

PUBLIC NOTICE - AGENDA

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND ORDINANCES OF THE VILLAGE OF WHEELING, NOTICE IS HEREBY GIVEN THAT

**THE SPECIAL MEETING OF THE LIQUOR CONTROL COMMISSION
WILL BE HELD ON MONDAY, DECEMBER 5, 2016 AT 6:30 P.M.
BOARD ROOM, WHEELING VILLAGE HALL
2 COMMUNITY BOULEVARD, WHEELING ILLINOIS
CHAIRPERSON DEAN S. ARGIRIS PRESIDING**

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:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL FOR ATTENDANCE**
- 4. APPROVAL OF MINUTES** Special Meeting of November 7, 2016
- 5. RATIFYING THE ISSUANCE OF A CLASS L LIQUOR LICENSE**

Atlantic Aviation
1011 S. Wolf Road
Event: December 3, 2016

- 6. IN CONSIDERATION OF A REQUEST FOR A CLASS B LIQUOR LICENSE**

El Alamo Mexican Grill, LLC
56-58 N. Wolf Road
[new owner of existing business]

- 7. ADJOURNMENT**

THIS MEETING WILL BE TELEVISED ON WHEELING CABLE CHANNELS 17 & 99.

IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AN AUXILIARY AID, SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING.

PUBLIC NOTICE - AGENDA

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND ORDINANCES OF THE VILLAGE OF WHEELING, NOTICE IS HEREBY GIVEN THAT

**THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING
WILL BE HELD ON MONDAY, DECEMBER 5, 2016
IMMEDIATELY FOLLOWING THE SPECIAL MEETING OF THE LIQUOR CONTROL COMMISSION
BOARD ROOM, WHEELING VILLAGE HALL
2 COMMUNITY BOULEVARD, WHEELING, ILLINOIS
VILLAGE PRESIDENT DEAN S. ARGIRIS PRESIDING**

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:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL FOR ATTENDANCE**
- 4. APPROVAL OF MINUTES** Regular Meeting of November 7, 2016
Workshop Meeting of November 12, 2016
- 5. CHANGES TO THE AGENDA**
- 6. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS AND AWARDS**
Citizens Patrol Recognition by Rachael Chaiken on Behalf of Senator Richard J. Durbin
Proclamation: [National Drunk and Drugged Driving Prevention Month - December 2016](#)
- 7. APPOINTMENTS AND CONFIRMATIONS**
- 8. ADMINISTRATION OF OATHS**
- 9. CITIZEN CONCERNS AND COMMENTS**
- 10. STAFF REPORTS**
- 11. CONSENT AGENDA** – All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.
 - A.** [Resolution Approving a Proposal for General Liability, Property and Workers' Compensation Insurance Coverage for Calendar Year 2017](#)
 - B.** [Ordinance Amending Section 1.26 of the Wheeling Municipal Code Regarding a Schedule of Fees and Charges for Village Services](#)

- C. [Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code](#)
- D. [Resolution for Construction on State Highways to Make Emergency Pavement Openings to Repair Broken Water Mains, Sewers, or Other Village-Owned Facilities](#)
- E. [Resolution Waiving Competitive Bids and Authorizing the Village Manager to Approve an Agreement with Melrose Pyrotechnics, Inc. for a Public Fireworks Display on July 1, 2017 at a Price Not to Exceed \\$25,000.00](#)
- F. [Ordinance Amending Chapter 4.32 of the Village of Wheeling’s Municipal Code, “ALCOHOLIC LIQUOR DEALERS,” Specifically Section 4.32.085](#)

12. OLD BUSINESS

13. NEW BUSINESS All Listed Items for discussion and Possible Action

- A. **Public Hearing** on the 2017 Village of Wheeling Annual Budget
- B. [Ordinance Amending Ordinance No. 3658, Which Granted Special Use and Associated Site Plan and Appearance Approval for Wheeling High School, to Allow for a Building Expansion and Site Improvements, 900 S. Elmhurst Road \[Docket No. PC 16-17\]](#)
- C. [Two \(2\) Ordinances Re: 95-115 Messner Drive](#)
 - 1. **Ordinance** Granting a Variation from Title 19, Zoning, of the Wheeling Municipal Code Relating to Required Parking, 95-115 Messner Drive [Docket No. 2016-23A]
 - 2. **Ordinance** Granting Special Use and Associated Site Plan and Appearance Approval for Outdoor Storage, 95-115 Messner Drive [Docket No. 2016-23B]
- D. [Two \(2\) Ordinances Re: an Industrial Building at 800 Northgate Parkway](#)
 - 1. **Ordinance** Granting a Variation from Title 19, Zoning, of the Wheeling Municipal Code Relating to Required Parking at 800 Northgate Parkway (Docket No. 2016-22)
 - 2. **Ordinance** Granting Site Plan and Building Appearance Approval for a Speculative Industrial Development at 800 Northgate Parkway (Docket No. PC 16-12)
- E. [Public Hearing and Resolution Regarding a Request for Continuing Consent to Cook County Class 6B Real Estate Tax Assessment Classification for the Property Located at 800 Northgate Parkway](#)
 - 1. **Public Hearing** Re: Request for Continuing Consent to Cook County Class 6b Property Tax Classification from HP Wheeling 1 LLC, Property Owner
 - 2. **Resolution** Continuing Consent to a Cook County Class 6B Real Estate Tax Assessment Classification for the Property Located at 800 Northgate Parkway in the Village of Wheeling, Illinois

- F. [Resolution Authorizing Change Order No. 1 to the Engineering Services Agreement with Ciorba Group for Storm Sewer Drainage Improvements to South Wheeling Road](#)
- G. **DISCUSSION RE:** South Wheeling Road Drainage Improvements
- 14. **OFFICIAL COMMUNICATIONS**
- 15. **APPROVAL OF BILLS** November 17, 2016 – November 30, 2016
- 16. **EXECUTIVE SESSION**
- 17. **ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED**
- 18. **ADJOURNMENT**

***~THIS MEETING WILL BE TELEVISED ON WHEELING CABLE CHANNELS 17 & 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.***



NATIONAL DRUGGED AND DRUNK DRIVING
PREVENTION MONTH
December 2016

WHEREAS, alcohol-impaired driving crashes resulted in 9,967 deaths nationally during 2014; and

WHEREAS, 38,822 drivers were arrested for driving under the influence in Illinois in 2014; and

WHEREAS, the December holiday season is traditionally one of the most deadly times of the year for impaired driving; and

WHEREAS, for thousands of families across the state and the nation, holidays are a time to remember loved ones lost; and

WHEREAS, organizations across the state and the nation are joined with the Drive Sober or Get Pulled Over and other campaigns that foster public awareness of the dangers of impaired driving and anti-impaired driving law enforcement efforts; and

WHEREAS, the Village of Wheeling is proud to partner with the Illinois Department of Transportation's Division of Traffic Safety and other traffic safety groups in that effort to make our roads and streets safer;

NOW, THEREFORE, I, Dean Argiris, President of the Village of Wheeling, do hereby proclaim December 2016 as Drunk and Drugged Driving Prevention Month in the Village of Wheeling, and do hereby call upon all citizens, government agencies, business leaders, hospitals and health care providers, schools, and public and private institutions to promote awareness of the impaired driving problem, to support programs and policies to reduce the incidence of impaired driving, and to promote safer and healthier behaviors regarding the use of alcohol and other drugs this December holiday season and throughout the year.

DATED at the Village of Wheeling this 5th day of December, 2016.

Dean S. Argiris, Village President

ATTEST:

Elaine E. Simpson, Village Clerk



**VILLAGE OF WHEELING
LEGISLATIVE COVER MEMORANDUM**

AGENDA ITEM NO(S): 11.A
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: RESOLUTION ACCEPTING A PROPOSAL FOR LIABILITY INSURANCE COVERAGE FROM ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES INC. AND INSURANCE CONSULTING SERVICES FROM NUGENT RISK MANAGEMENT SERVICES.

SUBMITTED BY: Michael Mondschain

BASIC DESCRIPTION OF ITEM¹: A proposal for general liability, property and workers' compensation insurance coverage for calendar year 2017.

BUDGET²: \$466,419 (not including claim administration and safety program costs and future claim expenses)

BIDDING³: Waived

EXHIBIT(S) ATTACHED: Memo (Michael Mondschain), Attachment A (History of Self-Insurance Program), Nugent Memo and Spreadsheet, Resolution

RECOMMENDATION: Staff recommends approval of the proposal.

SUBMITTED FOR BOARD APPROVAL: VILLAGE MANAGER

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*



TO: Jon Sfondilis, Village Manager
FROM: Michael Mondschain, Director of Finance
DATE: November 29, 2016
SUBJECT: Proposed 2017 Insurance Program

EXECUTIVE SUMMARY

Working with our insurance broker, the Village's risk management consultant recently sought proposals for the Village's 2017 general liability and workers' compensation insurance program. The process resulted in a \$5,849 decrease (-1.39%) in insurance premiums and related costs as compared to the 2016 program. The following information describes the proposed 2017 program, which provides coverage for the Village's property, casualty, and workers' compensation needs.

OVERVIEW: Arthur J. Gallagher, the Village's insurance broker, sought proposals recently for the Village's 2017 liability insurance program. The cost of the insurance program, which is summarized in Attachment A, will decrease next year due to a favorable insurance market.

If the Board approves this proposal, the cost of the Village's insurance program (as shown in the last column) will decrease \$5,849 (-1.39%) compared to this year's program, excluding the cost of claims administration and safety-related services. Attachment A (row 13) shows a history of program costs including insurance premiums, brokerage fees, and related costs.

POLICY TERMS: With respect to the policy terms, the recommended program is substantially the same as 2016 as shown in the attached coverage graph. It provides general liability coverage of \$16,000,000, property coverage in excess of \$85,000,000 (with smaller sub-limits for certain lines of coverage) and statutory (unlimited) workers' compensation coverage. Chubb will provide property coverage, Brit/Lloyd's of London will provide general liability coverage, and Safety National will provide workers' compensation coverage. Torus Specialty Insurance will provide excess general liability insurance, with Travelers Insurance providing boiler and machinery coverage, and Hartford Fire Insurance Co. and Hiscox Insurance Company will provide \$5,000,000 in crime (employee dishonesty) coverage. All of the companies providing coverage to the Village are highly rated by the insurance rating companies.

SELF-INSURED RETENTIONS: In the case of property and liability coverage, the self-insured retention (i.e. deductible) for property (\$50,000) and liability and automobile claims (\$100,000) will remain the same as this year, with no aggregate loss fund. The self-insured

retention (SIR) is the amount the Village must pay out of pocket per claim before insurance assumes the remaining costs. The loss fund is the total amount the Village would have to pay out for all claims before the insurance carriers would assume responsibility.

Having no property and liability loss fund means that there will be no limit to the total losses the Village may incur; however, Mr. Nugent and I feel it's unnecessary to have one. The reason a loss fund is unnecessary is because our losses have never approached the loss fund limits in the past, and for that to occur we would have to incur several independent large claims in the same year, a scenario that is highly unlikely. Not having a loss fund saves the Village substantially in terms of premium costs.

With respect to the Village's workers' compensation program, the recommended program is the same as this year's program, including self-insured retentions of \$550,000 per occurrence for all non-public safety employees and \$650,000 for public safety personnel. Again, there is no loss fund for workers compensation claims for the same reasons we do not have one for property and liability coverage: Specifically, we have reached the SIR limits only once in the past and have never approached those of the loss fund when we had one; therefore, we feel this is a risk worth taking in order to lower our premium costs.

Finally, the SIR for public officials' liability coverage will remain the same as this year (i.e. at \$250,000 per claim) as will the law enforcement liability (i.e. at \$100,000 per claim).

THIRD PARTY CLAIMS ADMINISTRATION: On January 1, 2013, the Village formed an intergovernmental cooperative with the Villages of Lombard and Mount Prospect and the Metro Risk Management Agency (a collection of three park districts) to provide claims administration and safety-related services. Creation of the cooperative benefits the Village by reducing its workers' compensation and liability claim losses, which is accomplished by contracting with a third party administrator (TPA) that employs a dedicated claims adjuster and safety coordinator for the exclusive benefit of the members. The program has been in place for three years now and has benefitted the Village by providing better claims administration, accident and injury investigation, and safety-training-related services than was the case in the years prior to 2013. The anticipated cost of the Village's participation in the cooperative for FY 2017 is approximately \$95,000.

SUMMARY: To summarize, the total effect of the changes in the program is a decrease in actual premium and fee costs of -\$5,849 to \$466,419 (attachment A, column 10, row 11). The total cost of the insurance program (i.e. including estimated liability and workers compensation claim losses of \$760,000) and cooperative fees (approximately \$95,000) is estimated at \$1,321,419 for 2017.

In summary, I am recommending that the Board approve the program proposed by Arthur J. Gallagher and Company. I also propose that the Board retain Nugent Risk Management Services to assist during the year in administration of the policies.

Due to the size of the broker's proposals, I have not sent them to the Board; however, if anyone is interested in viewing the proposals, I am happy to provide them.

Please place this item on the Board's agenda for December 5, 2016.

RESOLUTION 16- _____

**RESOLUTION ACCEPTING A PROPOSAL FOR LIABILITY INSURANCE COVERAGE FROM
ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES INC. AND INSURANCE
CONSULTING SERVICES FROM NUGENT RISK MANAGEMENT SERVICES**

WHEREAS, the Village must annually renew its property and casualty insurance program;
and

WHEREAS, the Village has received a proposal for property and casualty insurance from
Arthur J. Gallagher Risk Management Services Inc.; and

WHEREAS, after reviewing these proposals, Village staff and Nugent Risk Management
Services believe that it is in the best interests of the Village to accept the proposal from Arthur J.
Gallagher Risk Management Services Inc.; and

WHEREAS, Village staff recommends that the Village retain Nugent Risk Management
Services to provide risk management consulting services;

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF
ILLINOIS**, that competitive bidding is waived and the Director of Finance is authorized to accept
the proposals from Arthur J. Gallagher Risk Management Services Inc. for property and casualty
insurance and Nugent Risk Management Services for insurance consulting services for the year
2017.

Trustee _____ moved, seconded by Trustee _____, that
Resolution No. _____ be passed.

President Argiris _____

Trustee Brady _____

Trustee Krueger _____

Trustee Lang _____

Trustee Papantos _____

Trustee Vito _____

Trustee Vogel _____

APPROVED this _____ day of _____, 2016.

Dean S. Argiris, Village President

ATTEST:

Elaine E. Simpson, Village Clerk

**VILLAGE OF WHEELING
SELF-INSURANCE PROGRAM (2009-2016)**

	2	3	4	5	6	7	8	9	10	VARIANCE		
											2017 VS 2016	
Item	2009	2010	2011	2012	2013	2014	2015	2016	2017*	DOLLARS	%	
1 Excess Property	\$ 48,458	\$ 62,836	\$ 67,201	\$ 68,470	\$ 73,499	\$ 74,500	\$ 75,418	\$ 76,000	\$ 72,400	\$ (3,600)	-4.77%	
2 Primary Package	\$ 200,718	\$ 179,229	\$ 175,472	\$ 125,370	\$ 127,615	\$ 135,171	\$ 161,274	\$ 201,178	\$ 193,919	\$ (7,259)	-4.50%	
3 Excess Liability	\$ 29,008	\$ 33,450	\$ 31,872	\$ 17,967	\$ 18,154	\$ 19,182	\$ 21,889	\$ 25,099	\$ 23,879	\$ (1,220)	-5.57%	
4 Boiler	\$ 4,396	\$ 5,344	\$ 5,785	\$ 3,000	\$ 3,091	\$ 3,165	\$ 3,147	\$ 3,205	\$ 3,216	\$ 11	0.35%	
5 Crime	\$ 10,222	\$ 10,222	\$ 10,222	\$ 10,096	\$ 10,820	\$ 11,025	\$ 11,621	\$ 11,262	\$ 10,851	\$ (411)	-3.54%	
6 Broker Fee	\$ 37,500	\$ 37,500	\$ 38,437	\$ 36,515	\$ 36,515	\$ 36,000	\$ 35,500	\$ 35,500	\$ 35,500	\$ -	0.00%	
7 Consulting	\$ 17,000	\$ 17,000	\$ 17,000	\$ 18,000	\$ 18,000	\$ 18,500	\$ 18,870	\$ 19,500	\$ 20,000	\$ 500	2.65%	
8 Workers Compensation	\$ 39,836	\$ 40,621	\$ 48,229	\$ 49,020	\$ 59,848	\$ 69,916	\$ 82,849	\$ 90,001	\$ 95,451	\$ 5,450	6.58%	
9 Underground Storage Tank Coverage	\$ -	\$ 2,048	\$ 2,188	\$ 2,158	\$ 2,197	\$ 2,256	\$ 2,300	\$ 2,491	\$ 2,616	\$ 125	5.43%	
10 National Flood Insurance Policy	\$ -	\$ 7,929	\$ 7,363	\$ 7,734						\$ -		
11 Cyber Liability							\$ 8,321	\$ 8,032	\$ 8,587	\$ 555	6.67%	
11 Premium/Fees	\$ 387,138	\$ 396,179	\$ 403,769	\$ 338,330	\$ 349,739	\$ 369,715	\$ 421,189	\$ 472,268	\$ 466,419	\$ (5,849)	-1.39%	
12 TPA/Cooperative Fees	\$ 36,781	\$ 34,112	\$ 22,600	\$ 22,500	\$ 85,877	\$ 90,000	\$ 87,317	\$ 88,433	\$ 95,000	\$ 6,567	7.52%	
13 Total Estimated Cost	\$ 423,919	\$ 430,291	\$ 426,369	\$ 360,830	\$ 435,616	\$ 459,715	\$ 508,506	\$ 560,701	\$ 561,419	\$ 718	0.14%	
14 WC SIR - All Other	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 500,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ -		
15 WC SIR - Police/Fire	\$ 500,000	\$ 500,000	\$ 500,000	\$ 550,000	\$ 600,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ -		
16 Public Officials Liab SIR				\$ 100,000	\$ 100,000	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -		
17 Law Enforcement Liab SIR	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ -		
18 Property SIR	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -		
19 General Liability SIR	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -		
20 Employment Practices SIR	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -		
21 Auto Physical Damage	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -		
22 Boiler Deductible	\$ 1,000	\$ 1,000	\$ 1,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
23 Total Liability Limits	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ 16,000,000	\$ -		
24 Crime Retention	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -		
25 Cyber Limit							\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -		
26 Cyber Deductible							\$ 10,000	\$ 10,000	\$ 10,000	\$ -		

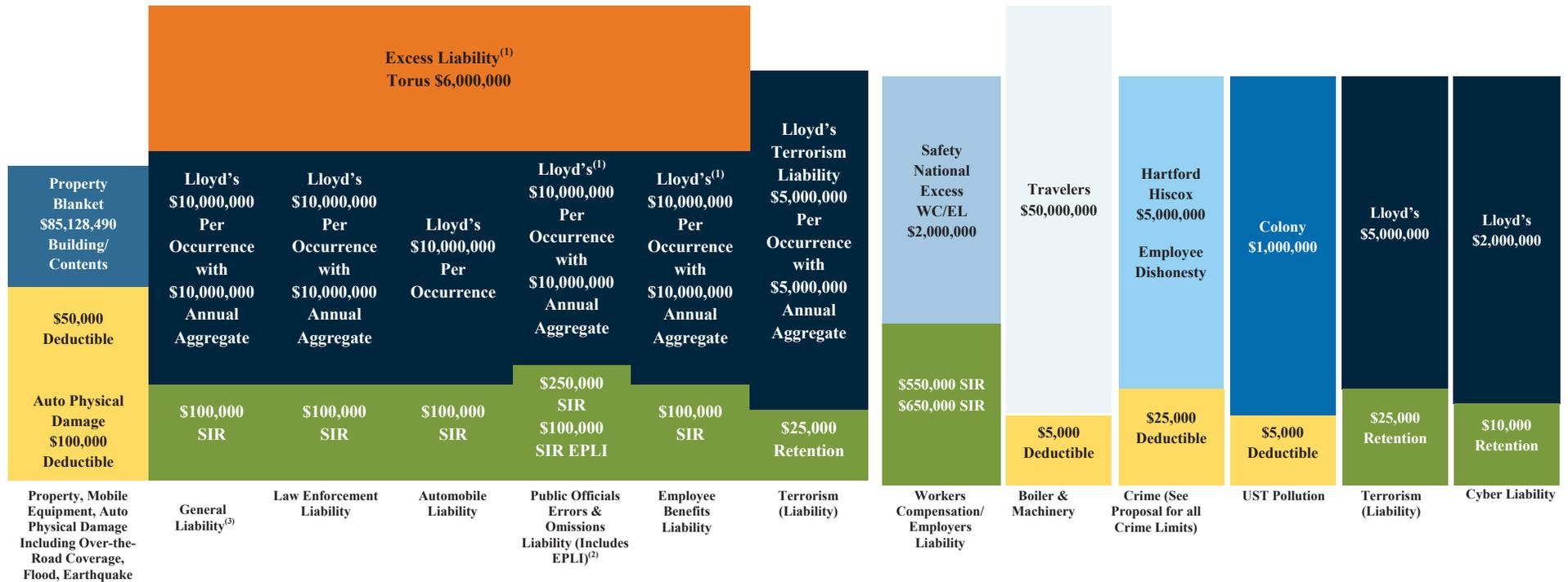
* Proposed

Village of Wheeling

Brit Protected Self-Insurance Program Structure

Brit and Chubb Program

Effective: December 31, 2016 to December 31, 2017⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾



Note: The SIR is a Per Occurrence/Wrongful Act Retention. Only one Retention/Limit applies in the event of a multiple loss, and higher retention shall apply.

(1) Separate Aggregate protection for Limits of Liability.

(2) Public Officials Errors & Omissions Liability, Employment Practices are on a Claims-Made basis, with a retro date of December 31, 2002.

(3) Retro date for Sexual Abuse/Molestation is 12/31/2007.

(4) Garagekeepers Liability is covered under the General Liability section of the policy at \$500,000 Limit (Excess the SIR).

**VILLAGE OF WHEELING
LEGISLATIVE COVER MEMORANDUM**

AGENDA ITEM NO(S): 11.B
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: AN ORDINANCE AMENDING SECTION 1.26 OF THE WHEELING MUNICIPAL CODE REGARDING A SCHEDULE OF FEES AND CHARGES FOR VILLAGE SERVICES

SUBMITTED BY: Michael Mondschain

BASIC DESCRIPTION OF ITEM¹: Ordinance providing for an annual adjustment to most Village fees and charges for services. The ordinance automatically adjusts the Village's fees and charges each year based on the change in the Consumer Price Index, an adjustment that amounts to an increase of 0.58% effective January 1, 2017.

BUDGET²: An increase of approximately \$5,100 in General Fund revenue annually.

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Ordinance, Attachment A

RECOMMENDATION: Staff recommends approval of the ordinance.

SUBMITTED FOR BOARD APPROVAL: **VILLAGE MANAGER**

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*



TO: Jon Sfondilis, Village Manager
FROM: Michael Mondschain, Director of Finance
DATE: December 1, 2016
SUBJECT: 2017 Schedule of Fees

EXECUTIVE SUMMARY

On Monday, December 5, the Village Board will be asked to approve the annual ordinance updating the Village's schedule of fees.

Since 2006, the Village Board has approved an ordinance each year that provides for an annual adjustment to most of the fees and charges for services the Village imposes. The purpose of this ordinance is to ensure that inflation does not erode the value of these fees and charges and that they adequately reflect the cost of providing the services.

The ordinance automatically adjusts the Village's fees and charges each year based on the change in the Consumer Price Index (United States Bureau of Labor Statistics, Midwest Region, All Urban Consumers, All Items, 1982-1984=100). For 2017, the adjustment is based on the 12-month period from November 2015 through October 2016 and equates to an increase of 0.58% (with all fees rounded up to the nearest \$.25). The schedule of fees decreased last year by -0.36% as a result of a corresponding decline in the Consumer Price Index.

Attached is the ordinance with the list of fees that, if approved, will be adjusted January 1, 2017. The ordinance excludes certain fees (e.g. liquor licenses, rental inspection fees, NSF check fees, water and sewer fees, CPR class fees, etc.) that the Board or staff felt should not be included.

ORDINANCE _____

**AN ORDINANCE AMENDING CHAPTER 1.26 OF THE WHEELING MUNICIPAL CODE
REGARDING VILLAGE FEES AND CHARGES**

WHEREAS, the President and Board of Trustees have reviewed the recommendation of Village staff regarding proposed changes to Municipal Code; and

WHEREAS, the Village of Wheeling (hereinafter referred to as the "VILLAGE") is a home rule municipality pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois and is authorized to exercise and perform any function pertaining to its government and affairs; and

WHEREAS, the Village has determined that due to rising inflation costs, additional burdens have been imposed upon the Village with regard to the regulation, administration, and supervision of licenses, permits and other services. As such, it is reasonable and necessary to increase various fees imposed in the Wheeling Village Code, set forth in Section 2 of this ordinance, annually by a rate equivalent to some measure of inflation; and

WHEREAS, Sections 1.25.020 and 1.25.030 of the Wheeling Municipal Code provide for an annual adjustment to the Schedule of Fees and Charges based on the change in the Consumer Price Index; and

WHEREAS, the annual adjustment to the Schedule of Fees and Charges shall be effective January 1st of each year;

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

Section A:

The Wheeling Municipal Code, Title 1, "General Provisions", Chapter 1.26, "Schedule of Village Fees and Charges" is amended in its entirety to read as set forth in Attachment 1 to this Ordinance which is incorporated by reference herein.

Section B:

Those sections, paragraphs, and provisions of Title 1, "General Provisions", Chapter 1.26, "Schedule of Village Fees and Charges" of the Wheeling Municipal Code which are not expressly amended or repealed by this Ordinance are hereby reenacted, and it is expressly declared to be the intention of this Ordinance not to repeal or amend any portions of the Wheeling Municipal Code other than those expressly amended or repealed in Section A of this Ordinance.

Section C:

This Ordinance shall take effect on January 1, 2017 at 12:00 A.M. following its adoption and approval, according to law.

Section D:

If any provision of this Ordinance, or any application thereof to any person, property or circumstance, shall be held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not effect other provisions or applications which can be given effect without the invalid or unenforceable provision or application, and to this end the provisions of this Ordinance are declared to be severable.

President Argiris _____
Trustee Brady _____
Trustee Krueger _____
Trustee Lang _____

Trustee Papantos _____
Trustee Vito _____
Trustee Vogel _____

ADOPTED this _____ day of _____, 2016, by the President and Board of Trustees of the Village of Wheeling, Illinois

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

APPROVED AS TO FORM:

Village Attorney

Published in pamphlet form this _____ day of _____, 2016, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

2017 SCHEDULE OF VILLAGE FEES AND CHARGES FOR SERVICES

SECTION	SUBSECTION	DESCRIPTION	2017 FEE/ CHARGE (\$)
4.08.140		BUSINESS AND VEHICLE FEES	
	(A)	FOOD	
	(A)(1)	FOOD, CONSUMPTION OFF PREMISES	99.00
	(A)(2)	FOOD, CONSUMPTION ON PREMISES	158.25
	(B)	AMUSEMENTS	66.00
	(C)	BUSINESSES OTHER THAN THOSE IN "A" AND "B" CATERING TO THE PUBLIC	
	(C)(1)	WHOLESALE & RETAIL SALES	66.00
	(C)(2)	HOTELS/MOTELS FLAT CHARGE	6.75
	(C)(2)	HOTELS/MOTELS PER UNIT	4.00
	(C)(3)	PERSONAL SERVICES	85.75
	(C)(4)	PROFESSIONAL SERVICES	66.00
	(C)(5)	TAXICABS/LIMOS FLAT CHARGE	39.75
	(C)(5)	TAXICABS/LIMOS PER VEHICLE	26.50
	(C)(6)	SCAVENGER SERVICES	461.00
	(C)(7)	OTHER SERVICES TO THE GENERAL PUBLIC	79.25
	(C)(8)	SALE OF ITEMS DESIGNED FOR USE WITH ILLEGAL DRUGS	197.75
	(D)	BUSINESSES NOT SERVICING/ SELLING DIRECTLY TO THE PUBLIC	59.50
	(E)	TEMPORARY BUSINESSES	52.75
	(F)	COIN-OPERATED DEVICES	
	(F)(1)	CIGARETTE MACHINES	99.00
	(F)(2)	JUKEBOXES, OTHER	26.50
	(F)(3)	POTENTIALLY HAZARDOUS FOODS	66.00
	(F)(4)	OTHER COIN-OP GENERAL	13.25
	(G)	ITINERANT MERCHANTS/SOLICITORS ETC.	
	(G)(1)	ICE CREAM/FOOD WAGONS (PER VEHICLE)	92.25
	(G)(2)	OTHER FOOD DELIVERED TO HOMES	46.25
	(G)(3)	NON-FOOD WAGONS (PER VEHICLE)	33.00
	(G)(4)	OTHER (PER PERSON PER DAY - MINIMUM \$20)	13.25
	(H)	RETAIL CIGARETTE SALES (OTHER THAN MACHINE)	99.00
	(I)	RETAIL ALCOHOLIC LIQUOR SALES (DOES NOT ADJUST ANNUALLY - SEE SECTION 4.08.140 IN MUNICIPAL CODE)	
4.08.150		MISCELLANEOUS	
	(c)	NOT FOR PROFIT TEMPORARY LICENSE	6.75
4.12.040		AMUSEMENT LICENSE	
	(a)	AMUSEMENT LICENSE FEE	131.75
	(b)	FOOD - HEALTH INSPECTION FEE	39.75
	(c)	MECHANICAL INSPECTION FEE (PER RIDE)	20.00
4.13.020		EMERGENCY MEDICAL TRANSPORTATION FEES (BASED ON MEDICARE PUBLISHED RATES)	
	(A)	BASIC LIFE SUPPORT (BLS) TRANSPORT	
		ADVANCED LIFE SUPPORT (ALS-1) TRANSPORT	
		ADVANCED LIFE SUPPORT (ALS-2) TRANSPORT	
	(D)	MILEAGE (DOES NOT ADJUST ANNUALLY)	10.00
4.14.030		COIN OPERATED AMUSEMENT DEVICES (PER DEVICE) PERMIT FEE	52.75
4.14.065		MUSIC DEVICES	13.25
4.32.070		LIQUOR LICENSE FEES - SEE SECTION 4.08.140	
4.52.040		PEDDLING OR SOLICITATION PERMIT - SEE SECTION 4.08.140	
4.66.070		RAFFLE LICENSE (PER RAFFLE)	26.50
4.68.030		HOTEL INSPECTION FEE (PER SLEEPING UNIT)	6.75
4.72.040		TAXICABS AND LIVERY VEHICLES (SEE SECTION 4.08.140 ABOVE)	
4.74.040		APPLICATION FOR MASSAGE ESTABLISHMENT LICENSE	123.50
4.84.050		RENTAL RESIDENTIAL PROPERTY LICENSE	
	(c)	SEE SECTION 4.84.050 FOR FEES	
5.18.040		FOOD SERVICE & FOOD STORE SANITATION REINSPECTION	
	(b)	FEE PER REINSPECTION AFTER FIRST TWO	46.25
5.32.070		SCAVENGER SERVICE FRANCHISE FEE (PER YEAR)	461.00
7.08.050		ANIMAL OWNERSHIP LICENSE	

2017 SCHEDULE OF VILLAGE FEES AND CHARGES FOR SERVICES

SECTION	SUBSECTION	DESCRIPTION	2017 FEE/ CHARGE (\$)
		LICENSE FEE (PER DOG OR CAT)	12.50
		LICENSE REPLACEMENT FEE	1.50
8.70.020		ALARM USER PERMIT	
	(b)	PERMIT FEE (PER YEAR, PER ALARM SYSTEM)	26.50
	(b)	APPLICATIONS RECEIVED AFTER OCTOBER 31ST	13.25
8.70.030		FALSE ALARM FEES	
	(a)	FIFTH THROUGH TENTH FALSE ALARM (PER FALSE ALARM)	66.00
	(a)	ELEVEN AND OVER FALSE ALARMS (PER FALSE ALARM)	131.75
9.20.104		VEHICLE IMMOBILIZATION	
	(f)	PER IMMOBILIZATION (PLUS TOWING CHARGES)	33.00
11.04.100		DRIVEWAYS, SIDEWALKS AND PATIOS	
	(a)	CONSTRUCTION PERMIT (EXCLUDING SEALCOATING)	33.00
13.04.070		WATER CONNECTION CHARGE	
		METER SIZE - 5/8 INCH	922.00
		METER SIZE - 3/4 INCH	922.00
		METER SIZE - 1 INCH	922.00
		METER SIZE - 1 1/2 INCH	1,975.75
		METER SIZE - 2 INCH	3,951.50
		METER SIZE - 2 1/2 INCH	4,610.00
		METER SIZE - 3 INCH	5,268.50
		METER SIZE - 4 INCH	7,902.75
		METER SIZE - 5 INCH	13,171.25
		METER SIZE - 6 INCH	19,756.75
		METER SIZE - PER INCH OVER 6 INCHES (PLUS 6" RATE)	6,585.75
		MULTI-FAMILY DWELLINGS (PER UNIT CHARGE)	922.00
13.04.200		SCHEDULE OF FEES FOR WATER	
	(a)	DETERMINED ANNUALLY BY SEPARATE ORDINANCE	
13.04.210		WATER DURING CONSTRUCTION	
	(a)(1)	PER 100 SQUARE FEET OF CONSTRUCTION FOR RESIDENTIAL PROJECTS	4.00
	(a)(2)	PER 100 SQUARE FEET OF CONSTRUCTION FOR COMMERCIAL/INDUSTRIAL	3.50
13.04.230		NON PAYMENT - WATER & SEWER SERVICE	
	(b)	SERVICE RE-ESTABLISHED MONDAY - FRIDAY 7:00 A.M. AND 3:00 P.M.	66.00
	(b)	SERVICE RE-ESTABLISHED ANY OTHER TIME THAN ABOVE	131.75
	(f)	NSF CHECKS - \$25.00 (DOES NOT ADJUST ANNUALLY)	
13.08.030		SEWER CONNECTION CHARGE	
		RESIDENTIAL - SINGLE FAMILY (PER DWELLING UNIT)	592.75
		RESIDENTIAL - MULTIPLE FAMILY (PER DWELLING UNIT)	1,053.75
		NON RESIDENTIAL - 4 INCH SEWER	7,902.75
		NON RESIDENTIAL - 6 INCH SEWER	19,756.75
		NON RESIDENTIAL - PER INCH OVER 6 INCHES (PLUS 6" RATE)	2,634.25
14.06.020		CPR CLASS	
	(a)	OPEN ENROLLMENT CPR CLASSES:	
		RESIDENT RATE (DOES NOT ADJUST ANNUALLY)	20.00
		NON-RESIDENT RATE (DOES NOT ADJUST ANNUALLY)	25.00
	(b)	GROUP ENROLLMENT CPR CLASSES:	
		STUDENT RATE (DOES NOT ADJUST ANNUALLY)	20.00
		INDUSTRIAL FIRE EXTINGUISHER TRAINING FEE (PER CLASS/15 STUDENTS OR LESS)	171.25
		HAZARDOUS MATERIALS INCIDENT REIMBURSEMENT (MINIMUM FEE)	131.75
		FIRE ALARM & DETECTION SYSTEMS	
		FIRE ALARM AND/OR FIRE DETECTION SYSTEM (NEW) - UP TO MAXIMUM OF 15 SMOKE & HEAT DETECTORS	158.25
		FIRE ALARM AND/OR FIRE DETECTION SYSTEM (NEW) - EACH SMOKE & HEAT DETECTOR IN EXCESS OF 15	6.50
		FIRE ALARM AND/OR FIRE DETECTION SYSTEM (RENOVATED) - UP TO 15 SMOKE OR HEAT DETECTORS	63.25
		FIRE ALARM AND/OR FIRE DETECTION SYSTEM (RENOVATED) - EACH SMOKE OR HEAT DETECTOR OVER 15	6.50
		FIRE ALARM AND/OR FIRE DETECTION SYSTEM (> 30 SMOKE/HEAT DETECTORS) - SECONDARY PLAN REVIEW	126.50
		FIRE SUPPRESSION SYSTEMS	
		FIRE SPRINKLER SYSTEM (NEW) - 15 SPRINKLER HEAD MAXIMUM	158.25
		FIRE SPRINKLER SYSTEM (NEW) - EACH SPRINKLER HEAD OVER 15	6.50

2017 SCHEDULE OF VILLAGE FEES AND CHARGES FOR SERVICES

SECTION	SUBSECTION	DESCRIPTION	2017 FEE/ CHARGE (\$)
		FIRE SPRINKLER SYSTEM (RENOVATION) - 15 SPRINKLER HEAD MAXIMUM	63.25
		FIRE SPRINKLER SYSTEM (RENOVATION) - EACH SPRINKLER HEAD OVER 15	6.50
		ANY SPRINKLER SYSTEM WITH > 30 HEADS REQUIRING SECONDARY PLAN REVIEW	126.50
		FIRE PUMP REGARDLESS OF SIZE	126.50
		EXPLOSION SUPPRESSION SYSTEM AND/OR FIRE SUPPRESSION AGENT	189.75
		EACH SUPPRESSION AGENT RESERVOIR AND/OR SUPPRESSION AGENT TANK	6.50
		EACH FIRE SUPPRESSION AGENT DISCHARGE PORT AND/OR NOZZLE	6.50
		EXPLOSION SUPPRESSION SYSTEM REQUIRING SECONDARY PLAN REVIEW	189.75
		CHEMICAL AGENT FIRE SUPPRESSION SYSTEM PROTECTING A CONTAINED SPACE OR EQUIPMENT	158.25
		EACH SUPPRESSION AGENT RESERVOIR AND/OR SUPPRESSION AGENT TANK	6.50
		CHEMICAL AGENT FIRE SUPPRESSION SYSTEM REQUIRING A SECONDARY PLAN REVIEW	189.75
15.05.020		CONTRACTOR REGISTRATION REQUIREMENTS	25.00
		PLAN EXAMINATION FEE	
		RESIDENTIAL CONSTRUCTION:	
		PER \$1,000 OF ESTIMATED VALUE OF CONSTRUCTION (UP TO \$250,000)	2.75
		MINIMUM CHARGE	66.00
		INDUSTRIAL/COMMERCIAL CONSTRUCTION:	
		PER \$1,000 OF ESTIMATED VALUE OF CONSTRUCTION (UP TO \$500,000)	4.00
		MINIMUM CHARGE	131.75
		DEPOSIT ON ALL BUILDING PERMITS	
		FEE PER LINEAL FOOT OF PROPERTY FRONTAGE	5.50
		MINIMUM CHARGE	131.75
		NEW CONSTRUCTION PERMIT	
		FEE PER \$1,000 OF VALUATION UP TO \$250,000	7.25
		FEE PER \$1,000 OF VALUATION OVER \$250,000	6.75
		MINIMUM CHARGE	145.00
		CONSTRUCTION OF ACCESSORY STRUCTURES:	
		DETACHED GARAGE	118.75
		DETACHED GARAGE - ELECTRIC CHARGE	46.25
		SHEDS	46.25
		DECKS, PORCHES - FEE PER SQUARE FOOT	0.50
		DECKS, PORCHES - ELECTRIC CHARGE	46.25
		TEMPORARY STRUCTURES (SUCH AS TRAILERS):	46.25
		TEMPORARY STRUCTURES - ELECTRIC CHARGE	46.25
		TENTS OR TRAILERS FOR SPECIAL EVENTS	33.00
		ELECTRIC FEE FOR TENT OR TRAILER	46.25
		OTHER STRUCTURES:	
		FEE PER \$1,000 OF VALUATION UP TO \$250,000	7.25
		FEE PER \$1,000 OF VALUATION OVER \$250,000	6.75
		MINIMUM CHARGE	145.00
		REMODELING	
		RESIDENTIAL PROJECT VALUE UP TO \$3,300	39.75
		RESIDENTIAL PROJECT VALUE PER \$1,000 OVER \$3,300	7.25
		INDUSTRIAL/COMMERCIAL PROJECT VALUE UP TO \$20,000	131.75
		INDUSTRIAL/COMMERCIAL - PER \$1,000 OVER \$20,000 (UP TO \$250,000)	7.25
		INDUSTRIAL/COMMERCIAL - PER \$1,000 OVER \$250,000	6.75
		CENTRAL HEATING AND AIR CONDITIONING INSTALLATION	
		RESIDENTIAL (SINGLE FAMILY) - NEW	79.25
		RESIDENTIAL (SINGLE FAMILY) REPLACEMENT UNIT	26.50
		RESIDENTIAL (MULTIFAMILY) - FEE PER DWELLING UNIT - NEW	66.00
		RESIDENTIAL (MULTIFAMILY) REPLACEMENT UNIT - FEE PER DWELLING UNIT	26.50
		INDUSTRIAL/COMMERCIAL:	
		PER UNIT UP TO 5 TONS	131.75
		ADDITIONAL FEE FOR ROOF TOP UNIT	66.00
		ADDITIONAL FEE FOR EACH UNIT HEATER	20.00
		PER UNIT OVER 5 TONS	197.75
		ADDITIONAL FEE FOR ROOF TOP UNIT	66.00
		ADDITIONAL FEE FOR EACH UNIT HEATER	20.00
		ELECTRICAL/MECHANICAL INSTALLATION & ALTERATION	
		RESIDENTIAL - MINIMUM FEE	46.25
		INDUSTRIAL/COMMERCIAL - MINIMUM FEE	92.25
		RESIDENTIAL - 100 AMP PANEL	145.00
		RESIDENTIAL - 200 AMP PANEL	184.50
		RESIDENTIAL - 400 AMP PANEL	210.75
		INDUSTRIAL/COMMERCIAL - 100 AMP FEE	158.25
		INDUSTRIAL/COMMERCIAL - 200 AMP FEE	197.75

2017 SCHEDULE OF VILLAGE FEES AND CHARGES FOR SERVICES

SECTION	SUBSECTION	DESCRIPTION	2017 FEE/ CHARGE (\$)
		INDUSTRIAL/COMMERCIAL - 400 AMP FEE	230.50
		INDUSTRIAL/COMMERCIAL - 600 AMP FEE	263.50
		INDUSTRIAL/COMMERCIAL - 800 AMP FEE	329.50
		INDUSTRIAL/COMMERCIAL - 1000 AMP FEE	362.25
		INDUSTRIAL/COMMERCIAL - 1200 AMP FEE	395.25
		INDUSTRIAL/COMMERCIAL - OVER 1200 AMP FEE	527.00
		THE FOLLOWING FEES APPLY TO BOTH RESIDENTIAL & INDUSTRIAL/COMMERCIAL:	
		BURGLAR ALARM	46.25
		SATELLITE DISH - 18 INCHES OR SMALLER	33.00
		SATELLITE DISH - OVER 18 INCHES	52.75
		OUTDOOR SIGNS - ILLUMINATED	92.25
		OUTDOOR SIGNS - NON ILLUMINATED (SEE SECTION 21.03.450 BELOW)	
		ELEVATORS, LIFTS, ESCALATORS & AMUSEMENT RIDES	
		NEWLY INSTALLED (PER DEVICE)	99.00
		INSPECTION (PER DEVICE)	79.25
		RE-INSPECTION FEES (SAME AS SECTION 15.30.170)	
		AMUSEMENT RIDES - FEE PER DEVICE FOR FIRST DAY OF OPERATION	66.00
		AMUSEMENT RIDES - FEE PER DEVICE EACH DAY AFTER FIRST	39.75
		FIREPLACE CONSTRUCTION	
		PRE FAB FIREPLACE - RESIDENTIAL	46.25
		PRE FAB FIREPLACE - INDUSTRIAL/COMMERCIAL	66.00
		MASONRY FIREPLACE - RESIDENTIAL	59.50
		MASONRY FIREPLACE - INDUSTRIAL/COMMERCIAL	99.00
		MOVING A STRUCTURE	
		FEE PER \$100 OF ESTIMATED COST OF MOVING PLUS COST OF NEW FOUNDATIONS & WORK	0.50
		SWIMMING POOLS, HOT TUBS AND SPAS	
		FEE FOR CONSTRUCTION OF ABOVE GROUND POOLS, HOT TUBS OR SPAS	79.25
		IN GROUND - PLAN EXAMINATION FEE	66.00
		IN GROUND - FEE PER \$1,000 OF CONSTRUCTION VALUE	8.00
		IN GROUND - ELECTRICAL FEE	79.25
		IN GROUND - PLUMBING FEE	52.75
		FENCES AND DOG RUNS	
		RESIDENTIAL - SINGLE FAMILY AND TOWNHOMES	26.50
		RESIDENTIAL - MULTI-FAMILY	33.00
		INDUSTRIAL/COMMERCIAL (PERMANENT FENCE)	66.00
		INDUSTRIAL/COMMERCIAL (TEMPORARY FENCE)	33.00
		DEMOLISH A BUILDING OR STRUCTURE	
		3% OF ESTIMATED COST OF DEMOLITION - THIS IS NOT ADJUSTED BY THE CPI	
		MINIMUM CHARGE	66.00
		VILLAGE DIRECTED DEMOLITION - TOTAL FEE	66.00
		OCCUPANCY PERMITS	
		RESIDENTIAL USES	39.75
		COMMERCIAL/INDUSTRIAL USES	164.75
		REINSPECTION FEE	79.25
		OUTSIDE CONSULTANTS - REIMBURSE ACTUAL COSTS	
		WORK PRIOR TO PERMIT ISSUANCE	
		DOUBLE NORMAL FEE FOR PERMIT	
		MINIMUM FEE	66.00
		MAXIMUM FEE	658.75
		INSPECTION FEE FOR CONDOMINIUM CONVERSION PROJECT	
		PER DWELLING UNIT	154.25
		PLUMBING PERMIT	
		SINGLE FAMILY ATTACHED/DETACHED STRUCTURES - 6 FIXTURES OR LESS	79.25
		SINGLE FAMILY ATTACHED/DETACHED STRUCTURES - EACH ADDITIONAL FIXTURE	8.00
		MULTI FAMILY STRUCTURES - 6 FIXTURES OR LESS - EACH DWELLING UNIT	79.25
		MULTI FAMILY STRUCTURES - EACH ADDITIONAL FIXTURE	8.00
		COMMERCIAL/INDUSTRIAL - EACH OCCUPANT UNIT BASE FEE	131.75
		COMMERCIAL/INDUSTRIAL - PER FIXTURE FEE	13.25

2017 SCHEDULE OF VILLAGE FEES AND CHARGES FOR SERVICES

SECTION	SUBSECTION	DESCRIPTION	2017 FEE/ CHARGE (\$)
		LAWN SPRINKLING SYSTEM & SWIMMING POOLS - SINGLE FAMILY DETACHED	46.25
		LAWN SPRINKLING SYSTEM & SWIMMING POOLS - ALL OTHER	131.75
		REPLACE/INSTALL RESIDENTIAL HOT WATER HEATER OR SOFTENER	26.50
		REPLACE/INSTALL BOILER	92.25
		INSTALL TANKLESS WATER HEATER	92.25
		MINIMUM FEE FOR PLUMBING PROJECTS	46.25
		SEWER REPAIR/CLEANOUT - FEE FOR INDUSTRIAL/COMMERCIAL	131.75
		SEWER REPAIR/CLEANOUT - FEE FOR RESIDENTIAL	79.25
		RESTORATION BOND - \$1,000 (DOES NOT ADJUST ANNUALLY)	
17.42.030		APPLICATION FOR RE-CAPTURE ORDINANCE & AGREEMENT	395.25
17.48.020		PROCESSING PLATS	
	(a)(1)	PLATS 10 ACRES OR LESS - BASE FEE	658.75
	(a)(2)	MORE THAN 10 ACRES - BASE FEE PLUS PER ADDITIONAL 10 ACRES OR FRACTION THEREOF	131.75
	(a)(3)	PUBLIC HEARING FEE	402.50
17.48.050		INSPECTION OF IMPROVEMENTS GENERALLY	
		VILLAGE ENGINEER - AS CALCULATED BY THE DIRECTOR OF FINANCE	
17.48.060		FEES FOR PLAN REVIEW, RESUBMITTALS OR PLAN CHANGES	
		THREE AND ONE-HALF PERCENT (3 1/2%) OF ESTIMATED COST OF CONSTRUCTION - NO ADJUSTMENT FOR CPI	
19.13.070		VARIATIONS, RE-ZONING, SPECIAL USES AND APPEAL PETITIONS	
	(c)(2)	SPECIAL USE, VARIATION OR REZONING - HEARING FEE	402.50
	(c)(2)	REMODELING VARIATION FOR SINGLE FAMILY RESIDENTIAL - HEARING FEE	185.75
	(c)(2)	PLANNED UNIT DEVELOPMENT (UP TO 3 ACRES)	704.25
	(c)(2)	PLANNED UNIT DEVELOPMENT (EACH ADDITIONAL ACRE OVER 3)	100.75
20.04.020		EROSION & SEDIMENTATION CONTROL - SITE DEVELOPMENT PERMIT	
		PLAN REVIEW - FEE PER ACRE	6.75
		PERMIT FEE	131.75
21.03.450		SIGN PERMIT APPLICATION	
	(a)	SIGN PERMIT APPLICATION FEE	197.75
	(a)	APPLICATION FEE DOUBLED IF SIGN INSTALLED BEFORE PERMIT IS ISSUED	395.25
	(b)(1)	ADDITIONAL PER SQUARE FOOT OF SIGN AREA FEE (NO ADJUSTMENT FOR CPI)	0.75
	(c)(1)	FREESTANDING SIGN ANNUAL INSPECTION FEE	20.00
	(c)(2)	ALL OTHER SIGNS ANNUAL INSPECTION FEE	13.25
	(d)(1)	SIGN CODE APPEAL	131.75
	(d)(2)	APPLICATION FOR VARIATION	342.00
	(e)	SPECIAL EVENT AND TEMPORARY SIGNS	33.00
22.10.150		LETTER OF FLOODPLAIN MAP DETERMINATION	
		FEE FOR ISSUANCE OF LETTER	33.00

VILLAGE OF WHEELING LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): 11.C
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code

SUBMITTED BY: Mark Janeck, Director of Public Works

BASIC DESCRIPTION OF ITEM¹: This IDOT Resolution appropriates Village Motor Fuel Tax (MFT) dollars to fund various Street/Forestry Division maintenance operations such as snow and ice control, traffic signal maintenance, streetlight maintenance, signs, and labor and contract maintenance for pavement marking and bridge maintenance.

BUDGET²: Included in 2017 budget

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Memo, Resolution and Municipal Estimate of Maintenance Costs

RECOMMENDATION: Approval

SUBMITTED FOR BOARD CONSIDERATION: VILLAGE MANAGER

¹ The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.

² If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).

³ If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered



MEMORANDUM

TO: Jon A. Sfondilis, Village Manager
FROM: Mark Janeck, Director of Public Works
DATE: December 1, 2016
SUBJECT: 2017 Motor Fuel Tax (MFT) Street Maintenance Program
MFT Appropriation / Section 17-00000-00-GM

EXECUTIVE SUMMARY

The attached resolution is required by the Illinois Department of Transportation (IDOT) to appropriate motor fuel tax (MFT) funds for financing the costs of the Village's 2017 annual general street maintenance operations.

The attached resolution appropriates MFT funds for financing the costs of various Street/Forestry Division roadway maintenance operations such as the application of salt and calcium chloride for snow and ice control, monies to pay for streetlight maintenance, and other miscellaneous construction programs such as pavement striping. The Village's 2017 MFT Budget has \$214,700 set aside for the program to perform general maintenance relative to Village streets.

The legal basis of this resolution is to allow IDOT the ability to appropriate Village MFT dollars to fund the general maintenance of our streets. The submission of this resolution to IDOT for approval is accompanied by IDOT's "Municipal Estimate of Maintenance Costs" form. Upon IDOT's receipt of this maintenance resolution and maintenance estimate, IDOT will authorize the municipality to expend MFT funds for general maintenance up to the \$214,700 amount. The "Municipal Estimate of Maintenance Costs" application form functions as a plan for spending these MFT dollars.

With your concurrence, please include this item on the December 5, 2016 Board meeting agenda.



Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code

BE IT RESOLVED, by the President and Board of Trustees of the Wheeling Village, Illinois, that there is hereby appropriated the sum of \$214,700 of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of the Illinois Highway Code from January 1, 2017 to December 31, 2017.

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon a practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at Schaumburg, Illinois.

I, Elaine E. Simpson Clerk in and for the Wheeling Village of Wheeling, County of Cook and Lake

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the President and Board of Trustees at a meeting on December 5, 2016

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 5 day of December, 2016.

(SEAL) _____ Village Clerk
(City, Town or Village)

Approved

Regional Engineer
Department of Transportation

Date



Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code

BE IT RESOLVED, by the President and Board of Trustees of the Village of Wheeling, Illinois, that there is hereby appropriated the sum of \$214,700 of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of the Illinois Highway Code from January 1, 2017 to December 31, 2017.

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon a practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at Schaumburg, Illinois.

I, Elaine E. Simpson Clerk in and for the Village of Wheeling, County of Cook and Lake

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by

the President and Board of Trustees at a meeting on December 5, 2016

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 5 day of December, 2016.

(SEAL) Village Clerk

Approved
Regional Engineer
Department of Transportation
Date



Maintenance Engineering to be Performed by a Consulting Engineer
(to be attached to BLR 14231 or BLR 14221)

Local Agency Village of Wheeling
Section Number 17-00000-00-GM

The services to be performed by the consulting engineer, pertaining to the various items of work included in the estimated cost of maintenance operations (BLR 14231 or BLR 14221), shall consist of the following:

PRELIMINARY ENGINEERING shall include:

Investigation of the condition of the streets or highways for determination (in consultation with the local highway authority) of the maintenance operations to be included in the maintenance program: preparation of the maintenance resolution, maintenance estimate of cost and, if applicable, proposal; attendance at meetings of the governing body as may reasonably be required; attendance at public letting; preparation of the contract and/or acceptance of BLR 12330 form. The maintenance expenditure statement must be submitted to IDOT within 3 months of the end of the maintenance period.

ENGINEERING INSPECTION shall include:

Furnishing the engineering field inspection, including preparation of payment estimate for contract, material proposal and/or deliver and install proposal and/or checking material invoices of those maintenance operations requiring engineering field inspection, as opposed to those routine maintenance operations as described in Chapter 14-2.04 of BLRS Manual, which may or may not require engineering inspection.

For furnishing preliminary engineering, the engineer will be paid a base fee PLUS a negotiated fee percentage. For furnishing engineering inspection the engineer will be paid a negotiated fee percentage. The negotiated preliminary engineering fee percentage for each group shown in the "Schedule of Fees" shall be applied to the total estimated costs of that group. The negotiated fee for engineering inspection for each group shall be applied to the total final cost of that group for the items which required engineering inspection. In no case shall this be construed to include supervision of contractor operations.

SCHEDULE OF FEES

Total of the Maintenance Operation	Base Fee
<input type="checkbox"/> > \$20,000	\$1,250.00
<input type="checkbox"/> ≤ \$20,000 (Negotiated: \$1,250 Max.)	

PLUS

Group	Preliminary Engineering		Engineering Inspection		Operation to be Inspected
	Acceptable Fee %	Negotiated Fee %	Acceptable Fee %	Negotiated Fee %	
I	NA	NA	NA	NA	NA
IIA	2%		1%	\$2,700	
IIB	3%		3%		
III	4%		4%		
IV	5%		6%		

By: _____
Local Agency Official Signature

Village President
Title

Date

By: *Charles A. Brunner*
Consulting Engineer Signature

Structural Department Manager
Title

11/17/2016
Date

11/30/2017
P.E. License Expiration Date





Maintenance Engineering to be Performed by a Consulting Engineer
(to be attached to BLR 14231 or BLR 14221)

Local Agency Village of Wheeling
Section Number 17-00000-00-GM

The services to be performed by the consulting engineer, pertaining to the various items of work included in the estimated cost of maintenance operations (BLR 14231 or BLR 14221), shall consist of the following:

PRELIMINARY ENGINEERING shall include:

Investigation of the condition of the streets or highways for determination (in consultation with the local highway authority) of the maintenance operations to be included in the maintenance program: preparation of the maintenance resolution, maintenance estimate of cost and, if applicable, proposal; attendance at meetings of the governing body as may reasonably be required; attendance at public letting; preparation of the contract and/or acceptance of BLR 12330 form. The maintenance expenditure statement must be submitted to IDOT within 3 months of the end of the maintenance period.

ENGINEERING INSPECTION shall include:

Furnishing the engineering field inspection, including preparation of payment estimate for contract, material proposal and/or deliver and install proposal and/or checking material invoices of those maintenance operations requiring engineering field inspection, as opposed to those routine maintenance operations as described in Chapter 14-2.04 of BLRS Manual, which may or may not require engineering inspection.

For furnishing preliminary engineering, the engineer will be paid a base fee PLUS a negotiated fee percentage. For furnishing engineering inspection the engineer will be paid a negotiated fee percentage. The negotiated preliminary engineering fee percentage for each group shown in the "Schedule of Fees" shall be applied to the total estimated costs of that group. The negotiated fee for engineering inspection for each group shall be applied to the total final cost of that group for the items which required engineering inspection. In no case shall this be construed to include supervision of contractor operations.

SCHEDULE OF FEES

Total of the Maintenance Operation	Base Fee
<input type="checkbox"/> > \$20,000	\$1,250.00
<input type="checkbox"/> ≤ \$20,000 (Negotiated: \$1,250 Max.)	

PLUS

Group	Preliminary Engineering		Engineering Inspection		Operation to be Inspected
	Acceptable Fee %	Negotiated Fee %	Acceptable Fee %	Negotiated Fee %	
I	NA	NA	NA	NA	NA
IIA	2%		1%	\$2,700	
IIB	3%		3%		
III	4%		4%		
IV	5%		6%		

By: _____
Local Agency Official Signature

Village President
Title

Date

By: *Charles A. Brunner*
Consulting Engineer Signature

Structural Department Manager
Title

Date



11/30/2017
P.E. License Expiration Date

VILLAGE OF WHEELING LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): 11.D

(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: Resolution for Construction on State Highways to Make Emergency Pavement Openings to Repair Broken Water Mains, Sewers, or Other Village-Owned Facilities.

SUBMITTED BY: Mark Janeck, Director of Public Works

BASIC DESCRIPTION OF ITEM¹: A bi-annual municipal resolution is required by the Illinois Department of Transportation in order to authorize emergency pavement openings for infrastructure repairs within State highways.

BUDGET²: N/A

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Memo and Resolution

RECOMMENDATION: Approval

SUBMITTED FOR BOARD CONSIDERATION: Village Manager

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*



MEMORANDUM

TO: Jon A Sfondilis, Village Manager
FROM: Mark Janeck, Director of Public Works
DATE: December 1, 2016
SUBJECT: Emergency Pavement Openings in State Highways

EXECUTIVE SUMMARY

Staff recommends the approval of the required Emergency Pavement Openings in State Highways Resolution.

The Village of Wheeling maintains water mains, sewers, and other municipal-owned facilities located within the rights-of-way of state highways. Typically an individual construction permit must be obtained from the Illinois Department of Transportation (IDOT) prior to construction being conducted on any of the aforesaid facilities by a municipality or by a private firm under contract and supervision of the municipality. This resolution allows the Village to make emergency pavement openings without a permit as long as the Village obtains the permit after the work is complete.

Under the requirements of IDOT, procedures that grant permission to a municipality to construct and maintain the municipality's infrastructure must be approved by municipal resolution and then filed with IDOT.

A resolution for a standard two-year period acknowledging the Village's obligation and responsibilities for this permission as required by IDOT has been prepared and is attached for consideration by the Village Board.

With your concurrence, please include this item on the December 5, 2016 Board meeting agenda.

RESOLUTION NO. 16- _____

RESOLUTION FOR CONSTRUCTION ON STATE HIGHWAYS TO MAKE EMERGENCY PAVEMENT OPENINGS TO REPAIR BROKEN WATER MAINS, SEWERS, OR OTHER VILLAGE-OWNED FACILITIES

WHEREAS, The Village of Wheeling, hereinafter referred to as the "Municipality", located in the Counties of Cook and Lake, State of Illinois, desires to undertake, in the years 2017 and 2018, the location, construction, operation, and maintenance of driveways and street returns, water mains, sanitary and storm sewers, street lights, traffic signals, sidewalk, landscaping, etc., on State highways, within said Municipality, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as "Department"; and

WHEREAS, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the Municipality or by a private person or firm under contract and supervision of the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Wheeling, Counties of Cook and Lake, State of Illinois:

FIRST: That the Municipality hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which is to be performed under the provision of said permit.

SECOND: That all authorized officials of the Municipality are hereby instructed and authorized to sign said working permit on behalf of the Municipality.

Trustee _____ moved, seconded by Trustee _____ that Resolution No. 16-_____ be adopted.

President Argiris _____
Trustee Brady _____
Trustee Papantos _____
Trustee Vito _____

Trustee Krueger _____
Trustee Lang _____
Trustee Vogel _____

ADOPTED this _____ day of _____, 2016, by the Village President and Board of Trustees of the Village of Wheeling, Illinois.

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

VILLAGE OF WHEELING LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): 11.E
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: Resolution Waiving Competitive Bids and Authorizing the Village Manager to Approve an Agreement with Melrose Pyrotechnics, Inc. for a Public Fireworks Display on July 1, 2017 at a Price not to Exceed \$25,000.00

SUBMITTED BY: Keith S. Maclsaac, Fire Chief

BASIC DESCRIPTION OF ITEM¹: Agreement to provide a July 1, 2017 fireworks display.

BUDGET²: Special Events

BIDDING³: Waived

EXHIBIT(S) ATTACHED:

1. Memo – Fire Chief Keith Maclsaac (11/23/16)
2. Resolution
3. Contract

RECOMMENDATION: Approve

SUBMITTED FOR BOARD CONSIDERATION: Village Manager

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*



MEMO

DATE: November 23, 2016

TO: Jon Sfondilis, Village Manager
Michael Crotty, Assistant Village Manager
Michael Mondschain, Finance Director
Jamie Abbott, Airport Manager

FROM: Keith Maclsaac, Fire Chief

CC: David Palmeri, Deputy Fire Chief
File – Fireworks

SUBJECT: Proposed Fireworks Display – July 1, 2017

EXECUTIVE SUMMARY

The requested fireworks display planned for Saturday, July 1, 2017 has been arranged to be launched at Chicago Executive Airport subject to various conditions, as outlined within this memo. The proposed display is for \$25,000.00 and would be conducted by Melrose Pyrotechnics, Inc.

As requested, I have investigated various options for conducting a public fireworks display at Chicago Executive Airport in conjunction with planned festivities on July 1, 2017. I have spoken with Mr. Wynn Cramer of Melrose Pyrotechnics, Incorporated of Kingsbury, Indiana, in order to determine both the availability of fireworks shells, as well as certified launch personnel. Based upon this discussion, I was advised that said fireworks display in the amount of \$25,000.00 could be provided, subject to the restrictions outlined in this memo. These conditions are based upon last year's event and post-event critique.

- The site selected will need to be secured and accessible to launch personnel early on Saturday, July 1, 2017, in order to install the required launch mortar tubes and load the actual firework shells. All site security fencing will need to be installed prior to this date.
- The overall size, complexity, and length of the proposed fireworks display will be consistent with the fireworks display provided last year. Due to the available area associated with the safety fall-out zone, a variety of shells will be incorporated into the display by the vendor. I have requested once again that the fountain displays be eliminated, since they are the devices associated with the ash fallout onto the Signature ramp area several years ago.
- Due to closure restrictions placed on Chicago Executive Airport by the Federal Aviation Administration (FAA), conducting of the "rain date" fireworks display on this site is highly unlikely. Therefore, a "rain date" has been intentionally left open. If a "rain date" is required, there will be sufficient time to pursue alternate arrangements such as; relocating the fireworks display to Chevy Chase Golf Course, petition the Federal Aviation Administration (FAA) to allow for another temporary closure of Chicago Executive Airport, or decide to just financially pay out the fireworks vender for the firework shells. Regardless of the direction taken, the Village Board must be aware that by entering into this contract with Melrose Pyrotechnics, Inc., the Village and ultimately all parties to this event are committing to expending approximately \$25,000.000 whether or not an actual fireworks display occurs on July 1st. Due to the

extended "rain date", there may also be additional expenses incurred due to remounting and setting of the mortar tubes, as well as restocking and reshipping of the actual shells to the site due to the lag time between display dates.

The launch site is planned for the same location on the airport as the past several years. This arrangement allows unobstructed viewing of the display by on-site spectators, as well as a more than sufficient safety fall-out zone for associated debris. Both nearby Fixed Base Operators (FBO's) were involved in selecting the proposed launch site last year. As planned, the fireworks display will be fully compliant with the 2012 International Fire Code, Chapter 56, Explosives and Fireworks, as well as the National Fire Protection Association (NFPA) # 1123: Code for Fireworks Displays, 2014 Edition. Emergency standby fire department personnel will be provided during the event and co-coordinated with the Prospect Heights Fire Protection District.

I have attached the necessary resolution authorizing the Village Manager to enter into a contract with Melrose Pyrotechnics, Inc. in the amount of \$25,000.00. If this meets with your approval, I would like this matter referred to the Village Board for the review and approval at their earliest convenience.

If you should have any questions, please feel free to contact me at ext. 2665.

RESOLUTION NUMBER 16 - _____

RESOLUTION WAIVING COMPETITIVE BIDS AND AUTHORIZING THE VILLAGE MANAGER TO APPROVE AN AGREEMENT WITH MELROSE PYROTECHNICS, INC. FOR A PUBLIC FIREWORKS DISPLAY ON JULY 1, 2017 AT A PRICE NOT TO EXCEED \$25,000.00

WHEREAS, the Village of Wheeling has received a proposal for a public fireworks display to be held on July 1, 2017 (rain date: TBD) in recognition of our nation's Independence Day; and

WHEREAS, the Village of Wheeling believes that the proposal submitted by Melrose Pyrotechnics, Inc. meets the expectations of the Village for this celebration; and

WHEREAS, Melrose Pyrotechnics, Inc. has provided the Village with safe public fireworks displays in the past, as well as being cost effective.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the requirements of competitive bids are hereby waived. Furthermore, the Village Manager is hereby authorized to enter into an agreement with Melrose Pyrotechnics, Inc. for providing a public fireworks display at a cost not to exceed \$25,000.00.

Trustee _____ moved, seconded by Trustee _____

that Resolution Number _____ be adopted.

President Argiris	_____	Trustee Papantos	_____
Trustee Brady	_____	Trustee Vito	_____
Trustee Krueger	_____	Trustee Vogel	_____
Trustee Lang	_____		

ADOPTED this 5th day of December 2016 by the Village President and Board of Trustees of the Village of Wheeling, Illinois.

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

MELROSE PYROTECHNICS, INC.

AGREEMENT

This contract entered into this **23rd** Day of **November** AD **2016** by and between MELROSE PYROTECHNICS, INC. of Kingsbury, Indiana and **Village of Wheeling** (CUSTOMER) of City **Wheeling** State **IL**.

WITNESSETH: Melrose Pyrotechnics, Inc. for and in consideration of the terms hereinafter mentioned, agrees to furnish to the Customer **One (1)** Fireworks Display(s) as per agreement made and accepted and made a part hereof, including the services of our Operator to take charge of and fire display under the supervision and direction of the Customer, said display to be given on the evening of **July 1, 2017** Customer Initial _____, weather permitting, it being understood that should inclement weather prevent the giving of this display on the date mentioned herein the parties shall agree to a mutually convenient alternate date, within six (6) months of the original display date. If the show is rescheduled prior to our truck leaving the facility, Customer shall remit to Melrose Pyrotechnics, Inc. an additional 15% of the total contract price for additional expenses in presenting the display on an alternate date. If the show is rescheduled after our trucks leave the facility, Customer shall remit to Melrose Pyrotechnics, Inc. an additional 40% of the total contract price for additional expenses incurred. The determination to cancel the show because of inclement or unsafe weather conditions shall rest within the sole discretion of Melrose Pyrotechnics, Inc. In the event the Customer does not choose to reschedule another date or cannot agree to a mutually convenient date, Melrose Pyrotechnics, Inc. shall be entitled to 50% of the contract price for costs, damages and expenses. If the fireworks exhibition is canceled by Customer prior to the display, Customer shall be responsible for and shall pay to Melrose Pyrotechnics, Inc. on demand, all Melrose Pyrotechnics Inc.'s out of pocket expenses incurred in preparation for the show including, but not limited to, material purchases, preparation and design costs, deposits, licenses and employee charges.

MELROSE PYROTECHNICS, INC. agrees to furnish all necessary fireworks display materials and personnel for a fireworks display in accordance with the program approved by the parties. Quantities and varieties of products in the program are approximate. After final design, exact specifications will be supplied upon request. Should this display require any Union related costs; their fees are not included in this agreement.

It is further agreed and understood that the CUSTOMER is to pay MELROSE PYROTECHNICS, INC. the sum of **Twenty-Five Thousand Dollars and 00/100 (\$25,000.00)**. A service fee of 1 1/2 % per month shall be added, if account is not paid within 30 days of the show date.

MELROSE PYROTECHNICS, INC. will obtain Public Liability and Property Damage and Workers Compensation Insurance. All those entities/individuals who are listed on the certificate of insurance will be deemed an additional insured on our liability policy.

CUSTOMER will provide the following items:

- (a) Sufficient area for the display, including a minimum spectator set back of **280** feet at all points from the discharge area.
- (b) Protection of the display area by roping-off or similar facility.
- (c) Adequate police protection to prevent spectators from entering display area.
- (d) Search of the fallout area at first light following a nighttime display.

It is further agreed and mutually understood that nothing in this contract shall be construed or interpreted to mean a partnership, both parties being hereto responsible for their separate and individual debts and obligations and neither party shall be responsible for any agreements not stipulated in this contract. Customer agrees to pay any and all collection costs, including reasonable attorney's fees and court costs incurred by Melrose Pyrotechnics, Inc. in the collection or attempted collections of any amount due under this agreement and invoice.

The parties hereto do mutually and severally guarantee terms, conditions, and payments of this contract, these articles to be binding upon the parties, themselves, their heirs, executors, administrators, successors and assigns.

MELROSE PYROTECHNICS, INC.

CUSTOMER

By Wynn Cramer

By _____
Its duly authorized agent, who represents he/she has full authority to bind the customer.

Date Signed: **November 23, 2016**

Date Signed _____
(PLEASE TYPE OR PRINT)

Wynn Cramer - Event Producer
P.O. Box 302, 1 Kingsbury Industrial Park
Kingsbury, IN 46345
(800) 771-7976
wynn@melrosepyro.com

Name _____
Address _____
Phone _____
Email _____

**VILLAGE OF WHEELING
LEGISLATIVE COVER MEMORANDUM**

AGENDA ITEM NO(S): 11.F
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: Ordinance Amending Chapter 4.32 of the Village of Wheeling's Municipal Code, "ALCOHOLIC LIQUOR DEALERS," Specifically Section 4.32.085

SUBMITTED BY: Jon A. Sfondilis, Village Manager

BASIC DESCRIPTION OF ITEM¹: Amends the Municipal Code to change the permitted number of liquor licenses in order to reflect a change in the license class of El Alamo Mexican Grill, an existing restaurant being purchased by a new owner.

BUDGET²: N/A

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Memorandum, Ordinance

RECOMMENDATION: Approval (if the Liquor Control Commission approves the applicant's request for a Class B liquor license).

SUBMITTED FOR BOARD CONSIDERATION: **VILLAGE MANAGER**

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*



MEMORANDUM

TO: Jon A. Sfondilis, Village Manager
FROM: Martin Seay, Executive Secretary
DATE: December 1, 2016
RE: Ordinance updating the number of Class B and Class C liquor licenses

EXECUTIVE SUMMARY

On December 5, the Liquor Control Commission will be asked to consider granting a Class B (restaurant) liquor license to El Alamo Mexican Grill, Inc., the prospective new owner of the existing restaurant at 56 & 58 North Wolf Road. The restaurant currently holds a Class C (tavern) liquor license, and the new owner has been encouraged to apply for a license class better suited to the establishment's operations. If the Commission approves the request, the Board of Trustees will be asked to approve the attached ordinance, which amends the municipal code to increase the number of authorized Class B liquor licenses from three to four and decrease the number of authorized Class C licenses from two to one.

Please note that if the Commission does NOT grant El Alamo Mexican Grill the requested license, then staff recommends that this ordinance be tabled or voted down.

El Alamo Mexican Grill, Inc. is in the process of purchasing the existing Mexican restaurant at 56 & 58 North Wolf Road.

The restaurant's current liquor license is a Class C license. At the time of its initial issuance by the Village in 2003, this Class C license simply allowed the sale and service of alcoholic beverages with no restrictions. The Village has since amended the Class C license to define it more clearly as a tavern license. Because El Alamo is a restaurant rather than a tavern—it derives most of its revenue from food sales, not from alcoholic beverage sales—the new owner has applied for a Class B license rather than a Class C license at staff's recommendation.

Therefore, although the total number of liquor-licensed establishments in Wheeling will not change as a result of the purchase and sale of the business, the Village Board will need to decrease the number of Class C licenses and increase the number of Class B licenses by one respectively to reflect the Liquor Control Commission's granting of a license to the new owner.

With the approval of this ordinance, the total number of liquor-licensed establishments of all types in the Village would remain 50 (see attached). The only remaining Wheeling establishment with a Class C license would be Old Munich Inn (although PS Pub and Jeffrey Lanes both hold Class C-V licenses that allow video gaming).

If you have questions or concerns regarding this ordinance, please let me know.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 4.32 of the VILLAGE OF WHEELING
MUNICIPAL CODE, "ALCOHOLIC LIQUOR DEALERS"
SPECIFICALLY SECTION 4.32.085**

WHEREAS, the Village and its officials are authorized pursuant to the provisions of Section 4-4 of the Illinois Liquor Control Act of 1934, (235 ILCS 5/4-1, *et seq.*), to provide for the control, management and licensing of the sale of alcoholic beverages within the corporate boundaries; and

WHEREAS, the Village has determined it is necessary and desirable to increase the number of Class B licenses from three (3) to four (4) and to decrease the number of Class C licenses from two (2) to one (1); and

WHEREAS, the President and Board of Trustees find it is in the best interests of the community of the Village of Wheeling to approve the Ordinance as herein amended;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Wheeling, Counties of Cook and Lake, State of Illinois:

Section A

Chapter 4.32 of the Village of Wheeling's Municipal Code, "ALCOHOLIC LIQUOR DEALERS," Section 4.32.085, "Authorization of Licenses" is hereby amended, and as amended, shall read and provide as follows:

4.32.085 Authorization of licenses.

(a) The following licenses are authorized to be issued:

TABLE INSET:

Class A	15
Class A-V	2
Class A-1	1
Class A-1-V	0
Class B	3 <u>4</u>
Class B-V	2
Class B-1	1
Class B-1-V	2
Class C	2 <u>1</u>
Class C-V	2
Class D	4

Class D-1	0
Class D-2	6
Class D-3	1
Class D-4	8
Class E	1
Class E-V	1
Class F	0
Class G	0
Class H	1 (Provided that additional licenses for the same Class H premises may be issued without limitation.)
Class I	Unlimited
Class J	1
Class K	Unlimited
Class L	Unlimited
Class M	1
Class M-1	0
Class N	0
Class N-V	3 Maximum
Class O	1

Any licensee holding a valid Class B or Class C license shall have the privilege of upgrading such license to either a Class A or a Class B status.

If the licensee in the premises meets approval of any such upgrading of a license, the license shall be designated as an A-B or B-C license, as the case may be, and shall entitle the licensee to all of the privileges of the higher-class license at the premises subject thereto. Such upgrading shall require the payment of any higher fee required for the issuance of the higher class license for each year in which the upgraded licenses shall be classified in the original class under which it was initially issued.

(b) Upon any license becoming forfeited, void or revoked for any reason, the number of available licenses in that classification shall automatically and immediately be reduced by one.

Section B

Those sections, paragraphs and provisions of Chapter 4.32, "ALCOHOLIC LIQUOR DEALERS," of the Wheeling Municipal Code which are not expressly amended or repealed by this Ordinance are hereby re-enacted; and it is expressly declared to be the intention of this Ordinance not to repeal or amend any portion of the Wheeling Municipal Code other than expressly amended or repealed in Section A of this Ordinance.

Section C

The invalidity of any section or provision of this Ordinance hereby passed and approved shall not invalidate the other sections or provisions thereof.

Section D

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

Trustee _____ moved, seconded by Trustee _____,
that Ordinance No. _____ be passed.

PASSED this _____ day of _____, 2016.

President Argiris _____	Trustee Brady _____
Trustee Krueger _____	Trustee Lang _____
Trustee Papantos _____	Trustee Vito _____
	Trustee Vogel _____

APPROVED this _____ day of _____, 2016.

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

APPROVED AS TO FORM:

Village Attorney

Published in pamphlet form on this _____ day of _____ 2016
by order of the Corporate Authorities of the Village of Wheeling.

Current Wheeling Liquor Licenses

December 5, 2016

A-1 Liquors	D	50 N. Wolf Road
Andy's Dam Inn	B-V	1000 S. Milwaukee Avenue
Arturo's Mexican Grill	A	34 N. Elmhurst Road
B&L Liquors & PS Pub	C-V	767 W. Dundee Road
• B&L Liquors & PS Pub	D-4	767 W. Dundee Road
Benihana	A	150 N. Milwaukee Avenue
Bob Chinn's Crab House	A	393 S. Milwaukee Avenue
• Bob Chinn's Crab House	D-4	393 S. Milwaukee Avenue
Buca Di Beppo	A	604 N. Milwaukee Avenue
Carnicerias Jimenez	D-3	550 W. Dundee Road
Chipotle Mexican Grill	B	1572 W. Lake Cook
Cooper's Hawk	A	583 N. Milwaukee Avenue
• Cooper's Hawk	D-4	583 N. Milwaukee Avenue
D'Agostino's Pizzeria	A-V	241 S. Milwaukee Avenue
• D'Agostino's Pizzeria	D-4	241 S. Milwaukee Avenue
El Burrito Bronco	B-1	733 W. Dundee Road
Golden Chef	A	600 S. Milwaukee Avenue
Jazz Café, Inc.	A	250-252 McHenry Rd.
Jeffrey Lanes	C-V	125 N. Wolf Road
• Jeffrey Lanes	D-4	125 N. Wolf Road
Joe's Pizzeria	B-1-V	57 N. Wolf Road
Kilcoyne's Redwood Inn	B-V	342 N. Milwaukee Avenue
Kolssak Funeral Home	J	189 S Milwaukee Avenue
Krystyna's Market	D-2	835 W. Dundee Road
Las Islas Marias	B	784 W. Dundee Road
Liquor Barn	D	267-283 E. Dundee Rd.
Liquor Island	D	1750 W. Hintz Road
Market Square	A-V	600 W. Dundee Road
Mom & Dad Pantry	D-2	11 W. Dundee Road
Old Munich Inn	C	582 N. Milwaukee Avenue
Louie's Boston Fish Market*	A	412 N. Milwaukee Avenue
Phillip Carpenter Post 66 Amvets	E-V	700 N. McHenry Road
The Ram Restaurant & Brewery	A	700 N. Milwaukee Avenue
• The Ram Restaurant & Brewery	D-4	700 N. Milwaukee Avenue
Sam's Club Store #8198	D-2	1055 McHenry Road
Saranello's	A	601 N. Milwaukee Avenue Ste B
• Saranello's	D-4	601 N. Milwaukee Avenue Ste B
Saranello's Banquets	M	601 N. Milwaukee Avenue Ste C
Siri Restaurant	A	401 E. Dundee Road
Spears Bourbon, Burgers & Beer	A	723 N. Milwaukee Avenue
St. Joseph the Worker	E	181 W. Dundee Road
Stella's Place -Lynn Plaza	N-V	534A W. Dundee Road
Stella's Place -Fresh Farms	N-V	255 E. Dundee Road
Stella's Place -Lexington Commons	N-V	1081 Lake Cook Road
Sushi Gallery	B	73 S. Milwaukee Avenue
Taqueria Alamo**	C	56 & 58 N. Wolf Road

TGI Friday's	A	1500 Lake Cook Road
Tuscany	A	550 S. Milwaukee Avenue
• Tuscany	D-4	550 S. Milwaukee Avenue
Twin Peaks	A	781 N. Milwaukee Avenue
Walgreens Store #04941	D-2	10 N. Milwaukee Avenue
Walgreens Store #05609	D-2	1199 W. Dundee Road
Wal-Mart Store #1735	D-2	1455 Lake Cook Road
Wa-Pa-Ghetti's	B-1-V	208 McHenry Road
The Westin Chicago North Shore Hotel	H	601 N. Milwaukee Avenue
Wheeling Liquors	D	890 S. Milwaukee Avenue
The Wheeling Park District	O	333 W. Dundee Road
XO Restaurant	A-1	1057 Lake Cook Road

* Not yet open; issuance of liquor license pending special use approval.

** Under contract for sale to El Alamo Mexican Grill, Inc. which has applied for a Class B license.

**VILLAGE OF WHEELING
LEGISLATIVE COVER MEMORANDUM**

AGENDA ITEM NO(S): 13.B
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: Monday, December 5, 2016

TITLE OF ITEM SUBMITTED: An Ordinance Am ending Ordinance No. 3658, to Grant Special Use and Associated Site Plan and Appearance Approval for a Building Expansion and Site Improvements to Wheeling High School, 900 S. Elmhurst Road [Docket No. PC 16-17]

SUBMITTED BY: Andrew C. Jennings
Director of Community Development

BASIC DESCRIPTION OF ITEM¹: School District 214 is seeking a site plan change to Special Use Ordinance No. 3658 for building expansions and site improvements to Wheeling High School.

BUDGET²: N/A

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Ordinance
Staff Report
PC Minutes (Draft), 11.17.2016
Fire Department memo
Photo of existing conditions (staff photos)
Cover letter
Campus site plan with additions
Gym addition elevations plan
Music rooms addition elevations plan
Gym addition demolition and proposed floor plans
Music rooms demolition and proposed floor plans
Engineering plans
Landscape plans
Photometric plan
Lighting fixture specifications (39 sheets)
Plat of survey

RECOMMENDATION: Approve

SUBMITTED FOR BOARD CONSIDERATION: VILLAGE MANAGER

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*

REQUEST FOR BOARD ACTION

TO: Jon Sfondilis
Village Manager

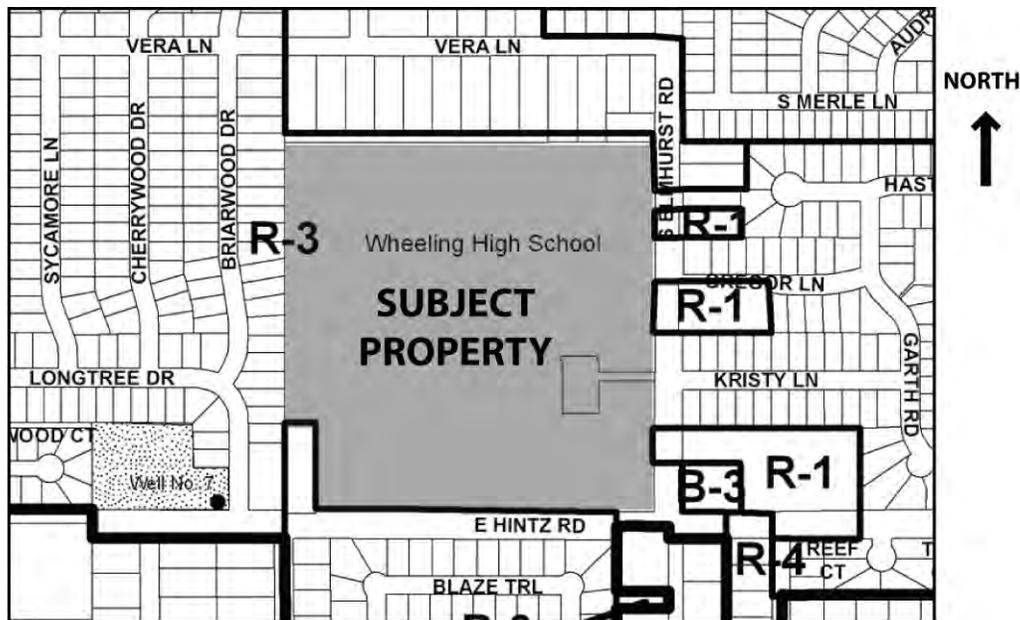
FROM: Andrew C. Jennings
Director of Community Development

DATE: December 5, 2016

SUBJECT: Docket No. PC 16-17
Wheeling High School
900 S. Elmhurst Road
Site Plan Change to Special Use Ordinance No. 3658 for a Building Expansion and Site Improvements

PROJECT OVERVIEW: The petitioner is seeking a site plan change to Special Use Ordinance No. 3658 for building expansions and site improvements to Wheeling High School.

LOCATION MAP:



PLAN COMMISSION RECOMMENDATION

At the Plan Commission meeting on Thursday, November 17, 2016, Commissioner Dorband moved, seconded by Commissioner Issakoo to recommend Approval of Docket No. PC 16-17 to grant a site plan change to Special Use Ordinance No. 3658 as shown on the following exhibits submitted October 27, 2016 (except as noted), by School District 214, for Wheeling High School located at 900 S. Elmhurst Road, Wheeling, Illinois:

- Cover letter (4 pages),
- Campus site plan with additions (11.15.2016),
- Gym addition elevations plan,
- Music rooms addition elevations plan,

Request for Board Action

Page 2 of 5

RE: Plan Commission Docket No. PC 16-17

- Gym addition demolition plans (11.10.2016),
- Gym proposed floor plan (11.10.2016),
- Music rooms demolition plans (2 sheets) (11.10.2016),
- Music rooms proposed floor plan (11.10.2016),
- Engineering plans (8 sheets),
- Landscape plans (3 sheets),
- Photometric plan,
- Lighting fixtures and poles specifications (39 sheets), and
- Plat of survey (6 sheets).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara

NAYS: None

ABSENT: None

PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Ted	Birren, Director of Operations
<u>Property Owner:</u>	Township	High School District 214
<u>Common Property Address:</u>	900 S. Elmhurst Road	
<u>Common Location:</u>	Located at the north west corner of Hintz and Elmhurst Roads	
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential	
South:	Multi-Family Residential & Commercial	
East:	Multi-Family Residential & Commercial	
	West: Multi-Family Residential	
<u>Comprehensive Plan Designation:</u>	Public / Institutional	
<u>Property size:</u>	Approxim	ately 37.4 acres
<u>Existing Use of Property:</u>	Public	high school
<u>Proposed Use of Property:</u>	No	change
<u>Existing Property Zoning:</u>	R-3 Single Family Residential	
<u>Previous Zoning Action on Property:</u>		
PC 16-10	Minor S.P. & Appearance	Approval of softball facility improvements (9.22.2016)
PC 11-5	Minor S.P. & Appearance	Approval of football facility improvements (2.11.2011)

2009-26 Ordinance No. 4500, granting S.U. & S.P. Approval of a telecommunication tower (3.01.2010)
2002-23 Ordinance No. 3658, granting S.U. & S.P. Approval for an expansion (7.22.2002)

DESCRIPTION OF PROPOSAL

The petitioner (District 214) is requesting site plan and appearance changes to the existing special use for building expansions and site improvements. The plan is to expand the current field house (gymnasium) at the south end of the site and to expand the music rooms, which are located adjacent to the main entrance along Elmhurst Road. The drop-off area and adjacent parking along Elmhurst Road will also be reconfigured. New landscaping is proposed for the areas that will be disturbed. Lastly, new lighting is proposed for the entire building and parking/pedestrian/driving areas of the site.

SITE PLAN REVIEW

Scale of Partial Site Plans: 1' = 20'

General Site Layout: The general site layout will remain the same. A building expansion of the field house (gym) is planned for the southeast corner of the building. A building expansion to accommodate additional music rooms is also planned for the east façade, just south of the main entrance. The music room's expansion is also impacting the drop-off area and adjacent parking configurations. Because the music area expansion is pushing the building wall east, the drop-off area is also being shifted east slightly. To accommodate the shift, a single row of parking is being reconfigured from angled parking to parallel parking. The handicapped parking stalls are also being relocated closer to the building. Due to the reconfiguration, there will be a loss of 4 parking stalls. Due to the size of the property and number of total parking stalls, it is believed that the loss of 4 stalls will not have an impact on the project.

Site Lighting: With the exception of the stadium lighting, lighting throughout the site will be upgraded at this time. The existing lights will be replaced with LED fixtures. A full photometric plan for the entire site and fixture and pole specifications for all the lights has been provided.

APPEARANCE REVIEW

Building Size: Two separate building additions are proposed. First, at the south end, an approximately 11,000 sq. ft. addition is proposed to the field house. This addition will house two gymnasiums. Along the east (Elmhurst Road) façade, an approximately 5,500 sq. ft. building addition will accommodate a band room and orchestra room, with reconstruction of the existing orchestra and choir rooms into practice rooms and music equipment storage.

Elevation Plan Review: The proposed additions will match the existing building so they do not appear as distinct "additions." The primary wall material is insulated precast panel with thin brick finish. The brick will match the existing in size and color. The gym is 29' 3" in height and

Request for Board Action

Page 4 of 5

RE: Plan Commission Docket No. PC 16-17

will have upper story windows on the south façade. The music area addition will mirror the height (24' 6³/₄"), design, and window configuration of the building on the north side of the primary entrance. To accommodate the east façade (music) addition, a portion of the covered canopy entry will be removed. The remaining covered canopy area will only extend in front of the entry doors.

Material Samples: A photo of the brick has been provided. A sample was also provided at the Plan Commission meeting.

Proposed Landscaping: The area surrounding the field house expansion will be restored with sod. The landscaped area adjacent to the music rooms and drop-off area will also be restored. This area includes restored sod and plantings. The plantings of the newly created landscaped island include a mix of canopy trees, deciduous shrubs and ground covers.

CONDITIONS FROM PLAN COMMISSION RECOMMENDATION

The Plan Commission recommendation for Docket No. PC 16-17 did not include any conditions of approval.

MODIFICATIONS FOLLOWING PLAN COMMISSION HEARING

The plans have not been modified following the Plan Commission hearing.

STAFF REVIEW.

Fire Department Review: The Fire Department has provided a comment memo dated November 11, 2016. The comments will be addressed at permit.

Engineering Division Review: The Engineering Division has reviewed the plans and found that the plan submittal is complete and ready to proceed to the permit stage of development.

Impact on Adjacent Uses: No impact on adjacent uses is expected.

Village Planner's Recommendation to the Plan Commission: Staff recommended approval of the proposed modifications to the special use.

