL, ELECTRICAL, PLUMBING, AND LANDSCAPE CONTRACTOR ALONG WITH ALL APPLICABLE SUBCONTRACTORS AS NECESSARY. EXTRAS WILL NOT BE ALLOWED FOR WORK NOT COORDINATED WITH OTHER CONTRACTORS.
4. **PROTECTION:** THE IRRIGATION CONTRACTOR SHALL PROTECT ALL UTILITIES, SITE ELEMENTS, CONSTRUCTION, LANDSCAPE, AND IRRIGATION SYSTEMS. ALL DAMAGES SHALL BE REPAIRED TO ORIGINAL CONDITION. LABOR AND REPLACEMENT MATERIALS SHALL BE AT NO COST TO THE OWNER.
5. **INSTALLATION:** ALL CONSTRUCTION SHALL BE INSTALLED OR SUPERVISED BY A LICENSED IRRIGATION CONTRACTOR. ALL FIELD INSPECTIONS SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND MUNICIPAL REPRESENTATIVES.
6. **POST CONSTRUCTION:** ALL SUBSURFACE INSTALLATIONS SHALL BE PHOTOGRAPHED AFTER COMPLETION. ALL SURFACE PHOTOS AND APPROVED PLAN DEVIATIONS AND/OR FIELD ADJUSTMENTS SHALL BE NOTED ON A HARD COPY OF THE IRRIGATION PLAN AND SHALL BE PART OF THE ACCEPTANCE PROCESS.
7. **TESTING THE SYSTEM:** THE IRRIGATION CONTRACTOR SHALL ENERGIZE THE SYSTEM TO CONFIRM PRESSURE IS ADEQUATE FOR ALL SYSTEM COMPONENTS AND THE SYSTEM IS WATER TIGHT. PRIOR TO TESTING, CONTRACTOR TO REMOVE ALL END LINES FOR EACH ZONE AND OPERATE THE SYSTEM TO CLEAR ALL DEBRIS. CONTRACTOR TO PRESSURE TEST SYSTEM AT 80 PSI FOR 24 HOURS.
8. **IRRIGATION PROTECTION:** THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROPER HANDLING, STORAGE, INSTALLATION AND MAINTENANCE OF ALL IRRIGATION MATERIALS FROM THE TIME OF ACQUISITION THROUGH THE WARRANTY PERIOD.
9. **IRRIGATION QUALITY:** ALL IRRIGATION SHALL BE TRUE TO THE EQUIPMENT SPECIFIED ON THE PLANS. ALL IRRIGATION EQUIPMENT SHALL BE COMMERCIAL GRADE PROFESSIONAL TIER QUALITY. APPROVED CONTRACTOR SHALL INSPECT ALL COMPONENTS FOR ANY FACTORY DEFECTS PRIOR TO INSTALLATION. ALL NECESSARY EQUIPMENT, PIPE AND FITTINGS SHALL BE INSTALLED AS REQUIRED REGARDLESS OF WHETHER THEY APPEAR OR NOTED ON PLANS. CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEM COMPONENTS ARE 100% COMPATIBLE PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE FOR ANY CONFLICTS. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR NON-APPROVED CHANGES TO THE SYSTEM.
10. **CONTROLLER AND WIRING:** THE IRRIGATION CONTRACTOR SHALL SUPPLY AND INSTALL THE CONTROLLER AS SPECIFIED OR APPROVED EQUAL ALONG WITH ALL ASSOCIATED REQUIRED EQUIPMENT AND WIRING.
11. **PLAN DESIGN CRITERION:** THIS IRRIGATION DESIGN IS BASED ON THE PREMISE THAT A 1.5" IRRIGATION STUB HAS BEEN PROVIDED WITH A STATIC PRESSURE BETWEEN 45 - 50 PSI. THIS IRRIGATION DESIGN ASSUMES THE TOPSOIL HAS PERCOLATION RATE OF AT LEAST 0.50" PER HOUR. IF FIELD CONDITIONS DEViate FROM THIS, IRRIGATION CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
12. **IRRIGATION METER:** AN IRRIGATION METER SHALL ONLY BE INSTALLED IF REQUIRED OR REQUESTED BY THE OWNER. CONTRACTOR TO VERIFY WITH OWNER.
13. **SLEEVES:** SLEEVES SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND SHALL BE SCHEDULED UNDER 80 PVC SCHEDULE 40 STANDARD AND SCHEDULE 40 UNDER ALL OTHER PAYMENT. ALL SLEEVES SHALL BE AT LEAST 2.5 TIMES THE O.D. OF THE PIPE TO BE SLEEVED.
14. **TIMING:** IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ENTIRE CONSTRUCTION TIMING. CONTRACTOR SHALL ALSO COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE THE IRRIGATION SYSTEM IS OPERATION AS SOON AS POSSIBLE TO THE LANDSCAPE INSTALLATION.
15. **WATERING:** THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL WATERING FROM TIME OF INITIAL OPERATION TILL ACCEPTANCE TO CONFIRM WATER APPLICATION, FREQUENCY, AND DURATION ARE PROVIDING NECESSARY WATERING NEEDS. VERIFY WITH LANDSCAPE CONTRACTOR TO ENSURE PLANTS ARE RECEIVING THE APPROPRIATE AMOUNT OF WATER WITHOUT OVER-WATERING. CONTRACTOR SHALL ADJUST ALL HEADS TO ENSURE OVER-SPRAY IS MINIMIZED. OVER-SPRAY WILL BE ALLOWED ON FENCES, BUILDINGS, DECKS, AND PATIOS, ETC.
16. **WARRANTEE:** THE IRRIGATION CONTRACTOR SHALL WARRANTEE THE ENTIRE IRRIGATION SYSTEM FOR 1 CALENDAR YEAR FROM THE TIME OF ACCEPTANCE. WARRANTEE SHALL INCLUDE ALL LABOR AND REPLACEMENT PARTS. REPLACEMENTS SHALL BE INSTALLED WITHIN 3 DAYS FROM NOTIFICATION.
17. **SENSORS:** SENSORS FOR SOIL MOISTURE, FREEZE CONDITIONS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE PLAN FOR SCHEMATIC LOCATIONS. FIELD ADJUST AS NEEDED.
18. **PRESSURE REGULATOR:** BASED ON FIELD CONDITIONS, CONTRACTOR MAY NEED TO INSTALL A PRESSURE REGULATOR AT THE BEGINNING OF THE SYSTEM IF REQUIRED.
19. **APPLICATIONS, PERMITS, AND FEES:** THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL APPLICATIONS AND FEES. (A) CONTRACTOR SHALL INCLUDE THIS COST IN THEIR BID. (B) CONTRACTOR TO SUBMIT RECEIPTS FOR APPLICATIONS AND PERMIT FEES FOR REIMBURSEMENT.)

NO.	DATE	REVISION DESCRIPTION	BY
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PAVT LAYOUT	EL
2	06/09/2026	PER VALUATION OF WHEELING COMMENTS	EL
3	06/25/2026	SETBACK VARIANCE	EL
4	07/23/2026	PER CITY COMMENTS	DCG
5	08/18/2026	PER CITY COMMENTS	DCG

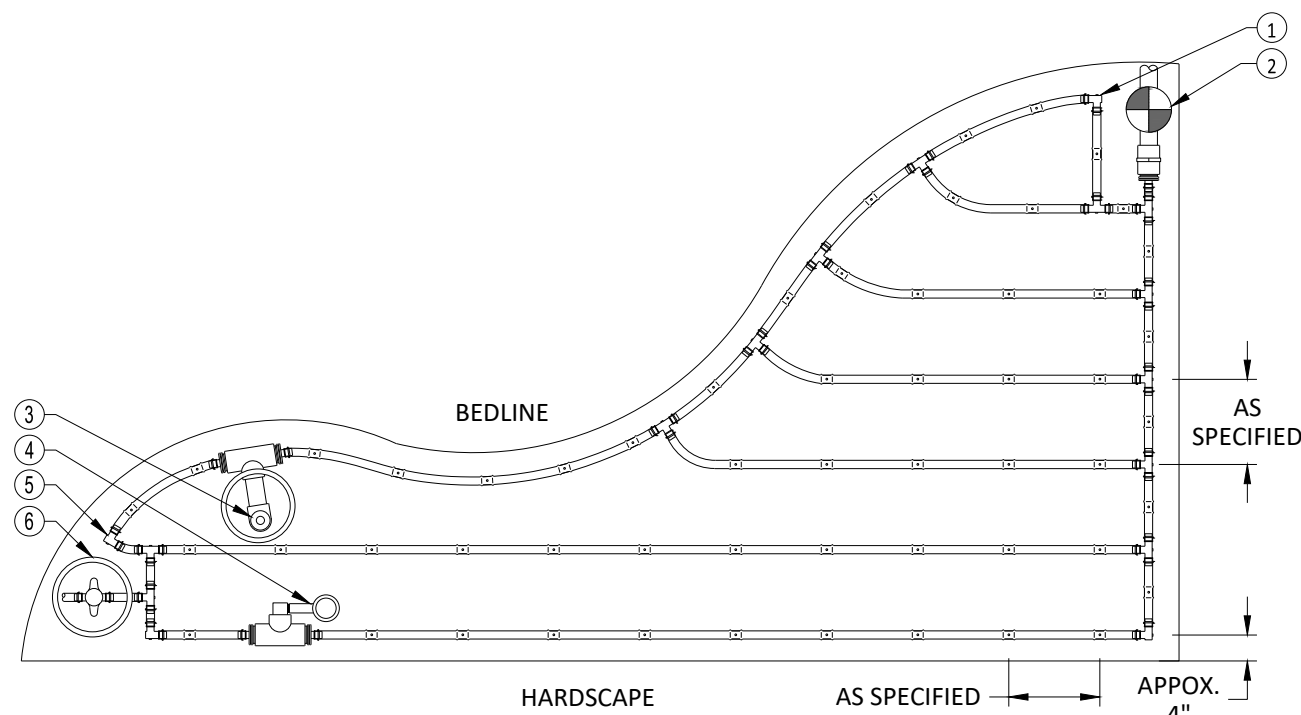
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1. SWING ARM TO BE FIELD FORMED AND SET TO GRADE AS SHOWN.
2. BACKFILL SHALL BE COMPACTED TO SUPPORT HEAD AND SWING ARM.
3. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.

POP-UP ROTOR WITH SWING ARM

NOT TO SCALE

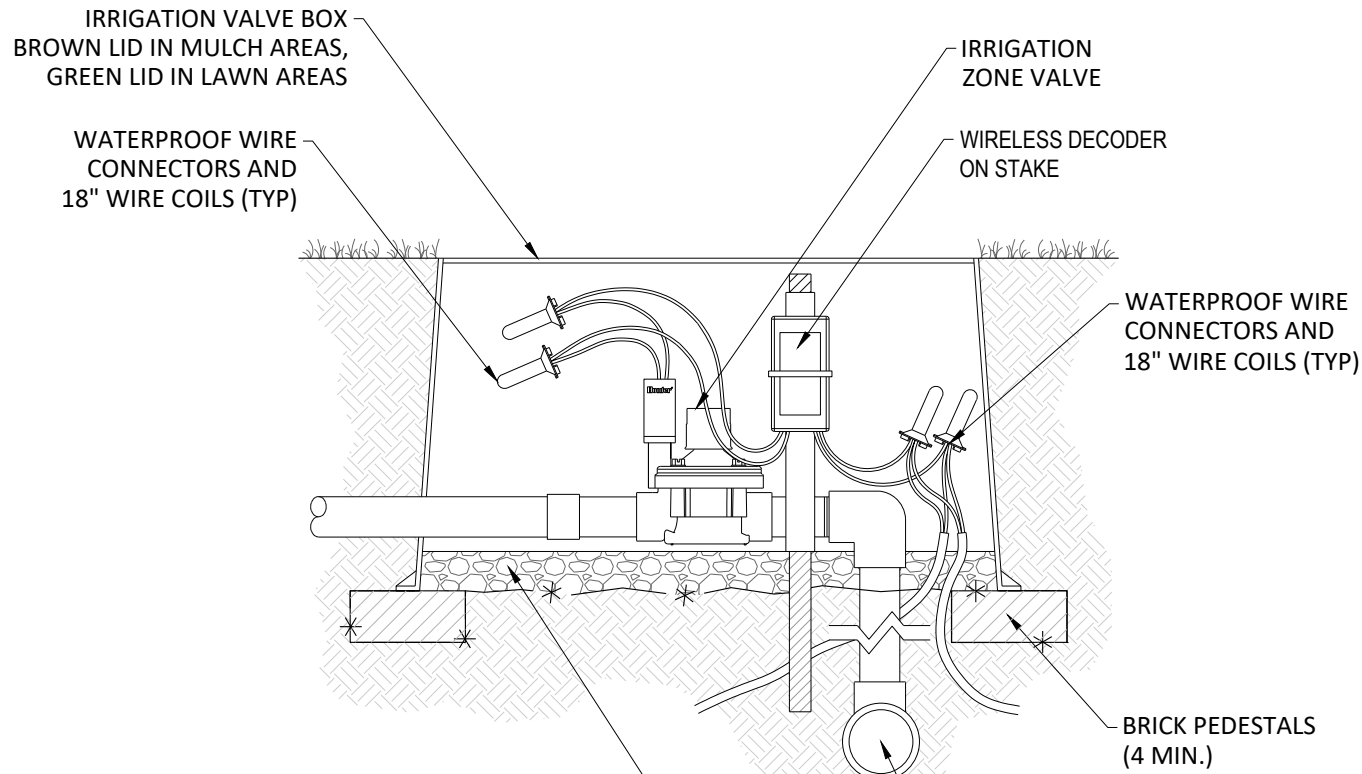


LEGEND:

1. SEE PLANS FOR LOCATIONS.
 2. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 3. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 4. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.
- LEGEND:
① PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
② DRIPIRRIGATION CONTROL ZONE KIT PER PLAN
③ AIR RELIEF VALVE IN VALVE BOX
④ ECO-INDICATOR ON SWING ARM
⑤ PLD OR PLD-LOCK FITTING (TYP.)
⑥ FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN

DRIPIRRIGATION LAYOUT- IRREGULAR

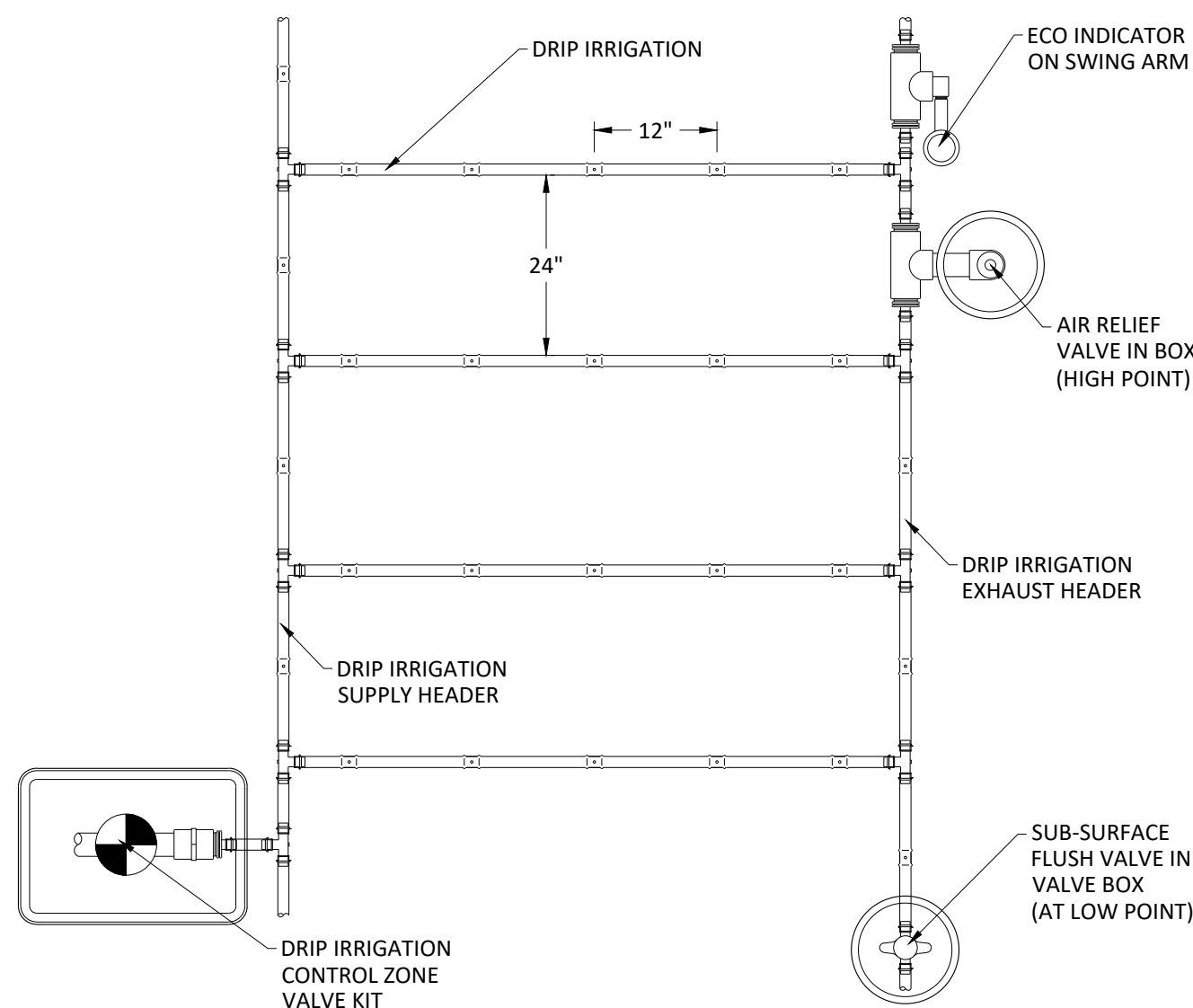
NOT TO SCALE



1. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
2. VALVE BOX TO BE ADEQUATELY SIZED FOR EQUIPMENT PROTECTION AND ACCESS.
3. PLACE VALVE BOXES IN LANDSCAPE AREAS AS MUCH AS FEASIBLY POSSIBLE.
4. ENSURE IRRIGATION BOX IS FLUSH WITH THE ADJACENT GRADE.
5. IF VALVE BOX IS IN A PEDESTRIAN AREA, PROVIDE A LOCKABLE LID.
6. VALVE BOX TO BE NDS PRO-SPEC IRRIGATION BOX WITH LID (OR APPROVED EQUAL.)

ZONE VALVE WITH WIRELESS DECODER

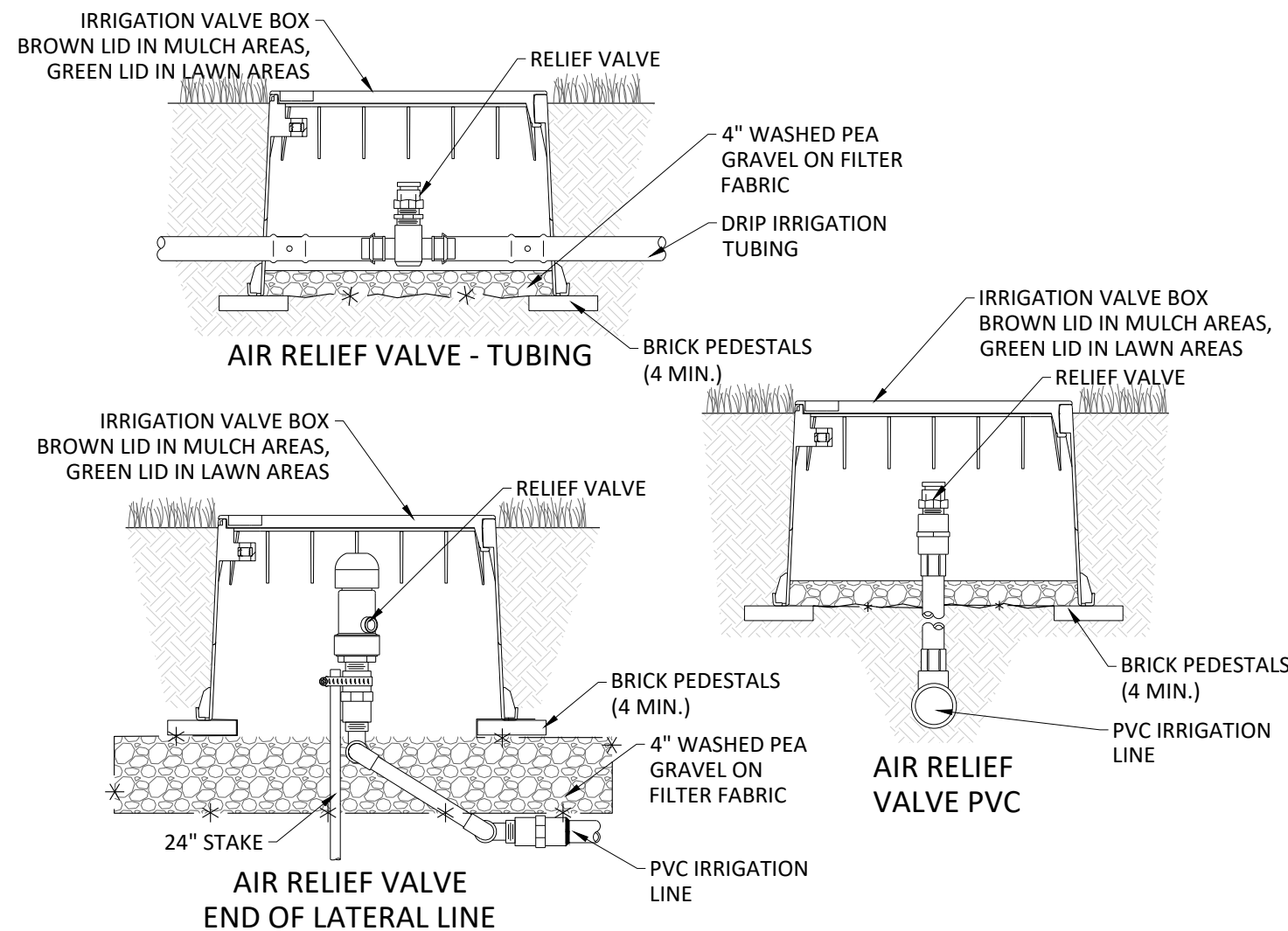
NOT TO SCALE



1. LAYOUT IS SCHEMATIC, FIELD ADJUST FOR SYSTEM REQUIREMENTS, BED SHAPE AND SLOPES.

DRIPIRRIGATION LAYOUT

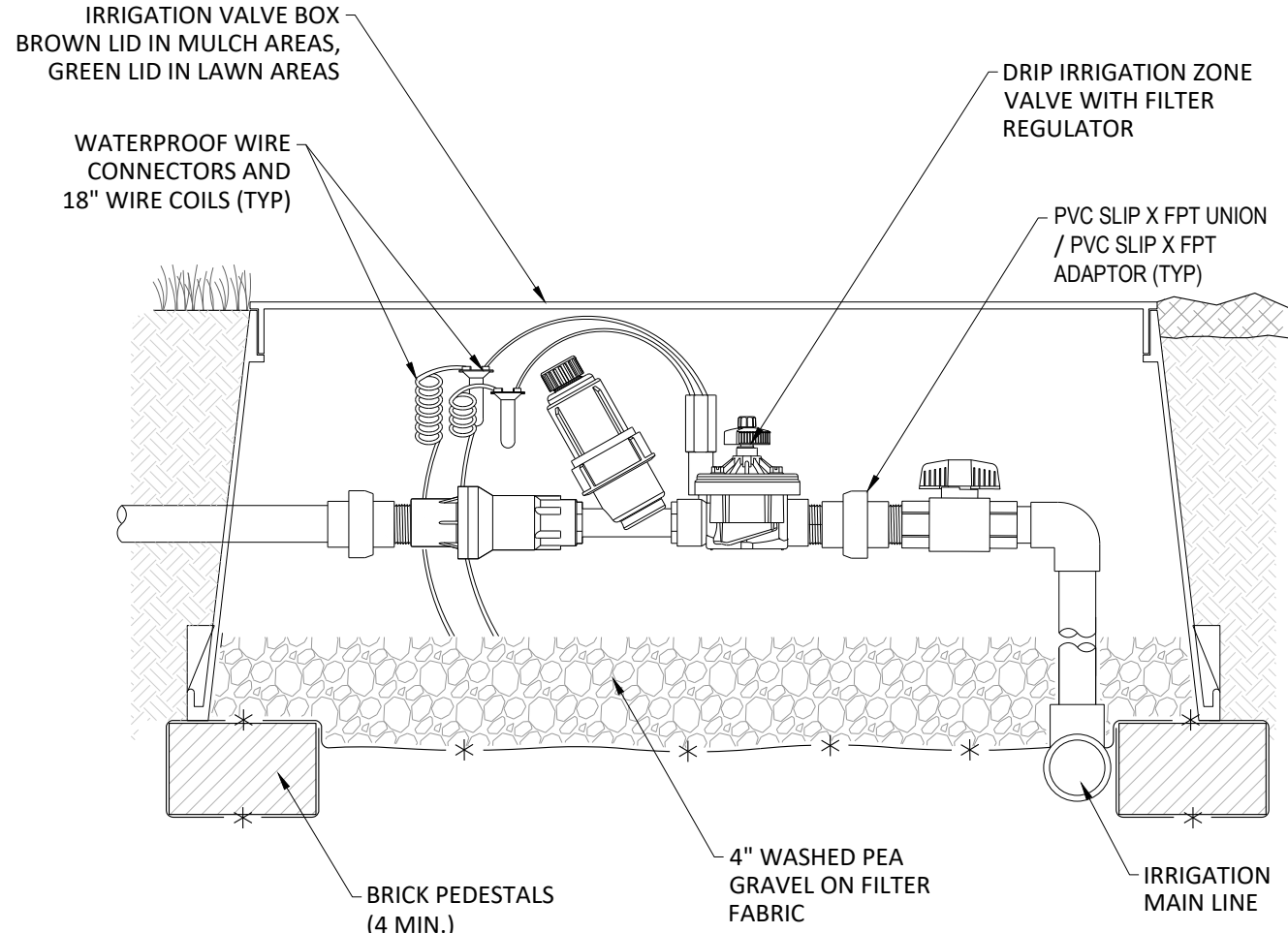
NOT TO SCALE



1. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
2. IRRIGATION VALVE BOX TO BE ADEQUATELY SIZED FOR EQUIPMENT PROTECTION AND ACCESS.
3. PLACE IRRIGATION VALVE BOXES IN LANDSCAPE AREAS AS MUCH AS FEASIBLY POSSIBLE.
4. ENSURE IRRIGATION VALVE BOX TO BE FLUSH WITH THE ADJACENT GRADE.
5. IF IRRIGATION VALVE BOX IS IN A PEDESTRIAN AREA, PROVIDE A LOCKABLE LID.
6. IRRIGATION VALVE BOX TO BE NDS PRO-SPEC IRRIGATION VALVE BOX WITH LID (OR APPROVED EQUAL.)

AIR RELIEF VALVES

NOT TO SCALE



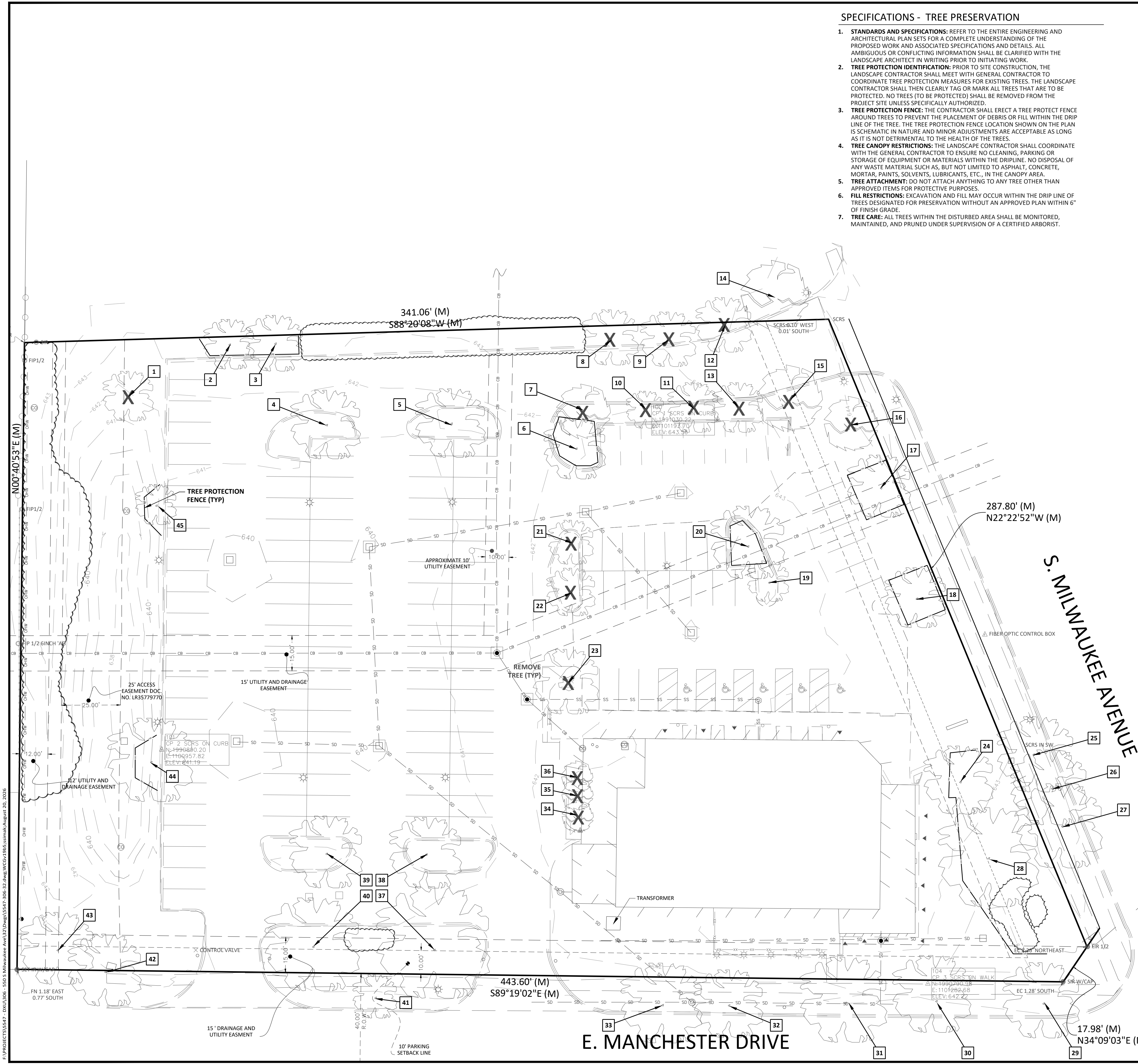
1. ALL PVC JOINTS TO BE SOLVENT WELD WATER TIGHT.
2. IRRIGATION VALVE BOX TO BE ADEQUATELY SIZED FOR EQUIPMENT PROTECTION AND ACCESS.
3. PLACE IRRIGATION VALVE BOXES IN LANDSCAPE AREAS AS MUCH AS FEASIBLY POSSIBLE.
4. ENSURE IRRIGATION VALVE BOX TO BE FLUSH WITH THE ADJACENT GRADE.
5. IF IRRIGATION VALVE BOX IS IN A PEDESTRIAN AREA, PROVIDE A LOCKABLE LID.
6. IRRIGATION VALVE BOX TO BE NDS PRO-SPEC IRRIGATION VALVE BOX WITH LID (OR APPROVED EQUAL.)

DRIPIRRIGATION ZONE VALVE KIT WITH FILTER REGULATOR

NOT TO SCALE

NO.	DATE	REVISION DESCRIPTION	BY
1	05/01/2026	REVISED BUILDING FOOTPRINT AND PATIO LAYOUT	EL
2	06/09/2026	PER VILLAGE OF WHEELING COMMENTS	EL
3	08/25/2026	SETBACK VARIANCE	EL
4	08/26/2026	PER CITY COMMENTS	EL
5	08/28/2026	PER CITY COMMENTS	EL

DESIGNED BY: DCG
REVIEWED BY: SS
DATE: 04/02/2026
PRJ#: 5547-306-32

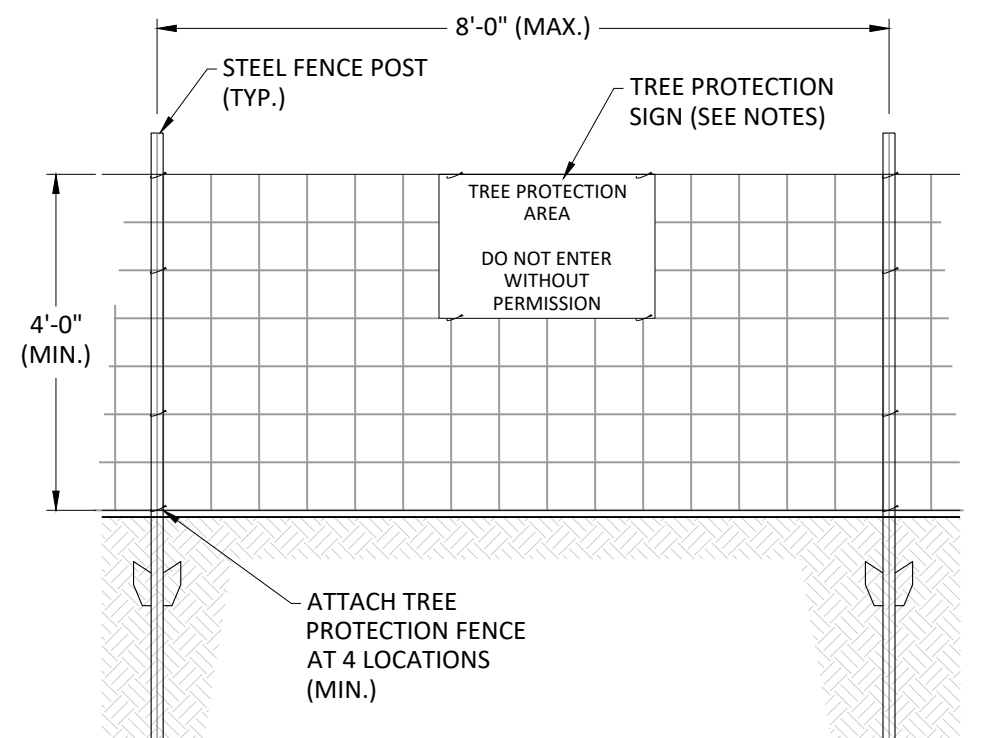


SPECIFICATIONS - TREE PRESERVATION

- STANDARDS AND SPECIFICATIONS:** REFER TO THE ENTIRE ENGINEERING AND ARCHITECTURAL PLAN SETS FOR A COMPLETE UNDERSTANDING OF THE PROPOSED WORK AND ASSOCIATED SPECIFICATIONS AND DETAILS. ALL AMBIGUOUS OR CONFLICTING INFORMATION SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INITIATING WORK.
- TREE PROTECTION IDENTIFICATION:** PRIOR TO SITE CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL MEET WITH GENERAL CONTRACTOR TO COORDINATE TREE PROTECTION MEASURES FOR EXISTING TREES. THE LANDSCAPE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES THAT ARE TO BE PROTECTED. NO TREES (TO BE PROTECTED) SHALL BE REMOVED FROM THE PROJECT SITE UNLESS SPECIFICALLY AUTHORIZED.
- TREE PROTECTION FENCE:** THE CONTRACTOR SHALL ERECT A TREE PROTECT FENCE AROUND TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE AND MINOR ADJUSTMENTS ARE ACCEPTABLE AS LONG AS IT IS NOT DETRIMENTAL TO THE HEALTH OF THE TREES.
- TREE CANOPY RESTRICTIONS:** THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ENSURE NO CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS WITHIN THE DRIPLINE. NO DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO ASPHALT, CONCRETE, MORTAR, PAINTS, SOLVENTS, LUBRICANTS, ETC., IN THE CANOPY AREA.
- TREE ATTACHMENT:** DO NOT ATTACH ANYTHING TO ANY TREE OTHER THAN APPROVED ITEMS FOR PROTECTIVE PURPOSES.
- FILL RESTRICTIONS:** EXCAVATION AND FILL MAY OCCUR WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION WITHOUT AN APPROVED PLAN WITHIN 6' OF FINISH GRADE.
- TREE CARE:** ALL TREES WITHIN THE DISTURBED AREA SHALL BE MONITORED, MAINTAINED, AND PRUNED UNDER SUPERVISION OF A CERTIFIED ARBORIST.

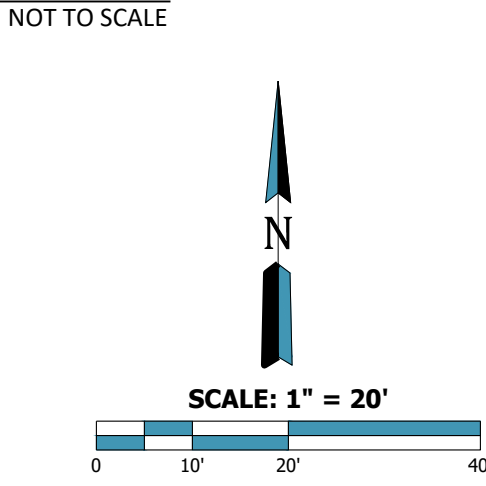
TREE SURVEY TABLE					
Tag ID	Common Name	Scientific Name	DBH (in)	Condition	Remove
1	Mulberry	<i>Morus alba</i>	8	Good	Yes
2	Crab Apple	<i>Malus</i>	14	Good	No
3	Crab Apple	<i>Malus</i>	14	Good	No
4	Honey Locust	<i>Gleditsia triacanthos</i>	12	Good	No
5	Thornless Hawthorn	<i>Crataegus crus-galli</i>	12	Good	No
6	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
7	Austrian Pine	<i>Pinus nigra</i>	14	Good	Yes
8	Crab Apple	<i>Malus</i>	14	Good	Yes
9	Crab Apple	<i>Malus</i>	14	Good	Yes
10	Crab Apple	<i>Malus</i>	12	Good	Yes
11	Crab Apple	<i>Malus</i>	12	Good	Yes
12	Crab Apple	<i>Malus</i>	14	Good	Yes
13	Crab Apple	<i>Malus</i>	12	Good	Yes
14	Austrian Pine	<i>Pinus nigra</i>	20	Fair	No
15	Austrian Pine	<i>Pinus nigra</i>	14	Poor	Yes
16	Austrian Pine	<i>Pinus nigra</i>	18	Poor	No
17	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
18	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
19	Crab Apple	<i>Malus</i>	8	Good	No
20	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
21	Crab Apple	<i>Malus</i>	8	Good	Yes
22	Crab Apple	<i>Malus</i>	8	Good	Yes
23	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	Yes
24	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
25	Japanese Zelkova	<i>Zelkova serrata</i>	14	Good	No
26	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
27	Honey Locust	<i>Gleditsia triacanthos</i>	14	Good	No
28	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
29	Honey Locust	<i>Gleditsia triacanthos</i>	16	Good	No
30	Trident Maple	<i>Acer buergerianum</i>	18	Good	No
31	Honey Locust	<i>Gleditsia triacanthos</i>	18	Good	No
32	Honey Locust	<i>Gleditsia triacanthos</i>	16	Good	No
33	Trident Maple	<i>Acer buergerianum</i>	18	Good	No
34	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair	Yes
35	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair	Yes
36	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair	Yes
37	Honey Locust	<i>Gleditsia triacanthos</i>	22	Good	No
38	Honey Locust	<i>Gleditsia triacanthos</i>	12	Good	No
39	Honey Locust	<i>Gleditsia triacanthos</i>	12	Good	No
40	Honey Locust	<i>Gleditsia triacanthos</i>	22	Good	No
41	Red Maple	<i>Acer rubrum</i>	6	Good	No
42	Silver Maple	<i>Acer saccharinum</i>	8	Good	No
43	Silver Maple	<i>Acer saccharinum</i>	10	Good	No
44	Red Maple	<i>Acer rubrum</i>	12	Good	No
45	Red Maple	<i>Acer rubrum</i>	8	Good	No

NOTE:
CALIPER INCH IS APPROXIMATE - BASED ON FIELD OBSERVATION.



- SEE PLANS FOR FENCE MINIMUM LOCATION. FENCE MAY BE LOCATED IN A MANOR TO PROVIDE ADDITIONAL PROTECTION BUT NOT LESS THAN THE PLAN SHOWS.
- THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT AND/OR MUNICIPAL AUTHORITY
- TREE PROTECTION SIGNS SHALL BE WEATHERPROOF AND PLACED AT 50' MAXIMUM INTERVALS.
- FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE ONE SIGN.
- ATTACH SIGNS SECURELY TO FENCE POST AND/ OR FABRIC.
- SIGN LETTERING TO BE 3" (MIN.) HEIGHT.

TREE PROTECTION FENCE



DXU ARCHITECTS

412 S. WELLS STREET, 2ND FLOOR

CHICAGO, IL 60607

DXU ARCHITECTS

ARCHITECTS

AHARA RESTAURANT

550 S. MILWAUKEE DRIVE

WHEELING, ILLINOIS 60090

TREE PRESERVATION PLAN

BY: EL

DESIGNED BY: SS

REVIEWED BY: SS

DATE: 04/02/2026

PRJ: 5547-306-32

WEAVER CONSULTANTS GROUP

1316 BOND STREET, SUITE 108

NAPERVILLE, ILLINOIS 60563

(630) 717-4848

wcgrp.com

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SHEET #:

L-3.0



No.	Issue	Date
0.	PRELIMINARY ISSUE	04.02.2022
1.	REVISED AS ON	05.29.2022
2.	REVISED AS ON	06.18.2022
3.	REVISED AS ON	06.24.2022
4.	PC CORRECTIONS	07.23.2022

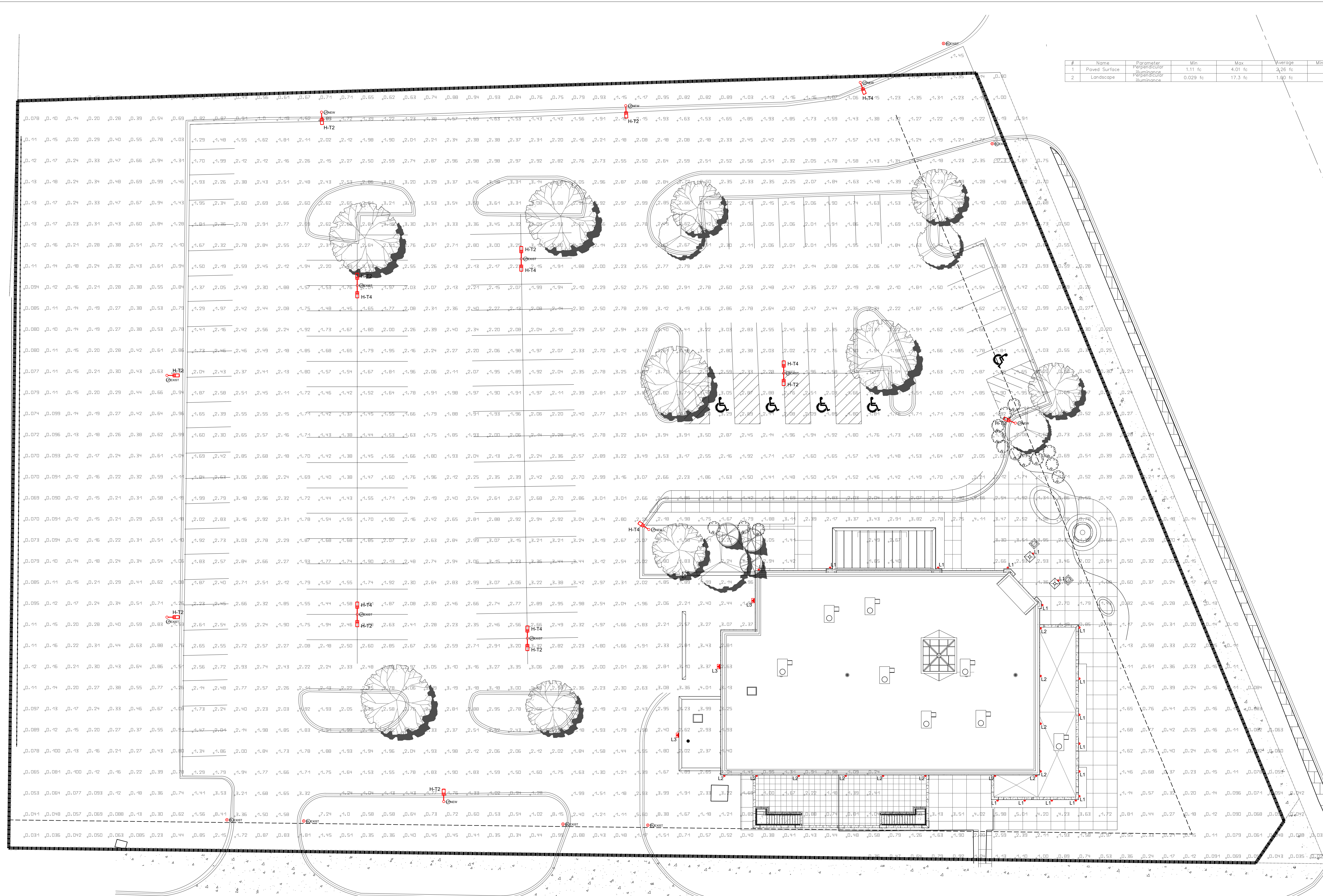
ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING INC. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

SITE LIGHTING PLAN

Scale	Date
AS SHOWN	04.02.2021
Drawn By	Checked By
I.D.	I.D.
Job No.	
60401	
Sheet No.	

60401-LDE-01

Page 137 of 211



1 **EXTERIOR SITE - LIGHTING LAYOUT & PHOTOMETRIC**
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

IMAGE™

OW1291_ OW1293_ OW1295_ OW1297

Outdoor Wall


[Visalighting.com/products/Image](https://visalighting.com/products/Image)

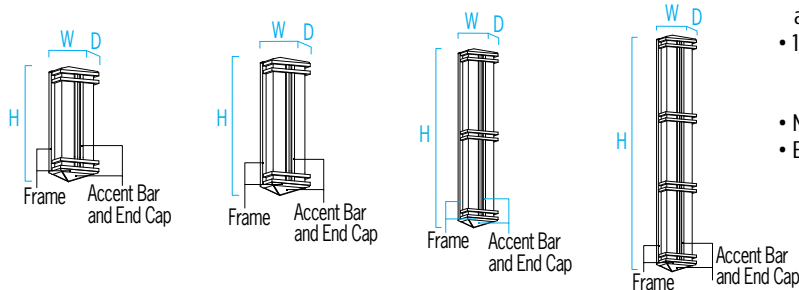
Type: Project: Location:

**DIMENSIONS¹**

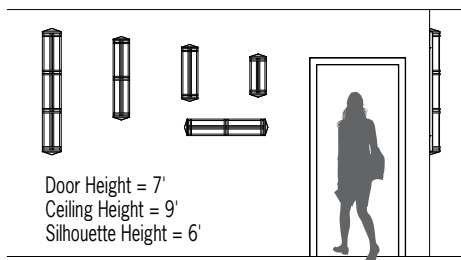
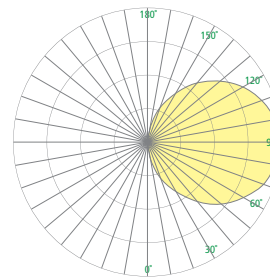
Depth is measured from wall to front of fixture

L = Length W = Width D = Depth

	OW1291	OW1293	OW1295	OW1297
L	20-3/8" (518 mm)	25-7/8" (657 mm)	36-7/8" (937 mm)	47-7/8" (1216 mm)
W	7-1/4" (184 mm)			
D	4" (102 mm)			

**FEATURES**

- Integral driver
- Modular design for replacement of LED source and driver
- Removable cam-action hinged frame for ease of maintenance
- Vertical mounting standard (horizontal mounting optional)
- Mounts over standard electrical junction box (by others) with provided hardware.
- Extruded aluminum backplate, die-cast end caps, vertical center accent and frame side rails. Solid metal formed accent bars, gasketed and sealed construction
- 1/8" thick white acrylic diffuser
 - F1 rated, UV stable
 - UL-94 HB Flame Class rated
- No VOC powder coat paint finish
- ETL listed for wet location mounting 4' above grade

RELATIVE SCALE DRAWING**PHOTOMETRICS**

XPS



ADA Compliant



ETL Listed



5 Year Warranty

IMAGE (cont.)

OW1291_OW1293_OW1295_OW1297
Outdoor Wall



Fill in shaded boxes using information listed below

MODEL¹ OW1291 OW1293 OW1295 OW1297 See page 1	SOURCE² • L30K(H) • L30K(L) • L35K(H) • L35K(L) • L40K(H) • L40K(L)	MVOLT VOLTAGE MVOLT	FRAME FINISH See last page for finish order codes	ACCENT BAR AND END CAP FINISH See last page for finish order codes	OPTION(S)³ HM XPS
--	---	---	---	--	---

SOURCE² (Select one)

Dimmable 0-10V to 1%, Minimum 80CRI, within 3-step MacAdam

SOURCE	CCT	OW1291		OW1293		OW1295		OW1297	
		Delivered Lumens	Power (Watts)	Delivered Lumens	Power (Watts)	Delivered Lumens	Power (Watts)	Delivered Lumens	Power (Watts)
• L30K(H)	3000K	1200	15	1700	19	2500	29	3400	38
• L30K(L)	3000K	800	9	1100	13	1700	19	2300	25
L35K(H)	3500K	1200	15	1700	19	2500	29	3400	38
L35K(L)	3500K	800	9	1100	13	1700	19	2300	25
• L40K(H)	4000K	1300	15	1700	19	2600	29	3500	38
• L40K(L)	4000K	850	9	1100	13	1700	19	2300	25

VOLTAGE

MVOLT	120-277V, 50/60 Hz
--------------	--------------------

OPTIONS³ (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Other Options

HM	Horizontal mount (vertical is standard)
XPS	Express 10 day shipping. Items marked with a bullet (●) are not available with XPS

IMAGE (cont.)

OW1291_ OW1293_ OW1295_ OW1297

Outdoor Wall



IMAGE PRODUCT FAMILY

Indoor	Wall/Ceiling	20"	• CV1901
		26"	• CV1903
		37"	• CV1905
		48"	• CV1907
Outdoor	Wall	20"	• OW1291
		26"	• OW1293
		37"	• OW1295
		48"	• OW1297

SUGGESTED VARIATIONS

- Custom colors
- Custom bar arrangements/additions
- Fixture lengths

See [Visalighting.com/products/Image](https://visalighting.com/products/Image) for more information

IMAGE (cont.)

OW1291_OW1293_OW1295_OW1297

Outdoor Wall



FINISHES

Specify color code when ordering. For accurate color matching, individual paint and finish samples are [available upon request](#).
For more information about our finishes visit visalighting.com/finishes

Powder Coat Paint Finishes (Standard) for Frame or Accent Bar and End Cap Finish

AGGY Agate Grey	ALGN Alpine Green	BJBG Baja Beige	BMAT Bronze Matte	BRNZ Bronze	BSIL Blade Silver	CVBL Cove Blue
DEOR Deoro Gold	GLWT Glacier White	GSIL Graphite Silver	HRGR Harbor Grey	JTBK Jet Black	OCBL Ocean Blue	SHGR Shoreline Grey
SBGN Sagebrush Green	SLGR Slate Grey	SSTP Sierra Taupe	TRCN Terracotta Canyon	TRWT Traffic White	VLBK Velvet Black	VNRD Vineyard Red

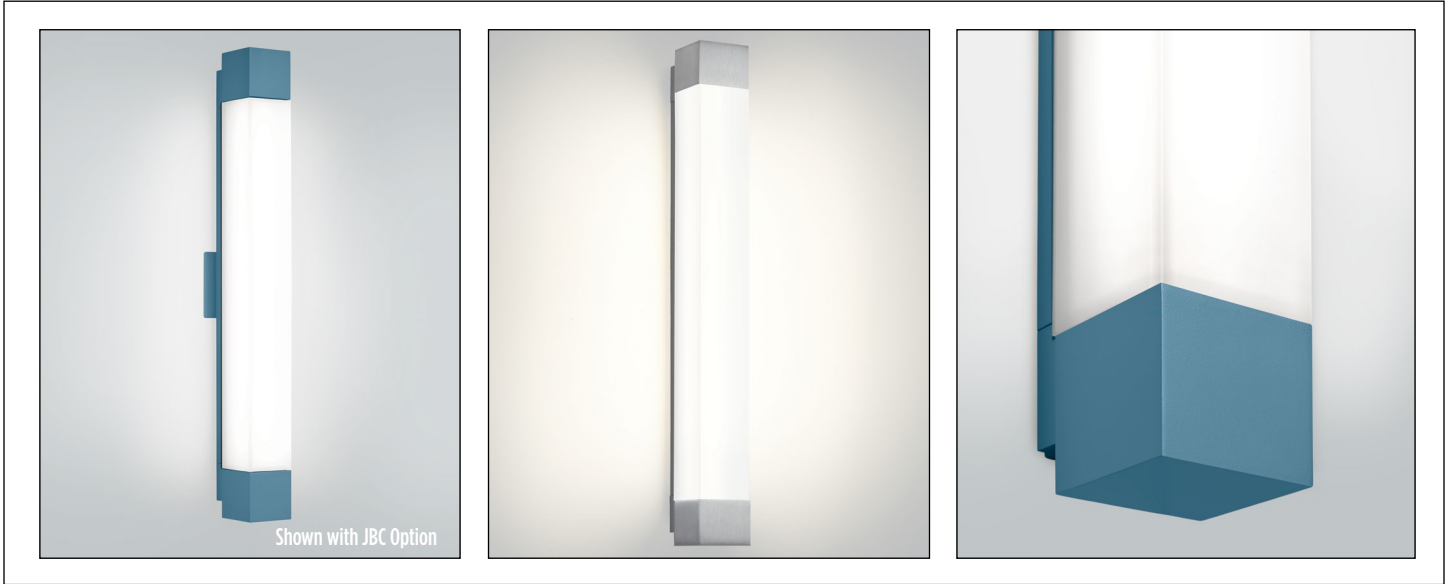
Metal Finishes (Premium) for Accent Bar and End Cap only

BSS Brushed Stainless Steel	PSS Polished Stainless Steel

SHINE™

OW5513_OW5515_OW5517 Outdoor


[Visalighting.com/products/Shine](https://visalighting.com/products/Shine)

Type: Project: Location:
**DIMENSIONS¹**

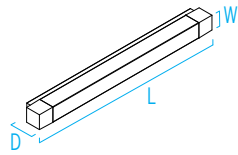
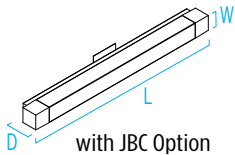
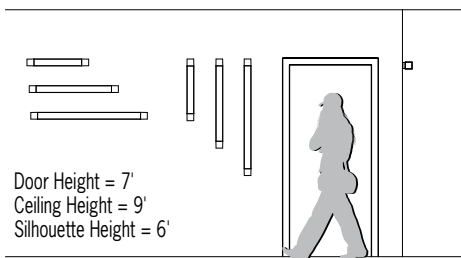
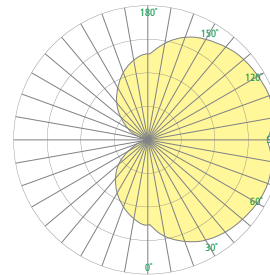
Depth is measured from wall to front of fixture

W = Width L = Length D = Depth

Model	OW5513	OW5515	OW5517
L	28" (711 mm)	42-1/2" (1080 mm)	52-1/2" (1334 mm)
W	3" (76 mm)		
D	4" (102 mm)		
D with JBC option	4-1/4" (108 mm)		

FEATURES

- Integral high power factor electronic driver
- Modular design for replacement of LED source and driver
- IP55 rated
- Vertical or horizontal mounting
- Surface mount to 2x4 junction box. Optional junction box cover (JBC option) available for 4" junction box
- Tamper resistant fasteners
- Cast and extruded aluminum construction
- Frosted 1/8" high impact grade acrylic
- No VOC powder coat paint finish
- ETL listed for wet location

**RELATIVE SCALE DRAWING****PHOTOMETRICS**

XPS



ADA Compliant



ETL Listed



5 Year Warranty

SHINE (cont.)