DIRECTOR OF COMMUNITY DEVELOPMENT RECOMMENDATION

I concur with the Plan Commission's recommendation to approve building and site modifications to Wheeling High School. A draft ordinance is attached that amends the existing special use ordinance to allow for the proposed modifications. This ordinance revises the list of exhibits to include the previous plans and the new exhibits documenting the proposed building and site improvements.

Request for Board Action

Page 5 of 5

RE: Plan Commission Docket No. PC 16-17



Andrew C. Jennings

Director of Community Development

- Attachments:**
- Ordinance (precedes this report)
 - Plan Commission Minutes (Draft), 11.17.2016
 - Fire Department Memo
 - Photos
 - of existing conditions (staff)
 - Cover letter
 - Campus site plan with additions
 - Gym addition elevations plan
 - Music rooms addition elevations plan
 - Gym addition demolition plan
 - Gym proposed floor plan
 - Music rooms demolition plans
 - Music rooms proposed floor plan
 - Engineering plans
 - Landscape plans
 - Photometric plan
 - Lighting fixtures and poles specifications (39 sheets)
 - Plat of survey

ORDINANCE NO. _____

An Ordinance Amending Ordinance No. 3658, to Grant Special Use and Associated Site Plan and Appearance Approval for a Building Expansion and Site Improvements to Wheeling High School at 900 S. Elmhurst Road

WHEREAS, the President and Board of Trustees approved Ordinance No. 3658 on July 22, 2002, granting Special Use and Site Plan Approval as required under Title 19, Zoning, Section 19.92.010(7) Permitted Special Uses and Section 19.92.055 Site Plan, of the Wheeling Municipal Code, for Wheeling High School's Existing Facility, Proposed Addition, and Electronic Message Board Sign, located at 900 S. Elmhurst Road, Wheeling, Illinois, hereinafter legally described below and zoned R-3 Single-Family Residential District; and

WHEREAS, the applicant is seeking an amendment for building expansions and site improvements to Wheeling High School; and

WHEREAS, the Plan Commission held a public meeting, duly noticed, on November 17, 2016 to review the proposed site plan and building modifications, recommending that the petitioner's request be granted, by a vote of 7 ayes, 0 nays, and 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to amend Ordinance No. 3658 as described in this Ordinance, thus granting the petitioner's request;

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

Section A

Section C of Ordinance No. 3658 is hereby amended to read as follows:

Site Plan and Building Appearance Approval is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-12 Site Plan Approval Requirements, with the site development to be completed substantially in accordance with the following plans / exhibits, herein attached and made part of, submitted October 27, 2016 (except as noted), by School District 214, for Wheeling High School located at 900 S. Elmhurst Road, Wheeling, Illinois, legally described in Section B of Ordinance No. 3658:

- Sheet T-2 Classroom and Laboratory Renovation and Addition, dated May 7, 2002;
- Sheet C3.10 Plat of Survey / Site Layout for Existing Facility, dated June 20, 2002;
- Sheet C3.50 Soil and Erosion Control Plan / Partial Site Layout Plan for Proposed Expansion, dated June 20, 2002;
- Sheet CSK-8 Sign Location and Planting Plan, dated June 25, 2002;
- Sheet 1 Sign Layout and Foundation Plan, dated June 26, 2002;
- **Cover letter (4 pages);**
- **Campus site plan with additions, November 15, 2016;**
- **Gym addition elevations plan;**
- **Music rooms addition elevations plan;**

- Gym addition demolition plans, November 10, 2016;
- Gym proposed floor plan, November 10, 2016;
- Music rooms demolition plans (2 sheets) , November 10, 2016;
- Music rooms proposed floor plan, November 10, 2016;
- Engineering plans (8 sheets);
- Landscape plans (3 sheets);
- Photometric plan;
- Lighting fixtures and poles specifications (39 sheets); and
- Plat of survey (6 sheets).

Section B

Those sections and parts of sections of Ordinance No. 3658 not explicitly amended in this ordinance are hereby re-enacted and re-affirmed.

Section C

All ordinances or parts of ordinances that are in conflict herewith are hereby repealed.

Section D

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

Trustee _____ moved, seconded by Trustee _____, that

Ordinance No. _____ be passed, this _____ day of _____, 2016.

President Argiris _____

Trustee Lang _____

Trustee Brady _____

Trustee Papantos _____

Trustee Krueger _____

Trustee Vito _____

Trustee Vogel _____

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

APPROVED AS TO FORM ONLY:

Village Attorney

PUBLISHED in pamphlet form this _____ day of _____, 2016, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Wheeling High School – 900 S. Elmhurst Road

Docket No. PC 16-17 (Site Plan Change Relating to a Building Expansion and Site Improvements)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions northeast corner of building

Wheeling High School – 900 S. Elmhurst Road

Docket No. PC 16-17 (Site Plan Change Relating to a Building Expansion and Site Improvements)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions building and parking lot (looking south)

Wheeling High School – 900 S. Elmhurst Road

Docket No. PC 16-17 (Site Plan Change Relating to a Building Expansion and Site Improvements)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions of main building entry

Wheeling High School – 900 S. Elmhurst Road

Docket No. PC 16-17 (Site Plan Change Relating to a Building Expansion and Site Improvements)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions south end of building and athletic field



Township High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 ■ www.d214.org

Dr. David R. Schuler
Superintendent

October 27, 2016

Village of Wheeling
Plan Commission
2 Community Boulevard
Wheeling, IL 60090

Re: Wheeling High School 2017 Additions and Renovations, Phase II

Members of the Plan Commission:

It is again with great pleasure that I submit for your review the plans and specifications for Phase II of the Wheeling High School 2017 Additions and Renovations projects. As you recall, Phase I of this project included relocation of the varsity softball field to the southeast corner of the property to make way for the Phase II addition of an auxiliary gymnasium on the south end of the existing fieldhouse. The work for Phase I has already begun and is expected to be complete on time before winter sets in, and District 214 appreciates the cooperation and willingness of this Board to work with us to facilitate the timely project phasing.

Phase II of the work presented herein consists of several different items in different locations of the WHS property. The first is the aforementioned gymnasium addition to the end of the existing fieldhouse. The gymnasium is planned to accommodate the school's increased need for space for athletic practices and competitions, as well as additional stations for physical education instruction. By providing additional space for indoor athletic practices, we will be less likely to "stack" practices of different sports, requiring students to stay later into the evening or arrive very early in the morning to get practice time in for their sport. The additional practice space will allow these practices to take place immediately after school and allow students to arrive home at a more reasonable hour to be with their families and complete homework or other work. The gym will be built of concrete precast panels with a coal tar pitch roofing system. There will be windows toward the upper part of the facility to allow natural light to enter the space. The precast panels will have face brick embedded in them to match the color, type, and style of the rest of Wheeling High School, with the intention of this addition not to look like an addition, but to look like it had been there all along. Enclosed with this submittal is a photograph of the brick and I will bring an actual brick sample to the meeting for your review. Mounted to the exterior of the gymnasium will be aluminum pin-mounted lettering stating "Wheeling High School" and "District 214" below. This lettering will be externally lit with a light fixture shining down from off the side of the building. This lettering to be used is actually the current lettering that exists on the face of the building to the left of the main entrance. The lettering is being removed from this location and relocated to the new gymnasium wall for better visibility and improved

Exhibit received
October 27, 2016

Buffalo Grove High School ■ Community Education ■ Elk Grove High School
John Hersey High School ■ Newcomer Center ■ Prospect High School ■ Rolling Meadows High School
The Academy at Forest View ■ Vanguard School ■ Wheeling High School

appearance instead of the current lettering that exists on the Hintz Road face of the fieldhouse. The current Hintz Road face lettering will be discarded.

Inside the new gymnasium space will be room for two full-size high school basketball or volleyball courts, a divider curtain and a scoreboard. There will be no bleachers as this is only a practice facility and the regular competition events will continue to take place in the original competition gymnasium. Basketball and volleyball courts will also be laid out crosswise so that a smaller attendance game of either sport could be played in the new gym using portable bleachers that would be rolled in from the fieldhouse if needed. The gymnasium work is planned to begin in the spring of 2017 and is anticipated to be complete prior to the start of second semester of the 2017-18 school year.

At the front of the building on the Elmhurst Road side, near the current main entrance, will be an addition to expand and renovate the three music areas. The portion of the building that currently consists of a planter box and pedestrian canopy to the immediate south of the main entrance will be removed and pushed out to accommodate a new state-of-the-art band room and orchestra room, with reconstruction of the existing orchestra and choir rooms into practice rooms and music equipment and materials storage. The music areas will be built of concrete precast panels with a coal tar pitch roofing system. There will be windows toward the upper part of the facility to allow natural light to enter the space. The precast panels will have face brick embedded in them to match the color, type, and style of the rest of Wheeling High School, with the intention of this addition not to look like an addition, but to look like it had been there all along. Enclosed with this submittal is a photograph of the brick (same as the gymnasium addition) and I will bring an actual brick sample to the meeting for your review. Mounted to the exterior of the music addition will be aluminum pin-mounted lettering stating "Wheeling High School" and "District 214" below. This lettering will be the same typeface and style of the lettering on the gymnasium addition, just in a slightly smaller font size to fit the area available on the wall. Next to the building name lettering will be mounted the school's U.S. Department of Education National Blue Ribbon Schools Award seal. Both the school name lettering and the blue ribbon seal will be externally lit from above with a wall mounted light fixture shining down onto the featured surfaces. The current band room will be renovated into the new choir room with no exterior construction work.

To accommodate the new music addition, the south end of the drop-off driveway will need to be shifted to the east and a small number of parking spaces reconfigured in the Elmhurst Road lot to accommodate the shift. New disabled parking spaces will be created closer to the building. The net result is a total loss of five parking spaces to the entire site as no parking modifications are happening in the large lot behind the building. The gym addition and the music addition areas will be fire sprinkled throughout.

As a maintenance project, we will be replacing our entire exterior building wall, entrance, parking lot and roadway lighting with focused LED fixtures to replace the existing mix of mercury vapor, metal halide and high-pressure sodium lighting. The bases, poles, and heads will all be replaced essentially on a one-for-one basis. Wheeling High School and Elk Grove High School will be the last two schools in District 214 to have this work done on the property. All of the other District 214 schools have already had their exterior lighting upgraded to LED; the same exact fixtures and fixture styles as were used at all of the other schools are planned to also be used at Wheeling High School. This will maintain consistency across the school district in appearance and also reduces the stock of spare parts and supplies kept in our central trades department at the administration center for future repairs. Information on the lighting and photometric details are also included as part of this submittal for your review. There will be no changes to the stadium lighting; all stadium sports lighting will remain as-is.

A comprehensive landscaping plan is also included with this submittal for your review, to enhance the music addition at the front of the building primarily. The gym addition will be surrounded by physical education and athletic playing surfaces, so the landscaping in this area will be grass and is reflected in the submittal drawings.

Drawn in the submittals are plans for underground storm water detention. We have included these for reference although we are working cooperatively with the Village and MWRD to use District 214's property along Hintz Rd, just west of Wheeling High School, in the Longtree subdivision, as offsite storm-water detention in lieu of underground detention. This portion of the project is currently under review with potential of being an acceptable use for detention, but we are also prepared to move forward with the underground detention in case there is an issue that we cannot overcome with the Longtree property.

For the entire overall project, none of the proposed structures are anticipated to require any variance of existing zoning ordinances; all building heights and setbacks will be within the defined limits as described in the ordinance for non-residential structures in an R-3 zoning classification.

Other work happening on the property will be some miscellaneous roofing, tuck-pointing and interior remodeling projects, all not affecting the footprint or use of the facility. To accommodate the two different additions will require the District to relocate some utilities, most notably the water main loop that encircles the building. This utility relocation is noted in the detail of the projects and is assumed to be the District's responsibility as a District-owned portion of the water main. All aspects of this project will be constructed in accordance with the Illinois School Code and all other codes referenced in the School Code of its most current edition.

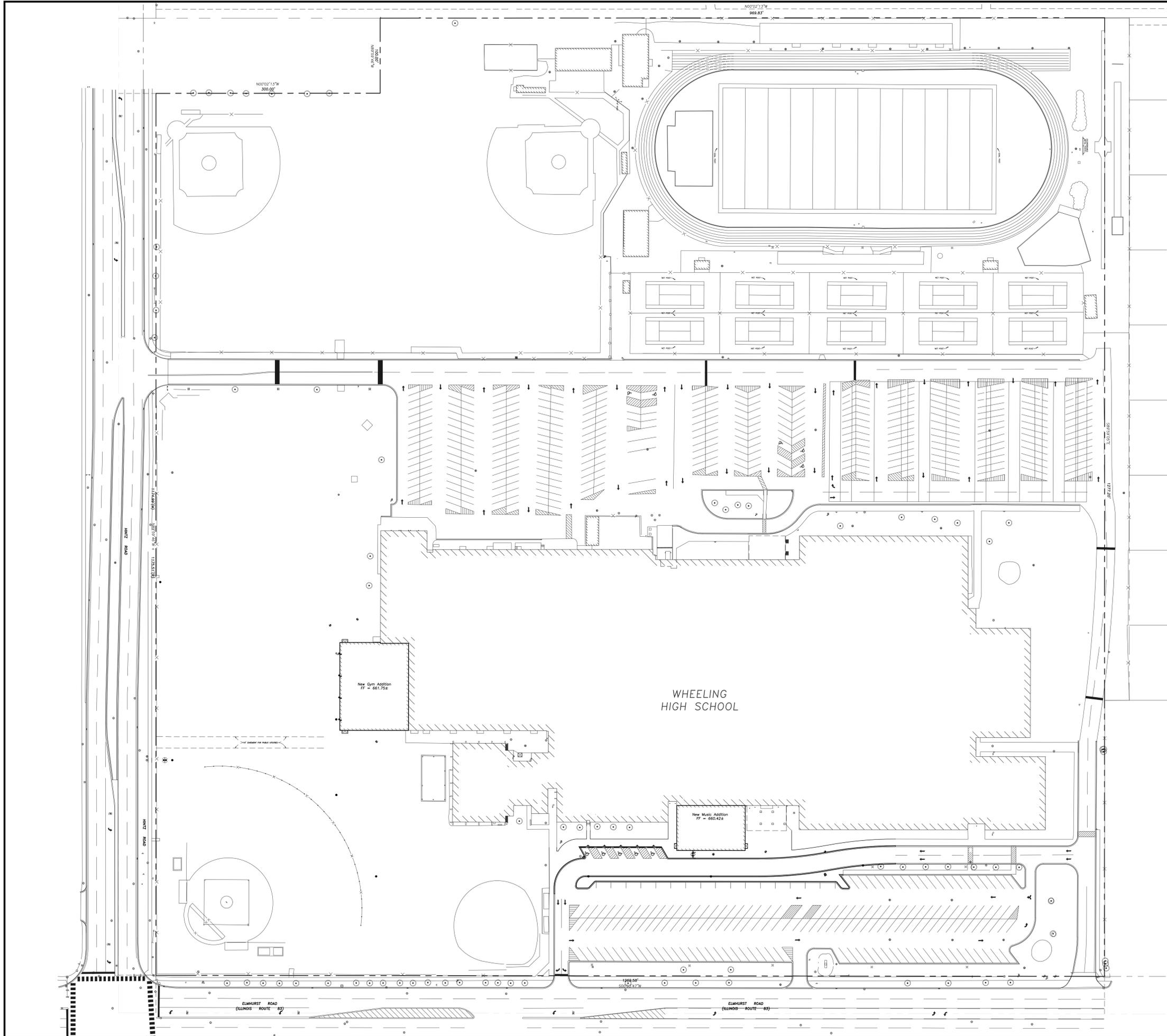
I look forward to meeting with you at the next meeting of the Commission and having the opportunity to discuss this project with you further. In the interim, I can be reached at my office at (847) 718-7619 or at ted.birren@d214.org should you have any questions.

Thank you for your consideration,



Ted Birren
Director of Operations
Township High School District 214

E:\Projects\Township HS District 214\Wheeling\2015 Additions\Drawings\Shepton Wheeling Gym Music Addition_2016-11-11.dwg
 Plotted: 11/14/16 @ 2:08pm By: abrunder



Scale: 1"=60'

LEGEND

EXISTING		PROPOSED
⊙	Manhole	●
⊕	Catch Basin	○
△	Inlet	○
△	Area Drain	○
○	Clean Out	○
—	Storm Sewer	—
—	Sanitary Sewer	—
—	Combined Sewer	—
—	Water Main	—
—	Gas Line	—
—	Overhead Wires	—
—	Electrical Cable (Buries)	—
—	Telephone Line	—
⊙	Fire Hydrant	⊙
⊙	Valve Vault	⊙
⊙	Buffalo Box	⊙
⊙	Downspout	⊙
⊙	Hand Hole	⊙
⊙	Light Pole	⊙
⊙	Utility Pole	⊙
⊙	Sign	⊙
⊙	Fence	⊙
♿	Accessible Parking Stall	♿
—	Curb & Gutter	—
—	Depressed Curb	—
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
—	Contour Line	—
⊙	Deciduous Tree	⊙
⊙	Coniferous Tree	⊙
—	Brushline	—



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2017

**CPP RENOVATIONS 2016-2017
 AT WHEELING HIGH SCHOOL
 900 S. ELMHURST ROAD
 WHEELING, ILLINOIS**

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
2016.10.28	2016.10.28	Issued For Permit
2016.11.18	2016.11.18	Issued For Bid

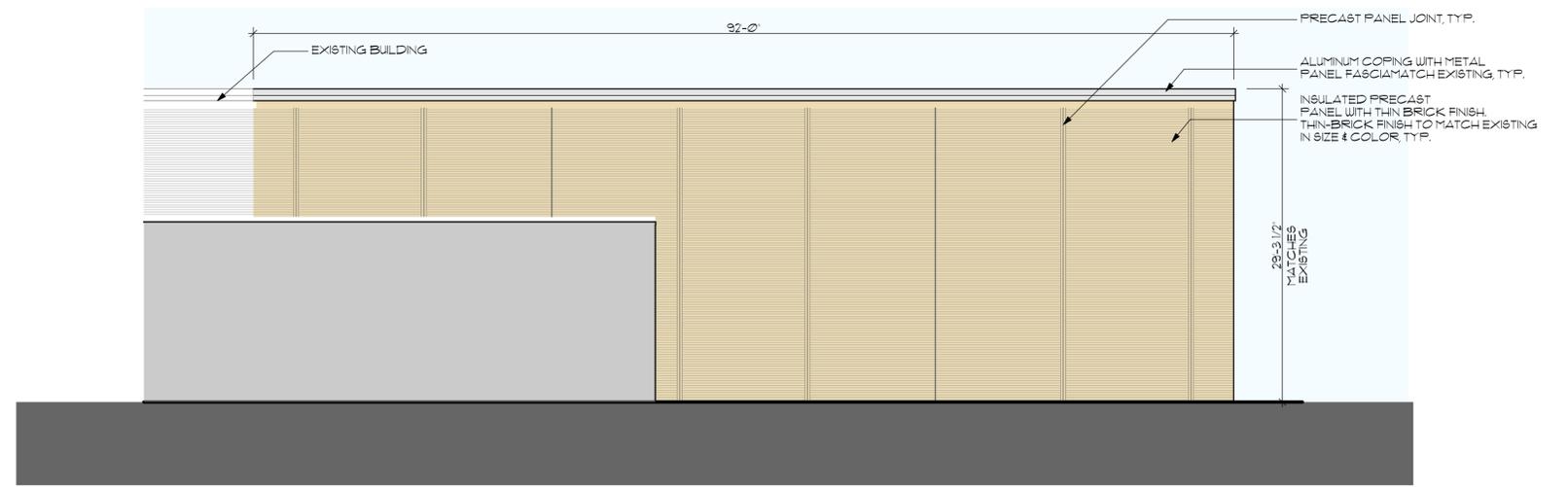
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
 THIS PLAN & SPECIFICATIONS ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
 NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
 CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	AB	Date:	2016.10.28
Approved By:	KC/TH	Project No.:	0000.00

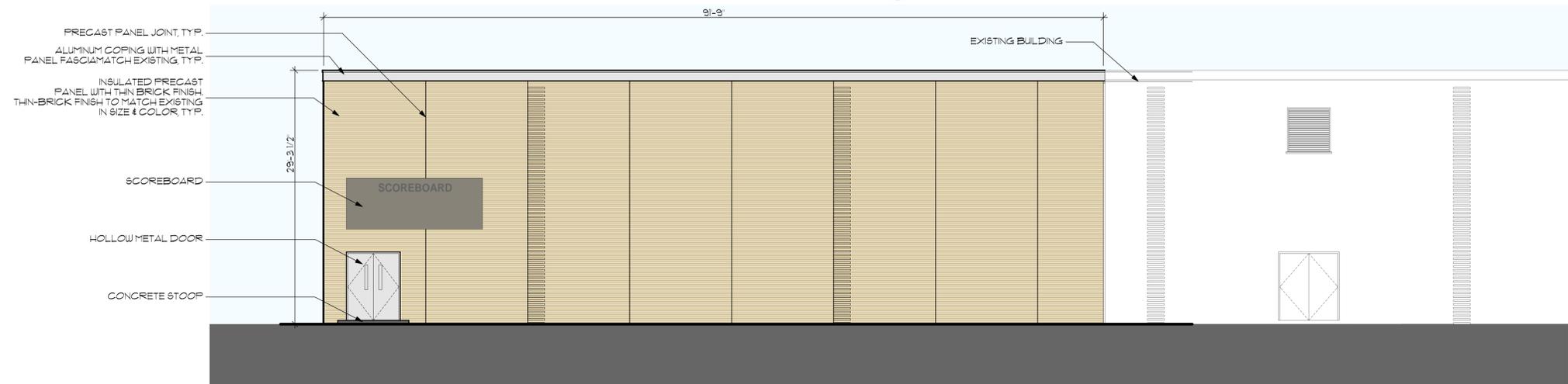
Sheet Title:
**2017 CAMPUS
 PROPOSED
 CONDITIONS**

Sheet No:
C-0.3

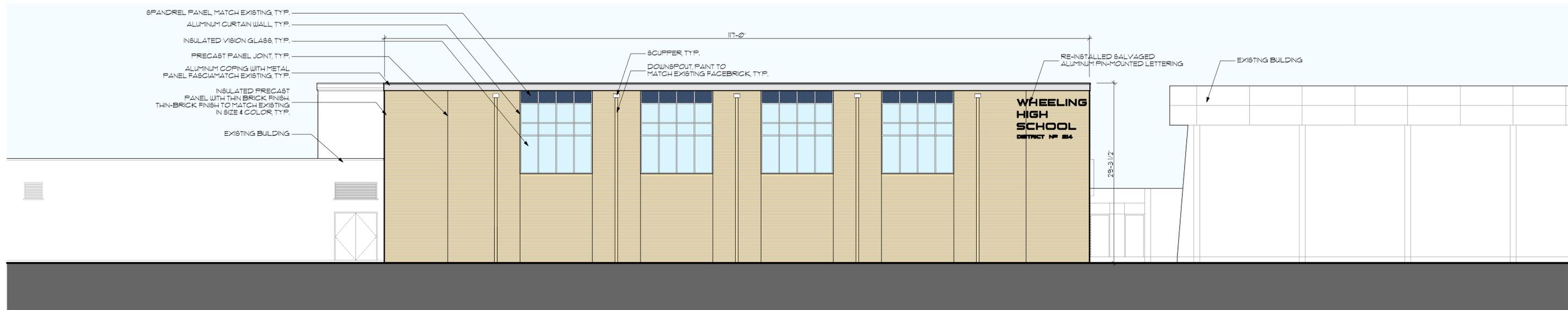
Exhibit received November 15, 2016



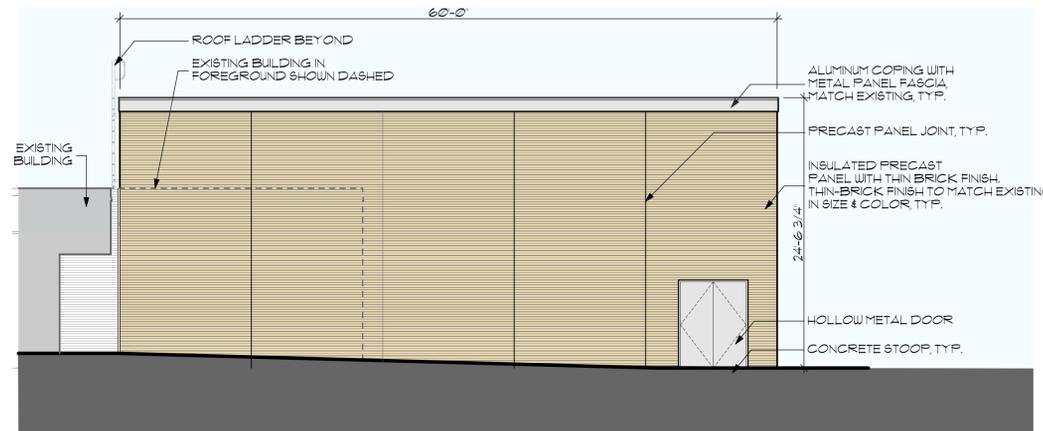
3 WEST EXTERIOR ELEVATION - GYM
SCALE: 1/8" = 1'-0"



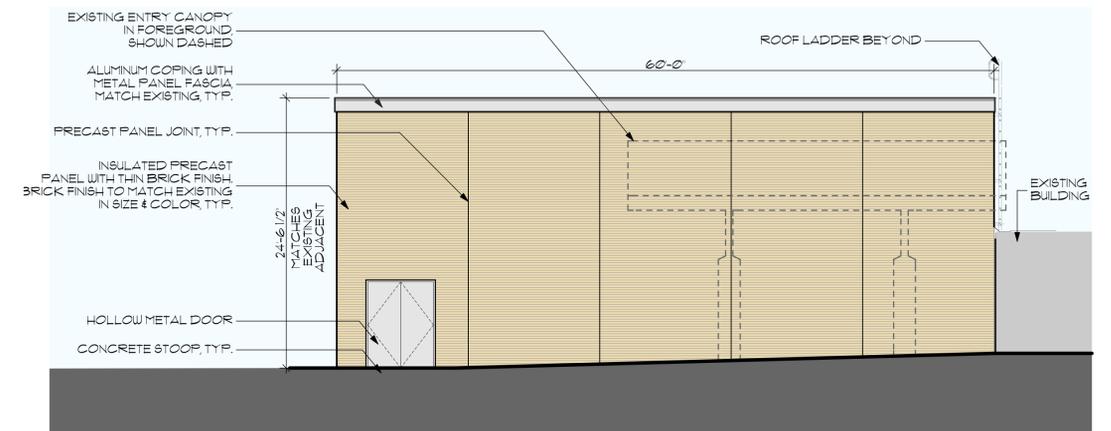
2 EAST EXTERIOR ELEVATION - GYM
SCALE: 1/8" = 1'-0"



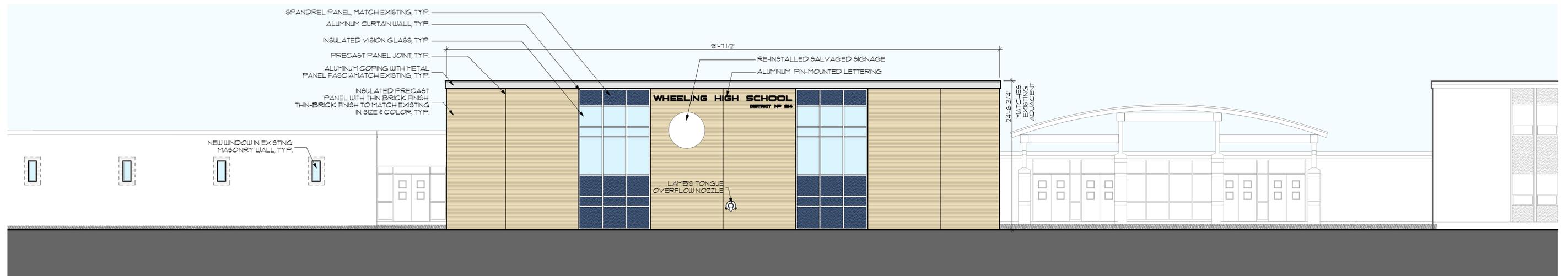
1 SOUTH EXTERIOR ELEVATION - GYM
SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - MUSIC
SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION - MUSIC
SCALE: 1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION - MUSIC
SCALE: 1/8" = 1'-0"

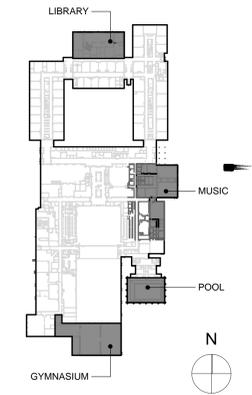
FINISH PLAN LEGEND

-  VCT FLOORING
-  CERAMIC TILE
-  CARPET TILE
-  WALK-OFF CARPET
-  SEALED CONCRETE
-  KITCHEN FLOORING
-  SPORTS FLOORING

FINISH PLAN GENERAL NOTES

- A. ALL HOLLOW METAL FRAMES ARE TO BE PAINTED. REFER TO DOOR SCHEDULE FOR PAINT COLORS. ALUMINUM GLAZING SYSTEMS ARE FACTORY FINISHED. REFER TO PROJECT MANUAL.
- B. SCHEDULED/NOTED FLOOR FINISHES SHALL EXTEND BENEATH ALL BUILT-IN CASEWORK.
- C. REFER TO A9 SERIES SHEETS FOR DOOR TYPES AND TYPICAL EXPANSION JOINT DETAILS.
- D. REFER TO A7 SERIES SHEETS FOR PARTITION TYPES AND TYPICAL EXPANSION JOINT DETAILS.
- E. WALL SURFACE ABOVE DOOR AND WINDOW FRAMES TO MATCH ADJACENT WALL FINISH AND COLOR WHERE APPLICABLE, UNO.
- F. REFER TO PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TACKBOARDS, ACOUSTICAL WALL PANELS, AND MARKERBOARDS.
- H. CERAMIC WALL TILE AND BASE AT ALL DRINKING FOUNTAIN ALCOVES. REFER TO TOILET ROOM DETAIL SHEETS FOR TILE DETAILS AT CEILING AND BASE.
- J. AT ALL FOOD SERVICE AREAS, CMU WALLS ARE TO RECEIVE (3) COATS BLOCK FILLER/PRIMER AND TWO (2) FINISH COATS EPOXY PAINT. GYPSUM WALL BOARD TO BE FINISHED WITH TWO (2) COATS PRIMER AND TWO (2) FINISH COATS EPOXY PAINT.
- K. AT ALL HC SINK CABINETS, CONTINUE WALL BASE AND FLOORING INTO SPACE BENEATH SINK, TYP.
- L. GYPSUM WALL BOARD TO BE MOISTURE-RESISTANT AT KITCHEN, TOILET ROOMS, SHOWER ROOMS, AND LOCKER ROOMS.
- M. CASEWORK SHALL RECEIVE WALL BASE AS INDICATED, UNO.
- N. NO WALL BASE AT FACE BRICK WALLS. FLOORING TO BE SCRIBED TO PROVIDE TIGHT JOINT WITH NO GAPS.
- P. ALL GYPSUM WALL BOARD CEILINGS, SOFFITS, AND FASCIAS TO BE PAINTED, UNO.
- Q. AT AREAS OF EXPOSED CEILINGS, EXCEPT MECHANICAL ROOM, ALL STRUCTURAL MEMBERS, DECK, DUCTWORK, PIPING, AND CEILING ELEMENTS THROUGHOUT SHALL BE PAINTED, UNO. REFER TO CEILING PLANS FOR LOCATIONS.

KEY PLAN



SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

Copyright Notice. Copyright ©2015 by STR Partners LLC. This information in this document is the intellectual property of STR Partners LLC. It is intended solely for use by the "Client" during only this specific project. Reproduction of any portion of this document for any purpose other than for its intended use is not permitted without specific written permission of STR Partners LLC.

PROJECT:
CPP 2016-2017 ADDITIONS AND RENOVATIONS AT WHEELING HIGH SCHOOL
 900 South Elmhurst Road
 Wheeling, Illinois 60090

THE BOARD OF EDUCATION
 TOWNSHIP HIGH SCHOOL
 DISTRICT 214
 2121 South Goebbert Road
 Arlington Heights, Illinois 60005

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
15041

DRAWING DATES

NUMBER	DATE	COMMENTS
1	September 16, 2016	DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

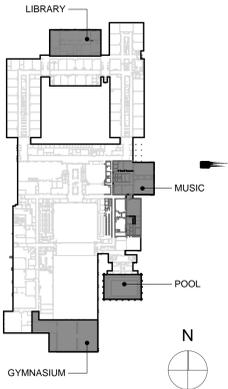
1 September 16, 2016 DESIGN DEVELOPMENT SET

DRAWING DATES

NUMBER DATE COMMENTS

1 September 16, 2016 DESIGN DEVELOPMENT SET

KEY PLAN



SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

Copyright Notice. Copyright ©2015 by STR Partners LLC. The information in this document is the intellectual property of STR Partners LLC. It is intended solely for use by the "Client" during only this specific project. Reproduction of any portion of this document for any purpose other than for its intended use is not permitted without specific written permission of STR Partners LLC.

PROJECT
CPP 2016-2017 ADDITIONS AND RENOVATIONS AT WHEELING HIGH SCHOOL
 900 South Elmhurst Road
 Wheeling, Illinois 60090

THE BOARD OF EDUCATION TOWNSHIP HIGH SCHOOL DISTRICT 214
 2121 South Goebbert Road
 Arlington Heights, Illinois 60005

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
15041

DRAWING DATES

NUMBER	DATE	COMMENTS
1	September 16, 2016	DESIGN DEVELOPMENT SET

DRAWING TITLE

MUSIC DEMOLITION PLAN

SHEET NUMBER

A1-1.0

DEMOLITION LEGEND

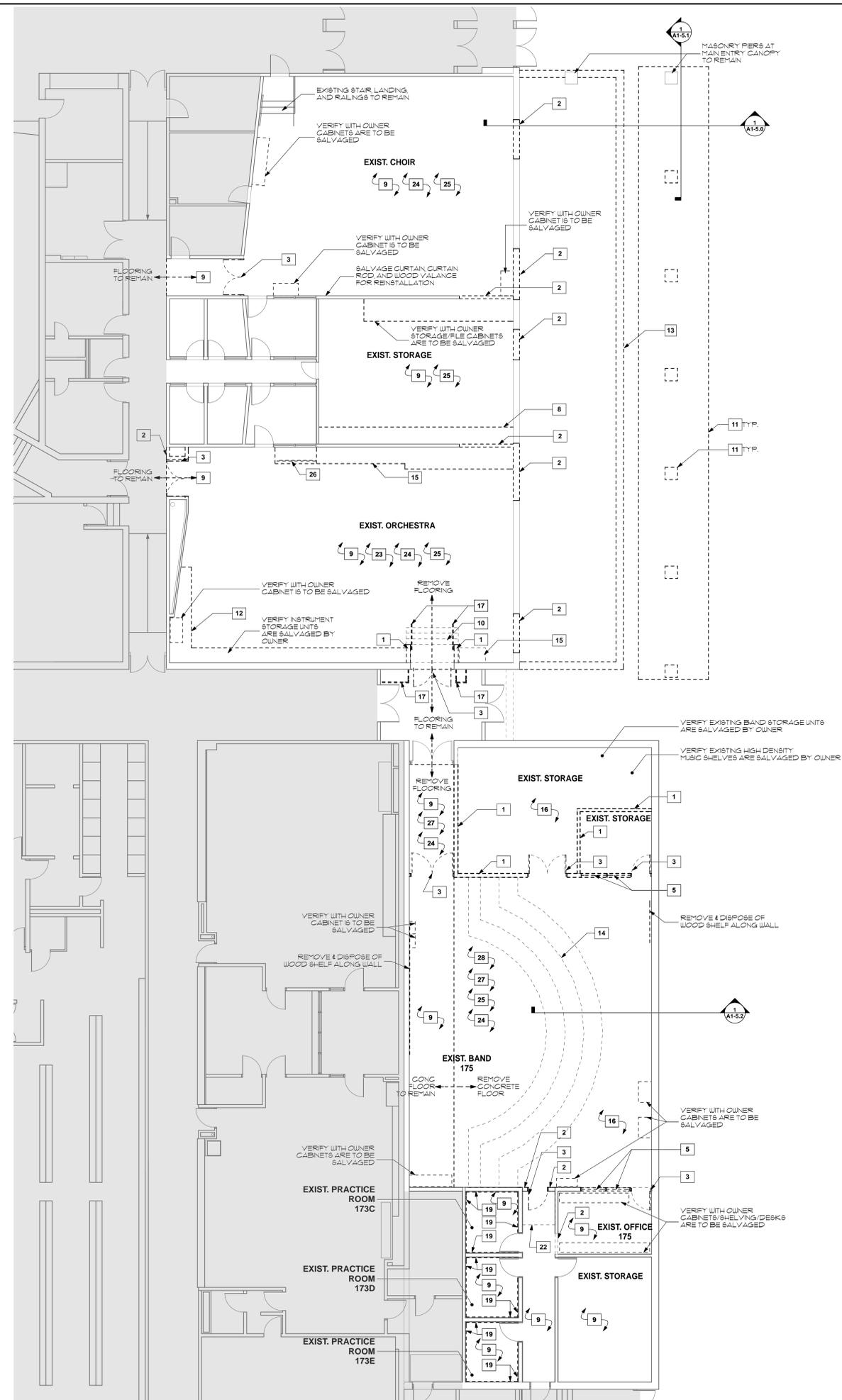
- AREAS N.I.C.
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO DEMOLISH
- DEMOLITION KEY NOTE TAG

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN IN DASHED LINE ARE TO BE REMOVED.
2. CAREFULLY REVIEW CONSTRUCTION DRAWINGS FOR ANY CONFLICTS WITH THE DEMOLITION DRAWINGS. IF NEW CONSTRUCTION CONFLICTS WITH EXISTING ITEMS, EXISTING ITEM SHALL BE DEMOLISHED AS REQUIRED FOR NEW CONSTRUCTION.
3. THIS DRAWING IS INTENDED TO INDICATE THE GENERAL SCOPE OF DEMOLITION WORK, BUT NOT THE FULL EXTENT. STR DOES NOT WARRANT THE ACCURACY OF THE DRAWING AS IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AFFECTED BY THE WORK.
4. BY SUBMITTING A BID THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND VERIFIED EXISTING CONDITIONS AS IT RELATES TO THE WORK AND AGREES THAT NO EXPENSES IN ADDITION TO HIS BID WILL BE INCURRED BY THE OWNER FOR THE CONTRACTOR'S LACK OF KNOWLEDGE REGARDING THE EXISTING CONDITIONS AS IT RELATES TO THE WORK AND AGREES TO PROVIDE THE WORK IN CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS WHETHER OR NOT SPECIFICALLY INDICATED BY THE ARCHITECT.
5. THE ARCHITECT AND HIS AGENTS HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS OF ANY KIND INCLUDING ASBESTOS OR OTHER TOXIC SUBSTANCES.
6. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR FURTHER INFORMATION. PATCH AREAS AS REQUIRED TO MATCH ADJACENT SURFACES DAMAGED AS RESULT OF DEMOLITION WORK ASSOCIATED WITH THOSE TRADES. INFILL ABANDONED PENETRATIONS AND DUCTWORK OPENINGS WITH LIKE MATERIALS AND FINISHES, MATCHING ADJACENT SURFACES.
7. COORDINATE ALL REQUIRED SLAB CUTTINGS WITH ALL CONSULTANT DRAWINGS AS REQUIRED. SLAB CUTS AT EXISTING SLAB TO BE REPAIRED AND SLAB PREPARED FOR NEW FLOOR FINISH. ENSURE LEVEL TRANSITIONS BETWEEN NEW AND EXISTING FLOOR SLABS WHERE DEMOLITION OCCURS.
8. REFER TO ENGINEERING DRAWINGS FOR PENETRATIONS THROUGH EXISTING WALLS, FLOORS AND/OR ROOF. DEMOLISH PORTIONS OF WALLS, FLOORS AND/OR ROOFS REQUIRED TO ACCOMMODATE THESE PENETRATIONS. PROVIDE AND INSTALL NEW LINELS FOR NEW WALL PENETRATIONS AS REQUIRED.
9. REMOVE, DISCONNECT AND CAP ALL POWER, WIRING, SWITCHING, FIRE ALARM, MAGNETIC HOLD OPENS, PIPING, THERMOSTATS, NETWORKING, OUTLETS, UTILITIES, ETC AT DEMOLISHED DOORS, WALLS, CEILINGS, CASEWORK, FLOORS, ETC. PROVIDE CONTINUITY BY RECONNECTING & REROUTING SERVICES FEEDING OTHER AREAS NOT IN SCOPE OF DEMO AREA. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
10. REPAIR ADJACENT WALLS, CEILINGS AND FLOORS AT ALL DEMO AREAS WITH LIKE MATERIALS AND FINISHES, MATCHING ADJACENT SURFACES, TYPICAL.
11. RETURN ALL REMOVED & SALVAGED ITEMS NOTED TO OWNER FOR STORAGE OR DISPOSAL AS DIRECTED BY OWNER.

DEMOLITION KEY NOTES

- 1 REMOVE WALL
- 2 REMOVE PORTION OF WALL
- 3 REMOVE DOOR AND FRAME
- 4 REMOVE DOOR ONLY - FRAME TO REMAIN
- 5 REMOVE WINDOW AND ALL ASSOCIATED FRAMING, FASTENERS, ANGLES AND CLIPS
- 6 REMOVE EXISTING CEILING, GRID AND ASSOCIATED CEILING MOUNTED FIXTURES
- 7 REMOVE EXISTING LIGHT FIXTURES
- 8 REMOVE & DISPOSE OF CASEWORK
- 9 REMOVE FLOORING MATERIAL AND PREPARE SURFACES TO RECEIVE NEW FLOORING
- 10 REMOVE STAIR, LANDING, AND RAILING
- 11 REMOVE EXISTING CANOPY, STEEL, CONCRETE PIERS AND FOOTINGS. CAP AND REMOVE EXISTING CONDUIT AND LIGHTING
- 12 REMOVE INSTRUMENT STORAGE BASE
- 13 REMOVE CONCRETE PLANTER
- 14 REMOVE WOOD FLOOR RISERS & CONCRETE BELOW
- 15 REMOVE & DISPOSE OF STORAGE CABINETS
- 16 REMOVE EXISTING CONCRETE FLOOR AND RISERS IN ITS ENTIRETY
- 17 REMOVE PIPE RAIL IN ITS ENTIRETY
- 18 REMOVE ALARM SCANNER GATES
- 19 REMOVE WALL PANELS. SALVAGE & STORE IN ATTIC STOCK AT OWNER'S DISCRETION. REMOVE AND CLEAN ALL REMAINING ADHESIVE FROM WALL AND PREPARE WALL TO RECEIVE PAINT
- 20 REMOVE EXISTING TILE AND CONCRETE POOL DECK DOWN TO STRUCTURAL SLAB
- 21 REMOVE EXISTING DECK DRAINS - SEE MEP DOCUMENTS FOR COMPLETE DEMO SCOPE
- 22 EXTENT OF SLAB TO BE REMOVED
- 23 SEE PLUMBING DRAWINGS FOR NEW WORK BELOW SLAB
- 24 REMOVE & DISPOSE OF ALL WALL PANELS THROUGHOUT
- 25 REMOVE & DISPOSE OF ALL MARKERBOARDS THROUGHOUT
- 26 REMOVE & DISPOSE OF CHALKBOARD
- 27 REMOVE & DISPOSE OF ALL TACKBOARDS THROUGHOUT
- 28 SCRAPE AND PATCH EXISTING FOUNDATION WALL, FILLING ANY HOLES TO ACHIEVE A SMOOTH SURFACE. PREPARE FOR PAINT, TYP. AT ALL AREAS OF CONCRETE RISER/ FLOOR DEMO THROUGHOUT



1 MUSIC DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

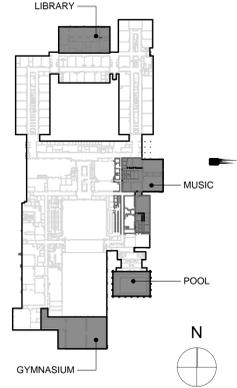
Exhibit received November 10, 2016



0 IN
 1 IN
 2 IN
 Actual size to read at scale

IN-PROGRESS
 NOT FOR CONSTRUCTION
 11/4/16

KEY PLAN



SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

Copyright Notice, Copyright ©2015 by STR Partners LLC. The information in this document is the intellectual property of STR Partners LLC. It is intended solely for use by the "Client" during only this specific project. Reproduction of any portion of this document for any purpose other than for its intended use is not permitted without specific written permission of STR Partners LLC.

PROJECT
CPP 2016-2017 ADDITIONS AND RENOVATIONS AT WHEELING HIGH SCHOOL
 900 South Elmhurst Road
 Wheeling, Illinois 60090

THE BOARD OF EDUCATION TOWNSHIP HIGH SCHOOL DISTRICT 214
 2121 South Goebbert Road
 Arlington Heights, Illinois 60005

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
15041

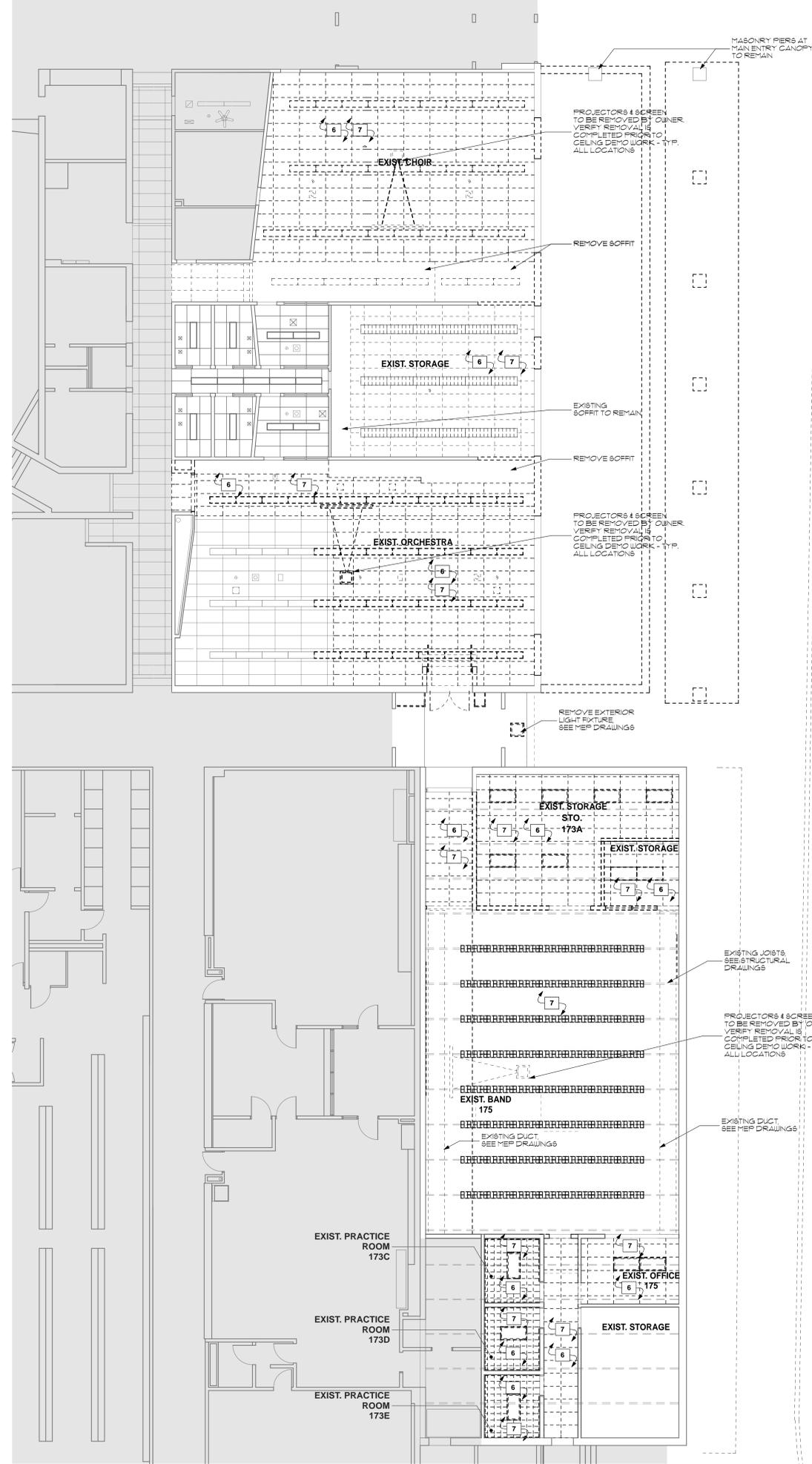
DRAWING DATES

NUMBER	DATE	COMMENTS
1	September 16, 2016	DESIGN DEVELOPMENT SET

DRAWING TITLE
MUSIC DEMOLITION RCP

SHEET NUMBER

A1-2.0



DEMOLITION LEGEND

- AREAS N.I.C.
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO DEMOLISH
- DEMOLITION KEY NOTE TAG

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN IN DASHED LINE ARE TO BE REMOVED.
2. CAREFULLY REVIEW CONSTRUCTION DRAWINGS FOR ANY CONFLICTS WITH THE DEMOLITION DRAWINGS. IF NEW CONSTRUCTION CONFLICTS WITH EXISTING ITEMS, EXISTING ITEM SHALL BE DEMOLISHED AS REQUIRED FOR NEW CONSTRUCTION.
3. THIS DRAWING IS INTENDED TO INDICATE THE GENERAL SCOPE OF DEMOLITION WORK, BUT NOT THE FULL EXTENT. STR DOES NOT WARRANT THE ACCURACY OF THE DRAWING AS IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AFFECTED BY THE WORK.
4. BY SUBMITTING A BID THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND VERIFIED EXISTING CONDITIONS AS IT RELATES TO THE WORK AND AGREES THAT NO EXPENSES IN ADDITION TO HIS BID WILL BE INCURRED BY THE OWNER FOR THE CONTRACTOR'S LACK OF KNOWLEDGE REGARDING THE EXISTING CONDITIONS AS IT RELATES TO THE WORK AND AGREES TO PROVIDE THE WORK IN CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS WHETHER OR NOT SPECIFICALLY INDICATED BY THE ARCHITECT.
5. THE ARCHITECT AND HIS AGENTS HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS OF ANY KIND INCLUDING ASBESTOS OR OTHER TOXIC SUBSTANCES.
6. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR FURTHER INFORMATION. PATCH AREAS AS REQUIRED TO MATCH ADJACENT SURFACES DAMAGED AS RESULT OF DEMOLITION WORK ASSOCIATED WITH THOSE TRADES. INFILL ABANDONED PENETRATIONS AND DUCTWORK OPENINGS WITH LIKE MATERIALS AND FINISHES, MATCHING ADJACENT SURFACES.
7. COORDINATE ALL REQUIRED SLAB CUTTINGS WITH ALL CONSULTANT DRAWINGS AS REQUIRED. SLAB CUTS AT EXISTING SLAB TO BE REPAIRED AND SLAB PREPARED FOR NEW FLOOR FINISH. ENSURE LEVEL TRANSITIONS BETWEEN NEW AND EXISTING FLOOR SLABS WHERE DEMOLITION OCCURS.
8. REFER TO ENGINEERING DRAWINGS FOR PENETRATIONS THROUGH EXISTING WALLS, FLOORS AND/OR ROOF. DEMOLISH PORTIONS OF WALLS, FLOORS AND/OR ROOFS REQUIRED TO ACCOMMODATE THESE PENETRATIONS. PROVIDE AND INSTALL NEW LINELS FOR NEW WALL PENETRATIONS AS REQUIRED.
9. REMOVE, DISCONNECT AND CAP ALL POWER, WIRING, SWITCHING, FIRE ALARM, MAGNETIC HOLD OPENS, PIPING, THERMOSTATS, NETWORKING, OUTLETS, UTILITIES, ETC AT DEMOLISHED DOORS, WALLS, CEILINGS, CASEWORK, FLOORS, ETC. PROVIDE CONTINUITY BY RECONNECTING & REROUTING SERVICES FEEDING OTHER AREAS NOT IN SCOPE OF DEMO AREA. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
10. REPAIR ADJACENT WALLS, CEILINGS AND FLOORS AT ALL DEMO AREAS WITH LIKE MATERIALS AND FINISHES, MATCHING ADJACENT SURFACES, TYPICAL.
11. RETURN ALL REMOVED & SALVAGED ITEMS NOTED TO OWNER FOR STORAGE OR DISPOSAL AS DIRECTED BY OWNER.

DEMOLITION KEY NOTES

- 1 REMOVE WALL
- 2 REMOVE PORTION OF WALL
- 3 REMOVE DOOR AND FRAME
- 4 REMOVE DOOR ONLY - FRAME TO REMAIN
- 5 REMOVE WINDOW AND ALL ASSOCIATED FRAMING, FASTENERS, ANGLES AND CLIPS
- 6 REMOVE EXISTING CEILING, GRID AND ASSOCIATED CEILING MOUNTED FIXTURES
- 7 REMOVE EXISTING LIGHT FIXTURES
- 8 REMOVE & DISPOSE OF CASEWORK
- 9 REMOVE FLOORING MATERIAL AND PREPARE SURFACES TO RECEIVE NEW FLOORING
- 10 REMOVE STAIR, LANDING, AND RAILING
- 11 REMOVE EXISTING CANOPY, STEEL, CONCRETE PIERS AND FOOTINGS. CAP AND REMOVE EXISTING CONDUIT AND LIGHTING
- 12 REMOVE INSTRUMENT STORAGE BASE
- 13 REMOVE CONCRETE PLANTER
- 14 REMOVE WOOD FLOOR RISERS & CONCRETE BELOW
- 15 REMOVE & DISPOSE OF STORAGE CABINETS
- 16 REMOVE EXISTING CONCRETE FLOOR AND RISERS IN ITS ENTIRETY
- 17 REMOVE PIPE RAIL IN ITS ENTIRETY
- 18 REMOVE ALARM SCANNER GATES
- 19 REMOVE WALL PANELS. SALVAGE & STORE IN ATTIC STOCK AT OWNER'S DISCRETION. REMOVE AND CLEAN ALL REMAINING ADHESIVE FROM WALL AND PREPARE WALL TO RECEIVE PAINT
- 20 REMOVE EXISTING TILE AND CONCRETE POOL DECK DOWN TO STRUCTURAL SLAB
- 21 REMOVE EXISTING DECK DRAINS - SEE MEP DOCUMENTS FOR COMPLETE DEMO SCOPE
- 22 EXTENT OF SLAB TO BE REMOVED
- 23 SEE PLUMBING DRAWINGS FOR NEW WORK BELOW SLAB
- 24 REMOVE & DISPOSE OF ALL WALL PANELS THROUGHOUT
- 25 REMOVE & DISPOSE OF ALL MARKERBOARDS THROUGHOUT
- 26 REMOVE & DISPOSE OF CHALKBOARD
- 27 REMOVE & DISPOSE OF ALL TACKBOARDS THROUGHOUT
- 28 SCRAPE AND PATCH EXISTING FOUNDATION WALL, FILLING ANY HOLES TO ACHIEVE A SMOOTH SURFACE. PREPARE FOR PAINT, TYP. AT ALL AREAS OF CONCRETE RISER/ FLOOR DEMO THROUGHOUT

Exhibit received November 10, 2016

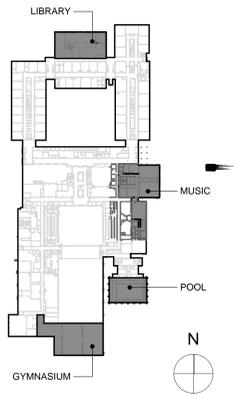


1 MUSIC DEMOLITION RCP

SCALE: 1/8" = 1'-0"

Actual Size to Read as Shown
 0 IN 1 IN 2 IN

KEY PLAN



SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

Copyright Notice. Copyright ©2015 by STR Partners LLC. This information in this document is the intellectual property of STR Partners LLC. It is intended solely for use by the "Client" during only this specific project. Reproduction of any portion of this document for any purpose other than for its intended use is not permitted without specific written permission of STR Partners LLC.

PROJECT
CPP 2016-2017 ADDITIONS AND RENOVATIONS AT WHEELING HIGH SCHOOL
 900 South Elmhurst Road
 Wheeling, Illinois 60090

THE BOARD OF EDUCATION
 TOWNSHIP HIGH SCHOOL
 DISTRICT 214
 2121 South Goebbert Road
 Arlington Heights, Illinois 60005

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
15041

DRAWING DATES

NUMBER	DATE	COMMENTS
1	September 16, 2016	DESIGN DEVELOPMENT SET

DRAWING TITLE

MUSIC FINISH PLAN

SHEET NUMBER

A1-13.0

IN-PROGRESS

NOT FOR CONSTRUCTION

11/4/16

1

September 16, 2016

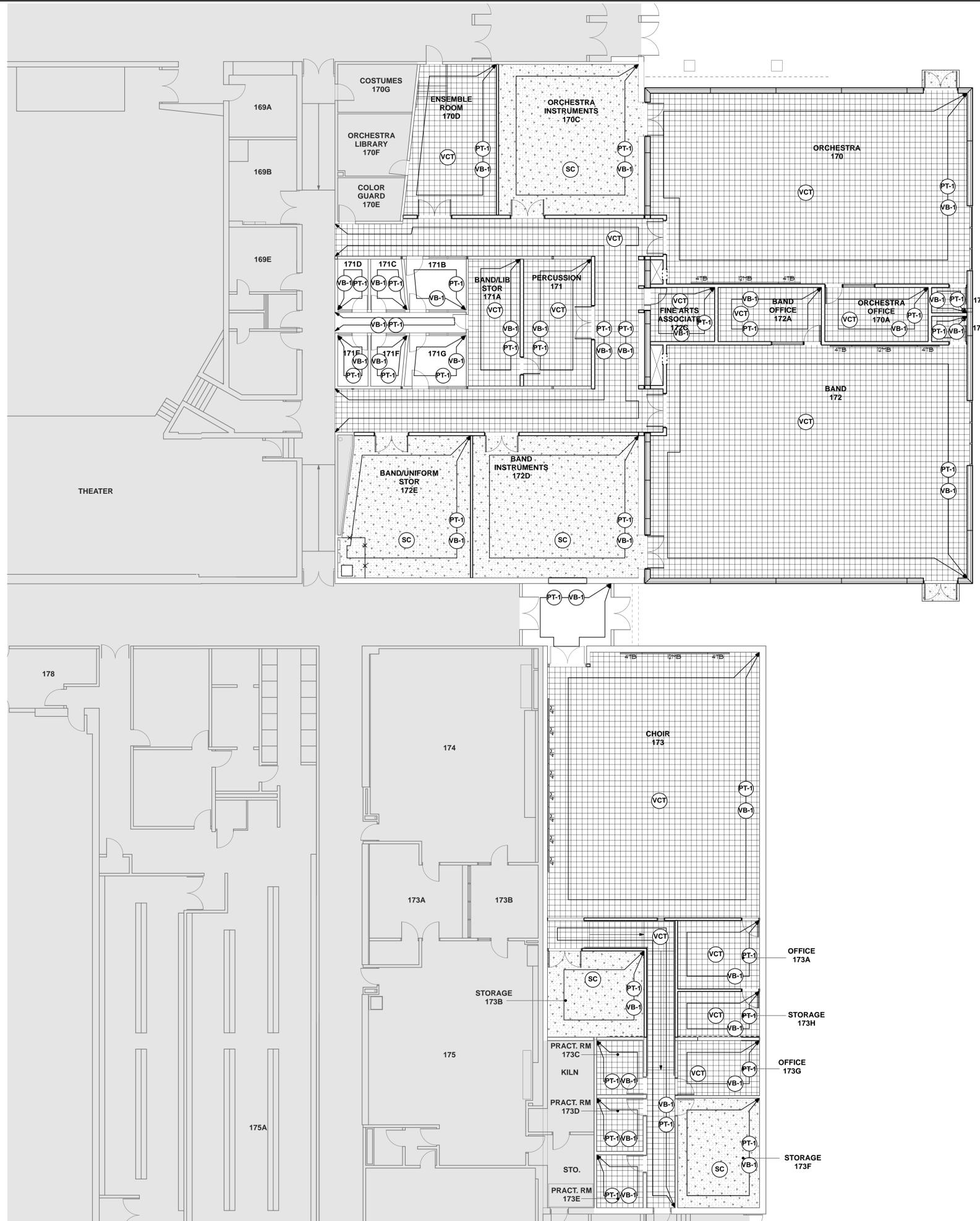
DESIGN DEVELOPMENT SET

DRAWING TITLE

MUSIC FINISH PLAN

SHEET NUMBER

A1-13.0



FINISH PLAN LEGEND

- VCT FLOORING
- CERAMIC TILE
- CARPET TILE
- WALK-OFF CARPET
- SEALED CONCRETE
- KITCHEN FLOORING
- SPORTS FLOORING

FINISH PLAN GENERAL NOTES

- A. ALL HOLLOW METAL FRAMES ARE TO BE PAINTED. REFER TO DOOR SCHEDULE FOR PAINT COLORS. ALUMINUM GLAZING SYSTEMS ARE FACTORY FINISHED. REFER TO PROJECT MANUAL.
- B. SCHEDULED/NOTED FLOOR FINISHES SHALL EXTEND BENEATH ALL BUILT-IN CASEWORK.
- C. REFER TO A9 SERIES SHEETS FOR DOOR SCHEDULE AND FLOORING TRANSITION DETAILS.
- D. REFER TO A7 SERIES SHEETS FOR PARTITION TYPES AND TYPICAL EXPANSION JOINT DETAILS.
- E. WALL SURFACE ABOVE DOOR AND WINDOW FRAMES TO MATCH ADJACENT WALL FINISH AND COLOR WHERE APPLICABLE, UNO.
- F. REFER TO PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TACKBOARDS, ACOUSTICAL WALL PANELS, AND MARKERBOARDS.
- H. CERAMIC WALL TILE AND BASE AT ALL DRINKING FOUNTAIN ALCOVES. REFER TO TOILET ROOM DETAIL SHEETS FOR TILE DETAILS AT CEILING AND BASE.
- J. AT ALL FOOD SERVICE AREAS, CMU WALLS ARE TO RECEIVE (3) COATS BLOCK FILLER/PRIMER AND TWO (2) FINISH COATS EPOXY PAINT. GYPSUM WALL BOARD TO BE FINISHED WITH TWO (2) COATS PRIMER AND TWO (2) FINISH COATS EPOXY PAINT.
- K. AT ALL HC SINK CABINETS, CONTINUE WALL BASE AND FLOORING INTO SPACE BENEATH SINK, TYP.
- L. GYPSUM WALL BOARD TO BE MOISTURE-RESISTANT AT KITCHEN, TOILET ROOMS, SHOWER ROOMS, AND LOCKER ROOMS.
- M. CASEWORK SHALL RECEIVE WALL BASE AS INDICATED, UNO.
- N. NO WALL BASE AT FACE BRICK WALLS. FLOORING TO BE SCRIBED TO PROVIDE TIGHT JOINT WITH NO GAPS.
- P. ALL GYPSUM WALL BOARD CEILINGS, SOFFITS, AND FASCIAS TO BE PAINTED, UNO.
- Q. AT AREAS OF EXPOSED CEILINGS, EXCEPT MECHANICAL ROOM, ALL STRUCTURAL MEMBERS, DECK, DUCTWORK, PIPING, AND CEILING ELEMENTS THROUGHOUT SHALL BE PAINTED, UNO. REFER TO CEILING PLANS FOR LOCATIONS.

CPP RENOVATIONS 2016-2017 AT WHEELING HIGH SCHOOL

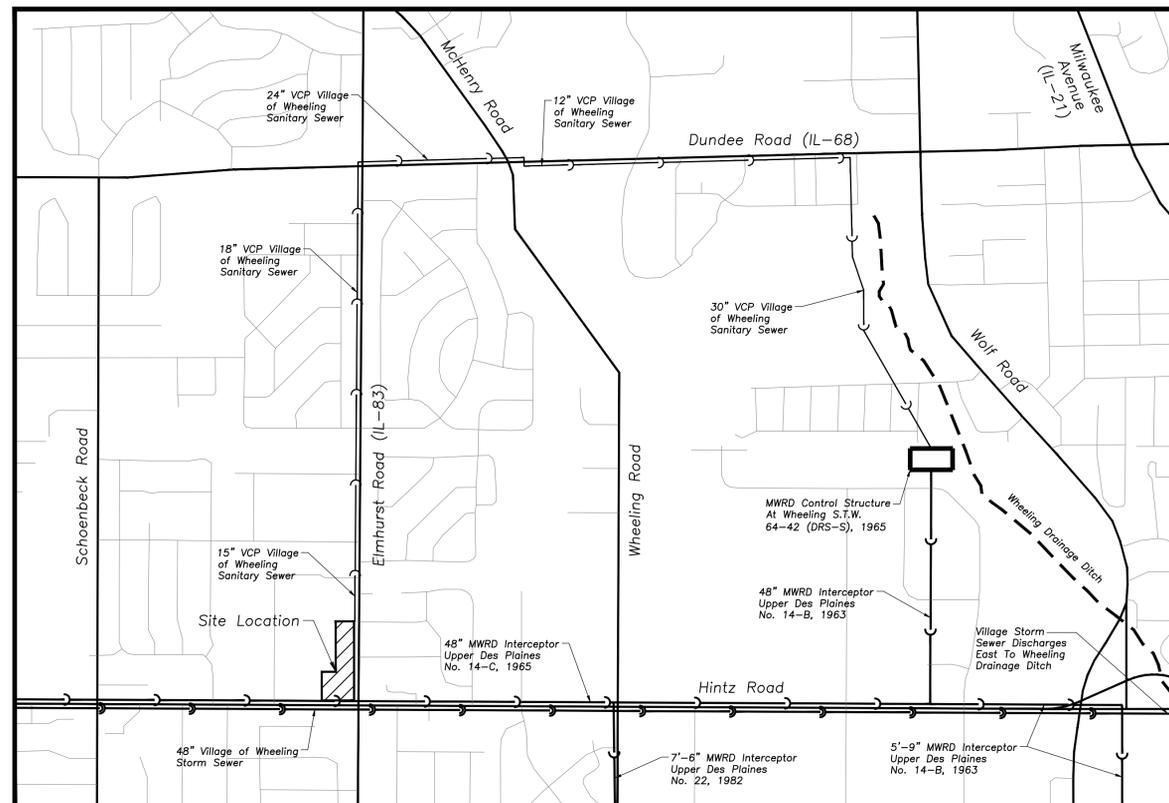
900 S. ELMHURST ROAD WHEELING, IL

DEVELOPER:
Township High School District 214
2121 S. Goebbert Road
Arlington Heights, IL 60005
847-718-7600
Attn: Ted Birren

ARCHITECT:
STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
312-464-1444
Attn: Paul Brock

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
145 Commerce Drive
Grayslake, IL 60030
847-223-4804
Attn: Kevin Camino

SITE LOCATION MAP (N.T.S.)



INDEX OF SHEETS

C-0.0	Civil Cover Sheet
C-0.1	Site Notes & Legends
C-1.0	Site Demolition Plan - Gym Addition
C-1.1	Site Demolition Plan - Music Addition
C-2.0	Site Geometry & Utility Plan - Gym Addition
C-2.1	Site Geometry & Utility Plan - Music Addition
C-3.0	Site Grading & Paving Plan - Gym Addition
C-3.1	Site Grading & Paving Plan - Music Addition
C-4.0	Village of Wheeling Details
C-4.1	Village of Wheeling Details
C-4.2	Site Work Details
C-4.3	StormTech Details
C-4.4	StormTrap Details (Alternate)

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village Of Wheeling A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping Inc. For Township High School District 214 on August 20, 2015. Order Number 150751, Project Number 2057.

PROJECT BENCHMARKS

- Project Benchmark:
USGS Monument LAK COO 1B (A2852).
Monument Described As Located Within The City Of Wheeling Approximately 2.0 Mi East Of Buffalo Grove In Section 2, T42N, R11E. Station Is Located In The Southwest Corner Of Intersection Of IL Rt 21 (Milwaukee Ave) And Lake Cook Rd. Station Is Located Between Lake Cook Rd Off Ramp And IL Rt 21 Approximately 240 Ft West Of IL Rt 21 And 55 Ft South Of Centerline Of Lake Cook Rd. Station Is 49 Ft Southeast Of Light Pole, 45.5 Ft Southwest Of Manhole, 7.6 Ft South Of Guard Rail, 17 Ft Southeast Of West End Of Guard Rail, And 2 Ft North Of An Orange Fiberglass Witness Post. Note-Access To Datum Point Through 6 Inch Logo Cap. Datum Point Is 0.55 Ft Below Cap. Elevation = 664.62 NAVD 88 Datum

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

FLOODPLAIN STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Area Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surfaces Water Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

Kevin Camino DATE: 10/28/16



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

**CPP RENOVATIONS 2016-2017
AT WHEELING HIGH SCHOOL
900 S. ELMHURST ROAD
WHEELING, ILLINOIS**

Reserved for Seal:



Expiration Date: 11/30/2017

No.	Date	Description
	10/28/16	Issued For Permit

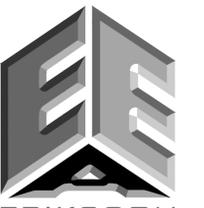
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By: AB	Date: 10/28/16
Approved By: KC/TH	Project No. 0000.00

Sheet Title:
CIVIL COVER SHEET

Sheet No:
C-0.0

Exhibit received October 27, 2016

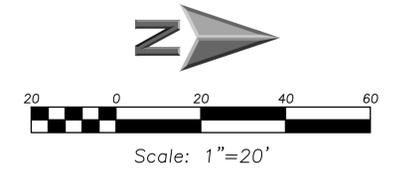


**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

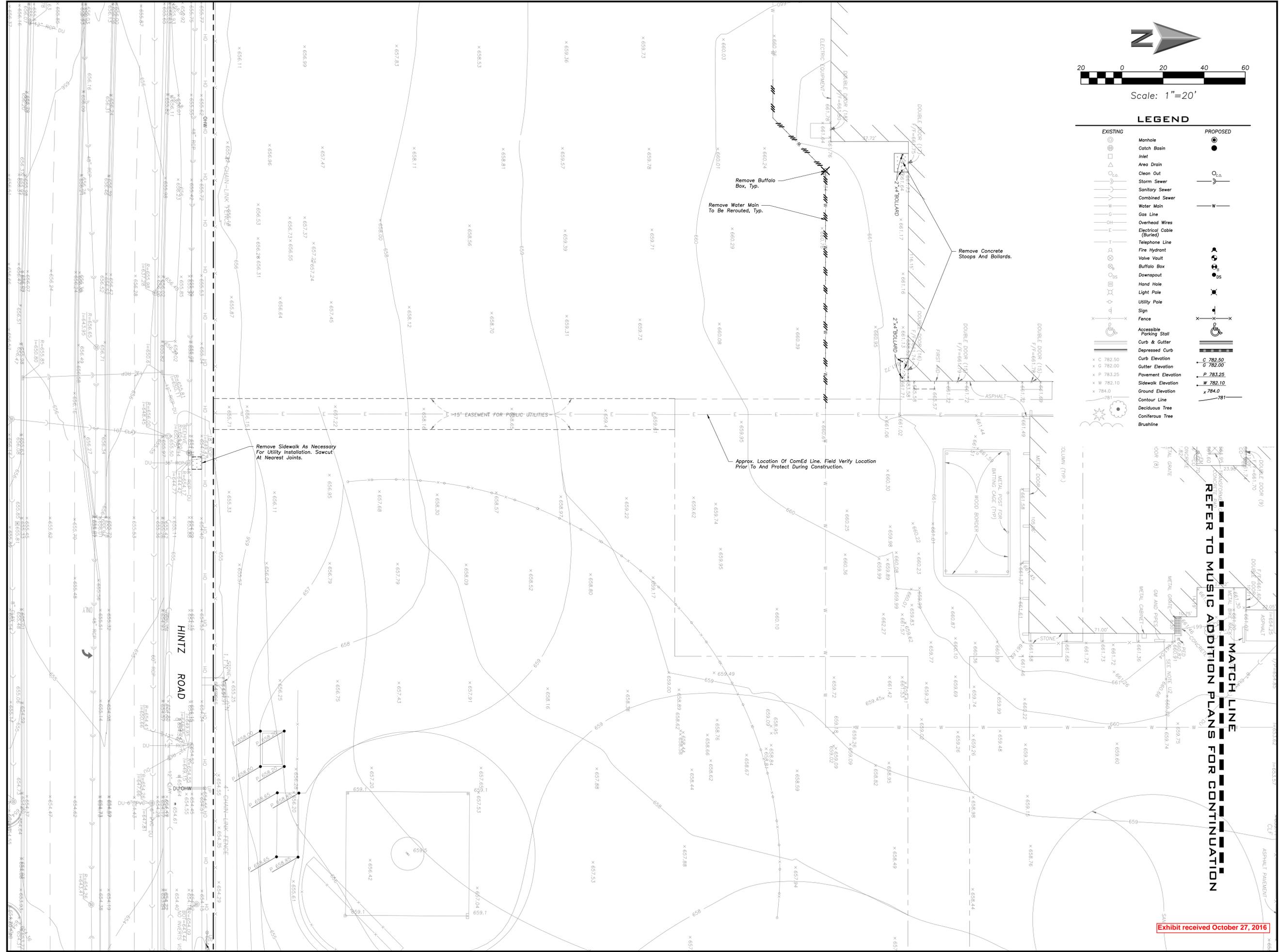
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

CPP RENOVATIONS 2016-2017 AT WHEELING HIGH SCHOOL

900 S. ELMHURST ROAD
WHEELING, ILLINOIS



EXISTING	PROPOSED



MATCH LINE
REFER TO MUSIC ADDITION PLANS FOR CONTINUATION

Reserved for Seal:

Expiration Date: 11/30/2017

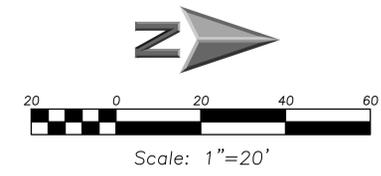
No.	Date	Description
10/28/16	10/28/16	Issued For Permit

Design By: AB Date: 10/28/16
Approved By: KC/TH Project No: 0000.00

Sheet Title:
**SITE DEMOLITION
PLAN - GYM
ADDITION**

Sheet No:
C-1.0

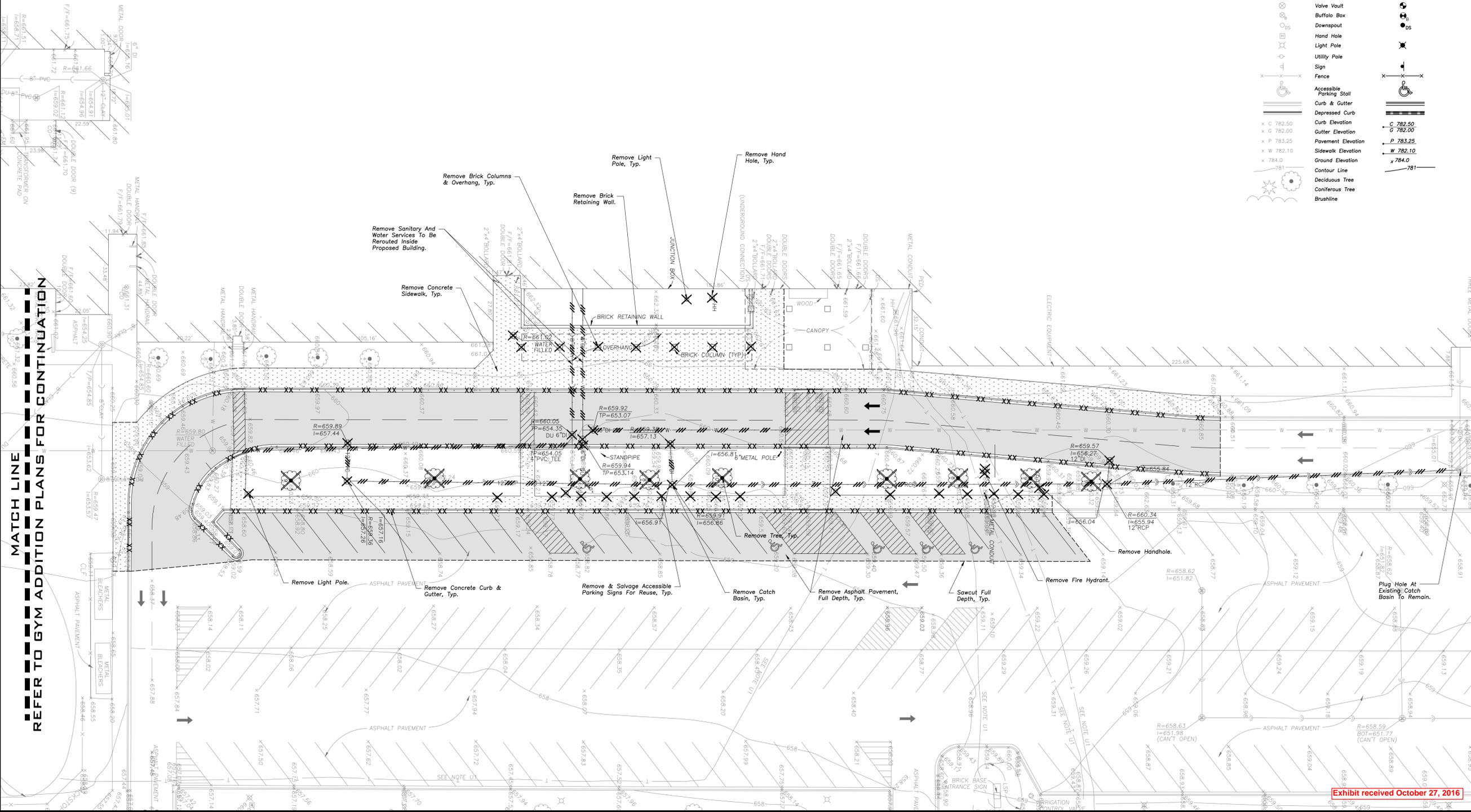
Exhibit received October 27, 2016



LEGEND

EXISTING	PROPOSED

WHEELING HIGH SCHOOL



MATCH LINE
REFER TO GYM ADDITION PLANS FOR CONTINUATION

CPP RENOVATIONS 2016-2017
AT WHEELING HIGH SCHOOL
900 S. ELMHURST ROAD
WHEELING, ILLINOIS

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4864
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

Reserved for Seal:

Expiration Date: 11/30/2017

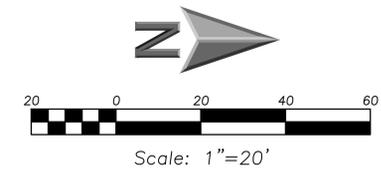
No.	Date	Description
10/28/16	10/28/16	Issued For Permit

Design By: AB	Date: 10/28/16
Approved By: KC/TH	Project No: 0000.00

Sheet Title:
SITE DEMOLITION PLAN - MUSIC ADDITION

Sheet No:
C-1.1

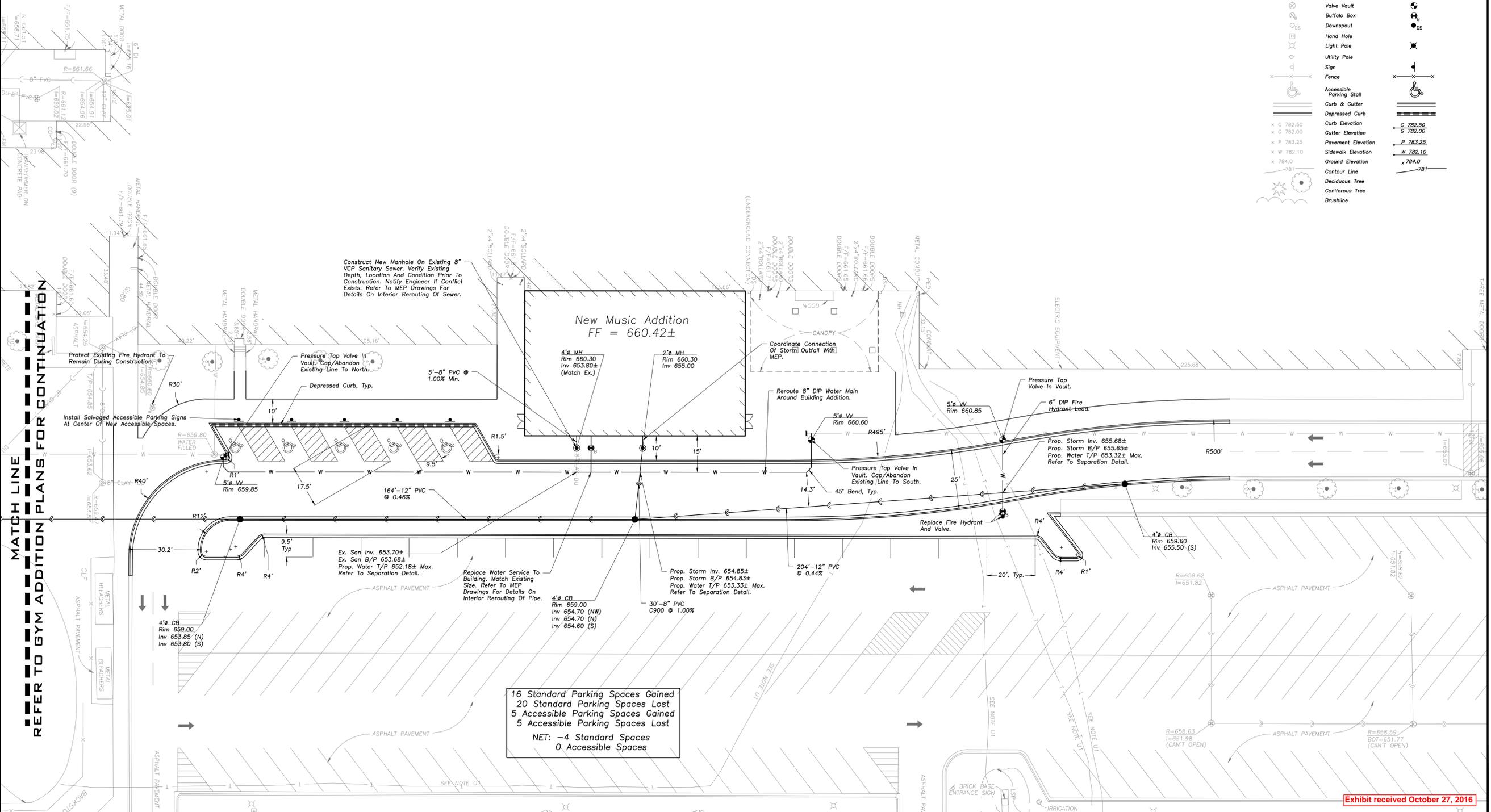
Exhibit received October 27, 2016



LEGEND

EXISTING	PROPOSED

WHEELING HIGH SCHOOL



ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

**CPP RENOVATIONS 2016-2017
AT WHEELING HIGH SCHOOL
900 S. ELMHURST ROAD
WHEELING, ILLINOIS**

Reserved for Seal:



Expiration Date: 11/30/2017

No.	Date	Description
10/28/16	10/28/16	Issued For Permit

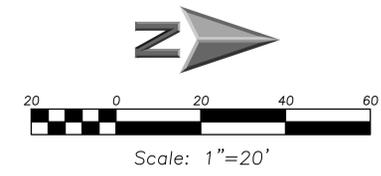
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR USE FOR ANY OTHER PROJECT IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	AB	Date:	10/28/16
Approved By:	KC/TH	Project No.:	0000.00

Sheet Title:
SITE GEOMETRY & UTILITY PLAN - MUSIC ADDITION

Sheet No:
C-2.1

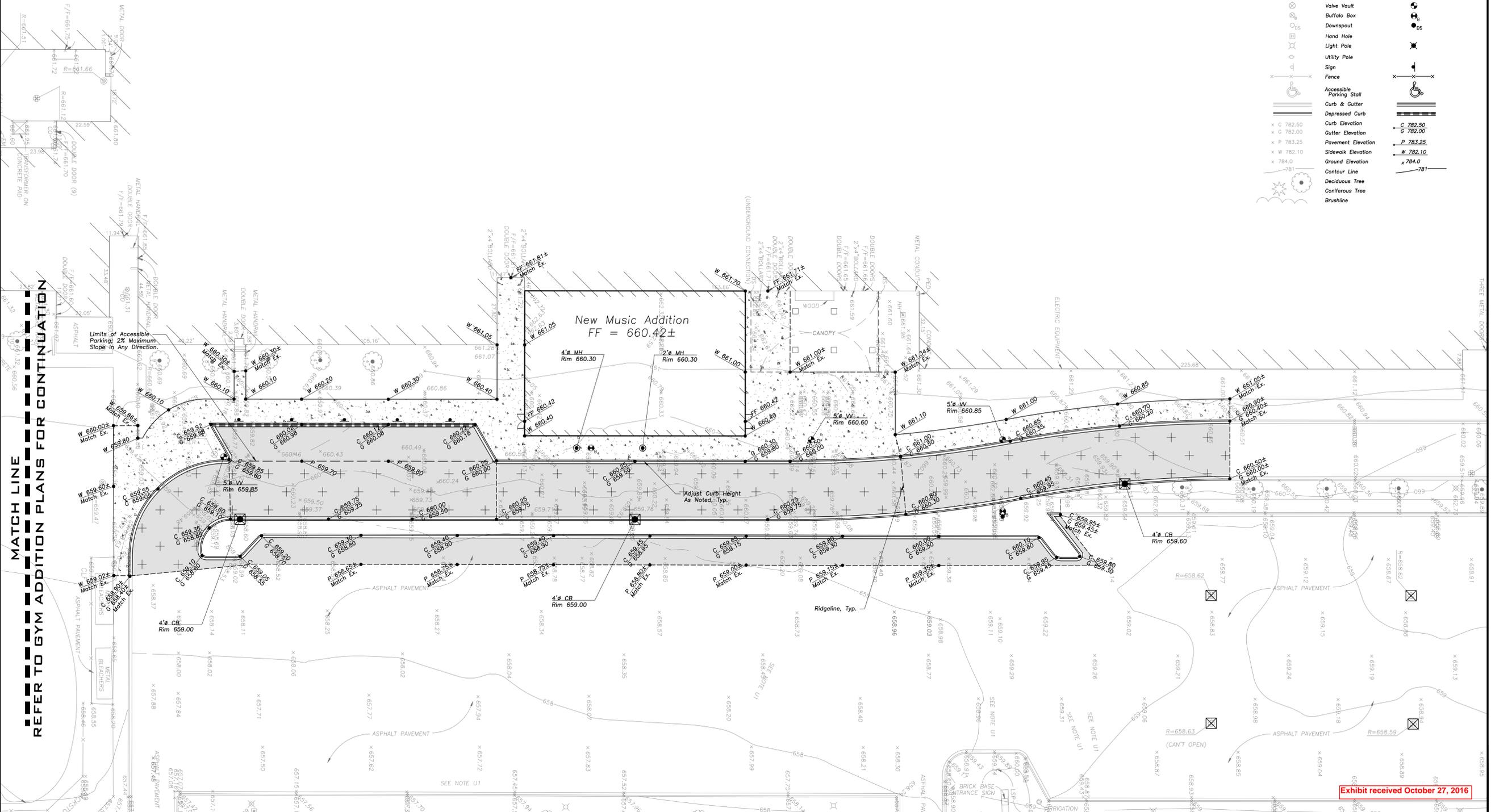
Exhibit received October 27, 2016



LEGEND

EXISTING	PROPOSED

WHEELING HIGH SCHOOL



MATCH LINE REFER TO GYM ADDITION PLANS FOR CONTINUATION

Exhibit received October 27, 2016



145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE (847) 223-4864
 FAX (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2017

CPP RENOVATIONS 2016-2017 AT WHEELING HIGH SCHOOL 900 S. ELMHURST ROAD WHEELING, ILLINOIS

Reserved for Seal:



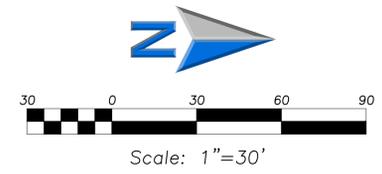
Expiration Date: 11/30/2017

No.	Date	Description
10/28/16	10/28/16	Issued For Permit

© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2016
 ALL RIGHTS RESERVED. NO PART OF THIS PLAN OR DRAWING SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
 Design By: AB Date: 10/28/16
 Approved By: KC/TH Project No.: 0000.00

Sheet Title: SITE GRADING & PAVING PLAN - MUSIC ADDITION

Sheet No:
C-3.1



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

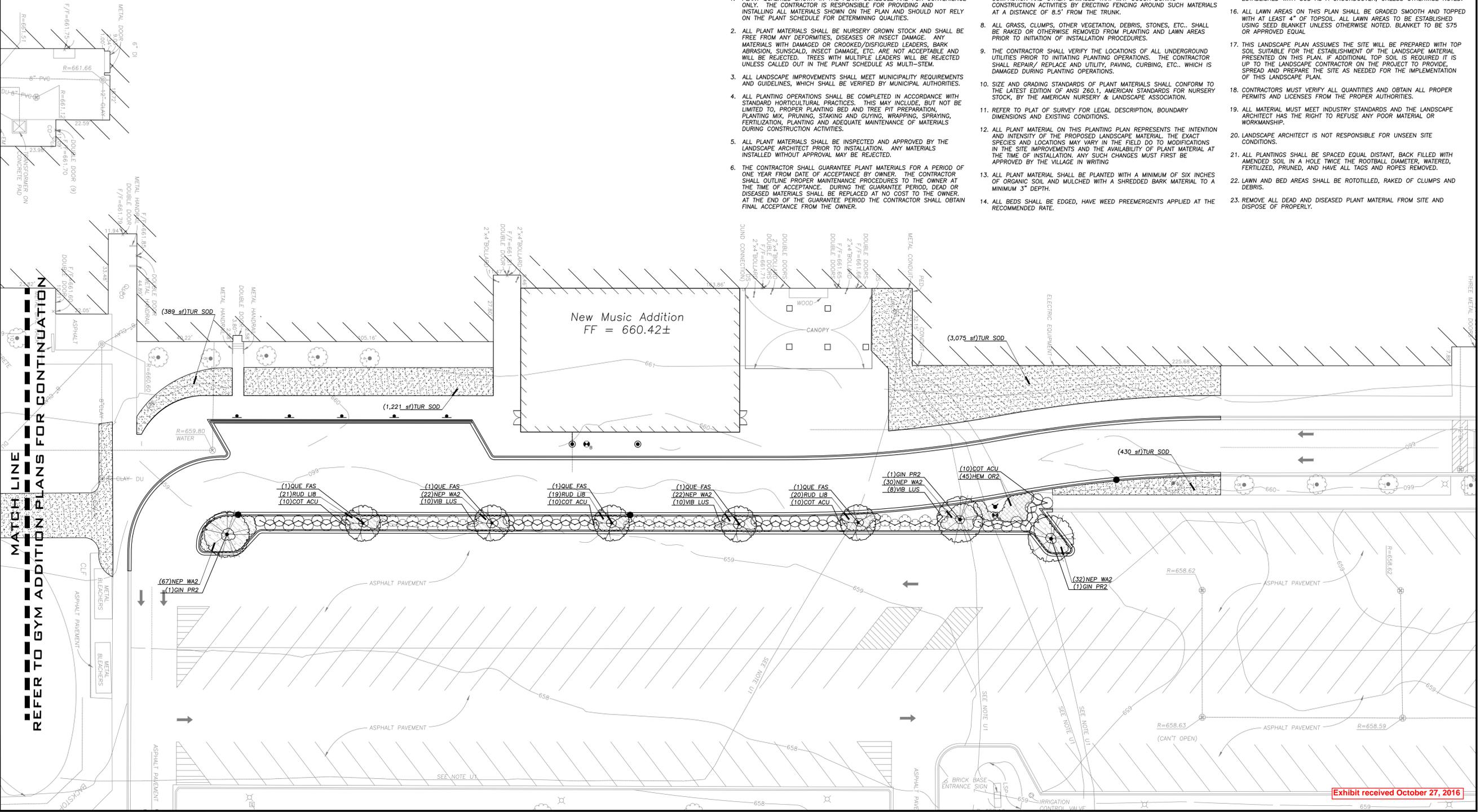
WHEELING HIGH SCHOOL

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	4" CAL	3
QUE FAS	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	B & B	4" CAL	5
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	40
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	28
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	QUART	12" - 18" HT.	45
NEP WA2	NEPETA X FAASSEMI 'WALKERS LOW' / WALKERS LOW CATMINT	QUART	6" - 12" HT.	173
RUD LIB	RUDBECKIA FULGIDA 'LITTLE GOLD STAR' / LITTLE GOLD STAR BLACK-EYED SUSAN	CONT.	#1	60
TUR SOD	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	S.F.	44,568 SF

LANDSCAPE NOTES

- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUTTING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.