OW5513_OW5515_OW5517 Outdoor



Fill in shaded boxes using information listed below

		-		
MODEL ¹ OW5513 OW5515 OW5517	SOURCE ² • L30K(H) • L30K(L) • L35K(H) • L35K(L) • L40K(H) • L40K(L)	VOLTAGE MVOLT	FINISH See last page for finish order codes	OPTION(S) ³ NOJBC JBC XPS

SOURCE² (Select one)

Dimmable 0-10V to 1%, Minimum 80CRI, within 3-step MacAdam

VOLTAGE

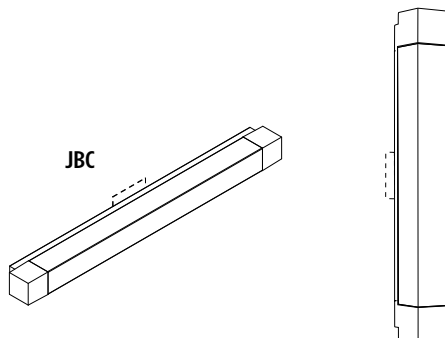
MVOLT	120-277V, 50/60 Hz
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SOURCE	CCT	OW5513		OW5515		OW5517	
		Delivered Lumens	Power (Watts)	Delivered Lumens	Power (Watts)	Delivered Lumens	Power (Watts)
• L30K(H)	3000K	1500	15	2400	25	3200	32
• L30K(L)	3000K	1000	10	1500	14	2100	20
L35K(H)	3500K	1500	15	2400	25	3200	32
L35K(L)	3500K	1000	10	1500	14	2100	20
• L40K(H)	4000K	1500	15	2400	25	3200	32
• L40K(L)	4000K	1000	10	1500	14	2100	20

OPTIONS³ (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Other Options

NOJBC	Mounting plate used when not mounting over standard junction box
JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS



SHINE (cont.)

OW5513_OW5515_OW5517 Outdoor



SHINE PRODUCT FAMILY

- CB5513 – 28" Indoor
- CB5515 – 43" Indoor
- CB5517 – 53" Indoor
- CB5524 – 19" Indoor
- OW5513 – 28" Outdoor
- OW5515 – 43" Outdoor
- OW5517 – 53" Outdoor
- OW5524 – 19" Outdoor

SUGGESTED VARIATIONS

- 2700K
- Custom colors

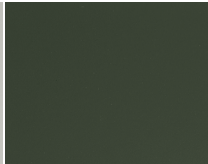
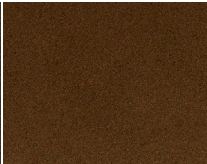
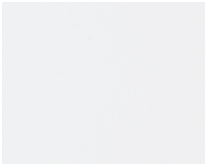
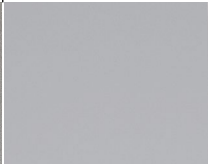
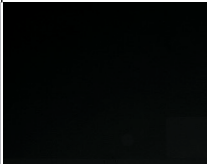
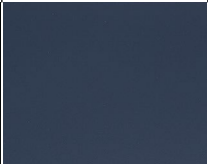
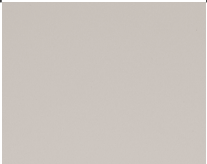
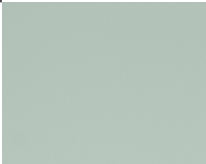
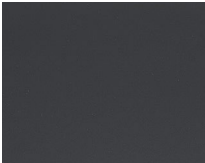
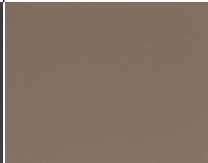
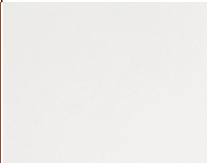
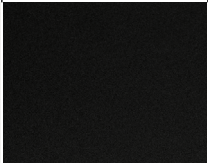
See [Visalighting.com/products/Shine](https://visalighting.com/products/Shine) for more information

FINISHES

Specify color code when ordering. For accurate color matching, individual paint and finish samples are [available upon request](#).

For more information about our finishes visit visalighting.com/finishes

Powder Coat Paint Finishes (Standard)

						
AGGY Agate Grey	ALGN Alpine Green	BMAT Bronze Matte	BRNZ Bronze	BSIL Blade Silver	CVBL Cove Blue	DEOR Deoro Gold
						
GLWT Glacier White	GSIL Graphite Silver	HRGR Harbor Grey	JTBK Jet Black	OCBL Ocean Blue	SHGR Shoreline Grey	SBGN Sagebrush Green
						
SLGR Slate Grey	SSTP Sierra Taupe	TRCN Terracotta Canyon	TRWT Traffic White	VBLK Velvet Black	VNRD Vineyard Red	

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE – DELIVERED LUMENS

MICROSTRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-1	35	36.9	2	5332	145	B1-U0-G1	5302	144	B1-U0-G1	5101	138	B1-U0-G1
			3	5293	143	B1-U0-G2	5263	143	B1-U0-G2	5064	137	B1-U0-G2
			4F	5153	140	B1-U0-G1	5123	139	B1-U0-G1	4929	134	B1-U0-G1
			4W	5260	143	B1-U0-G2	5230	142	B1-U0-G2	5032	136	B1-U0-G2
			5QW	5487	150	B3-U0-G1	5455	149	B3-U0-G1	5249	143	B3-U0-G1
	50	52	2	7652	147	B2-U0-G2	7608	146	B2-U0-G2	7319	141	B2-U0-G2
			3	7596	146	B2-U0-G2	7553	145	B2-U0-G2	7266	140	B2-U0-G2
			4F	7394	142	B1-U0-G2	7352	141	B1-U0-G2	7073	136	B1-U0-G2
			4W	7549	145	B1-U0-G2	7505	144	B1-U0-G2	7221	139	B1-U0-G2
			5QW	7874	151	B3-U0-G2	7829	151	B3-U0-G2	7532	145	B3-U0-G2
	75	72	2	10019	139	B2-U0-G2	9962	138	B2-U0-G2	9584	133	B2-U0-G2
			3	9946	138	B2-U0-G2	9889	137	B2-U0-G2	9514	132	B2-U0-G2
			4F	9682	134	B1-U0-G2	9626	134	B1-U0-G2	9261	129	B1-U0-G2
			4W	9884	137	B2-U0-G2	9827	136	B2-U0-G2	9455	131	B2-U0-G2
			5QW	10310	143	B4-U0-G2	10251	142	B4-U0-G2	9862	137	B3-U0-G2
	100	92	2	12659	138	B2-U0-G2	12586	137	B2-U0-G2	12109	132	B2-U0-G2
			3	12567	137	B3-U0-G3	12495	136	B3-U0-G3	12021	131	B2-U0-G2
			4F	12232	133	B2-U0-G2	12162	132	B2-U0-G2	11701	127	B2-U0-G2
			4W	12488	136	B2-U0-G2	12416	135	B2-U0-G2	11946	130	B2-U0-G2
			5QW	13026	142	B4-U0-G2	12951	141	B4-U0-G2	12460	135	B4-U0-G2
	115	110	2	14749	134	B3-U0-G3	14664	133	B3-U0-G3	14108	128	B3-U0-G3
			3	14642	133	B3-U0-G3	14558	132	B3-U0-G3	14006	127	B3-U0-G3
			4F	14252	130	B2-U0-G2	14170	129	B2-U0-G2	13633	124	B2-U0-G2
			4W	14550	132	B2-U0-G3	14466	132	B2-U0-G3	13918	127	B2-U0-G3
			5QW	15177	138	B4-U0-G2	15090	137	B4-U0-G2	14518	132	B4-U0-G2
	135	135	2	17207	127	B3-U0-G3	17108	127	B3-U0-G3	16460	122	B3-U0-G3
			3	17082	127	B3-U0-G3	16984	126	B3-U0-G3	16340	121	B3-U0-G3
			4F	16628	123	B2-U0-G3	16532	122	B2-U0-G3	15906	118	B2-U0-G3
			4W	16975	126	B2-U0-G3	16878	125	B2-U0-G3	16238	120	B2-U0-G3
			5QW	17706	131	B4-U0-G2	17605	130	B4-U0-G2	16937	125	B4-U0-G2
	160	158	2	19783	125	B3-U0-G3	19669	124	B3-U0-G3	18924	120	B3-U0-G3
			3	19639	124	B3-U0-G3	19526	124	B3-U0-G3	18786	119	B3-U0-G3
			4F	19116	121	B2-U0-G3	19007	120	B2-U0-G3	18286	116	B2-U0-G3
			4W	19516	124	B3-U0-G4	19404	123	B3-U0-G4	18668	118	B3-U0-G3
			5QW	20356	129	B5-U0-G3	20240	128	B5-U0-G3	19472	123	B4-U0-G2
VP-2	145	145.6	2	21596	148	B3-U0-G3	21472	147	B3-U0-G3	20658	142	B3-U0-G3
			3	21439	147	B3-U0-G4	21316	146	B3-U0-G4	20508	141	B3-U0-G3
			4F	20868	143	B2-U0-G3	20748	143	B2-U0-G3	19962	137	B2-U0-G3
			4W	21304	146	B3-U0-G4	21182	145	B3-U0-G4	20379	140	B3-U0-G4
			5QW	22222	153	B5-U0-G3	22094	152	B5-U0-G3	21257	146	B5-U0-G3
	170	171	2	24102	141	B3-U0-G3	23963	140	B3-U0-G3	23055	135	B3-U0-G3
			3	23927	140	B3-U0-G4	23789	139	B3-U0-G4	22887	134	B3-U0-G4
			4F	23290	136	B3-U0-G4	23156	135	B3-U0-G4	22279	130	B3-U0-G3
			4W	23777	139	B3-U0-G4	23640	138	B3-U0-G4	22744	133	B3-U0-G4
			5QW	24801	145	B5-U0-G3	24659	144	B5-U0-G3	23724	139	B5-U0-G3
	185	185.9	2	26235	141	B3-U0-G3	26084	140	B3-U0-G3	25095	135	B3-U0-G3
			3	26044	140	B3-U0-G4	25894	139	B3-U0-G4	24913	134	B3-U0-G4
			4F	25351	136	B3-U0-G4	25206	136	B3-U0-G4	24250	130	B3-U0-G4
			4W	25881	139	B3-U0-G4	25732	138	B3-U0-G4	24757	133	B3-U0-G4
			5QW	26996	145	B5-U0-G3	26841	144	B5-U0-G3	25823	139	B5-U0-G3
	210	213.9	2	29541	138	B3-U0-G4	29371	137	B3-U0-G4	28258	132	B3-U0-G4
			3	29326	137	B3-U0-G4	29158	136	B3-U0-G4	28052	131	B3-U0-G4
			4F	28546	133	B3-U0-G4	28382	133	B3-U0-G4	27306	128	B3-U0-G4
			4W	29142	136	B3-U0-G4	28975	135	B3-U0-G4	27876	130	B3-U0-G4
			5QW	30398	142	B5-U0-G4	30223	141	B5-U0-G4	29077	136	B5-U0-G3
	235	238	2	32313	136	B3-U0-G4	32128	135	B3-U0-G4	30910	130	B3-U0-G4
			3	32078	135	B4-U0-G4	31894	134	B4-U0-G4	30685	129	B4-U0-G4
			4F	31225	131	B3-U0-G4	31046	130	B3-U0-G4	29869	126	B3-U0-G4
			4W	31877	134	B3-U0-G5	31694	133	B3-U0-G5	30493	128	B3-U0-G5
			5QW	33251	140	B5-U0-G4	33060	139	B5-U0-G4	31807	134	B5-U0-G4
	255	260.1	2	34713	133	B3-U0-G4	34514	133	B3-U0-G4	33205	128	B3-U0-G4
			3	34461	132	B4-U0-G5	34263	132	B4-U0-G5	32964	127	B4-U0-G5
			4F	33544	129	B3-U0-G4	33351	128	B3-U0-G4	32087	123	B3-U0-G4
			4W	34245	132	B3-U0-G5	34048	131	B3-U0-G5	32757	126	B3-U0-G5
			5QW	35720	137	B5-U0-G4	35515	137	B5-U0-G4	34169	131	B5-U0-G4
	315	312	2	39992	128	B4-U0-G4	39762	127	B4-U0-G4	38255	123	B4-U0-G4
			3	39701	127	B4-U0-G5	39473	127	B4-U0-G5	37977	122	B4-U0-G5
			4F	38645	124	B3-U0-G5	38423	123	B3-U0-G5	36967	118	B3-U0-G5
			4W	39452	126	B3-U0-G5	39226	126	B3-U0-G5	37739	121	B3-U0-G5
			5QW	41152	132	B5-U0-G4	40916	131	B5-U0-G4	39365	126	B5-U0-G4

LUMENS DATA CONTINUED ONTO NEXT PAGE

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE – DELIVERED LUMENS

MICROSTRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-3	285	285.7	2	39992	140	B4-U0-G4	39762	139	B4-U0-G4	38255	134	B4-U0-G4
			3	39701	139	B4-U0-G5	39473	138	B4-U0-G5	37977	133	B4-U0-G5
			4F	38645	135	B3-U0-G5	38423	134	B3-U0-G5	36967	129	B3-U0-G5
			4W	39452	138	B3-U0-G5	39226	137	B3-U0-G5	37739	132	B3-U0-G5
			5QW	41152	144	B5-U0-G4	40916	143	B5-U0-G4	39365	138	B5-U0-G4
	320	315.4	2	43724	139	B4-U0-G5	43473	138	B4-U0-G5	41825	133	B4-U0-G4
			3	43406	138	B4-U0-G5	43157	137	B4-U0-G5	41521	132	B4-U0-G5
			4F	42252	134	B3-U0-G5	42009	133	B3-U0-G5	40417	128	B3-U0-G5
			4W	43134	137	B3-U0-G5	42887	136	B3-U0-G5	41261	131	B3-U0-G5
			5QW	44993	143	B5-U0-G4	44734	142	B5-U0-G4	43039	136	B5-U0-G4
	340	337.5	2	45911	136	B4-U0-G5	45647	135	B4-U0-G5	43917	130	B4-U0-G5
			3	45577	135	B4-U0-G5	45315	134	B4-U0-G5	43597	129	B4-U0-G5
			4F	44364	131	B3-U0-G5	44110	131	B3-U0-G5	42438	126	B3-U0-G5
			4W	45291	134	B4-U0-G5	45031	133	B4-U0-G5	43324	128	B3-U0-G5
			5QW	47242	140	B5-U0-G4	46971	139	B5-U0-G4	45191	134	B5-U0-G4
	390	390.0	2	52043	133	B4-U0-G5	51744	133	B4-U0-G5	49783	128	B4-U0-G5
			3	51664	132	B4-U0-G5	51368	132	B4-U0-G5	49421	127	B4-U0-G5
			4F	50290	129	B3-U0-G5	50001	128	B3-U0-G5	48106	123	B3-U0-G5
			4W	51341	132	B4-U0-G5	51046	131	B4-U0-G5	49111	126	B4-U0-G5
			5QW	53552	137	B5-U0-G5	53245	137	B5-U0-G5	51227	131	B5-U0-G5
	425	423.0	2	55455	131	B4-U0-G5	55137	130	B4-U0-G5	53047	125	B4-U0-G5
			3	55052	130	B4-U0-G5	54736	129	B4-U0-G5	52661	124	B4-U0-G5
			4F	53588	127	B4-U0-G5	53280	126	B4-U0-G5	51260	121	B3-U0-G5
			4W	54707	129	B4-U0-G5	54393	129	B4-U0-G5	52331	124	B4-U0-G5
			5QW	57064	135	B5-U0-G5	56736	134	B5-U0-G5	54586	129	B5-U0-G5
	470	455.0	2	60361	133	B4-U0-G5	60015	132	B4-U0-G5	57740	127	B4-U0-G5
			3	59922	132	B4-U0-G5	59578	131	B4-U0-G5	57320	126	B4-U0-G5
			4F	58328	128	B4-U0-G5	57993	127	B4-U0-G5	55795	123	B4-U0-G5
			4W	59547	131	B4-U0-G5	59205	130	B4-U0-G5	56961	125	B4-U0-G5
			5QW	62112	137	B5-U0-G5	61755	136	B5-U0-G5	59414	131	B5-U0-G5
VP-4	435	428.9	2	52341	122	B4-U0-G5	52041	121	B4-U0-G5	52341	122	B4-U0-G5
			3	51961	121	B4-U0-G5	51662	120	B4-U0-G5	51961	121	B4-U0-G5
			4F	50578	118	B3-U0-G5	50288	117	B3-U0-G5	50578	118	B3-U0-G5
			4W	51635	120	B4-U0-G5	51339	120	B4-U0-G5	51635	120	B4-U0-G5
			5QW	53860	126	B5-U0-G5	53550	125	B5-U0-G5	53860	126	B5-U0-G5
	475	467.6	2	65427	140	B4-U0-G5	65051	139	B4-U0-G5	62585	134	B4-U0-G5
			3	64951	139	B5-U0-G5	64578	138	B5-U0-G5	62130	133	B5-U0-G5
			4F	63223	135	B4-U0-G5	62860	134	B4-U0-G5	60477	129	B4-U0-G5
			4W	64544	138	B4-U0-G5	64173	137	B4-U0-G5	61741	132	B4-U0-G5
			5QW	67325	144	B5-U0-G5	66938	143	B5-U0-G5	64401	138	B5-U0-G5
	515	511.7	2	70119	137	B4-U0-G5	69717	136	B4-U0-G5	67074	131	B4-U0-G5
			3	69609	136	B5-U0-G5	69210	135	B5-U0-G5	66586	130	B5-U0-G5
			4F	67757	132	B4-U0-G5	67368	132	B4-U0-G5	64815	127	B4-U0-G5
			4W	69173	135	B4-U0-G5	68776	134	B4-U0-G5	66169	129	B4-U0-G5
			5QW	72153	141	B5-U0-G5	71739	140	B5-U0-G5	69020	135	B5-U0-G5
	565	558.0	2	75451	135	B5-U0-G5	75018	134	B5-U0-G5	72174	129	B5-U0-G5
			3	74903	134	B5-U0-G5	74473	133	B5-U0-G5	71650	128	B5-U0-G5
			4F	72910	131	B4-U0-G5	72492	130	B4-U0-G5	69744	125	B4-U0-G5
			4W	74433	133	B4-U0-G5	74006	133	B4-U0-G5	71201	128	B4-U0-G5
			5QW	77640	139	B5-U0-G5	77194	138	B5-U0-G5	74268	133	B5-U0-G5
	600	590.0	2	79397	135	B5-U0-G5	78941	134	B5-U0-G5	75949	129	B5-U0-G5
			3	78820	134	B5-U0-G5	78368	133	B5-U0-G5	75397	128	B5-U0-G5
			4F	76723	130	B4-U0-G5	76283	129	B4-U0-G5	73391	124	B4-U0-G5
			4W	78326	133	B4-U0-G5	77876	132	B4-U0-G5	74924	127	B4-U0-G5
			5QW	81700	138	B5-U0-G5	81231	138	B5-U0-G5	78152	132	B5-U0-G5

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE – DELIVERED LUMENS

SILICONE
STRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-SS-1	35	34.4	2	5620	163	B2-U0-G2	5620	163	B2-U0-G2	5404	157	B2-U0-G2
			3	5785	168	B1-U0-G2	5785	168	B1-U0-G2	5563	162	B1-U0-G2
			4F	5651	164	B1-U0-G2	5651	164	B1-U0-G2	5434	158	B1-U0-G2
			4W	5753	167	B1-U0-G2	5753	167	B1-U0-G2	5532	161	B1-U0-G2
			5QM	5781	168	B3-U0-G1	5781	168	B3-U0-G1	5558	162	B3-U0-G1
			5QW	5654	164	B3-U0-G1	5654	164	B3-U0-G1	5436	158	B3-U0-G1
	50	47.4	2	7570	160	B2-U0-G2	7570	160	B2-U0-G2	7280	154	B2-U0-G2
			3	7793	164	B2-U0-G2	7793	164	B2-U0-G2	7494	158	B2-U0-G2
			4F	7613	161	B1-U0-G2	7613	161	B1-U0-G2	7320	154	B1-U0-G2
			4W	7749	163	B1-U0-G2	7749	163	B1-U0-G2	7452	157	B1-U0-G2
			5QM	7787	164	B3-U0-G2	7787	164	B3-U0-G2	7487	158	B3-U0-G2
			5QW	7616	161	B3-U0-G2	7616	161	B3-U0-G2	7323	154	B3-U0-G2
	65	63.3	2	9785	155	B2-U0-G2	9785	155	B2-U0-G2	9409	149	B2-U0-G2
			3	10073	159	B2-U0-G2	10073	159	B2-U0-G2	9686	153	B2-U0-G2
			4F	9840	155	B2-U0-G2	9840	155	B2-U0-G2	9461	149	B2-U0-G2
			4W	10016	158	B2-U0-G2	10016	158	B2-U0-G2	9632	152	B2-U0-G2
			5QM	10065	159	B4-U0-G2	10065	159	B4-U0-G2	9678	153	B4-U0-G2
			5QW	9844	156	B4-U0-G2	9844	156	B4-U0-G2	9465	150	B4-U0-G2
	80	82.2	2	12331	150	B3-U0-G3	12331	150	B3-U0-G3	11857	144	B3-U0-G3
			3	12694	154	B3-U0-G3	12694	154	B3-U0-G3	12206	148	B3-U0-G3
			4F	12400	151	B2-U0-G3	12400	151	B2-U0-G3	11922	145	B2-U0-G2
			4W	12622	154	B2-U0-G3	12622	154	B2-U0-G3	12138	148	B2-U0-G3
			5QM	12684	154	B4-U0-G2	12684	154	B4-U0-G2	12196	148	B4-U0-G2
			5QW	12405	151	B4-U0-G2	12405	151	B4-U0-G2	11928	145	B4-U0-G2
	100	101.7	2	14743	145	B3-U0-G3	14743	145	B3-U0-G3	14177	139	B3-U0-G3
			3	15176	149	B3-U0-G3	15176	149	B3-U0-G3	14594	143	B3-U0-G3
			4F	14825	146	B2-U0-G3	14825	146	B2-U0-G3	14254	140	B2-U0-G3
			4W	15091	148	B2-U0-G3	15091	148	B2-U0-G3	14512	143	B2-U0-G3
			5QM	15165	149	B4-U0-G2	15165	149	B4-U0-G2	14581	143	B4-U0-G2
			5QW	14832	146	B4-U0-G2	14832	146	B4-U0-G2	14261	140	B4-U0-G2
	120	121.6	2	17095	141	B3-U0-G3	17095	141	B3-U0-G3	16439	135	B3-U0-G3
			3	17598	145	B3-U0-G3	17598	145	B3-U0-G3	16922	139	B3-U0-G3
			4F	17191	141	B2-U0-G3	17191	141	B2-U0-G3	16529	136	B2-U0-G3
			4W	17499	144	B3-U0-G4	17499	144	B3-U0-G4	16827	138	B3-U0-G3
			5QM	17585	145	B4-U0-G2	17585	145	B4-U0-G2	16908	139	B4-U0-G2
			5QW	17199	141	B4-U0-G2	17199	141	B4-U0-G2	16536	136	B4-U0-G2
	140	141.4	2	19141	137	B3-U0-G3	19141	137	B3-U0-G3	18406	131	B3-U0-G3
			3	19705	139	B3-U0-G3	19705	139	B3-U0-G3	18948	134	B3-U0-G3
			4F	19248	135	B3-U0-G4	19248	135	B3-U0-G4	18507	130	B2-U0-G4
			4W	19594	139	B3-U0-G4	19594	139	B3-U0-G4	18842	134	B3-U0-G4
			5QM	19690	140	B5-U0-G3	19690	140	B5-U0-G3	18932	134	B4-U0-G2
			5QW	19257	136	B5-U0-G3	19257	136	B5-U0-G3	18516	131	B5-U0-G3
	170	168.8	2	21926	130	B3-U0-G3	21926	130	B3-U0-G3	21084	125	B3-U0-G3
			3	22572	134	B3-U0-G4	22572	134	B3-U0-G4	21705	129	B3-U0-G3
			4F	22049	131	B3-U0-G4	22049	131	B3-U0-G4	21200	126	B3-U0-G4
			4W	22445	133	B3-U0-G4	22445	133	B3-U0-G4	21583	128	B3-U0-G4
			5QM	22554	134	B5-U0-G3	22554	134	B5-U0-G3	21686	128	B5-U0-G3
			5QW	22059	131	B5-U0-G3	22059	131	B5-U0-G3	21210	126	B5-U0-G3
	195	193	2	23984	124	B3-U0-G3	23984	124	B3-U0-G3	23063	119	B3-U0-G3
			3	24690	128	B3-U0-G4	24690	128	B3-U0-G4	23742	123	B3-U0-G4
			4F	24118	125	B3-U0-G4	24118	125	B3-U0-G4	23190	120	B3-U0-G4
			4W	24551	127	B3-U0-G4	24551	127	B3-U0-G4	23608	122	B3-U0-G4
			5QM	24671	128	B5-U0-G3	24671	128	B5-U0-G3	23721	123	B5-U0-G3
			5QW	24129	125	B5-U0-G3	24129	125	B5-U0-G3	23200	120	B5-U0-G3

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE – DELIVERED LUMENS

 SILICONE
STRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-SS-2	75	74	2	12034	163	B3-U0-G3	12034	163	B3-U0-G3	11572	156	B3-U0-G3
			3	12388	167	B3-U0-G3	12388	167	B3-U0-G3	11913	161	B3-U0-G3
			4F	12102	164	B2-U0-G3	12102	164	B2-U0-G3	11636	157	B2-U0-G2
			4W	12319	166	B2-U0-G3	12319	166	B2-U0-G3	11846	160	B2-U0-G3
			5QM	12379	167	B4-U0-G2	12379	167	B4-U0-G2	11902	161	B4-U0-G2
			5QW	12107	164	B4-U0-G2	12107	164	B4-U0-G2	11641	157	B4-U0-G2
	90	87	2	13998	161	B3-U0-G3	13998	161	B3-U0-G3	13461	155	B3-U0-G3
			3	14410	166	B3-U0-G3	14410	166	B3-U0-G3	13857	159	B3-U0-G3
			4F	14076	162	B2-U0-G3	14076	162	B2-U0-G3	13534	156	B2-U0-G3
			4W	14329	165	B2-U0-G3	14329	165	B2-U0-G3	13779	158	B2-U0-G3
			5QM	14399	166	B4-U0-G2	14399	166	B4-U0-G2	13845	159	B4-U0-G2
			5QW	14083	162	B4-U0-G2	14083	162	B4-U0-G2	13541	156	B4-U0-G2
	105	105.3	2	16619	158	B3-U0-G3	16619	158	B3-U0-G3	15980	152	B3-U0-G3
			3	17108	162	B3-U0-G3	17108	162	B3-U0-G3	16451	156	B3-U0-G3
			4F	16712	159	B2-U0-G3	16712	159	B2-U0-G3	16068	153	B2-U0-G3
			4W	17011	162	B3-U0-G3	17011	162	B3-U0-G3	16358	155	B3-U0-G3
			5QM	17094	162	B4-U0-G2	17094	162	B4-U0-G2	16436	156	B4-U0-G2
			5QW	16719	159	B4-U0-G2	16719	159	B4-U0-G2	16075	153	B4-U0-G2
	130	131.9	2	20286	154	B3-U0-G3	20286	154	B3-U0-G3	19507	148	B3-U0-G3
			3	20883	158	B3-U0-G3	20883	158	B3-U0-G3	20081	152	B3-U0-G3
			4F	20400	155	B3-U0-G4	20400	155	B3-U0-G4	19614	149	B3-U0-G4
			4W	20766	157	B3-U0-G4	20766	157	B3-U0-G4	19968	151	B3-U0-G4
			5QM	20867	158	B5-U0-G3	20867	158	B5-U0-G3	20064	152	B5-U0-G3
			5QW	20409	155	B5-U0-G3	20409	155	B5-U0-G3	19623	149	B5-U0-G3
	155	153.5	2	23205	151	B3-U0-G3	23205	151	B3-U0-G3	22314	145	B3-U0-G3
			3	23888	156	B3-U0-G4	23888	156	B3-U0-G4	22971	150	B3-U0-G4
			4F	23335	152	B3-U0-G4	23335	152	B3-U0-G4	22437	146	B3-U0-G4
			4W	23754	155	B3-U0-G4	23754	155	B3-U0-G4	22842	149	B3-U0-G4
			5QM	23870	156	B5-U0-G3	23870	156	B5-U0-G3	22951	150	B5-U0-G3
			5QW	23346	152	B5-U0-G3	23346	152	B5-U0-G3	22447	146	B5-U0-G3
	175	175.4	2	26040	148	B4-U0-G4	26040	148	B4-U0-G4	25040	143	B3-U0-G3
			3	26806	153	B3-U0-G4	26806	153	B3-U0-G4	25777	147	B3-U0-G4
			4F	26186	149	B3-U0-G4	26186	149	B3-U0-G4	25177	144	B3-U0-G4
			4W	26658	152	B3-U0-G4	26658	152	B3-U0-G4	25634	146	B3-U0-G4
			5QM	26786	153	B5-U0-G3	26786	153	B5-U0-G3	25754	147	B5-U0-G3
			5QW	26198	149	B5-U0-G3	26198	149	B5-U0-G3	25189	144	B5-U0-G3
	205	203.4	2	29485	145	B4-U0-G4	29485	145	B4-U0-G4	28353	139	B4-U0-G4
			3	30353	149	B4-U0-G4	30353	149	B4-U0-G4	29187	143	B3-U0-G4
			4F	29650	146	B3-U0-G5	29650	146	B3-U0-G5	28509	140	B3-U0-G4
			4W	30183	148	B3-U0-G5	30183	148	B3-U0-G5	29023	143	B3-U0-G5
			5QM	30330	149	B5-U0-G4	30330	149	B5-U0-G4	29162	143	B5-U0-G4
			5QW	29664	146	B5-U0-G4	29664	146	B5-U0-G4	28522	140	B5-U0-G4
	225	226.1	2	32196	142	B4-U0-G4	32196	142	B4-U0-G4	30959	137	B4-U0-G4
			3	33143	147	B4-U0-G4	33143	147	B4-U0-G4	31870	141	B4-U0-G4
			4F	32376	143	B3-U0-G5	32376	143	B3-U0-G5	31129	138	B3-U0-G5
			4W	32957	146	B3-U0-G5	32957	146	B3-U0-G5	31691	140	B3-U0-G5
			5QM	33118	146	B5-U0-G4	33118	146	B5-U0-G4	31843	141	B5-U0-G4
			5QW	32391	143	B5-U0-G4	32391	143	B5-U0-G4	31144	138	B5-U0-G4
	250	249	2	34832	140	B4-U0-G4	34832	140	B4-U0-G4	33494	135	B4-U0-G4
			3	35856	144	B4-U0-G4	35856	144	B4-U0-G4	34480	138	B4-U0-G4
			4F	35026	141	B3-U0-G5	35026	141	B3-U0-G5	33678	135	B3-U0-G5
			4W	35655	143	B3-U0-G5	35655	143	B3-U0-G5	34286	138	B3-U0-G5
			5QM	35829	144	B5-U0-G4	35829	144	B5-U0-G4	34450	138	B5-U0-G4
			5QW	35042	141	B5-U0-G4	35042	141	B5-U0-G4	33693	135	B5-U0-G4
	280	281	2	38283	136	B4-U0-G4	38283	136	B4-U0-G4	36813	131	B4-U0-G4
			3	39409	140	B4-U0-G5	39409	140	B4-U0-G5	37896	135	B4-U0-G5
			4F	38497	137	B3-U0-G5	38497	137	B3-U0-G5	37015	132	B3-U0-G5
			4W	39188	139	B3-U0-G5	39188	139	B3-U0-G5	37683	134	B3-U0-G5
			5QM	39379	140	B5-U0-G4	39379	140	B5-U0-G4	37863	135	B5-U0-G4
			5QW	38514	137	B5-U0-G4	38514	137	B5-U0-G4	37032	132	B5-U0-G4

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE – DELIVERED LUMENS

SILICONE
STRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-SS-3	190	189.8	2	29353	155	B4-U0-G4	29353	155	B4-U0-G4	28226	149	B4-U0-G4
			3	30217	159	B4-U0-G4	30217	159	B4-U0-G4	29057	153	B3-U0-G4
			4F	29518	156	B3-U0-G5	29518	156	B3-U0-G5	28381	150	B3-U0-G4
			4W	30049	158	B3-U0-G5	30049	158	B3-U0-G5	28895	152	B3-U0-G5
			5QM	30194	159	B5-U0-G4	30194	159	B5-U0-G4	29031	153	B5-U0-G4
			5QW	29531	156	B5-U0-G4	29531	156	B5-U0-G4	28394	150	B5-U0-G4
	205	206	2	31606	153	B4-U0-G4	31606	153	B4-U0-G4	30393	148	B4-U0-G4
			3	32536	158	B4-U0-G4	32536	158	B4-U0-G4	31287	152	B4-U0-G4
			4F	31783	154	B3-U0-G5	31783	154	B3-U0-G5	30559	148	B3-U0-G5
			4W	32353	157	B3-U0-G5	32353	157	B3-U0-G5	31111	151	B3-U0-G5
			5QM	32511	158	B5-U0-G4	32511	158	B5-U0-G4	31260	152	B5-U0-G4
			5QW	31798	154	B5-U0-G4	31798	154	B5-U0-G4	30573	148	B5-U0-G4
	230	230.3	2	34809	151	B4-U0-G4	34809	151	B4-U0-G4	33472	145	B4-U0-G4
			3	35833	156	B4-U0-G4	35833	156	B4-U0-G4	34457	150	B4-U0-G4
			4F	35003	152	B3-U0-G5	35003	152	B3-U0-G5	33656	146	B3-U0-G5
			4W	35632	155	B3-U0-G5	35632	155	B3-U0-G5	34263	149	B3-U0-G5
			5QM	35805	155	B5-U0-G4	35805	155	B5-U0-G4	34427	149	B5-U0-G4
			5QW	35019	152	B5-U0-G4	35019	152	B5-U0-G4	33671	146	B5-U0-G4
	265	263.2	2	39062	148	B4-U0-G4	39062	148	B4-U0-G4	37562	143	B4-U0-G4
			3	40211	153	B4-U0-G5	40211	153	B4-U0-G5	38667	147	B4-U0-G5
			4F	39280	149	B3-U0-G5	39280	149	B3-U0-G5	37768	143	B3-U0-G5
			4W	39985	152	B3-U0-G5	39985	152	B3-U0-G5	38450	146	B3-U0-G5
			5QM	40180	153	B5-U0-G4	40180	153	B5-U0-G4	38634	147	B5-U0-G4
			5QW	39298	149	B5-U0-G4	39298	149	B5-U0-G4	37785	144	B5-U0-G4
	295	296.5	2	43164	146	B4-U0-G5	43164	146	B4-U0-G5	41506	140	B4-U0-G4
			3	44434	150	B4-U0-G5	44434	150	B4-U0-G5	42728	144	B4-U0-G5
			4F	43405	146	B3-U0-G5	43405	146	B3-U0-G5	41734	141	B3-U0-G5
			4W	44184	149	B4-U0-G5	44184	149	B4-U0-G5	42488	143	B4-U0-G5
			5QM	44400	150	B5-U0-G4	44400	150	B5-U0-G4	42691	144	B5-U0-G4
			5QW	43425	146	B5-U0-G5	43425	146	B5-U0-G5	41753	141	B5-U0-G4
	320	322	2	46261	144	B4-U0-G5	46261	144	B4-U0-G5	44484	138	B4-U0-G5
			3	47622	148	B4-U0-G5	47622	148	B4-U0-G5	45793	142	B4-U0-G5
			4F	46520	144	B3-U0-G5	46520	144	B3-U0-G5	44729	139	B3-U0-G5
			4W	47357	147	B4-U0-G5	47357	147	B4-U0-G5	45538	141	B4-U0-G5
			5QM	47586	148	B5-U0-G5	47586	148	B5-U0-G5	45754	142	B5-U0-G4
			5QW	46541	145	B5-U0-G5	46541	145	B5-U0-G5	44749	139	B5-U0-G5
	355	356.3	2	50317	141	B5-U0-G5	50317	141	B5-U0-G5	48385	136	B4-U0-G5
			3	51797	145	B4-U0-G5	51797	145	B4-U0-G5	49808	140	B4-U0-G5
			4F	50598	142	B4-U0-G5	50598	142	B4-U0-G5	48650	137	B4-U0-G5
			4W	51507	145	B4-U0-G5	51507	145	B4-U0-G5	49529	139	B4-U0-G5
			5QM	51758	145	B5-U0-G5	51758	145	B5-U0-G5	49765	140	B5-U0-G5
			5QW	50621	142	B5-U0-G5	50621	142	B5-U0-G5	48672	137	B5-U0-G5
	380	382.3	2	53288	139	B5-U0-G5	53288	139	B5-U0-G5	51241	134	B5-U0-G5
			3	54856	143	B4-U0-G5	54856	143	B4-U0-G5	52749	138	B4-U0-G5
			4F	53586	140	B4-U0-G5	53586	140	B4-U0-G5	51523	135	B4-U0-G5
			4W	54548	143	B4-U0-G5	54548	143	B4-U0-G5	52453	137	B4-U0-G5
			5QM	54814	143	B5-U0-G5	54814	143	B5-U0-G5	52703	138	B5-U0-G5
			5QW	53610	140	B5-U0-G5	53610	140	B5-U0-G5	51546	135	B5-U0-G5
	420	421.6	2	57424	136	B5-U0-G5	57424	136	B5-U0-G5	55219	131	B5-U0-G5
			3	59114	140	B5-U0-G5	59114	140	B5-U0-G5	56844	135	B4-U0-G5
			4F	57745	137	B4-U0-G5	57745	137	B4-U0-G5	55522	132	B4-U0-G5
			4W	58782	139	B4-U0-G5	58782	139	B4-U0-G5	56524	134	B4-U0-G5
			5QM	59069	140	B5-U0-G5	59069	140	B5-U0-G5	56795	135	B5-U0-G5
			5QW	57772	137	B5-U0-G5	57772	137	B5-U0-G5	55547	132	B5-U0-G5

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE – DELIVERED LUMENS

SILICONE
STRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-SS-4	275	272.7	2	42348	155	B4-U0-G5	42348	155	B4-U0-G5	40722	149	B4-U0-G4
			3	43594	160	B4-U0-G5	43594	160	B4-U0-G5	41920	154	B4-U0-G5
			4F	42585	156	B3-U0-G5	42585	156	B3-U0-G5	40946	150	B3-U0-G5
			4W	43348	159	B4-U0-G5	43348	159	B4-U0-G5	41683	153	B4-U0-G5
			5QM	43561	160	B5-U0-G4	43561	160	B5-U0-G4	41884	154	B5-U0-G4
			5QW	42605	156	B5-U0-G4	42605	156	B5-U0-G4	40964	150	B5-U0-G4
	295	296.8	2	45643	154	B4-U0-G5	45643	154	B4-U0-G5	43890	148	B4-U0-G5
			3	46986	158	B4-U0-G5	46986	158	B4-U0-G5	45181	152	B4-U0-G5
			4F	45898	155	B3-U0-G5	45898	155	B3-U0-G5	44131	149	B3-U0-G5
			4W	46722	157	B4-U0-G5	46722	157	B4-U0-G5	44928	151	B4-U0-G5
			5QM	46950	158	B5-U0-G5	46950	158	B5-U0-G5	45142	152	B5-U0-G4
			5QW	45919	155	B5-U0-G5	45919	155	B5-U0-G5	44151	149	B5-U0-G5
	335	333.2	2	50617	152	B5-U0-G5	50617	152	B5-U0-G5	48674	146	B4-U0-G5
			3	52107	156	B4-U0-G5	52107	156	B4-U0-G5	50106	150	B4-U0-G5
			4F	50901	153	B4-U0-G5	50901	153	B4-U0-G5	48941	147	B4-U0-G5
			4W	51816	156	B4-U0-G5	51816	156	B4-U0-G5	49826	150	B4-U0-G5
			5QM	52067	156	B5-U0-G5	52067	156	B5-U0-G5	50062	150	B5-U0-G5
			5QW	50924	153	B5-U0-G5	50924	153	B5-U0-G5	48963	147	B5-U0-G5
	360	357.8	2	53894	151	B5-U0-G5	53894	151	B5-U0-G5	51825	145	B5-U0-G5
			3	55480	155	B4-U0-G5	55480	155	B4-U0-G5	53350	149	B4-U0-G5
			4F	54196	151	B4-U0-G5	54196	151	B4-U0-G5	52109	146	B4-U0-G5
			4W	55167	154	B4-U0-G5	55167	154	B4-U0-G5	53048	148	B4-U0-G5
			5QM	55438	155	B5-U0-G5	55438	155	B5-U0-G5	53304	149	B5-U0-G5
			5QW	54221	152	B5-U0-G5	54221	152	B5-U0-G5	52133	146	B5-U0-G5
	395	394.7	2	58592	148	B5-U0-G5	58592	148	B5-U0-G5	56342	143	B5-U0-G5
			3	60316	153	B5-U0-G5	60316	153	B5-U0-G5	58000	147	B4-U0-G5
			4F	58920	149	B4-U0-G5	58920	149	B4-U0-G5	56651	144	B4-U0-G5
			4W	59975	152	B4-U0-G5	59975	152	B4-U0-G5	57672	146	B4-U0-G5
			5QM	60270	153	B5-U0-G5	60270	153	B5-U0-G5	57949	147	B5-U0-G5
			5QW	58946	149	B5-U0-G5	58946	149	B5-U0-G5	56677	144	B5-U0-G5
	435	432.4	2	63272	146	B5-U0-G5	63272	146	B5-U0-G5	60842	141	B5-U0-G5
			3	65134	151	B5-U0-G5	65134	151	B5-U0-G5	62632	145	B5-U0-G5
			4F	63626	147	B4-U0-G5	63626	147	B4-U0-G5	61176	141	B4-U0-G5
			4W	64766	150	B4-U0-G5	64766	150	B4-U0-G5	62279	144	B4-U0-G5
			5QM	65084	151	B5-U0-G5	65084	151	B5-U0-G5	62578	145	B5-U0-G5
			5QW	63655	147	B5-U0-G5	63655	147	B5-U0-G5	61204	142	B5-U0-G5
	470	470.2	2	67814	144	B5-U0-G5	67814	144	B5-U0-G5	65210	139	B5-U0-G5
			3	69809	148	B5-U0-G5	69809	148	B5-U0-G5	67129	143	B5-U0-G5
			4F	68194	145	B4-U0-G5	68194	145	B4-U0-G5	65568	139	B4-U0-G5
			4W	69418	148	B4-U0-G5	69418	148	B4-U0-G5	66752	142	B4-U0-G5
			5QM	69756	148	B5-U0-G5	69756	148	B5-U0-G5	67071	143	B5-U0-G5
			5QW	68224	145	B5-U0-G5	68224	145	B5-U0-G5	65598	140	B5-U0-G5
	510	508.7	2	72443	142	B5-U0-G5	72443	142	B5-U0-G5	69661	137	B5-U0-G5
			3	74574	147	B5-U0-G5	74574	147	B5-U0-G5	71710	141	B5-U0-G5
			4F	72848	143	B4-U0-G5	72848	143	B4-U0-G5	70043	138	B4-U0-G5
			4W	74153	146	B4-U0-G5	74153	146	B4-U0-G5	71306	140	B4-U0-G5
			5QM	74517	146	B5-U0-G5	74517	146	B5-U0-G5	71648	141	B5-U0-G5
			5QW	72881	143	B5-U0-G5	72881	143	B5-U0-G5	70075	138	B5-U0-G5
	550	547.4	2	76931	141	B5-U0-G5	76931	141	B5-U0-G5	73977	135	B5-U0-G5
			3	79195	145	B5-U0-G5	79195	145	B5-U0-G5	76154	139	B5-U0-G5
			4F	77362	141	B4-U0-G5	77362	141	B4-U0-G5	74383	136	B4-U0-G5
			4W	78752	144	B4-U0-G5	78752	144	B4-U0-G5	75728	138	B4-U0-G5
			5QM	79134	145	B5-U0-G5	79134	145	B5-U0-G5	76088	139	B5-U0-G5
			5QW	77397	141	B5-U0-G5	77397	141	B5-U0-G5	74417	136	B5-U0-G5

VIPER Area/Site

VIPER LUMINAIRE

STRIKE – DELIVERED LUMENS



				5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-ST-1	39	39.1	2	5385	138	B1-U0-G1	5369	137	B1-U0-G1	5079	130	B1-U0-G1
			3	5331	136	B1-U0-G2	5315	136	B1-U0-G2	5028	129	B1-U0-G2
			4F	5413	138	B1-U0-G2	5396	137	B1-U0-G2	5105	130	B1-U0-G2
			4W	5341	137	B1-U0-G2	5325	136	B1-U0-G2	5037	129	B1-U0-G2
			5QM	5508	140	B2-U0-G1	5492	140	B2-U0-G1	5195	132	B2-U0-G1
			5QN	5512	140	B2-U0-G0	5495	140	B2-U0-G0	5198	132	B2-U0-G0
			5QW	5118	131	B3-U0-G2	5102	130	B3-U0-G2	4827	123	B3-U0-G2
			5RW	5390	138	B3-U0-G3	5374	137	B3-U0-G3	5084	130	B3-U0-G3
			5W	5350	137	B3-U0-G1	5334	136	B3-U0-G1	5046	129	B3-U0-G1
			C	5002	120	B1-U0-G2	5002	120	B1-U0-G2	5002	128	B1-U0-G2
			FR	5547	141	B1-U0-G1	5530	141	B1-U0-G1	5231	133	B1-U0-G1
			TC	5498	140	B1-U0-G1	5481	140	B1-U0-G1	5185	132	B1-U0-G1
	55	56.8	2	7350	129	B1-U0-G2	7329	129	B1-U0-G2	6933	122	B1-U0-G2
			3	7276	128	B1-U0-G2	7255	128	B1-U0-G2	6863	121	B1-U0-G2
			4F	7388	130	B1-U0-G2	7366	130	B1-U0-G2	6968	123	B1-U0-G2
			4W	7290	128	B1-U0-G3	7269	128	B1-U0-G3	6876	121	B1-U0-G2
			5QM	7519	132	B3-U0-G1	7496	132	B3-U0-G1	7092	125	B3-U0-G1
			5QN	7523	132	B3-U0-G0	7501	132	B3-U0-G0	7096	125	B3-U0-G0
			5QW	6986	123	B3-U0-G2	6965	123	B3-U0-G2	6589	116	B3-U0-G2
			5RW	7358	130	B3-U0-G3	7336	129	B3-U0-G3	6940	122	B3-U0-G3
			5W	7303	129	B3-U0-G2	7281	128	B3-U0-G2	6888	121	B3-U0-G2
			C	6828	113	B1-U0-G2	6828	113	B1-U0-G2	6828	120	B1-U0-G2
			FR	7571	133	B1-U0-G1	7548	133	B1-U0-G1	7141	126	B1-U0-G1
			TC	7504	132	B1-U0-G1	7482	132	B1-U0-G1	7078	125	B1-U0-G1
	85	83.6	2	10081	121	B2-U0-G2	10051	120	B2-U0-G2	9508	114	B2-U0-G2
			3	9979	119	B2-U0-G2	9949	119	B2-U0-G2	9412	113	B1-U0-G2
			4F	10132	121	B1-U0-G2	10102	121	B1-U0-G2	9557	114	B1-U0-G2
			4W	9998	120	B1-U0-G3	9968	119	B1-U0-G3	9430	113	B1-U0-G3
			5QM	10312	123	B3-U0-G1	10281	123	B3-U0-G1	9726	116	B3-U0-G1
			5QN	10318	123	B3-U0-G0	10287	123	B3-U0-G0	9732	116	B3-U0-G0
			5QW	9580	115	B4-U0-G3	9552	114	B4-U0-G3	9036	108	B4-U0-G3
			5RW	10090	121	B4-U0-G4	10060	120	B4-U0-G4	9517	114	B3-U0-G3
			5W	10016	120	B4-U0-G2	9986	119	B4-U0-G2	9447	113	B3-U0-G2
			C	9364	105	B2-U0-G2	9364	105	B2-U0-G2	9364	112	B2-U0-G2
			FR	10383	124	B1-U0-G1	10352	124	B1-U0-G1	9793	117	B1-U0-G1
			TC	10291	123	B1-U0-G1	10261	123	B1-U0-G1	9707	116	B1-U0-G1
	105	108.2	2	12321	114	B2-U0-G2	12284	114	B2-U0-G2	11621	107	B2-U0-G2
			3	12197	113	B2-U0-G3	12160	112	B2-U0-G3	11504	106	B2-U0-G3
			4F	12384	114	B1-U0-G3	12347	114	B1-U0-G3	11680	108	B1-U0-G2
			4W	12220	113	B2-U0-G3	12183	113	B2-U0-G3	11526	107	B1-U0-G3
			5QM	12603	116	B3-U0-G2	12565	116	B3-U0-G2	11887	110	B3-U0-G2
			5QN	12611	117	B3-U0-G0	12573	116	B3-U0-G0	11894	110	B3-U0-G0
			5QW	11709	108	B4-U0-G3	11674	108	B4-U0-G3	11044	102	B4-U0-G3
			5RW	12333	114	B4-U0-G4	12296	114	B4-U0-G4	11632	108	B4-U0-G4
			5W	12241	113	B4-U0-G2	12205	113	B4-U0-G2	11546	107	B4-U0-G2
			C	11445	99	B2-U0-G2	11445	99	B2-U0-G2	11445	106	B2-U0-G2
			FR	12690	117	B1-U0-G1	12653	117	B1-U0-G1	11969	111	B1-U0-G1
			TC	12578	116	B1-U0-G2	12541	116	B1-U0-G2	11864	110	B1-U0-G2
	120	120.9	2	13398	111	B2-U0-G2	13358	110	B2-U0-G2	12636	105	B2-U0-G2
			3	13263	110	B2-U0-G3	13223	109	B2-U0-G3	12509	103	B2-U0-G3
			4F	13467	111	B1-U0-G3	13426	111	B1-U0-G3	12701	105	B1-U0-G3
			4W	13288	110	B2-U0-G3	13248	110	B2-U0-G3	12533	104	B2-U0-G3
			5QM	13705	113	B3-U0-G2	13664	113	B3-U0-G2	12926	107	B3-U0-G2
			5QN	13713	113	B4-U0-G0	13672	113	B4-U0-G0	12934	107	B3-U0-G0
			5QW	12733	105	B4-U0-G3	12695	105	B4-U0-G3	12009	99	B4-U0-G3
			5RW	13411	111	B4-U0-G4	13371	111	B4-U0-G4	12649	105	B4-U0-G4
			5W	13312	110	B4-U0-G2	13272	110	B4-U0-G2	12555	104	B4-U0-G2
			C	12446	96	B2-U0-G2	12446	96	B2-U0-G2	12446	103	B2-U0-G2
			FR	13800	114	B1-U0-G1	13758	114	B1-U0-G1	13016	108	B1-U0-G1
			TC	13678	113	B1-U0-G2	13637	113	B1-U0-G2	12901	107	B1-U0-G2
LUMENS DATA CONTINUED ONTO NEXT PAGE												

VIPER Area/Site

VIPER LUMINAIRE

STRIKE – DELIVERED LUMENS



				5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-ST-2	115	112.1	2	14701	131	B2-U0-G2	14657	131	B2-U0-G2	13866	124	B2-U0-G2
			3	14553	130	B2-U0-G3	14509	129	B2-U0-G3	13726	122	B2-U0-G3
			4F	14776	132	B1-U0-G3	14732	131	B1-U0-G3	13937	124	B1-U0-G3
			4W	14581	130	B2-U0-G3	14537	130	B2-U0-G3	13752	123	B2-U0-G3
			5QM	15038	134	B3-U0-G2	14993	134	B3-U0-G2	14183	127	B3-U0-G2
			5QN	15047	134	B4-U0-G0	15002	134	B4-U0-G0	14192	127	B4-U0-G0
			5QW	13971	125	B4-U0-G3	13929	124	B4-U0-G3	13177	118	B4-U0-G3
			5RW	14715	131	B4-U0-G4	14671	131	B4-U0-G4	13879	124	B4-U0-G4
			5W	14606	130	B4-U0-G2	14563	130	B4-U0-G2	13776	123	B4-U0-G2
			C	14571	130	B2-U0-G3	14571	130	B2-U0-G3	13656	122	B2-U0-G3
			FR	15142	135	B2-U0-G1	15097	135	B2-U0-G1	14282	127	B1-U0-G1
			TC	15008	134	B2-U0-G2	14963	133	B2-U0-G2	14155	126	B1-U0-G2
	145	141.2	2	17797	126	B3-U0-G3	17744	126	B3-U0-G3	16786	119	B3-U0-G3
			3	17618	125	B2-U0-G3	17565	124	B2-U0-G3	16617	118	B2-U0-G3
			4F	17889	127	B2-U0-G3	17835	126	B2-U0-G3	16872	119	B2-U0-G3
			4W	17652	125	B2-U0-G4	17599	125	B2-U0-G4	16649	118	B2-U0-G4
			5QM	18205	129	B4-U0-G2	18151	129	B4-U0-G2	17170	122	B4-U0-G2
			5QN	18216	129	B4-U0-G0	18162	129	B4-U0-G0	17181	122	B4-U0-G0
			5QW	16914	120	B4-U0-G3	16863	119	B4-U0-G3	15953	113	B4-U0-G3
			5RW	17815	126	B4-U0-G4	17761	126	B4-U0-G4	16802	119	B4-U0-G4
			5W	17683	125	B4-U0-G2	17630	125	B4-U0-G2	16678	118	B4-U0-G2
			C	17640	125	B3-U0-G3	17640	125	B3-U0-G3	16532	117	B3-U0-G3
			FR	18331	130	B2-U0-G2	18276	129	B2-U0-G2	17290	122	B2-U0-G2
			TC	18169	129	B2-U0-G2	18115	128	B2-U0-G2	17137	121	B2-U0-G2
	180	177.0	2	21314	120	B3-U0-G3	21250	120	B3-U0-G3	20102	114	B3-U0-G3
			3	21099	119	B3-U0-G4	21036	119	B3-U0-G4	19900	112	B3-U0-G4
			4F	21423	121	B2-U0-G4	21359	121	B2-U0-G4	20206	114	B2-U0-G4
			4W	21139	119	B2-U0-G4	21076	119	B2-U0-G4	19938	113	B2-U0-G4
			5QM	21802	123	B4-U0-G2	21737	123	B4-U0-G2	20563	116	B4-U0-G2
			5QN	21815	123	B4-U0-G0	21750	123	B4-U0-G0	20575	116	B4-U0-G0
			5QW	20256	114	B5-U0-G4	20195	114	B5-U0-G4	19104	108	B5-U0-G3
			5RW	21334	121	B5-U0-G5	21271	120	B5-U0-G5	20122	114	B5-U0-G5
			5W	21176	120	B5-U0-G3	21113	119	B5-U0-G3	19973	113	B5-U0-G3
			C	21125	119	B3-U0-G4	21125	119	B3-U0-G4	19799	112	B3-U0-G4
			FR	21953	124	B2-U0-G2	21888	124	B2-U0-G2	20706	117	B2-U0-G2
			TC	21759	123	B2-U0-G2	21694	123	B2-U0-G2	20523	116	B2-U0-G2
	210	217.3	2	24102	111	B3-U0-G3	24030	111	B3-U0-G3	22732	105	B3-U0-G3
			3	23859	110	B3-U0-G4	23788	109	B3-U0-G4	22503	104	B3-U0-G4
			4F	24226	111	B2-U0-G4	24153	111	B2-U0-G4	22849	105	B2-U0-G4
			4W	23905	110	B3-U0-G5	23833	110	B3-U0-G5	22546	104	B2-U0-G4
			5QM	24654	113	B4-U0-G2	24581	113	B4-U0-G2	23253	107	B4-U0-G2
			5QN	24669	114	B5-U0-G1	24595	113	B5-U0-G1	23267	107	B5-U0-G0
			5QW	22905	105	B5-U0-G4	22837	105	B5-U0-G4	21604	99	B5-U0-G4
			5RW	24126	111	B5-U0-G5	24053	111	B5-U0-G5	22754	105	B5-U0-G5
			5W	23947	110	B5-U0-G3	23875	110	B5-U0-G3	22586	104	B5-U0-G3
			C	23889	110	B3-U0-G4	23889	110	B3-U0-G4	22389	103	B3-U0-G4
			FR	24825	114	B2-U0-G2	24751	114	B2-U0-G2	23414	108	B2-U0-G2
			TC	24606	113	B2-U0-G2	24532	113	B2-U0-G2	23207	107	B2-U0-G2
	240	238.6	2	26781	112	B3-U0-G4	26701	112	B3-U0-G4	25259	106	B3-U0-G3
			3	26511	111	B3-U0-G4	26432	111	B3-U0-G4	25005	105	B3-U0-G4
			4F	26918	113	B2-U0-G4	26838	112	B2-U0-G4	25389	106	B2-U0-G4
			4W	26562	111	B3-U0-G5	26483	111	B3-U0-G5	25053	105	B3-U0-G5
			5QM	27395	115	B4-U0-G2	27313	114	B4-U0-G2	25838	108	B4-U0-G2
			5QN	27411	115	B5-U0-G1	27329	115	B5-U0-G1	25853	108	B5-U0-G1
			5QW	25451	107	B5-U0-G4	25375	106	B5-U0-G4	24005	101	B5-U0-G4
			5RW	26807	112	B5-U0-G5	26727	112	B5-U0-G5	25284	106	B5-U0-G5
			5W	26609	112	B5-U0-G3	26529	111	B5-U0-G3	25097	105	B5-U0-G3
			C	26544	111	B3-U0-G4	26544	111	B3-U0-G4	24878	104	B3-U0-G4
			FR	27585	116	B2-U0-G2	27502	115	B2-U0-G2	26017	109	B2-U0-G2
			TC	27341	115	B2-U0-G2	27259	114	B2-U0-G2	25787	108	B2-U0-G2
LUMENS DATA CONTINUED ONTO NEXT PAGE												