EAA - X:\Gregory\Township District 214\Wheeling\Drawings\Plan Wheeling Gym Music Addition_new_2016-10-28.dwg
Plotted: 10/26/16 @ 11:03am By: sgregory

**CPP RENOVATIONS 2016-2017
AT WHEELING HIGH SCHOOL**
900 S. ELMHURST ROAD
WHEELING, ILLINOIS

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	10/28/16	Issued For Permit

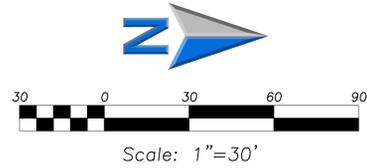
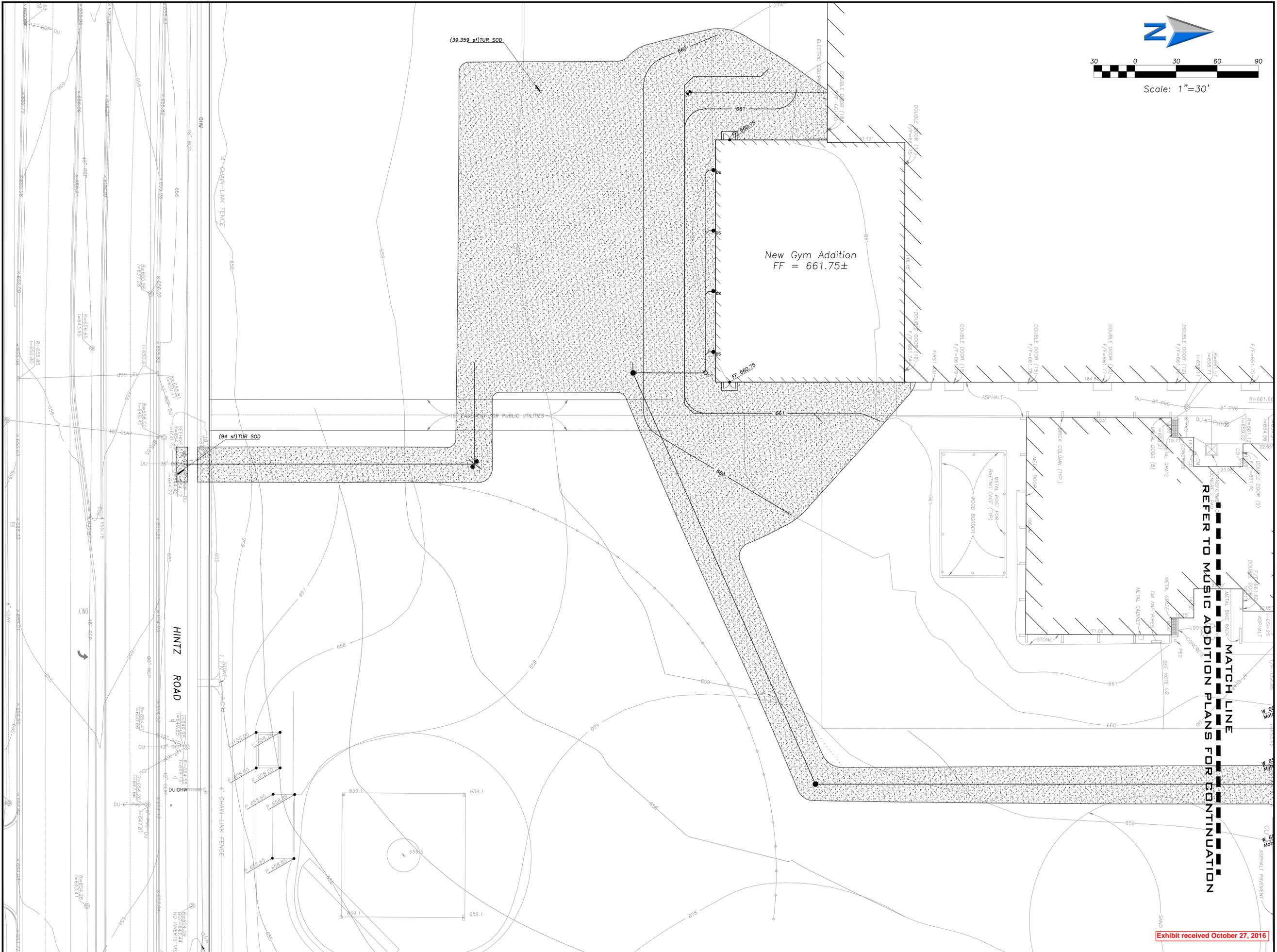
© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2016
THIS PLAN IS DESIGN AND THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR USE OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By: AB Date: 10/28/16
Approved By: KC/TH Project No: 0000.00

Sheet Title:
**LANDSCAPE
PLAN**

Sheet No:
L-1.0

Exhibit received October 27, 2016



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2017

**CPP RENOVATIONS 2016-2017
 AT WHEELING HIGH SCHOOL
 900 S. ELMHURST ROAD
 WHEELING, ILLINOIS**

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	10/28/16	Issued For Permit

© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2016
 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
 NO REPRODUCTION OR USE OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
 CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By: AB Date: 10/28/16
 Approved By: KC/TH Project No: 0000.00

Sheet Title:
**LANDSCAPE
 PLAN**

Sheet No:
L-1.1

Exhibit received October 27, 2016



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYS LAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

**CPP RENOVATIONS 2016-2017
AT WHEELING HIGH SCHOOL
900 S. ELMHURST ROAD
WHEELING, ILLINOIS**

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	10/28/16	Issued For Permit

© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2016
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR USE OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

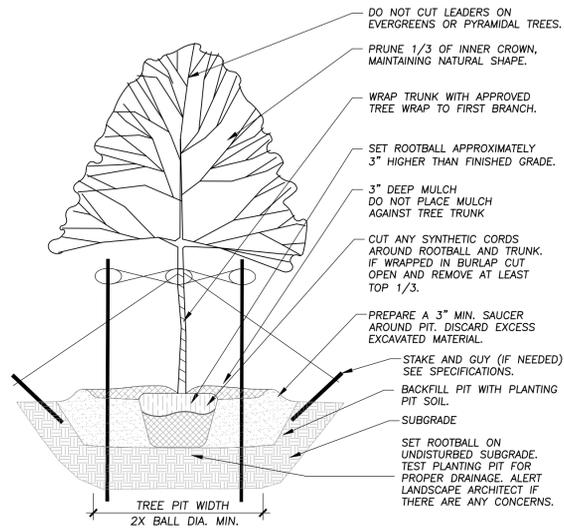
Design By:	AB	Date:	10/28/16
Approved By:	KC/TH	Project No.:	0000.00

Sheet Title:

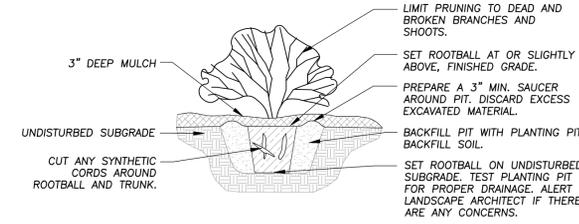
**LANDSCAPE
DETAILS**

Sheet No:

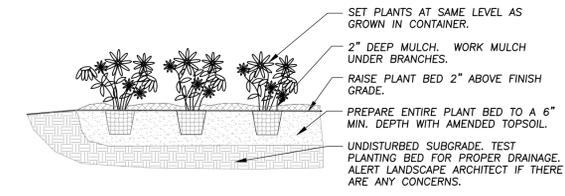
L-2.0



1 TREE PLANTING DETAIL
NOT TO SCALE 329343-01



2 SHRUB PLANTING DETAIL
NOT TO SCALE 329333-01



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
NOT TO SCALE 329301-03



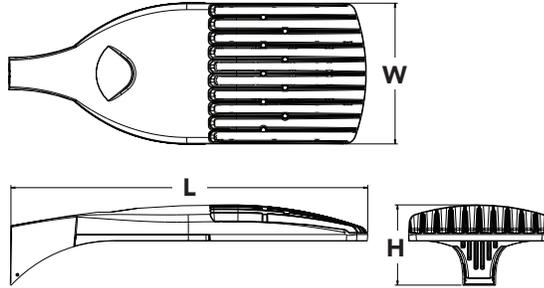
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I Short	TFTM Forward Throw	MVOLT ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁵ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶
	30C 30 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II Short	Medium	120 ³	
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000 K	T2M Type II Medium	T5VS Type V Very Short	208 ³	
	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ²	T5S Type V Short	240 ³		
	Rotated optics¹			T3M Type III Medium	T5M Type V Medium	277 ³	
	60C 60 LEDs (two engines)			T4M Type IV Medium	T5W Type V Wide	347 ⁴	
					480 ⁴		

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (no controls) ⁷	HS House-side shield ¹⁶	DBLXD Black
PER5 Five-wire receptacle only (no controls) ^{7,8}	WTB Utility terminal block ¹⁷	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (no controls) ^{7,8}	SF Single fuse (120, 277, 347V) ¹⁸	DWHXD White
DMG 0-10V dimming driver (no controls) ⁹	DF Double fuse (208, 240, 480V) ¹⁸	DBBTXD Textured dark bronze
DCR Dimmable and controllable via ROAM® (no controls) ¹⁰	L90 Left rotated optics ¹⁹	DBL BXD Textured black
DS Dual switching ^{11,12}	R90 Right rotated optics ¹⁹	DNATXD Textured natural aluminum
PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³		DWHGXD Textured white
PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³		
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³		
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³		
BL30 Bi-level switched dimming, 30% ^{12,14}		
BL50 Bi-level switched dimming, 50% ^{12,14}		
PNMTDD3 Part night, dim till dawn ¹⁵		
PNMT5D3 Part night, dim 5 hrs ¹⁵		
PNMT6D3 Part night, dim 6 hrs ¹⁵		
PNMT7D3 Part night, dim 7 hrs ¹⁵		

Accessories	
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
SC U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

NOTES

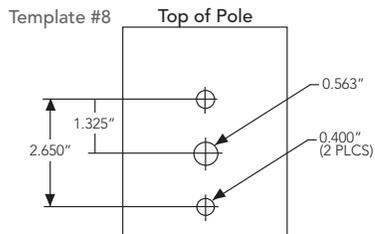
- Rotated optics available with 60C only.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with DS, PER5, PER7, BL30, BL50 or PNMT options.

- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the **SensorSwitch SBGR-10-ODP** control; PIRH and PIRH1FC3V specify the **SensorSwitch SBGR-6-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- WTB Not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



Exhibit received October 27, 2016

Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**Far round pole mounting (RPA) only.

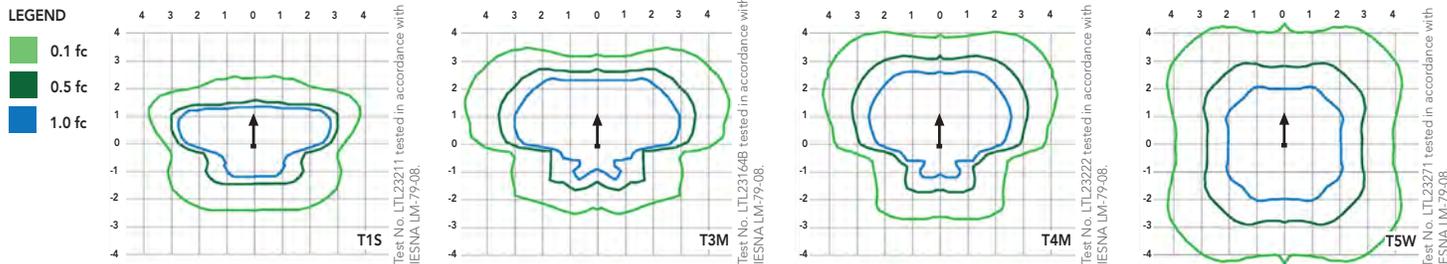
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's **D-Series Area Size 1** homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.02
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	1.00
40°C / 104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				30C (30 LEDs)	700 mA	68 W	T1S	7,554	1	0	1	111	8,112	2	0	2	119	8,163	2	0	2	120	4,561
			T2S	7,789	2	0	2	115	8,364	2	0	2	123	8,416	2	0	2	124	4,777	1	0	1	70
			T2M	7,610	1	0	2	112	8,172	2	0	2	120	8,223	2	0	2	121	4,622	1	0	2	68
			T3S	7,601	1	0	2	112	8,162	2	0	2	120	8,213	2	0	2	121	4,724	1	0	1	69
			T3M	7,670	1	0	2	113	8,236	2	0	2	121	8,288	2	0	2	122	4,701	1	0	2	69
			T4M	7,774	1	0	2	114	8,348	2	0	2	123	8,400	2	0	2	124	4,709	1	0	2	69
			TFTM	7,658	1	0	2	113	8,223	1	0	2	121	8,275	1	0	2	122	4,638	1	0	2	68
			TSVS	8,090	2	0	0	119	8,687	3	0	1	128	8,742	3	0	1	129	4,922	2	0	0	72
			TSS	8,150	2	0	0	120	8,751	3	0	0	129	8,806	3	0	0	130	4,863	2	0	0	72
			TSM	8,164	3	0	1	120	8,767	3	0	2	129	8,821	3	0	2	130	4,924	3	0	1	72
			TSW	8,044	3	0	1	118	8,638	3	0	2	127	8,692	3	0	2	128	4,787	3	0	1	70
	1000 mA	105 W	T1S	10,331	2	0	2	98	11,094	2	0	2	106	11,163	2	0	2	106					
			T2S	10,652	2	0	2	101	11,438	2	0	2	109	11,510	2	0	2	110					
			T2M	10,408	2	0	2	99	11,176	2	0	3	106	11,246	2	0	3	107					
			T3S	10,395	2	0	2	99	11,163	2	0	2	106	11,233	2	0	2	107					
			T3M	10,490	2	0	2	100	11,264	2	0	2	107	11,335	2	0	2	108					
			T4M	10,632	2	0	2	101	11,417	2	0	2	109	11,488	2	0	2	109					
			TFTM	10,473	2	0	2	100	11,247	2	0	3	107	11,317	2	0	3	108					
			TSVS	11,064	3	0	1	105	11,881	3	0	1	113	11,955	3	0	1	114					
			TSS	11,145	3	0	1	106	11,968	3	0	1	114	12,043	3	0	1	115					
			TSM	11,165	3	0	2	106	11,989	4	0	2	114	12,064	4	0	2	115					
			TSW	11,001	3	0	2	105	11,813	4	0	2	113	11,887	4	0	2	113					
	700 mA	89 W	T1S	9,984	2	0	2	112	10,721	2	0	2	120	10,788	2	0	2	103	6,014	1	0	1	68
			T2S	10,294	2	0	2	116	11,054	2	0	2	124	11,123	2	0	2	106	6,299	2	0	2	71
			T2M	10,059	2	0	2	113	10,801	2	0	3	121	10,869	2	0	3	104	6,094	2	0	2	68
			T3S	10,046	2	0	2	113	10,788	2	0	2	121	10,855	2	0	2	103	6,229	1	0	2	70
			T3M	10,137	2	0	2	114	10,886	2	0	2	122	10,954	2	0	2	104	6,198	2	0	2	70
			T4M	10,275	2	0	2	115	11,033	2	0	2	124	11,102	2	0	2	106	6,209	1	0	2	70
			TFTM	10,122	2	0	2	114	10,869	2	0	2	122	10,937	2	0	2	104	6,115	1	0	2	69
			TSVS	10,693	3	0	1	120	11,482	3	0	1	129	11,554	3	0	1	110	6,490	2	0	0	73
			TSS	10,771	3	0	1	121	11,566	3	0	1	130	11,639	3	0	1	111	6,411	2	0	0	72
			TSM	10,790	3	0	2	121	11,587	4	0	2	130	11,659	4	0	2	111	6,492	3	0	1	73
			TSW	10,632	3	0	2	119	11,417	4	0	2	128	11,488	4	0	2	109	6,311	3	0	2	71
	1000 mA	138 W	T1S	13,655	2	0	2	99	14,663	3	0	3	106	14,754	3	0	3	107					
			T2S	14,079	2	0	2	102	15,118	3	0	3	110	15,212	3	0	3	110					
			T2M	13,756	2	0	3	100	14,772	3	0	3	107	14,864	3	0	3	108					
			T3S	13,739	2	0	2	100	14,754	2	0	2	107	14,846	3	0	3	108					
			T3M	13,864	2	0	2	100	14,888	3	0	3	108	14,981	3	0	3	109					
			T4M	14,052	2	0	2	102	15,090	3	0	3	109	15,184	3	0	3	110					
			TFTM	13,842	2	0	3	100	14,864	2	0	3	108	14,957	2	0	3	108					
			TSVS	14,623	3	0	1	106	15,703	4	0	1	114	15,801	4	0	1	115					
			TSS	14,731	3	0	1	107	15,818	3	0	1	115	15,917	3	0	1	115					
			TSM	14,757	4	0	2	107	15,846	4	0	2	115	15,945	4	0	2	116					
			TSW	14,540	4	0	2	105	15,614	4	0	2	113	15,711	4	0	2	114					
	700 mA	131 W	T1S	14,694	2	0	2	106	15,779	3	0	3	114	15,877	3	0	3	115	8,952	2	0	2	68
			T2S	15,150	3	0	3	110	16,269	3	0	3	118	16,370	3	0	3	119	9,377	2	0	2	72
			T2M	14,803	2	0	3	107	15,896	3	0	3	115	15,995	3	0	3	116	9,072	2	0	2	69
			T3S	14,785	2	0	2	107	15,877	3	0	3	115	15,976	3	0	3	116	9,273	2	0	2	71
			T3M	14,919	2	0	2	108	16,021	3	0	3	116	16,121	3	0	3	117	9,227	2	0	2	70
			T4M	15,122	2	0	2	110	16,238	3	0	3	118	16,340	3	0	3	118	9,243	2	0	2	71
			TFTM	14,896	2	0	3	108	15,996	2	0	3	116	16,096	2	0	3	117	9,103	2	0	2	69
			TSVS	15,736	3	0	1	114	16,898	4	0	1	122	17,004	4	0	1	123	9,661	3	0	1	74
			TSS	15,852	3	0	1	115	17,022	4	0	1	123	17,129	4	0	1	124	9,544	3	0	1	73
			TSM	15,880	4	0	2	115	17,052	4	0	2	124	17,159	4	0	2	124	9,665	3	0	2	74
			TSW	15,647	4	0	2	113	16,802	4	0	2	122	16,907	4	0	2	123	9,395	4	0	2	72
	1000 mA	209 W	T1S	20,095	3	0	3	96	21,579	3	0	3	103	21,714	3	0	3	104					
			T2S	20,720	3	0	3	99	22,249	3	0	3	106	22,388	3	0	3	107					
			T2M	20,245	3	0	3	97	21,740	3	0	3	104	21,876	3	0	3	105					
			T3S	20,220	3	0	3	97	21,713	3	0	3	104	21,849	3	0	3	105					
			T3M	20,404	3	0	3	98	21,910	3	0	4	105	22,047	3	0	4	105					
			T4M	20,681	3	0	3	99	22,207	3	0	4	106	22,346	3	0	4	107					
			TFTM	20,372	3	0	3	97	21,876	3	0	4	105	22,013	3	0	4	105					
			TSVS	21,521	4	0	1	103	23,110	4	0	1	111	23,254	4	0	1	111					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



d²series

D-Series Size 2 LED Flood Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

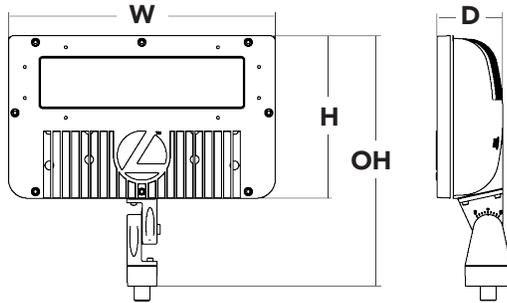
Introduction

The D-Series Size 2 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 150 - 250W metal halide floods, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.8 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height:	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Ordering Information

EXAMPLE: DSXF2 LED 4 A530/40K MSP MVOLT THK DDBXD

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF2 LED	3 Three COB engines ¹ 4 Four COB engines	530 mA options: A530/30K 3000K A530/40K 4000K A530/50K 5000K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 480	Shipped included THK Knuckle with 1/2" NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon) Shipped separately³ DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required) FTS CG6 Tenon slipfitter (2-7/8" O.D. YKC62 required)	Shipped installed PE Photocontrol, button style ⁴ DMG 0-10V dimming driver (no controls) ^{1,5} SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ Shipped separately³ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
DSXF2 LED 3 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 3 40K
DSXF2 LED 3 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 3 50K
DSXF2 LED 4 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 4 40K
DSXF2 LED 4 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 4 50K

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" O.D. tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" O.D. tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" O.D. tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" O.D. tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our [Floodlighting Accessories](#) pages.

NOTES

- Not available with 347 or 480V.
- MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE).
- Also available as separate accessories; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- Not available with three-engine product (DSXF2 LED 3).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)			
					°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	
3	530	A530/--K	54W	NSP	48	49	19	19	19,398	3868	72	20,166	4648	86	20,103	4670	86	
					MSP	50	48	24	23	18,631	4234	78	18,619	5087	94	18,561	5111	95
					MFL	60	60	47	46	6177	3614	67	7751	4342	80	7726	4363	81
					FL	85	84	63	62	5069	4813	89	5124	5783	107	5108	5810	108
					WFL	106	106	71	72	3573	4776	88	3842	6108	113	3830	5766	107
					WFR	107	88	85	64	3513	4845	90	3828	5821	108	3816	5849	108
					HMF	100	62	80	13	3969	2119	39	3479	2546	47	3468	2558	47
4	530	A530/--K	74W	NSP	48	49	19	19	25,870	5159	70	26,893	6198	84	26,809	6228	84	
					MSP	50	48	24	23	25,415	5775	78	24,830	6933	94	24,752	6966	94
					MFL	60	60	47	46	8237	4820	65	10,336	5791	78	10,304	5818	79
					FL	85	84	63	62	6760	6419	87	6833	7712	104	6811	7749	105
					WFL	106	106	71	72	4758	6359	86	5124	7633	103	5108	7670	104
					WFR	107	88	85	64	4684	6462	87	5105	7764	105	5089	7801	105
					HMF	100	62	80	13	5293	2826	38	4639	3396	46	4625	3412	46

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.07
10°C	1.04
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.95

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF LED 4 A530 platform based on 8400 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

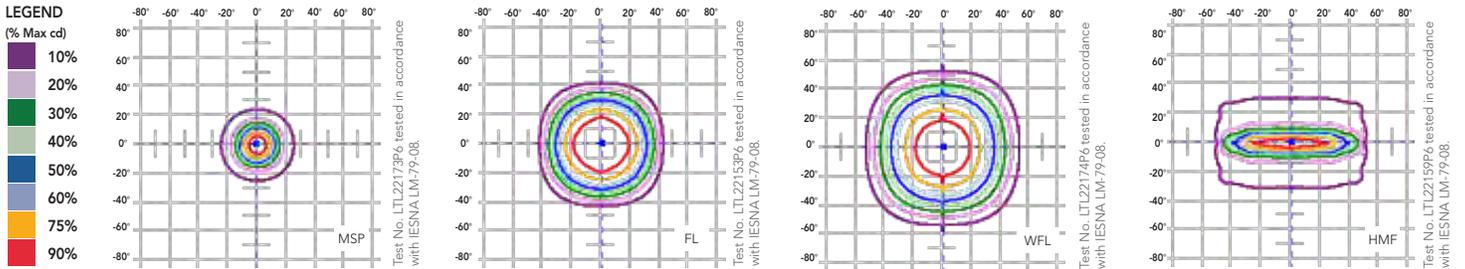
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.80

Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
3	530	54W	0.47	0.28	0.22	0.2	0.17	0.12
4	530	74W	0.63	0.37	0.33	0.3	0.22	0.16

Photometric Diagrams

Iscandela plots for the DSXF2 LED 4 A530/40K.



To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 2 homepage](#).

Mounting, Options and Accessories



THK - Knuckle with 1/2" NPS threaded pipe

YKC62 - Yoke with 50 cord
 W= 4-3/4" (12.0 cm)
 H= 4-1/4" (10.7 cm)
 D= 2-1/4" (5.7 cm)

IS - Integral slipfitter
 H= 2-1/2" (6.3 cm)
 ID= 2-3/8" (6.0 cm)
 OD= 3-1/2" (8.8 cm)

UBV - Upper/bottom visor
 W= 10" (25.4 cm)
 H= 2-1/2" (6.3 cm)
 D= 3" (7.6 cm)

FV - Full visor
 W= 10" (25.4 cm)
 H= 2-1/2" (6.3 cm)
 D= 3" (7.6 cm)

VG - Vandal guard
 W= 10-1/2" (26.6 cm)
 H= 4" (10.1 cm)



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 2 Flood reflects the embedded high performance LED technology. It is ideal for larger signage, facade and flagpole lighting in many commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.) or 5000K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 2 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





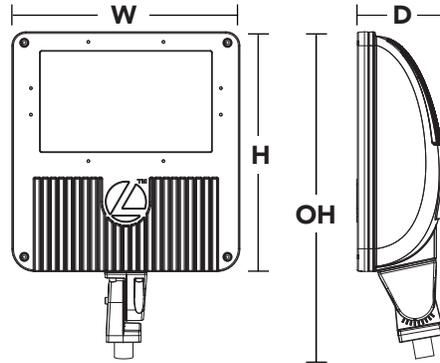
D-Series Size 3 LED Flood Luminaire



d#series

Specifications

EPA:	1.4 ft ² (0.13 m ²)
Depth:	5" (12.7 cm)
Width:	13" (33.0 cm)
Height:	13-5/8" (34.6 cm)
Overall Height:	17-1/2" (44.5 cm)
Weight:	21 lbs (9.5 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Size 3 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 250 - 400W metal halide floods, with typical energy savings of 64% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF3 LED 6 P2 40K FL MVOLT THK DDBXD

Series	Light Engines	Performance Package	Color Temperature	Distribution	Voltage	Mounting		
DSXF3 LED	6 Six COB engines	P1 P2	30K 3000 K 40K 4000 K 50K 5000 K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood	WFL Wide flood WFR Wide flood, rectangular HMF Horizontal medium flood	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included THK Knuckle with 3/4" NPT threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon)	Shipped separately² FTS CG6 Tenon slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)

Options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ³ PER5 Five-wire receptacle only (no controls) ^{3,4} DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ WTB Utility terminal block	Shipped installed PNMTDD3 Part night, dim till dawn ⁶ PNMT5D3 Part night, dim 5 hrs. ⁶ PNMT6D3 Part night, dim 6 hrs. ⁶ PNMT7D3 Part night, dim 7 hrs. ⁶ BL30 Bi-level switched dimming, 30% ⁷ BL50 Bi-level switched dimming, 50% ⁷
Shipped separately⁸ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories

Ordered and shipped separately.

FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF3UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF3FV DDBXD U	Full visor accessory (specify finish)
DSXF3VG U	Vandal guard accessory
DSXF3WG DBLXD U	Wire guard accessory
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁹
DSHORT SBK U	Shorting cap ⁹

NOTES

- MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Must be ordered as an accessory; see Accessories information at left.
- For units with a photocontrol receptacle, the mounting must be restricted to ± 45° from horizontal aim per ANSI C136.10-2010.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER5 option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, BL30 or BL50.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with 347V, 480V, or PER5.
- Also available as separate accessories; see Accessories information at left.
- Requires luminaire to be specified with PER option. Must be ordered and shipped as a separate line item from Acuity Controls.

For more mounting options, visit our [Floodlighting Accessories](#) pages.
For more control options, visit [DTL](#) and [ROAM](#) online.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2011-2016 Acuity Brands Lighting, Inc. All rights reserved.

DSXF3-LED
Rev. 08/09/16
Page 1 of 3

Mounting, Options and Accessories



THK - Knuckle with 3/4\"/>

YKC62 - Yoke with 50 cord
 W= 5\"/>

IS - Integral slipfitter
 H= 4-1/2\"/>

UBV - Upper/bottom visor
 W= 12\"/>

FV - Full visor
 W= 12\"/>

VG - Vandal guard
 W= 10-1/2\"/>

WG - Wire guard
 W= 10-1/2\"/>

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 3 Flood reflects the embedded high performance LED technology. It is ideal for wallwash, security and general area lighting in many commercial and institutional applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66). Low EPA (1.4 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000 K (70 CRI min.), 4000 K (70 CRI min.) or 5000 K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 3/4-14 NPT threaded pipe, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 3 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



D-Series Size 1 LED Wall Luminaire



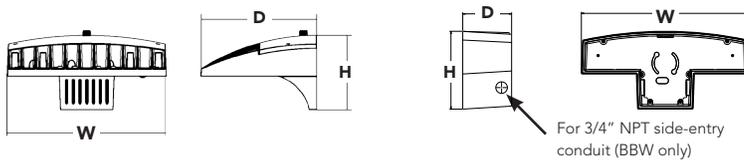
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁵ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁶ ELCW Emergency battery backup (includes external component enclosure) ⁷
Other Options				Finish (required)			
Shipped installed		Shipped separately⁹		DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V) ⁸	DF Double fuse (208, 240 or 480V) ⁸	BSW Bird-deterrent spikes	WG Wire guard	DBLXD Black	DBTDXD Textured dark bronze	DSSTXD Textured sandstone	
HS House-side shield ⁹	SPD Separate surge protection ¹⁰	VG Vandal guard	DDL Diffused drop lens	DNAXD Natural aluminum	DBL BXD Textured black		
				DWHXD White	DNATXD Textured natural aluminum		

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBER					
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
10C (10 LEDs)	530mA	20W	T2S	1,843	1	0	1	92	1,956	1	0	1	98	1,729	1	0	1	86	1,264	0	0	1	63	
			T2M	1,756	1	0	1	88	1,864	1	0	1	93	1,648	1	0	1	82	1,205	0	0	1	60	
			T3S	1,822	0	0	1	91	1,934	0	0	1	97	1,710	0	0	1	86	1,250	0	0	1	63	
			T3M	1,804	1	0	1	90	1,914	1	0	1	96	1,693	1	0	1	85	1,237	0	0	1	62	
			T4M	1,767	1	0	1	88	1,876	1	0	1	94	1,658	0	0	1	83	1,212	0	0	1	61	
			TFTM	1,837	0	0	1	92	1,950	0	0	1	98	1,724	0	0	1	86	1,260	0	0	1	63	
	ASYDF	1,642	1	0	1	82	1,743	1	0	1	87	1,541	1	0	1	77	1,127	0	0	1	56			
	700mA	27W	T2S	2,272	1	0	1	84	2,409	1	0	1	89	2,421	1	0	1	90	1,544	0	0	1	57	
			T2M	2,165	1	0	1	80	2,296	1	0	1	85	2,307	1	0	1	85	1,472	0	0	1	55	
			T3S	2,247	1	0	1	83	2,382	1	0	1	88	2,394	1	0	1	89	1,527	0	0	1	57	
			T3M	2,224	1	0	1	82	2,358	1	0	1	87	2,370	1	0	1	88	1,512	0	0	1	56	
			T4M	2,179	1	0	1	81	2,310	1	0	1	86	2,322	1	0	1	86	1,481	0	0	1	55	
			TFTM	2,265	1	0	1	84	2,401	1	0	1	89	2,413	1	0	1	89	1,539	0	0	1	57	
	ASYDF	2,025	1	0	1	75	2,147	1	0	1	80	2,158	1	0	1	80	1,376	1	0	1	51			
	1000mA	40W	T2S	3,011	1	0	1	75	3,190	1	0	1	80	3,202	1	0	1	80	2,235	1	0	1	58	
			T2M	2,870	1	0	1	72	3,040	1	0	1	76	3,051	1	0	1	76	2,130	1	0	2	55	
			T3S	2,978	1	0	1	74	3,155	1	0	1	79	3,166	1	0	1	79	2,210	1	0	2	57	
			T3M	2,948	1	0	1	74	3,123	1	0	1	78	3,134	1	0	1	78	2,187	1	0	2	56	
			T4M	2,888	1	0	1	72	3,059	1	0	1	76	3,071	1	0	1	77	2,143	1	0	2	55	
			TFTM	3,002	1	0	1	75	3,180	1	0	1	80	3,192	1	0	1	80	2,228	1	0	2	57	
	ASYDF	2,684	1	0	1	67	2,843	1	0	1	71	2,854	1	0	1	71	1,991	1	0	2	51			
	20C (20 LEDs)	530mA	36W	T2S	3,649	1	0	1	101	3,876	1	0	1	108	3,429	1	0	1	95	2,504	1	0	1	70
				T2M	3,478	1	0	1	97	3,694	1	0	1	103	3,267	1	0	1	91	2,387	1	0	1	66
				T3S	3,609	1	0	1	100	3,833	1	0	1	106	3,390	1	0	1	94	2,477	1	0	1	69
T3M				3,572	1	0	1	99	3,794	1	0	1	105	3,356	1	0	1	93	2,451	1	0	2	68	
T4M				3,500	1	0	2	97	3,717	1	0	2	103	3,288	1	0	1	91	2,402	1	0	1	67	
TFTM				3,638	1	0	1	101	3,864	1	0	1	107	3,418	1	0	1	95	2,496	1	0	1	69	
ASYDF		3,252	1	0	2	90	3,454	1	0	2	96	3,056	1	0	2	85	2,232	1	0	1	62			
700mA		47W	T2S	4,502	1	0	1	96	4,776	1	0	1	102	4,794	1	0	1	102	3,065	1	0	1	65	
			T2M	4,290	1	0	1	91	4,552	1	0	1	97	4,569	1	0	1	97	2,921	1	0	1	62	
			T3S	4,452	1	0	1	95	4,723	1	0	2	100	4,741	1	0	2	101	3,031	1	0	1	64	
			T3M	4,407	1	0	2	94	4,675	1	0	2	99	4,693	1	0	2	100	3,000	1	0	1	64	
			T4M	4,318	1	0	2	92	4,581	1	0	2	97	4,598	1	0	2	98	2,939	1	0	1	63	
			TFTM	4,488	1	0	2	95	4,761	1	0	2	101	4,779	1	0	2	102	3,055	1	0	1	65	
ASYDF		4,012	1	0	2	85	4,257	1	0	2	91	4,273	1	0	2	91	2,732	1	0	1	58			
1000mA		74W	T2S	5,963	1	0	1	80	6,327	1	0	1	84	6,351	1	0	1	85	4,429	1	0	1	61	
			T2M	5,683	1	0	2	76	6,029	1	0	2	80	6,052	1	0	2	81	4,221	1	0	2	58	
			T3S	5,896	1	0	2	79	6,256	1	0	2	83	6,280	1	0	2	84	4,380	1	0	2	60	
			T3M	5,837	1	0	2	78	6,193	1	0	2	83	6,216	1	0	2	83	4,335	1	0	2	59	
			T4M	5,719	1	0	2	76	6,067	1	0	2	81	6,090	1	0	2	81	4,248	1	0	2	58	
			TFTM	5,944	1	0	2	79	6,307	1	0	2	84	6,330	1	0	2	84	4,415	1	0	2	60	
ASYDF		5,314	1	0	2	71	5,638	2	0	2	75	5,660	2	0	2	75	3,947	1	0	2	54			

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

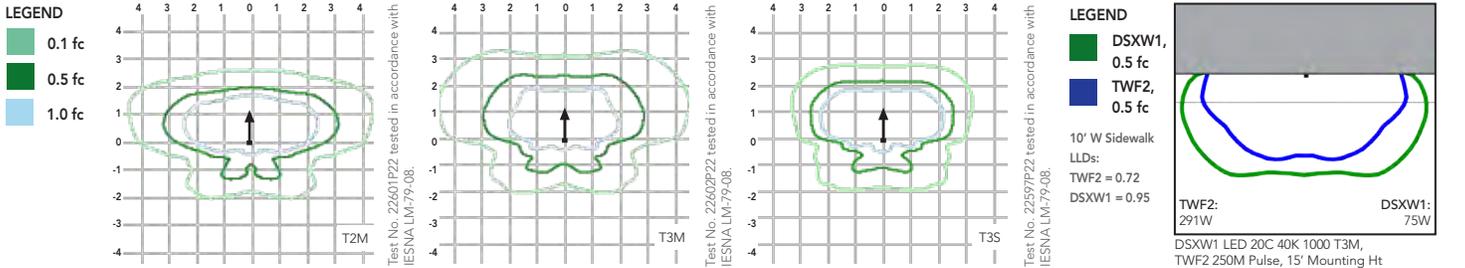
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	75 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



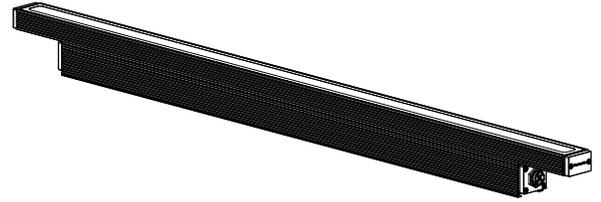
Client _____ Project name _____

Order# _____ Type _____ Qty _____

FEATURES AND BENEFITS

Physical :

- Low copper content extruded aluminum housing
- Available in 1', 2', 3' or 4' sections
- Electro-statically applied polyester powder coat finish
- Machined aluminum end caps and silicone gaskets
- Stainless steel hardware
- Clear tempered glass
- Asymmetric wallwash, 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- IP66
- IK07 rated (asymmetric wallwash lens is IK06 rated)
- Meets 3G ANSI C136.31 Vibration standard for bridge applications
- Corrosion-resistant coating for hostile environments**



Performance :

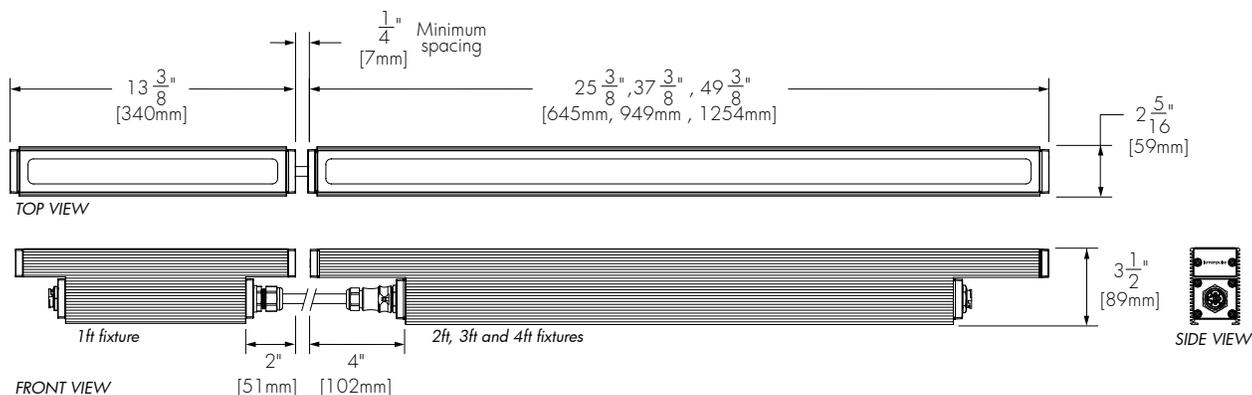
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- Lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (configured with LumenID V3 software & DMX/RDM)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

4ft HO 4000K	Delivered Output [lm]	Intensity [peak cd]
10°x10°	-	-
10°x60°	3,692	19,654
30°x60°*	3,584	4,750
60°x60°*	3,676	3,137
WW	3,592	5,159

*Estimated. Consult lumenpulse website for the latest ies files.

Electrical :

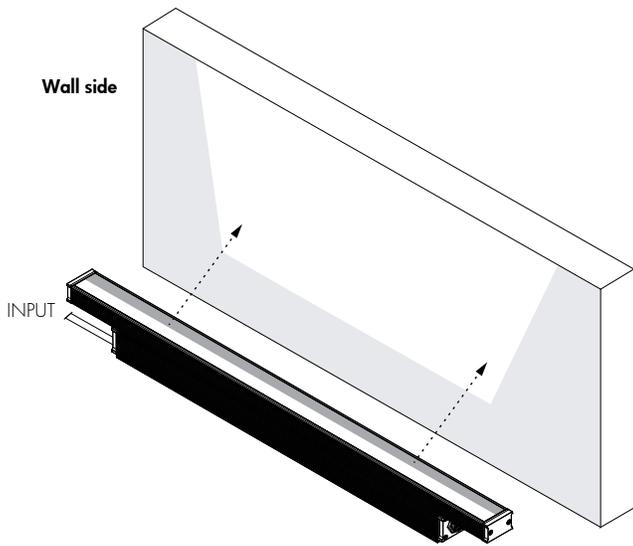
- Line voltage luminaire for 100 to 277V
- Power and data in 1 cable (#16-5)
- Up to 88 feet with a single 120V power feed, HO version
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft Regular Output version
- 15.25W/ft High Output version
- Dimming options: 0-10 volt, DMX/RDM enabled, DALI, Lumentalk or Lutron® EcoSystem® Enabled



*Asymmetric wallwash lens is IK06 rated.

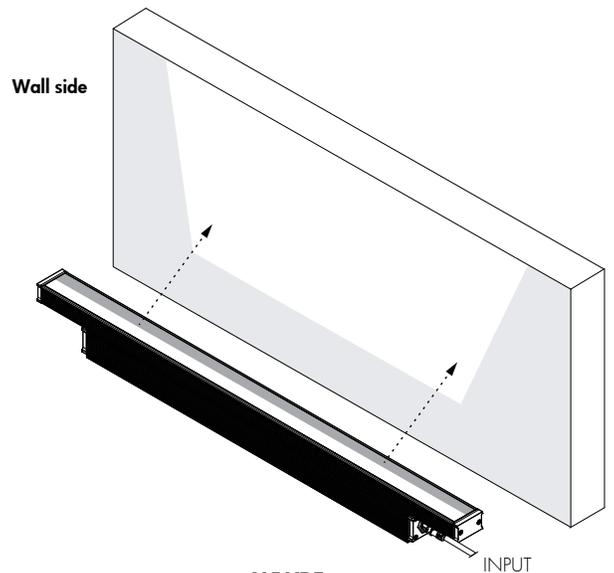
** Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure!

ASYMMETRIC WALLWASH OPTIC FEEDING SIDE DETAIL



WWLF

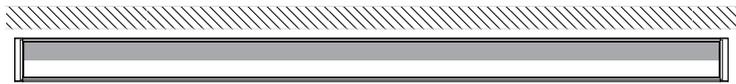
Asymmetric Wallwash Optic, Left Feed



WWRF

Asymmetric Wallwash Optic, Right Feed

Always position frosted side toward the wall



TOP VIEW



FRONT VIEW



RIGHT SIDE VIEW
(Fixture pointing upwards)

*Fixture's feeding side is based on uplight installations. Feeding sides are reversed when fixture is used in a downlight application.

Recommended setback from wall is 1/10 of the wall height.

Example: 2ft setback for a 20ft wall.

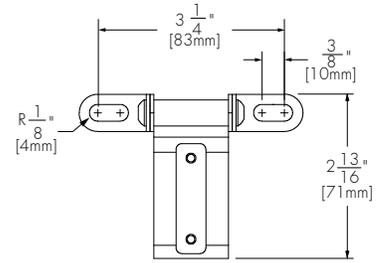
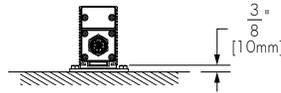
MOUNTING OPTIONS

Surface Mount

SAM
Slim Adjustable Mounting



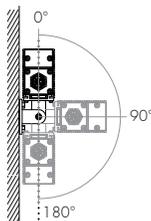
UMP
Fixed Mounting



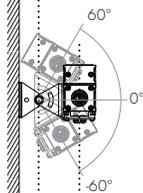
SAM
Mounting Hole Pattern

Wall Mount

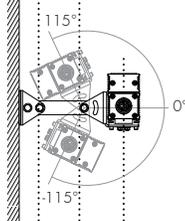
UMAS
Universal Adjustable Mounting



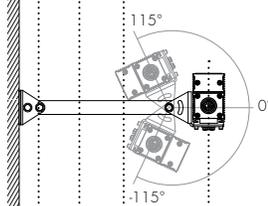
WAM2
Adjustable Wall Mounting 2"



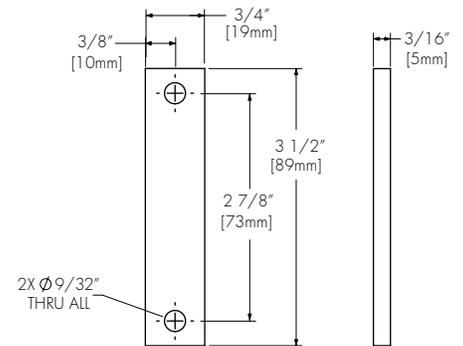
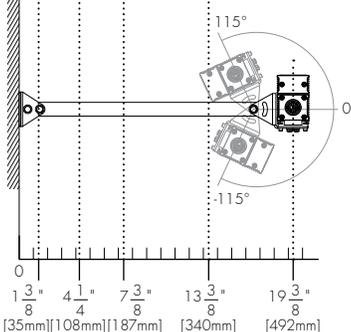
WAM6
Adjustable Extended Arm Mounting 6"



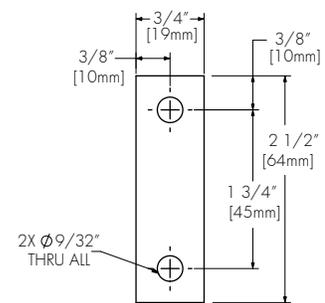
WAM12
Adjustable Extended Arm Mounting 12"



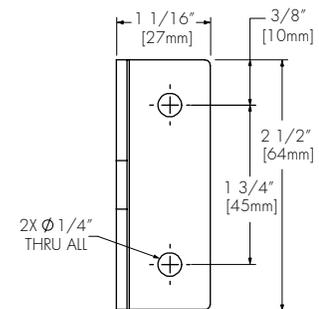
WAM18
Adjustable Extended Arm Mounting 18"



UMP
Mounting Hole Pattern



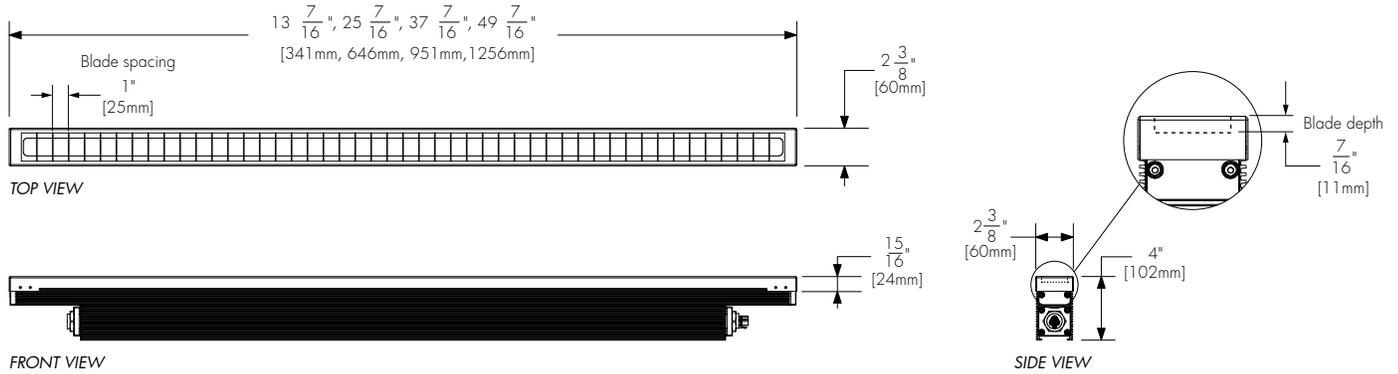
UMAS
Mounting Hole Pattern



WAM
Mounting Hole Pattern

LOUVER ACCESSORY INSTALLATION DETAIL

Not suitable for asymmetric wallwash optic

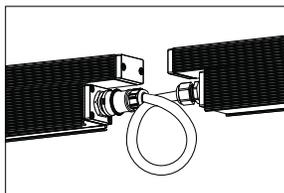


LOGRD

Radial Louver for Lumenfacade
(See page 5 for ordering code)

OPTION

ETE - End-to-end configuration,
no jumper cable needed.
16" cable included at input.



ACCESSORIES

Order separately

Control Systems:

- LTO2** Lumentouch is a wall mount DMX 512 controller keypad.
- LCU** Lumencue is a USB / mini SD DMX 512 controller.
- LID** LumenID is a diagnostic and addressing DMX 512 controller.
It must be specified on all DMX applications.
Refer to LID specification sheet for details.
- LTN** Lumentone is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

Control Boxes:

- CBX** DMX/RDM control box.
Up to six power and data outputs to fixtures or fixture runs.
Ethernet enabled option.
Refer to CBX specification sheet for details.

Leader Cable :

- LOGLCD___** Leader Cable for Lumenfacade.
Please add desired cable length : 10', 25' or 50' [3m, 7.6m or 15.2m] standard lengths
Sealing endcap is mandatory for any unused connector.
(1) included with every leader cable

- LOGLCD___-ETE** Leader Cable for Lumenfacade, ETE option.
Please add desired cable length : 10', 25' or 50' [3m, 7.6m or 15.2m] standard lengths
Sealing endcap is mandatory for any unused connector.
(1) included with every leader cable

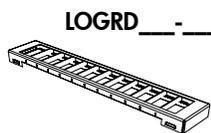
Jumper Cable :

- LOGJCD___** Jumper Cable for Lumenfacade.
Please add desired cable length : 2' or 4' [0.6m, 1.2m] standard lengths

- LOGJCD___-ETE** Jumper Cable for Lumenfacade, ETE option.
Please add desired cable length : 2' or 4' [0.6m, 1.2m] standard lengths

Radial Louver :

Not suitable for asymmetric wallwash optic



- LOGRD___-___** Radial louver for Lumenfacade.
Louver blade depth: 7/16" [11mm]; louver blade spacing: 1" [25mm]
 1. Please specify desired nominal length: 1', 2', 3' or 4'.
 2. Please specify finish as BK - Black Sandtex, SI - Silver Sandtex or WH - Smooth white
(Custom color available on request, please specify as CC together with RAL color : _____)

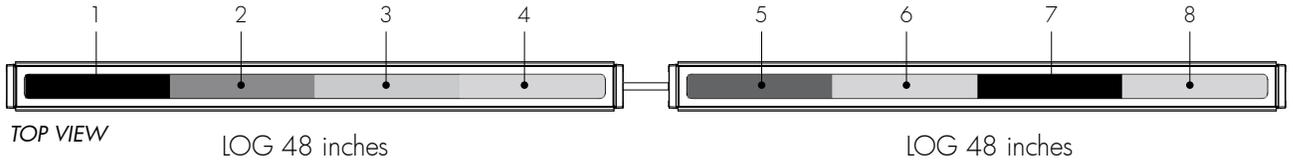
RESOLUTION DETAILS

Applicable for DMX/RDM control option only.

Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

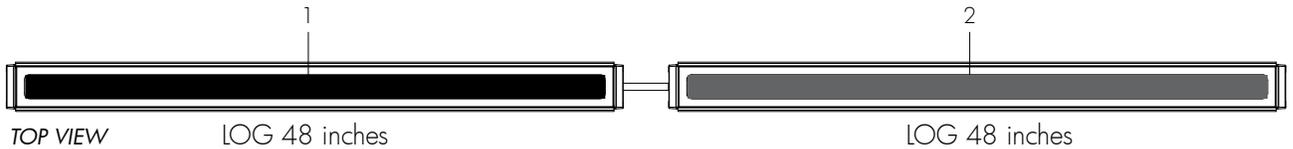
Resolution per foot: each foot is addressed independently

DMX ADDRESSES:



Resolution per fixture: each fixture is addressed independently

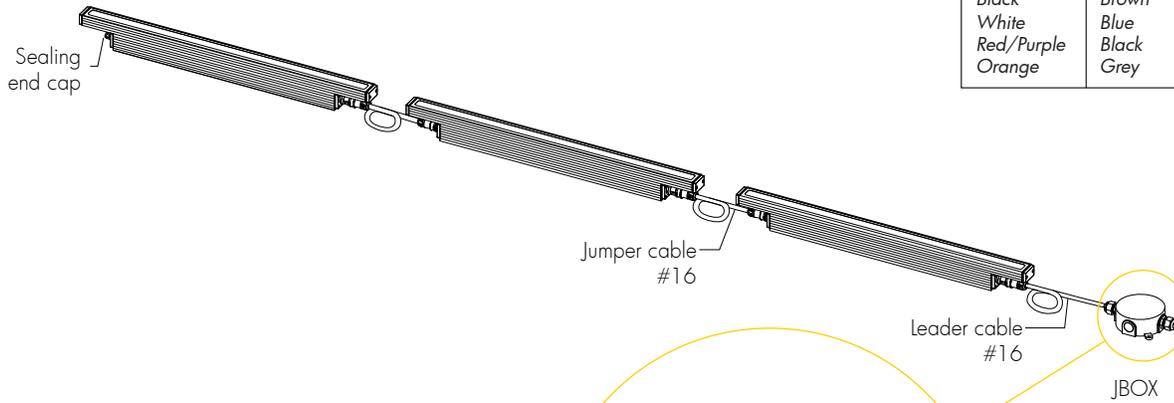
DMX ADDRESSES:



TYPICAL WIRING DIAGRAMS

Non-Dimming or Lumentalk Dimming Version

1% minimum dimming value with Lumentalk dimming



American Color Code	CE Color Code	USE
Green	Yellow/Green	Ground
Black	Brown	Live 100-277V
White	Blue	Neutral
Red/Purple	Black	0-10V / Data +
Orange	Grey	0-10V / Data -

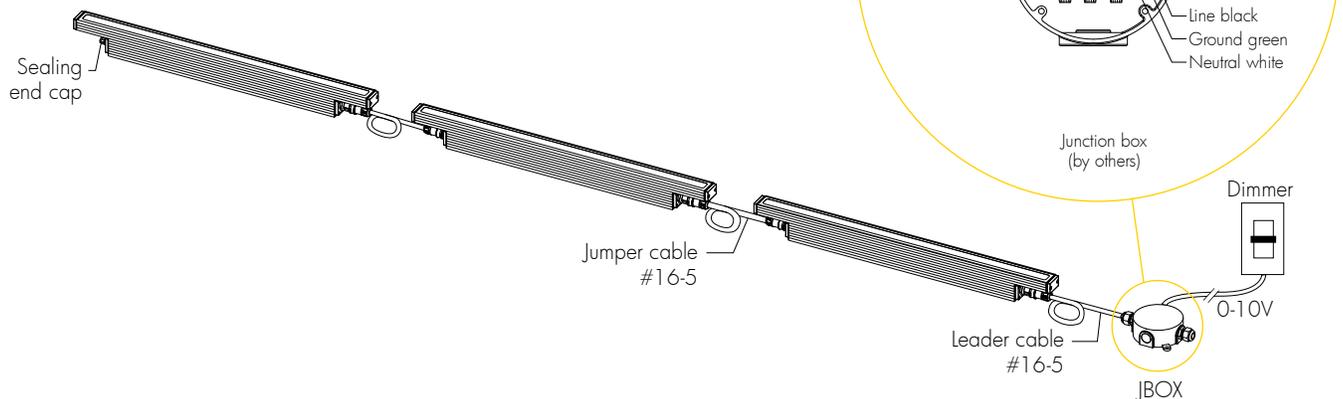
Maximum run length by 15A circuit - Lumenfacade™ HO			
Cable length/Voltage	120V	240V	277V
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade™ RO			
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft
ASHRAE Code Compliant - Lumenfacade™ 5W/ft Maximum run length by 15A circuit			
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

Notes:

- ¹ Maximum run length calculations are typically based on 4ft fixtures.
- ² Consult factory for specific applications.

Dimming Version (0-10V)

10% minimum dimming value

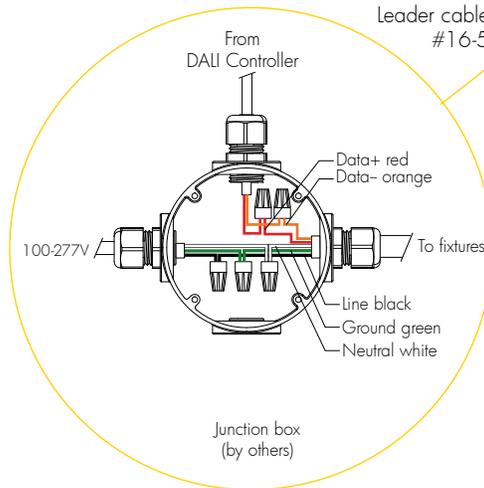
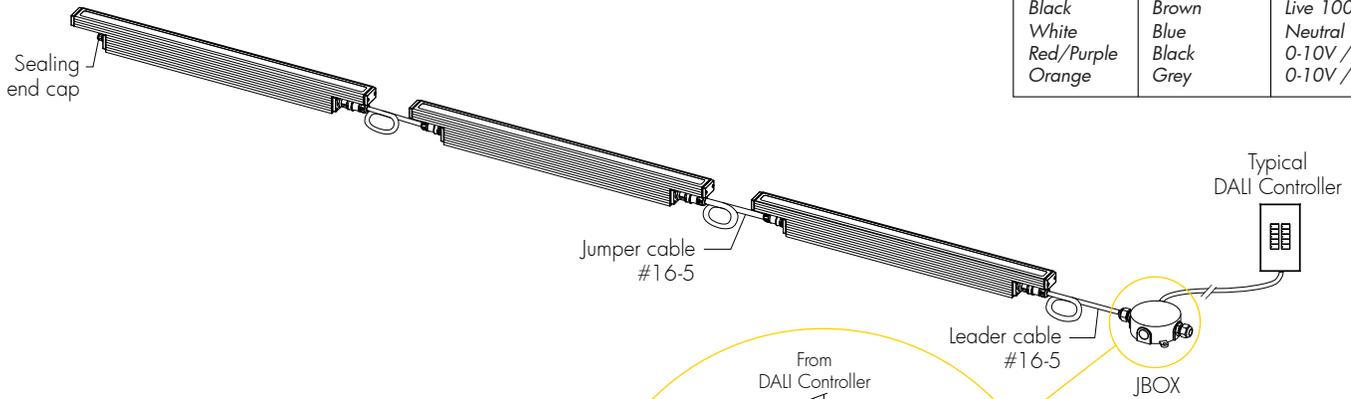


TYPICAL WIRING DIAGRAMS - continued

Dimming Version (DALI)

1% minimum dimming value

American Color Code	CE Color Code	USE
Green	Yellow/Green	Ground
Black	Brown	Live 100-277V
White	Blue	Neutral
Red/Purple	Black	0-10V / Data +
Orange	Grey	0-10V / Data -



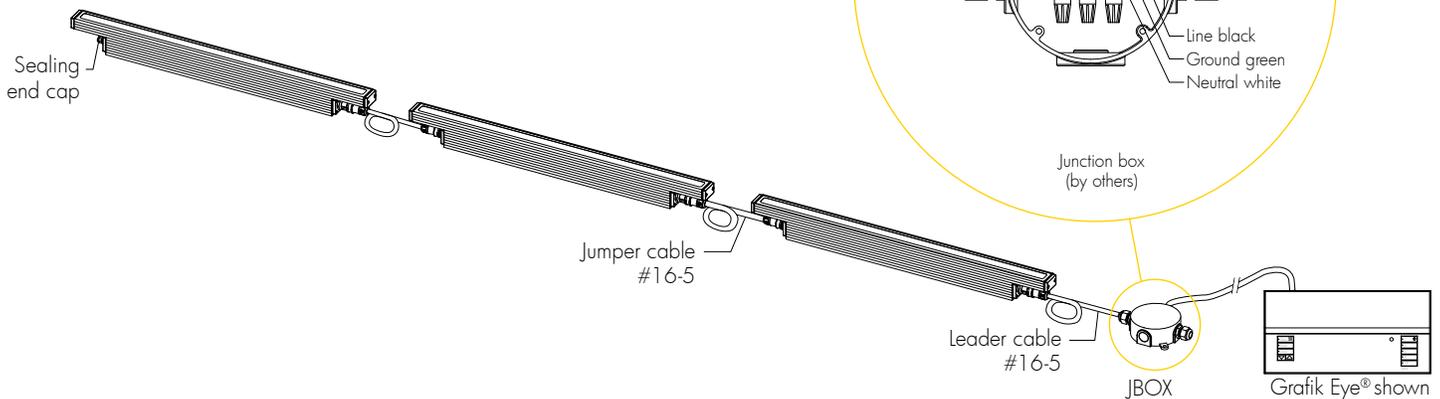
Maximum run length by 15A circuit - Lumenfacade™ HO			
Cable length/Voltage	120V	240V	277V
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade™ RO			
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft
ASHRAE Code Compliant - Lumenfacade™ 5W/ft Maximum run length by 15A circuit			
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

Notes:

- ¹ Maximum run length calculations are typically based on 4ft fixtures and up to 64 DALI or EcoSystem enabled fixtures per run.
- ² Consult factory for specific applications.
- ³ Each fixture requires 1 DALI or Lutron® EcoSystem® address.

Dimming Version (EcoSystem®)*

1% minimum dimming value

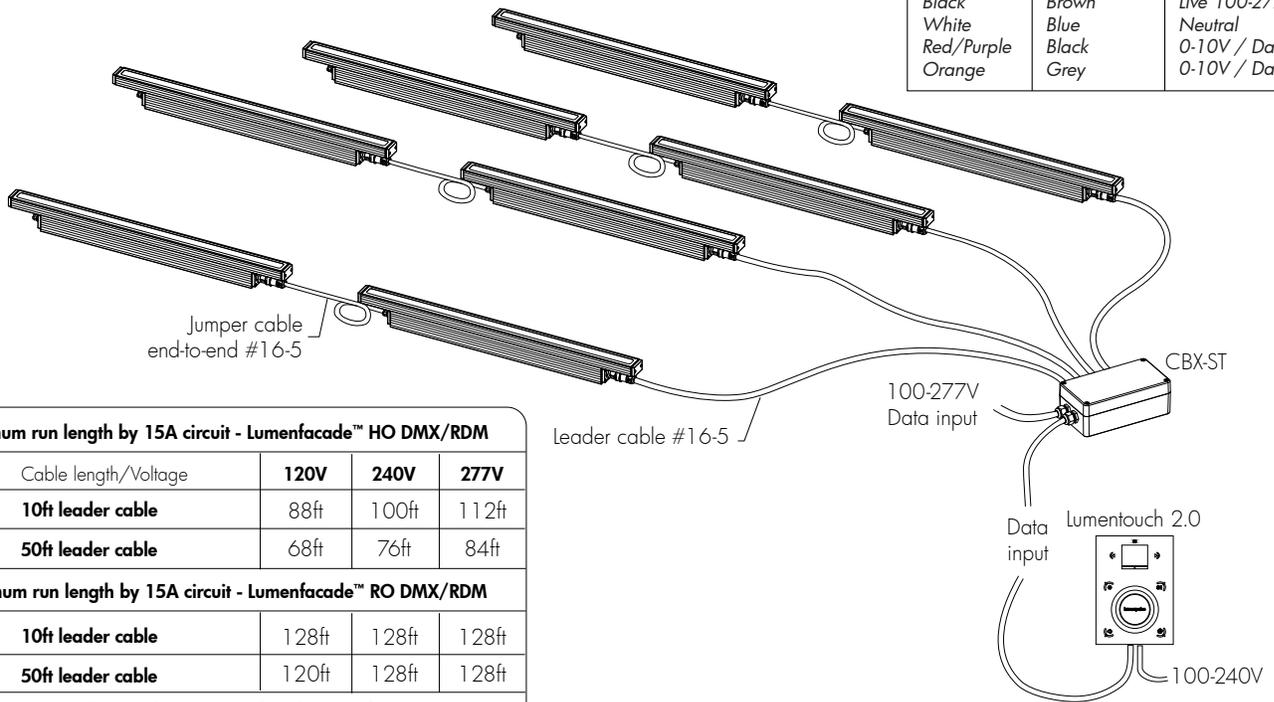


*Each Lutron® EcoSystem® enabled fixture has its own address; for the example shown above, there are a total of 3 EcoSystem® addresses.

TYPICAL WIRING DIAGRAMS - continued

Star Layout (DMX/RDM)

1% minimum dimming value



American Color Code	CE Color Code	USE
Green	Yellow/Green	Ground
Black	Brown	Live 100-277V
White	Blue	Neutral
Red/Purple	Black	0-10V / Data +
Orange	Grey	0-10V / Data -

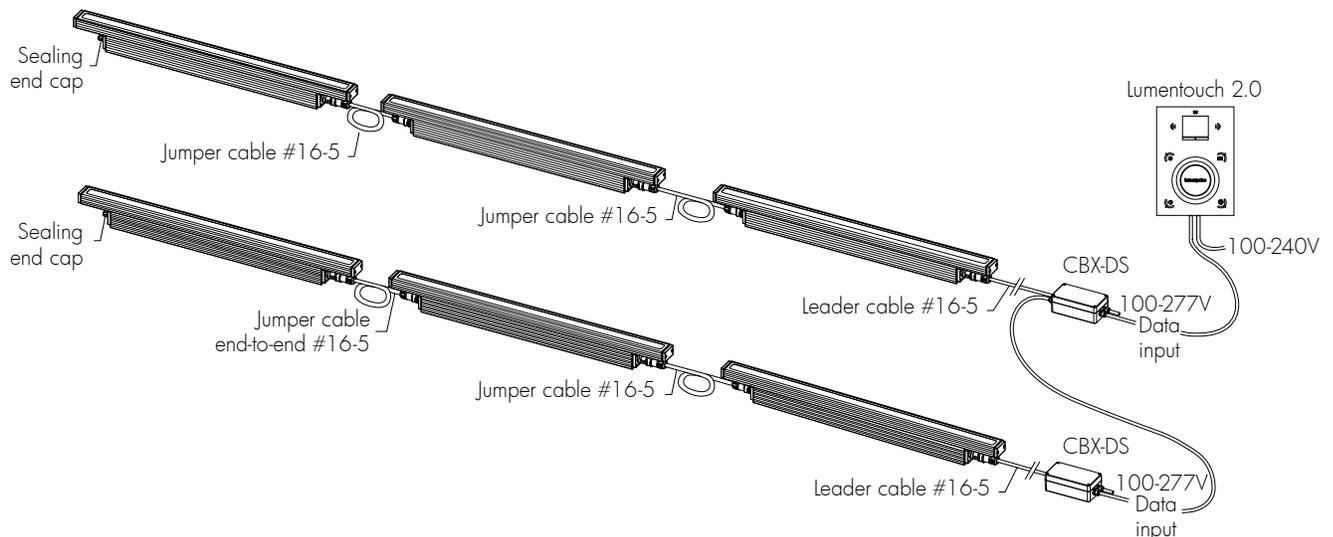
Maximum run length by 15A circuit - Lumenfacade™ HO DMX/RDM			
Cable length/Voltage	120V	240V	277V
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade™ RO DMX/RDM			
10ft leader cable	128ft	128ft	128ft
50ft leader cable	120ft	128ft	128ft
ASHRAE Code Compliant - Lumenfacade™ 5W/ft DMX/RDM Maximum run length by 15A circuit			
10ft leader cable	128ft	128ft	128ft
50ft leader cable	128ft	128ft	128ft

Notes:

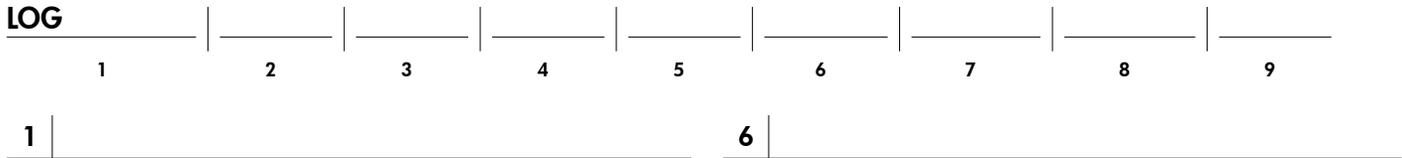
- ¹ Maximum run length calculations are typically based on 4ft fixtures and up to 32 DMX/RDM enabled fixtures per DMX/RDM run.
- ² Consult factory for specific applications.
- ³ Each fixture requires 1 DMX address.

Daisy Chain Layout (DMX/RDM)

1% minimum dimming value



HOW TO ORDER



1

Housing:

- LOG ASHRAE** - Lumenfacade™, 5W/ft ASHRAE compliant
- LOG RO** - Lumenfacade™ Regular Output, 8.5W/ft
- LOG HO** - Lumenfacade™ High Output, 15.25W/ft

2

Voltage:

- | | |
|------------------------|------------------------|
| 100 - 100 volts | 220 - 220 volts |
| 120 - 120 volts | 240 - 240 volts |
| 208 - 208 volts | 277 - 277 volts |

3

Length:

- 12** - 13 3/8 inches (340mm) (2 kg/4.5 lbs)
- 24** - 25 3/8 inches (645mm) (3.17 kg/7 lbs)
- 36** - 37 3/8 inches (949mm) (4.75 kg/10.5 lbs)
- 48** - 49 3/8 inches (1254mm) (6.35 kg/14 lbs)

4

Colors and Color temperatures:

- | | |
|--------------------|-------------------|
| 27K - 2700K | RD - Red |
| 30K - 3000K | GR - Green |
| 35K - 3500K | BL - Blue |
| 40K - 4000K | |

5

Optics:

- WWLF** - Asymmetric Wallwash optic, left feed¹
- WWRF** - Asymmetric Wallwash optic, right feed¹
- 10x10** - 10° x 10°²
- 10x60** - 10° x 60°
- 30x60** - 30° x 60°
- 60x60** - 60° x 60°

6

Mounting Option:

- SAM** - Slim Adjustable Mounting
- UMP** - Fixed Mounting³
- UMAS** - Universal Adjustable Mounting³
- WAM2** - Adjustable Wall Mounting 2"
- WAM6** - Adjustable Extended Arm Mounting 6"
- WAM12** - Adjustable Extended Arm Mounting 12"
- WAM18** - Adjustable Extended Arm Mounting 18"

7

Finish:

- BK** - Black Sandtex
- SI** - Silver Sandtex
- WH** - Smooth white
- CC** - Custom color and finish (please specify RAL color)⁴

8

Control:

- NO** - No Dimming
- LT** - Lumentalk Dimming⁵
- DIM** - 0-10V Dimming option⁶
- DMX/RDM** - DMX/RDM enabled⁷
- DALI** - DALI Dimming option⁸
- ES** - Lutron® EcoSystem® Enabled Dimming⁹

9

Option:

- ETE** - End - to - end configuration, no jumper cable needed
- CRC** - Corrosion-resistant coating for hostile environments
- 3GV** - 3G ANSI C136.31 Vibration Rating¹⁰

Notes:

¹ Right feeding side is standard unless otherwise specified. ² For best results use with HO fixtures at a 6-inch (15cm) setback from surface. Contact factory for application support. ³ Suitable to use when **3GV** option is specified. ⁴ North American RAL colors specified with RAL number only are provided with a smooth/high-gloss finish. Please consult factory for other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary. ⁵ 1% minimum dimming value. Available for 2' RO, 3' and 4' lengths only. ⁶ 10% minimum dimming value. ⁷ 1% minimum dimming value. Fixtures set to by fixture resolution. 1 DMX address per fixture. ⁸ 1% minimum dimming value. 1 DALI address per fixture. ⁹ 1% minimum dimming value. Available for 2' RO, 3' and 4' lengths only. 1 EcoSystem® address per fixture. ¹⁰ Available with UMP and UMAS mounting options only.



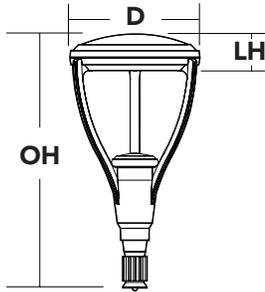
MRP LED

LED Area Luminaire



Specifications

EPA:	1.125 ft ² (0.105 m ²)
Luminaire Height:	6-3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	37.5 lbs (17 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MRP LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MRP LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C	42 LEDs (one engine)	530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT ¹ 277 ¹ 120 ¹ 347 208 ¹ 480 240 ¹	Shipped included (blank) Fits 4"OD round pole Shipped separately² MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter MRPT30 3-1/2" tenon slipfitter MRPT35 4" tenon slipfitter MRPF3 3"OD round pole adapter MRPF5 5"OD round pole adapter ³
Control options				Other options		Finish (required)	
Shipped installed PER NEMA twist-lock receptacle only (no controls) PNMTDD3 Part night, dim till dawn ⁷ PER5 Five-wire receptacle only (no controls) ⁴ PNMT5D3 Part night, dim 5 hrs ⁷ PER7 Seven-wire receptacle only (no controls) ⁴ PNMT6D3 Part night, dim 6 hrs ⁷ DMG 0-10V dimming driver (no controls) ⁵ PNMT7D3 Part night, dim 7 hrs ⁷ BL30 Bi-level switched dimming, 30% ^{6,7} BL50 Bi-level switched dimming, 50% ^{6,7}				SF Single fuse (120, 277, 347V) ¹ DF Double fuse (208, 240, 480V) ¹ DFL Diffusing lens		DDBXD Dark bronze DDBTXD Textured dark bronze DBLXD Black DBLBXD Textured black DNAXD Natural aluminum DNATXD Textured natural aluminum DWHXD White DWHGXD Textured white	

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁸
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁸
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁸
SCU	Shorting cap ⁸
MRPT20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPT35 DDBXD U	4" tenon slipfitter (specify finish)
MRPF3 DDBXD U	3"OD round pole adapter (specify finish)
MRPF5 DDBXD U	5"OD round pole adapter (specify finish) ³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Also available as a separate accessory; see Accessories information at left.
- Maximum pole wall thickness is 0.156".
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
- Not available with 347 or 480V.
- Requires an additional switched line.
- Dimming driver standard. Not available with 347V, 480V, SF, DF, PER5 or PER7.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40 K (4000 K, 70 CRI)				
				Lumens	B	U	G	LPW
42C (42 LEDs)	530	75W	SR2	6,605	1	2	1	88
			SR3	6,581	1	1	2	88
			SR4	6,537	1	1	2	87
			SR5	6,959	3	1	3	93
	700	100W	SR2	8,026	2	2	2	80
			SR3	7,997	1	2	2	80
			SR4	7,943	1	2	2	79
			SR5	8,456	3	2	3	85
	1000	151W	SR2	9,885	2	2	2	65
			SR3	9,848	2	2	2	65
			SR4	9,782	2	2	2	65
			SR5	10,414	4	2	4	69

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRP LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

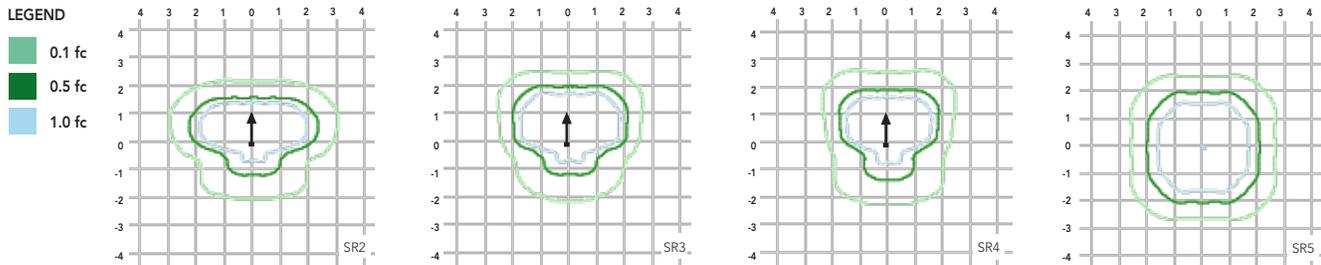
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [MRP LED homepage](#).

Isofootcandle plots are considered to be representative of available optical distributions.



FEATURES & SPECIFICATIONS

INTENDED USE

Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 4000K or optional 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



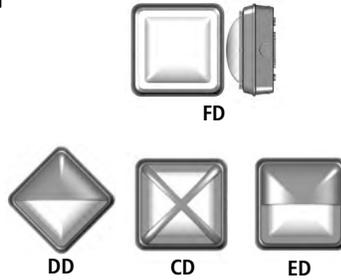
MILLENIUM™ SQUARE

MS11 SERIES – DEEP PROFILE HOUSING

PROJECT INFORMATION	
Job Name	_____
Fixture Type	_____
Catalog Number	_____
Approved by	_____

PRODUCT FEATURES:

- » Surface mount – ceiling (FD & CD only) or wall mount; 12"W×12"W×6"D (CD, ED, FD) 16"W×16"W×7"D (DD)
- » Peace of Mind Guarantee®
- » Dust and water protected to IP64 standards



SPECIFICATIONS

HOUSING: Marine grade die-cast aluminum. Integral heat sinks. Housing flange interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Housing provided with four standoff mounting holes, one 3/4" NPT tapped hole on back of housing, four 3/4" NPT tapped and plugged holes on sides of housing – see Dimensional Data. Standard matte black, dark bronze or matte white exterior TGIC polyester powder coat – 5-step pre-treatment. See Ordering Information for optional finishes.

REFLECTOR: Full reflector/wire cover – 92% reflectivity.

LENS: UV-stabilized, high impact resistant, virgin injection molded polycarbonate. High efficiency blonded fluted lens maximizes uniformity. Lens secured with four concealed captive Torx® with center pin fasteners. Exclusive water channeling lens design provides 360° ingress protection.

LENS BASE/EYELID: High impact resistant, injection molded matte black, dark bronze or matte white polycarbonate. Optional Light Gray, Silver, Forest Green or Custom Color (see Ordering Information below) are chemically bonded, impact resistant finishes.

GASKETING: Die-cut, closed cell EPDM self adhesive gasket seals housing to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base and housing.

HARDWARE: Four stainless steel Torx® with center pin fasteners.

ELECTRICAL: Available in 3500K, 4000K, and 5000K color temperatures, 80 CRI. 120-277VAC, 50/60Hz electrical input with high power factor electronic, constant-current driver (>.90 PF). Standard 0-10V dimming with 1-100% range; maximum driver source of 200 µA. Optional embedded microwave motion sensor (MS) has factory default settings of 20 minute time out, dims down to 30%.

PHOTOMETRICS: Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory. For additional photometric information, go to www.kenall.com.

WARRANTY: Standard four-point mounting and polycarbonate lens required for Peace of Mind Guarantee®. One (1) year warranty against defects in materials and workmanship. Five (5) year warranty on LED lamps and driver for defects resulting in a fixture lumen depreciation of 30% or greater.

LISTINGS: UL and CUL listed for Wet Location (listing includes Emergency Battery Pack "LEL" option). UL certified IP64 per IEC 60598.



ORDERING INFORMATION (Ex: MS11FD-PP-MW-20L40K-DV)

Model	Lens Type	Finish	Lamp Type	Voltage	Options	Accessories
PP						
Model			Lamp Type		Options	
MS11CD	Cross		10L35K	10 Watt 3500K LED	LEL	LED Emergency Battery Backup (n/a with 347V, n/a with 50L)
MS11DD	Diamond Eyelid		10L40K	10 Watt 4000K LED	BPC*	Photo Control – Shielded Button Type (120V or 277V only)
MS11ED	Eyelid		10L50K	10 Watt 5000K LED	10KV	IEEE C62.41.2 C High Surge Protector
MS11FD	Full Face		20L35K	20 Watt 3500K LED	FS	Single Fuse & Holder
			20L40K	20 Watt 4000K LED	NAT	Natatorium Environment Option
			20L50K	20 Watt 5000K LED	MS	Motion Sensor (n/a with 347V)
Lens Type			50L35K*	50 Watt 3500K LED		
PP	Pearlescent Polycarbonate		50L40K*	50 Watt 4000K LED		
			50L50K*	50 Watt 5000K LED		
Finish				Voltage		
DB	Dark Bronze			120	120 Volts	
FG	Forest Green			277	277 Volts	
LG	Light Gray			347	347 Volts	
MB	Matte Black			DV	120-277 Volts	
MW	Matte White					
SL	Silver					
CC	Custom Color (Consult factory)					
						<ul style="list-style-type: none"> • Available with MS11CD and MS11FD only * BPC n/a in conjunction with LEL or MS options



www.kenall.com

P: 800-4-Kenall

F: 262-891-9701

10200 55th Street Kenosha, Wisconsin 53144

When you see this image, you will know the Kenall product shown or described is designed and manufactured in the USA with components purchased from US suppliers, and meets the Buy American requirements under the ARRA. Kenall has not determined the origin of its domestically purchased components or the subcomponents thereof. May be covered by patents found at www.kenall.com/patents. Content of specification sheets is subject to change; please consult www.kenall.com for current product details. © 2015 Kenall Mfg. Co. All rights reserved.

MS11_D-021116

MILLENIUM™ SQUARE

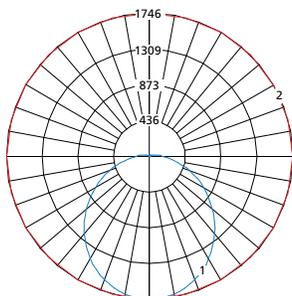
MS11 SERIES – DEEP PROFILE HOUSING

PERFORMANCE

Model	Lamp Type	Initial Delivered Lumens		Input Power (W)	Drive Current (mA)	Estd. L70 LED Life (hrs)
		@ 25°C (lm)	Efficacy (lm/W)			
MS11FD	10L35K	1,307	102	13	94	100,000
	10L40K	1,307	102	13	94	100,000
	10L50K	1,425	111	13	94	100,000
	20L35K	2,523	106	24	94	100,000
	20L40K	2,523	106	24	94	100,000
	20L50K	2,750	116	24	94	100,000
	50L35K	5,386	92	58	117	60,000
	50L40K	5,386	92	58	117	60,000
	50L50K	5,871	101	58	117	60,000
MS11CD	10L35K	1,050	82	13	94	100,000
	10L40K	1,050	82	13	94	100,000
	10L50K	1,144	89	13	94	100,000
	20L35K	2,026	85	24	94	100,000
	20L40K	2,026	85	24	94	100,000
	20L50K	2,208	93	24	94	100,000
	50L35K	4,740	81	58	117	60,000
	50L40K	4,740	81	58	117	60,000
	50L50K	5,166	89	58	117	60,000
MS11DD	10L35K	1,070	84	13	54	85,000
	10L40K	1,070	84	13	54	85,000
	10L50K	1,167	91	13	54	85,000
	20L35K	2,067	87	24	94	85,000
	20L40K	2,067	87	24	94	85,000
	20L50K	2,253	95	24	94	85,000
MS11ED	10L35K	1,023	80	13	94	85,000
	10L40K	1,023	80	13	94	85,000
	10L50K	1,116	87	13	94	85,000
	20L35K	1,975	83	24	94	85,000
	20L40K	1,975	83	24	94	85,000
	20L50K	2,153	91	24	94	85,000

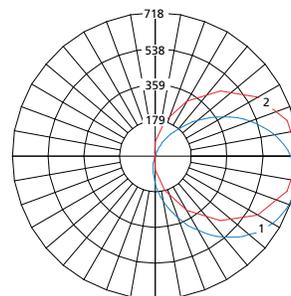
Info subject to change. Visit www.kenall.com for IES files and additional information.

Model: MS11FD-PP-MW-50L40K-DCC-DV



Max Candela = 1746 Located At Horizontal Angle = 0, Vertical Angle = 0
 1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
 2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)

Model: MS11ED-PP-MW-20L40K-DCC-DV



Max Candela = 718 Located At Horizontal Angle = 0, Vertical Angle = 65
 1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
 2 - Horizontal Cone Through Vertical Angle (65) (Through Max. Cd.)



www.kenall.com

P: 800-4-Kenall

F: 262-891-9701

10200 55th Street Kenosha, Wisconsin 53144

When you see this image, you will know the Kenall product shown or described is designed and manufactured in the USA with components purchased from US suppliers, and meets the Buy American requirements under the ARRA. Kenall has not determined the origin of its domestically purchased components or the subcomponents thereof. May be covered by patents found at www.kenall.com/patents. Content of specification sheets is subject to change; please consult www.kenall.com for current product details. © 2015 Kenall Mfg. Co. All rights reserved.

MS11_D-021116

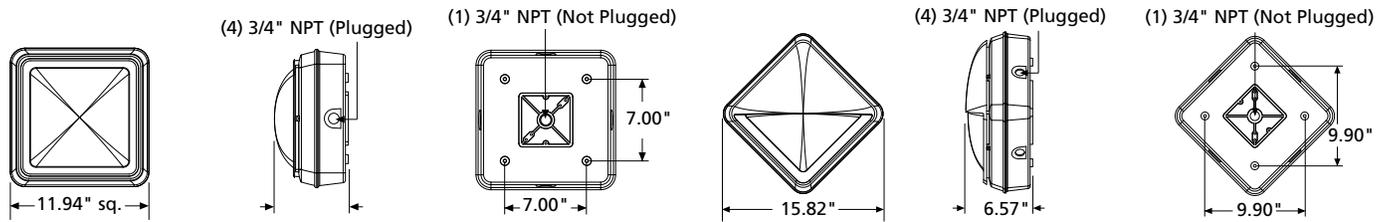
MILLENIUM™ SQUARE

MS11 SERIES – DEEP PROFILE HOUSING

DIMENSIONAL DATA

MS11FD, CD, ED

MS11DD



www.kenall.com

P: 800-4-Kenall

F: 262-891-9701

10200 55th Street Kenosha, Wisconsin 53144

When you see this image, you will know the Kenall product shown or described is designed and manufactured in the USA with components purchased from US suppliers, and meets the Buy American requirements under the ARRA. Kenall has not determined the origin of its domestically purchased components or the subcomponents thereof. May be covered by patents found at www.kenall.com/patents. Content of specification sheets is subject to change; please consult www.kenall.com for current product details. © 2015 Kenall Mfg. Co. All rights reserved.



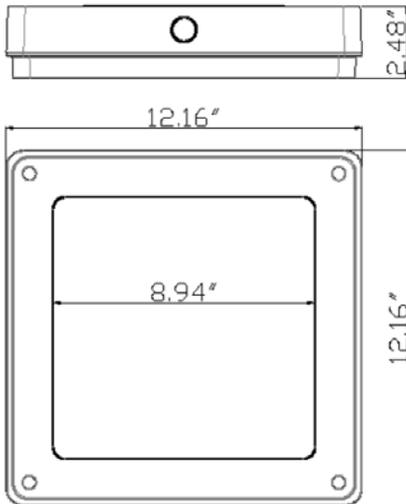
OLOS Series LED Outdoor 1x1

Project: _____
 Fixture Type: _____
 Catalog Number: _____
 Notes: _____



The Ohyama Lights OLOS Outdoor surface mount fixture is designed to provide years of trouble-free general illumination perfect for outdoor commercial applications such as covered walkways, porches and vestibules. High performance LEDs provide up to 3,150 lumens while consuming only 27 watts of energy. Multiple knockouts allow for easy mounting over a standard junction box or conduit side entry.