VIPER Area/Site

VIPER LUMINAIRE

STRIKE – DELIVERED LUMENS



				5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-ST-3	215	215.0	2	26697	124	B3-U0-G4	26617	124	B3-U0-G4	25180	117	B3-U0-G3
			3	26428	123	B3-U0-G4	26349	123	B3-U0-G4	24926	116	B3-U0-G4
			4F	26834	125	B2-U0-G4	26754	124	B2-U0-G4	25309	118	B2-U0-G4
			4W	26479	123	B3-U0-G5	26400	123	B3-U0-G5	24974	116	B3-U0-G5
			5QM	27309	127	B4-U0-G2	27227	127	B4-U0-G2	25757	120	B4-U0-G2
			5QN	27325	127	B5-U0-G1	27243	127	B5-U0-G1	25772	120	B5-U0-G1
			5QW	25372	118	B5-U0-G4	25296	118	B5-U0-G4	23930	111	B5-U0-G4
			5RW	26723	124	B5-U0-G5	26643	124	B5-U0-G5	25204	117	B5-U0-G5
			5W	26525	123	B5-U0-G3	26446	123	B5-U0-G3	25018	116	B5-U0-G3
			C	26461	123	B3-U0-G4	26461	123	B3-U0-G4	24799	115	B3-U0-G4
			FR	27498	128	B2-U0-G2	27416	128	B2-U0-G2	25935	121	B2-U0-G2
			TC	27255	127	B2-U0-G2	27174	126	B2-U0-G2	25706	120	B2-U0-G2
	250	247.5	2	30249	122	B3-U0-G4	30159	122	B3-U0-G4	28530	115	B3-U0-G4
			3	29944	121	B3-U0-G4	29855	121	B3-U0-G4	28243	114	B3-U0-G4
			4F	30404	123	B2-U0-G5	30313	122	B2-U0-G5	28676	116	B2-U0-G5
			4W	30002	121	B3-U0-G5	29912	121	B3-U0-G5	28297	114	B3-U0-G5
			5QM	30942	125	B5-U0-G3	30849	125	B5-U0-G3	29184	118	B5-U0-G2
			5QN	30961	125	B5-U0-G1	30868	125	B5-U0-G1	29201	118	B5-U0-G1
			5QW	28747	116	B5-U0-G4	28661	116	B5-U0-G4	27113	110	B5-U0-G4
			5RW	30278	122	B5-U0-G5	30188	122	B5-U0-G5	28558	115	B5-U0-G5
			5W	30054	121	B5-U0-G4	29964	121	B5-U0-G4	28346	115	B5-U0-G3
			C	29982	121	B3-U0-G4	29982	121	B3-U0-G4	28099	114	B3-U0-G4
			FR	31157	126	B2-U0-G2	31063	126	B2-U0-G2	29386	119	B2-U0-G2
			TC	30881	125	B3-U0-G3	30789	124	B3-U0-G3	29126	118	B3-U0-G2
	280	274.6	2	32729	119	B3-U0-G4	32631	119	B3-U0-G4	30869	112	B3-U0-G4
			3	32400	118	B3-U0-G5	32303	118	B3-U0-G5	30558	111	B3-U0-G5
			4F	32897	120	B2-U0-G5	32799	119	B2-U0-G5	31028	113	B2-U0-G5
			4W	32462	118	B3-U0-G5	32365	118	B3-U0-G5	30617	112	B3-U0-G5
			5QM	33479	122	B5-U0-G3	33379	122	B5-U0-G3	31577	115	B5-U0-G3
			5QN	33499	122	B5-U0-G1	33399	122	B5-U0-G1	31596	115	B5-U0-G1
			5QW	31104	113	B5-U0-G5	31011	113	B5-U0-G5	29337	107	B5-U0-G4
			5RW	32761	119	B5-U0-G5	32663	119	B5-U0-G5	30899	113	B5-U0-G5
			5W	32519	118	B5-U0-G4	32421	118	B5-U0-G4	30671	112	B5-U0-G4
			C	32440	118	B3-U0-G5	32440	118	B3-U0-G5	30403	111	B3-U0-G5
			FR	33711	123	B2-U0-G2	33610	122	B2-U0-G2	31795	116	B2-U0-G2
			TC	33413	122	B3-U0-G3	33313	121	B3-U0-G3	31515	115	B3-U0-G3
	325	325.0	2	36969	114	B3-U0-G4	36858	113	B3-U0-G4	34868	107	B3-U0-G4
			3	36597	113	B3-U0-G5	36487	112	B3-U0-G5	34517	106	B3-U0-G5
			4F	37159	114	B3-U0-G5	37047	114	B3-U0-G5	35047	108	B3-U0-G5
			4W	36667	113	B3-U0-G5	36557	112	B3-U0-G5	34583	106	B3-U0-G5
			5QM	37816	116	B5-U0-G3	37703	116	B5-U0-G3	35667	110	B5-U0-G3
			5QN	37839	116	B5-U0-G1	37726	116	B5-U0-G1	35688	110	B5-U0-G1
			5QW	35133	108	B5-U0-G5	35028	108	B5-U0-G5	33137	102	B5-U0-G5
			5RW	37005	114	B5-U0-G5	36894	114	B5-U0-G5	34902	107	B5-U0-G5
			5W	36731	113	B5-U0-G4	36621	113	B5-U0-G4	34643	107	B5-U0-G4
			C	36642	113	B3-U0-G5	36642	113	B3-U0-G5	34341	106	B3-U0-G5
			FR	38078	117	B3-U0-G2	37964	117	B3-U0-G2	35914	111	B3-U0-G2
			TC	37742	116	B3-U0-G3	37629	116	B3-U0-G3	35597	110	B3-U0-G3
	365	357.7	2	40171	112	B3-U0-G4	40051	112	B3-U0-G4	37888	106	B3-U0-G4
			3	39767	111	B3-U0-G5	39648	111	B3-U0-G5	37507	105	B3-U0-G5
			4F	40377	113	B3-U0-G5	40257	113	B3-U0-G5	38083	106	B3-U0-G5
			4W	39843	111	B3-U0-G5	39724	111	B3-U0-G5	37579	105	B3-U0-G5
			5QM	41092	115	B5-U0-G3	40969	115	B5-U0-G3	38756	108	B5-U0-G3
			5QN	41117	115	B5-U0-G1	40994	115	B5-U0-G1	38780	108	B5-U0-G1
			5QW	38177	107	B5-U0-G5	38063	106	B5-U0-G5	36007	101	B5-U0-G5
			5RW	40210	112	B5-U0-G5	40090	112	B5-U0-G5	37925	106	B5-U0-G5
			5W	39913	112	B5-U0-G4	39793	111	B5-U0-G4	37644	105	B5-U0-G4
			C	39816	111	B3-U0-G5	39816	111	B3-U0-G5	37316	104	B3-U0-G5
			FR	41377	116	B3-U0-G2	41253	115	B3-U0-G2	39025	109	B3-U0-G2
			TC	41011	115	B3-U0-G3	40888	114	B3-U0-G3	38680	108	B3-U0-G3
LUMENS DATA CONTINUED ONTO NEXT PAGE												

VIPER Area/Site

VIPER LUMINAIRE

STRIKE – DELIVERED LUMENS


STRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-ST-4	320	317.8	2	40045	126	B3-U0-G4	39926	126	B3-U0-G4	37770	119	B3-U0-G4
			3	39642	125	B3-U0-G5	39523	124	B3-U0-G5	37389	118	B3-U0-G5
			4F	40251	127	B3-U0-G5	40130	126	B3-U0-G5	37963	119	B3-U0-G5
			4W	39718	125	B3-U0-G5	39599	125	B3-U0-G5	37461	118	B3-U0-G5
			5QM	40963	129	B5-U0-G3	40840	129	B5-U0-G3	38635	122	B5-U0-G3
			5QN	40988	129	B5-U0-G1	40865	129	B5-U0-G1	38658	122	B5-U0-G1
			5QW	38057	120	B5-U0-G5	37943	119	B5-U0-G5	35894	113	B5-U0-G5
			5RW	40084	126	B5-U0-G5	39964	126	B5-U0-G5	37806	119	B5-U0-G5
			5W	39788	125	B5-U0-G4	39669	125	B5-U0-G4	37526	118	B5-U0-G4
			C	39691	125	B3-U0-G5	39691	125	B3-U0-G5	37199	117	B3-U0-G5
			FR	41247	130	B3-U0-G2	41123	129	B3-U0-G2	38903	122	B3-U0-G2
			TC	40882	129	B3-U0-G3	40760	128	B3-U0-G3	38559	121	B3-U0-G3
	365	357.8	2	47454	133	B4-U0-G5	47312	132	B4-U0-G5	44757	125	B4-U0-G5
			3	46976	131	B3-U0-G5	46835	131	B3-U0-G5	44306	124	B3-U0-G5
			4F	47697	133	B3-U0-G5	47555	133	B3-U0-G5	44987	126	B3-U0-G5
			4W	47066	132	B3-U0-G5	46925	131	B3-U0-G5	44391	124	B3-U0-G5
			5QM	48541	136	B5-U0-G4	48396	135	B5-U0-G4	45783	128	B5-U0-G4
			5QN	48571	136	B5-U0-G1	48425	135	B5-U0-G1	45810	128	B5-U0-G1
			5QW	45098	126	B5-U0-G5	44963	126	B5-U0-G5	42535	119	B5-U0-G5
			5RW	47500	133	B5-U0-G5	47358	132	B5-U0-G5	44801	125	B5-U0-G5
			5W	47148	132	B5-U0-G5	47007	131	B5-U0-G5	44469	124	B5-U0-G4
			C	47035	131	B4-U0-G5	47035	131	B4-U0-G5	44081	123	B4-U0-G5
			FR	48878	137	B3-U0-G3	48731	136	B3-U0-G3	46100	129	B3-U0-G3
			TC	48446	135	B3-U0-G4	48301	135	B3-U0-G4	45693	128	B3-U0-G4
	405	398.3	2	47820	120	B4-U0-G5	47677	120	B4-U0-G5	45235	114	B4-U0-G5
			3	47339	119	B3-U0-G5	47197	119	B3-U0-G5	44779	112	B3-U0-G5
			4F	48066	121	B3-U0-G5	47922	120	B3-U0-G5	45467	114	B3-U0-G5
			4W	47568	119	B3-U0-G5	47287	119	B3-U0-G5	44865	113	B3-U0-G5
			5QM	49059	123	B5-U0-G4	48770	122	B5-U0-G4	46271	116	B5-U0-G4
			5QN	49089	123	B5-U0-G1	48799	123	B5-U0-G1	46299	116	B5-U0-G1
			5QW	45579	114	B5-U0-G5	45310	114	B5-U0-G5	42989	108	B5-U0-G5
			5RW	48007	121	B5-U0-G5	47724	120	B5-U0-G5	45279	114	B5-U0-G5
			5W	47651	120	B5-U0-G5	47370	119	B5-U0-G5	44943	113	B5-U0-G4
			C	47536	119	B4-U0-G5	47536	119	B4-U0-G5	44551	112	B4-U0-G5
			FR	49255	124	B3-U0-G3	49108	123	B3-U0-G3	46592	117	B3-U0-G3
			TC	48820	123	B3-U0-G4	48674	122	B3-U0-G4	46180	116	B3-U0-G4
	445	439.3	2	51753	118	B4-U0-G5	51599	117	B4-U0-G5	48812	111	B4-U0-G5
			3	51232	117	B4-U0-G5	51079	116	B4-U0-G5	48320	110	B3-U0-G5
			4F	52019	118	B3-U0-G5	51863	118	B3-U0-G5	49063	112	B3-U0-G5
			4W	51330	117	B3-U0-G5	51177	117	B3-U0-G5	48413	110	B3-U0-G5
			5QM	52939	121	B5-U0-G4	52781	120	B5-U0-G4	49931	114	B5-U0-G4
			5QN	52971	121	B5-U0-G1	52813	120	B5-U0-G1	49961	114	B5-U0-G1
			5QW	49184	112	B5-U0-G5	49037	112	B5-U0-G5	46389	106	B5-U0-G5
			5RW	51804	118	B5-U0-G5	51649	118	B5-U0-G5	48860	111	B5-U0-G5
			5W	51420	117	B5-U0-G5	51266	117	B5-U0-G5	48498	110	B5-U0-G5
			C	51296	117	B4-U0-G5	51296	117	B4-U0-G5	48075	109	B4-U0-G5
			FR	53306	121	B3-U0-G3	53147	121	B3-U0-G3	50277	114	B3-U0-G3
			TC	52835	120	B3-U0-G4	52677	120	B3-U0-G4	49832	113	B3-U0-G4
	485	480.7	2	55453	115	B4-U0-G5	55287	115	B4-U0-G5	52302	109	B4-U0-G5
			3	54894	114	B4-U0-G5	54730	114	B4-U0-G5	51775	108	B4-U0-G5
			4F	55737	116	B3-U0-G5	55571	116	B3-U0-G5	52570	109	B3-U0-G5
			4W	54999	114	B3-U0-G5	54835	114	B3-U0-G5	51874	108	B3-U0-G5
			5QM	56723	118	B5-U0-G4	56554	118	B5-U0-G4	53500	111	B5-U0-G4
			5QN	56758	118	B5-U0-G1	56588	118	B5-U0-G1	53532	111	B5-U0-G1
			5QW	52700	110	B5-U0-G5	52542	109	B5-U0-G5	49705	103	B5-U0-G5
			5RW	55507	115	B5-U0-G5	55341	115	B5-U0-G5	52352	109	B5-U0-G5
			5W	55096	115	B5-U0-G5	54931	114	B5-U0-G5	51965	108	B5-U0-G5
			C	54963	114	B4-U0-G5	54963	114	B4-U0-G5	51511	107	B4-U0-G5
			FR	57117	119	B3-U0-G3	56946	118	B3-U0-G3	53871	112	B3-U0-G3
			TC	56612	118	B3-U0-G4	56442	117	B3-U0-G4	53395	111	B3-U0-G4
	545	536.8	2	60257	112	B4-U0-G5	60077	112	B4-U0-G5	56832	106	B4-U0-G5
			3	59650	111	B4-U0-G5	59471	111	B4-U0-G5	56260	105	B4-U0-G5
			4F	60566	113	B3-U0-G5	60385	112	B3-U0-G5	57124	106	B3-U0-G5
			4W	59764	111	B4-U0-G5	59585	111	B4-U0-G5	56368	105	B3-U0-G5
			5QM	61637	115	B5-U0-G4	61453	114	B5-U0-G4	58134	108	B5-U0-G4
			5QN	61675	115	B5-U0-G1	61490	115	B5-U0-G1	58170	108	B5-U0-G1
LUMENS DATA CONTINUED ONTO NEXT PAGE												

VIPER Area/Site

VIPER LUMINAIRE

STRIKE – DELIVERED LUMENS


STRIKE

Description	Nominal Wattage	System Watts	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
				Lumens	LPW	B-U-G	Lumens	LPW	B-U-G	Lumens	LPW	B-U-G
VP-ST-4	545	536.8	5QW	57265	107	B5-U0-G5	57094	106	B5-U0-G5	54011	101	B5-U0-G5
			5RW	60315	112	B5-U0-G5	60135	112	B5-U0-G5	56888	106	B5-U0-G5
			5W	59869	112	B5-U0-G5	59690	111	B5-U0-G5	56466	105	B5-U0-G5
			C	59169	110	B4-U0-G5	59169	110	B4-U0-G5	55974	104	B4-U0-G5
			FR	62065	116	B3-U0-G3	61879	115	B3-U0-G3	58537	109	B3-U0-G3
			TC	61516	115	B3-U0-G4	61332	114	B3-U0-G4	58020	108	B3-U0-G4

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

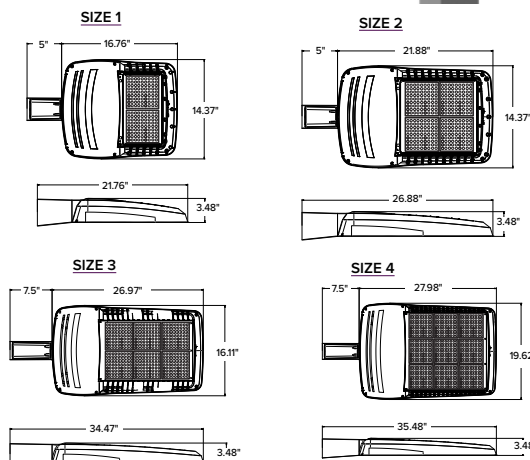
ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

SILICONE STRIKE | OPTICS STRIKE



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions ([link to https://www.currentlighting.com/resources/america-solutions](https://www.currentlighting.com/resources/america-solutions)).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #: Gray Shading = Service Program Limit of 15 luminaires **QS10**

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG #

VP							
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
A_ Arm mount for round pole ²	BLS Black Gloss Smooth	2PF Dual Power Feed	NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
A_U Universal arm mount for round pole ²	DBS Dark Bronze Gloss Smooth	TE Tooless Entry	WIR LightGRID+ In-Fixture Module ^{3,4}
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control ⁸	WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4}
AA_U Adjustable arm mount for round pole ²	LGS Light Grey Gloss Smooth	TB Terminal Block	Stand Alone Sensors
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured	CD Customer Dimming	BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U Decorative upswept arm mount for round pole ²	PSS Platinum Silver Smooth		BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		7PR 7-Pin Receptacle ⁴
T Trunnion	VGT Verde Green Textured		7PR-SC 7-Pin Receptacle with shorting cap ⁴
WB Wall Bracket, horizontal tenon with MAF	Color Option		7PR-TL 7-Pin PCR with photocontrol
WM Wall mount bracket with decorative upswept arm	CC Custom Color		3PR 3-Pin twist lock ⁴
WA Wall mount bracket with adjustable arm			3PR-SC 3-Pin receptacle with shorting cap ⁴
			3PR-TL 3-Pin PCR with photocontrol ⁴
			Programmed Controls
			SCP_F Sensor Control Programmable, 8F or 40F ⁹
			ADD AutoDim Timer Based Dimming ¹⁰
			ADT AutoDim Time of Day Dimming ¹⁰

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace “_” with “3” for 2.75”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V

8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size	Option		Color		
SHD	House Side Shield	1	Size 1	HSS-90-B	House Side Shield 90° Back	BLS	Black Gloss Smooth
		2	Size 2	HSS-90-F	House Side Shield 90° Front	BLT	Black Matte Textured
		3	Size 3	HSS-90-S	House Side Shield 90° Side	DBS	Dark Bronze Gloss Smooth
		4	Size 4	HSS-270-BSS	House Side Shield 270° Back/Side/Side	DBT	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	GTT	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	LGS	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	PSS	Platinum Silver Smooth
				BC	Back Light Control	WHS	White Gloss Smooth
MTG	Mounting			A	Arm Mount for square pole/flat surface	WHT	White Matte Textured
				ASQU	Universal Arm Mount for square pole	VGT	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	LEG	Legacy Colors
				ADU	Decorative upswept Arm	Color Option	
				RPA	Round Pole Adapter	CC	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		
Accessory Type			Option				
MSC	Miscellaneous			BIRD SPK	Bird Spike		

Current Control Solutions — Accessories (Sold Separately)		
NX Lighting Controls		
☐	NXOFM2-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC
LightGRID+ Lighting Control		
☐	WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC
☐	SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
For additional information related to these accessories please visit currentlighting.com/beacon . Options provided for use with integrated sensor, please view specification sheet ordering information table for details.		

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY LIGHTGRID+

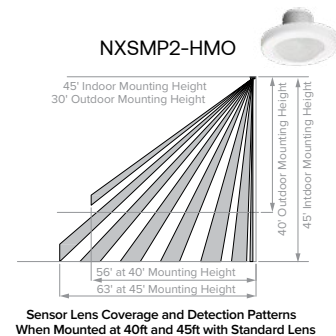
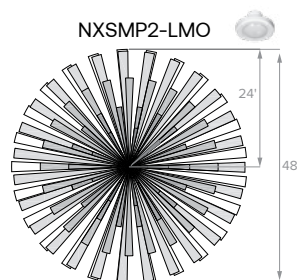
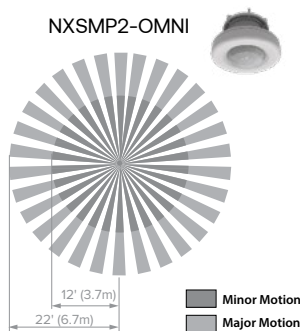
	Control Option Ordering Logic & Description	Control Option Functionality									Control Option Components
		Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
NX Wireless	NXOFM2-1R1D-UNV	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-	 NXOFM2-1R1D-UNV
	NXW	✓	✓	✓	-	-	✓	✓	✓	-	 NXRM2-H
	NXWS12F	✓	✓	✓	✓	✓	✓	✓	✓	12ft	 NXSMP2-OMNI-O
	NXWS16F	✓	✓	✓	✓	✓	✓	✓	✓	16ft	 NXSMP2-LMO
	NXWS40F	✓	✓	✓	✓	✓	✓	✓	✓	40ft	 NXSMP2-HMO
LightGRID+	WIR	✓	-	✓	-	-	✓	✓	Gateway	-	 WIR
	WIR-RME-L	✓	-	✓	-	-	✓	✓	Gateway	-	 WIR-RME-L
	WIRSC	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft	BTMSP
Independent	BTSO-12F	-	-	-	✓	✓	✓	✓	✓	12ft	 BTSMP-OMNI-O
	BTS-14F	-	-	-	✓	✓	✓	✓	✓	14ft	 BTSMP-LMO
	BTS-40F	-	-	-	✓	✓	✓	✓	✓	40ft	 BTSMP-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App



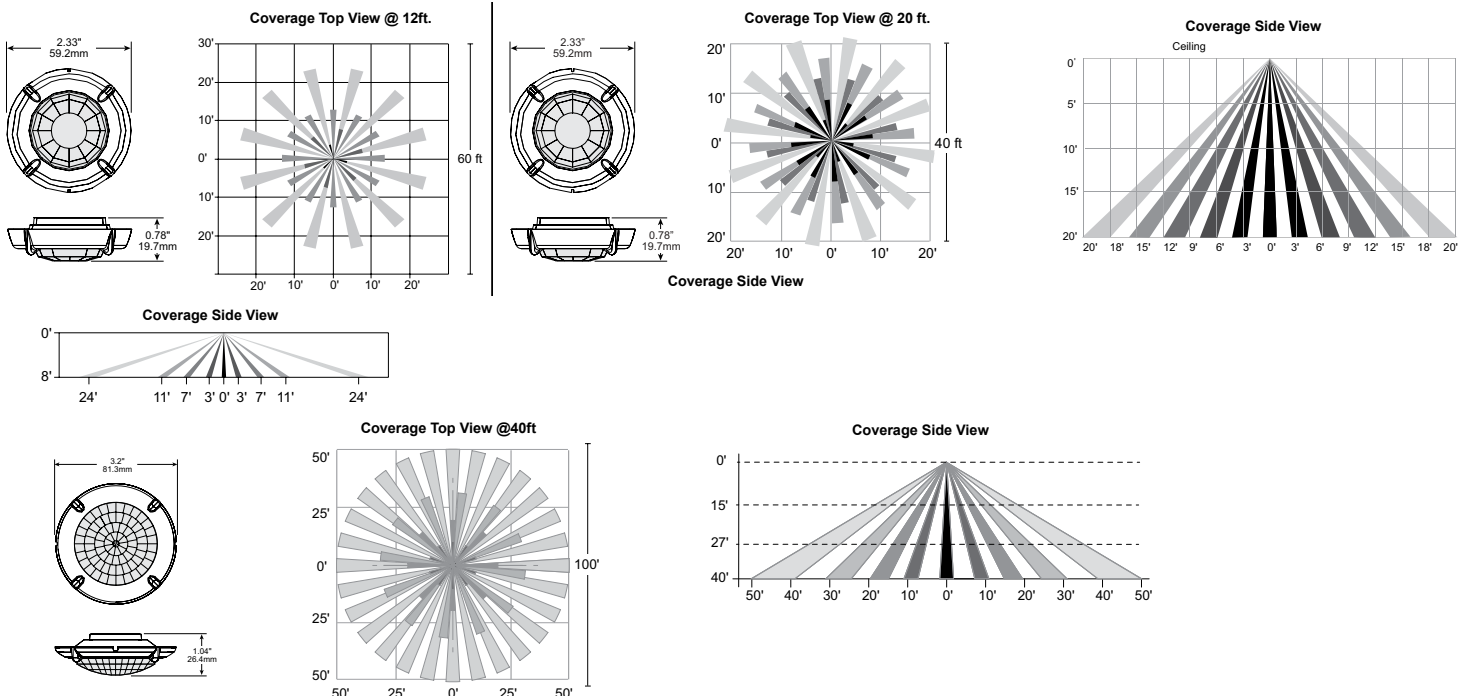
Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description	Control Option Functionality									Control Option Components
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F
	ADD AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD
	ADT AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT
	7PR 7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR
	7PR-SC 7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	 7PR-SC
	3PR 3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR
	3PR-SC 3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	 3PR-SC
	3PR-TL 3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	 3PR-TL

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options	Code	Auto-Dim Brightness	Code	Auto-Dim Return Options	Code	Auto-Dim Brightness
D1	Delay 1 hour	OR	T0	Delay Midnight	0	100% Brightness	R1	Delay 1 hour or 1 AM	0	100% Brightness
D2	Delay 2 hours		T1	Delay 1 AM	1	10% Brightness	R2	Delay 2 hours or 2 AM	1	10% Brightness
D3	Delay 3 hours		T2	Delay 2 AM	2	20% Brightness	R3	Delay 3 hours or 3 AM	2	20% Brightness
D4	Delay 4 hours		T3	Delay 3 AM	3	30% Brightness	R4	Delay 4 hours or 4 AM	3	30% Brightness
D5	Delay 5 hours		T4	Delay 10 PM	4	40% Brightness	R5	Delay 5 hours or 5 AM	4	40% Brightness
D6	Delay 6 hours		T5	Delay 11 PM	5	50% Brightness	R6	Delay 6 hours or 6 AM	5	50% Brightness
D7	Delay 7 hours		T6	Delay 6 PM	6	60% Brightness	R7	Delay 7 hours or 7 AM	6	60% Brightness
D8	Delay 8 hours		T7	Delay 7 PM	7	70% Brightness	R8	Delay 8 hours or 8 AM	7	70% Brightness
D9	Delay 9 hours		T8	Delay 8 PM	8	80% Brightness	R9	Delay 9 hours or 9 AM	8	80% Brightness
D0	Delay 0 hours		T9	Delay 9 PM	9	90% Brightness	R0	Delay 0 hours or 12 AM	9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier				Silicone Strike Lumen Multiplier			
			CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	—	0.841	—	2700K	0.9	0.81	0.62	2200K	0.811	—	—
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659	2700K	0.906	0.774	—
20°C	68°F	1.00	3500K	—	0.900	—	3500K	0.959	0.894	0.711	3000K	0.943	0.868	—
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732	3500K	—	0.868	—
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732	4000K	1	0.906	—
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier				5000K	1	0.906	—
			Amber	0.710			Amber	See Amber Spec Sheet						

VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

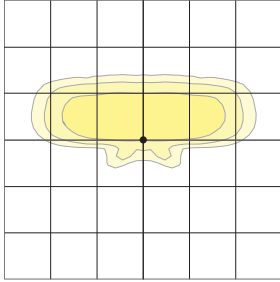
VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE PHOTOMETRY

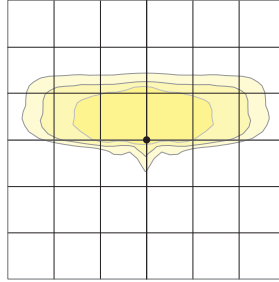
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



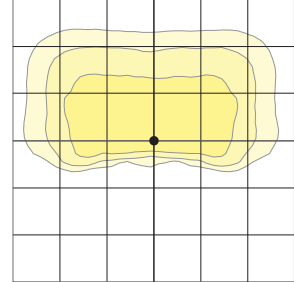
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



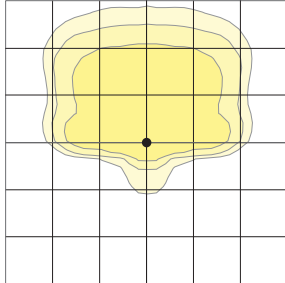
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



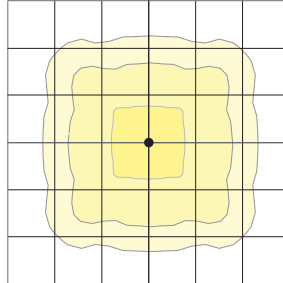
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

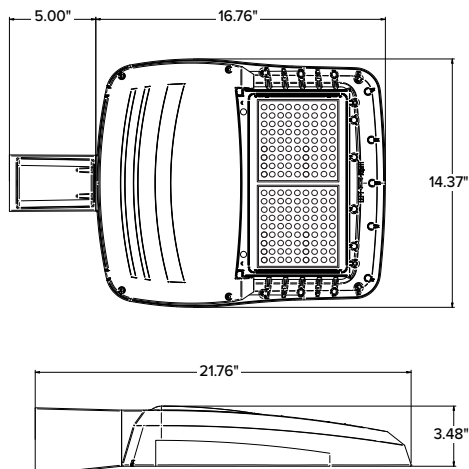
VIPER Area/Site

VIPER LUMINAIRE

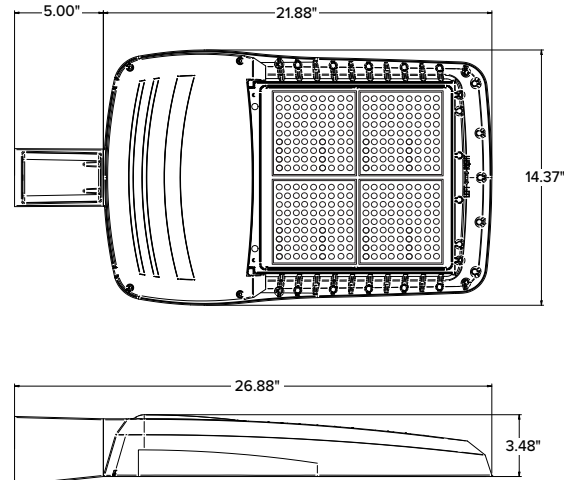
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

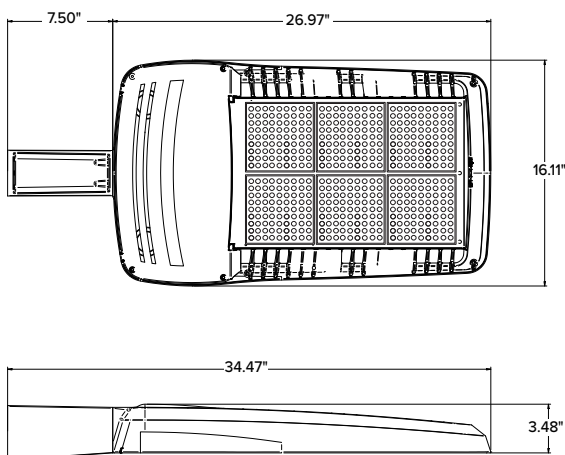
SIZE 1



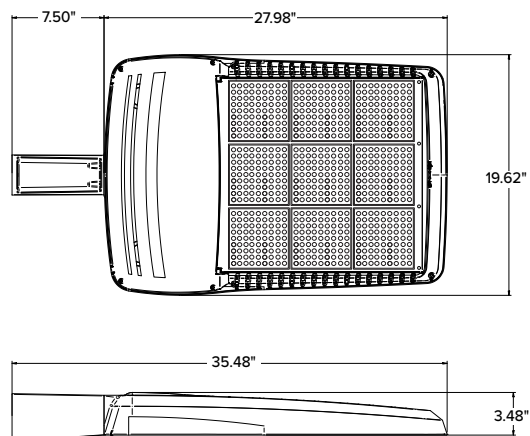
SIZE 2



SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

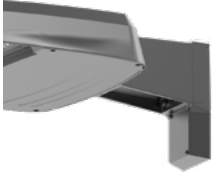
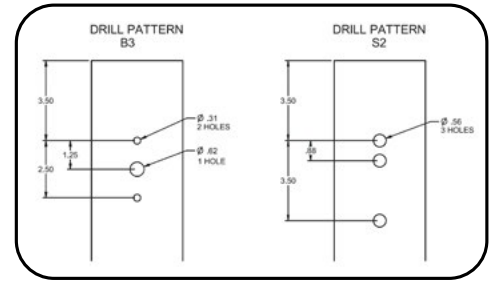
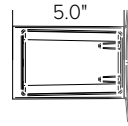
VIPER LUMINAIRE

MOUNTING



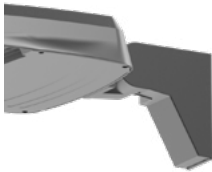
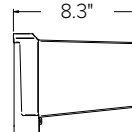
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



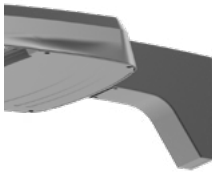
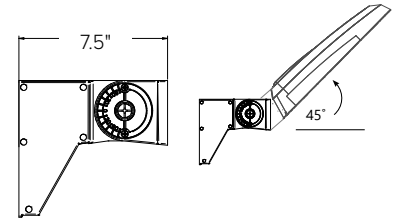
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



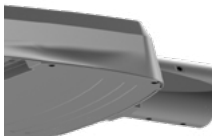
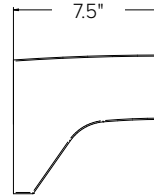
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



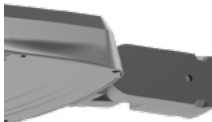
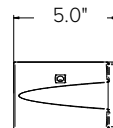
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



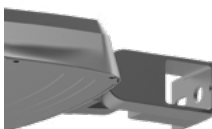
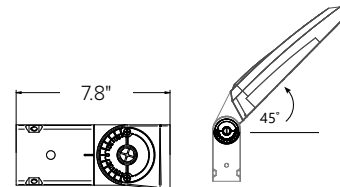
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



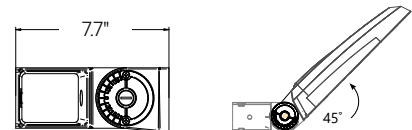
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



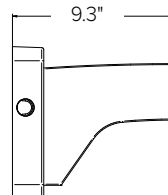
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

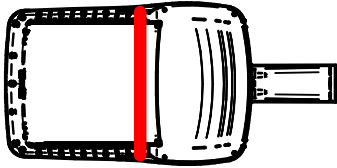
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

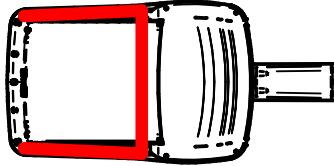
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

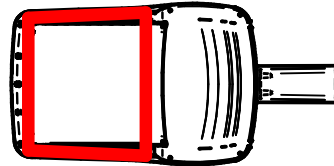
VPR2x HSS-90-B-xx



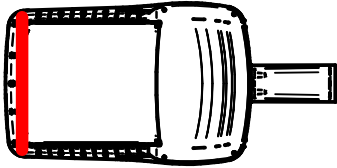
VPR2x HSS-270-BSS-xx



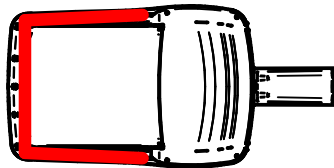
VPR2x HSS-360-xx



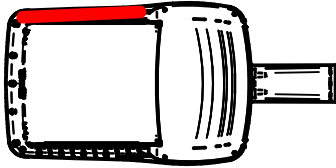
VPR2x HSS-90-F-xx



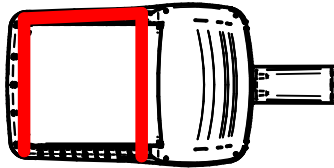
VPR2x HSS-270-FSS-xx



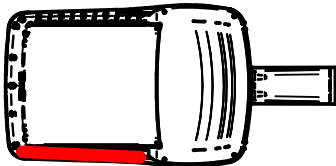
VPR2x HSS-90-S-xx



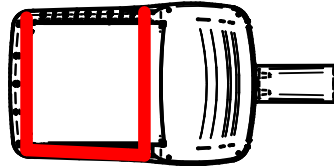
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Silicone Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, and NX Distributed Intelligence™.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.
- Silicone Strike Optics (20, 40 LED counts) Maximize uniformity in applications, provides the highest LPW, and meeting IK10 impact rating an integral gasket allowing for IP66 rating. Catalog logic found on page 3.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL

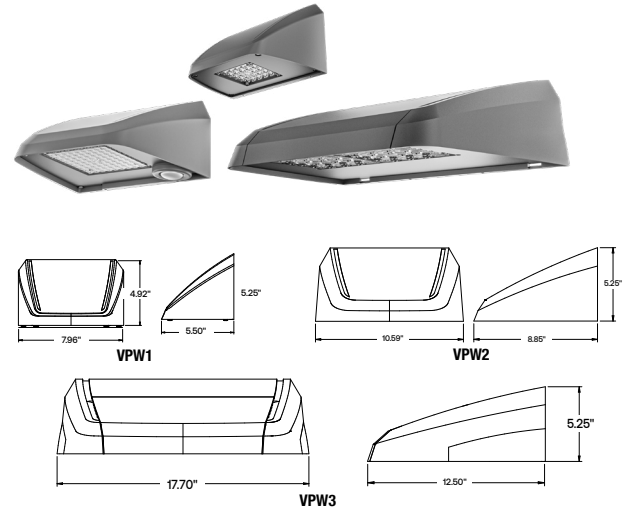
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICROSTRIKE | SILICONE STRIKE



	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg

CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20°C to 40°C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#2500-24
- IP65 rating with Strike and Microstrike optics
- IP66 and IK10 rating with Silicone Strike optics
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to <https://http://www.currentlighting.com/resources/americasolutions>).
- DarkSky approved with 3000K CCT or warmer

WARRANTY

- 5 year limited warranty



VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Example: VPW1-24L-10-3K7-2-UNV-BLS

CATALOG #

Series	Optic Platform	Size	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color					
VPW Viper Wall	(blank) Microstrike	1	24L-10	1,000 Lumens	27K8	2700K, 80 CRI ¹⁵	FR	Auto Front Row ^{2, 15}	UNV	120-277V	BLT	Black Matte Textured
			24L-15	2,000 Lumens	3K7	3000K, 70 CRI ¹⁵	2	IES TYPE 2	120	120V	BLS	Black Gloss Smooth
			24L-25	3,000 Lumens	4K7	4000K, 70 CRI	3	IES TYPE 3	208	208V	DBT	Dark Bronze Matte Textured
		2	48L-15	2,000 Lumens	5K7	5000K, 70 CRI	4F	IES TYPE 4 Forward	240	240V	DBS	Dark Bronze Gloss Smooth
			48L-20	3,000 Lumens	3K8	3000K, 80 CRI	4W	IES TYPE 4W	277	277V	GTT	Graphite Matte Textured
			48L-30	4,000 Lumens	35K8	3500K, 80 CRI			347	347V	LGS	Light Grey Gloss Smooth
			48L-35	5,000 Lumens	4K8	4000K, 80 CRI			480	480V	LGT	Light Grey Matte Textured
			48L-45	6,000 Lumens	5K8	5000K, 80 CRI	Color Option	CC	Custom Color			
			80L-20	3,000 Lumens	AP	Phosphor Converted Amber ¹						
			80L-25	4,000 Lumens								
			80L-35	5,000 Lumens								
			80L-45	6,000 Lumens								
			80L-55	7,000 Lumens								
			3	80L-65	8,000 Lumens							
				80L-70	8,500 Lumens							
		160L-45		7,000 Lumens								
		160L-70		10,000 Lumens								
		160L-95		12,500 Lumens								
		160L-105		15,000 Lumens								
		160L-135		17,500 Lumens								
		160L-155		20,000 Lumens								

Control Options Network ^{3,7,11,13}	Options
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ¹⁴	F Fusing ^{5,7}
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁹	E Battery ^{6,7,8}
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁹	EH Battery with Heater ^{6,7,8}
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	CS Comfort Shield ^{7,10}
Stand Alone Sensors ^{7,11,13}	SP 10kA Surge Protector
BTS-14F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{4,9}	2PF Dual Power Feed ^{2,7,8,17}
BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{4,9}	2DR Dual Driver ^{2,7,8,17}
BTSO-12F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ¹⁴	CD Customer Dimming ¹²
Photocontrol ¹³	DTS Dimming Transfer Switch ⁷
PC Button Photocontrol 120-277V	

- Notes:
- 1

Available with Micro Strike Optics only
- 2

Not available with 480V in Size 1 and Size 2
- 3

Networked controls cannot be combined with other control options
- 4

Not available with VPW1 or with 2PF or 2DR options
- 5

Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
- 6

See page 13 for detail Battery configurations
- 7

Not available in VPW1
- 8

2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
- 9

Not available in VPW1 and VPW2
- 10

Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
- 11

Not available with 2PF
- 12

Not available with Network Control options or Stand Alone Sensors.
- 13

Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
- 14

NXWS12F and BTSO-12F are the only sensors available in VPW2
- 15

Available with Strike Optics only (18L or 36L)
- 16

DarkSky approved with 3000K CCT or warmer
- 17

Not available in Size 2 80L



VIPER Wall

VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Example: VPWSS-20L-20-3K7-2-UNV-BLS

CATALOG #

Series	Optic Platform	Size	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
VPW Viper Wall	SS Silicone Strike	2	20L-20 3,000 Lumens 20L-25 4,000 Lumens 20L-30 5,000 Lumens 20L-39 6,000 Lumens 20L-45 7,000 Lumens 20L-55 8,000 Lumens 20L-60 9,000 Lumens 20L-70 10,000 Lumens	27K8 2700K, 80 CRI ¹² 22K7 2200K, 70 CRI ¹² 27K7 2700K, 70 CRI ¹² 3K7 3000K, 70 CRI ¹² 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 4K8 4000K, 80 CRI 5K8 5000K, 80 CRI	2 IES TYPE 2 3 IES TYPE 3 4F IES TYPE 4 Forward 4W IES TYPE 4W	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V ¹³	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured
		3	40L-35 5,500 Lumens 40L-50 7,500 Lumens 40L-65 10,000 Lumens 40L-80 12,500 Lumens 40L-100 15,000 Lumens 40L-120 17,500 Lumens 40L-140 20,000 Lumens 40L-170 22,500 Lumens 40L-195 25,000 Lumens				Color Option CC Custom Color

Control Options Network ^{2,8}	
NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ¹¹
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁷
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁷
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
Stand Alone Sensors ⁸	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{2,7}
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{2,7}
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ¹¹
Photocontrol ¹⁰	
PC	Button Photocontrol 120-277V ⁶

Options	
F	Fusing ⁴
E	Battery ^{5,6}
EH	Battery with Heater ^{5,6}
SP	10kA Surge Protector
2PF	Dual Power Feed ¹⁶
2DR	Dual Driver ¹⁶
CD	Customer Dimming ⁹
DTS	Dimming Transfer Switch

- Notes:
- 1 Only available in Size 3
- 2 Networked controls cannot be combined with other control options
- 3 Not available with VPW1 or with 2PF or 2DR options
- 4 Must specify voltage (120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
- 5 See page 13 for detail Battery configurations
- 6 2PF and 2DR can't be combined with E or EH
- 7 Not available in VPW2
- 8 Not available with 2PF
- 9 Not available with Network Control options or Stand Alone Sensors.
- 10 Not available in 480V
- 11 NXWS12F and BTSO-12F are the only sensors available in VPW2
- 12 DarkSky approved with 3000K CCT or warmer
- 13 480V Input only available in VPW2-55W, 60W, and 70W; VPW3-65W, 80W, 100W, 120W, 140W, 170W, and 195W

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
☐ WP-BB-XXX	Back Box Accessory for conduit entry ¹
☐ CS	Comfort Shield ²

Notes:

- replace "xxx" with color option
- Not available with Micro Strike 24L and 48L or Strike 18L and 36L.
Not available with Silicone Strike 80L and 160L

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS



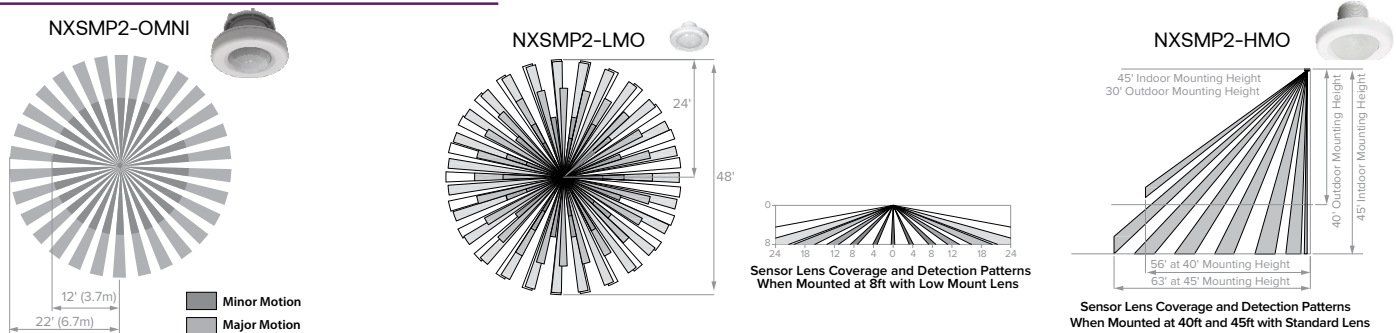
Control Option Ordering Logic & Description		Control Option Functionality										Control Option Components	
		Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
NX Wireless	NXW	✓	✓	✓	—	—	✓	✓	✓	—		NXRM2-H	
	NXWS16F	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO	
	NXWS40F	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO	
Independent	BTSO-12F	—	—	—	✓	✓	✓	✓	✓	12ft		BTSMO-OMNI-O	
	BTS-14F	—	—	—	✓	✓	✓	✓	✓	14ft		BTSMO-LMO	
	BTS-40F	—	—	—	✓	✓	✓	✓	✓	40ft		BTSMO-HMO	

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	Off
	*Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0% (Off)
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)


The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US



Apple App



Google Play

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98
50°C / 122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS		
	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

MULTIPLIER

Micro Strike Lumen Multiplier				Silicone Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–	2700K	0.91	0.77	–
3000K	0.977	0.861	0.647	3000K	0.94	0.87	–
3500K	–	0.900	–	3500K	–	0.87	–
4000K	1	0.926	0.699	4000K	1.00	0.91	–
5000K	1	0.937	0.791	5000K	1.00	0.91	–
Monochromatic Amber Multiplier							
Amber	0.710						

PERFORMANCE DATA: MICROSTRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW1	24L	10	6.6	2	1068	141	0	0	0	1068	141	0	0	0	989	131	0	0	0
				3	1076	142	0	0	1	1076	142	0	0	1	997	131	0	0	1
				4F	1052	139	0	0	1	1052	139	0	0	1	974	129	0	0	1
				4W	1041	137	0	0	1	1041	137	0	0	1	964	127	0	0	1
		15	14	2	1993	129	1	0	0	1993	129	1	0	0	1845	119	1	0	0
				3	2008	130	1	0	1	2008	130	1	0	1	1859	120	0	0	1
				4F	1964	127	0	0	1	1964	127	0	0	1	1818	117	0	0	1
				4W	1943	125	1	0	1	1943	125	1	0	1	1799	116	0	0	1
		25	23.0	2	3055	125	1	0	1	3055	125	1	0	1	2828	116	1	0	1
				3	3078	126	1	0	1	3078	126	1	0	1	2850	117	1	0	1
				4F	3010	123	1	0	1	3010	123	1	0	1	2787	114	1	0	1
				4W	2978	122	1	0	1	2978	122	1	0	1	2757	113	1	0	1

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	48L	15	13.1	2	2139	145	1	0	1	2139	145	1	0	1	1981	134	1	0	1
				3	2163	146	1	0	1	2163	146	1	0	1	2003	135	1	0	1
				4F	2097	143	0	0	1	2097	143	0	0	1	1942	132	0	0	1
				4W	2101	143	1	0	1	2101	143	1	0	1	1946	132	0	0	1
		20	20.5	2	2973	141	1	0	1	2973	141	1	0	1	2753	130	1	0	1
				3	3007	142	1	0	1	3007	142	1	0	1	2784	132	1	0	1
				4F	2915	138	1	0	1	2915	138	1	0	1	2699	128	1	0	1
				4W	2921	138	1	0	1	2921	138	1	0	1	2705	128	1	0	1
		30	28.8	2	4000	137	1	0	1	4000	137	1	0	1	3704	126	1	0	1
				3	4045	138	1	0	1	4045	138	1	0	1	3745	128	1	0	1
				4F	3922	134	1	0	1	3922	134	1	0	1	3631	124	1	0	1
				4W	3930	134	1	0	2	3930	134	1	0	2	3638	124	1	0	1
		35	37.3	2	4997	134	1	0	1	4997	134	1	0	1	4627	124	1	0	1
				3	5053	135	1	0	2	5053	135	1	0	2	4679	125	1	0	1
				4F	4899	131	1	0	1	4899	131	1	0	1	4536	122	1	0	1
				4W	4909	132	1	0	2	4909	132	1	0	2	4545	122	1	0	2
		45	45.9	2	5990	127	1	0	1	5990	127	1	0	1	5546	118	1	0	1
				3	6057	128	1	0	2	6057	128	1	0	2	5608	119	1	0	2
				4F	5872	124	1	0	2	5872	124	1	0	2	5437	115	1	0	1
				4W	5884	125	1	0	2	5884	125	1	0	2	5448	115	1	0	2
	80L	20	19.4	2	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				3	3516	162	1	0	1	3516	162	1	0	1	3229	149	1	0	1
				4F	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				4W	3535	163	1	0	1	3535	163	1	0	1	3246	150	1	0	1
		25	26.7	2	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1
				3	4483	155	1	0	1	4483	155	1	0	1	4117	142	1	0	1
				4F	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1
				4W	4507	156	1	0	1	4507	156	1	0	1	4139	143	1	0	1
		35	34.2	2	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1
				3	5488	148	1	0	1	5488	148	1	0	1	5039	136	1	0	1
				4F	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1
				4W	5516	149	1	0	2	5516	149	1	0	2	5066	137	1	0	1
		45	41.7	2	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1
				3	6427	146	2	0	2	6427	146	2	0	2	5901	134	1	0	1
				4F	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1
				4W	6460	147	1	0	2	6460	147	1	0	2	5933	135	1	0	2
		55	50.6	2	7209	137	2	0	2	7209	137	2	0	2	6620	126	1	0	1
				3	7275	139	2	0	2	7275	139	2	0	2	6680	127	2	0	2
				4F	7209	137	1	0	1	7209	137	1	0	1	6620	126	1	0	1
				4W	7313	139	1	0	2	7313	139	1	0	2	6715	128	1	0	2
		65	58.3	2	7781	130	2	0	2	7781	130	2	0	2	7145	119	2	0	2
				3	7852	131	2	0	2	7852	131	2	0	2	7210	120	2	0	2
				4F	7781	130	2	0	1	7781	130	2	0	1	7145	119	1	0	1
				4W	7893	132	1	0	2	7893	132	1	0	2	7248	121	1	0	2
		70	63.5	2	8367	128	2	0	2	8367	128	2	0	2	7683	117	2	0	2
				3	8443	129	2	0	2	8443	129	2	0	2	7753	119	2	0	2
				4F	8367	128	2	0	1	8367	128	2	0	1	7683	117	2	0	1
				4W	8487	130	1	0	2	8487	130	1	0	2	7794	119	1	0	2

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	160L	45	46.2	2	7623	148	1	0	2	7623	148	1	0	2	7000	136	1	0	1
				3	7626	148	2	0	2	7626	148	2	0	2	7003	136	2	0	2
				4F	7590	147	2	0	1	7590	147	2	0	1	6970	135	1	0	1
				4W	7715	150	1	0	2	7715	150	1	0	2	7084	138	1	0	2
		70	68.3	2	10322	139	2	0	2	10322	139	2	0	2	9478	128	2	0	2
				3	10326	140	2	0	2	10326	140	2	0	2	9482	128	2	0	2
				4F	10277	139	2	0	2	10277	139	2	0	2	9437	128	2	0	2
				4W	10446	141	2	0	2	10446	141	2	0	2	9592	130	1	0	2
		95	91	2	12929	132	2	0	2	12929	132	2	0	2	11872	121	2	0	2
				3	12934	132	3	0	3	12934	132	3	0	3	11877	121	3	0	3
				4F	12873	131	2	0	2	12873	131	2	0	2	11821	120	2	0	2
				4W	13084	133	2	0	3	13084	133	2	0	3	12015	122	2	0	3
		105	106.3	2	15055	138	2	0	2	15055	138	2	0	2	13825	127	2	0	2
				3	15062	138	3	0	3	15062	138	3	0	3	13831	127	3	0	3
				4F	14991	138	2	0	2	14991	138	2	0	2	13766	127	2	0	2
				4W	15236	140	2	0	3	15236	140	2	0	3	13991	129	2	0	3
		135	134.8	2	17533	127	3	0	3	17533	127	3	0	3	16100	116	3	0	3
				3	17541	127	3	0	3	17541	127	3	0	3	16107	116	3	0	3
				4F	17457	126	2	0	2	17457	126	2	0	2	16031	116	2	0	2
				4W	17744	128	2	0	4	17744	128	2	0	4	16294	118	2	0	3
		155	158.3	2	20066	123	3	0	3	20066	123	3	0	3	18426	113	3	0	3
				3	20075	123	3	0	3	20075	123	3	0	3	18434	113	3	0	3
				4F	19980	123	3	0	3	19980	123	3	0	3	18347	113	2	0	2
				4W	20307	125	2	0	4	20307	125	2	0	4	18648	115	2	0	4

PERFORMANCE DATA: SILICONE STRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	20	20	19.2	T2	3104	162	1	0	1	3104	162	1	0	1	2946	154	1	0	1
				T3	3139	163	1	0	1	3139	163	1	0	1	2970	155	1	0	1
				T4F	3011	157	1	0	1	3011	157	1	0	1	2864	149	1	0	1
				T4W	2986	155	1	0	1	2986	156	1	0	1	2833	148	1	0	1
		25	25.4	T2	4048	159	1	0	1	4048	159	1	0	1	3842	151	1	0	1
				T3	4129	163	1	0	1	4129	163	1	0	1	3907	154	1	0	1
				T4F	3949	155	1	0	1	3949	155	1	0	1	3756	148	1	0	1
				T4W	3934	155	1	0	2	3934	155	1	0	2	3732	147	1	0	2
		30	32.5	T2	5025	155	2	0	2	5025	155	2	0	2	4768	147	1	0	2
				T3	5067	156	1	0	1	5067	156	1	0	1	4807	148	1	0	1
				T4F	4852	149	1	0	2	4852	149	1	0	2	4604	142	1	0	2
				T4W	4804	148	1	0	2	4804	148	1	0	2	4558	140	1	0	2
		39	39.9	T2	5959	149	2	0	2	5959	149	2	0	2	5654	142	2	0	2
				T3	6008	150	2	0	2	6008	151	2	0	2	5700	143	1	0	2
				T4F	5754	144	1	0	2	5754	144	1	0	2	5459	137	1	0	2
				T4W	5697	142	1	0	2	5697	143	1	0	2	5405	135	1	0	2
		45	47.0	T2	6869	146	2	0	2	6869	146	2	0	2	6517	139	2	0	2
				T3	6926	147	2	0	2	6926	147	2	0	2	6571	140	2	0	2
				T4F	6633	141	1	0	2	6633	141	1	0	2	6293	134	1	0	2
				T4W	6567	140	1	0	2	6567	140	1	0	2	6231	133	1	0	2

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: SILICONE STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	20	55	55.6	T2	7920	142	2	0	2	7920	142	2	0	2	7514	135	2	0	2
				T3	7985	144	2	0	2	7985	144	2	0	2	7576	136	2	0	2
				T4F	7647	138	1	0	2	7647	138	1	0	2	7256	130	1	0	2
				T4W	7571	136	1	0	2	7571	136	1	0	2	7184	129	1	0	2
		60	64.5	T2	8891	138	2	0	2	8891	138	2	0	2	8435	131	1	0	2
				T3	9042	140	2	0	2	9042	140	2	0	2	8579	133	1	0	2
				T4F	8692	135	1	0	2	8692	135	1	0	2	8247	128	1	0	2
				T4W	8637	134	2	0	3	8637	134	2	0	3	8195	127	2	0	3
		70	72.1	T2	9588	133	2	0	3	9588	133	2	0	3	9097	126	2	0	3
				T3	9751	135	2	0	2	9751	135	2	0	2	9252	128	2	0	2
				T4F	9374	130	2	0	2	9374	130	2	0	2	8894	123	1	0	2
				T4W	9315	129	2	0	3	9315	129	2	0	3	8838	123	2	0	3