Performance Overview	
Watts:	27
CCT:	3000K / 4000K / 5000K
Lumens:	2900 / 3150
Dimming:	0 - 10V
CRI:	≥80
Max. Operating Temp:	140° F
Min. Operating Temp:	-22° F
Input Rating - AC:	120V~277V; 60Hz
IP Rating:	IP55 Wet Listed
L70:	>52,000 Hours
Warranty:	5 Years
Construction	
Powder Coated Cast Aluminum Housing	



Ordering Information

ITEM	MODEL	FINISH	CCT	LUMEN	WATTS	LM/W
399811	OLOS11-32W-UNV	White	3000K	2900	27	106
399812	OLOS11-32N-UNV	White	4000K	3150	27	115
399813	OLOS11-32C-UNV	White	5000K	3150	27	115



Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty. Full warranty terms located at

www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Outdoor General Purpose

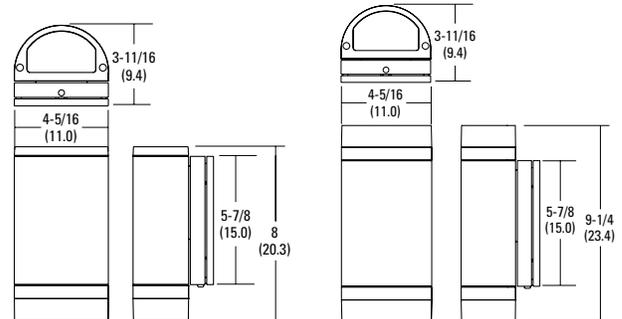
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD

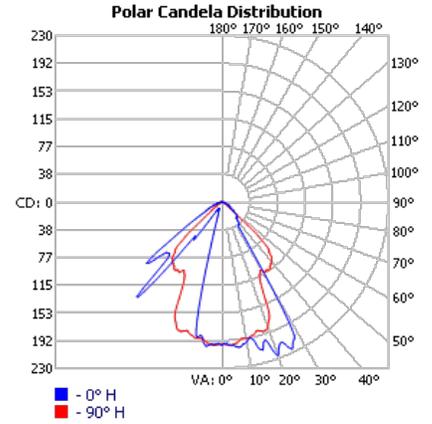
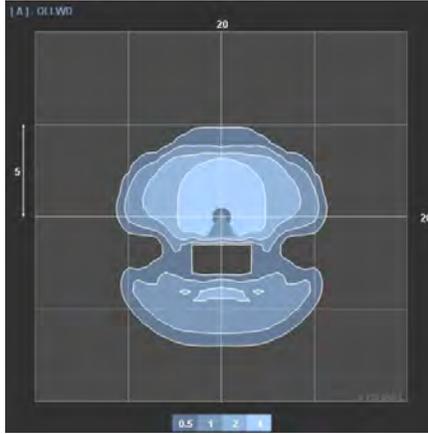
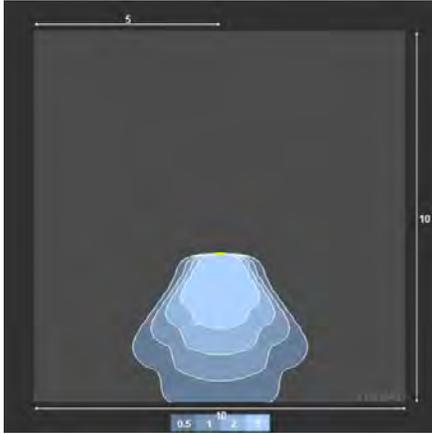
Series	Color temperature (CCT)	Voltage	Finish
OLLWD Downlight	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB Dark bronze
OLLWU Up & downlight			WH White

OLLWD & OLLWU LED Wall Cylinder Light

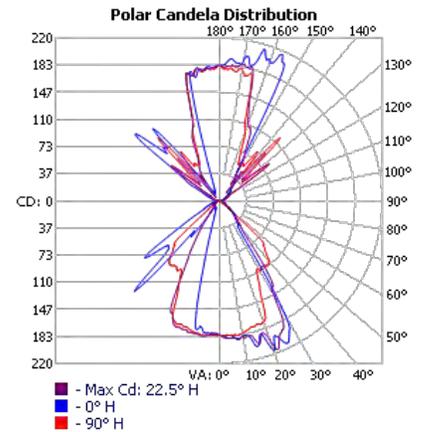
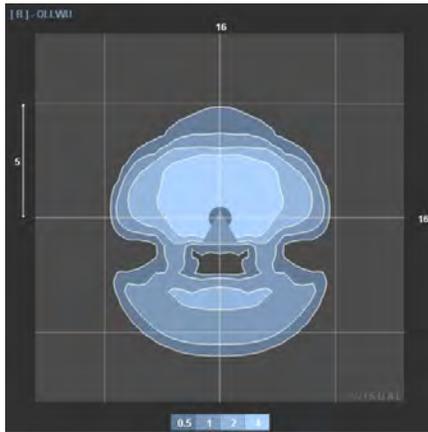
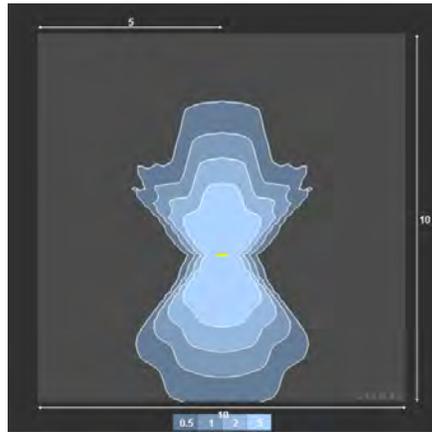
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage
 Tested in accordance with IESNA LM-79 and LM-80 standards.

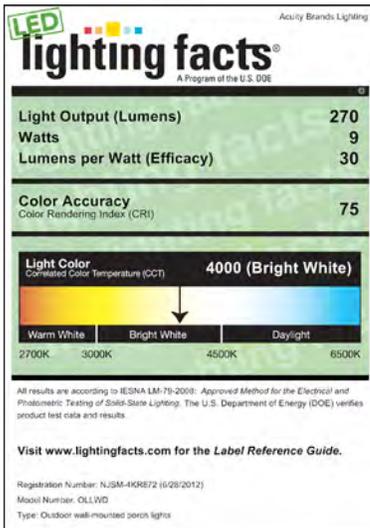
OLLWD



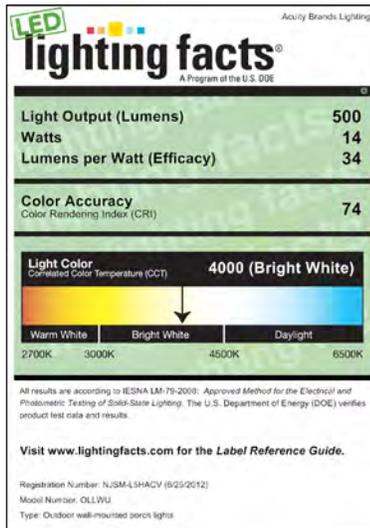
OLLWU



OLLWD



OLLWU



OLLWD-OLLWU

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE

For steel or concrete poles.

CONSTRUCTION

Steel: Body is galvanized steel tube (per ASTM A-123) constructed from A500 Grade B steel. Welding follows industry standards best practices. Arms are galvanized after fabrication.

Must specify finish. Optional polyester powder and red primer paint finishes available.

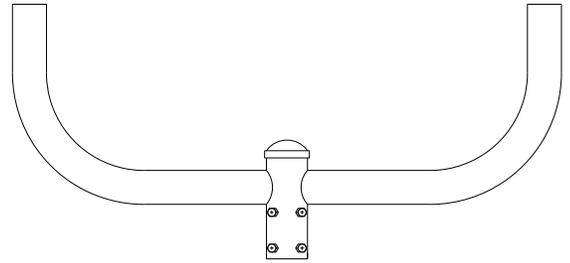
INSTALLATION

Mounting hardware included.

Round Bullhorn

BS

STEEL (BS) ROUND BULLHORN



(See next page for dimensions and drawings.)

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

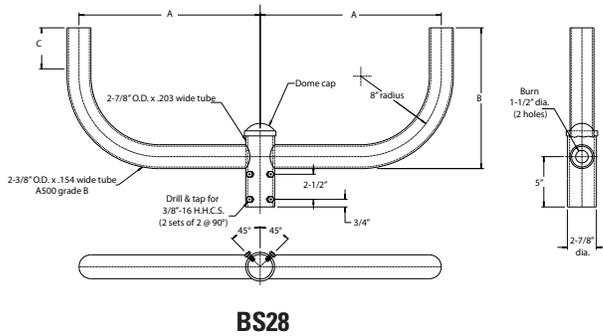
Example: BS28 GALV

Series	Tenon slipfitter size ²	Finish ³
BS28 2 in line	(blank) T20 2-1/2" I.D.	<u>Standard colors</u>
BS29 2 at 90°	T25 3-1/16" I.D.	DDB Dark bronze
BS32 3 at 120°	T35 4-1/4" I.D.	DWH White
BS38 3 in line		DBL Black
BS38X 3 in line ¹		DNA Natural aluminum
BS39 3 at 90°		GALV Galvanized steel
BS48 4 in line		<u>Primer finish</u>
BS49 4 at 90°		DPRM Red primer
		<u>Architectural colors</u> (powder finish) ²

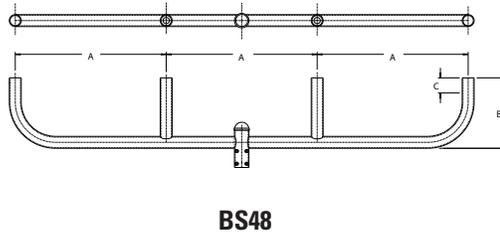
NOTES:

- Center tenon has extended height.
- Additional sizes available; consult factory.
- Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or the Architectural Colors brochure (Form No. 794.3).

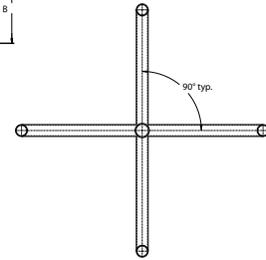
BS Bullhorn, Steel, Fiberglass or Concrete Poles



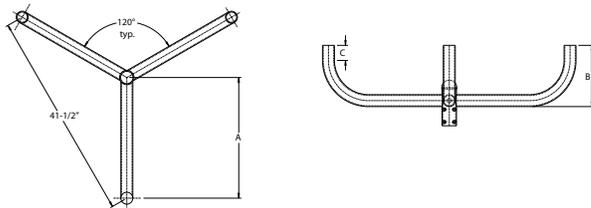
BS28



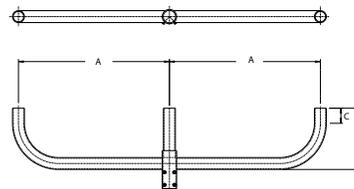
BS48



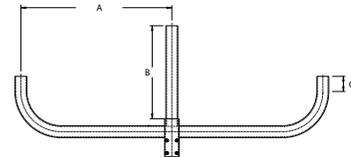
BS49



BS32



BS38



BS38X

BS (Bullhorn - Steel)

Lithonia Lighting Catalog Number	Nominal arm length (ft.)	Dimensions (in.)			Bracket EPA (ft ²)	Bracket weight (lbs)	Max. fixture EPA ft. ² @ 100 mph w/ 1.3 gusts	Max. fixture weight (lbs.) per arm	ANSI C136.3 (1995) class rating @ 80 mph
		A	B	C					
BS28	1-1/2	18	14	3	1.0	20	7.3	150	-
BS28 T25	1-1/2	18	14	3	1.0	22	7.3	150	-
BS28 T35	1-1/2	18	14	3	1.0	25	7.3	150	-
BS29	2	24	14	3	1.0	20	7.3	150	-
BS29 T25	2	24	14	3	1.0	22	7.3	150	-
BS29 T35	2	24	14	3	1.0	25	7.3	150	-
BS32	2	24	14	3	1.3	33	4.7	150	-
BS32 T25	2	24	14	3	1.3	35	4.7	150	-
BS32 T35	2	24	14	3	1.3	39	4.7	150	-
BS38	2-1/2	30	14	3	1.6	31	4.7	150	-
BS38 T25	2-1/2	30	14	3	1.6	33	4.7	150	-
BS38 T35	2-1/2	30	14	3	1.6	37	4.7	150	-
BS38X	2-1/2	30	18	3	1.7	34	4.7	150	-
BS38X T25	2-1/2	30	18	3	1.7	36	4.7	150	-
BS38X T35	2-1/2	30	18	3	1.7	40	4.7	150	-
BS39	2	24	14	3	1.3	33	4.7	150	-
BS39 T25	2	24	14	3	1.3	35	4.7	150	-
BS39 T35	2	24	14	3	1.3	39	4.7	150	-
BS48	4	30	14	3	2.3	44	3.4	125	-
BS48 T25	4	30	14	3	2.3	46	3.4	125	-
BS48 T35	4	30	14	3	2.3	55	3.4	125	-
BS49	2	24	14	3	1.6	43	3.5	150	-
BS49 T25	2	24	14	3	1.6	45	3.5	150	-
BS49 T35	2	24	14	3	1.6	47	3.5	150	-

IMPORTANT:

- These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

CAUTION:

- The arms described herein are designed for applications in areas of normal winds. Consult the factory prior to the design of systems to be mounted on structures such as bridges or buildings, or areas known to have abnormal winds such as airports or coastal areas. Failure to consider these factors in the system design could result in the failure of the pole or mast arm, and consequently personal injury or property damage.



Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

CONSTRUCTION — Weldable-grade, hot rolled, commercial-quality carbon steel tubing with a minimum yield of 42,000 psi. Uniform wall thickness of .120". Shaft is one piece with a full length, longitudinal, high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper.

Anchor base is fabricated from hot rolled carbon steel plate (ASTM A-36), 3/4" thickness. Base plate and shaft are circumferentially welded at both the top and the bottom to provide maximum strength at the area of critical stress.

Reinforced handhole rim is located 18" above the base. Cover and attachment hardware provided.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Base cover is finished to match pole.

Finish: Must specify finish.

Grounding: Provision located inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.



Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

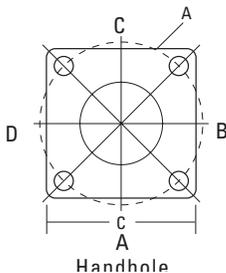
ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: RSS 20 4-5B DM19 DDB

RSS	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ⁸	
RSS	8 – 30 feet (See back page.)	(See back page.)	<p><u>Tenon mounting</u></p> <p>PT Open top</p> <p>T20 2-3/8" O.D. (2" NPS)</p> <p>T25 2-7/8" O.D. (2-1/2" NPS)</p> <p>T30 3-1/2" O.D. (3" NPS) ²</p> <p>T35 4" O.D. (3-1/2" NPS) ²</p> <p><u>Drill mounting</u> ³</p> <p>DM19 1 at 90°</p> <p>DM28 2 at 180°</p> <p>DM28PL 2 at 180° with one side plugged</p> <p>DM29 2 at 90°</p> <p>DM32 3 at 120°</p> <p>DM49 4 at 90°</p>	<p><u>AERIS™/OMERO™ drill mounting</u> ³</p> <p>DM19AS 1 at 90°</p> <p>DM28AS 2 at 180°</p> <p>DM29AS 2 at 90°</p> <p>DM32AS 2 at 120°</p> <p>DM39AS 3 at 90°</p> <p>DM49AS 4 at 90°</p> <p><u>AERIS™ Suspend drill mounting</u> ^{3,4}</p> <p>DMxxAST_</p> <p><u>OMERO™ Suspend drill mounting</u> ^{3,4}</p> <p>DMxxMRT_</p>	<p><u>Shipped installed</u></p> <p>L/AB Less anchor bolts</p> <p>FBC Full base cover</p> <p>VD Vibration damper</p> <p>TP Tamper proof</p> <p>H1-18Sxx Horizontal arm bracket (1 fixture) ^{5,6}</p> <p>FDLxx Festoon outlet less electrical ⁵</p> <p>CPL12xx 1/2" coupling ⁵</p> <p>CPL34xx 3/4" coupling ⁵</p> <p>CPL1xx 1" coupling ⁵</p> <p>NPL12xx 1/2" threaded nipple ⁵</p> <p>NPL34xx 3/4" threaded nipple ⁵</p> <p>NPL1xx 1" threaded nipple ⁵</p> <p>EHHxx Extra handhole ^{5,7}</p>	<p><u>Standard colors</u></p> <p>DDB Dark bronze</p> <p>DWH White</p> <p>DBL Black</p> <p>DMB Medium bronze</p> <p>DNA Natural aluminum</p> <p>GALV Galvanized finish</p> <p><u>Classic colors</u></p> <p>DSS Sandstone</p> <p>DGC Charcoal gray</p> <p>DTG Tennis green</p> <p>DBR Bright red</p> <p>DSB Steel blue</p> <p><u>Architectural colors (powder finish)</u> ⁸</p>

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

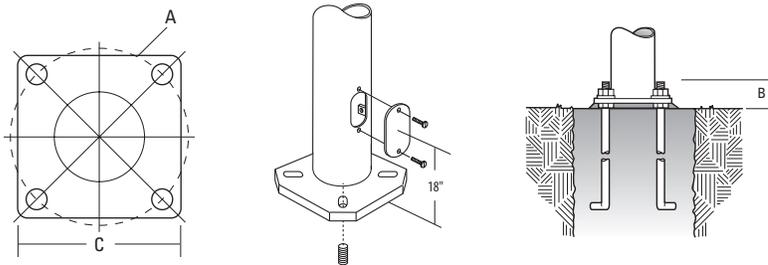
Notes

- 1 When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- 2 T30 and T35 tenons available on 5" shafts only.
- 3 The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- 4 Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- 5 Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram above.
- 6 Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- 7 Combination of tenon-top and drill mount includes extra handhole.
- 8 Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

RSS Round Straight Steel Pole

TECHNICAL INFORMATION												
Catalog number	Nominal shaft length (ft)	Pole shaft size (in x ft)	Wall thickness (in)	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
				80 mph	Max weight	90 mph	Max weight	100 mph	Max weight			
RSS 8 4-5B	8	4.5 x 8.0	0.120	24.7	630	19.7	495	16.0	430	8	3/4 x 18 x 3	55
RSS 10 3B	10	3.0 x 10.0	0.120	10.0	250	7.7	190	6.0	175	8	3/4 x 18 x 3	55
RSS 10 4B	10	4.0 x 10.0	0.120	19.1	480	15	375	12.2	305	8	3/4 x 18 x 3	70
RSS 10 4-5B	10	4.5 x 10.0	0.120	24.5	615	19.5	490	15.8	395	8	3/4 x 18 x 3	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4.4	130	8	3/4 x 18 x 3	60
RSS 12 4B	12	4.0 x 12.0	0.120	15.0	390	11.8	300	9.5	240	8	3/4 x 18 x 3	80
RSS 12 4-5B	12	4.5 x 12.0	0.120	19.8	495	15.7	395	12.7	320	8	3/4 x 18 x 3	85
RSS 14 3B	14	3.0 x 14.0	0.120	6.0	175	4.4	130	3.3	90	8	3/4 x 18 x 3	70
RSS 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	8	3/4 x 18 x 3	90
RSS 14 4-5B	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	8	3/4 x 18 x 3	95
RSS 15 4-5B	15	4.5 x 15.0	0.120	12.0	300	9.5	250	7.5	200	8	3/4 x 18 x 3	96
RSS 16 3B	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	8	3/4 x 18 x 3	80
RSS 16 4B	16	4.0 x 16.0	0.120	9.6	250	7.4	185	5.9	150	8	3/4 x 18 x 3	100
RSS 16 4-5B	16	4.5 x 16.0	0.120	13.1	330	10.2	265	8.2	205	8	3/4 x 18 x 3	105
RSS 18 3B	18	3.0 x 18.0	0.120	3.4	90	2.3	60	1.4	70	8	3/4 x 18 x 3	90
RSS 18 4B	18	4.0 x 18.0	0.120	7.6	190	5.7	180	4.5	130	8	3/4 x 18 x 3	110
RSS 18 4-5B	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	8	3/4 x 18 x 3	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	100	1.4	75	--	--	8	3/4 x 18 x 3	100
RSS 20 4B	20	4.0 x 20.0	0.120	6.0	150	4.45	150	3.45	125	8	3/4 x 18 x 3	120
RSS 20 4-5B	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	8	3/4 x 18 x 3	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	8	3/4 x 18 x 3	145
RSS 22 4-5B	22	4.5 x 22.0	0.120	6.0	150	4.5	125	3.75	100	8	3/4 x 18 x 3	134
RSS 25 4B	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	8	3/4 x 18 x 3	145
RSS 25 4-5B	25	4.5 x 25.0	0.120	4.8	130	3.6	90	2.7	90	8	3/4 x 18 x 3	145
RSS 25 5B	25	5.0 x 25.0	0.120	7.25	180	5.5	150	4.25	150	8	3/4 x 18 x 3	180
RSS 30 4-5B	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	60	8	3/4 x 18 x 3	185
RSS 30 5B	30	5.0 x 30.0	0.120	4.2	150	3	125	2.25	100	8	3/4 x 18 x 3	210

POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
3"	8"	3.25"-3.50"	8"	ABTEMPLATE PJ50041	AB18-0
4"	8"	3.25"-3.50"	8"	ABTEMPLATE PJ50041	AB18-0
4.5"	8"	3.25"-3.50"	8"	ABTEMPLATE PJ50041	AB18-0
5"	8"	3.25"-3.50"	8"	ABTEMPLATE PJ50041	AB18-0



IMPORTANT:

- These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

FEATURES & SPECIFICATIONS

INTENDED USE — Round tapered steel general purpose pole for up to 50-foot mounting heights.

CONSTRUCTION — Weldable-grade hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Uniform wall thickness of 11-gauge (0.1196") or 7-gauge (0.1793"). Shafts are one-piece construction with a full-length longitudinal high-frequency electric resistance weld and conform to ASTM A595 Grade-A specifications. Round in cross-section having a uniform taper of approximately .14" per foot.

Anchor base is fabricated from hot-rolled carbon steel plate that conforms to ASTM A36 that meets or exceeds a minimum yield of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom.

Rectangular reinforced handhole having nominal dimensions of 3 x 5" for 5.9" shaft and oval shaped 4 x 6.5" for all other shafts. Cover with attachment screws included. Handhole is located 18" above the base.

Weatherproof, removable top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Each anchor bolt is furnished with two hex nuts and two flat washers.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number
Notes
Type



Anchor Base Poles

RTS

ROUND TAPERED STEEL

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: RTS 30 6-6B DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ¹¹
RTS	20 – 50 feet (See back page.)	(See back page.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) ² T25 2-7/8" O.D. (2-1/2" NPS) ² T30 3-1/2" O.D. (3" NPS) ² T35 4" O.D. (3-1/2" NPS) ² Drill mounting³ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° ² DM32 3 at 120° ² DM39 3 at 90° ² DM49 4 at 90° ² CSX/DSX/AERIS™/OMERO™ Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° ² DM32AS 3 at 120° ² DM39AS 3 at 90° ² DM49AS 4 at 90° ² AERIS™ Suspend drill mounting^{2,3,4} DMxxAST_ OMERO™ Suspend drill mounting^{2,3,4} DMxxMRT_	Shipped installed L/AB Less anchor bolts FBC Full base cover VD Vibration damper TP Tamper proof H1-18Sxx Horizontal arm bracket (1 fixture) ^{5,6} FDLxx Festoon outlet less electrical ⁵ CPL12xx 1/2" coupling ⁵ CPL34xx 3/4" coupling ⁵ CPL1xx 1" coupling ⁵ NPL12xx 1/2" threaded nipple ⁵ NPL34xx 3/4" threaded nipple ⁵ NPL1xx 1" threaded nipple ⁵ EHHxx Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum GALV Galvanized finish Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural colors (powder finish)¹¹

NOTES:

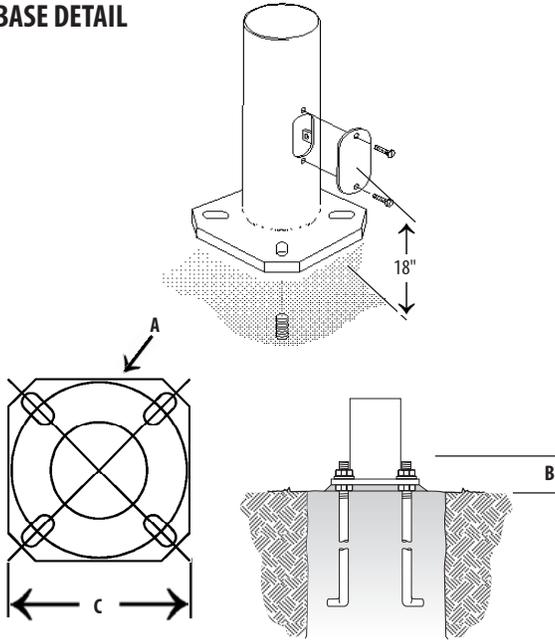
- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- N/A with RTS 30 6-6B, RTS 35 7-3B, RTS 39 7-8B because pole top is too small.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
- For 2nd "x": Specify orientation from handhole (A,B,C,D). Refer to the Handhole Orientation diagram on page 3.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number.
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

RTS Round Tapered Steel Poles

TECHNICAL INFORMATION													
Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt Circle (in)	Bolt Size (in. x in. x in.)	Approximate ship (lbs.)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
RTS 20 5-9B	20	5.9 x 3.1 x 20	0.120	11	19.3	482	15.1	377	12.2	305	9	1 x 36 x 4	140
RTS 20 6-5B	20	6.5 x 3.7 x 20	0.120	11	24.2	605	19.3	482	15.6	390	9.5	1 x 36 x 4	160
RTS 25 5-9B	25	5.9 x 2.4 x 25	0.120	11	12.5	312	9.9	247	8	200	9	1 x 36 x 4	155
RTS 25 7-0B	25	7.0 x 3.5 x 25	0.120	11	20.3	507	16.2	405	13.1	327	10	1 x 36 x 4	200
RTS 25 7-0F	25	7.0 x 3.5 x 25	0.179	7	30.5	760	24	625	19.8	495	10	1 x 36 x 4	280
RTS 30 6-6B	30	6.6 x 2.4 x 30	0.120	11	11.7	292	9.3	232	7.5	187	9.5	1 x 36 x 4	200
RTS 30 8-0B	30	8.0 x 3.8 x 30	0.120	11	18.9	473	14.9	373	12	300	11	1 x 36 x 4	265
RTS 30 8-0F	30	8.0 x 3.8 x 30	0.179	7	33.5	838	27	675	22	550	11	1-1/4 x 42 x 6	380
RTS 35 7-3B	35	7.3 x 2.4 x 35	0.120	11	11.2	280	8.9	222	7.1	177	10.5	1 x 36 x 4	250
RTS 35 8-5B	35	8.5 x 3.6 x 35	0.120	11	18.9	472	15.1	377	12.2	305	11.5	1 x 36 x 4	315
RTS 35 9-5B	35	9.5 x 4.6 x 35	0.120	11	23.2	580	18.2	455	14.5	363	13	1 x 36 x 4	370
RTS 39 7-8B	39	7.8 x 2.4 x 39	0.120	11	10.7	267	8.5	212	6.6	165	11	1 x 36 x 4	285
RTS 39 9-0B	39	9.0 x 3.6 x 39	0.120	11	17.2	430	13.5	338	10.8	270	12.5	1 x 36 x 4	355
RTS 39 9-0F	39	9.0 x 3.6 x 39	0.179	7	28.5	715	23	575	19	475	12.5	1-1/4 x 42 x 6	515
RTS 45 10-0B	45	10.0 x 3.7 x 45	0.120	11	17.4	435	13.5	338	10.6	265	13.5	1 x 36 x 4	450
RTS 45 10-0F	45	10.0 x 3.7 x 45	0.179	7	28.5	715	23	575	19	475	13.5	1-1/4 x 42 x 6	650
RTS 50 10-0B	50	10.0 x 3.0 x 50	0.120	11	13.2	330	10.6	265	8.3	208	13.5	1 x 36 x 4	475
RTS 50 10-0F	50	10.0 x 3.0 x 50	0.179	7	20.5	512	16.5	412	13.6	340	13.5	1-1/4 x 42 x 6	680
RTS 50 11-0F	50	11.0 x 3.0 x 50	0.179	7	29.9	748	23.5	588	18.6	465	15	1-1/4 x 42 x 6	812
RTS 50 13-0F	50	13.0 x 6.0 x 50	0.179	7	50.4	1260	39.7	992	31.4	785	17	1-1/4 x 54 x 6	1020
RTS 50 13-0M	50	13.0 x 6.0 x 50	0.239	3	69.2	1730	55	1375	44.2	1105	17.5	1-3/4 x 84 x 6	1335

RTS Round Tapered Steel Poles

BASE DETAIL



IMPORTANT:

• These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

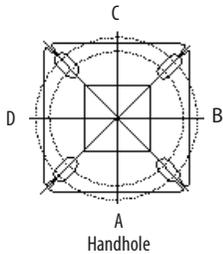
POLE DATA

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
5.9" B	9"	3-1/2" - 4-1/4"	10"	ABTEMPLATE PJ50075	AB36-0
6.5" B	9-1/2"	3-1/2" - 4-1/4"	10-1/2"	ABTEMPLATE PJ50074	AB36-0
7.0" B	10"	3-1/2" - 4-1/4"	10-7/8"	ABTEMPLATE PJ50077	AB36-0
7.0" F	10"	3-1/2" - 4-1/4"	10-7/8"	ABTEMPLATE PJ50076	AB36-0
6.6" B	9-1/2"	3-1/2" - 4-1/4"	10-1/2"	ABTEMPLATE PJ50078	AB36-0
8.0" B	11"	3-1/2" - 4-1/4"	11-1/2"	ABTEMPLATE PJ50079	AB36-0
8.0" F	11"	4-1/2" - 5-1/4"	11-1/2"	ABTEMPLATE PJ50080	AB42-0
7.3" B	10-1/2"	3-1/2" - 4-1/4"	11-1/4"	ABTEMPLATE PJ50081	AB36-0
8.5" B	11-1/2"	3-1/2" - 4-1/2"	12"	ABTEMPLATE PJ50082	AB36-0
9.5" B	13"	3-1/2" - 4-1/2"	13"	ABTEMPLATE PJ50083	AB36-0
7.8" B	11"	3-3/4" - 4-1/2"	11-1/2"	ABTEMPLATE PJ50084	AB36-0
9.0" B	12-1/2"	3-3/4" - 4-1/2"	12-3/8"	ABTEMPLATE PJ50085	AB36-0
9.0" F	12-1/2"	4-1/2" - 5-1/4"	12-3/8"	ABTEMPLATE PJ50086	AB42-0
10.0" B	13-1/2"	3-3/4" - 4-1/2"	14"	ABTEMPLATE PJ50087	AB36-0
10.0" F	13-1/2"	4-1/2" - 5-1/4"	14"	ABTEMPLATE PJ50088	AB42-0

NOTES:

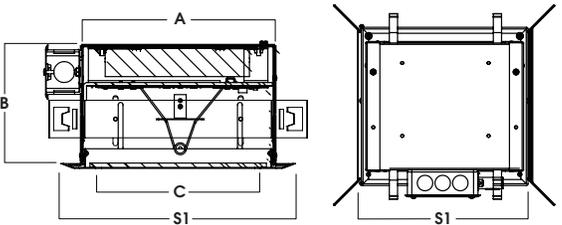
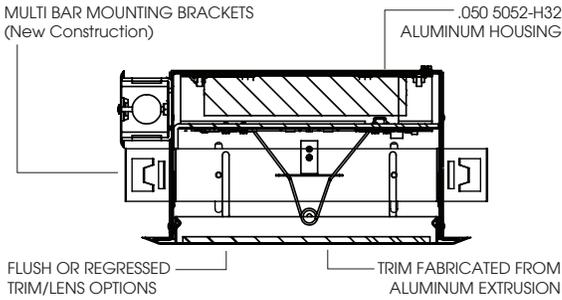
- 1 Bolt circles have +/- 1/2" tolerance.
- 2 For poles larger than 10" consult factory.

HANDHOLE ORIENTATION

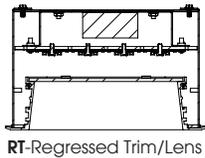
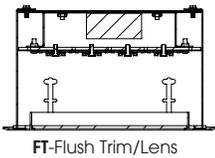


IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.



A	B	C	TRIM	S1
11.9	5.1	10.5	FT1212	13.0
11.9	5.1	10.5	RT1212	12.5



12" SQUARE LENSED

OA SERIES / 4400 LUMENS MAX LED



SR12SQLEDOA

APPLICATION

12" square recessed LED downlight LED features soffit/area light for optimal performance.

FEATURES

Efficient, powerful LED light source, designed to exceed 50,000 hours of life (L70). Multi-Bar mounting brackets. All LED modules and drivers are replaceable and up-gradeable. New and Retrofit/Remodeler options. Wet location use screws fasteners. (4)

FINISH

A variety of architectural powdercoat and anodized finishes are available. Matte White self-flange is standard.

ELECTRONICS

LED module features high brightness white Nichia LEDs. 3-step MacAdam Ellipses binning and CRI 84 minimum. Variety of electronic 120v/277v and dimming drivers.

CONSTRUCTION

Housing constructed of .050 5052-H32 aluminum. Trim fabricated from aluminum extrusion and finished to specification.

CODE COMPLIANCE

ARRA Compliant. Non-IC rated. ETL listed for damp locations. Optional Wet location. Manufactured and tested to UL standards No. 1598/8750.

WATTAGE TO LUMENS UPDATE			
CURRENT PART NUMBER EXAMPLE	PREVIOUS PART NUMBER EXAMPLE	SOURCE LUMENS ¹	SYSTEM WATTS
SR12SQLEDOA11L	SR12SQLEDOA14W	1100	14W
SR12SQLEDOA22L	SR12SQLEDOA26W	2200	26W
SR12SQLEDOA33L	SR12SQLEDOA37W	3300	37W
SR12SQLEDOA44L	SR12SQLEDOA47W	4400	47W

RECESSED HOUSING SPECIFICATION						TRIM SPECIFICATION		
SERIES	LUMENS ¹	CCT	DRIVER / VOLTAGE ²		OPTIONS ³	TRIM	FINISH ⁵	OPTIONS
SR12SQLEDOA	11L 1100 Lm	30K 3000° K	E_ Electronic Driver DS10_ 10% 0-10V Dimming	1 120v 2 277v	BH27 ⁴ 27" Mounting Bars BH6 Expandable Bar Hangers, 6" - 12" BH12 Expandable Bar Hangers, 12" - 24" CB24 C-Channel Bars FS Fuse Holder and Fuse EM Emergency Battery Pack CR Corrosion Resistant RM Remodeler Housing	FLUSH TRIM	MW ⁵ Matte White GW Gloss White MB Matte Black GB Gloss Black BZ Bronze PT Platinum CC Custom Color	FO ⁷ Matte White Acrylic Lens 90% Efficient SO Solite Lens WL ⁸ Wet Location
	22L 2200 Lm	35K 3500° K				FT1212 Flush Extruded Aluminum Door		
	33L 3300 Lm	40K 4000° K				REGRESSED TRIM	RT1212 Regressed Extruded Aluminum Door	
	44L 4400 Lm	50K 5000° K						

EXAMPLE: SR12SQLEDOA33L35KE1/BH27/FT1212GW/FO

NOTES:
 1 Nominal Source Lumens 2 Contact Factory for Additional Options 3 See Product Options Page for Details 4 Standard Bar Hangers
 5 Contact Factory for Special Finishes 6 Standard Finish 7 Standard Lens 8 Trim Secured with 4 Screws

Dimensions shown are nominal. Spectrum Lighting is continually improving products and reserves the right to make changes that will not alter performance or appearance with or without written notice.



PROJECT:	TYPE:
CAT. NO.:	

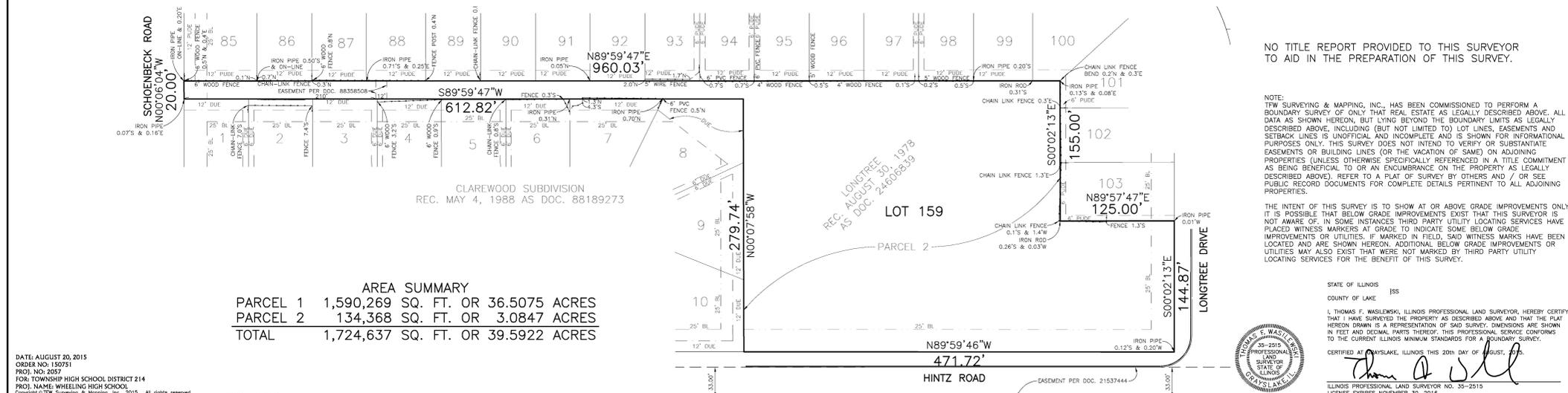
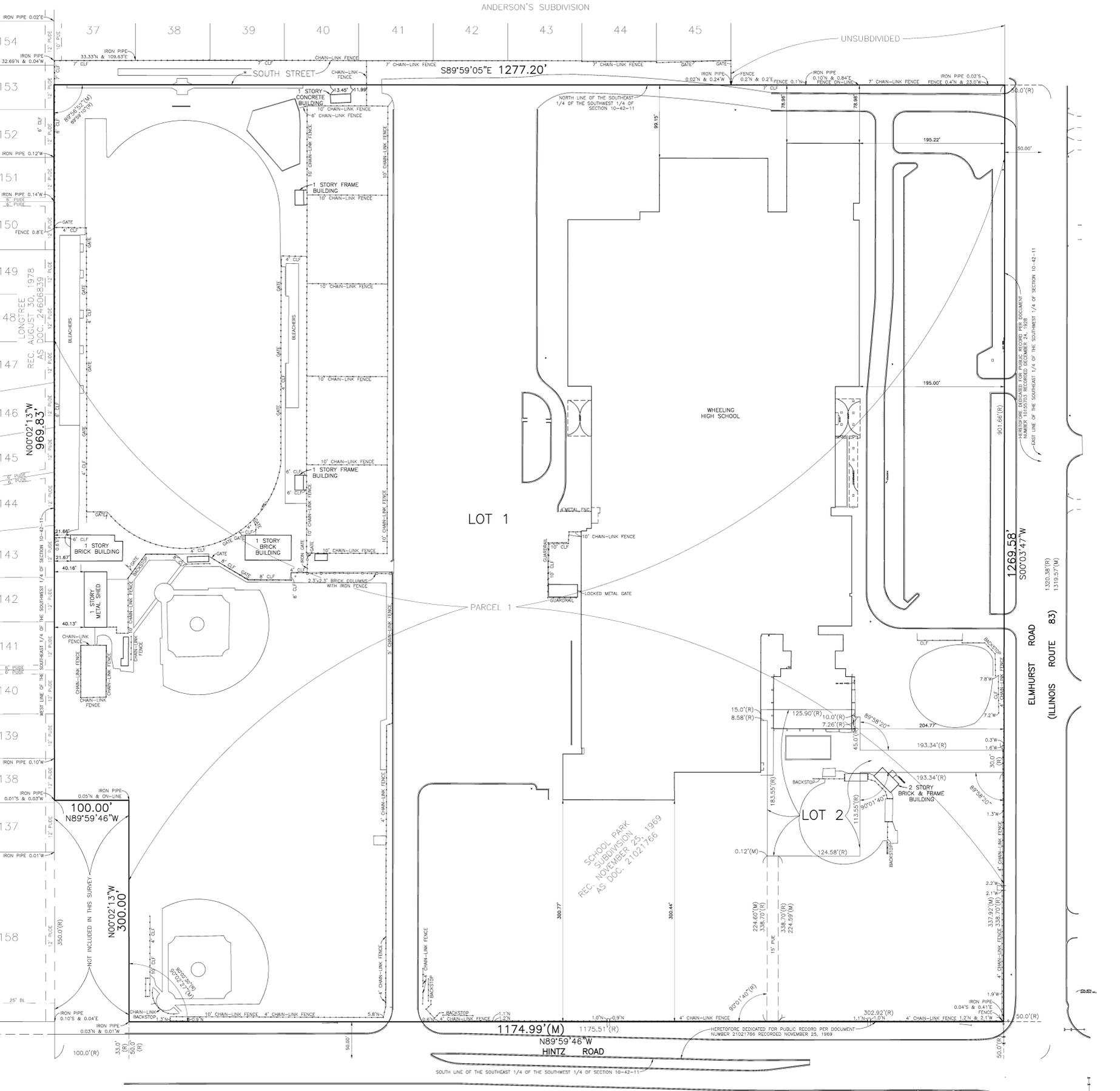


PLAT OF SURVEY
 OF

PARCEL 1:
 LOTS 1 AND 2 IN SCHOOL-PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11
 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
 NOVEMBER 25, 1969 AS DOCUMENT NUMBER 21021766, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOT 159 IN LONGTREE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH,
 RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THE SOUTHWEST 1/4 OF THE
 SOUTHWEST 1/4 (EXCEPTING THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF
 THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4) OF SECTION 10, TOWNSHIP 42 NORTH,
 RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
 RECORDED AUGUST 30, 1978 AS DOCUMENT NUMBER 24606839, IN COOK COUNTY, ILLINOIS.

- LEGEND**
- BL BUILDING LINE
 - BOL BOLLARD
 - CLF CHAIN-LINK FENCE
 - CON CONCRETE
 - CS CONCRETE
 - DC DOWN SPOUT
 - DI DUCTILE IRON
 - E ELEVATION
 - DU DRAINAGE & UTILITY EASEMENT
 - EM ELEVATION
 - FM FINISHED FLOOR
 - FR FIRE HYDRANT
 - GM GAS METER
 - HB HEADBOLT
 - HH HAND HOLE
 - IN INVERT
 - LSP LANDSCAPE PERIMETER
 - OW OVERHEAD WIRES
 - PE PEDESTAL
 - PU PUBLIC UTILITY EASEMENT
 - PUB PUBLIC UTILITY & DRAINAGE EASEMENT
 - PVC POLYVINYL CHLORIDE PIPE
 - R RIM
 - RCP REINFORCED CONCRETE PIPE
 - RET RETAINING WALL
 - SA SANITARY
 - ST STORM
 - TRP TOP OF PIPE
 - TR TRANSFORMER
 - TSH TRAFFIC SIGNAL HAND HOLE
 - UG UNDERGROUND UTILITY
 - WM WATERMAIN
 - MAN MANHOLE
 - RO ROUND OPEN GRATE MANHOLE
 - SO SQUARE OPEN GRATE MANHOLE
 - VA VALVE VAULT
 - FL FLARED END SECTION
 - TRF TRAFFIC SIGNAL ON POLE
 - LO LIGHT ON 8' ARM
 - SP SPOT LIGHT
 - SN SIGN WITH SIGN NOTE NUMBER
 - BB B-BOX (BUFFALO BOX)
 - FR FIRE HYDRANT
 - BV BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
 - B6-12 B6-12 CONCRETE CURBING
 - DC DEPRESSED CURBING
 - CON CONCRETE



AREA SUMMARY

PARCEL 1	1,590,269 SQ. FT. OR 36.5075 ACRES
PARCEL 2	134,368 SQ. FT. OR 3.0847 ACRES
TOTAL	1,724,637 SQ. FT. OR 39.5922 ACRES

NO TITLE REPORT PROVIDED TO THIS SURVEYOR TO AID IN THE PREPARATION OF THIS SURVEY.

NOTE:
 TFW SURVEYING & MAPPING, INC. HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

STATE OF ILLINOIS 155
 COUNTY OF LAKE
 I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CERTIFIED AT CHRYSLER FALLS, ILLINOIS THIS 20th DAY OF AUGUST, 2015.
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2915
 LICENSE EXPIRES NOVEMBER 30, 2016



- LEGEND**
- BOB BOLLARD
 - CLF CHAIN-LINK FENCE
 - CONC CONCRETE
 - DI DOWN SPROUT
 - DU DESTINATION UNKNOWN
 - ELEV ELEVATION
 - EMR ELECTRIC METER
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - GN GAS METER
 - HH HEADHOLE
 - HP HAND HOLE
 - INVERT
 - LSP LANDSCAPE PERIMETER
 - OW OVERHEAD WIRE
 - PEDESTAL
 - PVC POLYVINYL CHLORIDE PIPE
 - RIM
 - RCV REINFORCED CONCRETE PIPE
 - SA SANITARY
 - SA SANITARY
 - TOP OF PIPE
 - TRANS TRANSFORMER
 - TSNH TRAFFIC SIGNAL HAND HOLE
 - UW UNDERGROUND WIRE
 - WATERMAIN

A J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED AND ASSIGNED DIG #A1832295. UNDERGROUND UTILITIES WITH THE EXCEPTION OF MUNICIPAL STORM SEWER, SANITARY SEWER AND WATERMAIN HAVE BEEN MARKED BY J.U.L.I.E. REPRESENTATIVES. SAID MARKINGS WERE FIELD LOCATED AND THIS PLAT/MAP INTENDS TO SHOW ONLY THOSE UNDERGROUND UTILITIES THAT HAVE BEEN MARKED BY J.U.L.I.E. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST THAT DO NOT FALL UNDER THE JURISDICTION OF J.U.L.I.E. OR UTILITIES MAY BE PRESENT THAT WERE NOT MARKED PRIOR TO DATE OF FIELD SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION. MEMBER COMPANIES PER J.U.L.I.E. AT&T DISTRIBUTION
COMCAST
METROPOLITAN WATER RECLAMATION DISTRICT (REPORTS "CLEAR")
NICOR GAS
VILLAGE OF WHEELING
WIDE OPEN WEST
USIC LOCATING SERVICES

NOTE U1: ORANGE PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

NOTE U2: YELLOW PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

*NOTE: SOUTH STREET HERETOFORE DEDICATED HAS PURPORTEDLY BEEN VACATED. THIS SURVEYOR HAS NO RECORD OF THE VACATION.

PROJECT BENCHMARK:
USGS MONUMENT LAK COO 1B (A2852). MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF WHEELING, APPROXIMATELY 2.0 MI EAST OF BUFFALO GROVE, IN SECTION 2, T42N, R11E. STATION IS LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION OF IL RT 21 (MILWAUKEE AVE) AND LAKE COOK RD. STATION IS LOCATED BETWEEN LAKE COOK RD OFF RAMP AND IL RT 21 APPROXIMATELY 240 FT WEST OF IL RT 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK RD. STATION IS 49 FT SOUTHWEST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHWEST OF WEST END OF GUARD RAIL AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE-ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.55 FT BELOW CAP.
ELEVATION = 664.62 NAVD 88 DATUM

NOTE: LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.

NOTE S1: UNDERGROUND STORM SEWER SHOWN PER TFW SURVEYING & MAPPING INC. ORDER NO. 110062. PIPES WERE NOT EXPOSED AT TIME OF FIELD INSPECTION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

TFW SURVEYING & MAPPING
LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD SUITE 413 GRAYSLAKE, ILLINOIS 60030
847-548-6600
tfw@tfwsurvey.com www.tfwsurvey.com

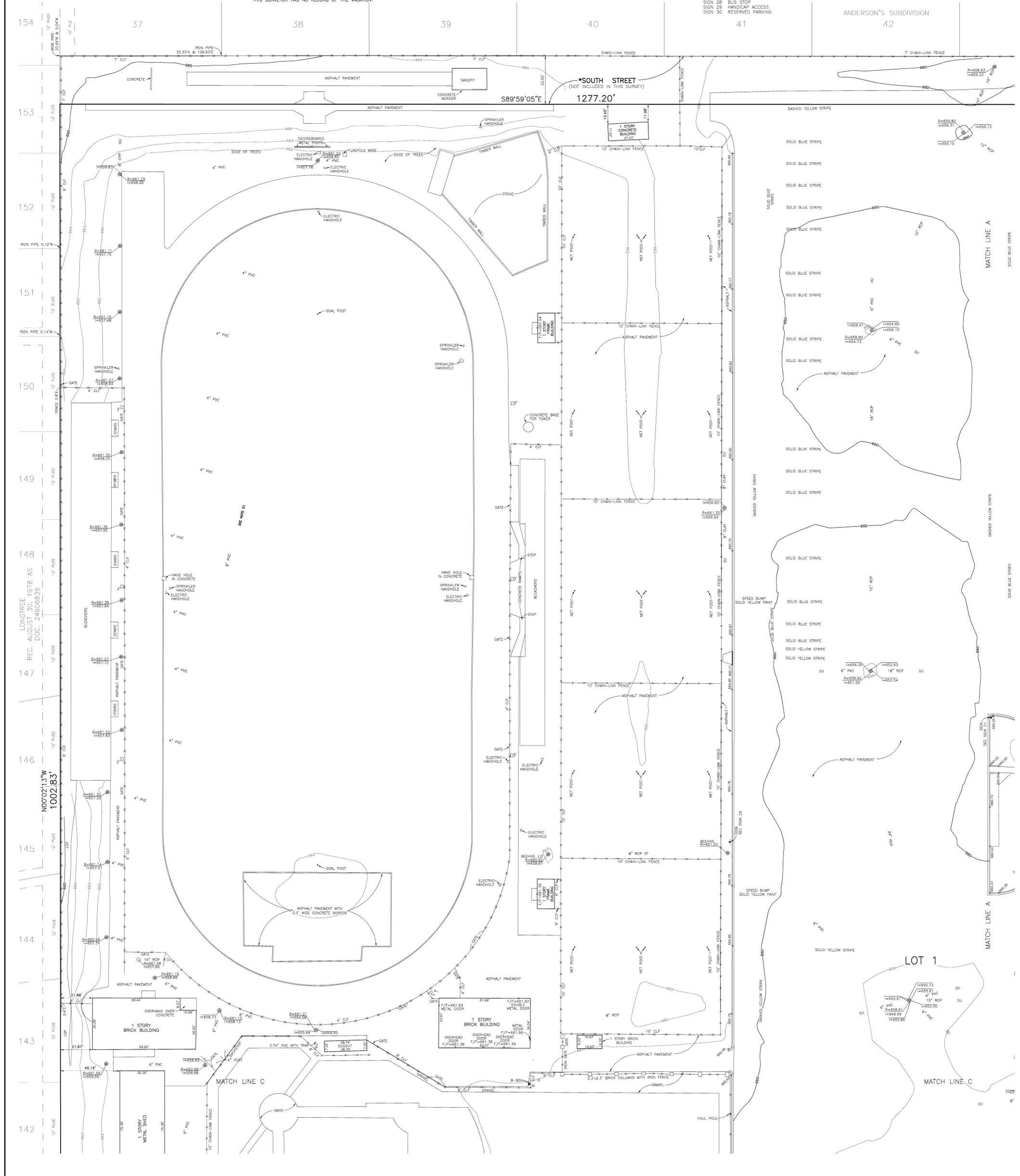
TOPOGRAPHIC DETAIL

SIGN NOTES:

- SIGN 01 NO PARKING FIRE ZONE
- SIGN 02 HANDICAP SIGN
- SIGN 03 ILLINOIS ROUTE 83 (NORTH)
- SIGN 04 HIGH SCHOOL EXIT
- SIGN 05 NO TRESPASSING
- SIGN 06 NO TURN ON RED
- SIGN 07 PARKING IN REAR
- SIGN 08 PEDESTRIAN CROSSING AHEAD
- SIGN 09 RESERVED POLICE PARKING
- SIGN 10 RESERVED POLICE PARKING
- SIGN 11 SPEED LIMIT AHEAD
- SIGN 12 SCHOOL SPEED LIMIT (20)
- SIGN 13 SPEED LIMIT
- SIGN 14 SPEED LIMIT (10)
- SIGN 15 ELMHURST ROAD
- SIGN 16 STOP
- SIGN 17 VILLAGE OF WHEELING
- SIGN 18 VISITOR PARKING
- SIGN 19 BRICK SIGN "WHEELING HIGH SCHOOL"
- SIGN 20 NO DO NOT ENTER
- SIGN 21 NO ENTRY SIGN
- SIGN 22 NO PARKING
- SIGN 23 WILDCAT COUNTRY
- SIGN 24 WHEELING HIGH SCHOOL
- SIGN 25 DOOR 16
- SIGN 26 WILDCAT SOFTBALL
- SIGN 27 SCHOOL ZONE SPEED LIMIT
- SIGN 28 BUS STOP
- SIGN 29 HANDICAP PARKING
- SIGN 30 RESERVED ACCESS

ANDERSON'S SUBDIVISION

1" = 20'



- LEGEND**
- BO = BOLLARD
 - CL = CLEAN OUT
 - CO = CHAIN-LINK FENCE
 - CONC = CONCRETE
 - DS = DOWN SPOUT
 - DI = DUCTILE IRON
 - DU = DESTINATION UNKNOWN
 - ELEV = ELEVATION
 - EM = ELECTRIC METER
 - FF = FINISHED FLOOR
 - FI = FIRE HYDRANT
 - FM = GAS METER
 - GN = HEADBOLT
 - HH = HAND HOLE
 - HH = INVERT
 - LSP = LANDSCAPE PERIMETER
 - OHW = OVERHEAD WIRES
 - PED = PEDESTAL
 - POLY = POLYVINYL CHLORIDE PIPE
 - RIM = RIM
 - RCOP = REINFORCED CONCRETE PIPE
 - RET = RETAINING WALL
 - SA = SANITARY
 - ST = STORM
 - TP = TOP OF PIPE
 - TRANS = TRANSFORMER
 - TSNH = TRAFFIC SIGNAL HAND HOLE
 - UW = UNDERGROUND WIRE
 - WM = WATERMAIN

A J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED AND ASSIGNED DIG #1832295. UNDERGROUND UTILITIES WITH THE EXCEPTION OF MUNICIPAL STORM SEWER, SANITARY SEWER AND WATERMAIN HAVE BEEN MARKED BY J.U.L.I.E. REPRESENTATIVES. SAID MARKINGS WERE FIELD LOCATED AND THIS PLAN/MAP INTENDS TO SHOW ONLY THOSE UTILITIES THAT HAVE BEEN MARKED BY J.U.L.I.E. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST THAT DO NOT FALL UNDER THE JURISDICTION OF J.U.L.I.E. OR UTILITIES MAY BE PRESENT THAT WERE NOT MARKED PRIOR TO DATE OF FIELD SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION. MEMBER COMPANIES PER J.U.L.I.E. AT&T DISTRIBUTION COMCAST METROPOLITAN WATER RECLAMATION DISTRICT (REPORTS "CLEAR") NICOR GAS VILLAGE OF WHEELING WIDE OPEN WEST USIC LOCATING SERVICES

NOTE U1: ORANGE PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

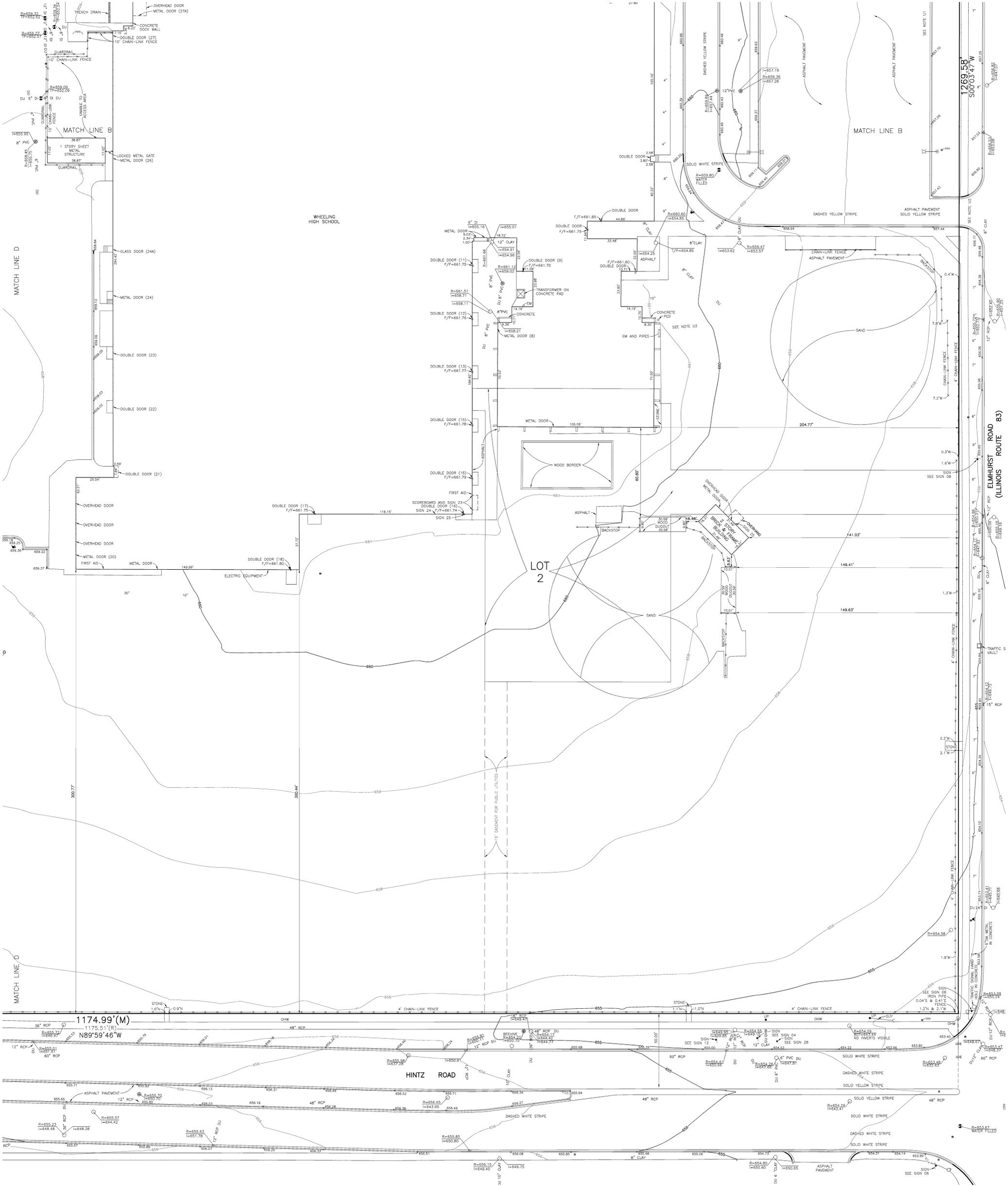
NOTE U2: YELLOW PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.

PROJECT BENCHMARK: USGS MONUMENT LAK COO 1B (A2852). MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF WHEELING APPROXIMATELY 2.0 MI EAST OF BUFFALO GROVE IN SECTION 2, T42N, R11E. STATION IS LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION OF IL RT 21 (MILWAUKEE AVE) AND LAKE COOK RD. STATION IS LOCATED BETWEEN LAKE COOK RD OFF RAMP AND IL RT 21 APPROXIMATELY 240 FT WEST OF IL RT 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK RD. STATION IS 49 FT SOUTHEAST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHEAST OF WEST END OF GUARD RAIL AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE-ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.55 FT BELOW CAP. ELEVATION = 664.62 NAVD 88 DATUM

SIGN NOTES:

- SIGN 01 NO PARKING FIRE ZONE
- SIGN 02 HANDICAP SIGN
- SIGN 03 ILLINOIS ROUTE 83 (NORTH)
- SIGN 04 HIGH SCHOOL EXIT
- SIGN 05 NO TRESPASSING
- SIGN 06 NO TURN ON RED
- SIGN 07 PARKING IN REAR
- SIGN 08 PEDESTRIAN CROSSING AHEAD
- SIGN 09 RESERVED HANDICAP PARKING
- SIGN 10 RESERVED POLICE PARKING
- SIGN 11 SPEED LIMIT AHEAD
- SIGN 12 SCHOOL SPEED LIMIT (20)
- SIGN 13 SPEED LIMIT
- SIGN 14 SPEED LIMIT (10)
- SIGN 15 ELMHURST ROAD
- SIGN 16 STOP
- SIGN 17 VILLAGE OF WHEELING
- SIGN 18 VISITOR PARKING
- SIGN 19 BRICK SIGN "WHEELING HIGH SCHOOL"
- SIGN 20 DO NOT ENTER
- SIGN 21 NO ENTRY SIGN
- SIGN 22 NO PARKING
- SIGN 23 WILDOAT COUNTRY
- SIGN 24 WHEELING HIGH SCHOOL
- SIGN 25 DOOR 16
- SIGN 26 WILDOAT SOFTBALL
- SIGN 27 SCHOOL ZONE SPEED LIMIT
- SIGN 28 BUS STOP
- SIGN 29 HANDICAP ACCESS
- SIGN 30 RESERVED PARKING



- LEGEND**
- BOL = BOLLARD
 - CLF = CHAIN-LINK FENCE
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - DS = DOWN SPOUT
 - DI = DUCTILE IRON
 - DU = DESTINATION UNKNOWN
 - ELEV = ELEVATION
 - F/F = FINISHED FLOOR
 - FH = FIRE HYDRANT
 - GA = GAS METER
 - HB = HEADBOLT
 - HH = HAND HOLE
 - INVERT = INVERT
 - LSP = LANDSCAPE PERIMETER
 - OHW = OVERHEAD WIRES
 - PED = PEDESTAL
 - PVC = POLYVINYL CHLORIDE PIPE
 - RIM = RIM
 - RCF = REINFORCED CONCRETE PIPE
 - RET = RETAINING WALL
 - SA = SANITARY
 - ST = STORM
 - TP = TOP OF PIPE
 - TRANS = TRANSFORMER
 - TSHH = TRAFFIC SIGNAL HAND HOLE
 - UGW = UNDERGROUND WIRE
 - WM = WATERMAIN
 - MANHOLE = MANHOLE
 - ROUND OPEN GRATE MANHOLE = ROUND OPEN GRATE MANHOLE
 - SQUARE OPEN GRATE MANHOLE = SQUARE OPEN GRATE MANHOLE
 - VALVE VAULT = VALVE VAULT
 - FLARED END SECTION = FLARED END SECTION
 - TRAFFIC SIGNAL ON POLE = TRAFFIC SIGNAL ON POLE
 - LIGHT ON 8' ARM = LIGHT ON 8' ARM
 - SPOUT LIGHT = SPOUT LIGHT
 - SIGN WITH SIGN NOTE NUMBER = SIGN WITH SIGN NOTE NUMBER
 - B-BOX (BUFFALO BOX) = B-BOX (BUFFALO BOX)
 - FIRE HYDRANT = FIRE HYDRANT
 - BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES = BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
 - 86-12 CONCRETE CURBING = 86-12 CONCRETE CURBING
 - DEPRESSED CURBING = DEPRESSED CURBING
 - CONCRETE = CONCRETE

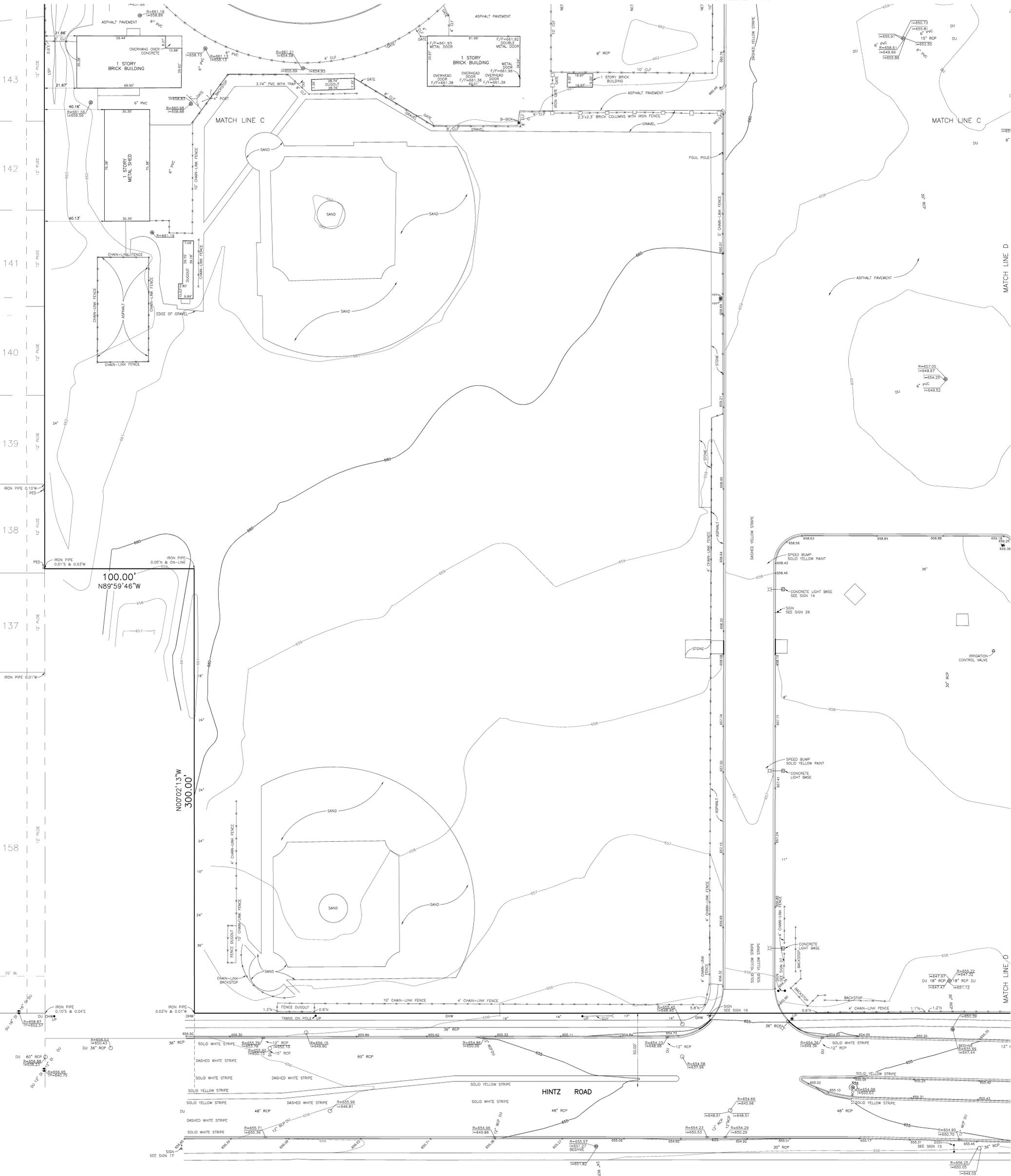
A J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED AND ASSIGNED DIG #A1832295. UNDERGROUND UTILITIES WITH THE EXCEPTION OF MUNICIPAL STORM SEWER, SANITARY SEWER AND WATERMAIN HAVE BEEN MARKED BY J.U.L.I.E. REPRESENTATIVES. SAID MARKINGS WERE FIELD LOCATED AND THIS PLAN/MAP INTENDS TO SHOW ONLY THOSE UNDERGROUND UTILITIES THAT HAVE BEEN MARKED BY J.U.L.I.E. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST THAT DO NOT FALL UNDER THE JURISDICTION OF J.U.L.I.E. OR UTILITIES MAY BE PRESENT THAT WERE NOT MARKED PRIOR TO DATE OF FIELD SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION. MEMBER COMPANIES PER JULIE: AT&T DISTRIBUTION COMCAST METROPOLITAN WATER RECLAMATION DISTRICT (REPORTS "CLEAR") NICOR GAS VILLAGE OF WHEELING WIDE OPEN WEST USIC LOCATING SERVICES

PROJECT BENCHMARK:
USGS MONUMENT LAK COO 1B (A2852). MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF WHEELING, APPROXIMATELY 2.0 MI. EAST OF BUFFALO GROVE, IN SECTION 2, T42N, R1E. STATION IS LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION OF IL RT 21 (MILWAUKEE AVE) AND LAKE COOK RD. STATION IS LOCATED BETWEEN LAKE COOK RD OFF RAMP AND IL RT 21 APPROXIMATELY 240 FT WEST OF IL RT 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK RD. STATION IS 49 FT SOUTHWEST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHWEST OF WEST END OF GUARD RAIL AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE-ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.55 FT BELOW CAP. ELEVATION = 664.62 NAVD 88 DATUM

- SIGN NOTES:**
- SIGN 01 NO PARKING FIRE ZONE
 - SIGN 02 HANDICAP SIGN
 - SIGN 03 ILLINOIS ROUTE 83 (NORTH)
 - SIGN 04 HIGH SCHOOL EXIT
 - SIGN 05 NO TRESPASSING
 - SIGN 06 NO TURN ON RED
 - SIGN 07 PARKING IN REAR
 - SIGN 08 PEDESTRIAN CROSSING AHEAD
 - SIGN 09 RESERVED POLICE PARKING
 - SIGN 10 SPEED LIMIT AHEAD
 - SIGN 11 SPEED LIMIT (20)
 - SIGN 12 SPEED LIMIT (10)
 - SIGN 13 SPEED LIMIT (10)
 - SIGN 14 ELMHURST ROAD
 - SIGN 15 STOP
 - SIGN 16 VILLAGE OF WHEELING
 - SIGN 17 VISITOR PARKING
 - SIGN 18 BRICK SIGN "WHEELING HIGH SCHOOL"
 - SIGN 19 NO ENTRY SIGN
 - SIGN 20 NO PARKING
 - SIGN 21 WILDCAT COUNTRY
 - SIGN 22 WHEELING HIGH SCHOOL
 - SIGN 23 WILDCAT SOFTBALL
 - SIGN 24 SCHOOL ZONE SPEED LIMIT
 - SIGN 25 BUS STOP
 - SIGN 26 HANDICAP ACCESS
 - SIGN 27 RESERVED PARKING

TFW SURVEYING & MAPPING
LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD - SUITE 413 - GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
www.tfwsurvey.com

TOPOGRAPHIC DETAIL



NOTE U1: ORANGE PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

NOTE: LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.

NOTE U2: YELLOW PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

- LEGEND**
- BOL = BOLLARD
 - CLF = CHAIN-LINK FENCE
 - CO = CONCRETE
 - CONC = CONCRETE
 - DS = DOWN SPOUT
 - DI = DUCTILE IRON
 - DU = DESTINATION UNKNOWN
 - ELEV = ELEVATION
 - EM = ELECTRIC METER
 - FF = FINISHED FLOOR
 - FI = FIRE HYDRANT
 - GN = GAS METER
 - HB = HEADBOLT
 - HH = HAND HOLE
 - HH = INVERT
 - LSP = LANDSCAPE PERIMETER
 - OHV = OVERHEAD WIRES
 - PEDESTAL = PEDESTAL
 - PVC = POLYVINYL CHLORIDE PIPE
 - RIM = RIM
 - RCF = REINFORCED CONCRETE PIPE
 - RW = RETAINING WALL
 - SA = SANITARY
 - ST = STORM
 - TOP OF PIPE = TOP OF PIPE
 - TRANS = TRANSFORMER
 - TSHH = TRAFFIC SIGNAL HAND HOLE
 - UNDERGROUND WIRE = UNDERGROUND WIRE
 - WATERMAIN = WATERMAIN
 - WM = WATERMAIN
 - MANHOLE = MANHOLE
 - ROUND OPEN GRATE MANHOLE = ROUND OPEN GRATE MANHOLE
 - SQUARE OPEN GRATE MANHOLE = SQUARE OPEN GRATE MANHOLE
 - VALVE VAULT = VALVE VAULT
 - FLARED END SECTION = FLARED END SECTION
 - TRAFFIC SIGNAL ON POLE = TRAFFIC SIGNAL ON POLE
 - LIGHT ON 8' ARM = LIGHT ON 8' ARM
 - SPOT LIGHT = SPOT LIGHT
 - 24 = SIGN WITH SIGN NOTE NUMBER
 - B-BOX (BUFFALO BOX) = B-BOX (BUFFALO BOX)
 - FIRE HYDRANT = FIRE HYDRANT
 - BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES = BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
 - B6-12 CONCRETE CURBING = B6-12 CONCRETE CURBING
 - DEPRESSED CURBING = DEPRESSED CURBING
 - CONCRETE = CONCRETE

A J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED AND ASSIGNED DIG #A1832295. UNDERGROUND UTILITIES WITH THE EXCEPTION OF MUNICIPAL STORM SEWER, SANITARY SEWER AND WATERMAIN HAVE BEEN MARKED BY J.U.L.I.E. REPRESENTATIVES. SAID MARKINGS WERE FIELD LOCATED AND THIS PLAN/MAP INTENDS TO SHOW ONLY THOSE UNDERGROUND UTILITIES THAT HAVE BEEN MARKED BY J.U.L.I.E. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST THAT DO NOT FALL UNDER THE JURISDICTION OF J.U.L.I.E. OR UTILITIES MAY BE PRESENT THAT WERE NOT MARKED PRIOR TO DATE OF FIELD SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION. MEMBER COMPANIES PER JULIE: AT&T DISTRIBUTION COMED COMCAST METROPOLITAN WATER RECLAMATION DISTRICT (REPORTS "CLEAR") NICOR GAS VILLAGE OF WHEELING WIDE OPEN WEST USIC LOCATING SERVICES

PROJECT BENCHMARK:
USGS MONUMENT LAK COO 1B (A2852). MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF WHEELING, APPROXIMATELY 2.0 MI EAST OF BUFFALO GROVE, IN SECTION 2, T42N, R11E. STATION IS LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION OF IL RT 21 (MILWAUKEE AVE) AND LAKE COOK RD. STATION IS LOCATED BETWEEN LAKE COOK RD OFF RAMP AND IL RT 21 APPROXIMATELY 240 FT WEST OF IL RT 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK RD. STATION IS 49 FT SOUTHWEST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHWEST OF WEST END OF GUARD RAIL AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE-ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.55 FT BELOW CAP. ELEVATION = 664.62 NAVD 88 DATUM

- SIGN NOTE:**
- SIGN 01 NO PARKING FIRE ZONE
 - SIGN 02 HANDICAP SIGN
 - SIGN 03 ILLINOIS ROUTE 83 (NDRTH)
 - SIGN 04 HIGH SCHOOL EXIT
 - SIGN 05 NO TRESPASSING
 - SIGN 06 NO TURN ON RED
 - SIGN 07 PARKING IN REAR
 - SIGN 08 PEDESTRIAN CROSSING AHEAD
 - SIGN 09 RESERVED HANDICAP PARKING
 - SIGN 10 RESERVED POLICE PARKING
 - SIGN 11 SPEED LIMIT AHEAD
 - SIGN 12 SCHOOL SPEED LIMIT (20)
 - SIGN 13 SPEED LIMIT
 - SIGN 14 SPEED LIMIT (10)
 - SIGN 15 ELMHURST ROAD
 - SIGN 16 STOP
 - SIGN 17 VILLAGE OF WHEELING
 - SIGN 18 VISITOR PARKING
 - SIGN 19 BRICK SIGN "WHEELING HIGH SCHOOL"
 - SIGN 20 NO LEFT ENTER
 - SIGN 21 NO ENTRY SIGN
 - SIGN 22 NO PARKING
 - SIGN 23 WILDCAT COUNTRY
 - SIGN 24 WHEELING HIGH SCHOOL
 - SIGN 25 DOOR 16
 - SIGN 26 WILDCAT SOFTBALL
 - SIGN 27 SCHOOL ZONE SPEED LIMIT
 - SIGN 28 BUS STOP
 - SIGN 29 HANDICAP ACCESS
 - SIGN 30 RESERVED PARKING

TFW SURVEYING & MAPPING INC
LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD SUITE 413 GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

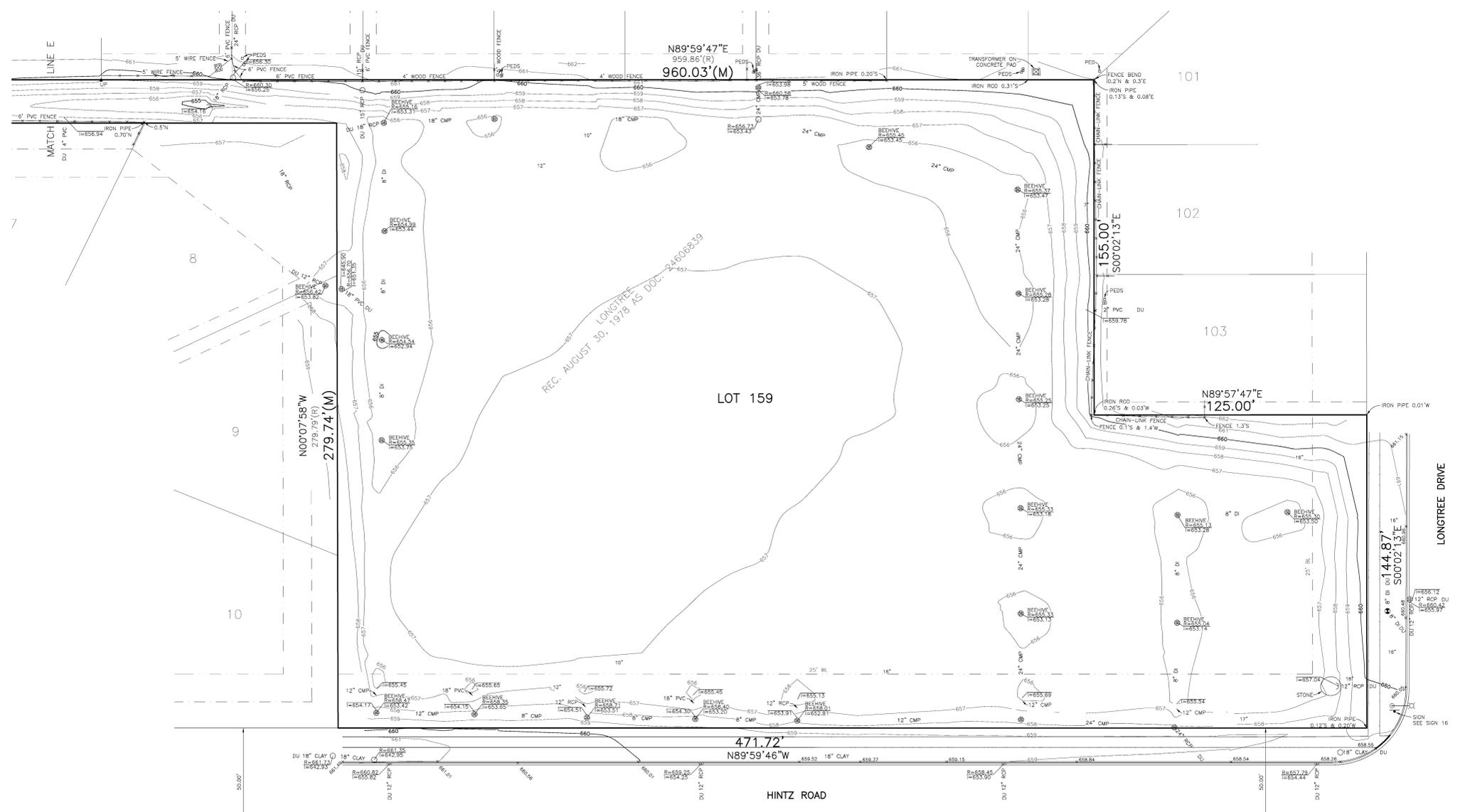
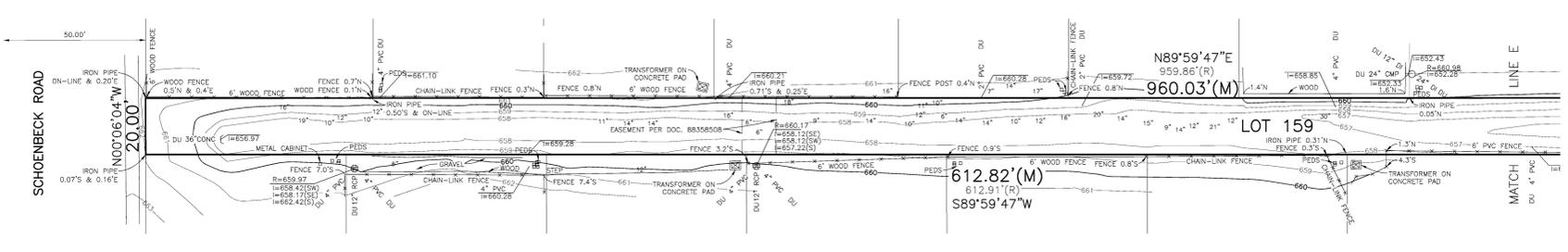
TOPOGRAPHIC DETAIL



1" = 20'

NOTE U1: ORANGE PAINT MARKS HAVE BEEN CONNECTED. NO LINES WERE EXPOSED AT TIME OF FIELD INSPECTION. LINES SHOWN ARE POINT TO POINT CONNECTION OF PAINT MARKS ONLY.

NOTE: LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.





MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith Maclsaac, Fire Chief
FPB File
DATE: November 11, 2016
SUBJECT: 2017 Phase II Improvements, including Building Additions – Wheeling High School — 900 South Elmhurst Road - Plans received for review by the Fire Department, October 31, 2016.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There petitioner's plans do not show any significant changes to the existing site plan relating to Fire Department access.
2. Information is not provided if there will be revisions to the location of the existing Fire Department Connection (FDC) at the front of the building. The final location of the FDC may have an impact on the new parking spaces in the area south of the Music Addition.
3. A fire hydrant shall be located within 50 feet of the Fire Department Connection (FDC).
4. The exit pads outside the new gym location do not meet the requirements in the Life Safety Code relating to exiting. Sidewalks need to be provided to provide a safe access to the public way from the exits.

900 South Elmhurst Road – Phase II Building Improvements

1. The petitioner is proposing additions to an existing school building. The building additions would be classified according to their individual uses as defined in the 2000 Edition of the Life Safety Code.
2. All construction within the building would need to comply with the Illinois State Fire Marshals adopted codes. (2000 Edition of NFPA 101 Life Safety Code)
3. As noted in Comment #2, the proposed additions will need to comply with the NFPA Life Safety Code. Some of the items that this would:
 - a. The building additions would be required to be provided with an automatic fire sprinkler system.
 - b. The buildings existing fire alarm would need to be extended to new additions.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 17, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA

Ms. Jones announced the petitioner for Docket No. 2016-21 A&C, JV Global Services LLC requested the docket be continued to December 1, 2016.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 16-28
Bucky's Mobil
1515 Lake Cook Road
Appearance Approval of a Freestanding Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent item.

Approve Docket No. SCBA 16-28 to grant appearance approval of the proposed freestanding sign in accordance with the following exhibits submitted by Olympic Sign Company on November 4, 2016, for Bucky's Mobil, located at 1515 Lake Cook Road, Wheeling, Illinois:

- Elevation sign plan,
- Landscape plan, and
- Site plan.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2016-21A&C](#) (Continued from October 27th hearing)
JV Global Services LLC
150 Abbott Drive
(2016-21A) Special Use-Site Plan Approval of a Truck Freight Terminal
(2016-21C) Special Use-Site Plan Approval of Heavy Motor Vehicle Outdoor Storage

Commissioner Johnson moved, seconded by Commissioner Dorband to continue Docket No. 2016-21A&C to December 1, 2016.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- B) [Docket No. 2016-23A&B](#)
ABC Supply
95-115 Messner Drive
(2016-23A) Variation from Title 19, Zoning, Related to Parking
(2016-23B) Special Use-Site Plan Approval of Outdoor Storage

See Findings of Fact and Recommendation for Docket No. 2016-23A&B.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-23A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1

Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed mix of warehouse and industrial office uses, from fifty-seven (57) to forty eight (48), for ABC Supply, to be located at 95-115 Messner, Wheeling Illinois,

And with the following condition of approval:

1. That the parking variation may be increased by one stall in order to meet the Fire Department existing requirements.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Zangara

NAYS: Commissioner Ruffatto

ABSENT: None

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-23B to grant special use-site plan approval for outdoor storage in accordance with the following exhibits submitted October 24, 2016, on behalf of ABC Supply to be located at 95-115 Messner Drive, Wheeling, Illinois:

- Project description,
- Site plan,
- Fence exhibits (3 sheets),
- Landscape exhibit,
- Lighting plan, and
- Light fixture specifications (5 sheets).

And with the following conditions of approval:

1. That the fence may be adjusted to meet the Fire Department existing requirements.
2. That the fencing shall have steel posts wrapped in wood;
3. Dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be 8'; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Zangara

NAYS: Commissioner Ruffatto

ABSENT: None

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-23A&B. The motion was approved by a voice vote.

- C) [Docket No. PC 16-17](#)
Wheeling High School
900 S. Elmhurst Road
Site Plan Change to the Special Use Ordinance for a Building Expansion and Site
Improvements

Mr. Ted Birren, Director of Operations, Township High School District 214, 2121 South Goebert Road, Arlington Heights, Mr. Brian Crawley, District 214 Council, Mr. Mike Anderson, SCR Partners, Architect, Mr. Kevin Camino, Civil Engineer, Erickson Engineering Associates and Ms. Lisa Canney, Pepper Construction were present.

Mr. Birren explained they were looking to start Phase II of their summer renovation project. It is largely the addition of a gymnasium or an expansion of the field house on the south end of the site and the expansion of the music rooms on the east end near the main entrance. They are also reconfiguring the drop off area in the front lot. There is proposed landscaping for the drop off area and other disturbed areas. They are also installing new LED lighting throughout the entire building.

Commissioner Zangara felt it was a great project. He referred to Phase I and thinks the scoreboard is located way too far from the softball field. He questioned if they planned to mount it on the building. Mr. Birren confirmed it would be mounted on the building which would be in line with center field. He noted it was approximately the same distance from home plate as the other schools. The scoreboard is about 28' wide and 6' or 8' tall. Commissioner Zangara questioned if it would be mounted flush on the building. Mr. Birren explained they were planning to mount it flush to the building. Commissioner Zangara suggested angling it so there would be more of a view. He liked the improvements made to the softball field.

Commissioner Zangara questioned if the Park District would have programs in the new gym. Mr. Birren explained their inter-government agreement with the Park District would continue as is and would include this space as well.

Commissioner Zangara questioned if the band classroom would be named after the retiring bandleader. Mr. Birren was unsure.

In reply to Commissioner Zangara's question, Mr. Birren stated both additions were planned for a spring groundbreaking. Construction for the band area would start after school gets out for the summer and would continue into the fall so the gym addition would probably be a late November opening.

Commissioner Johnson had no questions or comments.

Commissioner Issakoo felt it was a thorough packet and was excited to see the expansion.

Commissioner Powers thanked the petitioner for the upgrade to the lighting. He was also glad to see the upgrades to the driveway and landscaping.

Commissioner Powers questioned if the building materials for the addition and gymnasium would match the existing materials. Mr. Birren explained it would be precast panels inbedded with brick which would match the existing brick. His goal was that it wouldn't look like an addition.

Commissioner Dorband questioned if any of the renovations would go into the pool area. She questioned where it stopped in relationship to the doors going into the pool. Mr. Birren explained it was the width of the field house going toward Hintz Road.

Commissioner Blinova felt it would look great. She was excited about the change.

Chairman Ruffatto agreed it looked good.

Mr. Birren stated they did a duplicate renovation to the music rooms at Elk Grove Village High.

Chairman Ruffatto questioned if there would be seating in the field house. Mr. Birren confirmed they were not installing any bleachers in the field house. It will mainly be used as additional P.E. stations and to alleviate the stacking of athletic practices that happen at night.

Chairman Ruffatto questioned if they were replacing the shed building that was removed. Mr. Birren explained it was being replaced with a prefabricated storage shed from the Home Depot in Palatine.

Commissioner Dorband moved, seconded by Commissioner Issakoo to recommend Approval of Docket No. PC 16-17 to grant a site plan change to Special Use Ordinance No. 3658 as shown on the following exhibits submitted October 27, 2016 (except as noted), by School District 214, for Wheeling High School located at 900 S. Elmhurst Road, Wheeling, Illinois:

- Cover letter (4 pages),
- Campus site plan with additions (11.15.2016),
- Gym addition elevations plan,
- Music rooms addition elevations plan,
- Gym addition demolition plans (11.10.2016),
- Gym proposed floor plan (11.10.2016),
- Music rooms demolition plans (2 sheets) (11.10.2016),
- Music rooms proposed floor plan (11.10.2016),
- Engineering plans (8 sheets),
- Landscape plans (3 sheets),
- Photometric plan,
- Lighting fixtures and poles specifications (39 sheets), and
- Plat of survey (6 sheets).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES– October 27, 2016 (includes patial findings for Docket No. 2016-21A&C) and November 3, 2016 (includes Findings for 2016-22)

Commissioner Issakoo moved, seconded by Commissioner Powers to approve the minutes dated October 27, 2016. The motion was approved by a voice vote.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve the minutes dated November 3, 2016. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Johnson thanked Ms. Jones for providing an additional drawing of the high school. Commissioner Powers echoed the comment.

Commissioner Dorband went to the ribbon cutting for the new Indian restaurant that replaced Deka at Milwaukee and Dundee Roads. She said the food was very good and the people were very kind.

Chairman Ruffatto announced the date of the lighting ceremony on Sunday, November 19th at 4:30 p.m. at the corner of Milwaukee and Dundee Roads.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:42 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 12.09.2016
FOR APPROVAL ON 12.15.2016**

**VILLAGE OF WHEELING
LEGISLATIVE COVER MEMORANDUM**

AGENDA ITEM NO(S): 13.C 1 & 2
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: Monday, December 5, 2016

TITLE OF ITEM SUBMITTED:

- **An Ordinance Granting a Variation from Title 19, Zoning, of the Wheeling Municipal Code Relating to Required Parking at 95–115 Messner Drive [Docket No. 2016-23A]**
- **An Ordinance Granting Special Use – Site Plan Approval for Outdoor Storage at 95–115 Messner Drive [Docket No. 2016-23B]**

SUBMITTED BY: Andrew C. Jennings
Director of Community Development

BASIC DESCRIPTION OF ITEM¹: The petitioner is seeking multiple zoning actions to establish outdoor storage at an existing industrial development, including special use approval for outdoor storage that is greater than 400 sq. ft. in area and a zoning variation to reduce the required amount of parking for the warehouse and office use.

BUDGET²: N/A

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Ordinances
Staff Report
Draft Findings of Fact and Recommendation
Mem o from Fire Department
Photos of existing conditions (staff
Project description
Site plan
Fence exhibits (3 sheets)
Landscape exhibit
Lighting plan
Light fixture specifications (5 sheets)

RECOMMENDATION: To approve

SUBMITTED FOR BOARD CONSIDERATION: VILLAGE MANAGER

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*

REQUEST FOR BOARD ACTION

TO: Jon
Village

Sfondilis
Manager

FROM:
Director

Andrew C. Jennings
of Community Development

DATE:

December 5, 2016

Docket

ABC
95-115
(2016-23A)
Required
(2016-23B)

No. 2016-23A&B

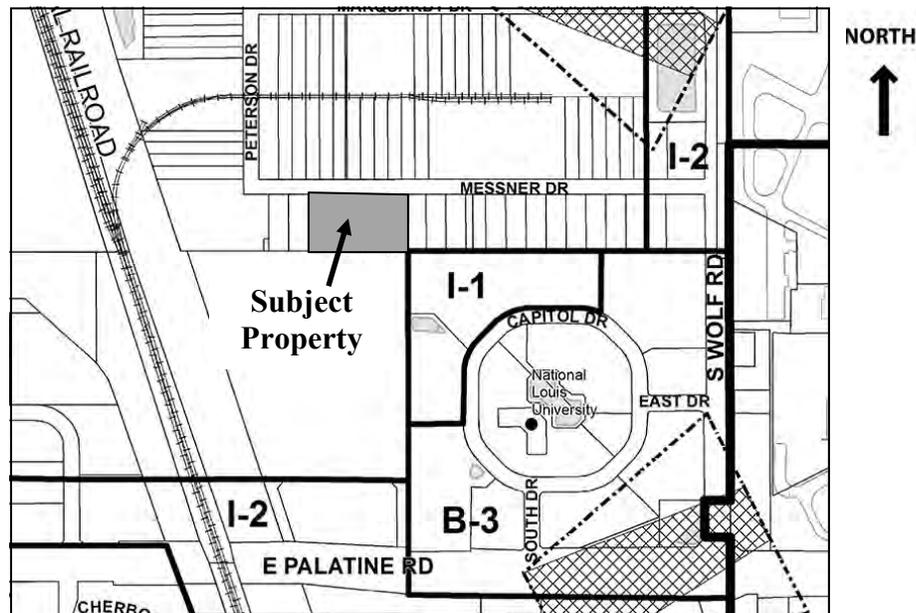
Supply
Messner Drive

Variation from Title 19, Zoning, Regarding
Parking

Special Use-Site Plan Approval of Outdoor Storage

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish outdoor storage at an existing industrial development, including special use approval for outdoor storage that is greater than 400 sq. ft. in area and a zoning variation to reduce the required amount of parking for the industrial warehouse and office use.

LOCATION MAP:



PLAN COMMISSION RECOMMENDATION

At the Plan Commission hearing on Thursday, November 17, 2016, the following motions were made:

Variation from Title 19, Zoning

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-23A, granting a variation from Title 19, Zoning, of the Wheeling Municipal

Request for Board Action

Page 2 of 9

RE: Plan Commission Docket No. 2016-23A&B

Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed mix of warehouse and industrial office uses, from fifty-seven (57) to forty eight (48), for ABC Supply, to be located at 95–115 Messner, Wheeling, Illinois, subject to the following condition:

1. That the parking variation may be increased by one stall in order to meet the Fire Department exiting requirements.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Zangara
NAYS: Ruffatto
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Special Use – Site Plan Approval of Outdoor Storage

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-23B to grant special use – site plan approval for outdoor storage in accordance with the following exhibits submitted October 24, 2016, on behalf of ABC Supply to be located at 95–115 Messner Drive, Wheeling, Illinois:

- Project description,
- Site plan,
- Fence exhibits (3 sheets),
- Landscape exhibit,
- Lighting plan, and
- Light fixture specifications (5 sheets).

And with the following conditions of approval:

1. That the fence may be adjusted to meet the Fire Department exiting requirements;
2. That the fencing shall have steel posts wrapped in wood;
3. That the dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be eight feet; and
5. The parking lots shall be patched, seal-coated and striped by November 1, 2017.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Zangara
NAYS: Ruffatto
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

GENERAL PROPERTY INFORMATION

Applicant Name: Kor man Lederer & Associates
Property Owner: Kor man Lederer & Associates
Common Property Address: 115 E. Messner Drive
Common Location: Located on the south side of Messner Drive, east of Peterson Drive
Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial
East: Industrial
Comprehensive Plan Designation: Industrial
Property Size: 101,520 for entire site;
50,830 sq. ft. for the building
Existing Use of Property: Indoor wholesale and distribution facility
Proposed Use of Property: Indoor wholesale and distribution facility with outdoor storage greater than 400 sq. ft. in area
Existing Property Zoning: I-3 General Industrial District
Previous Zoning Action on Property:
None.

DESCRIPTION OF PROPOSAL

The tenant, ABC Supply, which is a wholesale distributor of roofing, siding and window materials, is seeking two zoning requests:

1. Special use – site plan approval for outdoor storage of materials greater than 400 square feet in area; and
2. A zoning variation to reduce the amount of required parking for a wholesale and distribution facility.

ABC Supply intends to occupy the entire 50,000 sq. ft. building. The outdoor storage is planned for the southeast corner of the site, which will displace over half of the parking on the east side of the building. The entire west parking lot will remain available. The outdoor storage will be screened by an 8-foot wood fence.

New building-mounted light fixtures are proposed. A photometric plan and lighting details are provided. An exhibit documenting the existing mature landscaping is also provided.

SITE PLAN REVIEW

Site plan: The only site plan changes are relative to the proposed outdoor storage, which is at the southeast corner of the site. The proposed outdoor storage area will displace 24 parking spaces. The area will be surrounded by an 8-foot solid fence with gates.

Floor plan: The floor plan, which is shown on the site plan and lighting plan, indicates 46,326 sq. ft. of warehouse and 4,504 sq. ft. of office space.

Total Number of Parking Spaces: There are 72 existing parking spaces for the property. Due to the proposed plan for outdoor storage, 24 parking spaces will be removed from the east side of the building. Therefore, the site will have 48 parking stalls. The parking requirement for the property is based upon the mix of warehouse (1/1,000 sq. ft) and office (4/1,000 sq. ft.) uses. The total parking requirement for the use is 65 spaces. Additionally, a 12.5% parking reduction for parking is applied to this use because the building is greater than 50,000 sq. ft. Therefore, the total parking requirement for this property is 57. In sum, the applicant is requesting a parking variation of 9 stalls.

Based upon the Fire Department review of the project, it is projected that one additional parking stall will be removed to meet the emergency exiting requirements. Therefore, the Plan Commission added a condition of approval that will allow for one additional parking stall reduction, which equates to a total parking variation of 10 stalls.

Screening: An 8-foot tall wood fence enclosure is proposed for the outdoor storage area. Several exhibits have been provided to demonstrate the style and construction of the enclosure and gates.

Lighting: New building-mounted lights are proposed, which will provide adequate lighting for the outdoor storage area the parking on each side of the building. A photometric plan and light fixture specifications have been provided.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses. **(Staff comments are in bold.)**

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

"In granting the special use for outside storage at 95 Messner, it is our opinion that ABC Supply will remain a vital economic factor in Wheeling. As a top tier corporate citizen, Wheeling can count on a stable company servicing roofing contractors from the local area. The community at large will benefit from a fully assessed property with a real estate tax bill in excess of \$129,000 per year, the majority of which goes to local schools."

As noted by the petitioner's description above, the proposed tenant will provide a stable roofing supply for the local economy.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

"This special use for outside storage is strategically located in an established industrial park with no residential neighbors. This special use is similar in nature to other buildings in the area. Specifically, 90 E. Marquardt (CAPPs Plumbing) and 818 Chaddick, both of which have outside storage."

The immediate vicinity is all zoned I-3 General Industrial District with a mix of light, medium, and heavy industrial uses. The proposed outdoor storage will be complementary to the existing uses.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection 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 will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

"All truck traffic and loading will remain as is, causing no additional traffic. The outdoor storage will create no noise, smoke, odor or light causing difficulties for adjacent properties. The location of the outside storage will be exclusive to parking areas on site only."

The proposed outdoor storage will not impede normal or orderly development in the vicinity. Traffic will not be affected by the proposed use. The area will be properly screened with a wood fence.

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. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

"95 E. Messner is an approximately 35 year old industrial facility located in the Wheeling Center for Industry. The building is 18' clear and is presently used for office/warehouse and distribution. The building is in an established industrial park and neighbors to the east, west and north are all similar type of facilities. The immediate neighbor to the south is a car scavenger/junk facility. The nature of the area is 100% industrial and this storage component should not directly impact the use or value of

neighboring properties. The property immediately east is a vacant parcel which should be developed warehouse/distribution.”

The proposed outdoor storage area will be effectively screened by a solid 8 -foot wood fence.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“The parking areas will accommodate 45 cars. ABC currently employs 10 people at the site and sees no significant growth in the future. There are no residential neighbors. All traffic, entrance ways, exits and truck/auto traffic will remain as is.”

A parking variation is required due to the loss of parking from the proposed outdoor storage. However, the tenant indicates that the remaining parking will be more than adequate to accommodate the office and warehouse employees.

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. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“Currently, there is an abundance of 18,000 to 30,000 square foot properties available in Wheeling and surrounding suburbs. Without this special use, the 23,120 square feet will surely be vacated by ABC, causing no return to ownership. As an added positive from the ABC expansion, the current occupant (PMI) would remain in Wheeling and will lease 22,000 square feet at 201 Messner. This is a net absorption to Wheeling of over 43,000 square feet.”

In addition to the proposed special use, the petitioner is requesting a variation from the required amount of parking for warehouse and office uses.

STANDARDS FOR VARIATION

Following are standards for variation with petitioner’s responses. *The petitioners’ response to the following questions has been shown in italics. Staff comments are in bold.*

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.

“Without an outside storage component, ABC effectively would not be able to conduct their business as it would be cost prohibitive to lease indoor space in this market. Thus the reduction in parking to fulfill this need is a necessity.”

The only practical outdoor space for the storage materials is in the parking lot. In order to meet the tenant’s needs for enough outdoor storage area, 24 parking stalls will be lost. There is no remaining space on the property to build additional parking stalls.

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

“The unique circumstances in this case are solely related to ABC Supply, the material being sold and distributed, along with the low employee count corresponding to a facility of this size. ABC Supply only employs 10 people at this site presently and does not anticipate more than 14 people with full growth. The nature of the product being stored levels itself to outside storage which is more cost efficient than indoor. Most businesses in a building of this size would have up to 50 employees and look to protect their product from the elements. ABC Supply is fortunate in both regards to low employee count and weather resistant products.”

As described above by the applicant, the tenant has far fewer employees than an average industrial tenant of this size building (50,000 sq. ft.). Therefore, less parking is required for this property.

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

“The hardship in this case has been created by a new entity having purchased a long term tenant. This new entity (ABC Supply) has a different method of operation which includes indoor and outdoor expansion. The previous user totaled 23,120 square feet with ABC Supply looking to expand to 50,830 square feet of building.”

The hardship is created by ABC Supply’s desire to have outdoor storage in the parking lot. There is no other feasible location on the property for the outdoor storage except in the parking lot.

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.

“Currently, there is an abundance of 18,000 to 30,000 square foot properties available in Wheeling and surrounding suburbs. Without this special use, the 23,120 square feet will surely be vacated by ABC, causing no return to ownership. As an added positive from the ABC expansion, the current occupant (PMI) would remain in Wheeling and will lease 22,000 square feet at 201 Messner.”

If the variation is not granted, ABC supply will not be able to have its outdoor storage and will likely not occupy the building.

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

“The nature of the area is 100% industrial and this reduction in parking should not directly impact the use or value of neighboring properties. The property immediately east is a vacant parcel which should be developed warehouse/distribution.”

The applicant indicates the remaining parking on the property is more than adequate to accommodate the use. There is no likely impact on the character of the area related to the variation.

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

“There will be no change of light or air to the property. There will be no additional fire hazard as all materials remain the same. Emergency access to the area will remain available via the western parking lot.”

No impact is expected as a result of the granting of the variation.

CONDITIONS FROM PLAN COMMISSION RECOMMENDATION

The Plan Commission recommendation for Docket No. 2016-23A (Zoning Variation) included one condition of approval (reworded by staff below). The recommendation for Docket No. 2016-23B (Special Use – Site Plan Approval for Outdoor Storage) included five conditions of approval. The following conditions of approval appear in their respective draft ordinances:

Condition for Parking Variation

1. That the parking variation may be increased by one stall, to a total of ten stalls, in order to meet the Fire Department exiting requirements.

Conditions for Special Use – Site Plan Approval for Outdoor Storage

1. That the fence may be adjusted to meet the Fire Department exiting requirements;
2. That the fencing shall have steel posts wrapped in wood;
3. That the dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be eight feet; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

MODIFICATIONS TO PLANS FOLLOWING PLAN COMMISSION RECOMMENDATION

There have been no changes since the Plan Commission hearing on November 17, 2016.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated November 11, 2016. The Fire Department states that emergency exiting through the proposed storage area is

Request for Board Action

Page 9 of 9

RE: Plan Commission Docket No. 2016-23A&B

non-compliant. The memo suggests two different options to solve the issue, but each option required the loss of one additional parking stall. Staff suggested a condition of approval to the variation motion to allow for one additional parking stall reduction in order to meet the Fire Department exiting requirements. Staff also suggested a condition of approval to the special use motion to allow for adjustments to the fencing in order to meet the Fire Department exiting requirements.

Engineering Division Review : The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

Impact on Adjacent Uses: There is no significant impact anticipated on adjacent uses.

Staff Recommended Action to Plan Commission: After reviewing the proposal, Staff suggested that the Plan Commission recommend approval of the requests for an outdoor storage special use and a parking variation.

DIRECTOR OF COMMUNITY DEVELOPMENT RECOMMENDATION

I concur with the Plan Commission's recommendation to approve the requested zoning variation to reduce the required parking and to approve the special use-site plan request for outdoor storage. Two ordinances are attached for the Board's consideration.



Andrew C. Jennings
Director of Community Development

Attachments: Ordinances (precedes this report)
Draft Findings of Fact and Recommendation
Memo from Fire Department
Photos of existing conditions (staff)
Project description
Site plan
Fence exhibits (3 sheets)
Landscape exhibit
Lighting plan
Light fixture specifications (5 sheets)

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION FROM TITLE 19, ZONING, OF THE
WHEELING MUNICIPAL CODE RELATING TO REQUIRED PARKING
AT 95-115 MESSNER DRIVE**

WHEREAS, the Plan Commission of the Village of Wheeling has held a public hearing, duly noticed, on November 17, 2016, to consider the petitioner's request for a variation from Title 19, Zoning, of the Wheeling Municipal Code, relating to minimum required parking, in order to reduce the required parking for a mix of warehouse and industrial office uses at 95-115 Messner Drive, Wheeling, Illinois; and

WHEREAS, the Plan Commission of the Village of Wheeling has reported its Findings of Fact and Recommendation for Docket No. 2016-23A to the President and Board of Trustees, recommending that the petitioner's request be granted, with a vote of 6 ayes, 1 nay, and 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request;

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

Section A

This Board of Trustees, after considering the Findings of Fact and Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- The hardship is due to unique circumstances that do not generally apply to the other properties or uses.
- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
- The granting of the variation will not alter the essential character of the locality.

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

Section B

A variation is hereby granted from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed mix of warehouse and industrial office uses, from fifty-seven (57) to forty eight (48), for ABC Supply, to be located at 95–115 Messner, Wheeling Illinois, legally described below:

LEGAL DESCRIPTION:

LOTS 15, 16 AND 17 IN WHEELING CENTER FOR INDUSTRY, UNIT ONE, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO LOTS 1 AND 2 IN WHEELING CENTER FOR INDUSTRY, UNIT TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(The above described property is located at 95–115 Messner Drive, and is zoned I-3 General Industrial District.)

Section C

The variation granted in Sections B of this Ordinance is subject to the following condition:

1. That the parking variation may be increased by one stall, to a total of ten stalls, in order to meet the Fire Department exiting requirements.

Section D

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

Trustee _____ moved, seconded by Trustee _____,

that Ordinance No. _____ be passed, this _____ day of _____, 2016.

President Argiris _____ Trustee Lang _____

Trustee Brady _____ Trustee Papantos _____

Trustee Krueger _____ Trustee Vito _____

Trustee Vogel _____

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

APPROVED AS TO FORM ONLY:

Village Attorney

PUBLISHED in pamphlet form this _____ day of _____, 2016, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING SPECIAL USE – SITE PLAN APPROVAL FOR
OUTDOOR STORAGE AT 95–115 MESSNER DRIVE**

WHEREAS, the Plan Commission of the Village of Wheeling has held a public hearing, duly noticed, on November 17, 2016, to consider a request under Title 19, Zoning, of the Wheeling Municipal Code, Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish outdoor storage greater than 400 square feet in area at 95–115 Messner Drive, Wheeling, Illinois, hereinafter legally described and zoned I-3 General Industrial District; and

WHEREAS, the Plan Commission of the Village of Wheeling has reported its Findings of Fact and Recommendation to the President and Board of Trustees, with a motion to approve the petitioner’s request, that passed by a vote of 6 ayes, 1 nay, and 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request, subject to conditions;

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

Section A

This Board of Trustees, after considering the Findings of Fact and Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- That the special use as requested will not alter the essential character of the area in which it is to be located;
- That the location and size of the special use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is located and the development of the surrounding properties;
- That the special use requested will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted nor diminish or impair property values of surrounding properties;
- That the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out as to prevent traffic hazards and nuisances; and

- That the special use requested will conform to all applicable regulations and standards of the zoning district in which it is to be located.

Section B

A special use is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, Section 19.10.030 Special Uses, in order to establish outdoor storage greater than 400 square feet in the I-3 General Industrial District, in accordance with the site plan and appearance approval granted in Section C of this Ordinance, to be located at 95–115 Messner Drive, Wheeling, Illinois, hereinafter legally described:

LEGAL DESCRIPTION:

LOTS 15, 16 AND 17 IN WHEELING CENTER FOR INDUSTRY, UNIT ONE, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO LOTS 1 AND 2 IN WHEELING CENTER FOR INDUSTRY, UNIT TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(The above described property is located at 95–115 Messner Drive, and is zoned I-3 General Industrial District.)

Section C

Site Plan and Appearance Approval is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-12 Site Plan Approval Requirements, with the site development to be completed substantially in accordance with the following exhibits, herein attached and made part of, submitted October 24, 2016, on behalf of ABC Supply, to be located at 95–115 Messner Drive, Wheeling, Illinois:

- Project description,
- Site plan,
- Fence exhibits (3 sheets),
- Landscape exhibit,
- Lighting plan, and
- Light fixture specifications (5 sheets).

Section D

The Special Use, Site Plan, and Building Appearance Approval granted in Sections B and C of this Ordinance are subject to the following conditions of approval:

1. That the fence may be adjusted to meet the Fire Department exiting requirements;
2. That the fencing shall have steel posts wrapped in wood;
3. That the dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be eight feet; and

5. The parking lots shall be patched, seal-coated and striped by November 1, 2017.

Section E

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

Trustee _____ moved, seconded by Trustee _____,
that Ordinance No. _____ be passed, this _____ day of _____,
2016.

President Argiris _____

Trustee Lang _____

Trustee Brady _____

Trustee Papantos _____

Trustee Krueger _____

Trustee Vito _____

Trustee Vogel _____

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

APPROVED AS TO FORM ONLY:

Village Attorney

PUBLISHED in pamphlet form this _____ day of _____, 2016, by
order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties,
Illinois.

ABC Supply – 95-115 Messner Drive

Docket No. 2016-23A&B (Special Use-Site Plan Approval of Outdoor Storage and a Parking Variation)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions along Messner Drive (looking southeast)

ABC Supply – 95-115 Messner Drive

Docket No. 2016-23A&B (Special Use-Site Plan Approval of Outdoor Storage and a Parking Variation)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions of east parking lot (looking south)

ABC Supply – 95-115 Messner Drive

Docket No. 2016-23A&B (Special Use-Site Plan Approval of Outdoor Storage and a Parking Variation)

Plan Commission Meeting – November 17, 2016

Village Board Meeting – December 5, 2016



Existing conditions of west parking lot (looking south)



October 20, 2016

Brooke Jones
Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

Re: 95 E. Messner Drive, Wheeling

Dear Brooke:

Attached please find applications for the outside storage and parking variance concerning the above-referenced building.

These needs are directly related to the use and expansion for ABC Supply at the premises. Currently, ABC occupies approximately 23,000 square feet and is looking to expand by an additional 27,000 square feet for a total of 50,000 square feet of the premises.

The building is used for administration, sales and distribution. Their needs for outside storage are crucial to their business plan. ABC's need for a parking variance is based on code requirements of 61 cars. Currently the building has 72 cars with a proposed decrease to 45 with outside storage. At present, ABC has 10 employees; 5 in office and 5 in warehouse and does not foresee a significant increase. Anticipated growth would not exceed 12-14 employees total.

With these variances in place, ABC will commit to a five-year term with long term options to remain in place.

ABC is America's largest wholesale distributor of roofing, siding, windows and gutters. ABC is dedicated to promoting the American Dream by helping people accomplish the extraordinary. ABC Supply shares a passion for working hard, having fun and giving back to the community. Volunteers at ABC are active in after school mentoring programs, delivering Meals on Wheels, United Way, Habitat for Humanity and a host of local endeavors Nationwide.

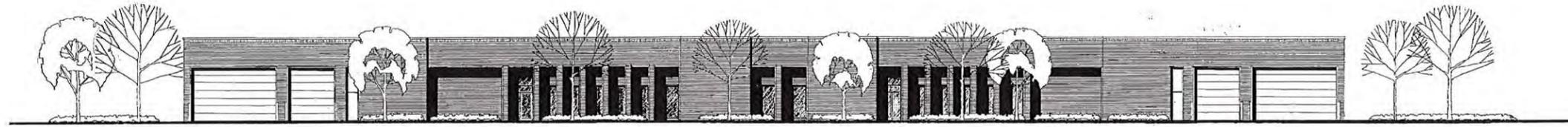
Thank you for your consideration in this matter.

Sincerely,

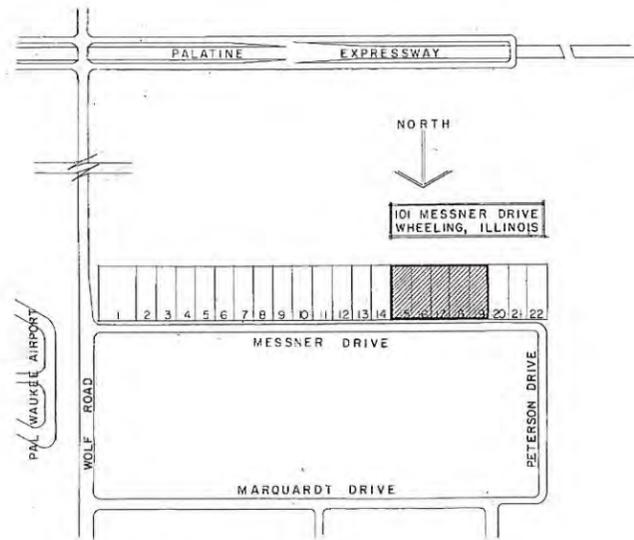
KORMAN/LEDERER MANAGEMENT CO.

Harley Korman

Exhibit received October 24, 2016



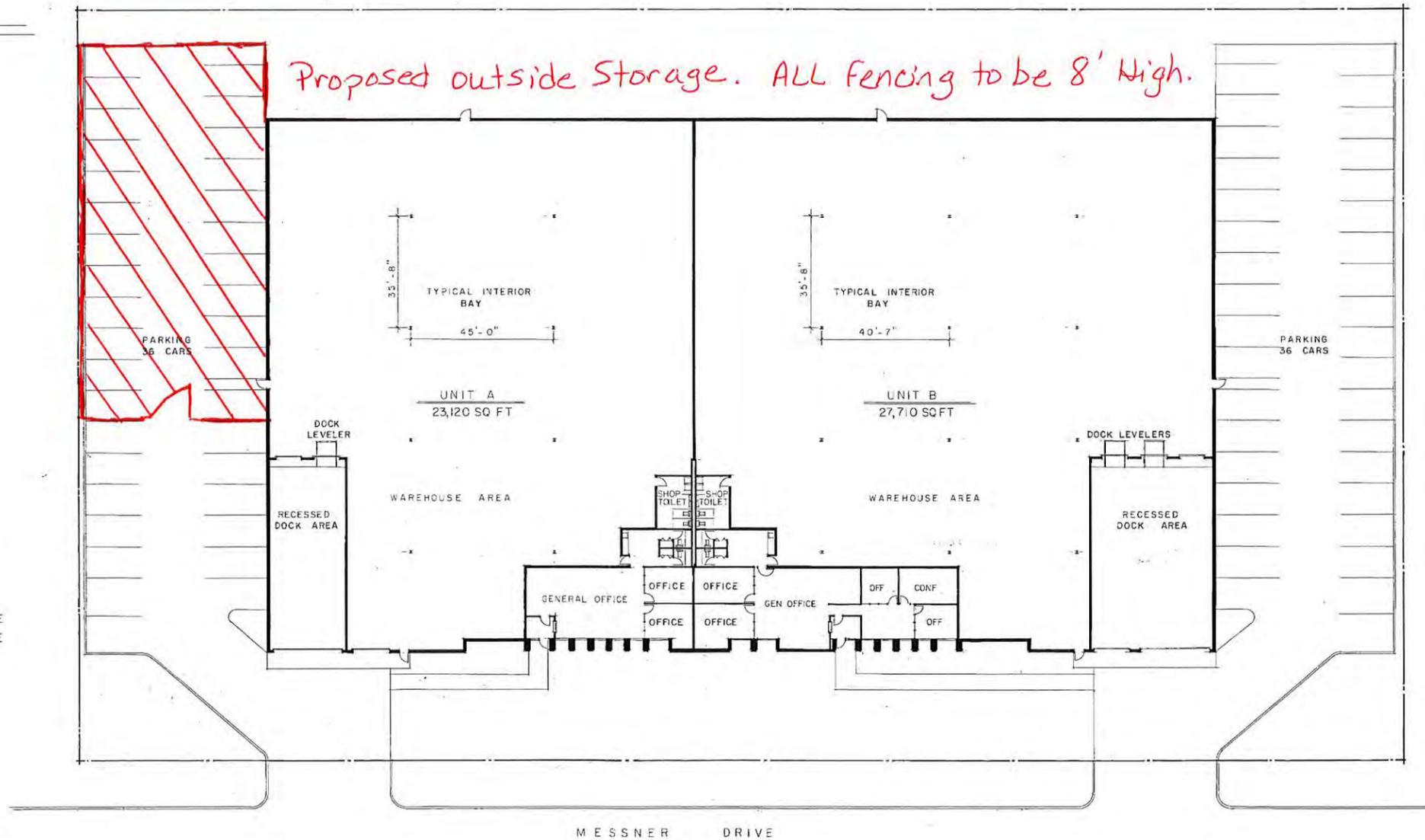
ELEVATION ALONG MESSNER DRIVE



LOCATION MAP

BUILDING DATA

ZONING	I-3
LOT AREA	101,520 SQ. FT.
BUILDING AREA	
UNIT A	23,120 SQ. FT., 1,890 OFFICE
UNIT B	27,710 SQ. FT., 2,614 OFFICE
TOTAL	50,830 SQ. FT.
CONSTRUCTION TYPE	UNPROTECTED NON-COMBUSTIBLE
PARKING	72 STALLS



SITE PLAN

SCALE 1"=20'-0"

Exhibit received October 24, 2016

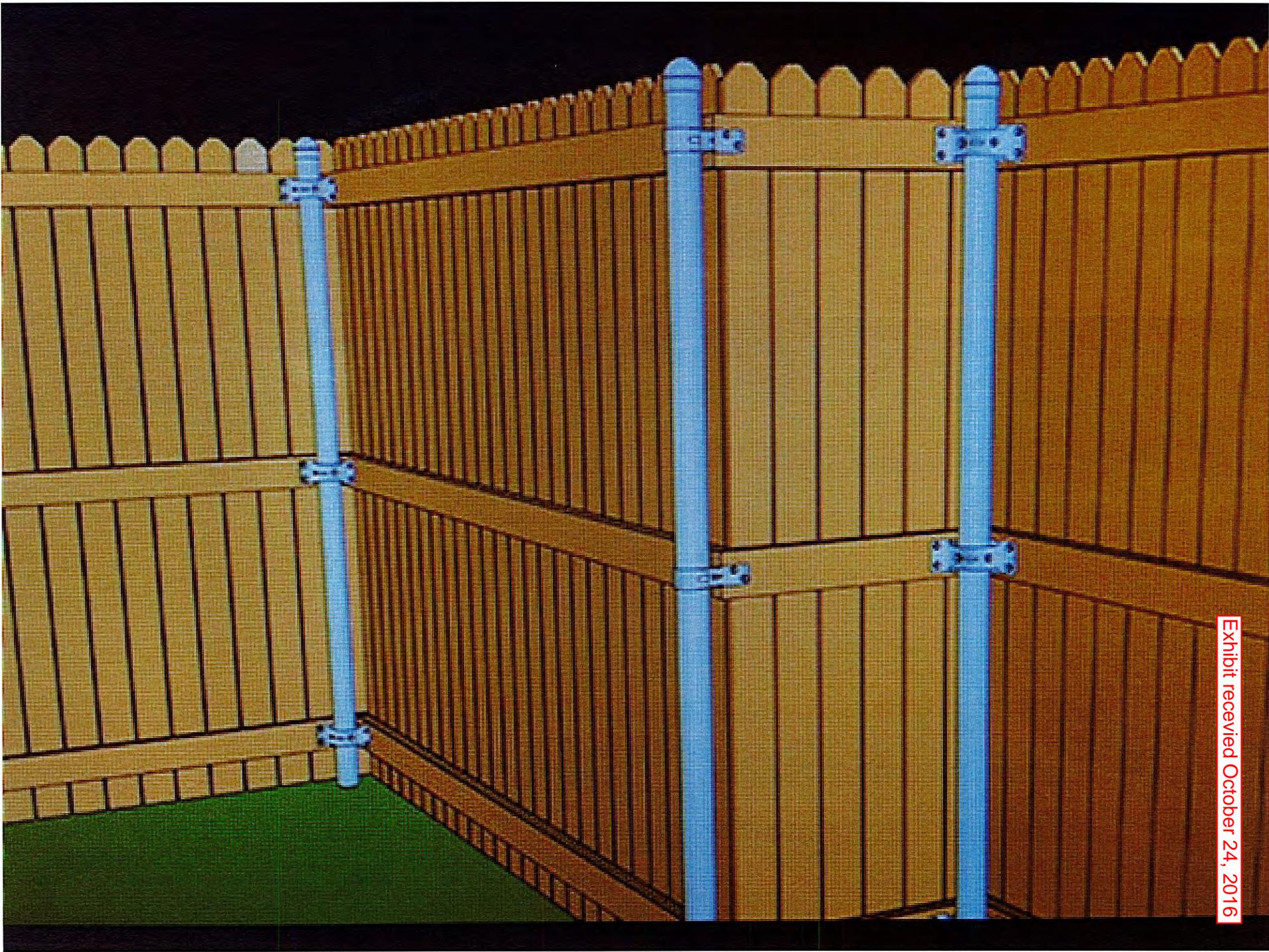


Exhibit received October 24, 2016

814-818

Exhibit received October 24, 2016



Exhibit received October 24, 2016

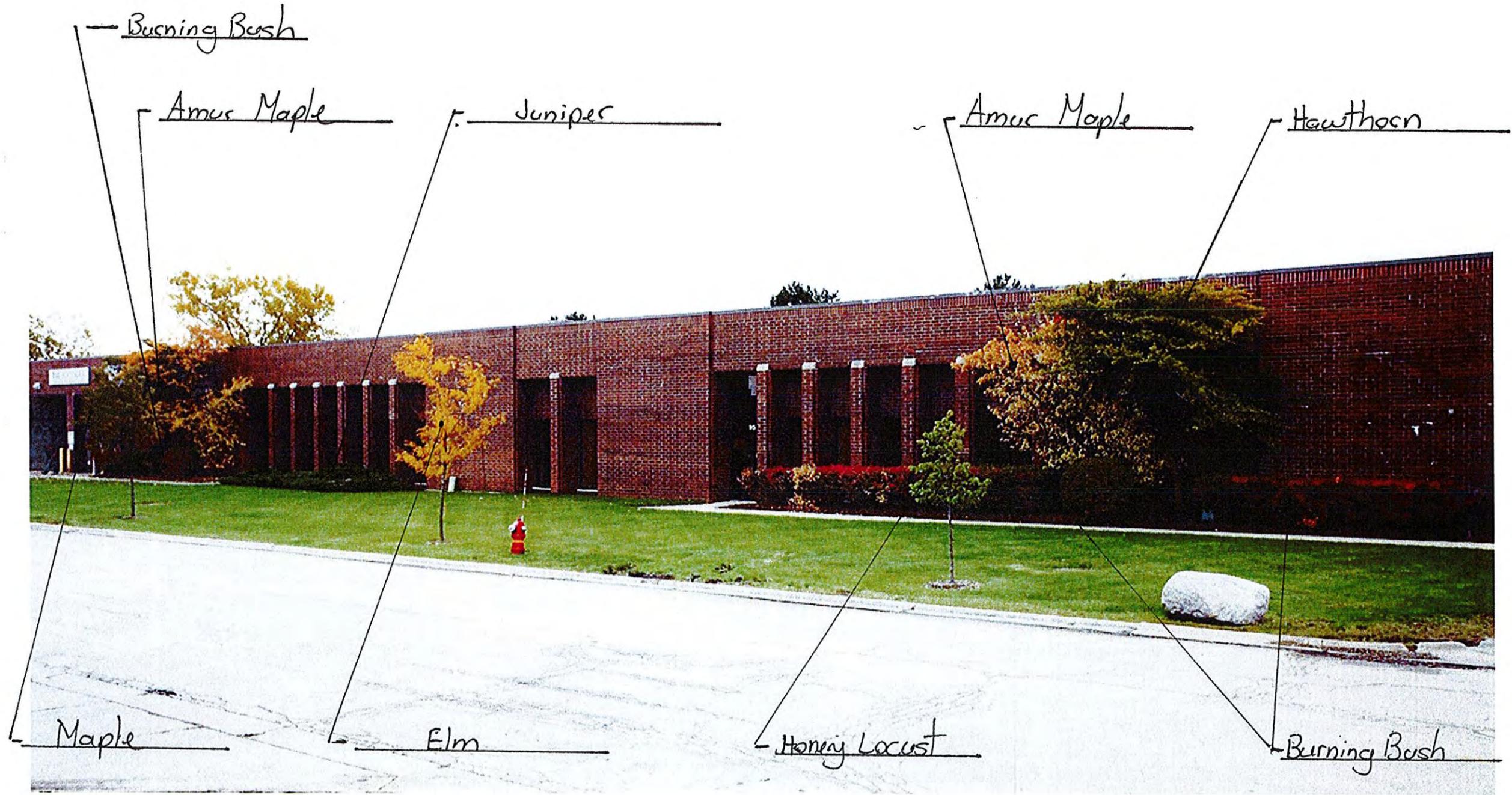
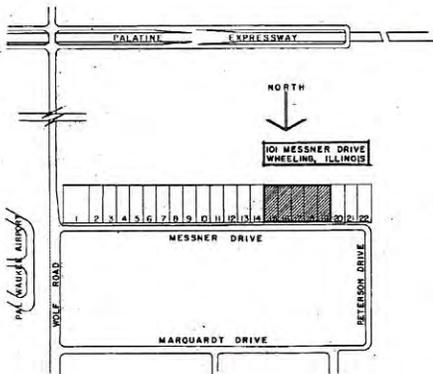


Exhibit received October 24, 2016



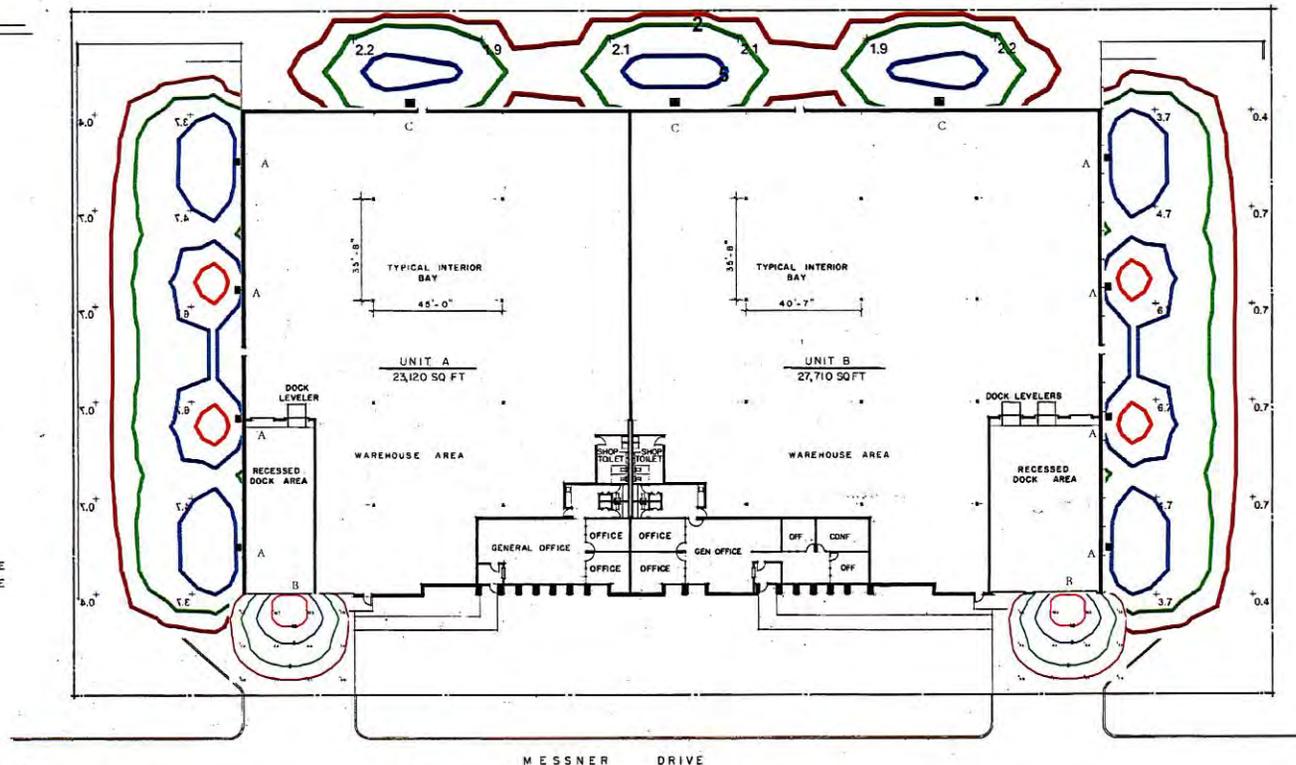
ELEVATION ALONG MESSNER DRIVE



LOCATION MAP

BUILDING DATA

ZONING	I-3
LOT AREA	101,520 SQ. FT.
BUILDING AREA	
UNIT A	23,120 SQ. FT., 1,890 OFFICE
UNIT B	27,710 SQ. FT., 2,814 OFFICE
TOTAL	50,830 SQ. FT.
CONSTRUCTION TYPE	UNPROTECTED
NON-COMBUSTIBLE	
PARKING	72 STALLS



MESSNER DRIVE



3209 Doolittle Drive
Northbrook, IL 60062
847-753-9605 fax 847-753-9607
r.obara@titleelectric.com

Exterior Lighting Fixtures
 A- RAB WP LED 4T 150 N, Mounted at 16' AFF
 B- RAB WP LED 4T 150 N, Mounted at 14' AFF
 C- RAB WP LED 2T 105 N, Mounted at 12' AFF
 *Brown Photometric Lines represent 1 FC of light

October 20, 2016

SITE PLAN
SCALE 1"=20'-0"

Exhibit received October 24, 2016

RICK STEVEN STRUSINER - ARCHITECT
8300 GOLF ROAD SKOKIE, ILLINOIS 60076 967-5650

101 MESSNER DRIVE
WHEELING, ILLINOIS

JULY 26, 1977

PR-1

Date : 18 Oct 2016
Title : 101 Messner, Wheeling, IL
Desc : (3) Wall Mounted Lights

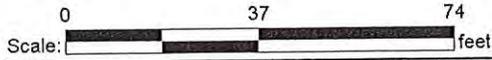
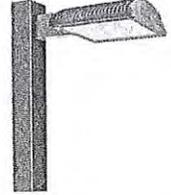
Luminaire

IES Filename : itl79628.ies

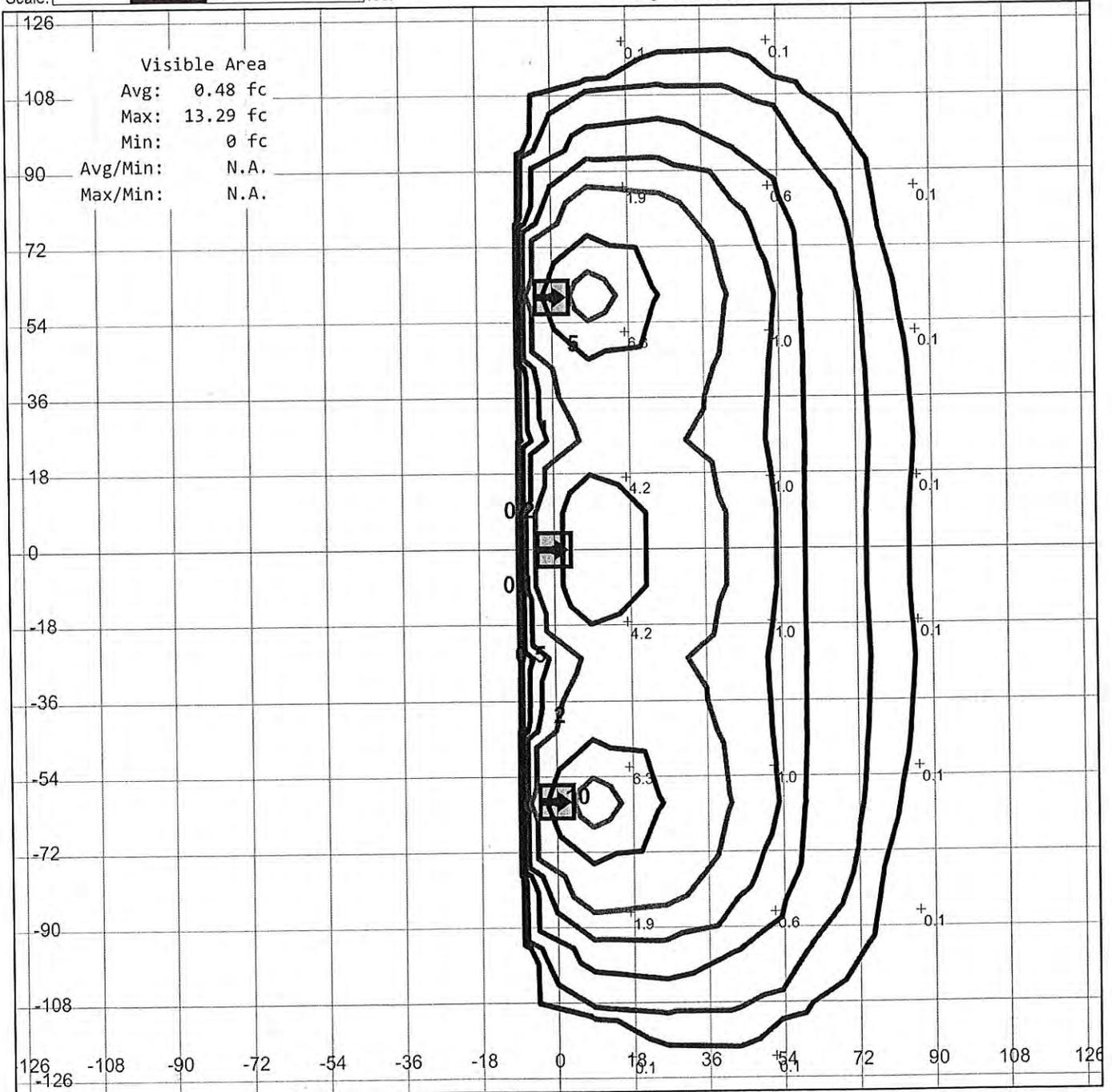
Description : ALED4T150N - RWLED4T150N - RWLED4T150SFN - WPLED4T150N (TYPE CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1

For : Korman Lederer
By : Title Electric Company

Light Loss Factor : 1.00
 Number of Lamps : 6
 Lamp Lumens : -1 lms
 Luminaire Watts : 150 W



Arrangement Magnification: 100 %





Ultra high output, high efficiency 105 Watt LED wallpacks. Patent Pending airflow technology ensures long LED and driver lifespan. 5 Year Warranty.

Color: Bronze

Weight: 34.8 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	105W
120V:	0.89A	Color Temp:	5000K
208V:	0.58A	Color Accuracy:	65 CRI
240V:	0.50A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	10,098
Input Watts:	106W	Efficacy:	95 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179A

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.6% at 120V, 16.4% at 277V

Other

California Title 24:

See WPLED2T105/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

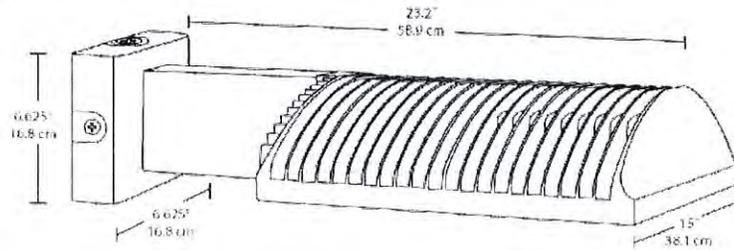
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B2 U0 G2

Dimensions



Features

- High output, high efficiency LED
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Color Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
WPLED										
2T = Type II	105 =	Blank =	Blank =	Blank =	Blank =	Blank = No	Blank = No	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 105W)	Blank = No	Blank = No
3T = Type III	105W	5000K (Cool)	FX = Flat	W =	/480 =	/PC = 120V Button	/D10 = Dimmable		/BL = Bi-Level	
4T = Type IV		Y = 3000K (Warm) N = 4000K (Neutral)	Wall	White	480V	/PC2 = 277 Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock /PCS4 = 480V Swivel /PCT4 = 480V Twistlock				

Exhibit received October 24, 2016



Ultra high output, high efficiency 150 Watt LED wallpacks. Patent Pending airflow technology ensures long LED and driver lifespan. 5 Year Warranty.

Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	1.31A
208V:	0.80A
240V:	0.69A
277V:	0.60A
Input Watts:	155W
Efficiency:	97%

LED Info

Watts:	150W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	11,786
Efficacy:	76 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000174Q

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, Power Factor 99%

THD:

5.9% at 120V, 11.1% at 277V

Other

California Title 24:

See WPLED4T150/D10 or WPLED4T150/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

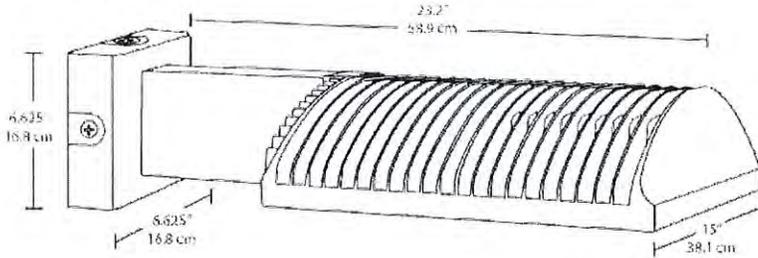
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- High output, high efficiency LED
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Color Temp	Mount	Finish	Photocell	Dimming	Sensor	Bi-Level
WPLED									
	2T = Type II	150 =	Blank =	Blank =	Blank =	Blank = No	Blank = No	/WS4 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 150W)	Blank = No
	3T = Type III	150W	5000K (Cool)	Standard	Bronze	Photocell	Dimming		Bi-Level
	4T = Type IV		Y = 3000K (Warm) N = 4000K (Neutral)	FX = Flat Wall	W = White	/PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock	/D10 = Dimmable		/BL = Bi-Level

Exhibit received October 24, 2016

DRAFT

DOCKET NO. 2016-23A&B

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-23A&B
ABC Supply
95-115 Messner Drive
(2016-23A) Variation from Title 19, Zoning, Related to Parking
(2016-23B) Special Use-Site Plan Approval of Outdoor Storage

Docket No. 2016-23AB: Korman Lederer, property owner, is seeking the following for the property at 95-115 Messner Drive, which is zoned I-3 General Industrial District:

2016-23A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for an existing industrial property; and

2016-23B Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish outdoor storage greater than four hundred square feet in area.

Chairman Ruffatto called Docket No. 2016- 23A&B on November 17, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

Commissioner Powers read the following statements aloud.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Harley Korman, Korman Lederer Management Co., 3100 Dundee Road, Suite 116, Northbrook and Mr. Mark Singer, ABC Supply were present and sworn in.

Mr. Korman explained Korman Lederer Management had been a partner in the 95 Messner building since it was built in the late 70s. They built and owned it the entire time and have never wanted to part with it. They also own a number of other buildings on Messner Drive in the industrial area. He referred to ABC Supply who is a relatively new tenant and needs some outdoor storage and a reduction to their parking needs in order to continue to be one of their tenants.

Mr. Korman explained that ABC Supply came to them through a purchase of a previous tenant called Norandex. ABC has a different business model and their needs call for additional outdoor storage in order to make the building work. They saw an opportunity to keep ABC, whose lease through Norandex expires at the end of the year.

Mr. Korman explained the building was built as a two tenant building (50,000 square feet) with 23,000 that ABC now occupies and Production Materials occupies the other 27,000 square feet. The goal is to allow ABC to expand into 50,000 square feet while Production Materials would move two buildings down to 201 Messner Drive.

Mr. Korman mentioned their industrial base in Wheeling and Northbrook had become more difficult to keep the buildings occupied. The buildings are getting a little older. The buildings have become more distribution and small manufacturing for people that can use an 18' clearance. They would like to continue to do business with ABC Supply for the long term. It is the leading supply house for roofing and building materials in the entire country.

Chairman Ruffatto asked for an explanation on what they were proposing.

Mr. Korman referred to the existing parking on both the east and west sides of the building. There are about 38 parking spaces per side. The goal is for the east side of the building to be fenced in and allow it to be outside storage for ABC needs. They would install a fence similar to the one shown in the photographs. The fence would allow the ABC products to be secure.

Chairman Ruffatto referred to the parking reduction and asked for an explanation.

Mr. Korman explained the current parking needs for ABC were for 10 parking spaces and approximately 14 in the future.

Chairman Ruffatto opened the discussion to the public. No one from the audience came forward.

Commissioner Dorband mentioned the Commission had been asking for steel posts wrapped in wood for new fences in the Village. Mr. Korman confirmed they were proposing the same materials.

In reply to Commissioner Dorband's question, Mr. Korman confirmed the proposed was all new fencing. Commissioner Dorband wants to ensure the fence material was sturdy. She wanted to see a sample. Mr. Korman explained there was a security need so they want to keep the fence as sturdy as possible. Commissioner Dorband questioned if there would be barbed wire on top of the fence. Mr. Korman confirmed the height of the fence was 8' with no barbed wire.

Commissioner Dorband mentioned the driveway was in disrepair and looked bad. She asked if something would be done to it. Mr. Korman explained with a tenant they would have the ability to do some repairs going forward. Chairman Ruffatto wants both sides (east and west) repaired.

Commissioner Johnson questioned what would be stored outside. Mr. Singer explained it would primarily be roofing shingles. The shingles are packaged and palletized. They would be no more than two pallets high. They can't be stacked more than two high because of the weight. Two pallets are about 6' or 7' high. They would not be opened and would be packaged in plastic.

Commissioner Johnson questioned if equipment would be stored outside. Mr. Singer confirmed all of the equipment would be inside except for one or two trucks outside.

In reply to Commissioner Johnson's question, Mr. Singer stated they currently have the eastern half of the building. He explained that ABC purchased Norandex in 2015. Norandex was primarily a window and vinyl siding distributor. Mr. Singer stated that ABC currently has 650 locations around the United States and buildings without outdoor storage did not work for them. Commissioner Johnson questioned where the material was currently stored. Mr. Singer explained they don't sell it and keep very limited quantities inside. To make this location profitable, they need to add roofing to it.

Commissioner Zangara questioned if the Fire Department was in agreement with them closing off access around the building. Mr. Antor questioned if they intended to keep a center aisle for trucks to come in and get stored materials, load onto the vehicles and then allow to still have some access to the back portion of that side of the building. If they were to do a brick and mortar office space addition it would have still been the same net loss and access. The Fire Department looked at it and realized they still had the whole frontage, the west side and half of the east side as long as they would have a drive aisle it would be the best of both worlds for access.

Commissioner Zangara questioned if they would be using a forklift in the yard. Mr. Singer confirmed the gate would be wide enough for semi's and trucks. The material will be lined up against the building and against the eastern most portion. There will be an aisle because their trucks need to get loaded. He is anticipating the gate to be 10-20' wide.

Commissioner Issakoo thought he read the parking would be down to 45 with the fencing. He questioned if it was 45 or 57 spaces. He questioned the number of employees. Mr. Singer stated they currently employ 10 people with maybe an additional 4 people for a total of 14 people max. He felt there would be more than double the amount of parking spaces needed.

Commissioner Powers questioned if the building on the westside would also be utilized for storage. Mr. Singer confirmed they would be doubling their inventory levels and hopefully sales. Commissioner Powers questioned if there was a trash enclosure on the property. Mr. Korman confirmed there was currently no trash enclosure on the property. The current tenants have dumpsters but they are located in the parking lot.

In reply to Commissioner Powers' question, Mr. Singer confirmed trucks would pick up supplies from the business and they also deliver supplies. Commissioner Powers questioned if ABC would have their own vans on the property. Mr. Singer explained there were covered interior loading docks on the front where they park their trucks at night. Mr. Singer explained they may also keep one more truck in the outside storage area.

Commissioner Blinova had no questions.

Chairman Ruffatto questioned if they could add trash dumpsters in the outdoor fenced storage area. Mr. Korman explained it would be a business decision. Chairman Ruffatto explained the Village usually requires trash enclosures for outside dumpsters. Mr. Korman explained they may have their dumpsters currently inside in one of the dock positions. He was unsure. Chairman Ruffatto thought it looked like they were outside on the east side of the property according to Google Maps. He questioned if it would be inside the fence line. Mr. Korman confirmed it would be inside the fence line. Chairman Ruffatto felt if it was located inside the outdoor storage area it should be OK. Mr. Singer confirmed they didn't generate a lot of trash.

Chairman Ruffatto questioned if the business had any retail. Mr. Singer confirmed they were wholesale distributors, but would sell to retail if asked.

Chairman Ruffatto questioned if they were keeping the existing office space. Mr. Singer explained they would keep it for an office and showroom and might enlarge it.

Chairman Ruffatto questioned what they stored in a 50,000 square feet of space. Mr. Singer explained they stored vinyl siding, windows, accessories to the vinyl siding, windows and roofing. They will probably add guttering to their business.

Chairman Ruffatto referred to a picture that showed the site looking like a dump. Mr. Korman agreed it wasn't a great photograph and did not represent the property.

Chairman Ruffatto questioned if there would be anything showing above the fence. Mr. Singer confirmed they rarely went higher than 7' or 8'. Chairman Ruffatto questioned what would go above it in the rare occurrences. Mr. Singer stated it would be another pallet but he explained they would not have that level of inventory in this part of the country. He also mentioned it would be too heavy. Chairman Ruffatto understood the need for outdoor storage but wants it to be clean and neat and to stay below the 8' fence height.

Chairman Ruffatto referred to the Fire Department's comments about providing a man door in the north fence which would also require the loss of once parking space. He questioned if they had decided on the location. Mr. Antor explained there were two options. His preferred way is they would need to come down on the same wall outside of the fenced in area and put another man door in which would meet the Code requirements but because of the parking they would lose a parking space. The other option is to put a wooden gate man door in the front face of the fencing but it would still need to meet all the Code requirements with an exit sign, powered emergency lighting so it would add to the cost and would probably not be as effective. Mr. Korman would prefer to make it work by maneuvering the fence since there is always the chance that ABC would move out and he wants to be able to repurpose the building and not lose an additional parking space. Mr. Antor thought it looked like a 10' space between the fence line and the back of the truck dock. He confirmed it would need to be a 3' wide pathway. Mr. Korman agreed to make it work. Mr. Antor explained if the man door swings right hinged going to the top of the floor plan, they could come out the door and make a left. If it goes to the right, you would need to go 6' in instead of 3'. Mr. Korman agreed to make it work. Chairman Ruffatto noted it swings to the right according to the drawing. Mr. Antor explained if that was correct, it would be in the petitioner's favor. Ms. Jones explained the variation would be for a maximum of 10 spaces which allows for the additional loss of one space if they maintained the existing site plan. The petitioner can reduce the size of the outdoor storage area as discussed and would gain two or three parking spaces. She referred to the condition of approval that would allow for a slight adjustment. The condition states "That the fence may be adjusted to meet the Fire Department exiting requirements."

In reply to Commissioner Powers' question, Mr. Antor explained instead of running the fence straight to the wall, it would stop 3' from the wall then run parallel to the wall and then cut back. Commissioner Powers questioned if a forklift would be used. Mr. Singer confirmed they typically use a forklift.

Chairman Ruffatto reviewed the following.

- The dumpsters will be stored within the outdoor storage area.
- Adding a condition that all of the storage would be at 8' or below. The Commission was in agreement to this condition.
- Resurfacing and restriping of the parking lot. He asked about a condition. Ms. Jones asked for suggestions from the civil engineer. Mr. Goetzelmann mentioned the east parking lot didn't look too bad. He referred to cracks on the west side. He thought it would be a lot to ask the petitioner to resurface the entire parking lot to fix it. He suggested patching the west side. Chairman Ruffatto suggested patching and restriping both the east and west lots. Mr. Goetzelmann confirmed striping would be needed and suggested seal coating in order to get

a better end product. Chairman Ruffatto suggested adding a condition to require patching, seal coating and striping. Mr. Korman would prefer not to commit himself to it today. Chairman Ruffatto explained it was the minimum the Commission would agree to. Mr. Korman wants to get an estimate for the cost. Mr. Goetzmann felt the east parking lot could just be striped. He felt the west parking lot didn't look too bad. Chairman Ruffatto explained there wouldn't be another opportunity to have the petitioner in front of the Commission. Mr. Korman understands the issue. He mentioned they also own the buildings at 282, 100 and 65 Messner and that the proposed building was their weakest parking lot in the area. They just resealed and striped the lot at the 50-70 Messner building. He assured the Commission they were in it for the long haul and explained he didn't always have the money to put toward the resealing and striping. He agreed to maintain it to the best of his ability but would prefer that it wasn't a condition. Chairman Ruffatto understood and suggested adding a timeframe. He agreed to poll the Commission.

Commissioner Powers asked the last time the parking lot was maintained. Mr. Korman didn't know the date but explained they had a regular maintenance routine. Chairman Ruffatto explained it wasn't an unreasonable request on the Commission's part.

Chairman Ruffatto took a poll regarding adding a condition to require the patching, sealing and striping.

Commissioner Johnson – in favor
Commissioner Blinova – in favor
Commissioner Powers – in favor
Commissioner Dorband - in favor
Commissioner Issakoo – not in favor
Commissioner Zangara – not in favor
Chairman Ruffatto – in favor

The poll was 5-2 in favor of requiring of adding a condition for the patching, sealing and striping.

Mr. Korman needs to speak with his partners regarding the condition. Chairman Ruffatto explained the Plan Commission was a recommending Board and it goes before the Village Board where they have another opportunity to speak.

Ms. Jones asked if the Commission was in agreement to use a date of November 2017 to complete the work. Chairman Ruffatto was in agreement.

Ms. Jones reviewed the following conditions.

Zoning variation:

1. That the parking variation may be increased by one stall in order to meet the Fire Department existing requirements.

Special Use:

1. That the fence may be adjusted to meet the Fire Department exiting requirements;
2. That the fencing shall have steel posts wrapped in wood;
3. Dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be 8'; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-23A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed mix of warehouse and industrial office uses, from fifty-seven (57) to forty eight (48), for ABC Supply, to be located at 95-115 Messner, Wheeling Illinois,

And with the following condition of approval:

1. That the parking variation may be increased by one stall in order to meet the Fire Department existing requirements.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Zangara

NAYS: Commissioner Ruffatto

ABSENT: None

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-23B to grant special use-site plan approval for outdoor storage in accordance with the following exhibits submitted October 24, 2016, on behalf of ABC Supply to be located at 95-115 Messner Drive, Wheeling, Illinois:

- Project description,
- Site plan,
- Fence exhibits (3 sheets),
- Landscape exhibit,
- Lighting plan, and
- Light fixture specifications (5 sheets).

And with the following conditions of approval:

1. That the fence may be adjusted to meet the Fire Department exiting requirements.
2. That the fencing shall have steel posts wrapped in wood;

3. That the dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be eight feet; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Zangara

NAYS: Commissioner Ruffatto

ABSENT: None

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-23A&B. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 12.09.2016
FOR APPROVAL ON 12.15.2016**



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith Maclsaac, Fire Chief
FPB File
DATE: November 11, 2016
SUBJECT: Proposed Outdoor Storage – ABC Supply – 115 Messner Drive – Plans received for review by the Fire Department, October 25, 2016

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Proposed Storage Yard

1. No information was presented for the types of items to be stored in the storage yard.
2. Storage shall be at least 10 feet from any property lines for storage over 6 feet high for storage 6 feet or lower it must be at least 3 feet from the property lines. (IFC Section 315.4)
3. Storage shall not exceed 20 feet in height (IFC Section 315.4.2) unless reduced by other requirements in the Villages Municipal Codes.
4. There is currently an emergency exit from the building that would exit into the storage yard. The proposed storage yard would make this exit unusable as an emergency exit. The exit is required to be maintained. Acceptable alternatives to maintain this exit are:
 - a. Relocate exit north to area of first parking spot outside storage area (There would be a reduction of one additional parking space to accommodate this).
 - b. Provide a man door in the north fence which would also require the loss of one parking space. This door would be required to comply with the exiting requirements in Chapter 10 of the Building and Fire Prevention Codes. This would include:
 - i. Code compliant latching hardware
 - ii. Illuminated Exit Sign with battery back-up.
 - iii. Emergency Lighting.

Based on the materials submitted for review, there are no additional Fire Prevention comments at this time. Additional fire code related issues may be forthcoming when additional information relating to the project is received by the Fire Prevention Bureau.

**VILLAGE OF WHEELING
LEGISLATIVE COVER MEMORANDUM**

AGENDA ITEM NO(S): 13.D 1 & 2
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: Monday, December 5, 2016

TITLE OF ITEM SUBMITTED:

- An Ordinance Granting a Variation from Title 19, Zoning, of the Wheeling Municipal Code Relating to Required Parking, 800 Northgate Parkway [Docket No. 2016-22]
- An Ordinance Granting Site Plan and Building Appearance Approval for a Speculative Industrial Development [Docket No. PC 16-12]

SUBMITTED BY: Andrew C. Jennings
Director of Community Development

BASIC DESCRIPTION OF ITEM¹: The petitioner is requesting a zoning variation to construct landbanked parking, and site plan and building appearance approval to construct a speculative industrial building. The proposed building is an 181,000 sq. ft. building designed for 40,000 sq. ft. suites and featuring 35 dock doors and two drive-in doors.

BUDGET²: N/A

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Ordinances
Staff Report
Draft Findings of Fact and Recommendation
Memo from Fire Department
Photos of existing conditions (staff)
Cover letter
Site and architectural plans (15 sheets)
Engineering plans (22 sheets)
Fire truck turning exhibit
ALTA Survey
Traffic study (56 sheets)

RECOMMENDATION: To approve

**SUBMITTED FOR BOARD
CONSIDERATION:** **VILLAGE MANAGER**

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*

REQUEST FOR BOARD ACTION

TO: Jon Sfondilis
Village Manager

FROM: Andrew C. Jennings
Director of Community Development

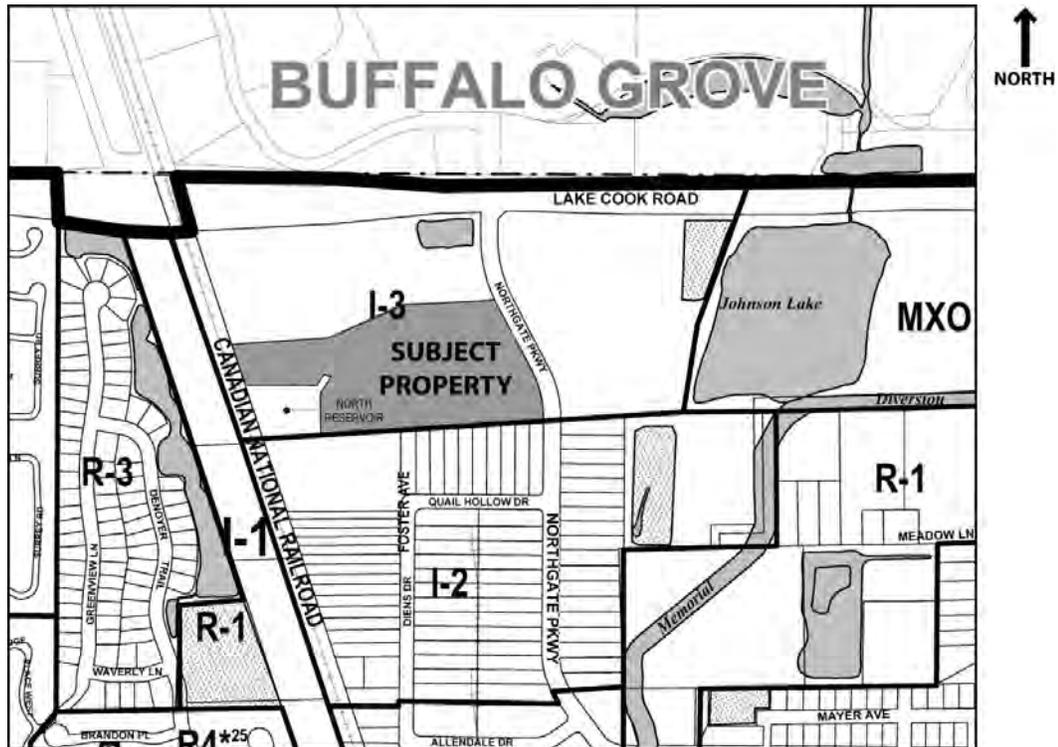
DATE: November 17, 2016

Docket Nos. 2016-22 & PC 16-12

Hamilton Partners
800 Northgate Parkway
(2016-22) Variation from Title 19, Zoning, regarding
required parking
industrial (PC 16-12) Site Plan & Appearance Approval for a speculative
development

PROJECT OVERVIEW: The petitioner is seeking a zoning variation for reduction in required parking to provide landbanked parking and site plan and appearance approval to construct a new speculative industrial facility in the I-3 General Industrial District.

LOCATION MAP:



PLAN COMMISSION RECOMMENDATION

At the Plan Commission hearing on Thursday, November 3, 2016, the following motions were made:

Request for Board Action

Page 2 of 9

RE: Plan Commission Docket Nos. 2016-22 & PC 16-12

Variation from Title 19, Zoning

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-22, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for speculative industrial uses from 272 to 198 in order to accommodate a plan for landbanked parking, in accordance with the site plan submitted September 21, 2016, for an industrial development to be located at 800 Northgate Parkway, Wheeling, Illinois, subject to the following condition:

1. That prior to building occupancy, a covenant shall be recorded against the property indicating that the landbanked parking will be constructed upon determination from the Village that the additional parking is necessary.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara

NAYS: None

ABSENT: None

PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Site Plan and Building Appearance Approval

Commissioner Powers moved, seconded by Commissioner Zangara to recommend approval of PC 16-12, granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new speculative industrial development in accordance with the following exhibits submitted by Hamilton Partners on September 21, 2016 (except as noted), for the undeveloped property known as 800 Northgate Parkway, Wheeling, Illinois:

- Cover letter
- Site plan
- Northwest building perspective plan
- Northeast building perspective plan
- North and east building elevations plan
- South and west building elevations plan (10.31.2016)
- Landscape plans (3 sheets)
- Photometric plan
- Lighting specs (6 sheets)
- Engineering plans (22 sheets)
- Fire truck turning exhibit
- ALTA Survey
- Traffic study (56 sheets) (10.04.2016)

Request for Board Action

Page 3 of 9

RE: Plan Commission Docket Nos. 2016-22 & PC 16-12

And with the following conditions:

1. That the Village shall have continuous access to the water tower site throughout construction;
2. That prior to occupancy, the existing Village access easement shall be vacated;
3. That prior to occupancy, a new easement granting the Village access through the site to the Village water tower site shall be executed;
4. That landscape irrigation shall be provided in accordance with the code;
5. That the truck turning radius exhibit may be adjusted at final engineering; and
6. That the number of dock doors on the south elevation shall match the number of dock doors on the site plan (dated September 21, 2016).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara

NAYS: None

ABSENT: None

PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Mike	Wauterlek, Hamilton Partners
<u>Property Owner:</u>	HP	Wheeling 1 LLC
<u>Common Property Address:</u>	800 Northgate Parkway	
<u>Common Location:</u>	Located on the west side of Northgate Parkway, north of Quail Hollow Drive and South of Lake Cook Road	
<u>Neighboring Property Land Use(s):</u>	North: Industrial	
	West: Single-Family Residential	
	South: Industrial	
	East: Industrial	
<u>Comprehensive Plan Designation:</u>	Industrial	
<u>Property Size:</u>	13.95	acres
<u>Existing Use of Property:</u>	Undeveloped	
<u>Proposed Use of Property:</u>	Speculative	industrial
<u>Existing Property Zoning:</u>	I-3	General Industrial District
<u>Previous Zoning Action on Property:</u>	None.	

DESCRIPTION OF PROPOSAL

The petitioner, Hamilton Partners, is proposing to construct a large speculative warehouse/distribution development on a vacant parcel in the I-3 General Industrial District. The development requires site plan and appearance review and a variation request for landbanked parking. The building is a 181,000 sq. ft. industrial building designed to be divided into 40,000 sq. ft. suites. The building would include 35 dock doors and two drive-in doors.

The plans include access to the Village water tower site, which is located just beyond the southwest edge of the subject property.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 60' (reduced)

Proposed General Site Layout: Driveways are proposed for the north and south ends of the site, from Northgate Parkway. The north entry will be exclusively for employee/visitor parking. The south entry will accommodate employees/visitors and truck traffic. An access road loops the north and south parking areas. A future (landbank) parking area for 90 stalls is proposed at the west end of the site. All truck docks are located on the south side of the building. This "truck court" will also accommodate employee parking, as needed. Since the site is being developed as speculative industrial space, the plan is accommodating a mix of industrial uses. If access to the dock doors is necessary, and less employee parking is required for the industrial users, then employees will not park in the "truck court." An access road is also planned to connect to the existing Village water tower site.

Total Number of Parking Spaces: The speculative industrial use of the building requires parking at a ratio of 2/1,000 sq. ft. Because the building is greater than 80,000 sq. ft., it qualifies for a 25% parking reduction. Therefore, the total parking requirement for the site is 272 spaces (1.5/1000). The petitioner is proposing a total of 288 spaces, of which 90 will be landbanked for future use (if necessary). Ninety-seven parking spaces will be located in the main employee lot north of the building, 40 spaces are located in the "truck court," and 61 spaces are located south of the truck court, near the south property line.

The proposal requires a variation for the landbanked parking stalls. If the landbanked parking is not constructed, the total parking deficit is 74. Without the landbanked parking, the project has a parking ratio of 1.09 stalls / 1,000 sq. ft. With the landbanked parking, the project has a parking ratio of 1.59 stalls / 1,000 sq. ft., which is greater than the parking requirement of 1.5 / 1000 (25% parking reduction applied).

The parking variation will require that a covenant be recorded against the property prior to occupancy. Such covenant will grant the Village discretion in determining if and when (due to the current mix of uses for the building) the landbanked parking will be constructed.

Site Access to the Village Water Tower: As shown on the ALTA survey, the Village has an ingress and egress easement along the roadway near the south property line of the subject property to the Village's water tower site, which is located just southeast of the subject property. This easement will need to be vacated upon redevelopment of the site. Furthermore, a new access easement will need to be granted to the Village for future access to the water tower site. Staff has added conditions of approval to the Site Plan and Appearance motion to address these easements.

Ownership: The applicant is the property owner.

Trash Enclosure: No centralized trash enclosure is proposed. At the October 27th hearing, the petitioner indicated that trash would be held indoors and carted outdoors for pickups.

Site Lighting: A full photometric plan and light fixture details have been provided. The plan includes a mix of building-mounted and pole-mounted fixtures.

Sidewalks: There is an existing public walk on the west side of Northgate Parkway.

Landscaping Plan: The landscaping plan includes foundation plantings, primarily near the building entries and also along the east side of the building. The foundation plantings include a mix of hydrangea, wintercreeper, Covey Weeping Redbuds, Autumn Brilliance Serviceberries, and boxwoods. Trees are provided in the parking lot islands in the north parking lot. Detailed plant lists are also provided for the wetland and detention areas. A variety of deciduous, coniferous, and ornamental trees are planned along the perimeter of the site. The balance of the pervious site, including the landbanked parking area to the west, will be seeded for turf grass.

Landscape Irrigation: No reference to irrigation is noted in the plans. The Plan Commission added a condition of approval that irrigation is required per code.

BUILDING APPEARANCE REVIEW

Building Size: The building will be 181,049 sq. ft. The total height of the building to the top of the parapet wall is 40 feet. The ceiling height will be 32 feet. The maximum allowed building height in the I-3 District is 40 feet.

Exterior Building Materials/Colors: The proposed building is comprised of exterior pre-cast concrete panels. The primary building color appears to be an off-white or cream color with multiple accent colors. The building entrances are located at the northeast and northwest corners of the building. The entry points of the building include a two-story glass façade. The first floor entries include a storefront window and door system. Clearstory windows are repeated on each façade. Between the use of clearstory windows and a pattern of colors in the concrete, the long walls are sufficiently broken up.

On November 3rd, building elevations were provided for all four facades.

Material Samples Provided: Material and color samples were provided at the meeting.

HVAC/Mechanical Components Screened: The location of mechanical units is not provided. The Plan Commission discussed screening with the petitioner on October 27th. The petitioner indicated that screening units will be mounted to the rooftop units and that the screening would be consistent with the building design (louvered system).

Exterior Downspouts: At the October 27th hearing, the petitioner indicated the downspouts will be internal.

STANDARDS FOR VARIATION

Following are standards for variation with petitioner's responses. *The petitioners' response to the following questions has been shown in italics.* **Staff comments are in bold.**

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.

"It has been our experience that distributors are significantly more likely to lease an industrial property in this geographic area. Distributors typically require less car parking than manufacturers. Our proposed site plan allows for car parking expansion should we locate a manufacturer or a distributor with a non-typical parking requirement."

If not granted the variation, the applicant would need to construct the parking in the proposed landbank area to the west of the building.

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

"Competitive properties in the area will not be required to provide the parking required per village code. As a result, the cost of constructing additional car parking will become an economic burden to the project."

The proposed parking requirement is based upon a spec requirement of 2/1,000. The petitioner indicates the actual parking needs of this development will be much lower than the Village's parking requirement.

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

"This hardship is not the result of actions taken by the applicant."

The applicant indicates the parking demand is based upon the market, which is inconsistent with the parking requirements of the Zoning Code.

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.

“The leasing market for industrial properties is extremely competitive. If the property is leased to a distributor, the parking lot to the west and cost associated with constructing it will become a detriment to the project.”

Without the parking variation, the project may not be developed.

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

“The area consists of various types of warehouse uses with varying facility needs. The proposed building coverage will allow for maximum future flexibility of uses.”

There is no likely impact on the character of the area related to the variation.

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

“The attached traffic study states that the proposed development will not adversely impact traffic in the area. The proposed development will have a positive impact on property values in the surrounding area.”

No impact is expected as a result of the granting of the variation.

CONDITIONS FROM PLAN COMMISSION RECOMMENDATION

The Plan Commission recommendation for Docket No. 2016-22 (Zoning Variation) included one condition of approval. The recommendation for Docket No. PC 16-12 (Site Plan and Building Appearance Approval) included six conditions of approval. Staff is suggesting a seventh condition to Docket No. 16-12, which is indicated in bold. The following conditions of approval appear in their respective draft ordinances:

Condition for Parking Variation

1. That prior to building occupancy, a covenant shall be recorded against the property indicating that the landbanked parking will be constructed upon determination from the Village that the additional parking is necessary.

Conditions for Site Plan and Building Appearance Approval

1. That the Village shall have continuous access to the water tower site throughout construction;
2. That prior to occupancy, the existing Village access easement shall be vacated;
3. That prior to occupancy, a new easement granting the Village access through the site to the Village water tower site, shall be executed;
4. That landscape irrigation shall be provided in accordance with the code;
5. That the truck turning radius exhibit may be adjusted at final engineering;
6. That the number of dock doors on the south elevation shall match the number of dock doors on the site plan (dated September 21, 2016); and
7. **That site plan and appearance approval is subject to the approval of Docket No. 2016-22 (parking variation).**

**MODIFICATIONS TO PLANS FOLLOWING PLAN COMMISSION
RECOMMENDATION**

There have been no changes since the Plan Commission hearing on November 3, 2016.

STAFF REVIEW

Fire Department Review : The Fire Department has submitted comments dated October 20, 2016. The comments can be addressed at building permit, including the truck turning radius exhibit.

Engineering Division Review : The Engineering Division has received the plans and indicated that the submittal is complete and that it does not appear that there will be any issues satisfying the engineering requirements for the property. The wetland impact areas have already been addressed by MWRD.

Impact on adjacent uses: No significant impact on adjacent uses is expected.

Staff Recommended Action to Plan Commission: Staff recommended that the Plan Commission discuss the following prior to making a recommendation:

- Determine the location of refuse;
- Determine if utilities have been properly screened;
- Review the building materials and colors;
- Discuss the landscape irrigation requirement; and
- Determine how the Fire Department concerns regarding truck turning radius can be accommodated.

DIRECTOR OF COMMUNITY DEVELOPMENT RECOMMENDATION

I concur with the Plan Commission's recommendation to approve the requested zoning variation to allow for landbanked parking and to approve the site plan-building appearance for the new speculative industrial development. Two ordinances are attached for the Board's consideration.



Andrew C. Jennings
Director of Community Development

Attachments: Ordinances (precedes this report)
Draft Findings of Fact and Recommendation
Memo from Fire Department
Photos of existing conditions (staff)
Cover letter

Request for Board Action

Page 9 of 9

RE: Plan Commission Docket Nos. 2016-22 & PC 16-12

Site plan
Northwest building perspective plan
Northeast building perspective plan
North and east building elevations plan
South and west building elevations plan (10.31.2016)
Landscape plans (3 sheets)
Photometric plan
Lighting specs (6 sheets)
Engineering plans (22 sheets)
Fire truck turning exhibit
ALTA Survey
Traffic study (56 sheets) (10.04.2016)

ORDINANCE NO. _____

**AN ORDINANCE GRANTING SITE PLAN AND BUILDING APPEARANCE
APPROVAL FOR A SPECULATIVE INDUSTRIAL DEVELOPMENT
AT 800 NORTHGATE PARKWAY**

WHEREAS, the Plan Commission of the Village of Wheeling has held a public meeting on October 27, 2016, continued to November 3, 2016, to consider a request for Site Plan and Building Appearance Approval as required under Chapter 19-07 Industrial Districts, Section 19.07.040 I-3 General Industrial District, Chapter 19-12 Site Plan Approval Requirements, and Chapter 19-11 General Development Standards, to construct a speculative industrial development at 800 Northgate Parkway, Wheeling, Illinois; and

WHEREAS, the site plan as shown would require a variation from Title 19, Zoning, of the Wheeling Municipal Code, as described in Docket No. 2016-22;

WHEREAS, the Plan Commission of the Village of Wheeling has reviewed the petitioner's request for site plan and building appearance approval, as described in the Findings of Fact and Recommendation for the related variation in Docket No. 2016-22, recommending to the President and Board of Trustees that the petitioner's request be granted, with a vote of 7 ayes, 0 nays, and 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request, subject to conditions;

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

Section A

Site Plan and Building Appearance Approval are hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Section 19.07.040 I-3 General Industrial District, Chapter 19-12 Site Plan Approval Requirements; and Chapter 19-11 General Development Standards, to construct a speculative industrial development in accordance with the following exhibits submitted by Hamilton Partners on September 21, 2016 (except as noted), for the undeveloped property known as 800 Northgate Parkway, Wheeling, Illinois, hereinafter legally described:

- Cover letter
- Site plan
- Northwest building perspective plan
- Northeast building perspective plan
- North and east building elevations plan
- South and west building elevations plan (10.31.2016)

- Landscape plans (3 sheets)
- Photometric plan
- Lighting specs (6 sheets)
- Engineering plans (22 sheets)
- Fire truck turning exhibit
- ALTA Survey
- Traffic study (56 sheets) (10.04.2016)

LEGAL DESCRIPTION:

LOT 2 OF JOHNSON'S LAKE-COOK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY, ILLINOIS.

(The above described property is located at 800 Northgate Parkway, and is zoned I-3 General Industrial District.)

Section B

Site Plan Approval granted in Section A of this ordinance is subject to the following conditions:

1. That site plan and appearance approval is subject to the approval of Docket No. 2016-22 (parking variation);
2. That the Village shall have continuous access to the water tower site throughout construction;
3. That prior to occupancy, the existing Village access easement shall be vacated;
4. That prior to occupancy, a new easement granting the Village access through the site to the Village water tower site, shall be executed;
5. That landscape irrigation shall be provided in accordance with the code;
6. That the truck turning radius exhibit may be adjusted at final engineering; and
7. That the number of dock doors on the south elevation shall match the number of dock doors on the site plan (dated September 21, 2016).

Section C

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

Trustee _____ moved, seconded by Trustee _____,

that Ordinance No. _____ be passed, this _____ day of _____, 2016.

President Argiris _____

Trustee Lang _____

Trustee Brady _____

Trustee Papantos _____

Trustee Krueger _____

Trustee Vito _____

Trustee Vogel _____

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson, Village Clerk

APPROVED AS TO FORM ONLY:

Village Attorney

PUBLISHED in pamphlet form this _____ day of _____, 2016, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION FROM TITLE 19, ZONING, OF THE
WHEELING MUNICIPAL CODE RELATING TO REQUIRED PARKING
AT 800 NORTHGATE PARKWAY**

WHEREAS, the Plan Commission of the Village of Wheeling has held a public hearing, duly noticed, on October 27, 2016, continued to November 3, 2016 to consider the petitioner's request for variations from Title 19, Zoning, of the Wheeling Municipal Code, relating to minimum required parking, in order to construct a speculative industrial development at 800 Northgate Parkway, Wheeling, Illinois; and

WHEREAS, the Plan Commission of the Village of Wheeling has reported its Findings of Fact and Recommendation for Docket No. 2016-22, which includes the review of Docket No. PC 16-12, Site Plan and Building Appearance Approval, to the President and Board of Trustees, recommending that the petitioner's request be granted, with a vote of 7 ayes, 0 nays, and 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request;

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

Section A

This Board of Trustees, after considering the Findings of Fact and Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- The hardship is due to unique circumstances that do not generally apply to the other properties or uses.
- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
- The granting of the variation will not alter the essential character of the locality.

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

Section B

A variation is hereby granted from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, as shown on the Site Plan received September 21, 2016, prepared by Ware Malcomb, on behalf of Hamilton Partners, for a speculative industrial development to be located at 800 Northgate Parkway, legally described below, in order to:

1. Reduce the required parking from 272 to 198 stalls, as calculated based upon at 181,049 sq. ft. speculative industrial building; and
2. Allow 90 stalls to be landbanked.

LEGAL DESCRIPTION:

LOT 2 OF JOHNSON'S LAKE-COOK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY, ILLINOIS.

(The above described property is located at 800 Northgate Parkway, and is zoned I-3 General Industrial District.)

Section C

The variation granted in Sections B of this Ordinance is subject to the following condition:

1. That prior to building occupancy, a covenant shall be recorded against the property indicating that the landbanked parking will be constructed upon determination from the Village that the additional parking is necessary.

Section D

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

Trustee _____ moved, seconded by Trustee _____,

that Ordinance No. _____ be passed, this _____ day of _____, 2016.

President Argiris _____ Trustee Lang _____
Trustee Brady _____ Trustee Papantos _____
Trustee Krueger _____ Trustee Vito _____
Trustee Vogel _____

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson, Village Clerk

APPROVED AS TO FORM ONLY:

Village Attorney

PUBLISHED in pamphlet form this _____ day of _____, 2016, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Hamilton Partners – 800 Northgate Parkway

**Docket No. 2016-22 and PC 16-12 (Zoning Variation Related to Required Parking and Site Plan & Appearance Approval of a Speculative Industrial Development)
Plan Commission Meetings – October 27, 2016 & November 3, 2016**



Existing conditions along Northgate Parkway (looking west)

HAMILTON PARTNERS

August 29th, 2016

RE: 800 Northgate Wheeling, Illinois

To Whom It May Concern:

Hamilton Partners was formed in 1987 after a core group of partners separated from Trammell Crow's Midwest operations. Hamilton Partners has since grown to be one of the largest privately held real estate development firms in the central US with a total portfolio of over 25 million square feet and a conservative market value in excess of \$2 billion. Our portfolio consists of office, industrial, apartment and retail with projects in Chicago, Salt Lake City, Denver, Milwaukee and Raleigh Durham.

The property at 800 Northgate gives us an opportunity to expand upon an existing portfolio located at Lake Cook Road and Johnson Drive totaling in excess of 1,000,000 square feet. The proposed property will be the most functional industrial property in the area totaling 181,049 square feet with the ability to be demised to approximately 40,000 square foot suites. The proposed facility will offer 32' clear heights, 35 dock doors, 2 drive in doors, high efficiency lighting, a 130' truck court, and the highest car parking ratio in the submarket for similar properties.

Hamilton Partners' business model has been to construct quality properties with an infinite holding period. We look forward to partnering with the Village of Wheeling on this project and others over the years to come.

Mike Wauterlek
Hamilton Partners Real Estate
300 Park Boulevard, Suite 201
Itasca, Illinois 60143

Exhibit received September 21, 2016



PROJECT DATA:

SITE AREA:
GROSS: 13.95 AC (607,585 SF)
DETENTION: 1.57 AC (68,431 SF) @11%
NET: 12.4 AC (539,154 SF)
(LESS WETLANDS, DETENTION & AREA N.I.C.)