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	40	35	35.7	T2	5805	162	2	0	2	5805	162	2	0	2	5579	156	2	0	2
				T3	5910	165	1	0	2	5910	165	1	0	2	5680	159	1	0	2
				T4F	5712	160	1	0	2	5712	160	1	0	2	5490	154	1	0	2
				T4W	5646	158	1	0	2	5646	158	1	0	2	5427	152	1	0	2
		50	49.2	T2	7764	158	2	0	2	7764	158	2	0	2	7463	152	2	0	2
				T3	7905	161	2	0	2	7905	161	2	0	2	7598	154	2	0	2
				T4F	7640	155	2	0	2	7640	155	2	0	2	7343	149	1	0	2
				T4W	7553	154	2	0	3	7553	154	2	0	3	7259	148	1	0	3
		65	64.5	T2	10078	156	2	0	3	10078	156	2	0	3	9646	150	2	0	3
				T3	10218	158	2	0	2	10218	158	2	0	2	9821	152	2	0	2
				T4F	9868	153	2	0	2	9868	153	2	0	2	9492	147	2	0	2
				T4W	9784	152	2	0	3	9784	152	2	0	3	9383	145	2	0	3
		80	83.7	T2	12701	152	3	0	3	12701	152	3	0	3	12156	145	3	0	3
				T3	12877	154	3	0	3	12877	154	3	0	3	12377	148	3	0	3
				T4F	12436	149	2	0	3	12436	149	2	0	3	11963	143	2	0	2
				T4W	12331	147	2	0	3	12331	147	2	0	3	11825	141	2	0	3
		100	104.3	T2	15185	146	3	0	3	15185	146	3	0	3	14595	140	3	0	3
				T3	15395	148	3	0	3	15395	148	3	0	3	14797	142	3	0	3
				T4F	14868	143	2	0	3	14868	143	2	0	3	14290	137	2	0	3
				T4W	14742	141	2	0	3	14742	141	2	0	3	14169	136	2	0	3
		120	123.3	T2	17609	143	3	0	3	17609	143	3	0	3	16925	137	3	0	3
				T3	17853	145	3	0	3	17853	145	3	0	3	17159	139	3	0	3
				T4F	17242	140	2	0	3	17242	140	2	0	3	16572	134	2	0	3
				T4W	17096	139	3	0	4	17096	139	3	0	4	16431	133	3	0	4
		140	140.5	T2	19584	139	3	0	4	19584	139	3	0	4	18775	134	3	0	3
				T3	19876	141	3	0	3	19876	141	3	0	3	19119	136	3	0	3
				T4F	19231	137	2	0	4	19231	137	2	0	4	18570	132	2	0	4
				T4W	19199	137	3	0	4	19199	137	3	0	4	18399	131	3	0	4
		170	168.8	T2	22433	133	3	0	4	22433	133	3	0	4	21507	127	3	0	4
				T3	22768	135	3	0	3	22768	135	3	0	3	21901	130	3	0	3
				T4F	22029	131	3	0	4	22029	131	3	0	4	21272	126	3	0	4
				T4W	21993	130	3	0	4	21993	130	3	0	4	21077	125	3	0	4

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: SILICONE STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	40	195	190.0	T2	24139	126	3	0	4	24139	126	3	0	4	23142	123	3	0	4
				T3	24499	128	3	0	4	24499	128	3	0	4	23566	125	3	0	3
				T4F	23704	124	3	0	4	23704	124	3	0	4	22889	121	3	0	4
				T4W	23665	124	3	0	4	23665	124	3	0	4	22679	120	3	0	4

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	20L Size 2							
NOMINAL WATTAGE	20	25	30	39	45	55	60	70
SYSTEM POWER (W)	19.2	25.4	32.5	40.0	47.0	55.6	64.5	72.1
INPUT VOLTAGE (V)	CURRENT (Amps)							
120	0.16	0.21	0.27	0.33	0.39	0.46	0.54	0.60
208	0.09	0.12	0.16	0.19	0.23	0.27	0.31	0.35
240	0.08	0.11	0.14	0.17	0.20	0.23	0.27	0.30
277	0.07	0.09	0.12	0.14	0.17	0.20	0.23	0.26
347	0.06	0.07	0.09	0.12	0.14	0.16	0.19	0.21
480	–	–	–	–	–	0.12	0.13	0.15

# OF LEDS	40L Size 3								
NOMINAL WATTAGE	35	50	65	80	100	120	140	170	195
SYSTEM POWER (W)	35.7	49.2	64.5	83.7	104.3	123.3	140.5	168.8	190.0
INPUT VOLTAGE (V)	CURRENT (Amps)								
120	0.30	0.41	0.54	0.70	0.87	1.03	1.17	1.41	1.58
208	0.17	0.24	0.31	0.40	0.50	0.59	0.68	0.81	0.91
240	0.15	0.21	0.27	0.35	0.43	0.51	0.59	0.70	0.79
277	0.13	0.18	0.23	0.30	0.38	0.45	0.51	0.61	0.69
347	0.10	0.14	0.19	0.24	0.30	0.36	0.40	0.49	0.55
480	–	–	0.13	0.17	0.22	0.26	0.29	0.35	0.40



VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ELECTRICAL DATA: MICROSTRIKE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

# OF LEDS	24L		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14.0	23.0
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L				
NOMINAL WATTAGE	15	20	30	35	45
SYSTEM POWER (W)	13.1	20.5	28.8	37.3	45.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.11	0.17	0.24	0.31	0.38
208	0.06	0.10	0.14	0.18	0.22
240	0.05	0.09	0.12	0.16	0.19
277	0.05	0.07	0.10	0.13	0.17
347	0.04	0.06	0.08	0.11	0.13
480	0.03	0.04	0.06	0.08	0.10

# OF LEDS	80L						
NOMINAL WATTAGE	20	25	35	45	55	65	70
SYSTEM POWER (W)	19.4	26.7	34.2	41.7	50.6	58.3	63.5
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.16	0.22	0.29	0.35	0.42	0.49	0.53
208	0.10	0.13	0.18	0.22	0.27	0.28	0.31
240	0.08	0.12	0.15	0.19	0.24	0.24	0.26
277	0.07	0.10	0.13	0.17	0.21	0.21	0.23
347	0.06	0.08	0.11	0.13	0.16	0.17	0.18
480	0.04	0.06	0.08	0.10	0.12	0.12	0.13

# OF LEDS	160L					
NOMINAL WATTAGE	45	70	95	105	135	155
SYSTEM POWER (W)	46.2	68.3	91	106.3	134.8	158.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.39	0.57	0.76	0.89	1.12	1.32
208	0.22	0.33	0.44	0.51	0.65	0.76
240	0.19	0.28	0.38	0.44	0.56	0.66
277	0.17	0.25	0.33	0.38	0.49	0.57
347	0.13	0.20	0.26	0.31	0.39	0.46
480	0.10	0.14	0.19	0.22	0.28	0.33

VIPER Wall

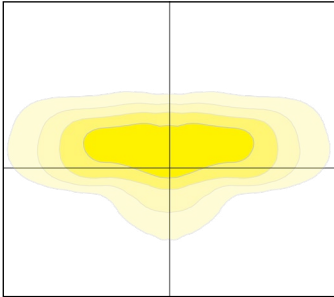
VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

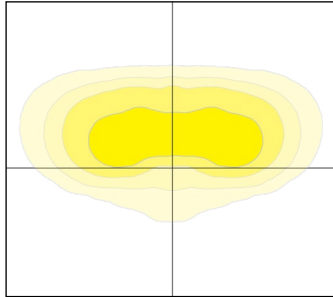
PHOTOMETRY

Mounting Height: 10ft

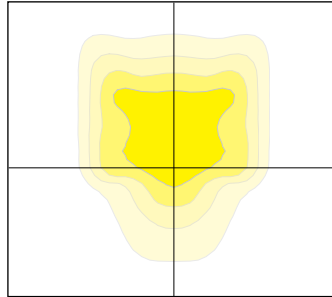
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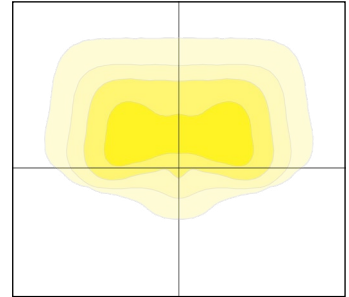
Type 3



Type 4F

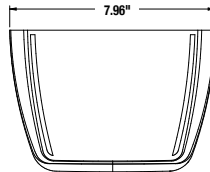
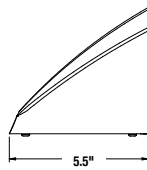
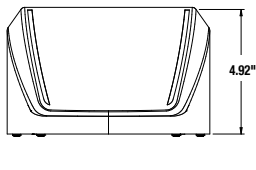


Type 4W

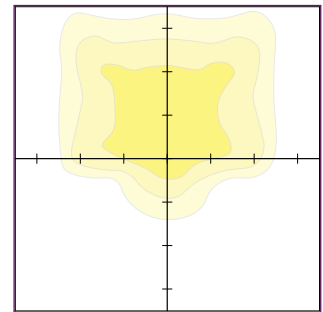


DIMENSIONS

VPW1



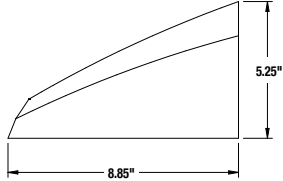
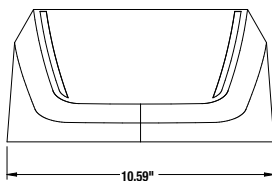
BATTERY PHOTOMETRY



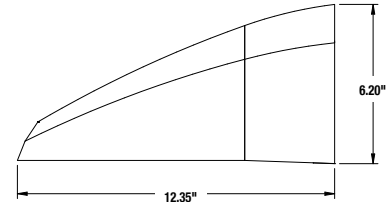
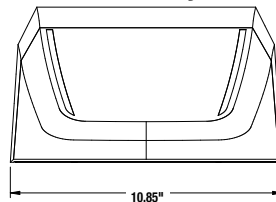
Scale: 10ft

Mounting Height: 12ft

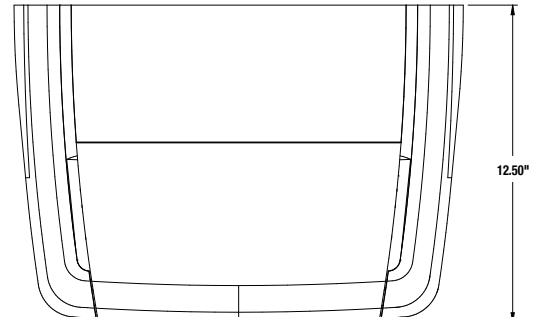
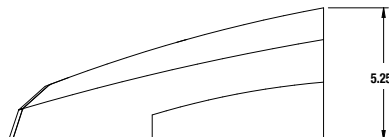
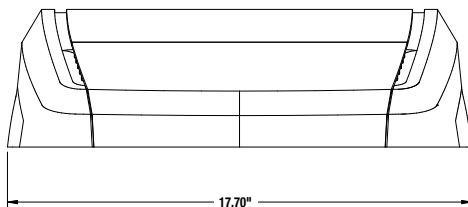
VPW2



VPW2 with Battery Back Box



VPW3





VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

BATTERY OPTIONS & HOUSING SIZES

Size	Optics	# LEDs	Fixture Wattage	Battery (E)		Battery with Heater (EH)	
				E (10W)	Housing	EH (13W)	Housing
VPW1	Micro Strike	24L	10W	N/A	Not Available	N/A	Not Available
			15W				
			25W				
VPW2	Micro Strike	48L	15W	Y	Standard Housing	Y	Includes Integrated Back Box
			20W	Y	Standard Housing	Y	Includes Integrated Back Box
			30W	N/A	Not Available	Y	Includes Integrated Back Box
			35W	N/A	Not Available	Y	Includes Integrated Back Box
			45W	N/A	Not Available	Y	Includes Integrated Back Box
		80L	20W	N/A	Not Available	Y	Includes Integrated Back Box
			25W			Y	Includes Integrated Back Box
			35W			Y	Includes Integrated Back Box
			45W			Y	Includes Integrated Back Box
			55W			Y	Includes Integrated Back Box
			65W			Y	Includes Integrated Back Box
			70W			Y	Includes Integrated Back Box
VPW3	Micro Strike	160L	45W	N/A	Not Available	Yes	Standard Housing
			70W			Yes	Standard Housing
			95W			Yes	Standard Housing
			105W			N/A	Not Available
			135W			N/A	Not Available
			155W			N/A	Not Available
						N/A	Not Available

Size	Optics	# LEDs	Fixture Wattage	Battery (E)		Battery with Heater (EH)	
				E (10W)	Housing	EH (13W)	Housing
VPW2	Silicone Strike	20L	20W	Y	Standard Housing	Y	Includes Integrated Back Box
			25W	Y	Standard Housing	Y	Includes Integrated Back Box
			30W	Y	Standard Housing	Y	Includes Integrated Back Box
			39W	Y	Standard Housing	Y	Includes Integrated Back Box
			45W	N/A	Not Available	Y	Includes Integrated Back Box
			55W			Y	Includes Integrated Back Box
			60W			Y	Includes Integrated Back Box
			70W			Y	Includes Integrated Back Box
VPW3	Silicone Strike	40L	35W	N/A	Not Available	Yes	Standard Housing
			50W				
			65W				
			80W				
			100W				
			120W				
			140W				
			170W				
			195W				

AHARA RESTAURANT PROJECT NARRATIVE

June 25, 2026

Narrative prepared by Arun Sharma (Petitioner) & Jeremy Wilmot, Managing Principal DxU Inc. Chicago, IL architectural representative of petitioner.

Property owner (Petitioner):

Arun Sharma
5 Merrimack Court
Bolingbrook IL 60440
Cell: 630-8775526

Architect:

DxU Inc.
Jeremy Wilmot
412 S. Wells St., 2nd Floor
Chicago, IL 60607
Cell: 630-815-4011

Proposed Exterior Building Improvements:

Proposed building modifications for Major Site Plan and Building Appearance Review are to include the following:

- Remove and or demolish existing windows, French doors, faux windows, all terracotta clay tile roofs, existing exterior light fixtures, exterior faux columns at entrance, east and south elevations.
- Remove existing dead and or unpleasant landscaping throughout the site, manicure all existing trees and shrubs that are to remain & incorporate new landscaping to enhance the site
- Reclaim existing parking stalls immediately north of the north elevation for the proposed sunroom expansion
- Evaluate, repair and or replace existing roof top equipment to include fans, roof top units, make up air units and condensers
- Patch repair and provide new Dryvit finish where damage to the existing exterior building finish exists
- Provide all new paint color scheme and new Dryvit system where and as required for new design
- Replace all existing storefront systems and windows with new. Some openings to be enlarged to maximize natural light
- Provide new covered entrance and columns finished in Dryvit to match new building finish
- Build a sunroom addition to the north elevation of the building to maximize even more natural light into the building and main dining areas
- Install new metal awnings at glazed openings
- Create multiple outdoor dining and seating areas around 3 sides of the building to include tables, chairs, couches, lounge chairs and landscaping
- Install new pyramid shaped skylight in the main building roof over the dining area
- Construct new covered outdoor patio dining area under newly proposed terrace dining area with louvered pergola and 2 sets of stairs at the south elevation of the building

- Install new water feature near the main entrance
- Repair and patch parking lot with new sealcoat and stripping

Front Yard Setback Variance:

- Variance request to reduce the front yard setback from the existing 40'-0" to the B-3 zoning district allowed 25'-0"

Description of Business Operations:

- Hours of operation:
 - o Every day of the week we will be serving breakfast, lunch & dinner.
 - o Starting 6am- 11pm.
- Number of Employees: Āhāra is expected to employ approximately 18-24 team members across management, kitchen, and front-of-house operations.
 - o Management (4 employees): General Manager, Assistant Manager, Marketing/Admin
 - o Kitchen Staff (8–10 employees): Head Chef, Sous Chef, Line Cooks, Pastry Chef, Dishwashers
 - o Front-of-House Staff (8–10 employees): Servers, Hosts/Hostesses, Bartender
 - o This staffing structure is designed to support full-service operations across breakfast, lunch, dinner, and catering, while maintaining high service and food quality standards.

▪ **Description and overview of the business operations.**

Ahara is poised to fill a notable gap in the Wheeling, Illinois dining scene by introducing an upscale restaurant dedicated to authentic Indian cuisine that prioritizes health and nourishment. Our concept revolves around providing clean, ayurvedic-inspired meals available throughout the day, focusing on breakfast, lunch, and small plate fine dining in the evening.

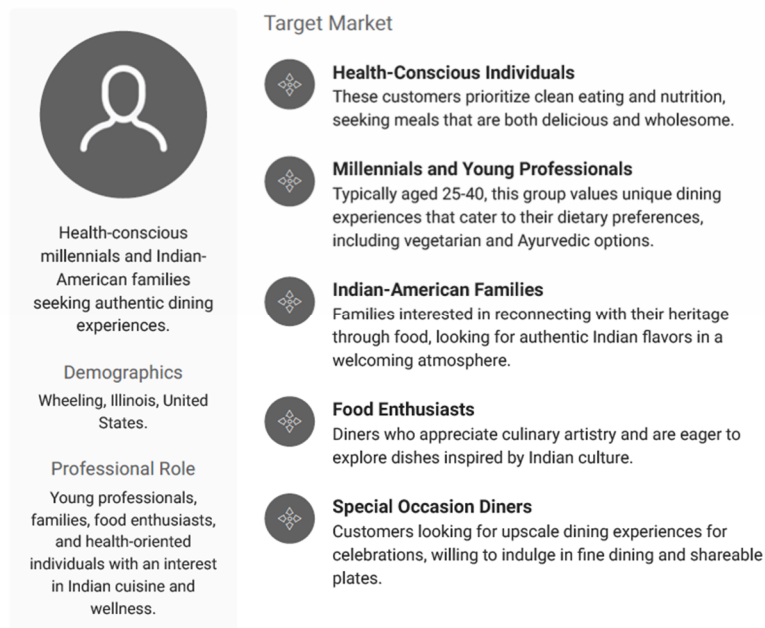
Our target audience includes suburban families, local professionals, everyday breakfast and lunch seekers, wellness-driven guests, Indian-American families, and diners looking for memorable special occasion experiences. By emphasizing our commitment to authentic Indian heritage and high-quality, nourishing food, we aim to cultivate a distinctive dining experience that engages the senses and enriches overall well-being.

Ahara's competitive advantage lies in its dedication to authenticity and nourishment, setting it apart from other local eateries and casual dining alternatives that may overlook these vital aspects. Our menu will not only spotlight traditional Indian flavors but also incorporate clean and fresh ingredients, enhancing overall wellness.

The revenue model is diversified, as it will encompass not only dine-in services for breakfast, lunch, and dinner but also catering options and hosting special events to further engage the community. With an experienced team that includes a fine dining chef from India and the Sharma family—reputable owners of local Indian restaurants—the foundation is set for Ahara to deliver exceptional culinary experiences with the aim of expansion through additional locations and other ventures, reflecting our commitment to clean nourishment and cultural authenticity.

▪ **What is the business market? What types of customers are served and where are they located?**

Wheeling, IL and surrounding communities. Target clientele:



Branding Strategy: The branding of Ahara is designed to embody the essence of nourishment, authenticity, and wellness, reflecting the Indian heritage that informs our culinary approach. Our tagline, "Nourish the Soul," will guide our branding efforts, communicating a message that resonates with health-conscious individuals and diners seeking an enriching experience.

Visual Identity: The logo and color palette will reflect earthy tones and natural elements, symbolizing clean and nourishing ingredients. This will create a welcoming atmosphere that aligns with our Ayurvedic roots.

Brand Voice: Our communication will emphasize warmth, inclusiveness, and sophistication. Through storytelling, we will share the cultural significance of our dishes and the care taken in their preparation.

Positioning: Ahara will distinctly position itself within the upscale dining segment, offering an unparalleled experience that champions authentic Indian flavors while prioritizing health conscious and ayurvedic approaches. We will set ourselves apart from competitors by emphasizing our dedication to quality, guest experience, and the educational aspect of our cuisine.

Target Audience Engagement: Our branding will resonate with millennials, foodies, and families, fostering a sense of community through targeted events that celebrate Indian culture and culinary arts.

Online Presence: Ahara's digital branding will leverage social media to highlight our dishes, introduce our team and engage with local influencers to create buzz ahead of our launch. Increasing brand visibility through curated content will be essential in connecting with our audience.

This multifaceted branding and positioning strategy is aimed at establishing Ahara as a distinguished name in the dining market, recognized for its commitment to nourishment, authenticity, and excellence in Indian cuisine.

Digital Strategy

Ahara's digital marketing and social media strategy will play a crucial role in building brand awareness, engaging our target audience, and driving traffic to the restaurant. The following key strategies will be implemented:

Social Media Engagement: We will establish a strong presence on platforms such as Instagram, Facebook, and TikTok, showcasing visually appealing images of our dishes, behind-the-scenes content, and engaging stories. Regular posts will highlight special events, seasonal menus, and community engagement activities.

Influencer Collaborations: Partner with local food influencers and lifestyle bloggers who resonate with our brand's ethos by offering exclusive tastings and experiences. This will help us tap into their audience and generate authentic buzz around Ahara.

Email Marketing: Build an email list through our website and social media channels to keep our customers informed about promotions, special events, and new menu items, fostering loyalty and repeat visits.

Search Engine Optimization (SEO): Optimize our website for search engines with keyword strategies focusing on terms related to Indian cuisine, healthy dining, and fine dining experiences in Wheeling, Illinois. This will enhance our visibility and attract organic traffic.

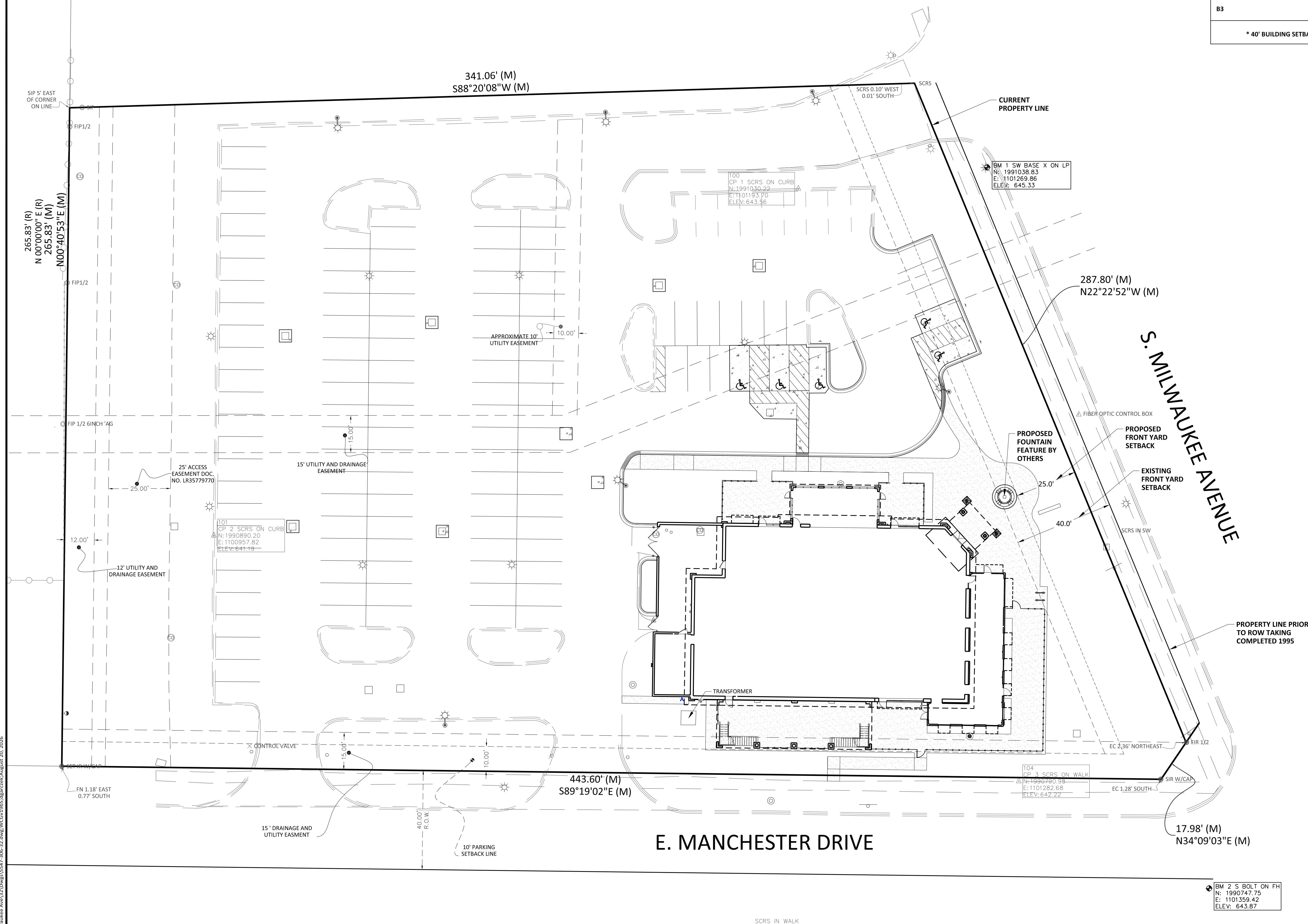
Community Engagement: Participate in local events and sponsor community initiatives to

strengthen ties with the Wheeling population, enhancing our reputation and visibility within the community.

Online Reviews and Reputation Management: Actively encourage satisfied customers to leave positive reviews on platforms like Yelp and Google, while also responding promptly to feedback to build a positive online reputation.

Through a cohesive and attractive digital marketing strategy, Ahara aims to create a vibrant online community, ultimately driving foot traffic and establishing itself as a go-to dining destination in the area.

ZONING CODE:	REQUIRED SETBACK:	PROPOSED:
B3	25' (*40')	25'
* 40' BUILDING SETBACK IS FROM DOCUMENT LR-357911 SUBDIVISION FROM 1986.		



DXU ARCHITECTS
412 S. WELLS STREET, 2ND FLOOR
CHICAGO, IL 60607



AHARA RESTAURANT

550 S. MILWAUKEE DRIVE
WHEELING, ILLINOIS 60090

SITE PLAN EXHIBIT

[illegible]

Weaver
Consultants
Group

OFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
wcgrp.com

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SHEET #: 1 OF 1



**Meeting Minutes
Wednesday, August 12, 2026
Wheeling Plan Commission Regular Meeting
Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois
6:30 p.m.**

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 12, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Riles, Karl, Myer, Sprague, Smart, and Chairman Johnson. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz and Vill.

4. CHANGES TO AGENDA – NONE

5. CITIZENS' CONCERNS AND COMMENTS – NONE

6. CONSENT ITEMS – NONE

7. ITEMS FOR REVIEW

7A. Docket No.: PV26-0009

Applicant: U.S. Tsubaki Holdings, Inc.

Address: 301 Marquardt Drive

Request: Request for a Variation to Permit a Reduction in the Minimum Required Setback Between an Accessory Structure and the Principal Structure from 10 Feet to 3 Feet

See the Findings of Fact for Docket No. PV26-0009.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PV26-0009 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(b), Accessory Structures, and associated sections, to permit a reduction the minimum required setback between an accessory structure and the principal structure from 10 feet to 3 feet for U.S. Tsubaki Holdings, Inc., located at 301 E. Marquardt Drive in accordance with the Project Description Letter prepared by Bob Bertog, dated 7/1/2026; Pergola Drawings prepared by Polygon, dated 11/16/2016; Plat of Survey Showing Setback; and subject to the following condition:

1. Any landscaping removed or damaged as a result of the pergola installation shall be replaced with plant materials of equivalent size and quality, subject to review and approval by the Community Development Department.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve closing Docket No. PV26-0009.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

7B. Docket No.: PV26-0010

Applicant: Sky Harbour Group

Address: 1090 S. Milwaukee Avenue

Request: Request for a Variation to Permit a Reduction in the Required Compensatory Storage Ratio from 1.5:1 to 1.1:1

See the Findings of Fact for Docket No. PV26-0010.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0010 granting a variation from Title 22, Floodplain Regulations, of the Wheeling Municipal Code, Chapter 22.14.080, Compensatory Storage, and associated sections, to permit a reduction in the compensatory storage ratio from 1.5:1 to 1:1 for the Sky Harbour Group development, located at 1090 S. Milwaukee Avenue in accordance with the Project Narrative Letter prepared by Cook Engineering Group, last revised 7/17/2026; Storm Water Narrative prepared by Cook Engineering Group, last revised 7/30/2026; Variation Standards prepared by Cook Engineering Group, last revised 7/17/2026; Overall Site Plan prepared by Cook Engineering Group, last revised 6/19/2026; and subject to the following condition:

1. Approval of the variance is specifically tied to the Sky Harbour development and is not a blanket variation approval for future developments within Chicago Executive Airport.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PV26-0010.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7C. Docket No.: PSU26-0006
Applicant: Smoke It
Address: 48 W. Dundee Road
Request: Request for Special Use Approval to Permit a Tobacco Retail Establishment

See the Findings of Fact for Docket No. PSU26-0006.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl to approve Docket No. PSU26-0008, granting Special Use approval to permit a tobacco retail establishment for Smoke It, located at 48 W. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter received by the Village on 4/9/2026; Supplemental Narrative Received by the Village on 5/26/2026; Floor Plan received by the Village on 3/3/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the business hours of operation.
2. No on-site consumption of tobacco, electronic smoking devices, cannabis, CBD, THC, or similar products shall be permitted.
3. No lounge, smoking room, vaping lounge, hookah lounge, or sampling area shall be permitted.
4. The sale of products shall be limited to those permitted under applicable federal, state, and local laws.
5. All accessories and/or paraphernalia displayed and/or sold at the premises must be clearly labeled for tobacco use only.