TOTAL BUILDING AREA: 181,049 SF

COVERAGE: 33.58% (NET)

AUTO PARKING:
PROPOSED: 97 STALLS
FUTURE: 90 STALLS
FUTURE TOTAL: 187 STALLS

DRIVE-IN DOORS: 2 POSITIONS

DOCK DOORS: 35 POSITIONS

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 60'





KEY NOTES

- 1 STRUCTURAL PRE-CASET CONCRETE PANELS WITH 3/4" REVEALS TYPICAL. ANTI GRAFFITI SEAL / PAINT 1, PAINT 2, ACCENT COLOR PAINT 3
- 2 DUAL HIGH PERFORMANCE VISION GLASS CLEARSTORY GLAZING
- 3 DUAL HIGH PERFORMANCE VISION GLASS
- 4 STOREFRONT WINDOW WITH 2" ANODIZED ALUMINUM MULLIONS (ARCADIA AB-1)

North West Building Perspective



North East Building Perspective



TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

North Building Elevation



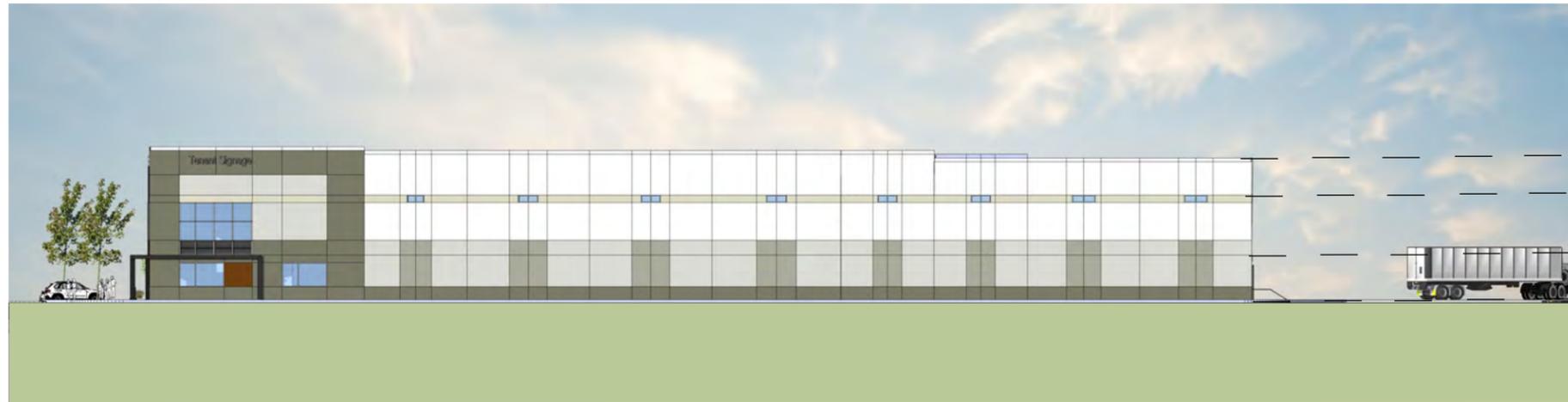
TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

East Building Elevation



South Building Elevation

TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"



West Building Elevation

TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

REVISIONS	BY
08.31.16	
09.20.16	



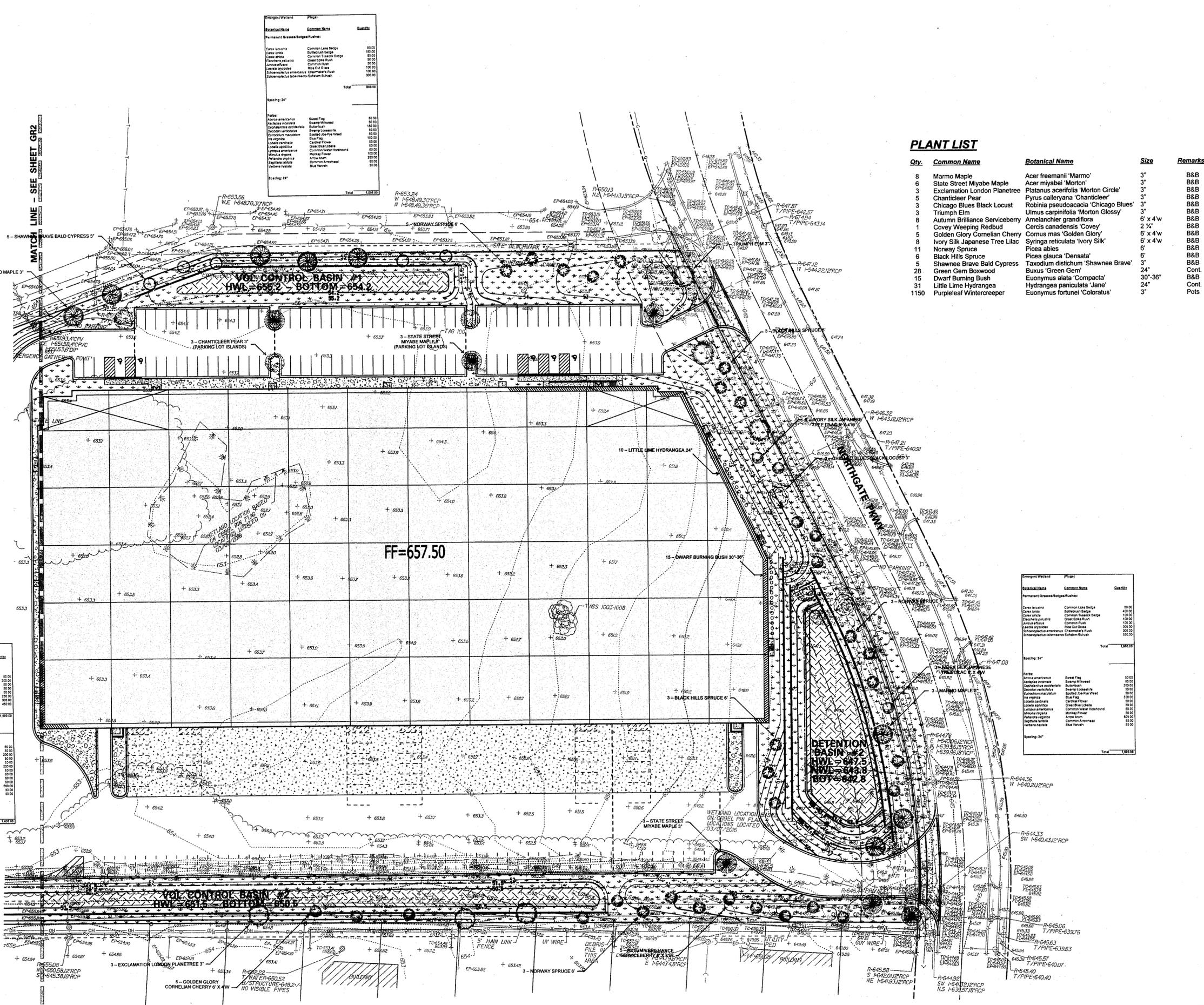
Dowden Landscape Design
 P.O. Box 415, Libertyville, IL 60048
 Phone: (847) 362-1254
 Email: dowdenassoc@sbcglobal.net



LANDSCAPE PLAN

PROPOSED OFFICE/WAREHOUSE
 750 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

Date 08.25.16
 Scale 1"=40'
 Drawn CJD
 Job
 Sheet
L - 1.0



Botanical Name	Common Name	Quantity
Permanent Grasses/Seeds/Rhizomes:		
Carex acutata	Common Lake Sedge	80.00
Carex lasiocarpa	Bottlebrush Sedge	100.00
Carex stricta	Common Tussock Sedge	80.00
Diarrhena stricta	Great Spike Rush	80.00
Juncus effusus	Common Rush	100.00
Juncus roemerianus	Rice Cut Grass	100.00
Sporobolus americanus	Chamisso's Rush	200.00
Sporobolus iohannes	Softstem Bulrush	80.00
Total: 1,080.00		
Spacing: 24"		
Perfor:		
Acer saccharinum	Sweet Flag	80.00
Asplenium platyneuron	Swamp Milkweed	80.00
Calamagrostis canadensis	Buttonbush	200.00
Delphinium verticillatum	Swamp Loosestrife	80.00
Eupatorium maculatum	Spotted Joe-Pye Weed	100.00
Impatiens	Blue Flag	100.00
Lobelia cardinalis	Cardinal Flower	80.00
Lobelia spicata	Great Blue Lobelia	80.00
Lysichiton americanus	Common Water Horshoe	80.00
Monarda spicata	Monardella Flower	80.00
Parthenocissus vitacea	Arrow Arum	80.00
Salix humilis	Common Arrowweed	80.00
Valeriana spiraea	Blue Vervain	80.00
Total: 1,080.00		
Spacing: 24"		

PLANT LIST

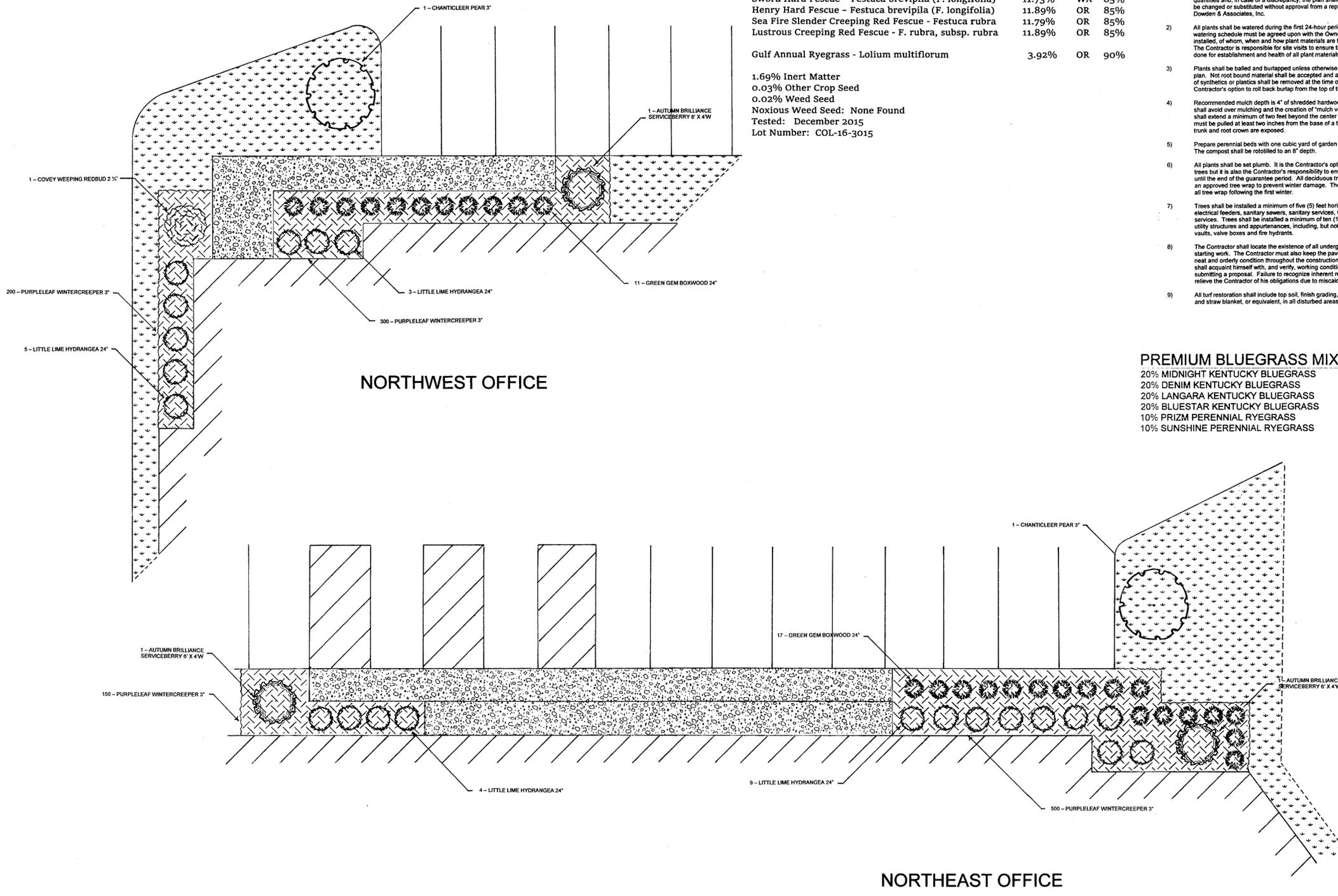
Qty.	Common Name	Botanical Name	Size	Remarks
8	Marmo Maple	Acer freemanii 'Marmo'	3"	B&B
6	State Street Miyabe Maple	Acer miyabei 'Morton'	3"	B&B
3	Exclamation London Planetree	Platanus acerifolia 'Morton Circle'	3"	B&B
5	Charicleer Pear	Pyrus calleryana 'Chanticleer'	3"	B&B
3	Chicago Blues Black Locust	Robinia pseudoacacia 'Chicago Blues'	3"	B&B
3	Triumph Elm	Ulmus carpinifolia 'Morton Glossy'	3"	B&B
8	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6' x 4'w	B&B
1	Covey Weeping Redbud	Cercis canadensis 'Covey'	2' x 4'	B&B
5	Golden Glory Cornelian Cherry	Cornus mas 'Golden Glory'	6' x 4'w	B&B
8	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6' x 4'w	B&B
11	Norway Spruce	Picea abies	6'	B&B
6	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B
5	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	3"	B&B
28	Green Gem Boxwood	Buxus 'Green Gem'	24"	Cont.
15	Dwarf Burning Bush	Euonymus alata 'Compacta'	30"-36"	B&B
31	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	24"	Cont.
1150	Purpleleaf Wintercreeper	Euonymus fortunei 'Coloratus'	3"	Pots

Botanical Name	Common Name	Quantity
Permanent Grasses/Seeds/Rhizomes:		
Carex acutata	Common Lake Sedge	80.00
Carex lasiocarpa	Bottlebrush Sedge	100.00
Carex stricta	Common Tussock Sedge	80.00
Diarrhena stricta	Great Spike Rush	80.00
Juncus effusus	Common Rush	100.00
Juncus roemerianus	Rice Cut Grass	100.00
Sporobolus americanus	Chamisso's Rush	200.00
Sporobolus iohannes	Softstem Bulrush	80.00
Total: 1,080.00		
Spacing: 24"		
Perfor:		
Acer saccharinum	Sweet Flag	80.00
Asplenium platyneuron	Swamp Milkweed	80.00
Calamagrostis canadensis	Buttonbush	200.00
Delphinium verticillatum	Swamp Loosestrife	80.00
Eupatorium maculatum	Spotted Joe-Pye Weed	100.00
Impatiens	Blue Flag	100.00
Lobelia cardinalis	Cardinal Flower	80.00
Lobelia spicata	Great Blue Lobelia	80.00
Lysichiton americanus	Common Water Horshoe	80.00
Monarda spicata	Monardella Flower	80.00
Parthenocissus vitacea	Arrow Arum	80.00
Salix humilis	Common Arrowweed	80.00
Valeriana spiraea	Blue Vervain	80.00
Total: 1,080.00		
Spacing: 24"		

Botanical Name	Common Name	Quantity
Permanent Grasses/Seeds/Rhizomes:		
Carex acutata	Common Lake Sedge	80.00
Carex lasiocarpa	Bottlebrush Sedge	100.00
Carex stricta	Common Tussock Sedge	80.00
Diarrhena stricta	Great Spike Rush	80.00
Juncus effusus	Common Rush	100.00
Juncus roemerianus	Rice Cut Grass	100.00
Sporobolus americanus	Chamisso's Rush	200.00
Sporobolus iohannes	Softstem Bulrush	80.00
Total: 1,080.00		
Spacing: 24"		
Perfor:		
Acer saccharinum	Sweet Flag	80.00
Asplenium platyneuron	Swamp Milkweed	80.00
Calamagrostis canadensis	Buttonbush	200.00
Delphinium verticillatum	Swamp Loosestrife	80.00
Eupatorium maculatum	Spotted Joe-Pye Weed	100.00
Impatiens	Blue Flag	100.00
Lobelia cardinalis	Cardinal Flower	80.00
Lobelia spicata	Great Blue Lobelia	80.00
Lysichiton americanus	Common Water Horshoe	80.00
Monarda spicata	Monardella Flower	80.00
Parthenocissus vitacea	Arrow Arum	80.00
Salix humilis	Common Arrowweed	80.00
Valeriana spiraea	Blue Vervain	80.00
Total: 1,080.00		
Spacing: 24"		

Exhibit received September 21, 2016

REVISIONS	BY
08.31.16	
09.20.16	



No Mow with Annual Rye - Item #50092

Item	Percent	Origin	Germ
Shadow II Chewings Fescue - Festuca commutata	23.69%	OR	80%
Quatro Sheep Fescue - Festuca ovina	23.35%	OR	85%
Sword Hard Fescue - Festuca brevipila (F. longifolia)	11.73%	WA	85%
Henry Hard Fescue - Festuca brevipila (F. longifolia)	11.89%	OR	85%
Sea Fire Slender Creeping Red Fescue - Festuca rubra	11.79%	OR	85%
Lustrous Creeping Red Fescue - F. rubra, subsp. rubra	11.89%	OR	85%
Gulf Annual Ryegrass - Lolium multiflorum	3.92%	OR	90%

1.69% Inert Matter
0.03% Other Crop Seed
0.02% Weed Seed
Noxious Weed Seed: None Found
Tested: December 2015
Lot Number: COL-16-3015

- Notes:**
- The Contractor shall provide and install all plant materials in quantities sufficient to complete planting shown on the drawing. All plants shall comply with the requirements of the current American Standard for Nursery Stock, published by the American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" material shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless called out in the plant list as multi-stem. Quantity lists are supplied as a convenience. The Contractor shall verify all quantities and, in case of a discrepancy, the plan shall prevail. No plants are to be changed or substituted without approval from a representative of James Dowden & Associates, Inc.
 - All plants shall be watered during the first 24-hour period after installation. A watering schedule must be agreed upon with the Owner, before plantings are installed, of whom, when and how plant materials are to be properly watered. The Contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of all plant materials.
 - Plants shall be balled and burlapped unless otherwise noted on the landscape plan. No root bound material shall be accepted and all wrapping materials made of synthetics or plastics shall be removed at the time of planting. It is the Contractor's option to roll back burlap from the top of the root ball.
 - Recommended mulch depth is 4" of shredded hardwood bark. The Contractor shall avoid over mulching and the creation of "mulch volcanoes". Mulch beds shall extend a minimum of two feet beyond the center of a tree or shrub. Mulch must be pulled at least two inches from the base of a tree so the base of the trunk and root crown are exposed.
 - Prepare perennial beds with one cubic yard of garden compost per 100 sq. ft. The compost shall be rototilled to an 8" depth.
 - All plants shall be set plumb. It is the Contractor's option to stake deciduous trees but it is also the Contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped with an approved tree wrap to prevent winter damage. The Contractor shall remove all tree wrap following the first winter.
 - Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, valve boxes and fire hydrants.
 - The Contractor shall locate the existence of all underground utilities prior to starting work. The Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Contractor shall acquaint himself with, and verify, working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the Contractor of his obligations due to miscalculations.
 - All turf restoration shall include top soil, finish grading, premium bluegrass mix seed and straw blanket, or equivalent, in all disturbed areas.

PREMIUM BLUEGRASS MIX 4-5 LBS PER 1,000 SQ FT
20% MIDNIGHT KENTUCKY BLUEGRASS
20% DENIM KENTUCKY BLUEGRASS
20% LANGARA KENTUCKY BLUEGRASS
20% BLUESTAR KENTUCKY BLUEGRASS
10% PRIZM PERENNIAL RYEGRASS
10% SUNSHINE PERENNIAL RYEGRASS

Dowden Landscape Design
P.O. Box 415, Libertyville, IL 60048
Phone: (847) 362-1254
Email: dowdenassoc@sbcglobal.net

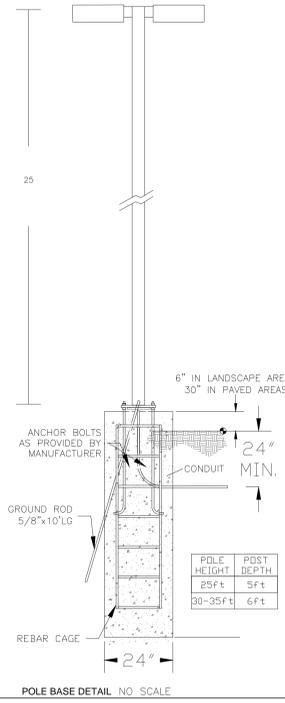


LANDSCAPE PLAN

PROPOSED OFFICE/WAREHOUSE
750 NORTHGATE PARKWAY
WHEELING, ILLINOIS

Date 08.25.16
Scale 1/8"=1'
Drawn CJD
Job
Sheet
L - 3.0

Exhibit received September 21, 2016



LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & CATALOG NUMBER	LAMP TYPE AND QUANTITY	NOTES
B	LITHONIA DSX2 LED ROC 1000 40K T3M RPO9/RTA 25 7E	LED 2, 4	
C	LITHONIA DSX2 LED 1000 1000 40K T3M RPO9/RTA 25 7E	LED 2, 4	
D	LITHONIA DSX2 1000 1000 40K T3M WBO9	LED 1, 2, 3	
E	LITHONIA DSX2 ROC 1000 40K T3M HS RPO9/RTA 25 7E	LED 2, 4	
F	LITHONIA DSX2 LED ROC 700 40K T3M	LED 1, 2, 3	

LIGHTING FIXTURE SCHEDULE NOTES.

1. MOUNT 24" ± BELOW TOP OF PRECAST PANEL. VERIFY EXACT PLACEMENT WITH ARCHITECT.
2. BUILDING MOUNTED FIXTURES TO BE CONTROLLED BY PEC. POLE ASSEMBLIES TO BE TURNED ON BY PEC. OFF BY TIME CLOCK.
3. PROVIDE WHITE FINISH ON ALL BUILDING MOUNTED EXTERIOR FIXTURES.
4. PROVIDE 24" CONCRETE BASE. SEE DETAIL.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Auto Parking	X	2.4 fc	5.5 fc	0.7 fc	7.9:1	3.4:1
Perimeter	+	0.1 fc	0.6 fc	0.0 fc	N / A	N / A
Future Auto	X	2.3 fc	8.9 fc	0.7 fc	12.7:1	3.3:1

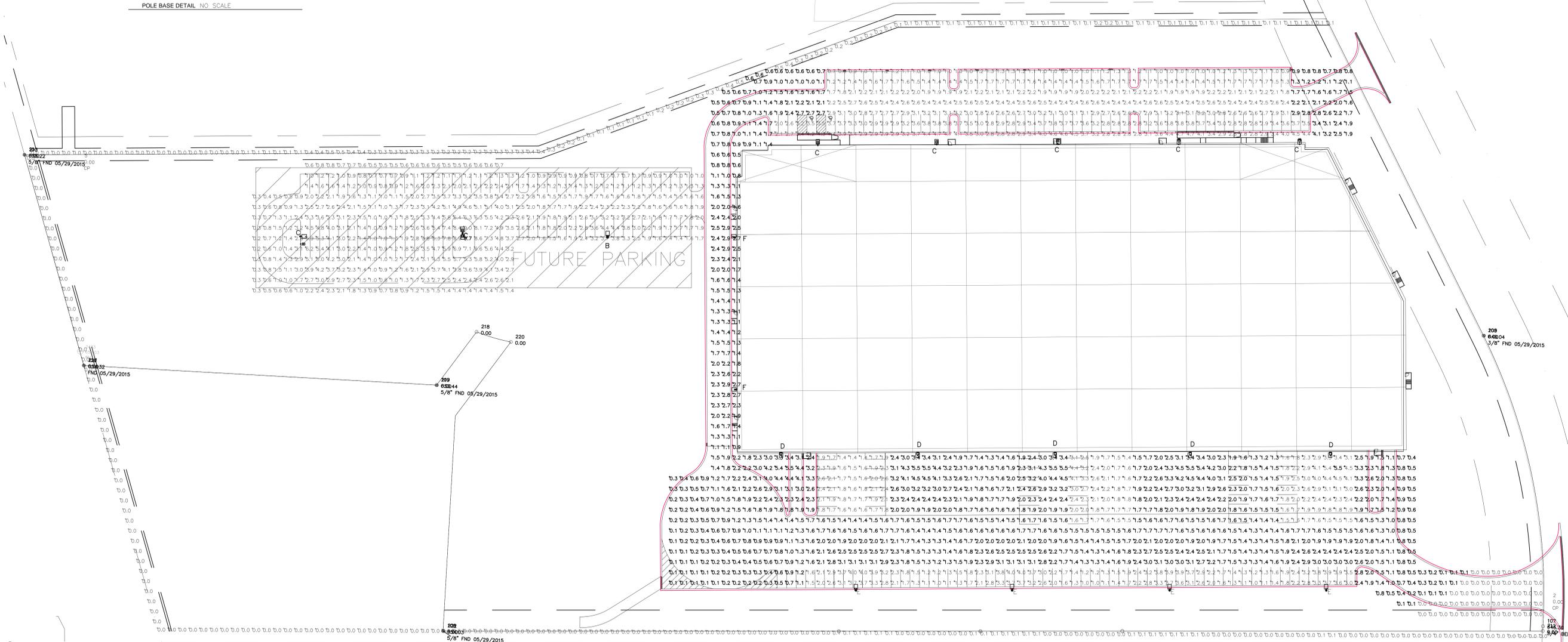
GENERAL NOTES

1. STATISTICS ARE BASED ON PAVED AREAS ONLY.
2. ILLUMINATION VALUES ARE FOR SPECIFIED AREA LIGHTS ONLY. SECURITY LIGHTING IS NOT INCLUDED IN DATA. SUBSTITUTION OF FIXTURES SHALL VOID THIS DATA.
3. DATA IS BASED ON BUILDING REFLECTANCE OF 15 PERCENT
4. VEILING LUMINANCE IS NOT CONSIDERED.
5. LIGHT LOSS FACTOR USED FOR THESE CALCULATIONS IS .80.

SITE ILLUMINATION PLAN

SCALE 1" = 40'

NORTH



PROPOSED EXTERIOR LIGHTING FOR:

750 NORTHGATE

WHEELING, ILLINOIS

REVISIONS:
9/12/16

Exhibit received September 21, 2016

DATE
8/19/2016

JOB
-

SHEET NO.

SL1



D-Series Size 2 LED Area Luminaire

d#series



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

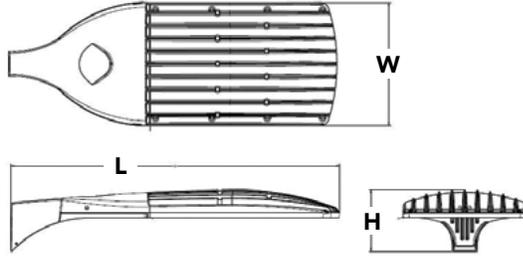
EPA: 1.1 ft²
(0.10 m²)

Length: 40"
(101.6 cm)

Width: 15"
(38.1 cm)

Height: 7-1/4"
(18.4 cm)

Weight (max): 36 lbs
(16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED		Drive current		Color temperature		Distribution		Voltage		Mounting	
Series	LEDs										
DSX2 LED	Forward optics	530	530 mA	30K	3000 K	T1S	Type I Short	T5VS	Type V Very Short	MVOLT ⁵	Shipped included
	80C 80 LEDs (four engine)	700	700 mA	40K	4000 K	T2S	Type II Short	T5S	Type V Short	120 ⁵	SPA Square pole mounting
		1000	1000 mA (1 A) ²	50K	5000 K	T2M	Type II Medium	T5M	Type V Medium	208 ⁵	RPA Round pole mounting
	100C 100 LEDs (four engines)	1200	1200 mA ² (1.2 A)	AMBPC	Amber phosphor converted ³	T3S	Type III Short	T5W	Type V Wide	240 ⁵	WBA Wall bracket
	Rotated optics¹					T3M	Type III Medium	BLC	Backlight control ^{2,4}	277 ⁵	SPUMBA Square pole universal mounting adaptor ⁷
	90C 90 LEDs					T4M	Type IV Medium	LCCO	Left corner cutoff ⁴	347 ⁶	RPUMBA Round pole universal mounting adaptor ⁷
						TFTM	Forward Throw Medium	RCCO	Right corner cutoff ⁴	480 ⁶	Shipped separately
											KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options		Other options		Finish (required)	
Shipped installed		Shipped installed		Shipped installed	
PER	NEMA twist-lock receptacle only (no controls) ⁹	PIRH1FC3V	Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ¹⁵	HS	House-side shield ¹⁹
PER5	Five-wire receptacle only (no controls) ^{9,10}	BL30	Bi-level switched dimming, 30% ^{14,16}	SF	Single fuse (120, 277, 347V) ⁵
PER7	Seven-wire receptacle only (no controls) ^{9,10}	BL50	Bi-level switched dimming, 50% ^{14,16}	DF	Double fuse (208, 240, 480V) ⁵
DMG	0-10V dimming driver (no controls) ¹¹	PNMTDD3	Part night, dim till dawn ¹⁷	L90	Left rotated optics ²⁰
DCR	Dimmable and controllable via ROAM [®] (no controls) ¹²	PNMT5D3	Part night, dim 5 hrs ¹⁷	R90	Right rotated optics ²⁰
DS	Dual switching ^{13,14}	PNMT6D3	Part night, dim 6 hrs ¹⁷	BS	Bird spikes ²¹
PIRH	Bi-level, motion/ambient sensor, 15'-30' mounting height, ambient sensor enable at 5fc ¹⁵	PNMT7D3	Part night, dim 7 hrs ¹⁷		
		FAO	Field Adjustable Output ¹⁸		

Controls & Shields

Accessories	Ordered and shipped separately
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX2HS 80C U	House-side shield for 80 LED unit ¹⁹
DSX2HS 90C U	House-side shield for 90 LED unit ¹⁹
DSX2HS 100C U	House-side shield for 100 LED unit ¹⁹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁸
DSX2BS U	Bird spikes

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

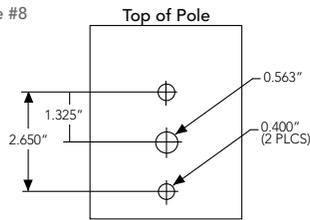
- Rotated optics option (L90 or R90) required for 90C.
- Not available in AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI CT36.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
- Requires an additional switched circuit.
- PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options. PIRH or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information. Separate on/off required.
- 90 LEDs (90C option) only.
- Also available as a separate accessory; see accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.



Drilling

Template #8



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit [Lithonia Lighting's POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

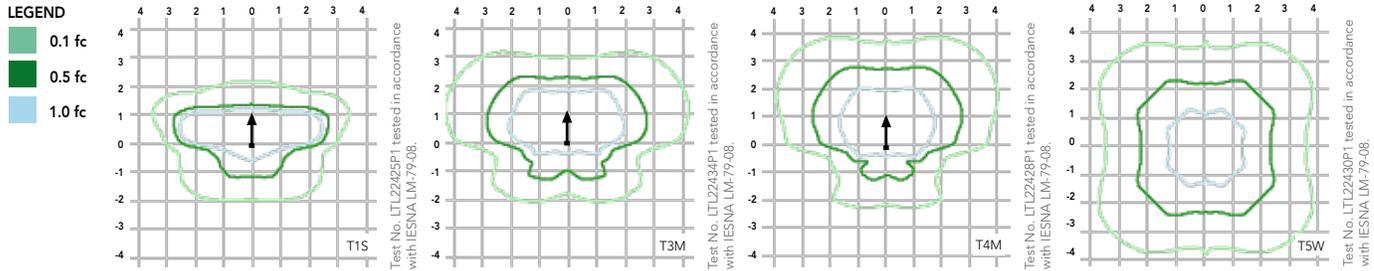
Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.04
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1200			
	1.0	0.97	0.94	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
	1000	360W	3.03	1.72	1.49	1.3	1.05	0.77

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80C (80 LEDs)	530 mA	137 W	T1S	15,779	3	0	3	115	16,599	3	0	3	121	16,701	3	0	3	122	10,752	2	0	2	78
			T2S	16,270	3	0	3	119	17,115	3	0	3	125	17,220	3	0	3	126	10,554	2	0	2	77
			T2M	15,897	3	0	3	116	16,723	3	0	3	122	16,826	3	0	3	123	10,571	2	0	2	77
			T3S	15,877	3	0	3	116	16,702	3	0	3	122	16,805	3	0	3	123	10,548	2	0	2	77
			T3M	16,021	3	0	3	117	16,854	3	0	3	123	16,958	3	0	3	124	10,569	2	0	2	77
			T4M	16,239	3	0	3	119	17,083	3	0	3	125	17,188	3	0	3	125	10,547	2	0	2	77
			TFTM	15,996	3	0	3	117	16,827	3	0	3	123	16,931	3	0	3	124	10,741	1	0	2	78
			TSVS	16,899	4	0	1	123	17,776	4	0	1	130	17,886	4	0	1	131	11,155	3	0	0	81
			TSS	17,024	4	0	1	124	17,908	4	0	1	131	18,019	4	0	1	132	11,149	3	0	0	81
			TSM	17,053	4	0	2	124	17,939	4	0	2	131	18,050	4	0	2	132	11,096	3	0	2	81
			TSW	16,802	5	0	3	123	17,675	5	0	3	129	17,784	5	0	3	130	10,957	3	0	2	80
			BLC	12,283	1	0	2	90	13,190	1	0	2	96	13,272	2	0	2	97					
			LCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			RCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			T1S	20,018	3	0	3	106	21,058	3	0	3	112	21,188	3	0	3	113	13,362	2	0	2	71
			T2S	20,640	3	0	3	110	21,712	3	0	3	115	21,846	3	0	3	116	13,116	2	0	2	70
			T2M	20,167	3	0	3	107	21,215	3	0	3	113	21,346	3	0	3	114	13,138	2	0	2	70
			T3S	20,142	3	0	3	107	21,188	3	0	3	113	21,319	3	0	3	113	13,110	2	0	2	70
			T3M	20,325	3	0	4	108	21,381	3	0	4	114	21,513	3	0	4	114	13,135	2	0	3	70
			T4M	20,601	3	0	4	110	21,672	3	0	4	115	21,805	3	0	4	116	13,108	2	0	2	70
	TFTM	20,293	3	0	4	108	21,348	3	0	4	114	21,479	3	0	4	114	13,349	2	0	2	71		
	TSVS	21,438	4	0	1	114	22,551	4	0	1	120	22,690	4	0	1	121	13,864	3	0	1	74		
	TSS	21,596	4	0	1	115	22,718	4	0	1	121	22,859	4	0	1	122	13,856	3	0	1	74		
	TSM	21,634	5	0	3	115	22,758	5	0	3	121	22,898	5	0	3	122	13,790	3	0	2	73		
	TSW	21,316	5	0	3	113	22,423	5	0	3	119	22,561	5	0	3	120	13,617	4	0	2	72		
	BLC	15,637	2	0	2	83	16,791	2	0	3	89	16,896	2	0	3	90							
	LCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87							
	RCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87							
	T1S	27,547	3	0	3	98	28,978	3	0	3	103	29,157	3	0	3	103	18,125	2	0	2	64		
	T2S	28,403	3	0	3	101	29,879	4	0	4	106	30,063	4	0	4	107	17,791	3	0	3	63		
	T2M	27,753	3	0	4	98	29,195	3	0	4	104	29,375	3	0	4	104	17,821	3	0	3	63		
	T3S	27,718	3	0	4	98	29,158	3	0	4	103	29,338	3	0	4	104	17,782	2	0	2	63		
	T3M	27,970	3	0	5	99	29,423	4	0	5	104	29,605	4	0	5	105	17,817	3	0	3	63		
	T4M	28,350	3	0	4	101	29,823	3	0	5	106	30,007	3	0	5	106	17,779	2	0	3	63		
	TFTM	27,927	3	0	4	99	29,377	3	0	4	104	29,559	3	0	4	105	18,107	2	0	3	64		
	TSVS	29,501	5	0	1	105	31,034	5	0	1	110	31,225	5	0	1	111	18,805	3	0	1	67		
	TSS	29,720	5	0	2	105	31,264	5	0	2	111	31,457	5	0	2	112	18,794	3	0	1	67		
	TSM	29,772	5	0	3	106	31,318	5	0	3	111	31,512	5	0	3	112	18,705	4	0	2	66		
	TSW	29,333	5	0	4	104	30,857	5	0	4	109	31,048	5	0	4	110	18,740	4	0	2	66		
	BLC	20,649	2	0	3	73	22,174	2	0	3	79	22,313	2	0	3	79							
	LCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77							
	RCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77							
	T1S	30,431	3	0	3	95	32,011	4	0	4	99	32,209	4	0	4	100							
	T2S	31,376	4	0	4	97	33,006	4	0	4	103	33,210	4	0	4	103							
	T2M	30,658	4	0	4	95	32,251	4	0	4	100	32,450	4	0	4	101							
	T3S	30,620	3	0	4	95	32,210	3	0	4	100	32,409	3	0	4	101							
	T3M	30,898	4	0	5	96	32,503	4	0	5	101	32,703	4	0	5	102							
	T4M	31,318	3	0	5	97	32,945	3	0	5	102	33,148	3	0	5	103							
	TFTM	30,850	3	0	4	96	32,452	3	0	5	101	32,652	3	0	5	101							
	TSVS	32,589	5	0	1	101	34,282	5	0	1	106	34,494	5	0	1	107							
	TSS	32,830	5	0	2	102	34,536	5	0	2	107	34,749	5	0	2	108							
	TSM	32,888	5	0	4	102	34,596	5	0	4	107	34,810	5	0	4	108							
	TSW	32,404	5	0	4	101	34,087	5	0	4	106	34,297	5	0	4	107							

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

L90 and R90 Rotated Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90C (90 LEDs)	530 mA	150 W	T1S	17,539	3	0	3	117	18,451	3	0	3	123	18,564	3	0	3	124	11,475	3	0	3	76
			T2S	18,084	3	0	3	121	19,024	3	0	3	127	19,141	3	0	3	128	11,448	3	0	3	76
			T2M	17,670	3	0	3	118	18,588	3	0	3	124	18,703	3	0	3	125	11,467	3	0	3	76
			T3S	17,648	3	0	3	118	18,565	3	0	3	124	18,680	3	0	3	125	11,442	3	0	3	76
			T3M	17,808	3	0	3	119	18,734	3	0	4	125	18,849	3	0	4	126	11,464	4	0	4	76
			T4M	18,051	3	0	4	120	18,988	3	0	4	127	19,106	3	0	4	127	11,440	4	0	4	76
			TFTM	17,781	3	0	3	119	18,704	3	0	3	125	18,820	3	0	3	125	11,651	4	0	4	78
			TSVS	18,783	4	0	1	125	19,759	4	0	1	132	19,881	4	0	1	133	12,289	3	0	1	82
			T5S	18,923	4	0	1	126	19,906	4	0	1	133	20,028	4	0	1	134	11,978	3	0	1	80
			T5M	18,956	4	0	2	126	19,940	4	0	2	133	20,063	4	0	2	134	12,301	4	0	2	82
			T5W	18,677	5	0	3	125	19,647	5	0	3	131	19,768	5	0	3	132	12,109	4	0	2	81
			BLC	16,949	4	0	4	113	18,200	4	0	4	121	18,314	4	0	4	122					
			LCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			RCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			T1S	22,323	3	0	3	108	23,483	3	0	3	114	23,628	3	0	3	115	14,387	3	0	3	70
			T2S	23,017	3	0	3	112	24,213	3	0	3	118	24,362	3	0	3	118	14,354	3	0	3	70
			T2M	22,490	3	0	3	109	23,658	3	0	3	115	23,804	3	0	3	116	14,378	4	0	4	70
			T3S	22,462	3	0	3	109	23,629	3	0	3	115	23,774	3	0	3	115	14,347	4	0	4	70
	T3M	22,666	3	0	4	110	23,843	3	0	4	116	23,990	3	0	4	116	14,374	4	0	4	70		
	T4M	22,974	3	0	4	112	24,167	3	0	4	117	24,317	3	0	4	118	14,344	4	0	4	70		
	TFTM	22,630	3	0	4	110	23,806	3	0	4	116	23,953	3	0	4	116	14,609	4	0	4	71		
	TSVS	23,906	5	0	1	116	25,148	5	0	1	122	25,304	5	0	1	123	15,408	4	0	1	75		
	T5S	24,084	4	0	2	117	25,335	5	0	2	123	25,491	5	0	2	124	15,019	4	0	1	73		
	T5M	24,126	5	0	3	117	25,379	5	0	3	123	25,536	5	0	3	124	15,424	4	0	2	75		
	T5W	23,770	5	0	3	115	25,005	5	0	4	121	25,160	5	0	4	122	15,182	4	0	2	74		
	BLC	21,577	4	0	4	105	23,170	4	0	4	112	23,315	4	0	4	113							
	LCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110							
	RCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110							
	T1S	30,621	3	0	3	96	32,212	4	0	4	101	32,411	4	0	4	101	19,288	4	0	4	60		
	T2S	31,573	4	0	4	99	33,213	4	0	4	104	33,418	4	0	4	104	19,243	4	0	4	60		
	T2M	30,850	4	0	4	96	32,453	4	0	4	101	32,653	4	0	4	102	19,275	4	0	4	60		
	T3S	30,812	3	0	4	96	32,412	3	0	4	101	32,612	3	0	4	102	19,233	4	0	4	60		
	T3M	31,091	4	0	5	97	32,706	4	0	5	102	32,908	4	0	5	103	19,270	4	0	4	60		
	T4M	31,514	3	0	5	98	33,151	3	0	5	104	33,356	3	0	5	104	19,230	4	0	4	60		
	TFTM	31,043	3	0	4	97	32,656	3	0	5	102	32,857	3	0	5	103	19,585	4	0	4	61		
	TSVS	32,793	5	0	1	102	34,497	5	0	1	108	34,710	5	0	1	108	20,656	4	0	1	65		
	T5S	33,036	5	0	2	103	34,752	5	0	2	109	34,967	5	0	2	109	20,135	4	0	1	63		
	T5M	33,094	5	0	4	103	34,813	5	0	4	109	35,028	5	0	4	109	20,677	4	0	2	65		
	T5W	32,607	5	0	4	102	34,301	5	0	4	107	34,512	5	0	4	108	20,354	5	0	3	64		
	BLC	28,493	4	0	4	89	30,597	5	0	4	96	30,788	5	0	4	96							
	LCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93							
	RCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93							
	T1S	33,523	4	0	4	92	35,265	4	0	4	97	35,483	4	0	4	98							
	T2S	34,565	4	0	4	95	36,361	4	0	4	100	36,585	4	0	4	101							
	T2M	33,774	4	0	4	93	35,528	4	0	4	98	35,748	4	0	4	98							
	T3S	33,732	3	0	4	93	35,484	3	0	4	98	35,703	3	0	4	98							
	T3M	34,038	4	0	5	94	35,806	4	0	5	99	36,027	4	0	5	99							
	T4M	34,501	4	0	5	95	36,293	4	0	5	100	36,517	4	0	5	101							
	TFTM	33,985	3	0	5	94	35,750	3	0	5	98	35,971	3	0	5	99							
	TSVS	35,901	5	0	1	99	37,766	5	0	1	104	37,999	5	0	1	105							
	T5S	36,167	5	0	2	100	38,046	5	0	2	105	38,281	5	0	2	105							
	T5M	36,230	5	0	4	100	38,112	5	0	4	105	38,348	5	0	4	106							
	T5W	35,697	5	0	4	98	37,551	5	0	4	103	37,783	5	0	4	104							



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics (continued)																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
100C (100 LEDs)	530 mA	175 W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			TSVS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			TSS	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			TSM	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			TSW	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
			T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
			T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
	TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71		
	TSVS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74		
	TSS	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73		
	TSM	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73		
	TSW	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72		
	BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113							
	LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62		
	T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61		
	T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61		
	T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60		
	T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61		
	T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60		
	TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62		
	TSVS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64		
	TSS	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64		
	TSM	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64		
	TSW	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63		
	BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96							
	LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
	RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100							
	T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103							
	T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100							
	T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100							
	T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101							
	T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103							
	TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101							
	TSVS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107							
	TSS	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108							
	TSM	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108							
	TSW	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106							

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS: ADOPTED JANUARY 1, 2012 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREAFTER, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JULY 2009, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL SOVEREIGN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION OF UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THAT SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE WRMO. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY 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 GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. DAMAGE TO THESE SIGNS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CURBS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS UNDESIRABLE BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER Dewatering SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DRAINAGE SYSTEMS WITHIN EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAID FOR IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY Dewatering of SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED AS EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR Dewatering. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSP ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO THE SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING 100% CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" x 4" x 8" (NOMINAL) POST AT THE INTERSECTIONS OF THE SANITARY, WATER AND STORM SERVICES, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VALVES. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SURFACES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIVERGE WATER INTO LOT GRADING OR TO THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. IF ADJUSTMENTS TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE PROGRESS OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE WORK AREA. MEANING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTION CAN BE DEFERRED UNTIL SUCH TIME AS THE CONTRACTOR PROVIDES SAFE ACCESS.

GENERAL NOTES

1) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the Village of Wheeling which includes but is not limited to labor, materials, procedures and safety.

2) Underground construction shall comply with the applicable ordinances and requirements of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction", latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the Illinois Recommended Standards for Sewerage Works, latest edition, published by the Illinois Environmental Protection Agency (I.E.P.A.) except for conflicts with the Metropolitan Water Reclamation District of Greater Chicago (M.W.R.D.G.C.) Sewer Permit and Manual of Procedures Ordinances. In case of a conflict the most restrictive standards and requirements shall govern.

3) All paving and excavation work shall comply with the applicable ordinances of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction" latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.

4) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available information. Notify the engineer immediately if discrepancies are found.

5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer received prior to beginning said work. All materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications, shall be approved by the Village Engineer, prior to commencing the installation and construction.

6) The contractor must contact J.U.L.I.E. at 1-800-892-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.

7) The contractor shall notify the Village of Wheeling Engineering Division at (847) 459-2620 and the Metropolitan Water Reclamation District of Greater Chicago (708) 588-4055 two (2) business days prior to the start of construction.

8) It shall be the responsibility of the contractor to call the Village at 847-459-2620 at least 48 hours in advance and set up the necessary and proper inspection(s) for all work to be performed.

9) One set of **stamped approved plans** shall be on site at all times during construction of the project.

10) It is the responsibility of the contractor to maintain and keep at the job site, an up to date set of "Record Drawings" showing all changes from the original plans. The contractor shall deliver the "Record Drawings" to the engineer at the conclusion of the project, prior to any final inspections. The engineer will transfer the information to the original plans by incorporating the Village of Wheeling As-Built requirement (1) and furnish the Village three (3) sets of complete "Record Drawings," and, if required, one (1) set of electronic version of the Record Drawings and Site Information at the completion of the project.

11) The location of all service connections for sanitary sewer, storm sewer and water shall be shown from the closest manhole or valve vault. All B-boxes and cleanouts must be shown with tied dimensions. The elevation of all rims and inverts shall be verified by the contractor and shown on the "Record Drawings".

12) OSHA rules, regulations and requirements shall be strictly adhered to during the execution of all work to be performed under the approved drawings.

13) The contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to the commencement of work.

14) The contractor shall restore all disturbed off-site areas to at least a condition that existed prior to construction.

15) All unpaved areas of the right-of-way are to be sodded. Restore right-of-way with six (6) inches of topsoil and sod.

16) All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

17) Storm and sanitary sewer lines shall be cleaned of all construction debris and silt prior to Village inspection.

18) All independent testing to be paid for by the developer. Testing to be conducted at the discretion of the Village.

19) All obstructions that are not approved by the Village and which currently exist in the right-of-way shall be removed, which include all rocks and boulders.

20) All septic and/or well abandonment's shall be in accordance with the requirement of the Village of Wheeling.

21) The contractor shall refer to mitigation or landscape plans for complete information regarding planting locations, wetlands, walkways, walls, and stream and pond shorelines, if applicable.

22) An iron pipe shall be found and located or set at each lot corner.

23) All elevations are based upon NAVD 88 Datum.

GENERAL UNDERGROUND UTILITIES

1) All sewer construction shall conform to the approved permit plans unless revisions have been approved by the Village, as well as any and all other Agencies.

2) Trench backfill shall be provided under and within two feet (2') of all existing and proposed pavement. Concrete Curb & Gutter shall be considered a part of the existing and proposed pavement. Trench backfill material shall be CA-6, Grade 8, Crushed Limestone, virgin material unless otherwise approved.

3) All manholes and catch basin structures must be a minimum of 48" in diameter, valve vaults must be a minimum of 60" diameter, unless approved otherwise.

4) All sewer construction requires stone bedding 1/4" to 1" in size, (I.D.O.T. equivalent CA-11, CA-13) with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches, nor greater than eight (8) inches.

5) If required, all trenches shall be dewatered PRIOR to laying any pipe or jointing. Trenches shall be dewatered to maintain the water level below the base of the bedding.

6) Structures shall have a maximum of twelve inches (12") of adjustment rings with any combination up to a maximum of three (3) rings.

7) Concentric cone sections shall be used on all manholes, catch basins, vaults, etc. unless approved otherwise by the Village Engineer.

8) All storm, sanitary and watermain services to end at R.O.W. with proper termination for subdivision construction.

9) The contractor shall mark location of the ends, if necessary, of any sanitary, water, and storm services with buried 4" x 4" wood posts extending a minimum of three (3) feet out of the ground and painted red, blue, and green respectively, with appropriate signs attached stating "caution B-box do not remove until landscaping is complete."

10) A minimum ten feet (10') horizontal separation shall be maintained between watermain and sewer or drain lines unless precluded by local conditions. When the watermain is located closer than ten feet (10') horizontally or the invert of the watermain is located closer than eighteen inches (18") vertically above the crown of any sewer or drain line, then:

The sewer or drain line shall be constructed of pipe equivalent to watermain standards and shall be pressure tested to assure water tightness in accordance with the Illinois Environmental Protection Agency (I.E.P.A.) requirements.

11) When a watermain is crossing over a sewer or drain line closer than eighteen inches (18") vertically above the crown of that sewer or drain line, then that sewer or drain line shall be constructed according to the requirements listed in item 10 above.

12) If the watermain passes under a sewer or drain line, the following conditions shall be met: a vertical separation of eighteen inches (18") between the invert of the sewer or drain line and the crown of the watermain shall be maintained with support provided for the sewer or drain line(s) to prevent any moving or settling, rupture or breaking, and sewer or drain line shall be constructed as described in item 4) above.

13) The cost of all required testing of underground utilities shall be incidental to the construction cost of the same.

14) When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole. The sewer shall be circular saw-cut by proper tools ("sewer-tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.

15) Sewer connections to an existing structure shall be machine cored.

16) A flexible rubber boot shall be used at all sanitary sewer manhole penetration connections.

17) Protect and/or cover all pipes and underground structures until final grading, paving and landscaping are complete.

18) For modification or repair of all sewers; addition of, or repair of, sewer clean outs, **non shear couplings** shall be used in connection of sewer pipes with prior approval from Village Engineering Division of Community Development Department.

HEAVY DUTY HMA PAVEMENT SECTION
N.T.S.

1 2.0" HMA SURFACE COURSE, MIX "D", NSO
2 4.0" HMA BINDER COURSE, IL 19.0, N50
3 8.0" AGGREGATE BASE COURSE, TYPE B
4 COMPACTED AND STABLE SUBGRADE

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION xxx.xx	
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	STANDARD PITCH CURB	
	TREE, FIR, TREE, BUSH, & PROPOSED TREE TO REMOVE	

TYPICAL CONCRETE PAVEMENT SECTION
LOADING DOCK
N.T.S.

1 1.5" HMA SURFACE COURSE, MIX "D", NSO
2 2.0" HMA BINDER COURSE, IL 19.0, N50
3 8.0" AGGREGATE BASE COURSE, TYPE B
4 COMPACTED AND STABLE SUBGRADE

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSION CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

BENCH MARK

SOURCE BENCHMARK: VILLAGE OF WHEELING BENCHMARK BM-9: 25" ALUMINUM DISK STAMPED VILLAGE OF WHEELING - SURVEY MARKER ON THE NORTH SIDE OF WEST WINGWALL OF THE NORTHGATE PARKWAY BOX CULVERT. ELEVATION = 647.521 (NAVD 88)

SITE BENCHMARK #1: SOUTHWESTERLY BONNET BOLT ON FIRST FIRE HYDRANT WEST OF NORTHGATE PARKWAY ON SOUTH SIDE OF ENTRANCE ROAD TO DURABLE PACKING CO. ELEVATION = 656.87 (NAVD 88)

SITE BENCHMARK #2: SQUARE CUT ON SOUTH SIDE OF CONCRETE BASE OF FIRST LIGHT POLE WEST OF NORTHGATE PARKWAY ON SOUTH SIDE OF ENTRANCE TO DURABLE PACKING CO. ELEVATION = 656.08 (NAVD 88)

CONTACT INFORMATION

AT&T (630) 573-5450	AT&T/TCG (630) 390-0089 CONTACT: BOBBY AKHTER	NORTH SHORE GAS COMPANY (847) 263-4638 CONTACT: GRACE PTKAK
COMED (630) 576-7094	VILLAGE OF WHEELING (847) 499-9059 CONTACT: JON TACK	NORTHWEST WATER COMMISSION (847) 635-0777 CONTACT: ROBERT TOBEN
COMCAST (630) 600-6352 CONTACT: MARTHA GIERAS	GAS TECHNOLOGY LLC (630) 343-2826 CONTACT: DOUG GONES	USIC LOCATION SERVICES INFO NOT PROVIDED
NICOR GAS (630) 388-2362	WEST SHORE PIPE LINE (610) 904-4409 CONTACT: DAVE JONES	

NO.	DATE	NO.	DATE
REMARKS	REMARKS	REMARKS	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

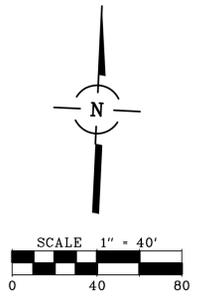
FILENAME: 1642_04_GN
DATE: 09/16/2016
JOB NO. 1642_04
SHEET GN 2 OF 22

LEGEND			
	STORM SEWER		SANITARY MANHOLE
	SANITARY SEWER		CATCH BASIN
	COMBINED SEWER		INLET
	WATER MAIN		FLARED END SECTION
	GAS MAIN		ELECTRIC MANHOLE
	UNDERGROUND TELEPHONE LINE		TELEPHONE UPRIGHT (PED)
	UNDERGROUND ELECTRIC LINE		ELECTRIC UPRIGHT
	CATV		CABLE TV UPRIGHT
	OVERHEAD WIRE ON UTILITY POLES		VALVE AND VAULT
	FIBER OPTIC LINE		BOX
	RAILROAD		WATER VALVE
	GUARDRAIL		B BOX
	EDGE OF WATER		AUXILIARY VALVE
	WETLAND LIMITS		WELL
	HAND HOLE		GAS VALVE
	STREET LIGHT		UTILITY POLE
	TRAFFIC SIGNAL		FIRE HYDRANT
	TRAFFIC SIGNAL BOX		SPRINKLER HEAD
	BALLARD		MALE BOX
	SIGN		UNIDENTIFIED MANHOLE
	CONTOUR		SPOT ELEVATION
	RIGHT OF WAY MONUMENT		IRON / STEEL ROD
	DISC		IRON PIPE
	TREE WITH SIZE		FIR TREE WITH SIZE
	BUSH		ASPHALT
	CONCRETE		GRAVEL

NOTE:
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: MARCH 22, 2016.



NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS - 1

800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065

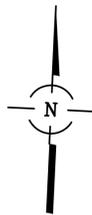


FILENAME:
 1642_04_ET01

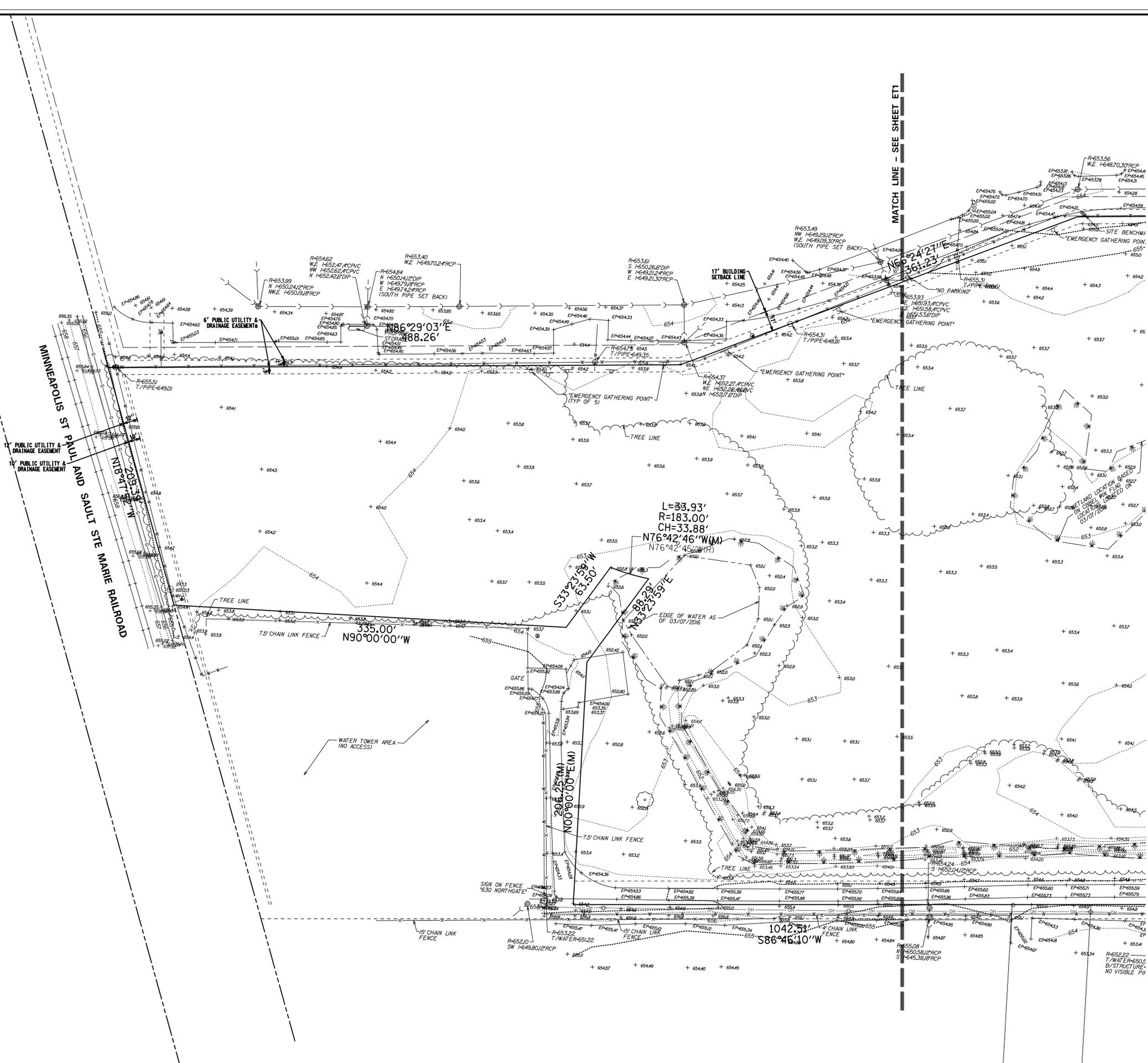
DATE:
 09/16/2016

JOB NO.
 1642_04

SHEET
ET1
 3 OF 22



SEE SHEET ET1 FOR NOTES AND LEGENDS



NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS - 2

800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.

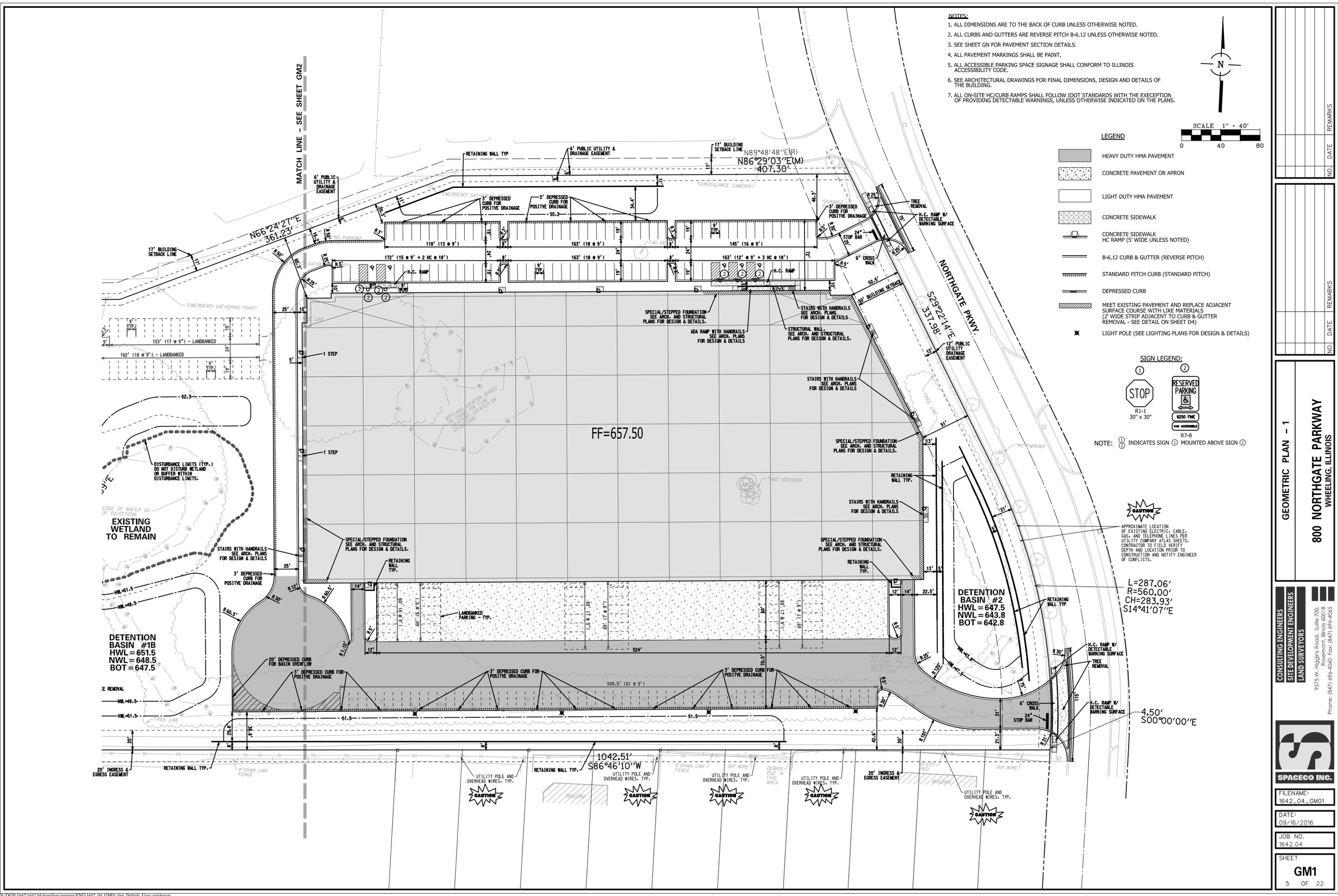
FILENAME:
1642_04_ET02

DATE:
09/16/2016

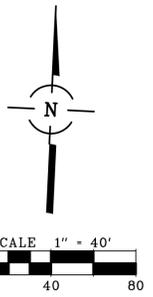
JOB NO.
1642_04

SHEET
ET2

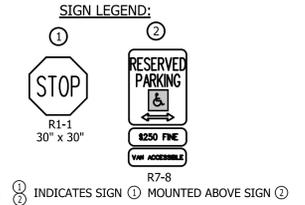
4 OF 22



- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBS AND GUTTERS ARE REVERSE PITCH B-6.12 UNLESS OTHERWISE NOTED.
 3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
 4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
 5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
 6. SEE ARCHITECTURAL DRAWINGS FOR FINAL DIMENSIONS, DESIGN AND DETAILS OF THE BUILDING.
 7. ALL ON-SITE HC/CURB RAMPS SHALL FOLLOW IDOT STANDARDS WITH THE EXCEPTION OF PROVIDING DETECTABLE WARNINGS, UNLESS OTHERWISE INDICATED ON THE PLANS.



- LEGEND**
- HEAVY DUTY HMA PAVEMENT
 - CONCRETE PAVEMENT OR APRON
 - LIGHT DUTY HMA PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
 - B-6.12 CURB & GUTTER (REVERSE PITCH)
 - STANDARD PITCH CURB (STANDARD PITCH)
 - DEPRESSED CURB
 - MEET EXISTING PAVEMENT AND REPLACE ADJACENT SURFACE COURSE WITH LIKE MATERIALS (2' WIDE STRIP ADJACENT TO CURB & GUTTER REMOVAL - SEE DETAIL ON SHEET D4)
 - LIGHT POLE (SEE LIGHTING PLANS FOR DESIGN & DETAILS)



NO.	DATE	REMARKS

GEOMETRIC PLAN - 1

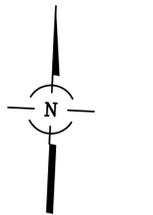
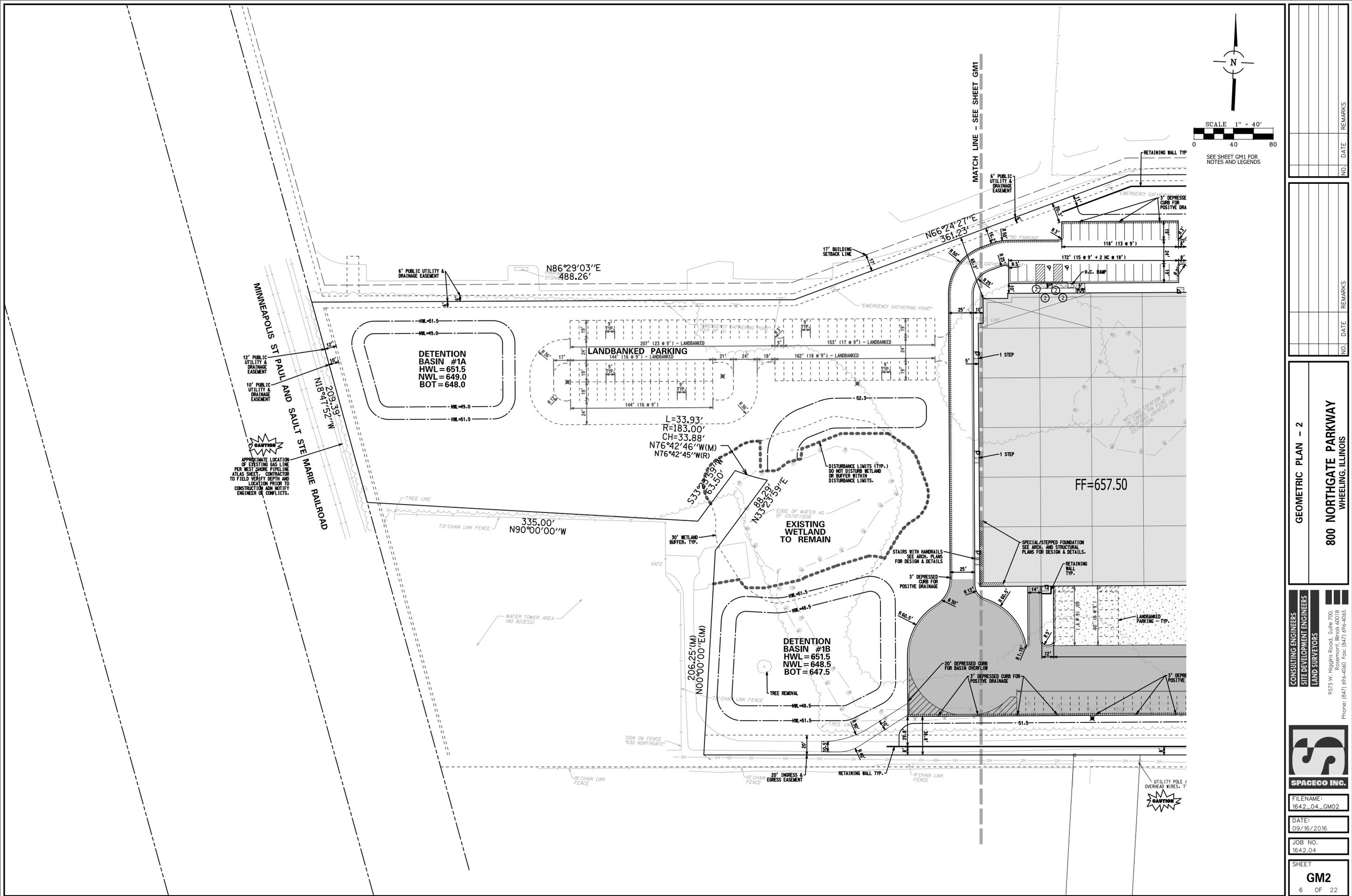
800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4000 Fax: (847) 676-4005

SPACECO INC.

FILENAME: 1642_04_GM01
DATE: 09/16/2016
JOB NO. 1642.04
SHEET **GM1**
5 OF 22



SCALE 1" = 40'

SEE SHEET GM1 FOR NOTES AND LEGENDS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GEOMETRIC PLAN - 2
800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065



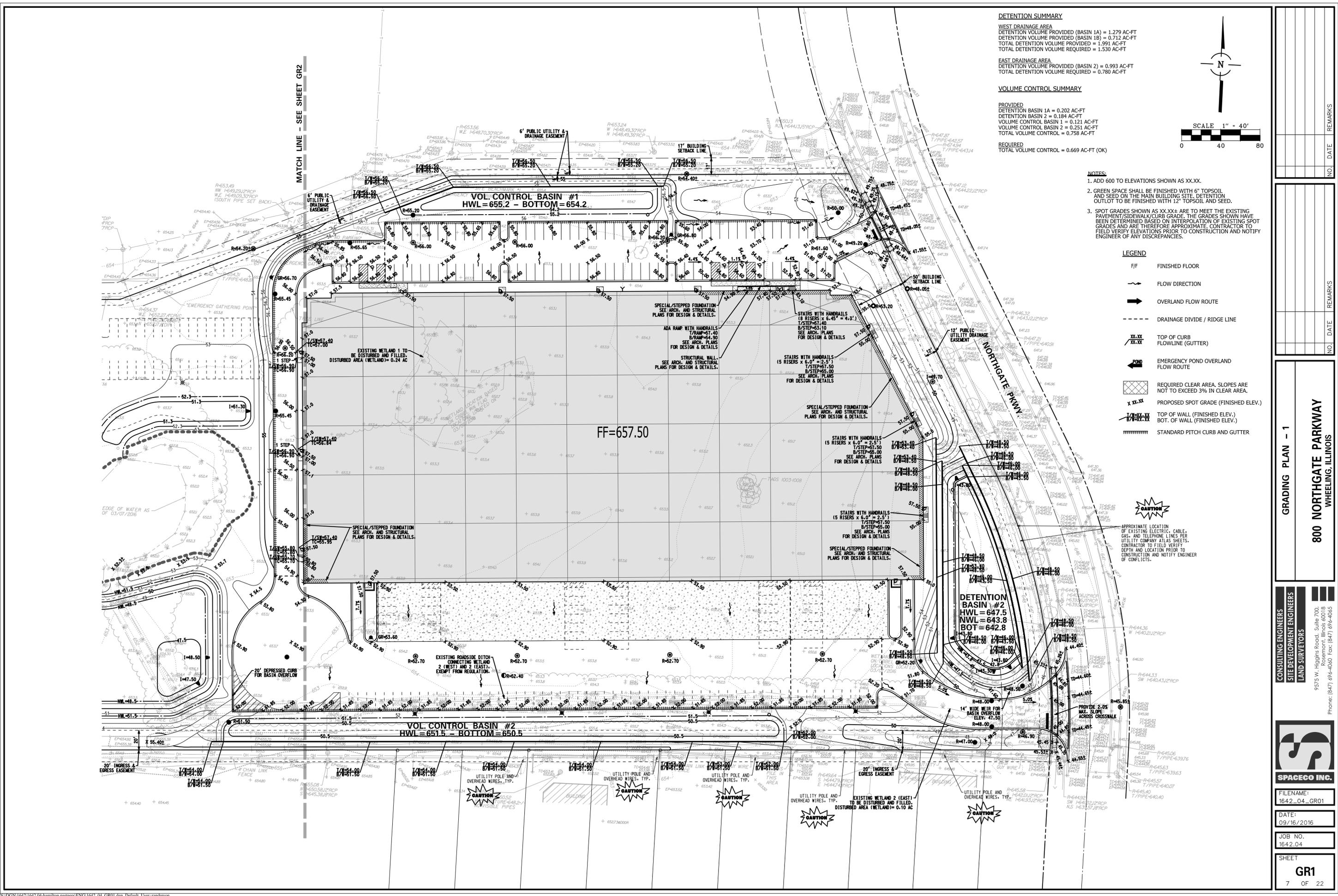
SPACECO INC.

FILENAME:
1642_04_GM02

DATE:
09/16/2016

JOB NO.
1642_04

SHEET
GM2
6 OF 22



DETENTION SUMMARY

WEST DRAINAGE AREA
 DETENTION VOLUME PROVIDED (BASIN 1A) = 1.279 AC-FT
 DETENTION VOLUME PROVIDED (BASIN 1B) = 0.712 AC-FT
 TOTAL DETENTION VOLUME PROVIDED = 1.991 AC-FT
 TOTAL DETENTION VOLUME REQUIRED = 1.530 AC-FT

EAST DRAINAGE AREA
 DETENTION VOLUME PROVIDED (BASIN 2) = 0.993 AC-FT
 TOTAL DETENTION VOLUME REQUIRED = 0.790 AC-FT

VOLUME CONTROL SUMMARY

PROVIDED
 DETENTION BASIN 1A = 0.202 AC-FT
 DETENTION BASIN 2 = 0.184 AC-FT
 VOLUME CONTROL BASIN 1 = 0.121 AC-FT
 VOLUME CONTROL BASIN 2 = 0.251 AC-FT
 TOTAL VOLUME CONTROL = 0.758 AC-FT

REQUIRED
 TOTAL VOLUME CONTROL = 0.669 AC-FT (OK)

- NOTES:**
- ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
 - GREEN SPACE SHALL BE FINISHED WITH 6" TOPSOIL AND SEED ON THE MAIN BUILDING SITE. DETENTION OUTLOT TO BE FINISHED WITH 12" TOPSOIL AND SEED.
 - SPOT GRADES SHOWN AS XX.XX ARE TO MEET THE EXISTING PAVEMENT/SIDEWALK/CURB GRADE. THE GRADES SHOWN HAVE BEEN DETERMINED BASED ON INTERPOLATION OF EXISTING SPOT GRADES AND ARE THEREFORE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

- LEGEND**
- FF FINISHED FLOOR
 - FLOW DIRECTION
 - OVERLAND FLOW ROUTE
 - DRAINAGE DIVIDE / RIDGE LINE
 - XX.XX TOP OF CURB FLOWLINE (GUTTER)
 - EMERGENCY POND OVERLAND FLOW ROUTE
 - REQUIRED CLEAR AREA. SLOPES ARE NOT TO EXCEED 3% IN CLEAR AREA.
 - XX.XX PROPOSED SPOT GRADE (FINISHED ELEV.)
 - 1/1=XX.XX BOT. OF WALL (FINISHED ELEV.)
 - STANDARD PITCH CURB AND GUTTER

NO.	DATE	REMARKS

GRADING PLAN - 1
 800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065

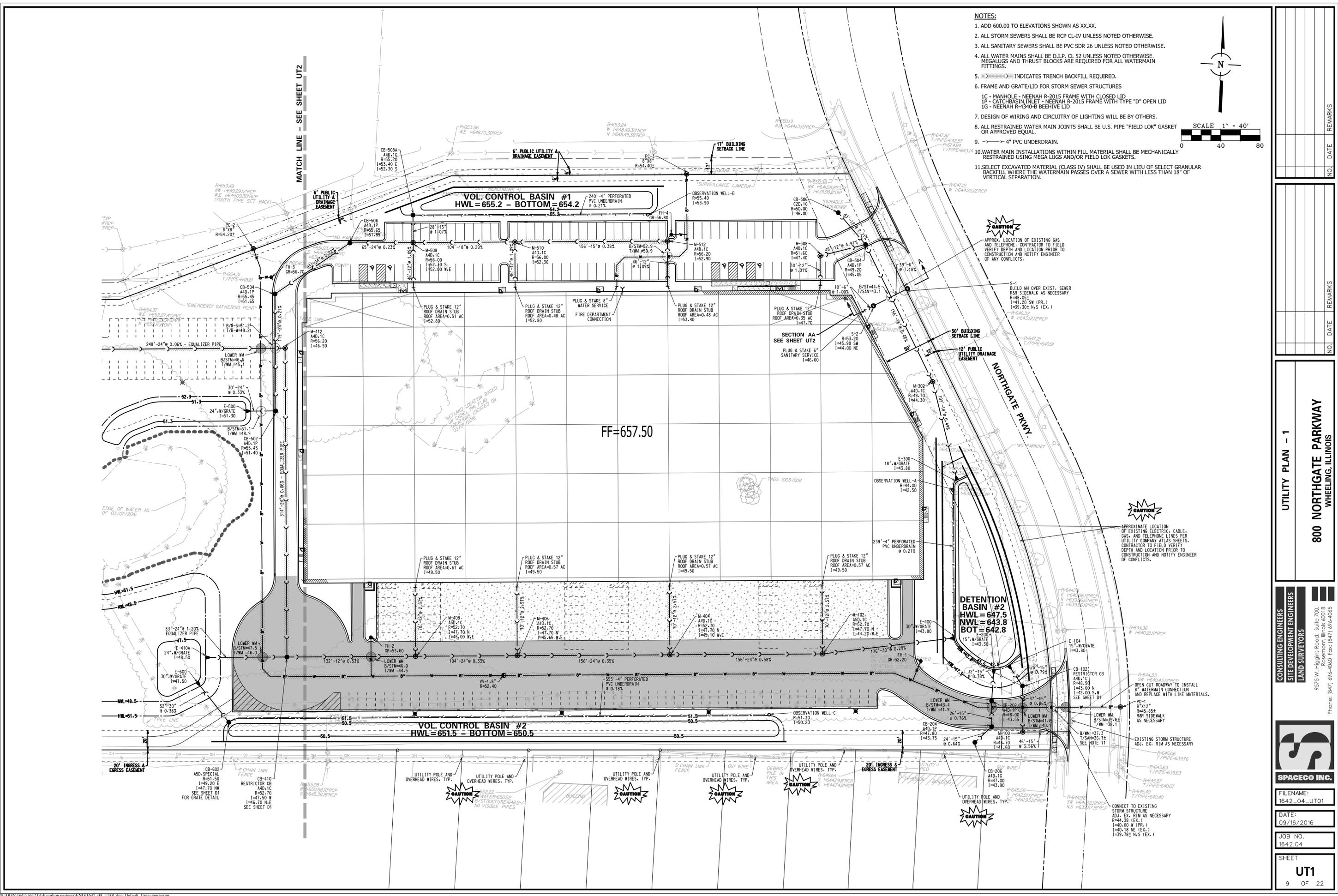


FILENAME:
1642_04_GRO1

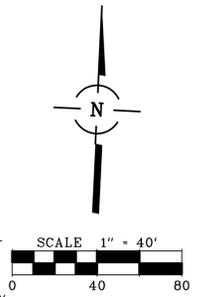
DATE:
09/16/2016

JOB NO.
1642_04

SHEET
GR1
7 OF 22



- NOTES:**
1. ADD 600.00 TO ELEVATIONS SHOWN AS XX.XX.
 2. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
 3. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 4. ALL WATER MAINS SHALL BE D.I.P. CL 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
 5. [Symbol] INDICATES TRENCH BACKFILL REQUIRED.
 6. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
 1C - MANHOLE - NEENAH R-2015 FRAME WITH CLOSED LID
 1P - CATCHBASIN INLET - NEENAH R-2015 FRAME WITH TYPE "D" OPEN LID
 1G - NEENAH R-4340-B BEEHIVE LID
 7. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
 8. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
 9. [Symbol] 4" PVC UNDERDRAIN.
 10. WATER MAIN INSTALLATIONS WITHIN FILL MATERIAL SHALL BE MECHANICALLY RESTRAINED USING MEGA LUGS AND/OR FIELD LOK GASKETS.
 11. SELECT EXCAVATED MATERIAL (CLASS IV) SHALL BE USED IN LIEU OF SELECT GRANULAR BACKFILL WHERE THE WATERMAIN PASSES OVER A SEWER WITH LESS THAN 18" OF VERTICAL SEPARATION.



NO.	DATE	REMARKS

UTILITY PLAN - 1
800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4000 Fax: (847) 676-4005

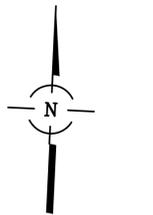


FILENAME:
1642_04_UT01

DATE:
09/16/2016

JOB NO.:
1642_04

SHEET
UT1
9 OF 22



SEE SHEET UT1 FOR NOTES AND LEGENDS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN - 2
800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.

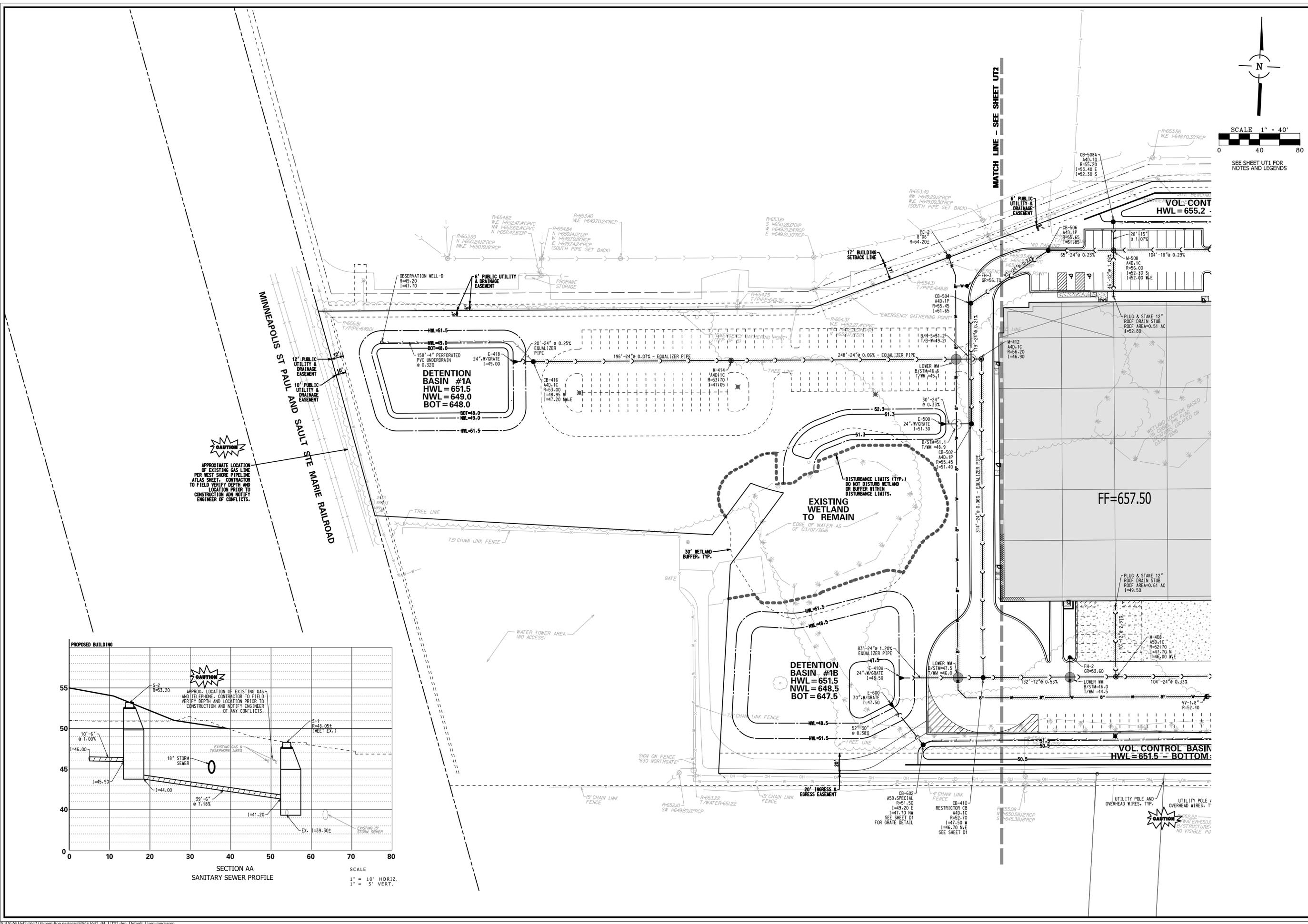
FILENAME:
1642_04_UT02

DATE:
09/16/2016

JOB NO.
1642_04

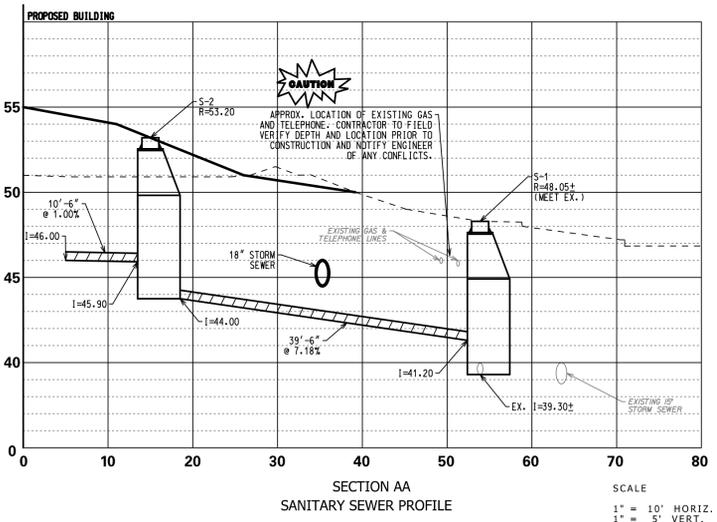
SHEET
UT2

10 OF 22



CAUTION
 APPROXIMATE LOCATION OF EXISTING GAS LINE PER WEST SHORE PIPELINE ATLAS SHEET. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF CONFLICTS.

CAUTION
 APPROX. LOCATION OF EXISTING GAS AND TELEPHONE. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.



This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILRI0. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP should also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: The construction of an office/warehouse building with loading docks, internal drive aisles, parking aisles, and associated utilities.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

- 1) Install perimeter sediment control measure
- a) Selective vegetation removal for silt fence installation
- b) Silt fence installation
- c) Construction fencing around areas not to be disturbed
- d) Stabilize construction entrances
- e) Clear and grub (as necessary)
- f) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
- g) Construct outlet facilities and outlet control structure with restrictor & temporary perforated riser
- h) Strip topsoil, stockpile topsoil and grade site
- i) Temporarily stabilize topsoil stockpiles (seed and silt fence around top of slope)
- j) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
- k) Permanently stabilize detention basins with seed and erosion control blanket
- l) Temporarily stabilize all areas including lots that have received mass grade
- m) Install roadways
- n) Permanently stabilize all outlet areas
- o) Install building and grade individual lots
- p) Permanently stabilize lots
- q) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 14 acres. Construction activity will disturb approximately 14 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.81.
2) Existing data describing the soil or quality of any discharge from the site is included in _____.

E. Refer to Sheets GR1, GR2, AND SE1-SE4 for a site plan indicating:
1) drainage patterns
2) approximate slopes anticipated before and after major grading activities
3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking
4) areas of soil disturbance
5) the location of major structural and nonstructural controls
6) the location of areas where stabilization practices are expected to occur
7) surface waters (including wetlands) and
8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is/are: See Platons Blue
2) The name of the ultimate receiving water is: See Platons Blue
3) The extent of wetland acreage of the site is: 0.31 acres.

G. Potential sources of pollution associated with this construction activity may include:
- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- fueling areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan describes the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILRI0 Permit (in accordance with Part VI.G. of the SESC Plan) and/or manufacturer's instructions. All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's National Resource Conservation Service's (NRCS) Illinois Urban Manual, 2002. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILRI0 permit, incorporated by reference and are enforceable under the ILRI0 permit even if they are not specifically included in a SWPPP required under the ILRI0 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:
- Village of Wheeling
- North Cook SWCD
- IEPA
- MRDCC

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance necessary to install the controls, including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrances and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased. In accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:
- permanent seeding
- temporary seeding
- erosion control blanket

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and should be completed as soon as possible but not later than 14 days from the finalization of stabilization work in an area. Exceptions to these time frames are specified below.

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- sediment traps (provide locations and dimensions in plan set)

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in the Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- **detention basins**

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydraulic and hydrodynamic present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials to be disposed. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located at reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of in accordance with local, state, and federal regulations. Hazardous concrete can be recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be contained and disposed of properly. Concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities involving grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately. If a vehicle should be removed from site, disposal of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with the United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer's instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers (if they are not damaged) and they are not damaged, they are not damaged, they are not damaged. MSDS should be retained on site at all time. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:
- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the Portable Sanitary Station. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should be maintained in good working order. Spills of fuels, oils, greases, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILRI0 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to contain, contain, and remove spills. If they occur, Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (As established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required, when dealing with a spill. The spill should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:
- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During water-wiping/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sand pit or floated on the surface of the water in order to limit the amount of sediment intake. Operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrances should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the street with sand or stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized with erosion control measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overlapping and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrances: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original condition when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILRI0 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:
A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.
B. Based on the results of the inspection, the description of potential pollution sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.
C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILRI0 NPDES Permit.
D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.sannoc@illinois.gov, or telephone or fax within 24 hours of any incidence of non-compliance for any violation of the storm water prevention plan observed during any inspection conducted or violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance (IONC)" report for any violation of the SWPPP observed during an inspection conducted, including by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.
E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements) of the ILRI0 NPDES Permit.
F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:
- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Portable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine exterior building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred
- Unless spilled materials have been removed and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate contact)
- Drywall compound
- Washwater from washout and cleanup of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			D						
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE
E SOD
F STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

1. THE PERFORATED RISER SHALL BE PROVIDED AS PART OF THE SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND IN CONJUNCTION WITH THE CONSTRUCTION OF THE DETENTION BASIN.
2. WHEN THE DETENTION BASIN AND UPSTREAM TRIBUTARY DRAINAGE ARE REVEGETATED, AND WHEN DIRECTED BY THE ENGINEER, THE PERFORATED RISER SHALL BE REMOVED AND THE BASIN OUTFALL STRUCTURES SHALL BE CONSTRUCTED AND THE GRADING RESTORED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILRI0) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: 800 NORTHGATE PARKWAY

PERMIT #: ILRI0 DATE: _____

CONTRACTOR SIGNATURE: _____ TELEPHONE NUMBER: _____

PRINTED NAME & TITLE: _____

NAME OF CONTRACTING FIRM: _____

STREET ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TRADE/ RESPONSIBILITIES: _____

NOTE: ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: 800 NORTHGATE PARKWAY

PERMIT #: ILRI0

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY KNOWLEDGE OF THE PERSON OR PERSONS WHO MANAGED THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

STATIONER OF OWNER: _____ DATE: _____

PRINTED NAME OF OWNER: _____

NOTE: THIS CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILRI0 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OUTFALL NAME OR NUMBER	INLET PIPE SIZE d (IN)	VELOCITY (F/S)	LENGTH OF APRON L (FT)	RIPRAP GRADATION	WIDTH OF APRON U/S FACE 3d (FT)	WIDTH OF APRON D/S FACE 3d+L (FT)	DEPTH OF RIPRAP Y (IN)

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 1

800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

SPACECO INC.

FILENAME:
1642_04_SE01

DATE:
09/16/2016

JOB NO.
1642.04

SHEET
SE1

11 OF 22

START UP/DOWN END OF BLANKET IN "TRENCH" 6" WIDE BY 6" DEEP

OVERLAP END OF UP/DOWN BLANKET 6" OVER DOWN/DOWN BLANKET AND OVER DOWN/DOWN BLANKET

OVERLAP END OF UP/DOWN BLANKET 6" OVER DOWN/DOWN BLANKET AND SECURE WITH STAKES

START UP/DOWN END OF BLANKET IN "TRENCH" 6" WIDE BY 6" DEEP

INLET PROTECTION - EXCAVATED DRAIN PLAN

PLAN CODE: **IP**

LEVEL SPREADER

PLAN CODE: **LS**

LEVEL SPREADER

PLAN CODE: **LS**

RIGHT OF WAY DIVERSION PLAN

PLAN CODE: **RD**

PIPE OUTLET TO FLAT AREA

PLAN CODE: **LA**

PIPE OUTLET TO CHANNEL

PLAN CODE: **LA**

PLAN CODE: **SP**

TEMPORARY SEDIMENT TRAP

PLAN CODE: **ST**

YARD GRAVE INLET PROTECTION

PLAN CODE: **IP**

YARD GRAVE INLET PROTECTION

PLAN CODE: **IP**

SILT FENCE INSTALLATION STANDARD

INLET AND FILTER PROTECTION STANDARD

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

PLAN CODE: **CW**

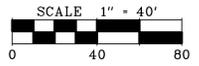
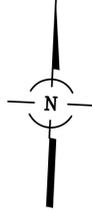
TEMPORARY CONSTRUCTION ENTRANCE STANDARD

PLAN CODE: **CW**

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

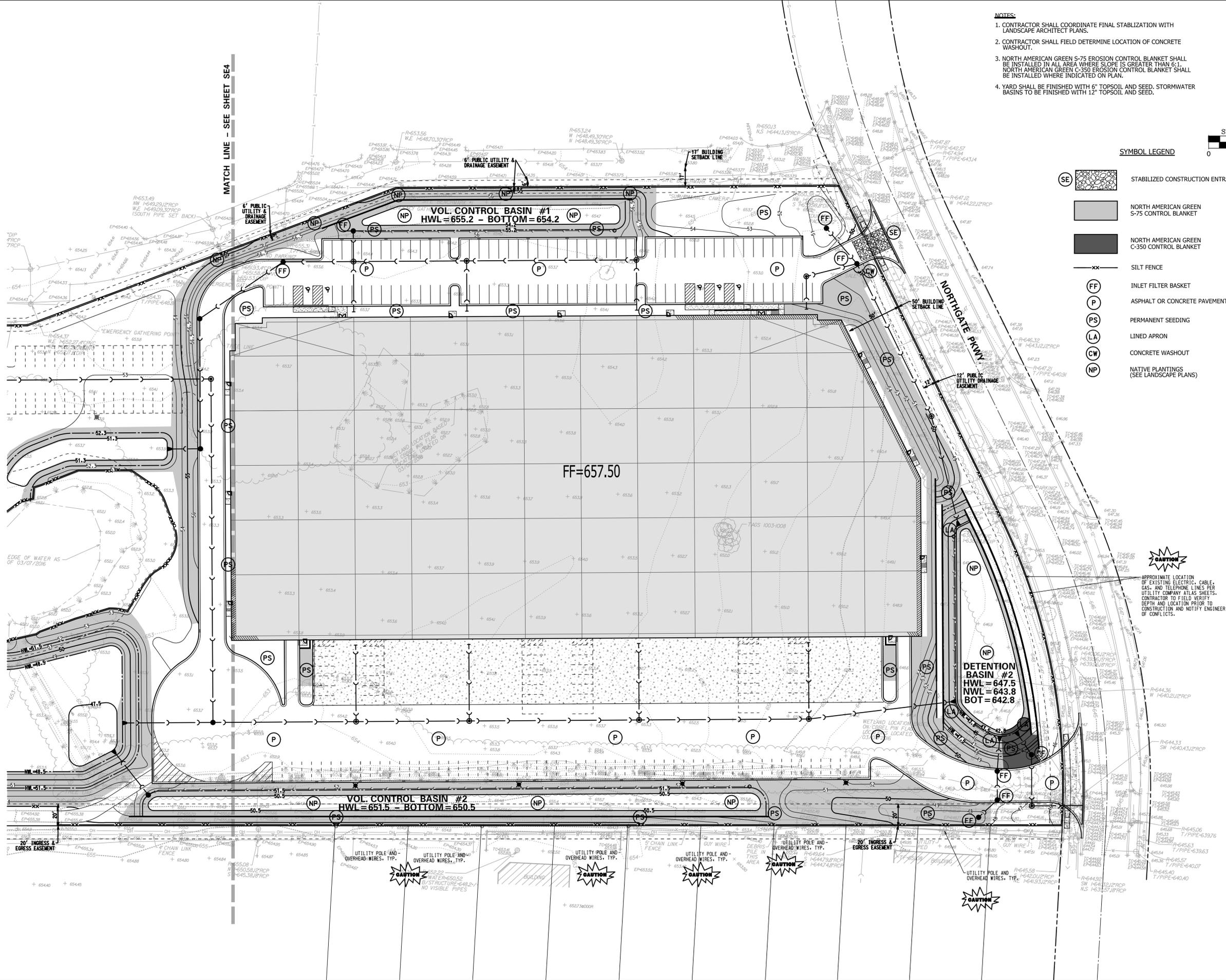
PLAN CODE: **CW**

- NOTES:**
- CONTRACTOR SHALL COORDINATE FINAL STABILIZATION WITH LANDSCAPE ARCHITECT PLANS.
 - CONTRACTOR SHALL FIELD DETERMINE LOCATION OF CONCRETE WASHOUT.
 - NORTH AMERICAN GREEN S-75 EROSION CONTROL BLANKET SHALL BE INSTALLED IN ALL AREA WHERE SLOPE IS GREATER THAN 6:1. NORTH AMERICAN GREEN C-350 EROSION CONTROL BLANKET SHALL BE INSTALLED WHERE INDICATED ON PLAN.
 - YARD SHALL BE FINISHED WITH 6" TOPSOIL AND SEED. STORMWATER BASINS TO BE FINISHED WITH 12" TOPSOIL AND SEED.



SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- NORTH AMERICAN GREEN S-75 CONTROL BLANKET
- NORTH AMERICAN GREEN C-350 CONTROL BLANKET
- SILT FENCE
- INLET FILTER BASKET
- ASPHALT OR CONCRETE PAVEMENT
- PERMANENT SEEDING
- LINED APRON
- CONCRETE WASHOUT
- NATIVE PLANTINGS (SEE LANDSCAPE PLANS)



CAUTION
APPROXIMATE LOCATION OF EXISTING ELECTRIC, CABLE, GAS, AND TELEPHONE LINES PER UTILITY COMPANY ATLAS SHEETS. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF CONFLICTS.

CAUTION
NO VISIBLE PIPES

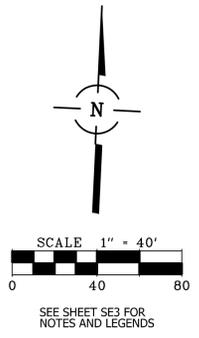
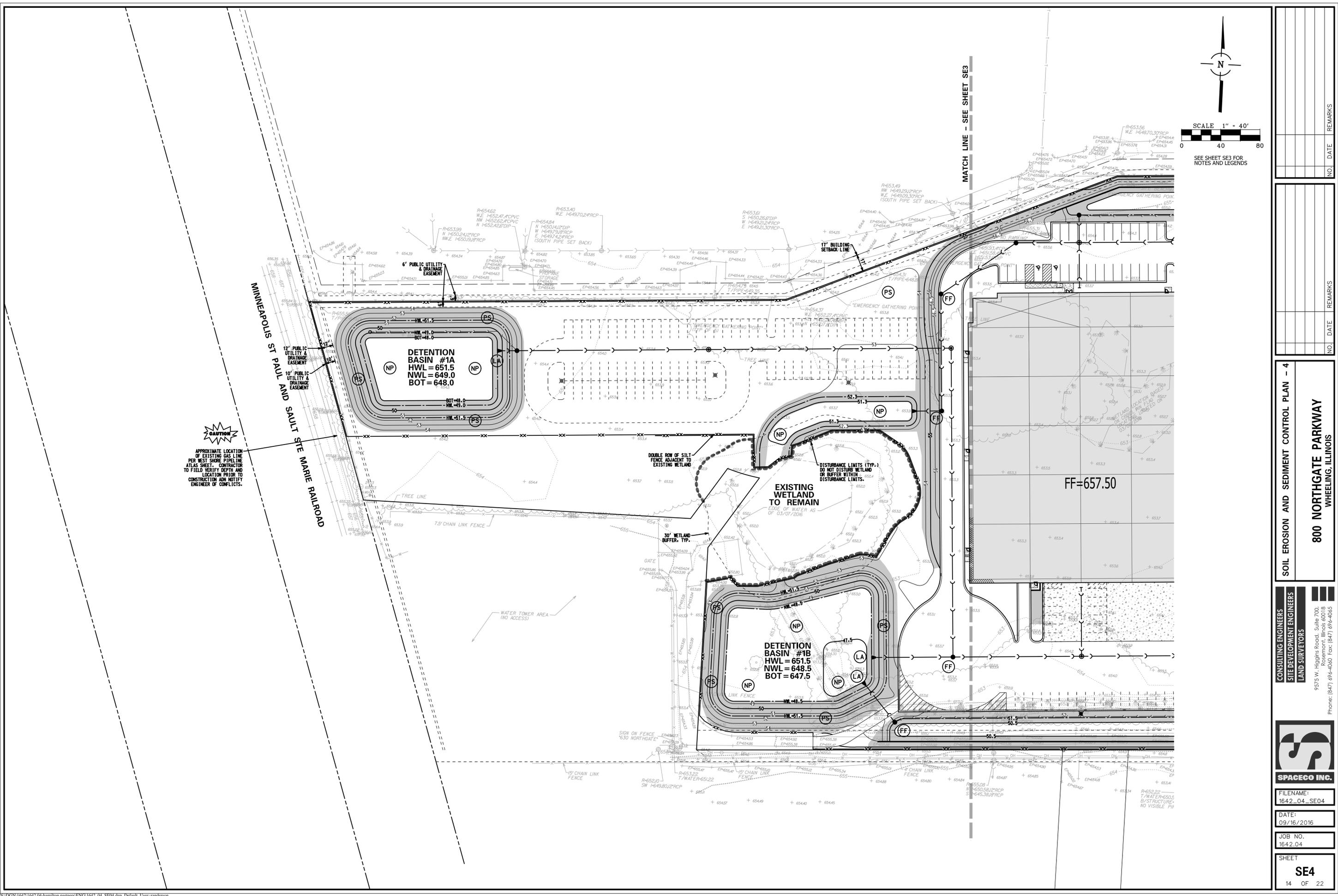
CAUTION

CAUTION

CAUTION

CAUTION

NO. DATE REMARKS	NO. DATE REMARKS
SOIL EROSION AND SEDIMENT CONTROL PLAN - 3	
800 NORTHGATE PARKWAY WHEELING, ILLINOIS	
<p>CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS</p> <p>9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 676-4060 Fax: (847) 676-4065</p>	
<p>SPACECO INC.</p>	
<p>FILENAME: 1642_04_SE03</p> <p>DATE: 09/16/2016</p> <p>JOB NO. 1642_04</p> <p>SHEET SE3 13 OF 22</p>	



CAUTION
 APPROXIMATE LOCATION OF EXISTING GAS LINE PER WEST SHORE PIPELINE ATLAS SHEET. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF CONFLICTS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 4
800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.

FILENAME:
1642_04_SE04

DATE:
09/16/2016

JOB NO.
1642_04

SHEET
SE4
14 OF 22

MWRD GENERAL NOTES

A. REFERENCED SPECIFICATIONS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF _____ MUNICIPAL CODE;
 - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
- THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
- THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
- DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL PIPE SPECIFICATIONS JOINT SPECIFICATIONS

VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
WATER MAIN QUALITY PVC	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL PIPE SPECIFICATIONS JOINT SPECIFICATIONS

POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
- ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB/WYE SADDLE OR HUB-TEE SADDLE.
 - REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
- WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
- ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
- ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
- ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
- ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
- EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
- A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
- MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
- ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
- VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
- ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.



TECHNICAL GUIDANCE MANUAL
MWRD GENERAL NOTES

07/12/2016
STD. DWG. NO.18
PAGE NO. 19

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS - 3

800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

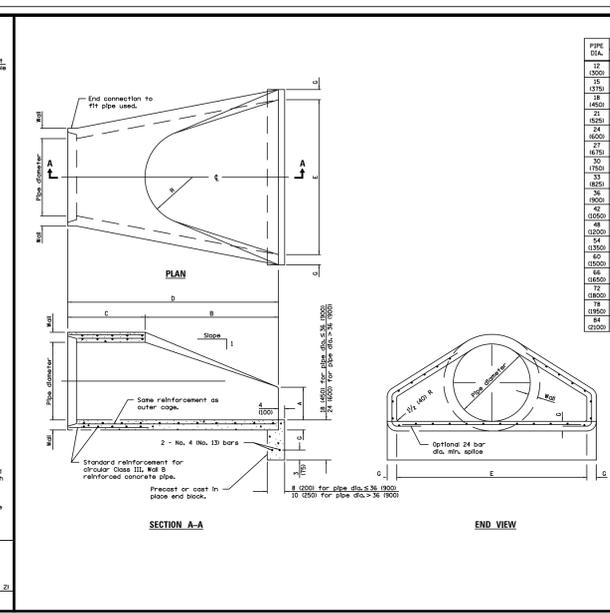
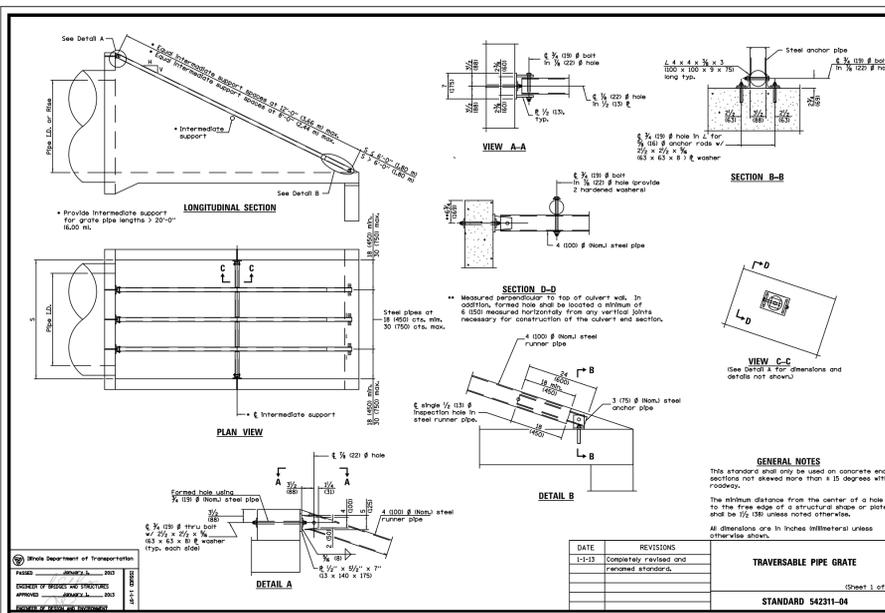
SPACECO INC.

FILENAME:
1642_04_SP03

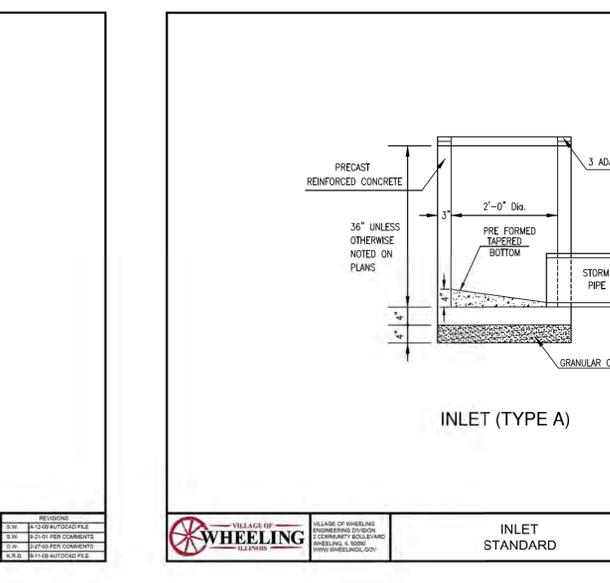
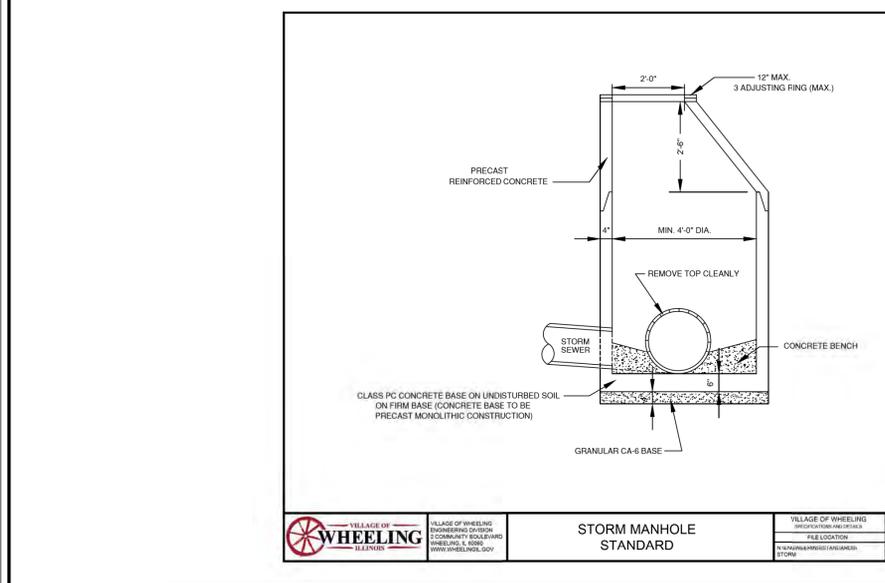
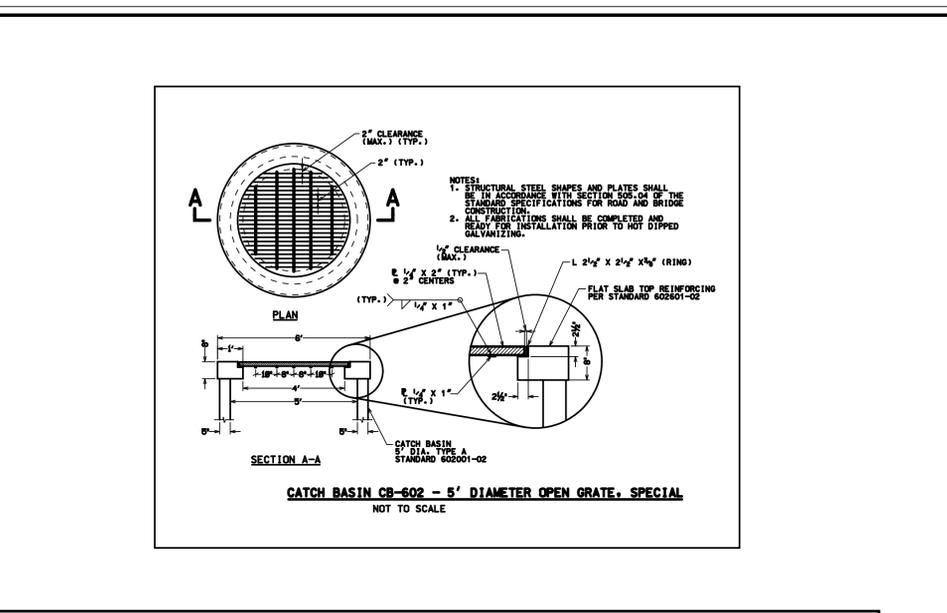
DATE:
09/16/2016

JOB NO.
1642_04

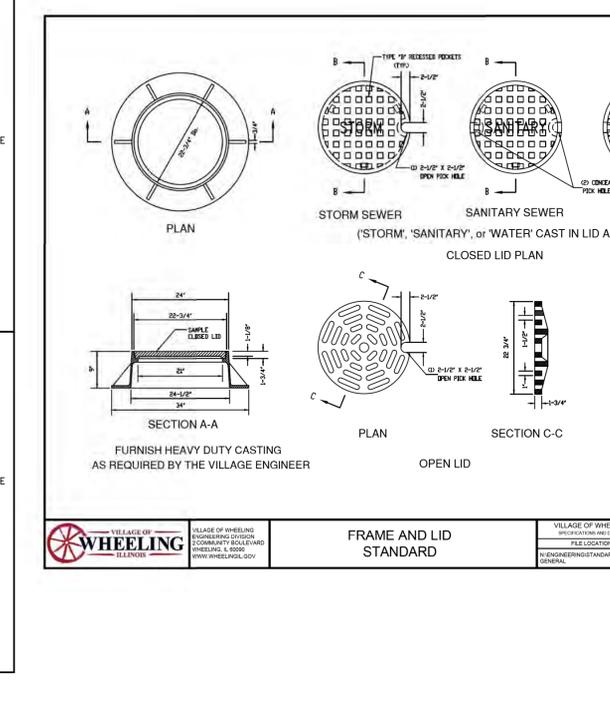
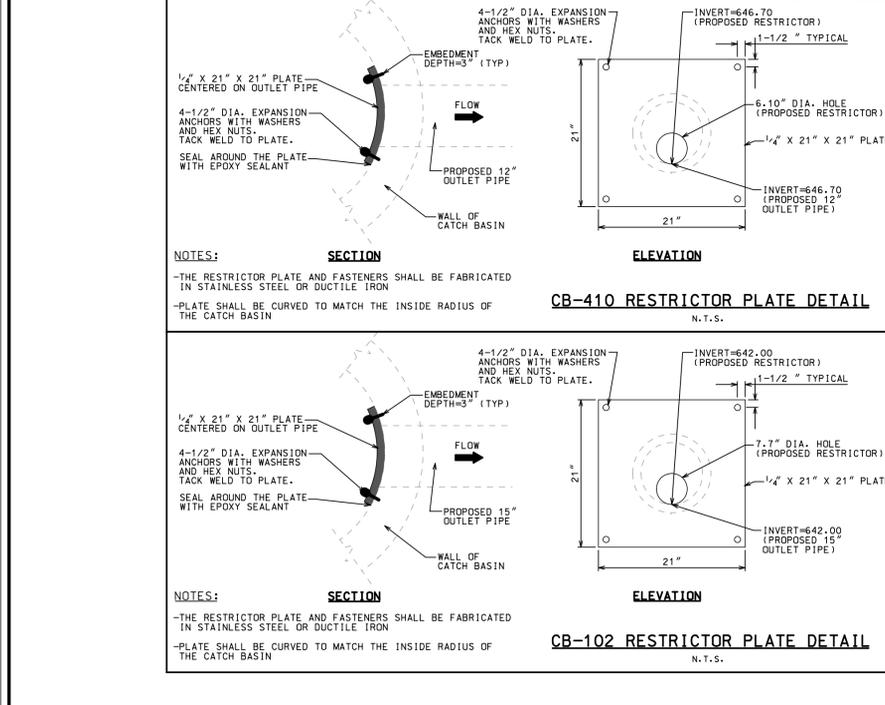
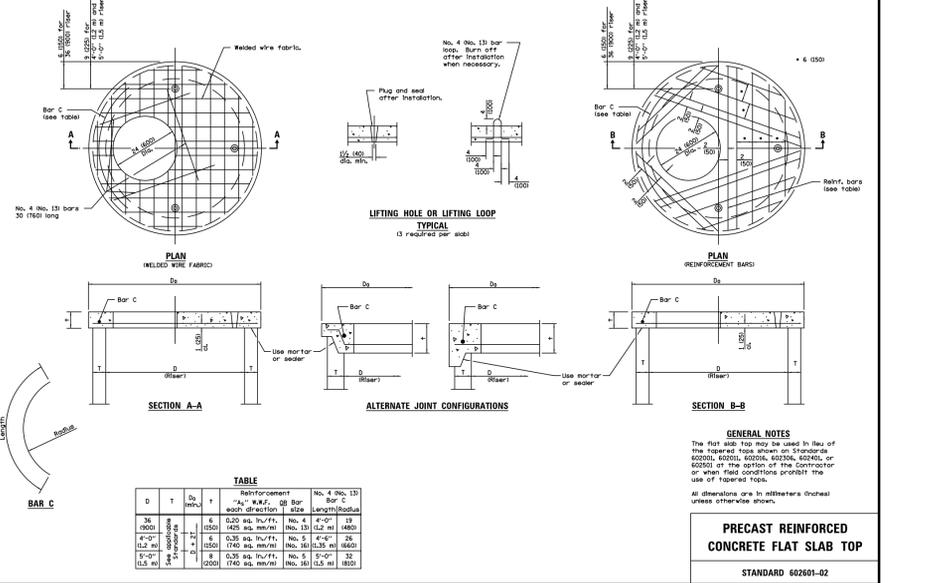
SHEET
S3
17 OF 22



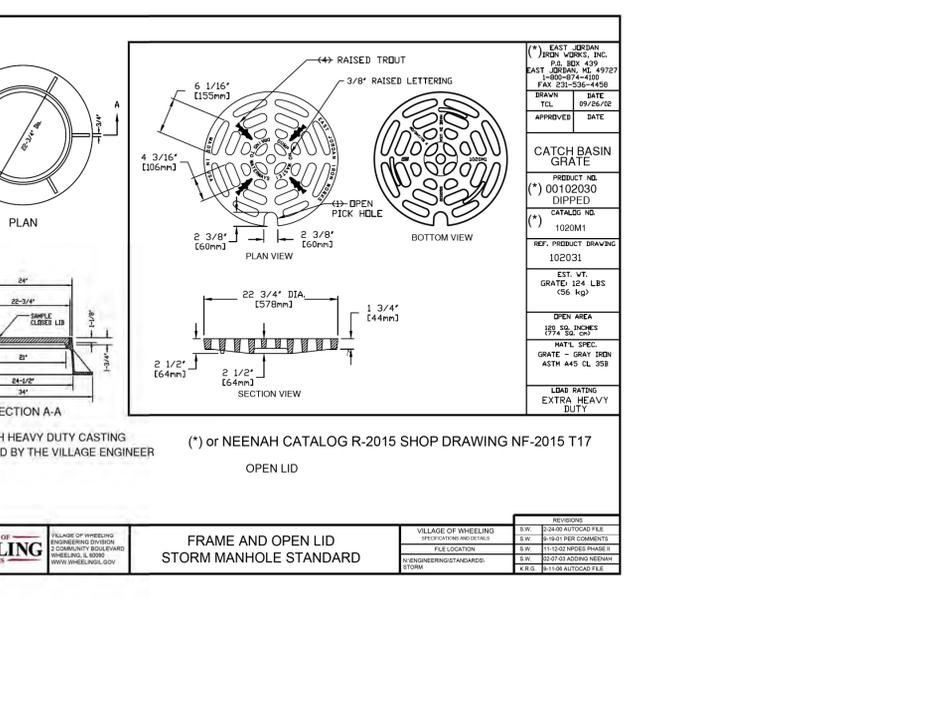
PIPE DIA.	APPROX. DTY. DIA.	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	100	100	100	100	100	100	100	100
15	740	2 1/2	125	125	125	125	125	125	125	100
18	990	3	150	150	150	150	150	150	150	100
24	1320	3 1/2	200	200	200	200	200	200	200	100
30	1650	4	250	250	250	250	250	250	250	100
36	1980	4 1/2	300	300	300	300	300	300	300	100
42	2310	5	350	350	350	350	350	350	350	100
48	2640	5 1/2	400	400	400	400	400	400	400	100
54	2970	6	450	450	450	450	450	450	450	100
60	3300	6 1/2	500	500	500	500	500	500	500	100
66	3630	7	550	550	550	550	550	550	550	100
72	3960	7 1/2	600	600	600	600	600	600	600	100
78	4290	8	650	650	650	650	650	650	650	100
84	4620	8 1/2	700	700	700	700	700	700	700	100
90	4950	9	750	750	750	750	750	750	750	100
96	5280	9 1/2	800	800	800	800	800	800	800	100
102	5610	10	850	850	850	850	850	850	850	100
108	5940	10 1/2	900	900	900	900	900	900	900	100
114	6270	11	950	950	950	950	950	950	950	100
120	6600	11 1/2	1000	1000	1000	1000	1000	1000	1000	100



PIPE DIA.	APPROX. DTY. DIA.	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	100	100	100	100	100	100	100	100
15	740	2 1/2	125	125	125	125	125	125	125	100
18	990	3	150	150	150	150	150	150	150	100
24	1320	3 1/2	200	200	200	200	200	200	200	100
30	1650	4	250	250	250	250	250	250	250	100
36	1980	4 1/2	300	300	300	300	300	300	300	100
42	2310	5	350	350	350	350	350	350	350	100
48	2640	5 1/2	400	400	400	400	400	400	400	100
54	2970	6	450	450	450	450	450	450	450	100
60	3300	6 1/2	500	500	500	500	500	500	500	100
66	3630	7	550	550	550	550	550	550	550	100
72	3960	7 1/2	600	600	600	600	600	600	600	100
78	4290	8	650	650	650	650	650	650	650	100
84	4620	8 1/2	700	700	700	700	700	700	700	100
90	4950	9	750	750	750	750	750	750	750	100
96	5280	9 1/2	800	800	800	800	800	800	800	100
102	5610	10	850	850	850	850	850	850	850	100
108	5940	10 1/2	900	900	900	900	900	900	900	100
114	6270	11	950	950	950	950	950	950	950	100
120	6600	11 1/2	1000	1000	1000	1000	1000	1000	1000	100



PIPE DIA.	APPROX. DTY. DIA.	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	100	100	100	100	100	100	100	100
15	740	2 1/2	125	125	125	125	125	125	125	100
18	990	3	150	150	150	150	150	150	150	100
24	1320	3 1/2	200	200	200	200	200	200	200	100
30	1650	4	250	250	250	250	250	250	250	100
36	1980	4 1/2	300	300	300	300	300	300	300	100
42	2310	5	350	350	350	350	350	350	350	100
48	2640	5 1/2	400	400	400	400	400	400	400	100
54	2970	6	450	450	450	450	450	450	450	100
60	3300	6 1/2	500	500	500	500	500	500	500	100
66	3630	7	550	550	550	550	550	550	550	100
72	3960	7 1/2	600	600	600	600	600	600	600	100
78	4290	8	650	650	650	650	650	650	650	100
84	4620	8 1/2	700	700	700	700	700	700	700	100
90	4950	9	750	750	750	750	750	750	750	100
96	5280	9 1/2	800	800	800	800	800	800	800	100
102	5610	10	850	850	850	850	850	850	850	100
108	5940	10 1/2	900	900	900	900	900	900	900	100
114	6270	11	950	950	950	950	950	950	950	100
120	6600	11 1/2	1000	1000	1000	1000	1000	1000	1000	100



DETAILS - 1

800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

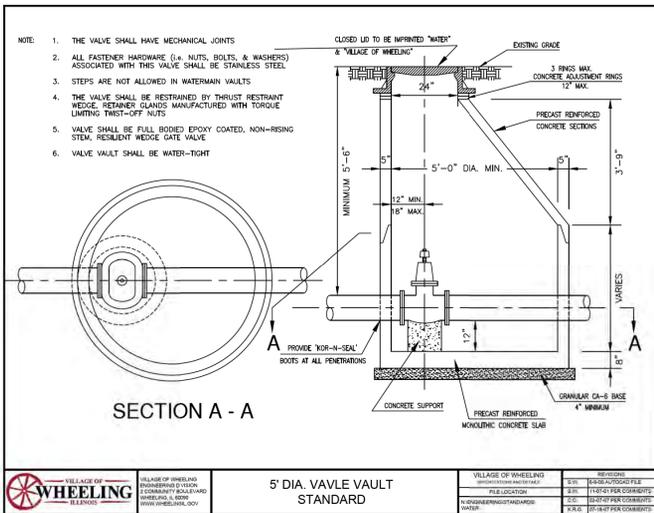
SPACECO INC.

FILENAME: 1642_04_DET01

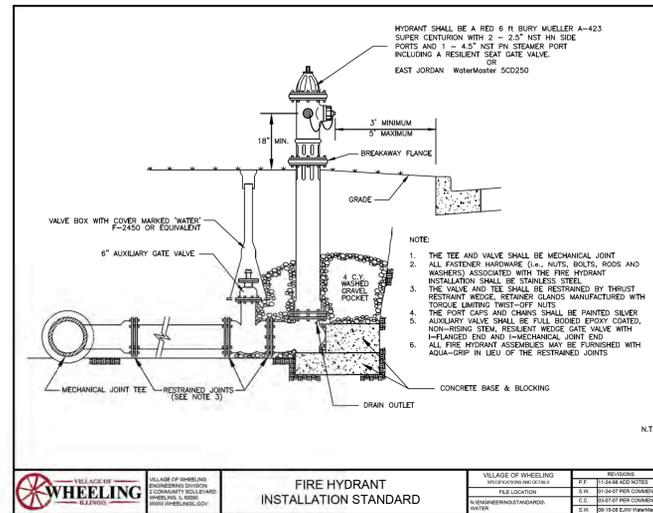
DATE: 09/16/2016

JOB NO. 1642.04

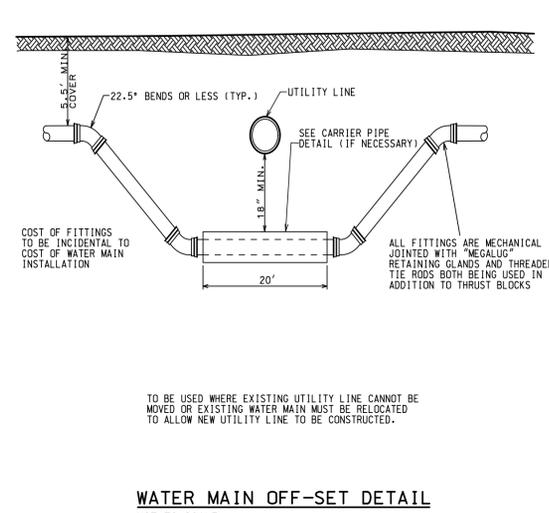
SHEET **D1** 18 OF 22



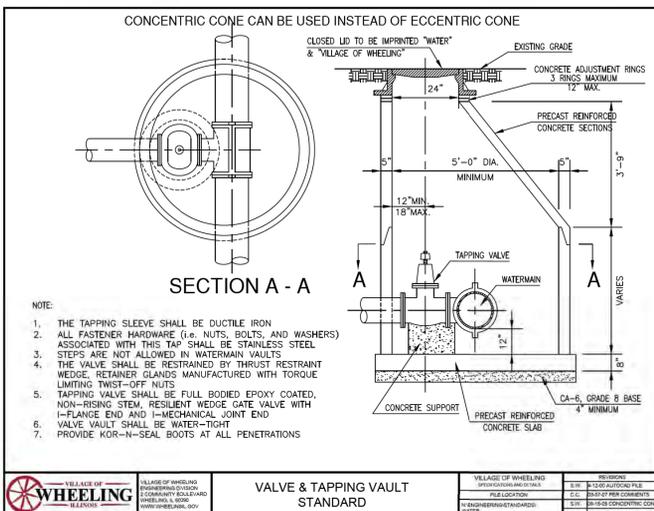
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



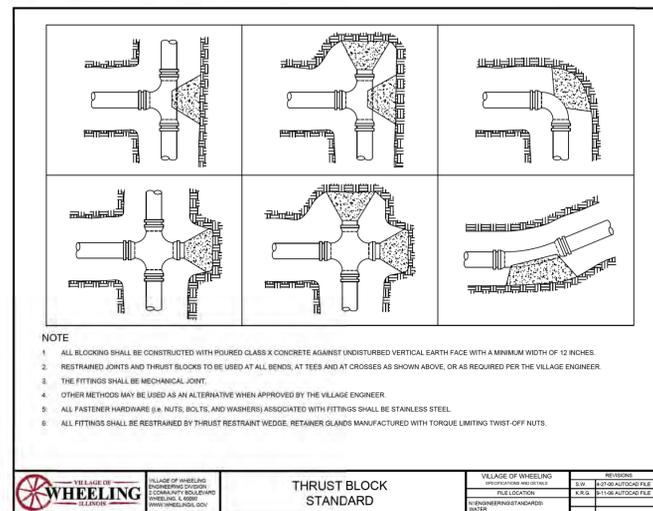
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



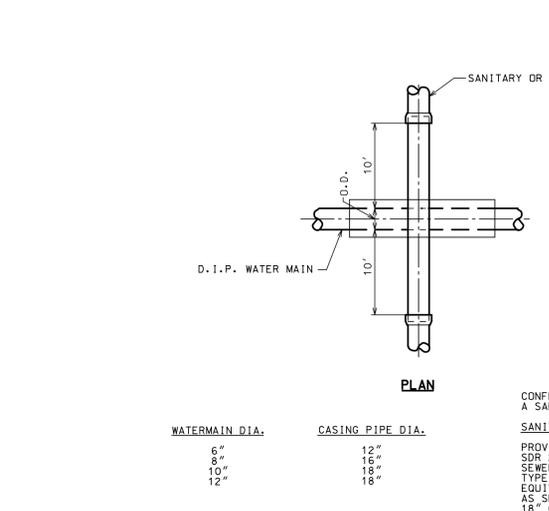
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



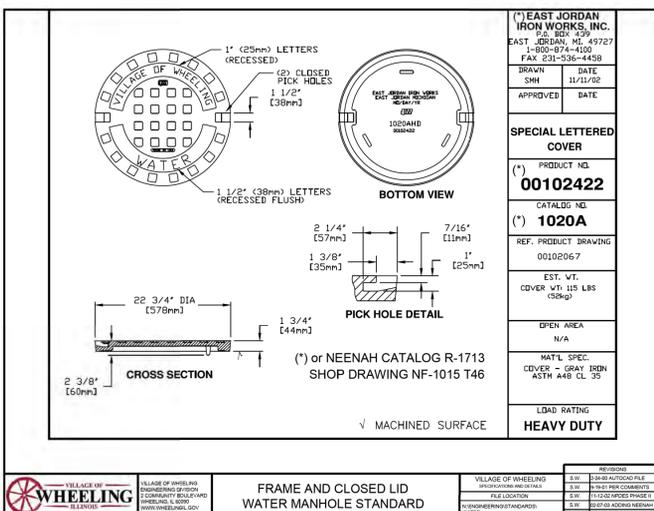
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



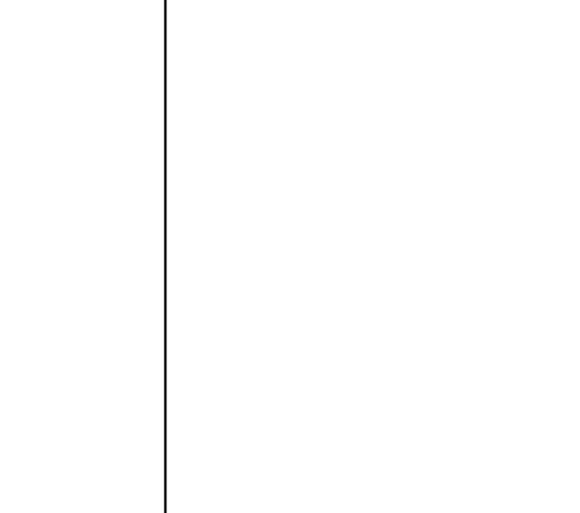
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



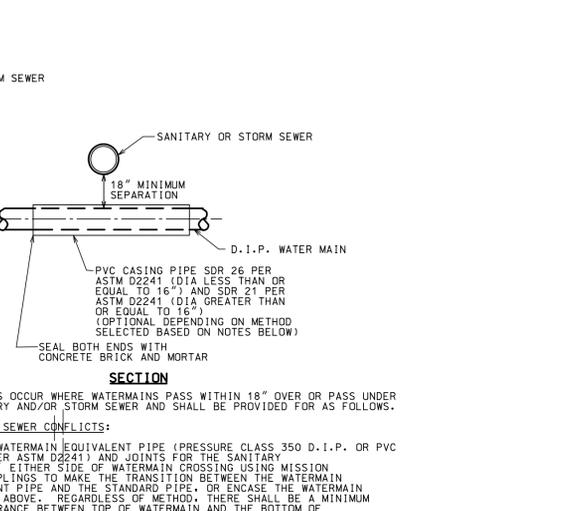
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE



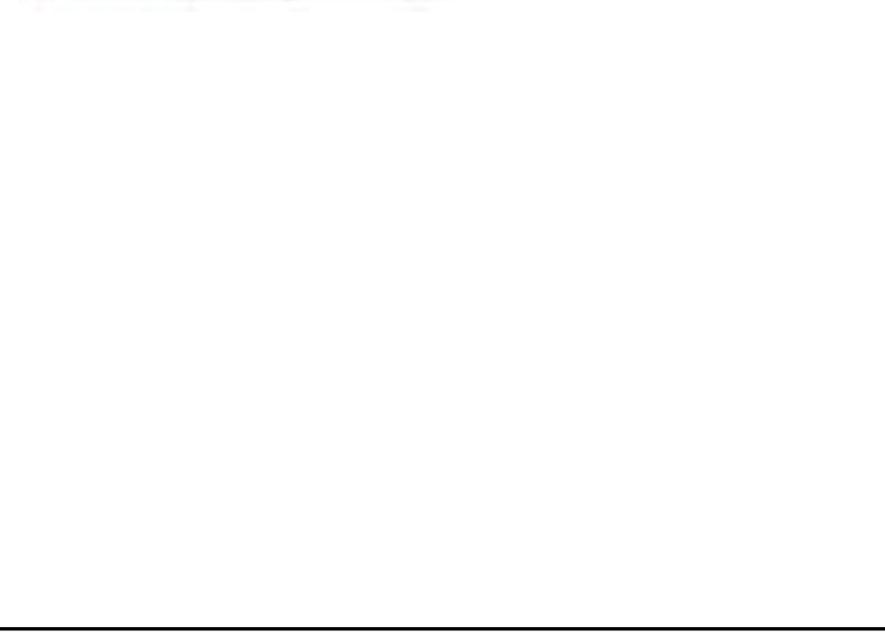
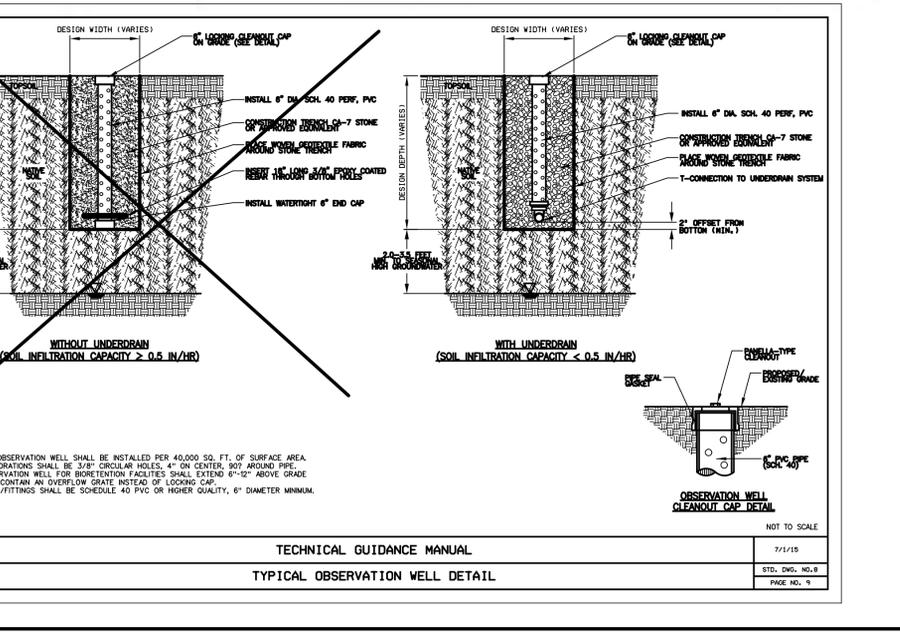
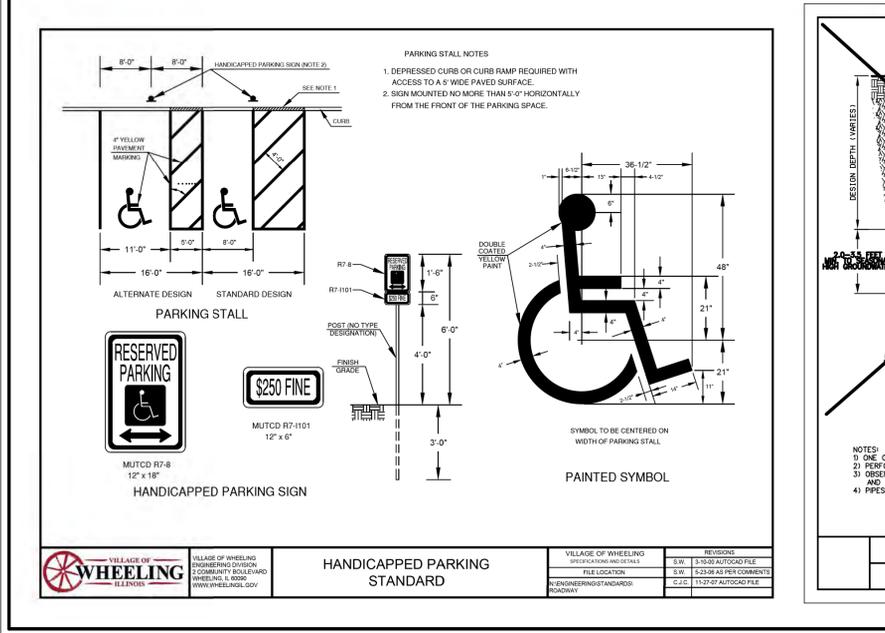
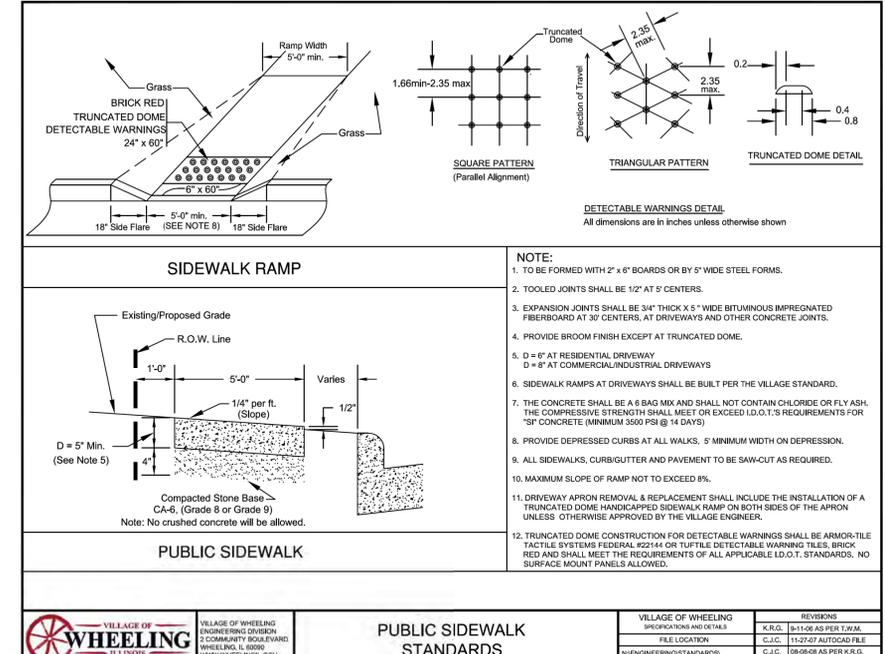
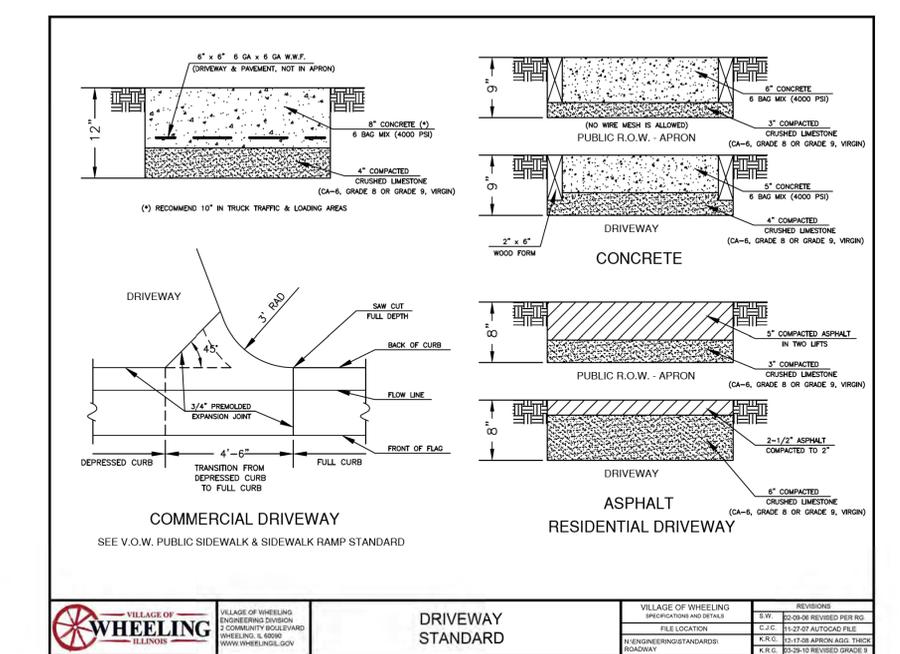
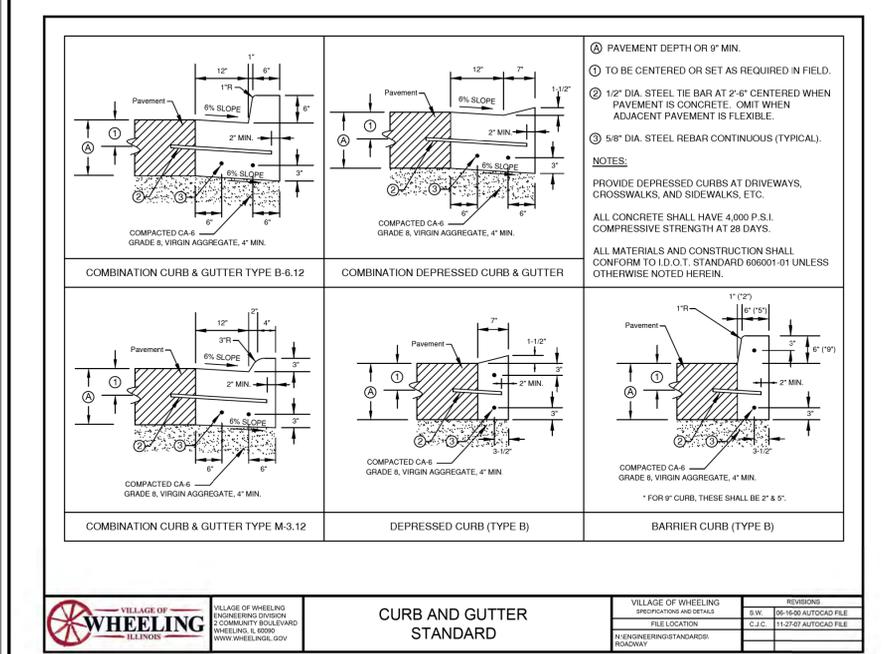
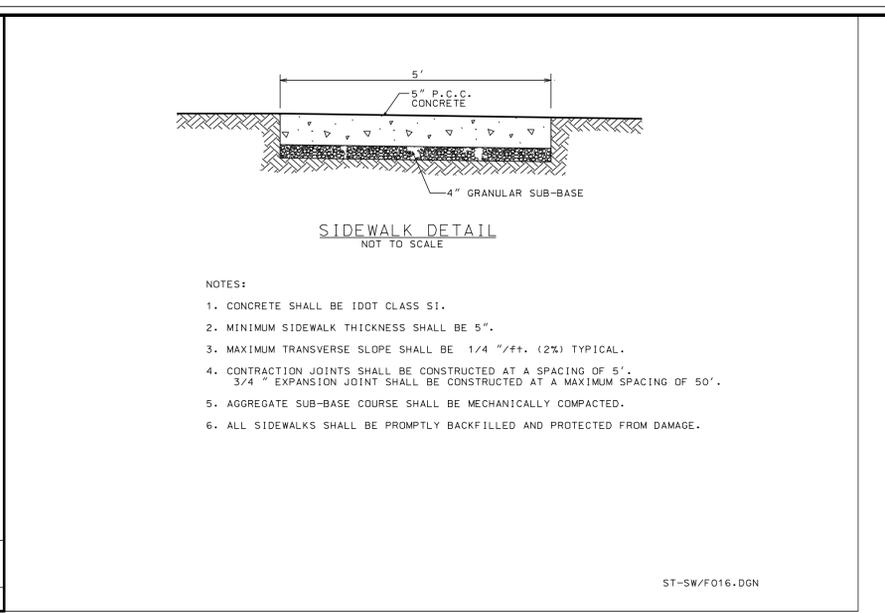
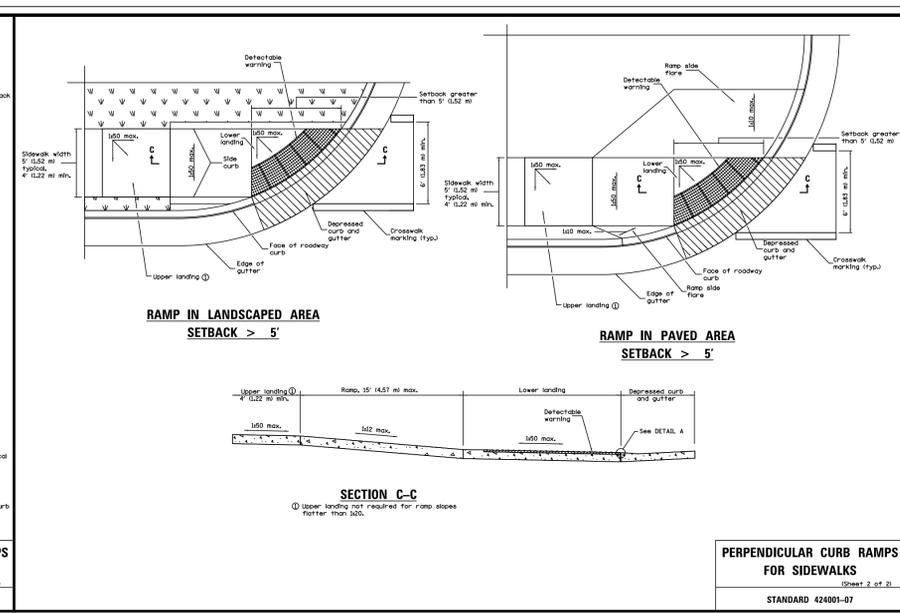
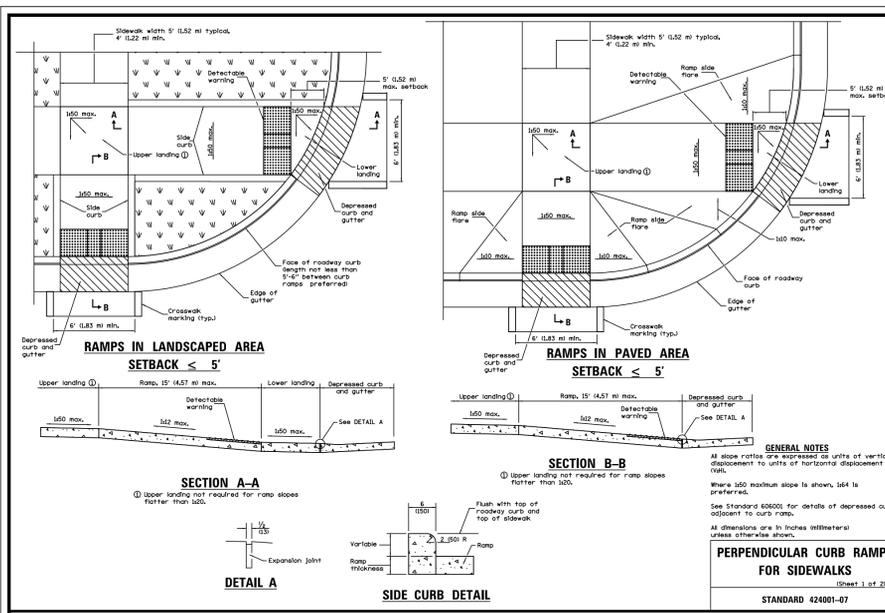
	VILLAGE OF WHEELING ENGINEERING & SURVEYING 1000 W. WHEELING BLVD. WHEELING, IL 60090 WWW.WHEELING-IL.COM	VILLAGE OF WHEELING PROJECT NO. 1642.04 FILE LOCATION N. ENGINEER/PROJECT/STANDARD WATER	REVISED
			S.W. 3/28/04 AUTOCAD FILE S.M. 3/28/04 PER COMMENTS S.R. 7/12/05 PER COMMENTS S.W. 3/28/04 AUTOCAD FILE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 2 800 NORTHGATE PARKWAY WHEELING, ILLINOIS
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 676-4060 Fax: (847) 676-4065
FILENAME: 1642_04_DET02
DATE: 09/16/2016
JOB NO. 1642.04
SHEET D2 19 OF 22



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

SPACECO INC.

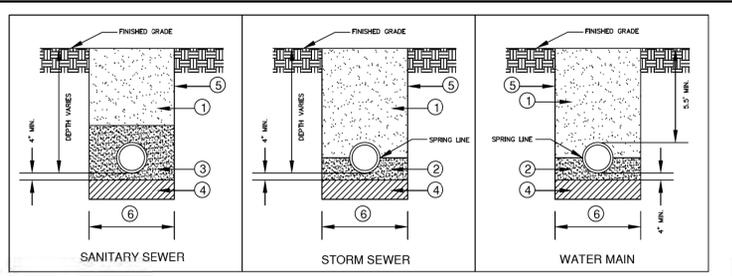
FILENAME:
1642_04_DETO3

DATE:
09/16/2016

JOB NO.
1642.04

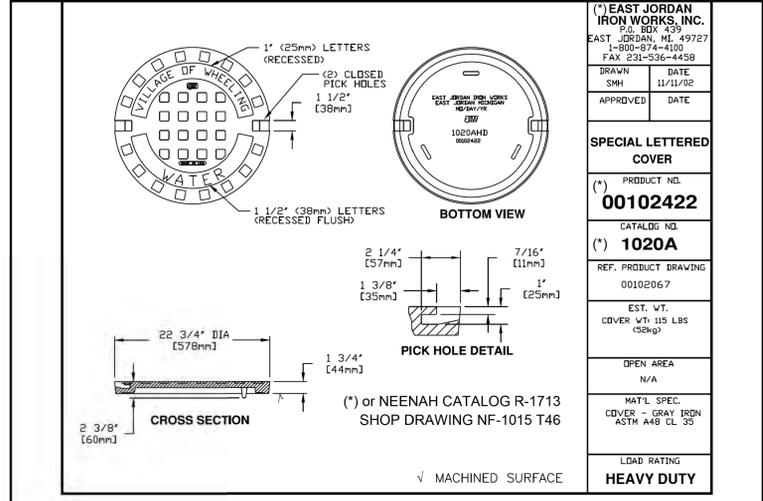
SHEET
D3
20 OF 22

DETAILS - 3
800 NORTHGATE PARKWAY
WHEELING, ILLINOIS



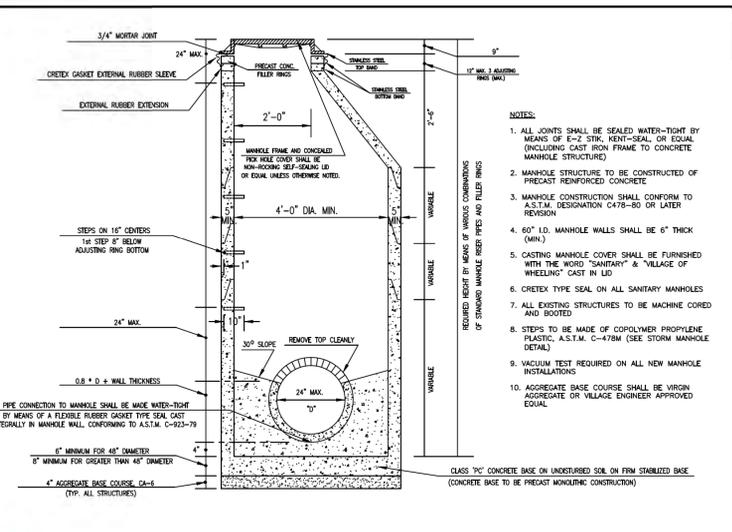
- NOTES:
- BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE 8 OR APPROVED EQUAL) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK EXHAUSTED MATERIAL MAY BE USED IN NON-PAVED AREAS
 - CA-11 OR CA-13 STONE OR OTHER APPROVED SELECT BACKFILL TAMPED INTO PLACE TO SPRING LINE OF PIPE
 - CA-11 OR CA-13 STONE OR OTHER APPROVED SELECT BACKFILL TAMPED TO 12" MINIMUM ABOVE TOP OF PIPE
 - IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
 - TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
 - MAXIMUM TRENCH WIDTH = 18" (1'-0") + O.D. WHEN TRENCH < 5 FEET
= 36" (3'-0") + O.D. WHEN TRENCH > 5 FEET

	VILLAGE OF WHEELING ENGINEERING DIVISION 1200 COMMUNITY COLLEGE BLVD WHEELING, IL 60090 WWW.WHEELING.IL.GOV	TRENCH BACKFILL STANDARD	
		VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS FILE LOCATION N:ENGINEERINGSTANDARDS GENERAL	REVISIONS S.W. 11-20-08 AUTOCAD FILE S.W. 08-09 PER COMMENTS S.W. 11-19-04 NO POLY DRAP C.J.C. 11-20-08 AUTOCAD FILE



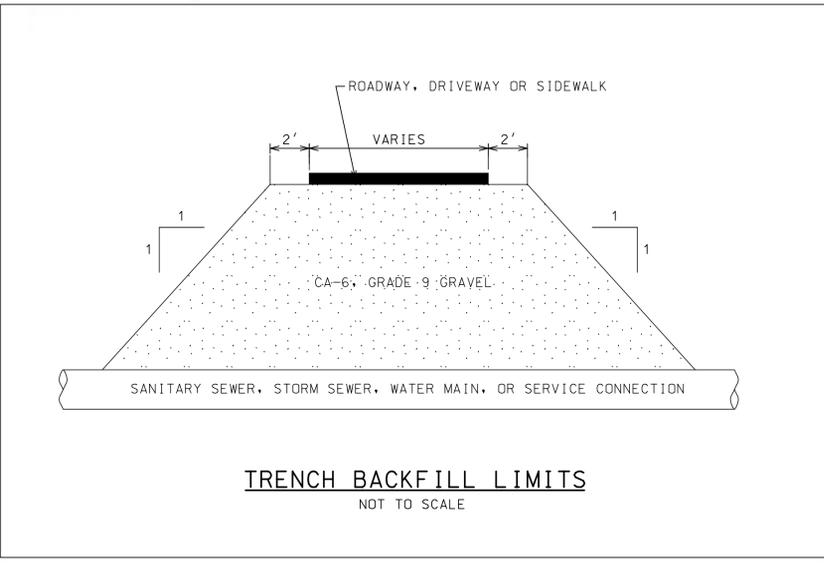
(*) EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, IL 49727 1-800-874-4100 FAX 231-536-4458	
DRAWN SMH	DATE 11/11/08
APPROVED	DATE
SPECIAL LETTERED COVER	
PRODUCT NO. 00102422	
CATALOG NO. 1020A	
REF. PRODUCT DRAWING 00102067	
EST. WT. COVER WT: 115 LBS (52kg)	
OPEN AREA N/A	
MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35	
LOAD RATING HEAVY DUTY	

	VILLAGE OF WHEELING ENGINEERING DIVISION 1200 COMMUNITY COLLEGE BLVD WHEELING, IL 60090 WWW.WHEELING.IL.GOV	FRAME AND CLOSED LID WATER MANHOLE STANDARD	
		VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS FILE LOCATION N:ENGINEERINGSTANDARDS WATER	REVISIONS S.W. 11-20-08 AUTOCAD FILE S.W. 08-09 PER COMMENTS S.W. 11-19-04 PER PHASE II N:ENGINEERINGSTANDARDS WATER



- NOTES:
- ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF 2-2 STRIP, NENT-SEAL OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
 - MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
 - MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
 - 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
 - CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF WHEELING" CAST IN LID
 - ALL EXISTING STRUCTURES TO BE MACHINE CORED AND ROUTED
 - CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
 - STEPS TO BE MADE OF COPOLYMER PROPYLENE PLASTIC, A.S.T.M. C-478M (SEE STORM MANHOLE DETAIL)
 - VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
 - AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL

	VILLAGE OF WHEELING ENGINEERING DIVISION 1200 COMMUNITY COLLEGE BLVD WHEELING, IL 60090 WWW.WHEELING.IL.GOV	SANITARY MANHOLE STANDARD	
		VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS FILE LOCATION N:ENGINEERINGSTANDARDS SANITARY	REVISIONS S.W. 03-09-09 AUTOCAD FILE S.W. 02-02-09 PER COMMENTS D.F. 06-18-08 AS PER COMMENTS C.J.C. 11-27-07 AUTOCAD FILE



NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 4

800 NORTHGATE PARKWAY
WHEELING, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065

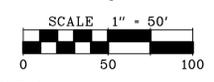
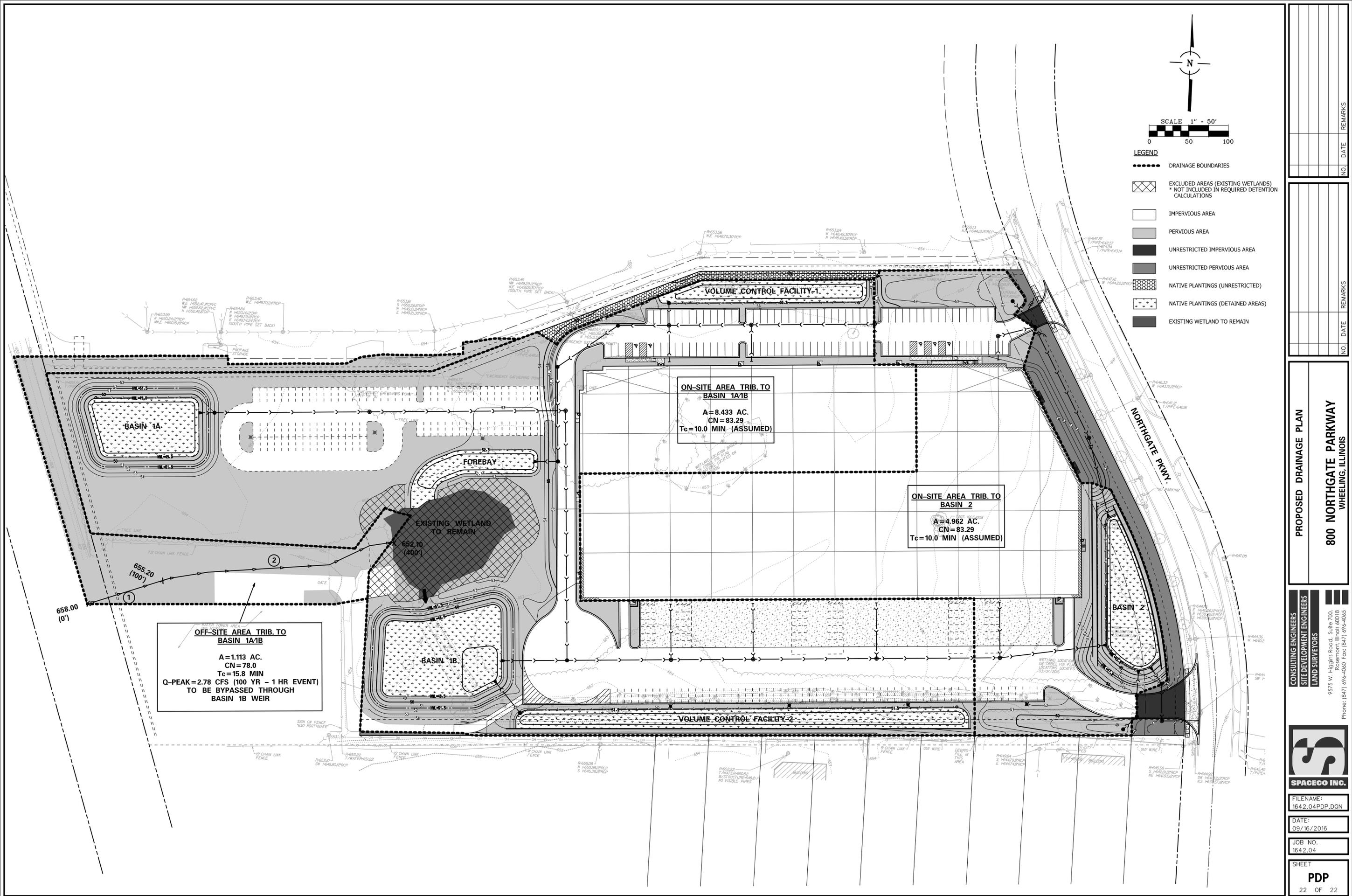


FILENAME:
1642_04_DET04

DATE:
09/16/2016

JOB NO.
1642_04

SHEET
D4
21 OF 22



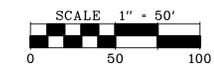
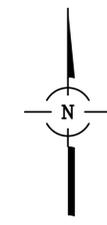
- LEGEND**
- DRAINAGE BOUNDARIES
 - ▨ EXCLUDED AREAS (EXISTING WETLANDS)
* NOT INCLUDED IN REQUIRED DETENTION CALCULATIONS
 - IMPERVIOUS AREA
 - ▒ PERVIOUS AREA
 - UNRESTRICTED IMPERVIOUS AREA
 - ▓ UNRESTRICTED PERVIOUS AREA
 - ▤ NATIVE PLANTINGS (UNRESTRICTED)
 - ▥ NATIVE PLANTINGS (DETAINED AREAS)
 - EXISTING WETLAND TO REMAIN

ON-SITE AREA TRIB. TO BASIN 1A/B
 A = 8.433 AC.
 CN = 83.29
 Tc = 10.0 MIN (ASSUMED)

ON-SITE AREA TRIB. TO BASIN 2
 A = 4.962 AC.
 CN = 83.29
 Tc = 10.0 MIN (ASSUMED)

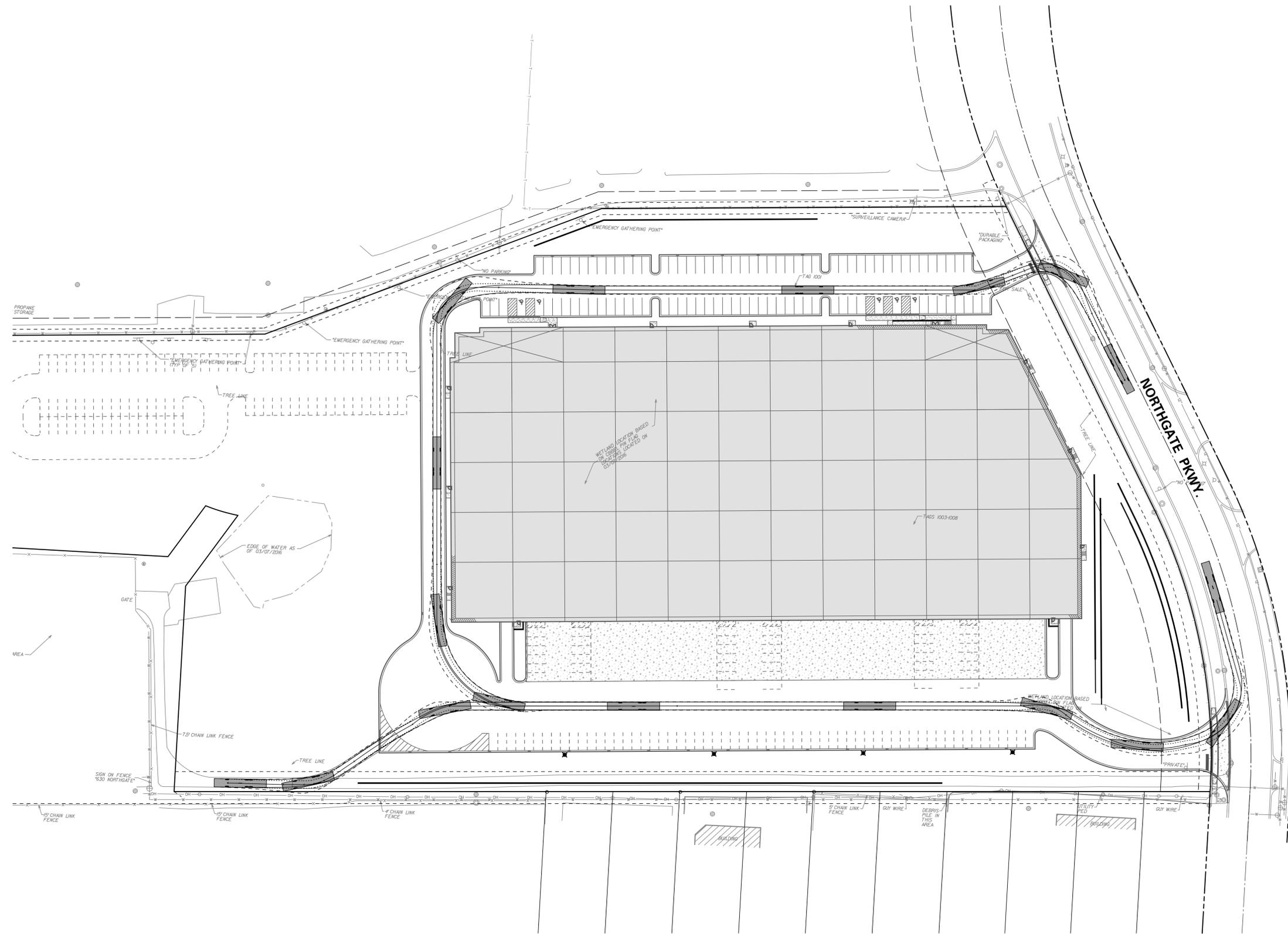
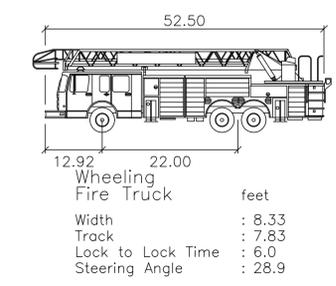
OFF-SITE AREA TRIB. TO BASIN 1A/B
 A = 1.113 AC.
 CN = 78.0
 Tc = 15.8 MIN
 Q-PEAK = 2.78 CFS (100 YR - 1 HR EVENT)
 TO BE BYPASSED THROUGH BASIN 1B WEIR

	NO. DATE REMARKS
	NO. DATE REMARKS
PROPOSED DRAINAGE PLAN 800 NORTHGATE PARKWAY WHEELING, ILLINOIS	
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 676-4060 Fax: (847) 676-4065
SPACECO INC.	
FILENAME: 1642_04PDP.DGN	
DATE: 09/16/2016	
JOB NO. 1642_04	
SHEET PDP 22 OF 22	



VEHICLE ENVELOPES

..... FRONT TIRE PATH
 ——— REAR TIRE PATH
 - - - VEHICLE BODY ENVELOPE



NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRE TRUCK TURNING EXHIBIT

800 NORTHGATE PARKWAY
 WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.

FILENAME:
1642_04EXH-AUTOTURN

DATE:
09/16/2016

JOB NO.
1642_04

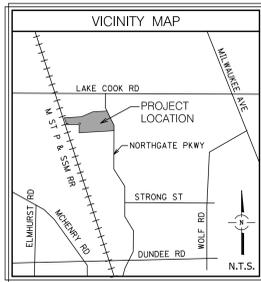
SHEET

AT1

1 OF 1

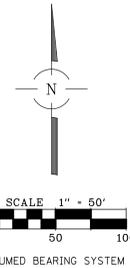
Exhibit received September 21, 2016

A.L.T.A. \ N.S.P.S. LAND TITLE SURVEY



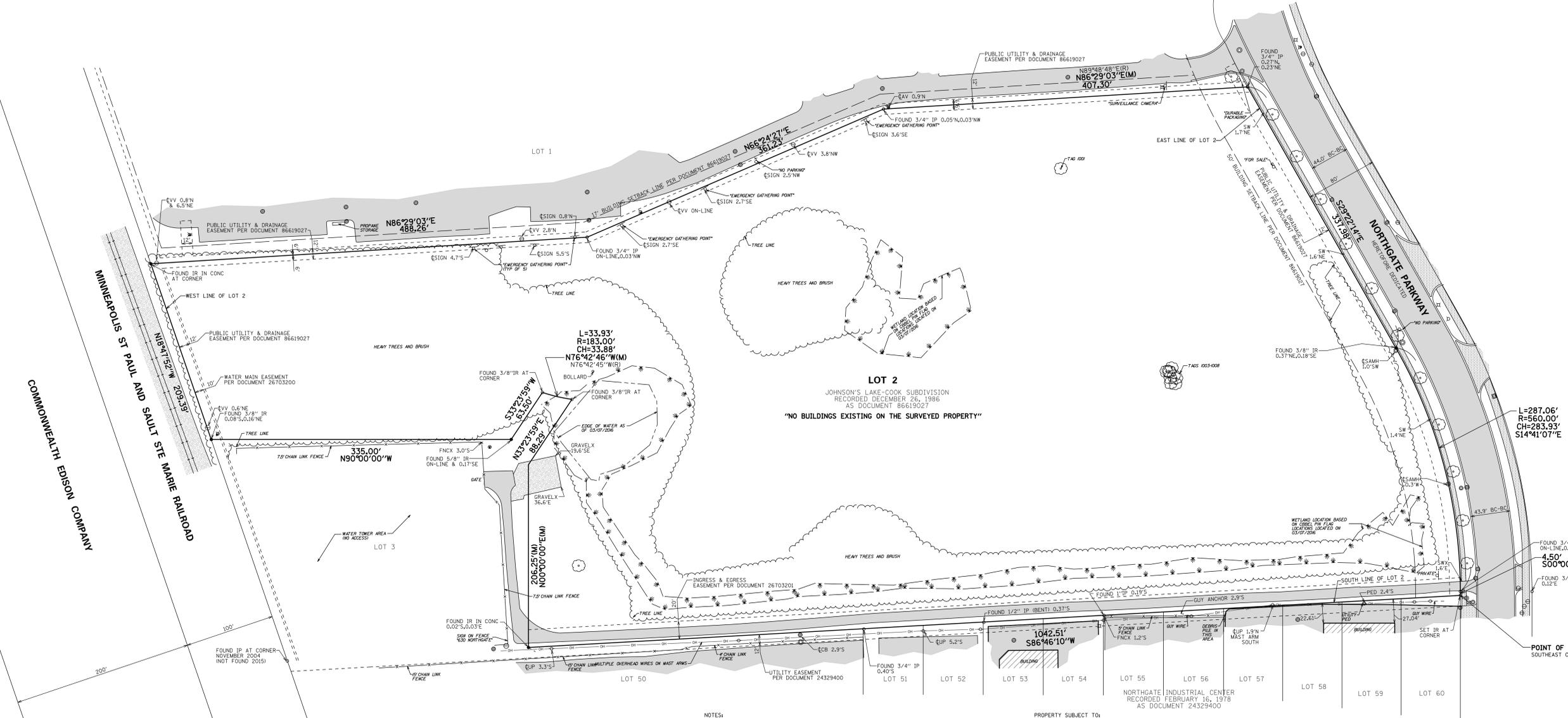
PROPERTY DESCRIPTION (PER TITLE COMMITMENT):
 LOT 2 OF JOHNSON'S LAKE-COOK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY ILLINOIS.

LAKE COOK ROAD



LEGEND

—○—○—	OVERHEAD WIRELESS UTILITY POLES
—○—○—	RAILROAD
—○—○—	FENCE
—○—○—	QUANDRIL
—○—○—	EDGE OF WATER
—○—○—	WETLAND LIMITS
—○—○—	SAFETY MARKER (5MM)
—○—○—	STORM MANHOLE (5MM)
—○—○—	CATCH BASIN
—○—○—	WELT
—○—○—	FLARED END SECTION
—○—○—	ELECTRIC MARKER
—○—○—	TELEPHONE MARKER
—○—○—	ELECTRIC UPRIGHT
—○—○—	CABLE TV UPRIGHT
—○—○—	FIRE HYDRANT
—○—○—	VALVE AND VALVE (WV)
—○—○—	WATER VALVE
—○—○—	B BOX
—○—○—	RESURVEY VALVE (WV)
—○—○—	GAS VALVE
—○—○—	HAND PALE
—○—○—	STREET LIGHT
—○—○—	UTILITY POLE (UP)
—○—○—	TRAFFIC SIGNAL
—○—○—	TRAFFIC SIGNAL BOX
—○—○—	ISLAND
—○—○—	WALDOX
—○—○—	SSW
—○—○—	UNIDENTIFIED MARKER
—○—○—	ROOF-OF-WAY MARKER
—○—○—	DOE
—○—○—	IRON / STEEL ROD
—○—○—	CUT CROSS
—○—○—	PK / AND RAIL
—○—○—	TOP OF CURB
—○—○—	FENCE END
—○—○—	FENCE CORNER
—○—○—	GRAVEL CORNER
—○—○—	IRON ROD
—○—○—	RECORDED RECORD
—○—○—	ASPHALT
—○—○—	CONCRETE
—○—○—	GRAVEL



NOTES:
 THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO./ORDER NO. 1401 008978481 DI WITH EFFECTIVE DATE: MAY 24, 2016.
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL 811. AT 1-800-955-0123.
 ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-00157.
 TAX P.I.A. (PER TITLE COMMITMENT): 03-03-200-026-0000
 ADDRESS (PER COOK COUNTY GIS): 800 NORTHGATE PARKWAY WHEELING, ILLINOIS 60090 (TABLE A ITEM 2)
 BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0081, MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)
 PROPERTY SURVEYED CONTAINS 607,428 SQUARE FEET, OR 13.945 ACRES, MORE OR LESS. (TABLE A ITEM 4)
 THE CURRENT ZONING FOR THE SURVEYED PROPERTY IS I-3 GENERAL INDUSTRIAL, BASED ON THE OFFICIAL ZONING MAP OF THE VILLAGE OF WHEELING, MAP LAST UPDATED OCTOBER 26, 2005. (TABLE A ITEM 6A)
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE A ITEM 16)
 THERE IS NO OBSERVABLE EVIDENCE OF THE SURVEYED SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PROPERTY SUBJECT TO:
 C 10. TERMS, CONDITIONS, PROVISIONS, AND LIMITATIONS CONTAINED IN THE ORDINANCE MADE BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING REGARDING THE DEDICATION OF NORTHGATE PARKWAY RECORDED JANUARY 10, 1979 AS DOCUMENT 2479255.
 (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR DETAILS.)
 D 11. GRANT OF EASEMENT RECORDED JULY 26, 1983 AS DOCUMENT 26703200 AND MADE BY WILLIAM R. JOHNSON TO THE VILLAGE OF WHEELING, A MUNICIPAL CORPORATION OF COOK COUNTY, ILLINOIS, SAID PERPETUAL EASEMENT IS FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF A WATER MAIN AND RIGHT TO ENTER UPON THE EASEMENT, UNDER, OVER AND ACROSS THE WESTERLY 10 FEET OF THE LAND. (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.)
 E 12. GRANT OF EASEMENT FOR INGRESS AND EGRESS RECORDED JULY 26, 1983 AS DOCUMENT 26703201 MADE BY WILLIAM R. JOHNSON TO THE VILLAGE OF WHEELING, A MUNICIPAL CORPORATION OF COOK COUNTY, ILLINOIS, OVER THE SOUTHERLY 20 FEET OF THE LAND. (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.)
 F 13. A 12 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE WESTERLY, NORTHERLY AND EASTERLY LINES OF THE LAND AS SHOWN ON PLAT OF JOHNSON'S LAKE-COOK SUBDIVISION RECORDED DECEMBER 26, 1986 AS DOCUMENT 86619027.
 (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.)
 G 14. A 50 FOOT BUILDING SETBACK LINE AS DEPICTED ON PLAT OF JOHNSON'S LAKE-COOK SUBDIVISION RECORDED DECEMBER 26, 1986 AS DOCUMENT 86619027.
 (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.)
 H 15. A 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE NORTHERLY LINE OF THE LAND AS SHOWN ON PLAT OF JOHNSON'S LAKE-COOK SUBDIVISION AFORESAID.
 (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.)
 I 16. COVENANT CONTAINED ON PLAT OF JOHNSON'S LAKE-COOK SUBDIVISION RECORDED DECEMBER 26, 1986 AS DOCUMENT 86619027 STATING THAT DETENTION WILL BE PROVIDED UPON THE DEVELOPMENT OF THE LAND.
 (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)
 J 17. THE LAND IS TO PROVIDE SANITARY SERVICE TO LOT 3 UPON DEVELOPMENT OF THE LAND AS SHOWN ON JOHNSON'S LAKE-COOK SUBDIVISION RECORDED DECEMBER 26, 1986 AS DOCUMENT 86619027.
 (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 I, C. BRIAN BLUMSBURY, a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6/01, 8 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 31, 2016.
 GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF JUNE, 2016 IN ROSEMONT, ILLINOIS.
 C. Brian Blumsbury
 C. BRIAN BLUMSBURY, P.E., No. 035-2841
 LICENSE EXPIRES 11-30-2016
 blumsbury@spacecoinc.com
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)



THE RECORD DISTANCES AND BEARINGS OF LOT 2 FAIL TO FORM A CLOSED FIGURE, DEVIATING 23.7 FEET IN THE NORTH-SOUTH DIRECTION AND 10.3 FEET IN THE EAST-WEST DIRECTION.

Exhibit received September 21, 2016

PREPARED FOR:
 HAMILTON PARTNERS
 1130 LAKE COOK ROAD, SUITE 190
 BUFFALO GROVE, ILLINOIS 60089

REVISIONS:	SPACECO INC.	CONSULTING ENGINEERS	DATE: 06/01/2016
		SITE DEVELOPMENT ENGINEERS	JOB NO: 1642
		LAND SURVEYORS	FILENAME: 1642ALTA-02
		9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018	SHEET 1 OF 1
		Phone: (847) 696-4060 Fax: (847) 696-4065	

Traffic Impact Study

Proposed Warehouse/Distribution Facility

Wheeling, Illinois



Prepared for

HAMILTON
PARTNERS

Prepared by

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

October 3, 2016

Exhibit received October 4, 2016

1. Introduction

This report summarizes the results of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed warehouse/distribution facility to be located in Wheeling, Illinois. The site, which is currently vacant, is located on the west side of Northgate Parkway approximately one tenth of a mile south of Lake Cook Road. As proposed, the development is to contain a single building with approximately 181,100 square feet of warehouse/distribution space. Access to the development will be provided via two full movement access drives on Northgate Parkway.

The purpose of this study was to examine existing traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the development.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development-generated traffic
- Vehicle trip generation for the proposed development
- Projected traffic conditions, including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to development access and the adjacent roadway network

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

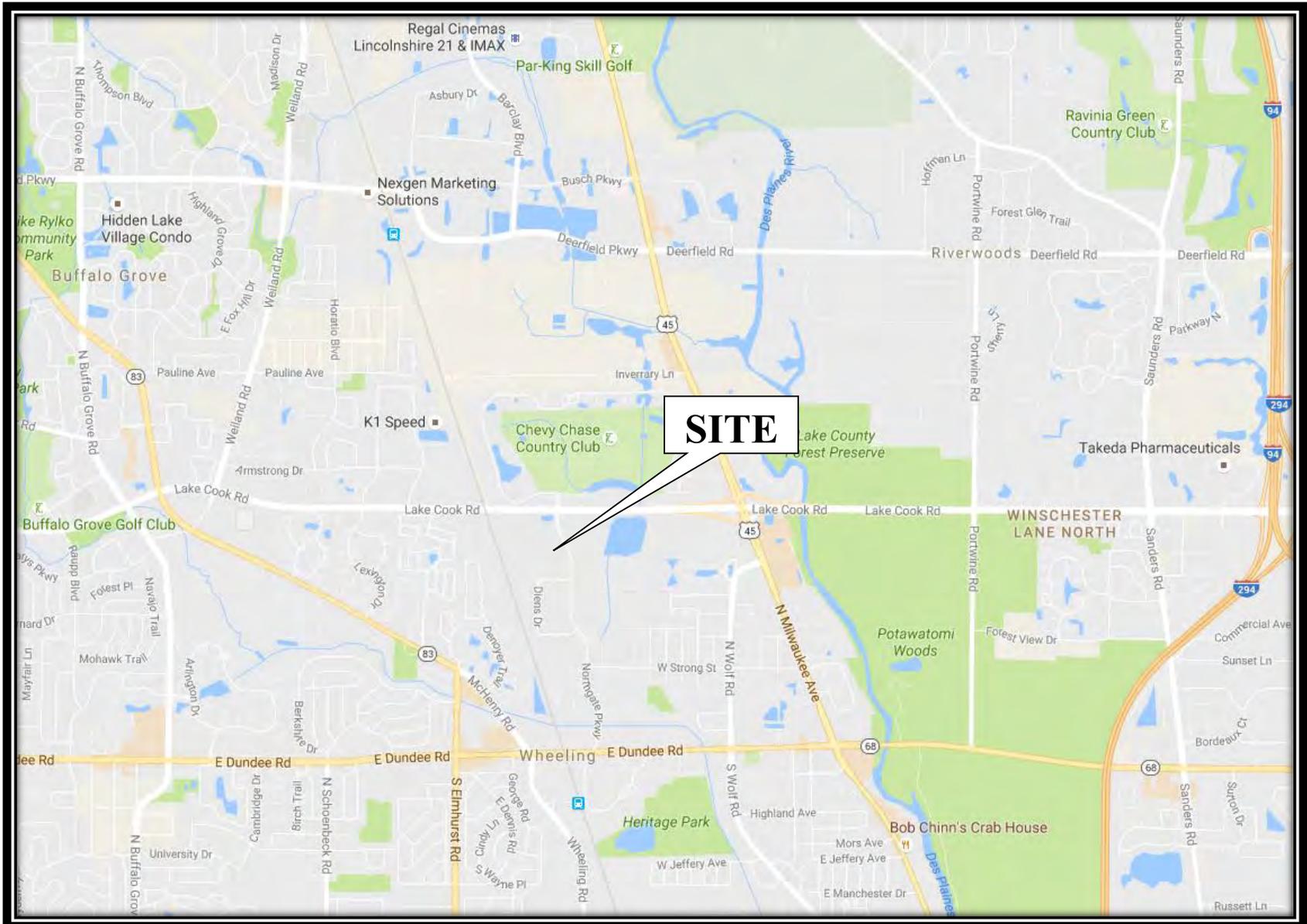
The site, which is currently vacant, is located on the west side of Northgate Parkway approximately one-tenth of a mile south of Lake Cook Road and is bounded by Durable Packaging International to the north, Wieland Metals to the east, the Northgate Business Center to the south, and the Wisconsin Central Railroad to the west. **Figure 1** shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site.

Existing Roadway System Characteristics

The characteristics of the existing roads that surround the proposed development are described below and shown in **Figure 3**.

Lake Cook Road is an east-west arterial roadway that within the vicinity of the site generally provides three lanes in each direction. At its signalized intersection with Northgate Parkway, Lake Cook Road provides an exclusive left-turn lane, three exclusive through lanes, and an exclusive right-turn lane on both approaches. Its traffic signal with Northgate Parkway is fully actuated with left-turn protected/permissive with right-turn overlap phases provided on all approaches. Lake Cook Road is under the jurisdiction of the Cook County Department of Transportation and Highways and is classified as a strategic regional arterial (SRA) by the Illinois Department of Transportation (IDOT). Lake Cook Road has a posted speed limit of 45 miles per hour (mph), carries an Annual Average Daily Traffic (AADT) volume of 37,200 vehicles per day west of Northgate Parkway and 39,400 vehicles per day east of Northgate Parkway as reported by IDOT in 2014, and is classified as a class two truck route between U.S. 12 and I-94 by IDOT.

Northgate Parkway is a north-south local roadway that extends from Johnson Drive south to the Wheeling Metra Station and in the vicinity of the site provides one lane in each direction separated by a striped median. At its signalized intersection with Lake Cook Road, Northgate Parkway provides an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane on both approaches. Northgate Parkway is under the jurisdiction of the Village of Wheeling and has a posted speed limit of 30 mph.