6. Any expansion of the product line to include products not represented as part of this application shall require Village review to determine compliance with the Special Use approval.
7. Only non-intoxicating CBD products with less than 0.4 mg total THC are permitted for sale, per state law.
8. All synthetically and semi-synthetic derived THC products (including hemp-derived cannabinoid products) are prohibited for sale, display, advertisement, give away or delivery.
9. The business shall operate solely as a retail storefront. Shipping, delivery, and order fulfillment services to customers shall not be permitted from the Subject Site.
10. The following printed card shall be displayed at all times in a prominent place which shall read substantially as follows:

Warning to Minors

Persons under the age of twenty-one are subject to a fine up to five hundred dollars under Chapter 19 of the Village of Wheeling Code, for purchasing any tobacco product, or for misrepresenting their age for the purpose of purchasing or obtaining any tobacco product.

11. The petitioner shall obtain and maintain all required federal, state, and local licenses and registrations necessary for the sale of tobacco products, CBD products, and any other legally permitted cannabinoid products. Proof of all required licenses shall be submitted to the Village as part of the Business License application prior to the issuance of a Business License.
12. Failure to maintain the required licenses or compliance with applicable regulations may constitute grounds for suspension or revocation of the Village Business License and/or Special Use approval, subject to applicable procedures.
13. No merchandise shall be displayed, stored, or offered for sale outside the building.
14. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention getting devices are prohibited.
15. The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., seven days per week, unless otherwise approved by the Village.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU26-0008.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7D. Docket No.: PSU26-0015

Applicant: JYZ Dance

Address: 1053 Lake Cook Road

Request: Request for Special Use Approval to Permit a Recreational and Instructional Facility

See the Findings of Fact for Docket No. PSU26-0015.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles to approve Docket No. Recommend approval of Docket No. PSU26-0015, granting Special Use approval to permit a recreational and instructional facility for JYZ Dance, located at 1053 Lake Cook Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter prepared by Karina Chen, dated 7/17/2026; Floor Plan prepared by Palo Dobrik; and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. All activities shall be conducted entirely within the indoor facility.
3. The facility shall be used exclusively for supervised dance instruction and practice sessions, and related activities. No unrelated activities, parties, receptions or general events shall be permitted.
4. No alcoholic beverages shall be permitted at the subject premises unless a Wheeling Liquor License is obtained.
5. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control.

The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable permits and certificates.

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

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0015.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- 7E. Docket No.: PSU26-0013**
Applicant: Ramar Land Corporation
Address: 900 Chaddick Drive
Request: Request for Special Use Approval to Permit the Operation of a Heavy Motor Vehicle Repair Facility for Ramar Land Corporation

See the Findings of Fact for Docket No. PSU26-0013.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PSU26-0013, granting Special Use approval in order to permit the operation of a heavy motor vehicle repair facility for Ramar Land Corporation, located at 900 Chaddick Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Site Plan prepared by Atwell, dated 7/13/2026; Floor Plan prepared by Wah Yee Associates, dated 7/6/2026; Petitioner's Project Description Letter prepared by Stan Richards, dated 7/19/2026; Details for Turnstile by Controlled Access, Inc.; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0009 (request for minor site plan approval).

2. The Wheeling Business License application shall include an updated interior floor plan that identifies the locations of any storage areas, wash areas, hazardous material storage areas, and the storage locations for oils, lubricants, antifreeze, fuel, batteries, tires, and any other hazardous materials.
3. Prior to the issuance of a Wheeling Business License for the heavy motor vehicle repair facility, the petitioner shall apply for and obtain a construction permit from the Wheeling Community Development Department for the installation of a code compliant triple basin. The triple basin shall be installed and approved prior to commencement of the heavy motor vehicle repair use.
4. Any services performed, including but not limited to inspection, diagnosis, repair, maintenance activities, or storage of any kind, shall be conducted entirely within the interior of the principal building.
5. All parking shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles, equipment, or parts of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.
6. Heavy motor vehicle dismantling and/or salvage operations shall be prohibited.
7. Long-term storage of heavy motor vehicles or equipment is prohibited.
8. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU26-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

7F. Docket No.: PSPMIN26-0009
Applicant: Ramar Land Corporation
Address: 900 Chaddick Drive
Request: Request for Minor Site Plan and Appearance Approval for Proposed Site Improvements

Ms. Knysz read the conditions:

1. Minor site plan and appearance approval is contingent upon approval of Docket No. PSU26-0013 (special use approval to permit the operation of a heavy motor vehicle facility).
2. Prior to construction, the petitioner shall submit an Application for Permit to the Community Development Department which shall, at a minimum, include geometric and grading plans prepared by an Illinois licensed engineer for the proposed vehicular access connection between the subject site and 1000 Chaddick Drive. The design of said vehicular connection shall maintain the existing tributary drainage areas and ensure that drainage from all affected properties remains separate.
3. The petitioner shall restore the landscaping in substantial conformance with the Landscape Plan prepared by Rauenhorst, dated October 29, 1981, and approved on November 18, 1981, under Docket No. AC81-42. All required landscaping shall be installed and maintained in a healthy condition no later than October 31, 2026, subject to review and approval by the Community Development Department.
4. The petitioner shall apply for and obtain all required Village of Wheeling permits prior to commencement of any site or building improvements, including, but not limited to, the vehicular access connection, installation of the required triple basin, landscaping improvements, perimeter fencing, gates, and the pedestrian turnstile. Detailed plans and specifications for all proposed gates, including materials, dimensions, operating mechanism, and locking/security features, shall accompany an Application for Permit, subject to review and approval by the Community Development Department.
5. A new Knoxbox lockbox will be required for Fire Department access, subject to review and approval by the Fire Department prior to installation.
6. If the proposed gate is electronically operated, it shall be equipped with a Fire Department-approved emergency key switch to provide emergency access, subject to review and approval by the Fire Department prior to installation.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve Docket No. PSPMIN26-0009, granting minor site plan and appearance approval for proposed site improvements located at 900 Chaddick Drive for Ramar Lands Corporation, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Site Plan prepared by Atwell, dated 7/13/2026; Details for Turnstile by Controlled Access, Inc.; Floor

Plan prepared by Wah Yee Associates, dated 7/6/2026; Landscape Plan prepared by Rauenhurst, dated October 29, 1981; Petitioner's Project Description Letter prepared by Stan Richards, dated 7/19/2026; and subject to the following conditions:

1. Minor site plan and appearance approval is contingent upon approval of Docket No. PSU26-0013 (special use approval to permit the operation of a heavy motor vehicle facility).
2. Prior to construction, the petitioner shall submit an Application for Permit to the Community Development Department which shall, at a minimum, include geometric and grading plans prepared by an Illinois licensed engineer for the proposed vehicular access connection between the subject site and 1000 Chaddick Drive. The design of said vehicular connection shall maintain the existing tributary drainage areas and ensure that drainage from all affected properties remains separate.
3. The petitioner shall restore the landscaping in substantial conformance with the Landscape Plan prepared by Rauenhurst, dated October 29, 1981, and approved on November 18, 1981, under Docket No. AC81-42. All required landscaping shall be installed and maintained in a healthy condition no later than October 31, 2026, subject to review and approval by the Community Development Department.
4. The petitioner shall apply for and obtain all required Village of Wheeling permits prior to commencement of any site or building improvements, including, but not limited to, the vehicular access connection, installation of the required triple basin, landscaping improvements, perimeter fencing, gates, and the pedestrian turnstile. Detailed plans and specifications for all proposed gates, including materials, dimensions, operating mechanism, and locking/security features, shall accompany an Application for Permit, subject to review and approval by the Community Development Department.
5. A new Knoxbox lockbox will be required for Fire Department access, subject to review and approval by the Fire Department prior to installation.
6. If the proposed gate is electronically operated, it shall be equipped with a Fire Department-approved emergency key switch to provide emergency access, subject to review and approval by the Fire Department prior to installation.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of July 8, 2026 (including the Finding of Fact for Docket No's. PSU26-0011 and PSU26-0012).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson noted that the next meeting on August 26, 2026, at 5:30 p.m. was the joint Board and Planning Commission meeting at Public Works. The next meeting, on September 9, 2026, would be the Appreciation Dinner for all commissioners.

Chairman Johnson congratulated Commissioner Smart on her reappointment to another term.

Commissioner Riles noted that there were drones in the area, especially in June, and asked if anyone knew why. He stated that the police department did not have any information. It was stated that it was unlikely they were the Village's drones. The Commissioners and Staff were not sure of the reasons. It was commented that it was within the airport area, so drones should not be flown.

Jim Miller discussed e-bikes and noted an instance in which two e-bikes followed a vehicle and passed it.

Chairman Johnson asked if a store was fined if minors were caught buying tobacco products. Attorney Milluzzi reported that undercover compliance checks were conducted, and the employee would be cited and subject to a notice and hearing.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to adjourn the meeting at 7:35 p.m. The motion was approved by a voice vote.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: August 12, 2026

Re: Docket No. PSU26-0015
Request for a Special Use to Permit a Recreational and Instructional Facility for
JYZ Dance
1053 Lake Cook Road

Chairman Johnson called Docket No. PSU26-0015. Present were Commissioners Johnson, Sprague, Riles, Myer, Karl and Smart. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi

Secretary Sprague reported that the applicant was seeking special use approval to permit a recreational and instructional facility in Zone B2, Neighborhood Commercial, pursuant to Title 19 Zoning of the Wheeling Municipal Code, Chapter 19.10. He reviewed the special use requirements.

Ms. Knysz reported that JYZ Dance would provide Latin and ballroom dance instruction.

Ms. Knysz read the conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. All activities shall be conducted entirely within the indoor facility.
3. The facility shall be used exclusively for supervised dance instruction and practice sessions, and related activities. No unrelated activities, parties, receptions or general events shall be permitted.
4. No alcoholic beverages shall be permitted at the subject premises unless a Wheeling Liquor License is obtained.
5. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable permits and certificates.

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

The petitioner, Junyi Zhu, stepped to the podium and was sworn in. He reported that he owned JYZ Dance and provided dance education for both individuals and groups. Their goal was to provide professional and welcoming classes for dance students of all ages. The location was well-suited for the dance studio since it was within a shopping center with good parking and accessibility.

As part of public comment, Jim Miller asked what size groups would be expected. Mr. Zhu stated that the classes would be 6 to 15 people, and private classes would be one-on-one.

Commissioner Myer asked if the hours would be 8:00 a.m. to 10:00 p.m. daily. Mr. Zhu stated that they would be 7:30 a.m. to 10:00 p.m. daily.

Commissioners Karl and Sprague had no questions.

Commissioner Smart asked if classes were held the entire day. Mr. Zhu stated that classes would be held throughout the day. Commissioner Smart asked Mr. Zhu whether he anticipated students from the other location to attend the Village of Wheeling location. Mr. Zhu confirmed that he did.

Commissioner Riles had no questions.

Jim Miller noted that the business backed up directly to his residence and asked how the overall noise level would be controlled. Ms. Knysz reported that Code Enforcement could be contacted if there was excessive noise. The various noise requirements were reviewed. Mr. Zhu added that there would be no loud music or music playing outside.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles to approve Docket No. Recommend approval of Docket No. PSU26-0015, granting Special Use approval to permit a recreational and instructional facility for JYZ Dance, located at 1053 Lake Cook Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter prepared by Karina Chen, dated 7/17/2026; Floor Plan prepared by Palo Dobrik; and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. All activities shall be conducted entirely within the indoor facility.
3. The facility shall be used exclusively for supervised dance instruction and practice sessions, and related activities. No unrelated activities, parties, receptions or general events shall be permitted.

**Findings of Fact and
Recommendation**

DOCKET NO. PSU26-0015

4. No alcoholic beverages shall be permitted at the subject premises unless a Wheeling Liquor License is obtained.
5. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable permits and certificates.
6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0015.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: August 12, 2026

Re: Docket No. PV26-0009
Request for a Variation to Permit a Reduction in the Minimum Required Setback
Between an Accessory Structure and the Principal Structure
301 E. Marquardt Drive

Chairman Johnson called Docket No. PV26-0009. Present were Commissioners Johnson, Sprague, Riles, Myer, Karl and Smart. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi

Secretary Sprague reported that the applicant was seeking a variation to permit a reduction in the minimum required setback between an accessory structure and a principal structure from 10 feet to three feet, pursuant to Title 19 Zoning of the Wheeling Municipal Code, Chapter 19.10.070B. He reviewed the zoning variation requirements and reasons for zoning variations.

Ms. Knysz reported that the zoning code requires all accessory structures to be set back at least 10 feet. The petitioner was looking to install a steel pergola structure. An existing patio was present, and the structure would be installed over the area to provide shade for employees during their work breaks. Staff supported the request.

Ms. Knysz read the condition:

1. Any landscaping removed or damaged as a result of the pergola installation shall be replaced with plant materials of equivalent size and quality, subject to review and approval by the Community Development Department.

Susan Ryba stepped to the podium and was sworn in. She noted that a door adjacent to the patio is where employees exit for breaks, and the pergola would provide a comfortable place for them to take breaks.

The Commissioners had no questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PV26-0009 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(b), Accessory Structures, and associated sections, to permit a reduction the minimum required setback between an accessory structure and the principal structure from 10

**Findings of Fact and
Recommendation**

DOCKET NO. PV26-0009

feet to 3 feet for U.S. Tsubaki Holdings, Inc., located at 301 E. Marquardt Drive in accordance with the Project Description Letter prepared by Bob Bertog, dated 7/1/2026; Pergola Drawings prepared by Poligon, dated 11/16/2016; Plat of Survey Showing Setback; and subject to the following condition:

1. Any landscaping removed or damaged as a result of the pergola installation shall be replaced with plant materials of equivalent size and quality, subject to review and approval by the Community Development Department.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve closing Docket No. PV26-0009.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: August 12, 2026

Re: Docket No. PV26-0009
Request for a Variation to Permit a Reduction in the Compensatory Storage Ratio
From 1.5:1 to 1:1 for the Sky Harbour Group Development
1090 S. Milwaukee Ave.

Chairman Johnson called Docket No. PV26-0010. Present were Commissioners Johnson, Sprague, Riles, Myer, Karl and Smart. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz, Village Attorney Mallory Milluzzi and Village Engineer Kyle Goetzelmann.

Ms. Knysz read the proposed conditions:

Secretary Sprague reported that the applicant sought approval for a variation to reduce the compensatory storage ratio from 1.5:1 to 1.1:1, pursuant to Title 22 Floodplain Regulations of the Wheeling Municipal Code Chapter 22.14.0880. He reviewed the zoning variation requirements and reasons for zoning variations.

The engineer, Michael Cook, was sworn in. He reported that the airport property was shared between Prospect Heights and the Village of Wheeling. The site was located off Milwaukee Avenue. Sky Harbour was planning on constructing nine hangars, and most of the work was being done within Prospect Heights. As part of the request, the site was located within the FEMA-mapped floodplain. A request was sent to FEMA to remove the area from the floodplain. Both detention and compensatory floodplain storage were being provided. Because of topographic constraints on the site, much of the storage was outside the taxiways and in the green spaces. They were also working on meeting the FAA-required setbacks for the taxiways. Part of the Village of Wheeling's request was a reduction in the storage request to still meet the compensatory requirements at 110%.

Village Engineer Kyle Goetzelmann noted that they took the variations to Title 22 very seriously. Each variation request was reviewed carefully. Because of FAA site requirements on the airport property, the applicant had difficulty optimizing storage, creating an additional hardship. The engineering staff reviewed the request, and the 1.1 to 1 ratio was commonly accepted by the Metropolitan Water Reclamation District and represented a net increase in flood storage versus the undeveloped site.

Michael Cook noted that they had a similar request with Prospect Heights, and that process went well and was unanimously approved.

Commissioner Smart asked about any adverse effect on the Village of Wheeling's rating. Mr. Goetzelmann stated that they had approached coordinators in the past regarding similar issues, and granting a few variations would not have an impact. It was confirmed that it was not a blanket approval for the airport, but only for the Sky Harbour development. Commissioner Smart noted that she watched the Prospect Heights hearing and asked whether they were handling all the permitting. Michael Cook stated that there was an intergovernmental agreement, and Prospect Heights was taking the lead on the development.

Commissioner Myer commented that she appreciated the reference that there were no undue negative impacts on the residents of the Village of Wheeling.

Ms. Knysz read the proposed condition:

1. Approval of the variance is specifically tied to the Sky Harbour development and is not a blanket variation approval for future developments within Chicago Executive Airport.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0010 granting a variation from Title 22, Floodplain Regulations, of the Wheeling Municipal Code, Chapter 22.14.080, Compensatory Storage, and associated sections, to permit a reduction in the compensatory storage ratio from 1.5:1 to 1:1 for the Sky Harbour Group development, located at 1090 S. Milwaukee Avenue in accordance with the Project Narrative Letter prepared by Cook Engineering Group, last revised 7/17/2026; Storm Water Narrative prepared by Cook Engineering Group, last revised 7/30/2026; Variation Standards prepared by Cook Engineering Group, last revised 7/17/2026; Overall Site Plan prepared by Cook Engineering Group, last revised 6/19/2026; and subject to the following condition:

1. Approval of the variance is specifically tied to the Sky Harbour development and is not a blanket variation approval for future developments within Chicago Executive Airport.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PV26-0010.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

DRAFT

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: August 12, 2026

Re: Docket No. PSU26-0008
Request for a Special Use to Permit a Tobacco Retail Establishment for Smoke It
48 W. Dundee Road

Chairman Johnson called Docket No. PSU26-0008. Present were Commissioners Johnson, Sprague, Riles, Myer, Karl and Smart. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi

Secretary Sprague reported that the applicant was seeking special use approval to permit a tobacco retail establishment in the B-3, General Commercial and Office Zoning District, pursuant to Title 19 Zoning of the Wheeling Municipal Code, Chapter 19.10. He reviewed the special use requirements.

Ms. Knysz reported that the business had been in operation for a couple of years and was established before the Village established the code for tobacco retail establishments. It was a grandfathered use, but since the business was changing ownership, special use approval was required. The list of products and the floor plan were different than the original special use. Staff recommended approval subject to the conditions.

The petitioner, Rami Duqa, stepped to the podium and was sworn in. He reported that he was a partner with the store owner, and the other partner decided to leave the business.

Ms. Knysz read the proposed conditions:

1. A minimum of one (1) employee shall be on-site at all times during the business hours of operation.
2. No on-site consumption of tobacco, electronic smoking devices, cannabis, CBD, THC, or similar products shall be permitted.
3. No lounge, smoking room, vaping lounge, hookah lounge, or sampling area shall be permitted.
4. The sale of products shall be limited to those permitted under applicable federal, state, and local laws.

5. All accessories and/or paraphernalia displayed and/or sold at the premises must be clearly labeled for tobacco use only.
6. Any expansion of the product line to include products not represented as part of this application shall require Village review to determine compliance with the Special Use approval.
7. Only non-intoxicating CBD products with less than 0.4 mg total THC are permitted for sale, per state law.
8. All synthetically and semi-synthetic derived THC products (including hemp-derived cannabinoid products) are prohibited for sale, display, advertisement, give away or delivery.
9. The business shall operate solely as a retail storefront. Shipping, delivery, and order fulfillment services to customers shall not be permitted from the Subject Site.
10. The following printed card shall be displayed at all times in a prominent place which shall read substantially as follows:

Warning to Minors

Persons under the age of twenty-one are subject to a fine up to five hundred dollars under Chapter 19 of the Village of Wheeling Code, for purchasing any tobacco product, or for misrepresenting their age for the purpose of purchasing or obtaining any tobacco product.

11. The petitioner shall obtain and maintain all required federal, state, and local licenses and registrations necessary for the sale of tobacco products, CBD products, and any other legally permitted cannabinoid products. Proof of all required licenses shall be submitted to the Village as part of the Business License application prior to the issuance of a Business License.
12. Failure to maintain the required licenses or compliance with applicable regulations may constitute grounds for suspension or revocation of the Village Business License and/or Special Use approval, subject to applicable procedures.
13. No merchandise shall be displayed, stored, or offered for sale outside the building.
14. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention getting devices are prohibited.
15. The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., seven days per week, unless otherwise approved by the Village.

Commissioner Riles asked if the petitioner was pretty much taking the business over. Rami Duqa confirmed that he was. The business partner previously ran the store. He stated that he works as an operational supervisor at O'Hare and that he would be present at the store on his days off.

Commissioners Smart, Sprague, and Karl had no questions.

Commissioner Myer asked if any changes had been made since taking over. Rami confirmed that nothing had changed.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl to approve Docket No. PSU26-0008, granting Special Use approval to permit a tobacco retail establishment for Smoke It, located at 48 W. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter received by the Village on 4/9/2026; Supplemental Narrative Received by the Village on 5/26/2026; Floor Plan received by the Village on 3/3/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the business hours of operation.
2. No on-site consumption of tobacco, electronic smoking devices, cannabis, CBD, THC, or similar products shall be permitted.
3. No lounge, smoking room, vaping lounge, hookah lounge, or sampling area shall be permitted.
4. The sale of products shall be limited to those permitted under applicable federal, state, and local laws.
5. All accessories and/or paraphernalia displayed and/or sold at the premises must be clearly labeled for tobacco use only.
6. Any expansion of the product line to include products not represented as part of this application shall require Village review to determine compliance with the Special Use approval.
7. Only non-intoxicating CBD products with less than 0.4 mg total THC are permitted for sale, per state law.
8. All synthetically and semi-synthetic derived THC products (including hemp-derived cannabinoid products) are prohibited for sale, display, advertisement, give away or delivery.

9. The business shall operate solely as a retail storefront. Shipping, delivery, and order fulfillment services to customers shall not be permitted from the Subject Site.
10. The following printed card shall be displayed at all times in a prominent place which shall read substantially as follows:

Warning to Minors

Persons under the age of twenty-one are subject to a fine up to five hundred dollars under Chapter 19 of the Village of Wheeling Code, for purchasing any tobacco product, or for misrepresenting their age for the purpose of purchasing or obtaining any tobacco product.

11. The petitioner shall obtain and maintain all required federal, state, and local licenses and registrations necessary for the sale of tobacco products, CBD products, and any other legally permitted cannabinoid products. Proof of all required licenses shall be submitted to the Village as part of the Business License application prior to the issuance of a Business License.
12. Failure to maintain the required licenses or compliance with applicable regulations may constitute grounds for suspension or revocation of the Village Business License and/or Special Use approval, subject to applicable procedures.
13. No merchandise shall be displayed, stored, or offered for sale outside the building.
14. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention getting devices are prohibited.
15. The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., seven days per week, unless otherwise approved by the Village.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing

Docket No. PSU26-0008.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

DRAFT

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: August 12, 2026

Re: Docket No. PSU26-0013
Request for a Special Use to Permit a Heavy Motor Vehicle Repair Establishment
for Ramar Land Corporation
900 Chaddick Drive

Chairman Johnson called Docket No. PSU26-0013. Present were Commissioners Johnson, Sprague, Riles, Myer, Karl and Smart. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi

Secretary Sprague reported that the applicant was seeking special use approval to permit the operation of a heavy motor vehicle repair facility in the I-3, General Industrial Zoning District, pursuant to Title 19 Zoning of the Wheeling Municipal Code, Chapter 19.10. He reviewed the special use requirements.

Ms. Knysz reported that Ramar Land Corporation (R&L Carriers) carriers located at 1000 Chaddick Drive planned to purchase 900 Chaddick Drive and operate a heavy motor vehicle repair facility for their fleet vehicles only. The site plan was presented. The main goal was to connect the two properties so the trucks did not have to go out and around. A perimeter fence would be added, and a pedestrian turnstile would be installed so employees could move back and forth. The option was provided to bring the site up to the standards of the original landscape plan or to make a new landscape plan, and the applicant decided to bring the site to the standards of the original landscape plan. The applicant presented the floor plan for the heavy motor repair facility. It was noted that a triple basin would be installed. A parking calculation was done, and even with the removal of six parking spaces, there were sufficient parking spaces.

Ms. Knysz read the proposed conditions:

1. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0009 (request for minor site plan approval).
2. The Wheeling Business License application shall include an updated interior floor plan that identifies the locations of any storage areas, wash areas, hazardous material storage areas, and the storage locations for oils, lubricants, antifreeze, fuel, batteries, tires, and any other hazardous materials.
3. Prior to the issuance of a Wheeling Business License for the heavy motor vehicle repair facility, the petitioner shall apply for and obtain a construction permit from the Wheeling

Community Development Department for the installation of a code compliant triple basin. The triple basin shall be installed and approved prior to commencement of the heavy motor vehicle repair use.

4. Any services performed, including but not limited to inspection, diagnosis, repair, maintenance activities, or storage of any kind, shall be conducted entirely within the interior of the principal building.
5. All parking shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles, equipment, or parts of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.
6. Heavy motor vehicle dismantling and/or salvage operations shall be prohibited.
7. Long-term storage of heavy motor vehicles or equipment is prohibited.
8. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

Joe Iovinelli stepped to the podium and was sworn in. He invited any questions.

Commissioner Riles asked how many vehicles there would be.

Stan Richards, Vice President of R&L Carriers, stepped to the podium and was sworn in. He reported that there would be between 75 and 80 vehicles. Commissioner Riles asked if what was being sought was an addition to do the repairs. Mr. Richards reported that they were preparing plans through Atwell Engineering to build a maintenance shop at 1000 Chaddick Drive, but it would have been a very tight operation. When the 900 Chaddick Drive property became available, they decided it would be a great opportunity. Commissioner Riles commented that he appreciated the space that was being created to allow the trucks to remain on the property when traveling between the two properties.

Commissioner Sprague asked whether the underground utilities would be placed before putting in the drive. Mr. Richards confirmed that they would. Commissioner Sprague asked if the underground source for the parking lights would be redone. Joe Iovinelli stated that he did not think they needed to be redone. Commissioner Sprague commented on an old sign that was only a frame at 1000 Chaddick Drive and asked if it could be removed. The petitioners were not aware of the sign but agreed that if it was not needed or being used, it could be removed.

Commissioners Karl and Myer had no questions.

Chairman Johnson asked if a fence would be added all the way around the property and if there would be no gate between the two properties. Mr. Richards confirmed that a fence would be placed around the perimeter, and a gate was not needed since the property was already secured. Chairman Johnson asked about emergency incidents, such as a fire. It was clarified that there

would be an additional emergency gate. Chairman Johnson asked about the turnstile. Joe Iovinelli explained that they were removing part of the existing fence and putting in the turnstile.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PSU26-0013, granting Special Use approval in order to permit the operation of a heavy motor vehicle repair facility for Ramar Land Corporation, located at 900 Chaddick Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Site Plan prepared by Atwell, dated 7/13/2026; Floor Plan prepared by Wah Yee Associates, dated 7/6/2026; Petitioner's Project Description Letter prepared by Stan Richards, dated 7/19/2026; Details for Turnstile by Controlled Access, Inc.; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0009 (request for minor site plan approval).
2. The Wheeling Business License application shall include an updated interior floor plan that identifies the locations of any storage areas, wash areas, hazardous material storage areas, and the storage locations for oils, lubricants, antifreeze, fuel, batteries, tires, and any other hazardous materials.
3. Prior to the issuance of a Wheeling Business License for the heavy motor vehicle repair facility, the petitioner shall apply for and obtain a construction permit from the Wheeling Community Development Department for the installation of a code compliant triple basin. The triple basin shall be installed and approved prior to commencement of the heavy motor vehicle repair use.
4. Any services performed, including but not limited to inspection, diagnosis, repair, maintenance activities, or storage of any kind, shall be conducted entirely within the interior of the principal building.
5. All parking shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles, equipment, or parts of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.
6. Heavy motor vehicle dismantling and/or salvage operations shall be prohibited.
7. Long-term storage of heavy motor vehicles or equipment is prohibited.
8. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU26-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.