Site Location

Figure 1

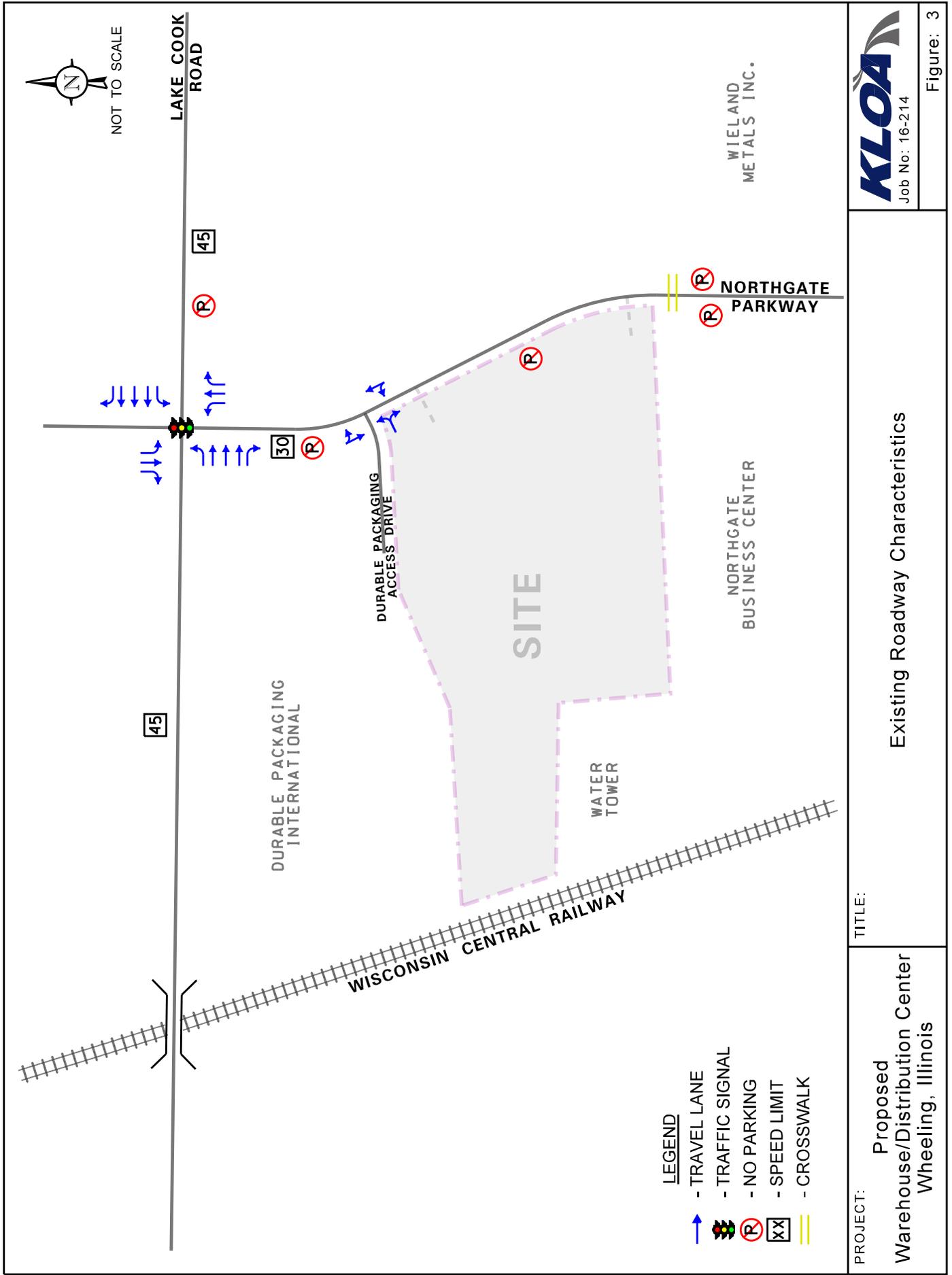
Warehouse/Distribution Facility
Wheeling, Illinois



Aerial View of Site Location

Figure 2

*Warehouse/Distribution Facility
Wheeling, Illinois*



Proposed Lake Cook Road Improvements

Cook County's 2016-2020 Transportation Program lists Lake Cook Road as a future improvement project. As proposed, Lake Cook Road will be widened to provide three through lanes in each direction from Buffalo Grove Road to Hastings Drive, located approximately three-fifths of a mile west of Northgate Parkway, where Lake Cook Road currently narrows from three to two lanes in each direction. Construction on Lake Cook Road is currently anticipated to begin in 2018 and finish in 2019. Furthermore, the Lake Cook Road bridge over the Wisconsin Central Railroad, west of Northgate Parkway, is currently undergoing maintenance work.

Existing Traffic Volumes

In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period traffic classification counts at the following intersections:

- Lake Cook Road with Northgate Parkway
- Northgate Parkway with the Durable Packaging Access Drive

The traffic counts were conducted on Wednesday, September 7, 2016 during the morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:00 A.M. to 8:00 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. **Figure 4A** illustrates the total existing peak hour traffic volumes and **Figure 4B** illustrates the existing truck peak hour traffic volumes. Summaries of the traffic counts are located in the Appendix. It should be noted that construction on Lake Cook Road for bridge repairs had begun when the traffic counts were conducted and that one lane in each direction was closed on Lake Cook Road several hundred feet west of Northgate Parkway.

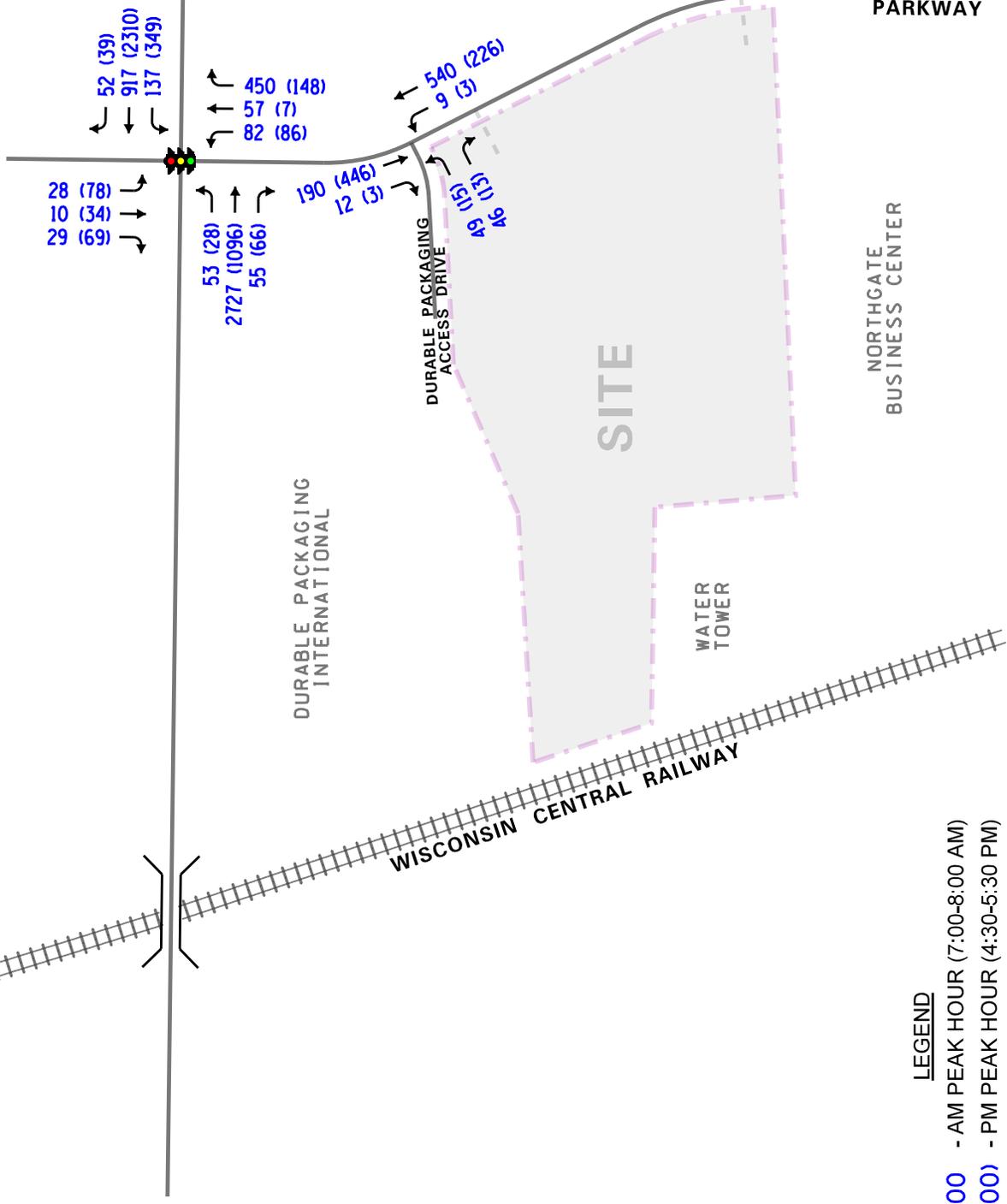
Traffic Observations

Field observations conducted during the same peak hours as the traffic counts showed that northbound traffic queues on Northgate Parkway briefly extended past the Durable Packaging access drive several times during the weekday morning peak hour. This is the result of the heavy volume of northbound right-turning traffic onto Lake Cook Road. The northbound traffic queues did not interfere with the operations of the intersection of Northgate Parkway and the Durable Packaging access drive due to courtesy gaps and traffic queues normally clearing every cycle. Furthermore, vehicles turning left or traveling through at Lake Cook Road were observed to regularly bypass the northbound right-turn queues by driving on the median.



NOT TO SCALE

LAKE COOK ROAD



WIELAND METALS INC.

NORTHGATE PARKWAY

NORTHGATE BUSINESS CENTER

SITE

WATER TOWER

DURABLE PACKAGING INTERNATIONAL

WISCONSIN CENTRAL RAILWAY

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

TITLE:

Existing Passenger Vehicle and Truck Traffic Volumes

PROJECT:

Proposed Warehouse/Distribution Center Wheeling, Illinois



Figure: 4A



NOT TO SCALE

LAKE COOK ROAD

1 (8)
26 (20)
4 (19)

1 (1)
54 (23)
3 (2)

1 (1)
1 (0)

7 (0)
1 (0)

21 (7)
2 (0)

DURABLE PACKAGING INTERNATIONAL

DURABLE PACKAGING ACCESS DRIVE

SITE

WATER TOWER

WISCONSIN CENTRAL RAILWAY

NORTHGATE PARKWAY

NORTHGATE BUSINESS CENTER

WIELAND METALS INC.

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

TITLE:

PROJECT: Proposed Warehouse/Distribution Center Wheeling, Illinois

Existing Truck Traffic Volumes



Figure: 4B

Accident Analysis

KLOA, Inc. obtained accident data from IDOT for the past five years (2010 to 2014) for the intersection of Lake Cook Road with Northgate Parkway. **Table 1** summarizes the accident data for the intersection. A review of the accident data revealed that no fatalities were reported.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

Table 1

LAKE COOK ROAD WITH NORTHGATE PARKWAY ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	3	6	2	2	1	14
2011	-	-	3	1	2	1	7
2012	-	-	3	1	6	1	11
2013	-	1	8	-	3	-	11
2014	-	-	<u>13</u>	<u>3</u>	<u>3</u>	-	<u>19</u>
Total	0	4	33	7	16	3	62
Average/Year	0	>1.0	6.6	1.4	3.2	>1.0	12.4

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

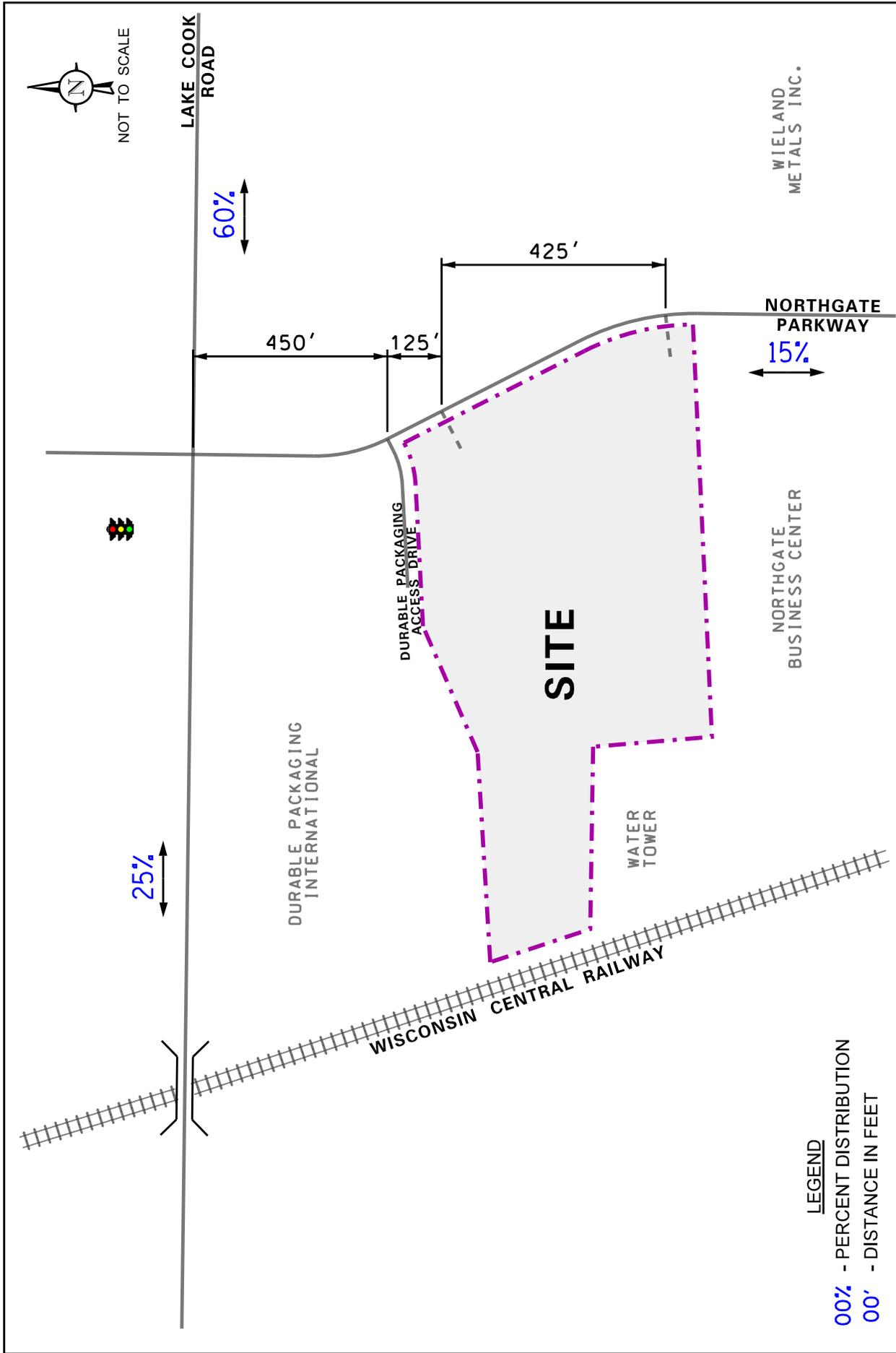
As proposed, the development is to consist of a warehouse/distribution building containing approximately 181,100 square feet of space. The following summarizes the proposed access to the development:

- *North Access Drive.* This access drive is proposed to be located on the west side of Northgate Parkway at the north end of the site approximately 125 feet (centerline to centerline) south of the Durable Packaging International access drive. As proposed, this access drive will allow full movements and will be restricted to employee traffic only. The access drive will provide one inbound lane and one outbound lane under stop sign control. Similar to other access drives in the vicinity, inbound left turns will be accommodated by the existing striped median.
- *South Access Drive.* This access drive is proposed to be located on the west side of Northgate Parkway at the south end of the site, approximately 425 feet (centerline to centerline) south of the north access drive and opposite the Wieland Metals middle access drive. As proposed, this access drive will allow full movements and will allow both employee and truck traffic. The access drive will provide one inbound lane and one outbound lane under stop sign control. Similar to other access drives in the vicinity, inbound left turns will be accommodated by the existing striped median. In addition, the access drive will be designed with larger radii in order to accommodate the turning truck traffic.

The preliminary site plan prepared by Ware Malcomb and dated August 26, 2016 can be found in the Appendix.

Directional Distribution of Site Traffic

The directions from which development-generated traffic will approach and depart the site were estimated based on the existing travel patterns, as determined from the traffic counts. **Figure 5A** illustrates the estimated directional distribution for passenger vehicles and **Figure 5B** illustrates the estimated directional distribution for trucks.





NOT TO SCALE

LAKE COOK ROAD

60%

WIELAND METALS INC.

425'

450'

125'

NORTHGATE PARKWAY

10%

WIELAND METALS INC.

NORTHGATE BUSINESS CENTER

SITE

DURABLE PACKAGING ACCESS DRIVE

DURABLE PACKAGING INTERNATIONAL

WATER TOWER

WISCONSIN CENTRAL RAILWAY

30%

LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

TITLE:

PROJECT:

Proposed Warehouse/Distribution Center Wheeling, Illinois

Estimated Truck Directional Distribution



Job No: 16-214

Figure: 5B

Site Traffic Generation

As stated previously, the development is proposed to consist of approximately 181,100 square feet of warehouse/distribution space. The estimate of the peak hour traffic that will be generated by the development was based on the trip generation rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. **Table 2** shows the estimated peak hour traffic to be generated by the development separated by passenger vehicles and trucks. Based on information provided in the *Trip Generation Manual*, it was determined that trucks would represent 20 percent of the total traffic generated by the development during the peak hours. It should be noted that to provide a conservative (worst-case) analysis, the warehouse trip rates were used as opposed to the distribution center trip rates to estimate the peak hour traffic as the warehouse rates were higher.

Table 2
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Land Use/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two- Way Trips
		In	Out	Total	In	Out	Total	Total
150	Warehouse (181,100 s.f.)							
	Passenger Vehicles	34	9	43	11	34	45	658
	Trucks	<u>9</u>	<u>2</u>	<u>11</u>	<u>3</u>	<u>9</u>	<u>12</u>	<u>164</u>
	Total	43	11	54	14	43	57	822

4. Projected Traffic Conditions

The projected Year 2022 traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distributions (Figures 5A and 5B). **Figure 6A** illustrates the passenger vehicle traffic assignment and **Figure 6B** illustrates the truck traffic assignment for the development.

Background Traffic Conditions

The existing traffic volumes (Figure 4A) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Chicago Metropolitan Agency for Planning (CMAP) *2040 Forecast of Population, Households and Employment* an increase of 0.75 percent per year over six years (buildout year plus five years) for a total of four and a half percent was applied to the existing traffic volumes to obtain projected Year 2022 traffic volumes. In addition, traffic that will be generated by the proposed nearby retail development on Northgate Parkway to be located in the northeast quadrant of the intersection of Dundee Road (IL 68) with Northgate Parkway and the Wheeling Town Center development to be located on the south side of Dundee Road were added to the Year 2022 traffic volumes. A copy of the CMAP traffic projections letter can be found in the Appendix.

Projected Year 2022 Traffic Volumes

Projected Year 2022 traffic volumes include the existing traffic volumes, the additional background growth, and the traffic estimated to be generated by the proposed development. **Figure 7** shows the projected Year 2022 traffic volumes.



NOT TO SCALE

LAKE COOK ROAD

20 (6)

6 (20)
0 (0)
2 (9)

9 (3)

DURABLE PACKAGING ACCESS DRIVE

SITE

WATER TOWER

WISCONSIN CENTRAL RAILWAY

NORTHGATE PARKWAY

NORTHGATE BUSINESS CENTER

WIELAND METALS INC.

29 (9)
8 (29)

9 (3)
20 (6)

6 (9)
1 (9)
3 (9)

1 (3)
9 (3)

2 (9)
0 (2)

3 (3)
2 (3)

LEGEND

00 - AM PEAK HOUR (7:00-8:00 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

PROJECT:

Proposed Warehouse/Distribution Center Wheeling, Illinois

TITLE:

Estimated Site-Generated Passenger Vehicle Traffic Volumes



Job No: 16-214

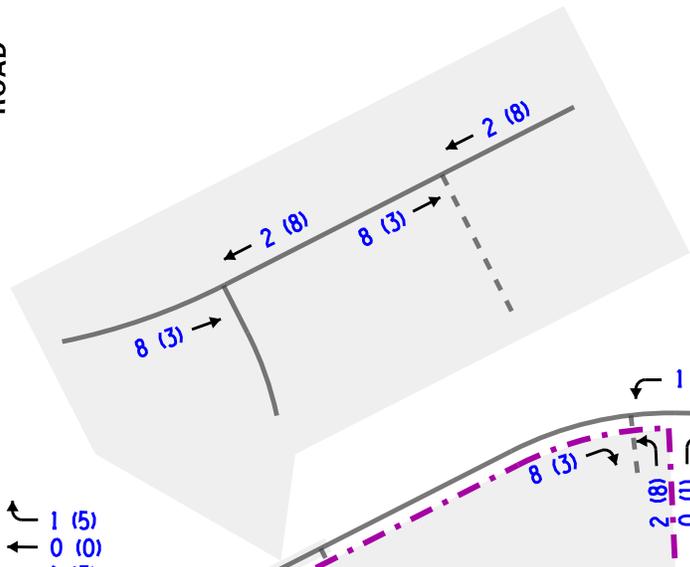
Figure: 6A



NOT TO SCALE

LAKE COOK ROAD

5 (2)
3 (1)
1 (5)
0 (0)
1 (3)



WIELAND METALS INC.

NORTHGATE PARKWAY

1 (0)
2 (8)
0 (1)

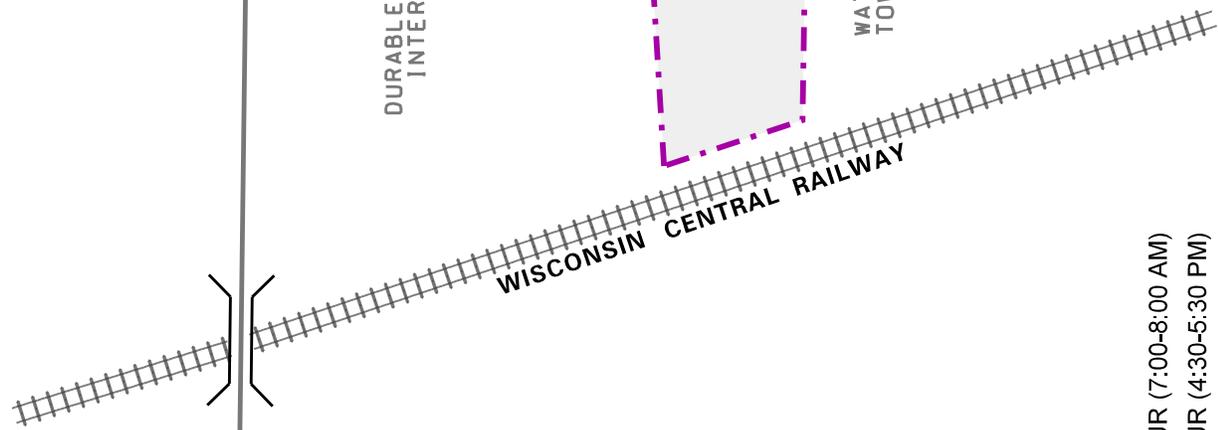
8 (3)

DURABLE PACKAGING ACCESS DRIVE

SITE

NORTHGATE BUSINESS CENTER

WATER TOWER



WISCONSIN CENTRAL RAILWAY

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

TITLE:

PROJECT:

Proposed Warehouse/Distribution Center Wheeling, Illinois

Estimated Site-Generated Truck Traffic Volumes

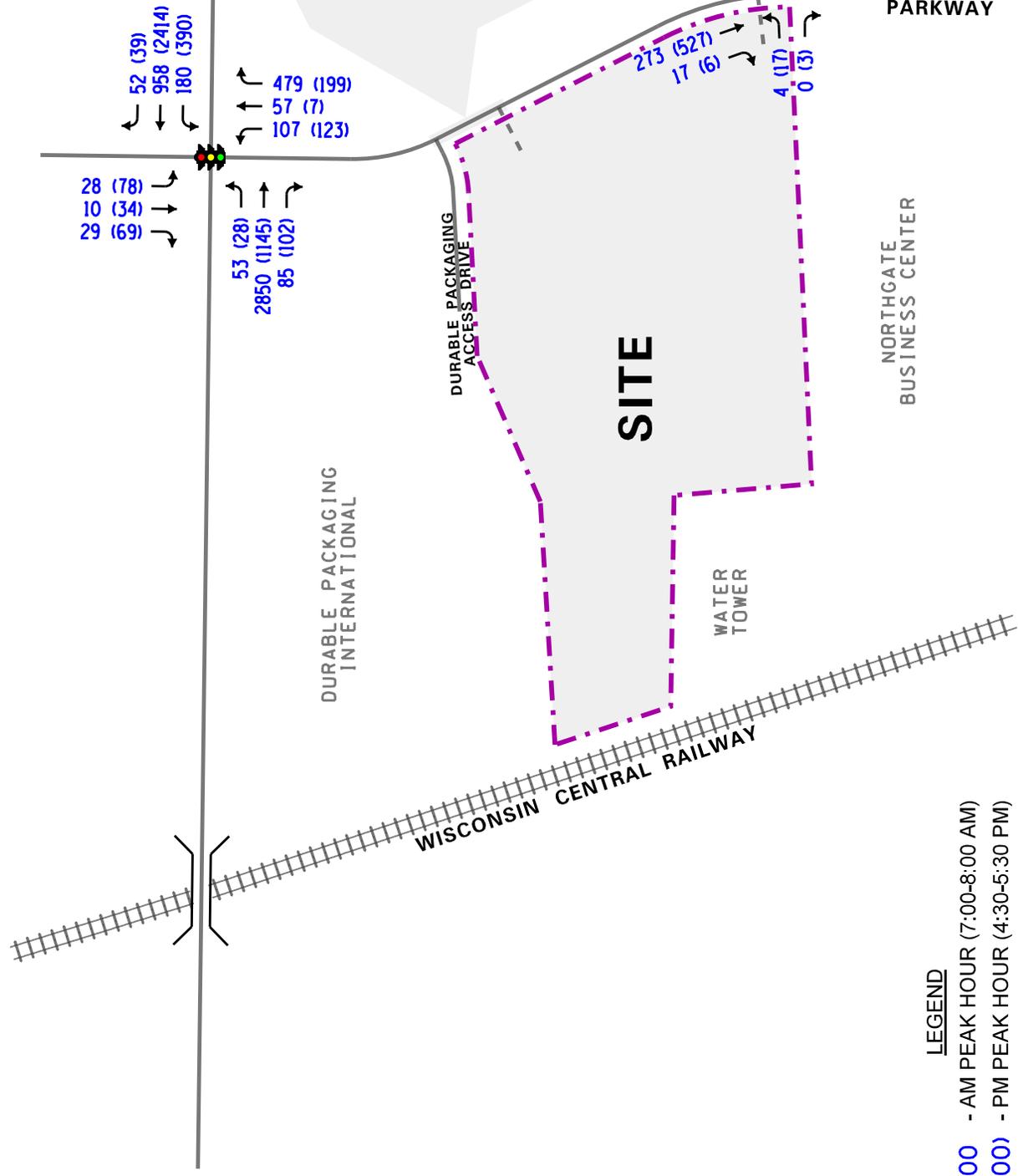


Figure: 6B



NOT TO SCALE

LAKE COOK ROAD



WIELAND METALS INC.

NORTHGATE PARKWAY

NORTHGATE BUSINESS CENTER

SITE

WATER TOWER

DURABLE PACKAGING INTERNATIONAL

WISCONSIN CENTRAL RAILWAY

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

TITLE:

Total Projected Traffic Volumes

PROJECT: Proposed Warehouse/Distribution Center Wheeling, Illinois



Figure: 7

5. Traffic Evaluation

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to provide an indication of how well the roadway facilities will serve the anticipated traffic demands placed upon them assuming the projected Year 2022 traffic volumes.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak periods for the existing (Year 2016) and future projected (Year 2022) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and analyzed using Synchro 8 computer software. The analyses for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and projected Year 2022 traffic volumes are presented in **Tables 3** and **4**. A discussion of the intersections follows. It should be noted that truck percentages were adjusted to reflect the anticipated increase in truck traffic as a result of the proposed development. Summary sheets for the capacity analyses are included in the Appendix.

Table 3

INTERSECTION LEVEL OF SERVICE AND DELAY – EXISTING CONDITIONS

Intersection	Morning Peak Hour		Evening Peak Hour	
	LOS	Delay	LOS	Delay
Lake Cook Road with Northgate Parkway¹				
• Overall	C	32.6	B	16.3
• Eastbound Approach	C	33.9	B	14.6
• Westbound Approach	B	18.0	B	14.3
• Northbound Approach	D	54.0	C	29.5
• Southbound Approach	C	29.9	D	39.4
Northgate Parkway with Durable Packaging Access Drive²				
• Eastbound Approach	C	16.0	B	13.4
• Northbound Left Turn	A	0.1	A	0.0
LOS - Level of Service Delay is measured in seconds.				
¹ Signalized Intersection				
² Unsignalized Intersection				

Table 4

INTERSECTION LEVEL OF SERVICE AND DELAY – FUTURE CONDITIONS

Intersection	Morning Peak Hour		Evening Peak Hour	
	LOS	Delay	LOS	Delay
Lake Cook Road with Northgate Parkway¹				
• Overall	D	38.1	C	20.9
• Eastbound Approach	D	38.2	B	18.1
• Westbound Approach	C	26.7	B	18.9
• Northbound Approach	E	59.6	D	38.1
• Southbound Approach	C	29.6	D	39.1
Northgate Parkway with Durable Packaging Access Drive²				
• Eastbound Approach	C	19.3	C	15.6
• Northbound Left Turn	A	0.3	A	0.1
Northgate Parkway with North Access Drive²				
• Eastbound Approach	C	16.6	C	16.5
• Northbound Left Turn	A	0.1	A	0.0
Northgate Parkway with South Access Drive²				
• Eastbound Approach	C	24.0	C	21.1
• Northbound Left Turn	A	0.1	A	0.1
LOS - Level of Service				
Delay is measured in seconds.				
¹ Signalized Intersection				
² Unsignalized Intersection				

Results of the Capacity Analyses

The following summarizes the results of the capacity analyses:

Lake Cook Road with Northgate Parkway

The results of the capacity analyses indicate that this intersection is currently operating at a good Level of Service (LOS) C or better during the weekday morning and evening peak hours. It should be noted that during the morning peak hour, the northbound approach is experiencing longer delays primarily due to the high volume of northbound right-turn movements. Based on traffic observations, northbound traffic queues occasionally extend past the Durable Packaging access drive but generally clear within one to two cycles. Under future conditions, this intersection is expected to operate at an acceptable LOS D or better during the weekday morning and evening peak hours although northbound right-turn traffic queues are expected to increase primarily due to background growth. As such, the intersection will have sufficient reserve capacity to accommodate the additional traffic to be generated by the development.

Northgate Parkway with Durable Packaging Access Drive

The results of the capacity analyses indicate that the critical movements at this intersection are currently operating at a good LOS C or better during the weekday morning and evening peak hours. Under future conditions, the critical movements at this intersection are expected to continue operating at a good LOS C or better during both peak hours. As such, the intersection will have sufficient reserve capacity to accommodate the additional traffic to be generated by the development.

Northgate Parkway with North Access Drive

This access drive is proposed to be located on the west side of Northgate Parkway at the north end of the site and approximately 125 feet (centerline to centerline) south of the Durable Packaging access drive. As proposed, this access drive will provide full movement access to the development restricted to passenger vehicles only. The access drive will provide one inbound lane and one outbound lane under stop sign control. The results of the capacity analyses indicate that the critical movements at this intersection, including the northbound left turns which will be accommodated by the existing striped median, are projected to operate at a good LOS C or better during both peak hours.

Northgate Parkway with South Access Drive

This access drive is proposed to be located on the west side of Northgate Parkway at the south end of the site approximately 425 feet south of the north access drive opposite the Wieland Metals middle access drive and will provide full movement access to the development for both passenger vehicles and trucks. The access drive will provide one inbound lane and one outbound lane under stop sign control. In addition, this access drive will be designed with larger radii in order to accommodate the turning truck traffic. The results of the capacity analyses indicate that the critical movements at the intersection are projected to operate at a good LOS C or better during both peak hours.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been determined:

- The proposed facility will not generate a significant amount of vehicular or truck traffic.
- The results of the capacity analyses show that the existing roadway system generally has sufficient reserve capacity to accommodate the additional traffic to be generated by the proposed development.
- The proposed access system will be adequate in accommodating both passenger vehicle and truck traffic.
- Providing two access drives, one designated for passenger vehicles and the other designated for trucks, will ensure that safe access and on-site circulation are provided.

Appendix

**Traffic Count Summary Sheets
Preliminary Site Plan
Year 2040 CMAP Letter
Level of Service Criteria
Capacity Analysis Summary Sheets**

Traffic Count Summary Sheets

*Warehouse/Distribution Facility
Wheeling, Illinois*





Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Lake Cook Road and Northgate Parkway
Site Code:
Start Date: 09/07/2016
Page No: 1

Turning Movement Data

Start Time	Lake Cook Road Eastbound						Lake Cook Road Westbound						Northgate Parkway Northbound						Northgate Parkway Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
6:00 AM	0	9	335	18	0	362	0	27	78	11	0	116	0	8	5	28	0	41	0	2	4	7	0	13	532
6:15 AM	0	24	430	22	0	476	0	39	152	11	0	202	0	8	8	37	0	53	0	0	2	4	0	6	737
6:30 AM	0	8	571	44	0	623	0	47	166	16	0	229	0	18	5	60	0	83	0	3	3	3	0	9	944
6:45 AM	0	14	577	33	0	624	0	50	219	9	0	278	0	19	5	60	0	84	0	9	1	10	0	20	1006
Hourly Total	0	55	1913	117	0	2085	0	163	615	47	0	825	0	53	23	185	0	261	0	14	10	24	0	48	3219
7:00 AM	0	21	644	21	1	686	0	42	198	14	0	254	0	33	14	99	0	146	0	8	4	5	1	17	1103
7:15 AM	0	13	683	7	0	703	0	36	232	12	0	280	0	23	16	102	0	141	0	5	5	8	0	18	1142
7:30 AM	0	11	795	14	1	820	0	26	228	13	0	267	0	9	7	100	0	116	0	7	0	11	1	18	1221
7:45 AM	0	8	605	13	0	626	0	33	259	13	0	305	0	17	20	141	0	178	0	8	1	5	0	14	1123
Hourly Total	0	53	2727	55	2	2835	0	137	917	52	0	1106	0	82	57	442	0	581	0	28	10	29	2	67	4589
8:00 AM	0	8	707	12	0	727	0	27	207	8	0	242	0	13	4	124	0	141	0	10	1	3	0	14	1124
8:15 AM	0	16	572	12	0	600	0	28	213	4	0	245	0	18	11	106	0	135	0	6	3	6	0	15	995
8:30 AM	0	7	511	13	0	531	0	22	296	8	0	326	0	11	1	127	0	139	0	8	1	8	0	17	1013
8:45 AM	1	16	524	14	0	555	0	26	243	2	0	271	0	14	3	104	0	121	0	12	1	5	0	18	965
Hourly Total	1	47	2314	51	0	2413	0	103	959	22	0	1084	0	56	19	461	0	536	0	36	6	22	0	64	4097
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:30 PM	1	1	268	27	0	297	0	52	468	1	0	521	0	21	6	38	0	65	0	30	10	23	0	63	946
3:45 PM	0	10	315	21	0	346	0	46	459	5	0	510	0	18	3	46	0	67	0	5	1	15	0	21	944
Hourly Total	1	11	583	48	0	643	0	98	927	6	0	1031	0	39	9	84	0	132	0	35	11	38	0	84	1890
4:00 PM	0	2	306	23	0	331	0	68	484	5	0	557	0	17	2	49	0	68	0	30	16	49	0	95	1051
4:15 PM	0	6	309	15	0	330	0	60	550	11	0	621	0	19	5	33	0	57	0	18	4	14	0	36	1044
4:30 PM	0	10	256	18	0	284	0	81	528	9	0	618	0	19	0	52	1	71	0	17	7	21	0	45	1018
4:45 PM	0	7	274	17	0	298	0	96	553	9	0	658	0	18	0	24	0	42	0	20	8	18	0	46	1044
Hourly Total	0	25	1145	73	0	1243	0	305	2115	34	0	2454	0	73	7	158	1	238	0	85	35	102	0	222	4157
5:00 PM	0	5	286	16	0	307	0	83	594	12	0	689	0	21	3	38	0	62	0	30	16	20	0	66	1124
5:15 PM	0	6	280	14	1	300	0	84	635	9	1	728	0	28	4	32	0	64	0	11	3	10	0	24	1116
5:30 PM	0	10	278	21	0	309	0	70	526	7	0	603	0	22	2	36	0	60	0	16	10	22	0	48	1020
5:45 PM	0	10	278	20	0	308	2	58	500	13	0	573	0	24	4	24	0	52	0	23	4	5	0	32	965
Hourly Total	0	31	1122	71	1	1224	2	295	2255	41	1	2593	0	95	13	130	0	238	0	80	33	57	0	170	4225
6:00 PM	0	5	262	23	0	290	0	43	500	11	0	554	0	22	1	20	0	43	0	21	7	14	0	42	929
6:15 PM	0	4	215	17	0	236	0	55	421	4	0	480	0	22	3	26	0	51	0	7	5	12	0	24	791
Grand Total	2	231	10281	455	3	10969	2	1199	8709	217	1	10127	0	442	132	1506	1	2080	0	306	117	298	2	721	23897
Approach %	0.0	2.1	93.7	4.1	-	-	0.0	11.8	86.0	2.1	-	-	0.0	21.3	6.3	72.4	-	-	0.0	42.4	16.2	41.3	-	-	-
Total %	0.0	1.0	43.0	1.9	-	45.9	0.0	5.0	36.4	0.9	-	42.4	0.0	1.8	0.6	6.3	-	8.7	0.0	1.3	0.5	1.2	-	3.0	-
Lights	2	224	10038	438	-	10702	2	1160	8505	204	-	9871	0	427	125	1446	-	1998	0	287	110	281	-	678	23249
% Lights	100.0	97.0	97.6	96.3	-	97.6	100.0	96.7	97.7	94.0	-	97.5	-	96.6	94.7	96.0	-	96.1	-	93.8	94.0	94.3	-	94.0	97.3
Buses	0	1	17	3	-	21	0	2	15	0	-	17	0	0	0	1	-	1	0	2	0	5	-	7	46

% Buses	0.0	0.4	0.2	0.7	-	0.2	0.0	0.2	0.2	0.0	-	0.2	-	0.0	0.0	0.1	-	0.0	-	0.7	0.0	1.7	-	1.0	0.2
Single-Unit Trucks	0	2	153	8	-	163	0	13	128	5	-	146	0	7	2	35	-	44	0	6	3	7	-	16	369
% Single-Unit Trucks	0.0	0.9	1.5	1.8	-	1.5	0.0	1.1	1.5	2.3	-	1.4	-	1.6	1.5	2.3	-	2.1	-	2.0	2.6	2.3	-	2.2	1.5
Articulated Trucks	0	4	73	6	-	83	0	24	60	8	-	92	0	7	3	24	-	34	0	11	1	5	-	17	226
% Articulated Trucks	0.0	1.7	0.7	1.3	-	0.8	0.0	2.0	0.7	3.7	-	0.9	-	1.6	2.3	1.6	-	1.6	-	3.6	0.9	1.7	-	2.4	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	1	2	0	-	3	0	0	3	0	-	3	7
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.2	1.5	0.0	-	0.1	-	0.0	2.6	0.0	-	0.4	0.0
Pedestrians	-	-	-	-	3	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Lake Cook Road and Northgate
Parkway
Site Code:
Start Date: 09/07/2016
Page No: 4

Turning Movement Peak Hour Data (7:00 AM)

Start Time	Lake Cook Road Eastbound						Lake Cook Road Westbound						Northgate Parkway Northbound						Northgate Parkway Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	21	644	21	1	686	0	42	198	14	0	254	0	33	14	99	0	146	0	8	4	5	1	17	1103
7:15 AM	0	13	683	7	0	703	0	36	232	12	0	280	0	23	16	102	0	141	0	5	5	8	0	18	1142
7:30 AM	0	11	795	14	1	820	0	26	228	13	0	267	0	9	7	100	0	116	0	7	0	11	1	18	1221
7:45 AM	0	8	605	13	0	626	0	33	259	13	0	305	0	17	20	141	0	178	0	8	1	5	0	14	1123
Total	0	53	2727	55	2	2835	0	137	917	52	0	1106	0	82	57	442	0	581	0	28	10	29	2	67	4589
Approach %	0.0	1.9	96.2	1.9	-	-	0.0	12.4	82.9	4.7	-	-	0.0	14.1	9.8	76.1	-	-	0.0	41.8	14.9	43.3	-	-	-
Total %	0.0	1.2	59.4	1.2	-	61.8	0.0	3.0	20.0	1.1	-	24.1	0.0	1.8	1.2	9.6	-	12.7	0.0	0.6	0.2	0.6	-	1.5	-
PHF	0.000	0.631	0.858	0.655	-	0.864	0.000	0.815	0.885	0.929	-	0.907	0.000	0.621	0.713	0.784	-	0.816	0.000	0.875	0.500	0.659	-	0.931	0.940
Lights	0	52	2668	52	-	2772	0	133	878	51	-	1062	0	78	57	423	-	558	0	27	10	26	-	63	4455
% Lights	-	98.1	97.8	94.5	-	97.8	-	97.1	95.7	98.1	-	96.0	-	95.1	100.0	95.7	-	96.0	-	96.4	100.0	89.7	-	94.0	97.1
Buses	0	0	5	0	-	5	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	2	-	2	9
% Buses	-	0.0	0.2	0.0	-	0.2	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	6.9	-	3.0	0.2
Single-Unit Trucks	0	0	40	1	-	41	0	3	24	1	-	28	0	1	0	11	-	12	0	1	0	1	-	2	83
% Single-Unit Trucks	-	0.0	1.5	1.8	-	1.4	-	2.2	2.6	1.9	-	2.5	-	1.2	0.0	2.5	-	2.1	-	3.6	0.0	3.4	-	3.0	1.8
Articulated Trucks	0	1	14	2	-	17	0	1	13	0	-	14	0	3	0	8	-	11	0	0	0	0	-	0	42
% Articulated Trucks	-	1.9	0.5	3.6	-	0.6	-	0.7	1.4	0.0	-	1.3	-	3.7	0.0	1.8	-	1.9	-	0.0	0.0	0.0	-	0.0	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Lake Cook Road and Northgate
Parkway
Site Code:
Start Date: 09/07/2016
Page No: 6

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Lake Cook Road Eastbound						Lake Cook Road Westbound						Northgate Parkway Northbound						Northgate Parkway Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	10	256	18	0	284	0	81	528	9	0	618	0	19	0	52	1	71	0	17	7	21	0	45	1018
4:45 PM	0	7	274	17	0	298	0	96	553	9	0	658	0	18	0	24	0	42	0	20	8	18	0	46	1044
5:00 PM	0	5	286	16	0	307	0	83	594	12	0	689	0	21	3	38	0	62	0	30	16	20	0	66	1124
5:15 PM	0	6	280	14	1	300	0	84	635	9	1	728	0	28	4	32	0	64	0	11	3	10	0	24	1116
Total	0	28	1096	65	1	1189	0	344	2310	39	1	2693	0	86	7	146	1	239	0	78	34	69	0	181	4302
Approach %	0.0	2.4	92.2	5.5	-	-	0.0	12.8	85.8	1.4	-	-	0.0	36.0	2.9	61.1	-	-	0.0	43.1	18.8	38.1	-	-	-
Total %	0.0	0.7	25.5	1.5	-	27.6	0.0	8.0	53.7	0.9	-	62.6	0.0	2.0	0.2	3.4	-	5.6	0.0	1.8	0.8	1.6	-	4.2	-
PHF	0.000	0.700	0.958	0.903	-	0.968	0.000	0.896	0.909	0.813	-	0.925	0.000	0.768	0.438	0.702	-	0.842	0.000	0.650	0.531	0.821	-	0.686	0.957
Lights	0	27	1073	63	-	1163	0	335	2290	31	-	2656	0	86	6	140	-	232	0	75	32	64	-	171	4222
% Lights	-	96.4	97.9	96.9	-	97.8	-	97.4	99.1	79.5	-	98.6	-	100.0	85.7	95.9	-	97.1	-	96.2	94.1	92.8	-	94.5	98.1
Buses	0	0	2	1	-	3	0	1	1	0	-	2	0	0	0	0	-	0	0	1	0	1	-	2	7
% Buses	-	0.0	0.2	1.5	-	0.3	-	0.3	0.0	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	-	1.3	0.0	1.4	-	1.1	0.2
Single-Unit Trucks	0	0	10	1	-	11	0	3	12	3	-	18	0	0	0	3	-	3	0	0	1	2	-	3	35
% Single-Unit Trucks	-	0.0	0.9	1.5	-	0.9	-	0.9	0.5	7.7	-	0.7	-	0.0	0.0	2.1	-	1.3	-	0.0	2.9	2.9	-	1.7	0.8
Articulated Trucks	0	1	11	0	-	12	0	5	7	5	-	17	0	0	1	3	-	4	0	2	1	2	-	5	38
% Articulated Trucks	-	3.6	1.0	0.0	-	1.0	-	1.5	0.3	12.8	-	0.6	-	0.0	14.3	2.1	-	1.7	-	2.6	2.9	2.9	-	2.8	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
 9575 W. Higgins Rd., Suite 400
 Rosemont, Illinois, United States 60018
 (847)518-9990

Count Name: Northgate Parkway and Durable
 Packaging Access Drive
 Site Code:
 Start Date: 09/07/2016
 Page No: 1

Turning Movement Data

Start Time	Durable Packaging Access Drive Eastbound					Northgate Parkway Northbound					Northgate Parkway Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	
6:00 AM	0	1	1	0	2	0	1	47	0	48	1	27	16	0	44	94
6:15 AM	0	2	1	0	3	0	13	49	0	62	0	41	34	0	75	140
6:30 AM	0	2	8	1	10	0	40	83	0	123	0	49	46	0	95	228
6:45 AM	0	2	7	0	9	0	32	88	0	120	0	54	28	0	82	211
Hourly Total	0	7	17	1	24	0	86	267	0	353	1	171	124	0	296	673
7:00 AM	0	33	40	0	73	0	3	116	0	119	0	52	6	0	58	250
7:15 AM	0	10	6	0	16	0	3	122	0	125	0	42	3	0	45	186
7:30 AM	0	1	0	1	1	0	1	147	0	148	0	43	1	0	44	193
7:45 AM	0	5	0	0	5	1	2	155	0	158	1	42	2	0	45	208
Hourly Total	0	49	46	1	95	1	9	540	0	550	1	179	12	0	192	837
8:00 AM	0	1	2	0	3	0	0	144	0	144	0	40	6	0	46	193
8:15 AM	0	0	3	0	3	0	4	133	0	137	0	37	3	0	40	180
8:30 AM	0	1	1	0	2	0	3	132	0	135	0	31	1	0	32	169
8:45 AM	0	2	0	0	2	0	3	119	0	122	0	40	1	0	41	165
Hourly Total	0	4	6	0	10	0	10	528	0	538	0	148	11	0	159	707
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:30 PM	0	18	18	0	36	0	4	38	0	42	0	86	1	0	87	165
3:45 PM	0	3	4	0	7	0	2	78	0	80	0	72	0	0	72	159
Hourly Total	0	21	22	0	43	0	6	116	0	122	0	158	1	0	159	324
4:00 PM	0	4	1	0	5	0	0	54	0	54	0	121	1	0	122	181
4:15 PM	0	2	0	1	2	1	0	54	0	55	0	75	0	0	75	132
4:30 PM	0	3	2	0	5	0	2	71	0	73	0	111	0	0	111	189
4:45 PM	0	3	2	0	5	0	1	36	0	37	0	119	3	0	122	164
Hourly Total	0	12	5	1	17	1	3	215	0	219	0	426	4	0	430	666
5:00 PM	0	6	6	0	12	0	0	55	0	55	0	115	0	0	115	182
5:15 PM	0	3	3	0	6	0	0	64	0	64	0	101	0	0	101	171
5:30 PM	0	4	0	0	4	0	0	54	0	54	1	107	0	0	108	166
5:45 PM	0	0	1	0	1	0	1	51	0	52	0	71	0	0	71	124
Hourly Total	0	13	10	0	23	0	1	224	0	225	1	394	0	0	395	643
6:00 PM	0	0	4	0	4	0	0	42	0	42	0	73	3	0	76	122
6:15 PM	0	0	0	4	0	0	0	60	0	60	0	77	1	0	78	138
Grand Total	0	106	110	7	216	2	115	1992	0	2109	3	1626	156	0	1785	4110
Approach %	0.0	49.1	50.9	-	-	0.1	5.5	94.5	-	-	0.2	91.1	8.7	-	-	-
Total %	0.0	2.6	2.7	-	5.3	0.0	2.8	48.5	-	51.3	0.1	39.6	3.8	-	43.4	-
Lights	0	97	105	-	202	2	110	1921	-	2033	3	1567	147	-	1717	3952
% Lights	-	91.5	95.5	-	93.5	100.0	95.7	96.4	-	96.4	100.0	96.4	94.2	-	96.2	96.2
Buses	0	0	0	-	0	0	0	0	-	0	0	5	0	-	5	5
% Buses	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.3	0.0	-	0.3	0.1

Preliminary Site Plan

*Warehouse/Distribution Facility
Wheeling, Illinois*





PROJECT DATA:

SITE AREA:
 GROSS: 13.95 AC (607,585 SF)
 DETENTION: 1.57 AC (68,431 SF) @ 11%
 NET: 12.4 AC (539,154 SF)
 (LESS WETLANDS, DETENTION & AREA N.I.C.)

TOTAL BUILDING AREA: 181,049 SF
 COVERAGE: 33.58% (NET)
 PARKING REQUIRED: 272 STALLS
 1.5/1000 SF
 (25% REDUCTION FOR BUILDINGS
 IN EXCESS OF 80,000 SF)
 PARKING PROPOSED: 197 STALLS
 @ 1.09/1000 SF
 WITH LANDBANK: 287 STALLS
 @ 1.59/1000 SF
 TRUCK - COURT: 100 STALLS
 DRIVE-IN DOORS: 2 POSITIONS
 DOCK DOORS: 35 POSITIONS

SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

Year 2040 CMAP Letter

*Warehouse/Distribution Facility
Wheeling, Illinois*





Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

September 16, 2016

Nicholas J. Butler
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Lake Cook Road @ Northgate Parkway
Cook County DOT

Dear Mr. Butler:

In response to a request made on your behalf and dated September 16, 2016, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Year 2014 ADT	Year 2040 ADT
Lake Cook Rd east of Northgate Pkwy	39,400	45,500
Lake Cook Rd west of Northgate Pkwy	37,200	44,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Yonan (Cook County DOT)
S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts_CY16\Wheeling\ck-73-16\ck-73-16 docx

Level of Service Criteria

*Warehouse/Distribution Facility
Wheeling, Illinois*



LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

*Warehouse/Distribution Facility
Wheeling, Illinois*



Lanes, Volumes, Timings 3: Northgate Parkway & Lake Cook Road

9/22/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗	↘	↑	↗	↘	↑	↗
Volume (vph)	53	2727	55	137	917	52	82	57	450	28	10	29
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	210		235	235		235	140		140	0		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			175			160			70		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5353	1538	1752	5250	1583	1719	2000	1553	1736	2000	1468
Flt Permitted	0.270			0.049			0.516			0.717		
Satd. Flow (perm)	503	5353	1538	90	5250	1583	934	2000	1553	1310	2000	1468
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51			55			119			51
Link Speed (mph)		45			45			30				30
Link Distance (ft)		1186			1274			454				346
Travel Time (s)		18.0			19.3			10.3				7.9
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	5%	3%	4%	2%	5%	0%	4%	4%	0%	10%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	2901	59	146	976	55	87	61	479	30	11	31
Turn Type	pm+pt	NA	pm+ov									
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	5
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	8.0	3.0	3.0	8.0	3.0
Minimum Split (s)	7.0	21.0	7.0	7.0	21.0	7.0	7.0	14.0	7.0	7.0	14.0	7.0
Total Split (s)	14.0	83.0	15.0	14.0	83.0	15.0	15.0	28.0	14.0	15.0	28.0	14.0
Total Split (%)	10.0%	59.3%	10.7%	10.0%	59.3%	10.7%	10.7%	20.0%	10.0%	10.7%	20.0%	10.0%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead									
Lead-Lag Optimize?												
Recall Mode	None	Min	None	None	Min	None	None	Max	None	None	None	None
Act Effect Green (s)	86.4	77.1	106.8	93.3	82.7	96.3	33.2	22.0	38.5	16.2	12.6	16.9
Actuated g/C Ratio	0.64	0.57	0.80	0.69	0.62	0.72	0.25	0.16	0.29	0.12	0.09	0.13
v/c Ratio	0.14	0.94	0.05	0.76	0.30	0.05	0.24	0.19	0.90	0.16	0.06	0.14
Control Delay	8.2	35.0	2.2	54.8	13.4	1.8	41.0	51.5	56.7	46.8	53.7	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.2	35.0	2.2	54.8	13.4	1.8	41.0	51.5	56.7	46.8	53.7	5.2
LOS	A	D	A	D	B	A	D	D	E	D	D	A
Approach Delay		33.9			18.0			54.0				29.9
Approach LOS		C			B			D				C
Queue Length 50th (ft)	15	859	1	76	151	0	60	47	325	26	9	0
Queue Length 95th (ft)	31	#1006	16	#191	191	13	107	93	#551	46	28	13
Internal Link Dist (ft)		1106			1194			374				266

Lanes, Volumes, Timings

3: Northgate Parkway & Lake Cook Road

9/22/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	210		235	235		235	140		140			
Base Capacity (vph)	436	3072	1233	192	3232	1195	369	327	530	233	327	267
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.94	0.05	0.76	0.30	0.05	0.24	0.19	0.90	0.13	0.03	0.12

Intersection Summary

Area Type: Other
 Cycle Length: 140
 Actuated Cycle Length: 134.3
 Natural Cycle: 90
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.94
 Intersection Signal Delay: 32.6
 Intersection LOS: C
 Intersection Capacity Utilization 92.9%
 ICU Level of Service F
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Northgate Parkway & Lake Cook Road

φ1	φ2	φ3	φ4
14 s	83 s	15 s	28 s
φ5	φ6	φ7	φ8
14 s	83 s	15 s	28 s

HCM Unsignalized Intersection Capacity Analysis

2: Durable Packaging Access Drive & Northgate Parkway

9/22/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	49	46	9	540	190	12
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	58	55	11	643	226	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)					454	
pX, platoon unblocked	0.98	0.98	0.98			
vC, conflicting volume	890	226	240			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	878	199	214			
tC, single (s)	6.4	6.2	4.3			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.4			
p0 queue free %	81	93	99			
cM capacity (veh/h)	307	824	1220			
Direction, Lane #	EB 1	NB 1	SB 1	SB 2		
Volume Total	113	654	226	14		
Volume Left	58	11	0	0		
Volume Right	55	0	0	14		
cSH	441	1220	1700	1700		
Volume to Capacity	0.26	0.01	0.13	0.01		
Queue Length 95th (ft)	25	1	0	0		
Control Delay (s)	16.0	0.2	0.0	0.0		
Lane LOS	C	A				
Approach Delay (s)	16.0	0.2	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			1.9			
Intersection Capacity Utilization			47.8%	ICU Level of Service	A	
Analysis Period (min)			15			

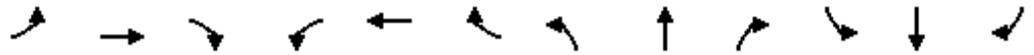
Lanes, Volumes, Timings
 3: Northgate Parkway & Lake Cook Road

9/22/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	28	1096	66	349	2310	39	86	7	148	78	34	69
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	210		235	235		235	140		140	0		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			175			160			70		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	5353	1568	1752	5406	1335	1805	1754	1553	1736	1887	1509
Flt Permitted	0.050			0.196						0.702		
Satd. Flow (perm)	91	5353	1568	362	5406	1335	1900	1754	1553	1282	1887	1509
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			73			47			154			73
Link Speed (mph)		45			45			30				30
Link Distance (ft)		1186			1274			454				346
Travel Time (s)		18.0			19.3			10.3				7.9
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	4%	2%	3%	3%	1%	21%	0%	14%	4%	4%	6%	7%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	29	1142	69	364	2406	41	90	7	154	81	35	72
Turn Type	pm+pt	NA	pm+ov									
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	5
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	8.0	3.0	3.0	8.0	3.0
Minimum Split (s)	7.0	21.0	7.0	7.0	21.0	7.0	7.0	14.0	7.0	7.0	14.0	7.0
Total Split (s)	15.0	80.0	20.0	30.0	95.0	20.0	20.0	20.0	30.0	20.0	20.0	15.0
Total Split (%)	10.0%	53.3%	13.3%	20.0%	63.3%	13.3%	13.3%	13.3%	20.0%	13.3%	13.3%	10.0%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead									
Lead-Lag Optimize?												
Recall Mode	None	Min	None	Min	Min	None	None	None	Min	None	None	None
Act Effect Green (s)	87.4	78.7	96.5	101.4	91.3	115.7	14.3	8.9	19.8	20.0	9.4	15.2
Actuated g/C Ratio	0.68	0.61	0.75	0.78	0.71	0.90	0.11	0.07	0.15	0.15	0.07	0.12
v/c Ratio	0.21	0.35	0.06	0.79	0.63	0.03	0.45	0.06	0.42	0.31	0.26	0.30
Control Delay	11.7	15.5	1.9	23.1	13.2	0.7	60.8	63.1	9.6	50.1	66.1	14.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.7	15.5	1.9	23.1	13.2	0.7	60.8	63.1	9.6	50.1	66.1	14.3
LOS	B	B	A	C	B	A	E	E	A	D	E	B
Approach Delay		14.6			14.3			29.5			39.4	
Approach LOS		B			B			C			D	
Queue Length 50th (ft)	6	188	0	91	442	0	77	6	0	60	30	0
Queue Length 95th (ft)	17	285	16	232	573	7	122	24	53	113	70	45
Internal Link Dist (ft)		1106			1194			374			266	

Lanes, Volumes, Timings
 3: Northgate Parkway & Lake Cook Road

9/22/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	210		235	235		235	140		140			
Base Capacity (vph)	214	3260	1247	573	3820	1216	272	192	480	311	207	302
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.14	0.35	0.06	0.64	0.63	0.03	0.33	0.04	0.32	0.26	0.17	0.24

Intersection Summary

Area Type:	Other
Cycle Length:	150
Actuated Cycle Length:	129.2
Natural Cycle:	60
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.79
Intersection Signal Delay:	16.3
Intersection LOS:	B
Intersection Capacity Utilization	70.5%
ICU Level of Service	C
Analysis Period (min)	15

Splits and Phases: 3: Northgate Parkway & Lake Cook Road

φ1	φ2	φ3	φ4
30 s	80 s	20 s	20 s
φ5	φ6	φ7	φ8
15 s	95 s	20 s	20 s

HCM Unsignalized Intersection Capacity Analysis

2: Durable Packaging Access Drive & Northgate Parkway

9/22/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	15	13	3	226	446	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	16	14	3	243	480	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)					454	
pX, platoon unblocked	0.92	0.92	0.92			
vC, conflicting volume	729	480	483			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	661	389	393			
tC, single (s)	6.5	6.2	4.4			
tC, 2 stage (s)						
tF (s)	3.6	3.3	2.5			
p0 queue free %	96	98	100			
cM capacity (veh/h)	376	610	933			

Direction, Lane #	EB 1	NB 1	SB 1	SB 2
Volume Total	30	246	480	3
Volume Left	16	3	0	0
Volume Right	14	0	0	3
cSH	457	933	1700	1700
Volume to Capacity	0.07	0.00	0.28	0.00
Queue Length 95th (ft)	5	0	0	0
Control Delay (s)	13.4	0.2	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	13.4	0.2	0.0	
Approach LOS	B			

Intersection Summary			
Average Delay		0.6	
Intersection Capacity Utilization		33.5%	ICU Level of Service
Analysis Period (min)		15	A

Lanes, Volumes, Timings 3: Northgate Parkway & Lake Cook Road

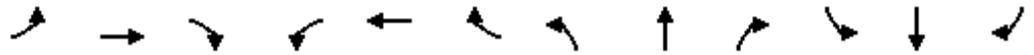
9/30/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗	↘	↑	↗	↘	↑	↗
Volume (vph)	53	2850	85	180	958	52	107	57	479	28	10	29
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	210		235	235		235	140		140	0		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			175			160			70		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5353	1524	1703	5250	1583	1736	2000	1553	1736	2000	1468
Flt Permitted	0.260			0.049			0.514			0.718		
Satd. Flow (perm)	484	5353	1524	88	5250	1583	939	2000	1553	1312	2000	1468
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			67			55			120			51
Link Speed (mph)		45			45			30				30
Link Distance (ft)		1186			1274			454				346
Travel Time (s)		18.0			19.3			10.3				7.9
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	2%	6%	6%	4%	2%	4%	0%	4%	4%	0%	10%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	3000	89	189	1008	55	113	60	504	29	11	31
Turn Type	pm+pt	NA	pm+ov									
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	5
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	8.0	3.0	3.0	8.0	3.0
Minimum Split (s)	7.0	21.0	7.0	7.0	21.0	7.0	7.0	14.0	7.0	7.0	14.0	7.0
Total Split (s)	14.0	83.0	15.0	14.0	83.0	15.0	15.0	28.0	14.0	15.0	28.0	14.0
Total Split (%)	10.0%	59.3%	10.7%	10.0%	59.3%	10.7%	10.7%	20.0%	10.0%	10.7%	20.0%	10.0%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead									
Lead-Lag Optimize?												
Recall Mode	None	Min	None	None	Min	None	None	Max	None	None	None	None
Act Effect Green (s)	86.5	77.1	106.8	93.3	82.8	96.3	33.2	22.0	38.6	16.1	12.5	16.8
Actuated g/C Ratio	0.64	0.57	0.80	0.69	0.62	0.72	0.25	0.16	0.29	0.12	0.09	0.13
v/c Ratio	0.15	0.98	0.07	1.01	0.31	0.05	0.30	0.18	0.95	0.16	0.06	0.14
Control Delay	8.2	39.8	2.3	104.8	13.5	1.8	42.3	51.4	64.5	46.6	53.7	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.2	39.8	2.3	104.8	13.5	1.8	42.3	51.4	64.5	46.6	53.7	5.2
LOS	A	D	A	F	B	A	D	D	E	D	D	A
Approach Delay		38.2			26.7			59.6				29.6
Approach LOS		D			C			E				C
Queue Length 50th (ft)	15	924	2	~127	157	0	79	47	354	25	9	0
Queue Length 95th (ft)	31	#1108	23	#294	197	13	134	92	#597	46	28	13
Internal Link Dist (ft)		1106			1194			374				266

Lanes, Volumes, Timings
 3: Northgate Parkway & Lake Cook Road

9/30/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	210		235	235		235	140		140			
Base Capacity (vph)	425	3074	1225	187	3235	1196	373	328	531	232	328	267
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.98	0.07	1.01	0.31	0.05	0.30	0.18	0.95	0.13	0.03	0.12

Intersection Summary

Area Type: Other
 Cycle Length: 140
 Actuated Cycle Length: 134.3
 Natural Cycle: 100
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 1.01
 Intersection Signal Delay: 38.1
 Intersection LOS: D
 Intersection Capacity Utilization 97.0%
 ICU Level of Service F
 Analysis Period (min) 15
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Northgate Parkway & Lake Cook Road

φ1	φ2	φ3	φ4
14 s	83 s	15 s	28 s
φ5	φ6	φ7	φ8
14 s	83 s	15 s	28 s

HCM Unsignalized Intersection Capacity Analysis

2: Northgate Parkway & Durable Packaging Access Drive

10/3/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	49	46	9	594	263	12
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	58	55	11	707	313	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)					454	
pX, platoon unblocked	0.96	0.96	0.96			
vC, conflicting volume	1042	313	327			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1024	267	282			
tC, single (s)	6.4	6.2	4.3			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.4			
p0 queue free %	76	93	99			
cM capacity (veh/h)	247	743	1130			

Direction, Lane #	EB 1	NB 1	SB 1	SB 2
Volume Total	113	718	313	14
Volume Left	58	11	0	0
Volume Right	55	0	0	14
cSH	364	1130	1700	1700
Volume to Capacity	0.31	0.01	0.18	0.01
Queue Length 95th (ft)	32	1	0	0
Control Delay (s)	19.3	0.3	0.0	0.0
Lane LOS	C	A		
Approach Delay (s)	19.3	0.3	0.0	
Approach LOS	C			

Intersection Summary			
Average Delay			2.0
Intersection Capacity Utilization	50.7%	ICU Level of Service	A
Analysis Period (min)			15

HCM Unsignalized Intersection Capacity Analysis

7: Northgate Parkway & South Access Drive/Wieland Metal Access Drive

10/3/2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (veh/h)	4	0	0	5	0	5	3	596	5	5	273	17
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	0	0	5	0	5	3	627	5	5	287	18
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)											1073	
pX, platoon unblocked												
vC, conflicting volume	948	946	296	943	952	630	305			633		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	948	946	296	943	952	630	305			633		
tC, single (s)	7.6	6.5	7.2	8.1	7.5	7.2	4.4			5.1		
tC, 2 stage (s)												
tF (s)	4.0	4.0	4.2	4.4	4.9	4.2	2.5			3.1		
p0 queue free %	98	100	100	97	100	98	100			99		
cM capacity (veh/h)	193	259	561	164	178	343	1099			615		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	4	11	636	311
Volume Left	4	5	3	5
Volume Right	0	5	5	18
cSH	193	222	1099	615
Volume to Capacity	0.02	0.05	0.00	0.01
Queue Length 95th (ft)	2	4	0	1
Control Delay (s)	24.0	22.0	0.1	0.3
Lane LOS	C	C	A	A
Approach Delay (s)	24.0	22.0	0.1	0.3
Approach LOS	C	C		

Intersection Summary			
Average Delay		0.5	
Intersection Capacity Utilization	43.3%		ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis

10: Northgate Parkway & North Access Drive

10/3/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	6	1	3	597	289	20
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	6	1	3	628	304	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)					583	
pX, platoon unblocked	0.98	0.98	0.98			
vC, conflicting volume	949	315	325			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	939	291	302			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	100	100			
cM capacity (veh/h)	289	738	1246			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	7	632	325			
Volume Left	6	3	0			
Volume Right	1	0	21			
cSH	317	1246	1700			
Volume to Capacity	0.02	0.00	0.19			
Queue Length 95th (ft)	2	0	0			
Control Delay (s)	16.6	0.1	0.0			
Lane LOS	C	A				
Approach Delay (s)	16.6	0.1	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization		43.8%		ICU Level of Service		A
Analysis Period (min)			15			

Lanes, Volumes, Timings

3: Northgate Parkway & Lake Cook Road

9/30/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗	↘	↑	↗	↘	↑	↗
Volume (vph)	28	1145	102	390	2414	39	123	7	199	78	34	69
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	210		235	235		235	140		140	0		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	160			175			160			70		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	5353	1553	1752	5406	1335	1770	1770	1524	1736	1905	1509
Flt Permitted	0.052			0.173						0.678		
Satd. Flow (perm)	95	5353	1553	319	5406	1335	1863	1770	1524	1239	1905	1509
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			106			47			149			73
Link Speed (mph)		45			45			30				30
Link Distance (ft)		1186			1274			454				346
Travel Time (s)		18.0			19.3			10.3				7.9
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	4%	2%	4%	3%	1%	21%	2%	13%	6%	4%	5%	7%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	29	1193	106	406	2515	41	128	7	207	81	35	72
Turn Type	pm+pt	NA	pm+ov									
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	5
Permitted Phases	2		2	6		6	8		8	4		4
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	8.0	3.0	3.0	8.0	3.0
Minimum Split (s)	7.0	21.0	7.0	7.0	21.0	7.0	7.0	14.0	7.0	7.0	14.0	7.0
Total Split (s)	15.0	80.0	20.0	30.0	95.0	20.0	20.0	20.0	30.0	20.0	20.0	15.0
Total Split (%)	10.0%	53.3%	13.3%	20.0%	63.3%	13.3%	13.3%	13.3%	20.0%	13.3%	13.3%	10.0%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead									
Lead-Lag Optimize?												
Recall Mode	None	Min	None	Min	Min	None	None	None	Min	None	None	None
Act Effect Green (s)	84.4	75.7	95.7	102.8	92.8	122.2	16.9	9.1	24.6	25.1	9.4	18.2
Actuated g/C Ratio	0.62	0.56	0.70	0.76	0.68	0.90	0.12	0.07	0.18	0.18	0.07	0.13
v/c Ratio	0.22	0.40	0.09	0.88	0.68	0.03	0.58	0.06	0.52	0.26	0.27	0.27
Control Delay	13.1	19.7	1.8	39.0	16.0	0.7	66.9	64.6	19.4	48.6	69.1	13.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.1	19.7	1.8	39.0	16.0	0.7	66.9	64.6	19.4	48.6	69.1	13.7
LOS	B	B	A	D	B	A	E	E	B	D	E	B
Approach Delay		18.1			18.9			38.1				39.1
Approach LOS		B			B			D				D
Queue Length 50th (ft)	7	245	0	179	524	0	116	6	47	63	32	0
Queue Length 95th (ft)	17	304	21	#363	631	7	165	23	111	113	70	46
Internal Link Dist (ft)		1106			1194			374				266

Lanes, Volumes, Timings
 3: Northgate Parkway & Lake Cook Road

9/30/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	210		235	235		235	140		140			
Base Capacity (vph)	203	2980	1154	524	3691	1207	257	184	456	337	198	322
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.14	0.40	0.09	0.77	0.68	0.03	0.50	0.04	0.45	0.24	0.18	0.22

Intersection Summary

Area Type: Other
 Cycle Length: 150
 Actuated Cycle Length: 135.9
 Natural Cycle: 65
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.88
 Intersection Signal Delay: 20.9
 Intersection LOS: C
 Intersection Capacity Utilization 74.5%
 ICU Level of Service D
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Northgate Parkway & Lake Cook Road

φ1	φ2	φ3	φ4
30 s	80 s	20 s	20 s
φ5	φ6	φ7	φ8
15 s	95 s	20 s	20 s

HCM Unsignalized Intersection Capacity Analysis

2: Northgate Parkway & Durable Packaging Access Drive

10/3/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	15	13	3	314	523	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	16	14	3	338	562	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)					454	
pX, platoon unblocked	0.90	0.90	0.90			
vC, conflicting volume	906	562	566			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	839	455	459			
tC, single (s)	6.5	6.2	4.4			
tC, 2 stage (s)						
tF (s)	3.6	3.3	2.5			
p0 queue free %	94	97	100			
cM capacity (veh/h)	288	547	859			

Direction, Lane #	EB 1	NB 1	SB 1	SB 2
Volume Total	30	341	562	3
Volume Left	16	3	0	0
Volume Right	14	0	0	3
cSH	369	859	1700	1700
Volume to Capacity	0.08	0.00	0.33	0.00
Queue Length 95th (ft)	7	0	0	0
Control Delay (s)	15.6	0.1	0.0	0.0
Lane LOS	C	A		
Approach Delay (s)	15.6	0.1	0.0	
Approach LOS	C			

Intersection Summary			
Average Delay		0.5	
Intersection Capacity Utilization		37.5%	ICU Level of Service
Analysis Period (min)		15	A

HCM Unsignalized Intersection Capacity Analysis

7: South Access Drive & Northgate Parkway

10/3/2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (veh/h)	17	0	3	5	0	5	1	281	5	5	527	6
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	18	0	3	5	0	5	1	296	5	5	555	6
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)											1073	
pX, platoon unblocked	0.91	0.91	0.91	0.91	0.91		0.91					
vC, conflicting volume	874	872	558	872	872	298	561			301		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	815	812	469	813	813	298	473			301		
tC, single (s)	7.6	6.5	6.5	8.1	7.5	7.2	5.1			5.1		
tC, 2 stage (s)												
tF (s)	3.9	4.0	3.6	4.4	4.9	4.2	3.1			3.1		
p0 queue free %	92	100	99	97	100	99	100			99		
cM capacity (veh/h)	224	284	489	187	203	559	661			861		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	21	11	302	566
Volume Left	18	5	1	5
Volume Right	3	5	5	6
cSH	244	280	661	861
Volume to Capacity	0.09	0.04	0.00	0.01
Queue Length 95th (ft)	7	3	0	0
Control Delay (s)	21.1	18.3	0.1	0.2
Lane LOS	C	C	A	A
Approach Delay (s)	21.1	18.3	0.1	0.2
Approach LOS	C	C		

Intersection Summary			
Average Delay		0.8	
Intersection Capacity Utilization	41.7%		ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis

10: Northgate Parkway & North Access Drive

10/3/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	20	3	1	297	530	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	21	3	1	313	558	6
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)					583	
pX, platoon unblocked	0.90	0.90	0.90			
vC, conflicting volume	876	561	564			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	807	458	461			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	93	99	100			
cM capacity (veh/h)	318	547	1000			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	24	314	564
Volume Left	21	1	0
Volume Right	3	0	6
cSH	336	1000	1700
Volume to Capacity	0.07	0.00	0.33
Queue Length 95th (ft)	6	0	0
Control Delay (s)	16.5	0.0	0.0
Lane LOS	C	A	
Approach Delay (s)	16.5	0.0	0.0
Approach LOS	C		

Intersection Summary			
Average Delay		0.5	
Intersection Capacity Utilization	38.3%	ICU Level of Service	A
Analysis Period (min)	15		

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-22 & PC 16-12
Hamilton Partners
800 Northgate Parkway
(2016-22) Variations from Title 19, Zoning, Relating to Required Parking
(PC 16-12) Site Plan and Appearance Approval of a Spec Industrial Building

Docket No. 2016-22 HP Wheeling 1 LLC, owner, is seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for speculative industrial uses in association with the development of 800 Northgate Parkway, a vacant property in the I-3 General Industrial District.

Chairman Ruffatto called Docket No. 2016-22 & PC 16-12 on October 27, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

Commissioner Powers read the following statement aloud.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Mike Wauterlek, Hamilton Partners, Inc. 300 Park Blvd, Suite 500, Itasca, Mr. Matthew Mulick, Architect, Ware Malcomb Architects, 1900 Spring Road, Oak Brook, Mr. Luay Aboona, KLOA, 9575 West Higgins Road, Suite 400, Rosemont and Mr. Brett Duffy, Spaceco Inc. 957 W. Higgins Road, Suite 700, Rosemont were present and sworn in.

Mr. Wauterlek presented a drawing of the proposed building. The ingress and egress is exclusively dedicated to cars. There is a north/east and north/west entrance. The west has the primary car

parking. The building is designed to be multi-tenant and can accommodate up to four tenants but they believe it will be two. The landbank parking is to the west. The drive leading to the south leads down to the water tower access provided to the Village. The purpose of the truck turnaround is for safety and efficiency. The truck court has a 60' concrete apron and the remainder of the construction of the truck court is asphalt.

Mr. Mulick explained the building is precast concrete panel with an aluminum glass glazing system throughout. Building material samples were provided. Clerestory glazing is included throughout the building. There is a small entry canopy in painted steel. The glazing is intended to be mostly clear vision glass. There is plenty of articulation provided along the facades.

Mr. Wauterlek referred to the proposed variance. He explained truck loading was important to the light distribution class of building use versus car parking. He understands parking has been an issue in the past in the Village but he explained for the type of user they were pursuing typically truck loading was of higher importance. If they were to construct all of the parking, the improvement becomes a detriment to the project because they believe it encumbers the project with an additional cost and it would probably not be utilized by the user.

Chairman Ruffatto asked Staff to explain the land banking and variation for benefit of the new Commissioners. Ms. Jones explained in lieu of constructing all of the parking, they were requesting a zoning variation to not construct the parking at this time. They would be required to have a covenant on the property that the Village would have discretion in determining if and when the parking would be necessary and would be based on the Village's determination that there was insufficient parking and then they would be required to add it.

Mr. Wauterlek mentioned the landscape architect was not present at the meeting. Ms. Jones referred to a brief landscaping summary on page 3 of the staff report.

Mr. Mulick reviewed the color paint samples.

- Medium taupe (hardware gray) – darker gray accent color on the entry corners of the building;
- Off-white (sedate gray) – will cover a majority of the building;
- Maroon color – a panel accent at the entries;
- Glazing – clear anodized aluminum frame system for most glazing;
- Dark gray finish – steel canopy portion in front;
- Pre-finished aluminum – match the clear anodized for window system; and
- Coping along the top of the building – prefinished metal coping to accent the dark gray panel and blend in the off-white color throughout most of the building.

Mr. Aboona referred to the traffic study that looked at the impact of the proposed development. They looked at the intersection of Lake Cook and Northgate which is the intersection that would be most influenced by the proposed development. They looked at the morning and evening peak periods to see the traffic flow of the intersection. The morning sees a little backup on Northgate going northbound to the tollway. This facility would be reversed in the morning so there would be no impact in the morning. In the evening, there is a heavy left turn from Lake Cook going south on Northgate and west on Dundee so it is also reverse of the traffic coming out of the project. He stated

that a warehouse distribution did not generate a lot of traffic in terms of employee traffic and truck traffic. They anticipate most of the traffic would be oriented toward Lake Cook. From an impact statement, they don't see the development having any significant or negative impact on Lake Cook or Northgate. There will be two access points to help facilitate the movement of traffic in and out. Northgate has a striped median so cars or trucks turning left could utilize the median and not block the traffic on Northgate.

Chairman Ruffatto opened the discussion to the public. No one from the audience came forward.

Commissioner Zangara liked the building. He had a concern regarding the land bank parking but now understands it. Mr. Wauterlek referred to their existing park in Buffalo Grove which is also light distribution buildings. The distance of the truck courts are between 100-110' so in the worst case scenario they would still have 120' of turning radius.

Commissioner Zangara questioned if there was a big grade change from the front of the property to the back. Mr. Wauterlek confirmed it was about 3'. Mr. Duffy confirmed there was significant grade change across Northgate Parkway and the truck docks themselves are 4' lower in the back than in the front. He thought across Northgate Parkway there might be 7' or 8' of fall across the street but they have accounted for it with the driveways.

Commissioner Zangara questioned if they were planning to add a monument sign. Mr. Mulick confirmed they were planning it but had not yet identified the location. He thought it would be toward the northeast entrance to the property.

Commissioner Zangara questioned the height of the parapet. Mr. Mulick stated the building has a 32' high clear space inside with the typical construction it would be between 18" and 24" of parapet. Commissioner Zangara expressed a concern with rooftop screening. Mr. Mulick reported they had been successful with screening units that were mounted to the actual rooftop units. They would be consistent with the building design with the louvered system.

In reply to Commissioner Zangara's question, Mr. Mulick confirmed the roof drains/downspouts would be internal.

Commissioner Issakoo echoed the comments about the building. He thinks it looks very nice. He asked the petitioner to discuss the note in the staff report about the competitive properties in the area not requiring the parking. Mr. Wauterlek explained from an industrial real estate standpoint, the buildings being built were not speculative manufacturing buildings but were speculative distribution buildings. Typically seen is a parking requirement around 1 per 1,000 square feet. He referred to a case study off of Asbury in Buffalo Grove. There is a 160,000 square foot spec building that is being built that has roughly 160 car parking. He felt the positive of the land bank is if they find someone who needs it, they would be able to get a sufficient return on the construction element. It would be difficult to justify on what they currently underwrote.

Commissioner Issakoo questioned if the Village had any concern on access to the water tower. Ms. Jones stated the Village didn't access the site too often. Mr. Goetzelmann noted there would also be an easement for access to the water tower once the site is complete.

Chairman Ruffatto asked Ms. Jones to discuss the engineering's comments. Ms. Jones noted the engineering comments were not provided in the packet. Staff received comments today from the engineering consultant and the Village Engineer indicating that they would not have any problems satisfying the engineering requirements for this property and the wetland impact areas had already been addressed with the MWRD. Mr. Goetzelmann was in agreement with Ms. Jones comments.

Commissioner Johnson noted elevations of the south and west sides were missing from the packet. He wanted to see the dock side of the building. Mr. Wauterlek confirmed there were 35 docks and two drive-ins. Commissioner Johnson referred to the parking stalls in the path of the trucks backing up. Mr. Wauterlek explained in the event they find someone who needs all the car parking they wouldn't use the back doors.

Commissioner Johnson questioned how the trash enclosure worked. Mr. Wauterlek explained they were intending to have their tenants keep the trash inside. If someone needs to use a dumpster they would require it to be screened. Mr. Wauterlek explained with the proposed use, there usually isn't a lot of refuse generated. The users typically empty their trash into a garbage can and then dispose as needed. Chairman Ruffatto mentioned that if a tenant needed outside storage for garbage it would take away parking. He questioned how it would be handled. Ms. Jones explained if they wished to install a trash enclosure they would need to return to the Plan Commission for minor site plan and appearance approval.

Commissioner Dorband questioned how easy it was to record a covenant regarding the parking variation. Ms. Milluzzi explained a covenant would be recorded against the property around the approval by the Village Board that says if it is needed at the Village's discretion they would have to build it. It was recorded against the property at all times

Commissioner Dorband noticed there is no irrigation, but it has been added as a condition.

In reply to Commissioner Powers' question, Mr. Wauterlek confirmed all the detention on the site would be built out.

Commissioner Powers referred to the existing chain link fence. Mr. Wauterlek confirmed it was owned by the neighbor. He confirmed there would not be any type of fencing around their property.

Commissioner Powers liked the building and thanked the petitioner for providing material samples.

In reply to Commissioner Blinova's question, Mr. Duffy confirmed the fire truck entrance was two way. Chairman Ruffatto questioned if the turning radius needs to be addressed on the drawing. Ms. Jones felt it could be handled at final. She suggested striking it from the motion if the exhibit was still being updated. She suggested adding a condition "That the truck turning radius exhibit may be modified or adjusted to meet the final engineering requirements."

Chairman Ruffatto referred to the nine other buildings Hamilton owned in Buffalo Grove. Mr. Wauterlek confirmed they were all distributed on buildings. Chairman Ruffatto questioned the demand for the use. Mr. Wauterlek stated the park across the street had been 100% leased for over

four years so he felt the demand was very strong.

In reply to Chairman Ruffatto's question, Mr. Wauterlek confirmed the rooftop mechanicals would be screened properly.

Chairman Ruffatto mentioned irrigation would be needed per Code.

Chairman Ruffatto mentioned there was a lot of landscaping around the south property. He questioned if it would mostly be removed. Mr. Wauterlek explained it was landscaping they were planning to add along the southern property line. He explained it was currently a ditch next to the access road.

Chairman Ruffatto mentioned that elevations for the south and west sides are missing. He wants to see them included as part of the plans. He felt the general consensus was that the building, use and variation were fine but the elevations needed to be seen before sending on to the Village Board. All Commissioners were in agreement to receive the additional drawings on Monday evening.

Commissioner Issakoo questioned if there could be a vote to send it to the Village Board with the condition that the elevations would be provided to the Board. Chairman Ruffatto explained he wants to see the entire package.

Commissioner Johnson questioned if the address issue needed to be straightened out before voting on it. Mr. Antor explained it could be handled during the permitting process. The address number just needed to be clarified.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-22 to November 3, 2016.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to table Docket No. PC 16-12.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: None
PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

NOVEMBER 3, 2016 PUBLIC HEARING

Chairman Ruffatto called Docket No. 2016-22 & PC 16-12 on November 3, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Mr. Mike Wauterlek, Hamilton Partners, Inc. 300 Park Blvd, Suite 500, Itasca was present and previously sworn in.

Mr. Wauterlek provided the additional elevations that were requested.

Commissioner Zangara had no questions.

Commissioner Issakoo had no questions.

Commissioner Dorband heard the petitioner went through great extents to get a larger building on the property. She thanked the petitioner.

Commissioner Powers thanked the petitioner for the nice looking building and nice packet.

Commissioner Blinova had no questions.

Commissioner Johnson thanked the petitioner for the elevations. He mentioned he had counted 34 docks plus 2 drive-ins on the plans but the notes indicate 35 plus 2 drive-ins. Mr. Wauterlek explained there could have been an error on the elevation. He confirmed their intention was to have 35 dock doors with 2 drive-in doors. Commissioner Johnson suggested correcting it before it goes to the Village Board. Chairman Ruffatto questioned if a condition could be added. Ms. Jones explained the condition would be that the south elevation representation of the number of docks would be reflected by the number on the site plan.

Chairman Ruffatto thanked the petitioner for turning it around so quickly.

Chairman Ruffatto questioned if this would be considered a special use and that the use would have to come before the Plan Commission as they get tenants. Ms. Jones explained it would depend on the use. If it's warehouse and distribution, they would not need to return. Chairman Ruffatto questioned how the number of spaces would be managed. Ms. Jones explained it was not a concern since they could subdivide the interior space. She explained it was common in both retail and industrial developments and Staff reviews any new business that comes in during the business licensing phase.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-22, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code,

Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for speculative industrial uses, from 272 to 198 in order to accommodate a plan for landbanked parking, in accordance with the site plan submitted September 21, 2016, for an industrial development, to be located at 800 Northgate Parkway, Wheeling Illinois, subject to the following condition:

1. That prior to building occupancy, a covenant shall be recorded against the property indicating that the landbanked parking will be constructed upon determination from the Village that the additional parking is necessary.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara

NAYS: None

ABSENT: None

PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to recommend approval of Docket No. PC 16-12 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new speculative industrial development in accordance with the following exhibits submitted by Hamilton Partners on September 21, 2016 (except as noted), for the undeveloped property known as 800 Northgate Parkway, Wheeling, Illinois:

- Cover letter
- Site plan
- Northwest building perspective plan
- Northeast building perspective plan
- North and east building elevations plan
- South and west building elevations plan (10.31.2016)
- Landscape plans (3 sheets)
- Photometric plan
- Lighting specs (6 sheets)
- Engineering plans (22 sheets)
- Fire truck turning exhibit
- ALTA Survey
- Traffic study (56 sheets) (10.04.2016)

And with the following conditions:

1. The Village shall have continuous access to the water tower site throughout construction;
2. Prior to occupancy, the existing Village access easement shall be vacated;
3. Prior to occupancy, a new easement granting the Village access through the site to the Village water tower site, shall be executed;
4. That landscape irrigation shall be provided in accordance with the code;
5. That the truck turning radius exhibit may be adjusted at final engineering; and
6. The number of dock doors on the south elevation shall match the number of dock doors on the site plan (dated September 21, 2016).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara

NAYS: None

ABSENT: None

PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to close Docket No. 2016-22. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 11.11.2016
FOR APPROVAL ON 11.17.2016**



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith Maclsaac, Fire Chief
FPB File
DATE: October 20, 2016
SUBJECT: Proposed Spec Warehouse – 800 Northgate Parkway - Plans received for review by the Fire Department, September 30, 2016.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The site plan reviewed includes a new 181,049 square foot, spec warehouse building with office space. The space has the ability to be used by multiple tenants and not necessarily a single tenant.
2. The address included with the submittal documents, 800 Northgate Parkway does not fit the village's grid addressing for the site. The address needs to be revised to fit in with the addressing ranges on Northgate Parkway.
3. A turning radius analysis was included, but only showed one travel route for the site. Additional documentation needs to be provided showing access around the site for both north and southbound traffic on Northgate Parkway entering into each of the properties driveways.
4. Based on the one turning radius sample provided:
 - a. Modifications are required for the parking lot and drive based on the turning radius analysis provided due to vehicle movement into on-coming traffic areas or over the curbing at the perimeter of the drive.
5. The fire apparatus access routes shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds.
6. Fire lanes shall be posted as required by the Fire Department.
7. The site water main improvements shall comply with all Village of Wheeling Municipal Codes which includes, but is not limited to the "Manual of Practice for the Design of Public & Private Improvements" and the 2012 Edition of the International Fire Code. Water main improvements required would include:
 - a. A looped watermain shall be provided around the site serving the sprinkler system water supply and site hydrants.

Ms. Brooke Jones

SUBJECT: Proposed Spec Warehouse – 800 Northgate Parkway - Plans received for review by the Fire Department, September 30, 2016.

October 20, 2016

Page 2

- b. A separate fire service supply and domestic supply is required instead of the single service shown on the submittal documents.
 - i. The fire service supply main size shall be based on the building's needed fire flow.
 - ii. Fire hydrants shall not be placed on the building's fire service supply.
 - c. Fire hydrants shall be located around the site with spacing not to exceed 300 feet.
 - d. A fire hydrant shall be provided within 50' of the building's Fire Department Connection Location (FDC).
8. Trees and light fixtures along the drives that are fire access routes shall not hang over the drives/parking lots in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
 9. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.
 10. The building's Fire Department connection shall be located at the front of the building or at another location as approved by the Fire Department.
 11. Site landscaping features, utilities, or similar obstructions shall not impede access to fire protection equipment, i.e. building Fire Department Connection (FDC). The FDC location shown on the submittal documents is blocked by vehicle parking and is therefore not permitted.

Spec Warehouse – 800 Northgate Parkway – A new Office/Warehouse building

1. Based on the information provided for review, the proposed building would be a mixed use occupancy comprising of B (Business) and S (Storage) Use Group Occupancies as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).
2. All construction for the new building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). Some of the code requirements that this would include are:
 - a. Height/area requirements based on construction type and use.
 - b. The building is required to be fully sprinklered with a system designed and installed in accordance with NFPA 13 (Including rack storage).
 - c. The building is required to be provided with a monitored fire alarm system designed and installed in accordance with NFPA 72.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

VILLAGE OF WHEELING LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): 13.E 1&2
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED:

- A. Public Hearing Re: Request for Continuing Consent to Cook County Class 6b Property Tax Classification from HP Wheeling 1 LLC, Property Owner
- B. Resolution Continuing Consent to a Cook County Class 6B Real Estate Tax Assessment Classification for the Property Located at 800 Northgate Parkway in the Village of Wheeling, Illinois

SUBMITTED BY: John C. Melaniphy III, Director of Economic Development

BASIC DESCRIPTION OF ITEM¹: Request for continued support for Class 6b property tax exemption based on new construction of an industrial building on the vacant land located at 800 Northgate Parkway in Wheeling. The Village granted a 6b exemption to the property in August 2015; because ownership of the property has changed, Cook County has requested a resolution indicating the Village's continued support for the exemption.

BUDGET²: N/A

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Memo, Public Notice, Resolution, Request from Property Owner, Resolution 15-86

RECOMMENDATION: Staff recommends approval of the request.

SUBMITTED FOR BOARD APPROVAL: VILLAGE MANAGER

¹ The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.

² If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).

³ If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered



MEMORANDUM

TO: John C. Melaniphy III, Director of Economic Development
FROM: Dru Garcia, Business Development Coordinator
DATE: December 1, 2016
SUBJECT: Request for Continued Support for Cook County Class 6b Property Tax Classification – 800 Northgate Parkway, Wheeling, Illinois

EXECUTIVE SUMMARY

A resolution of continuing support for 6b real estate property tax classification for the industrial land site at 800 Northgate Parkway has been placed on the agenda for consideration by the Village Board on Monday, December 5, 2016. The Applicant desires to construct a speculative industrial facility on the 13.95-acre vacant industrial land site located at 800 Northgate Parkway in Wheeling.

BACKGROUND: In August 2015, the Village Board adopted municipal resolution 15-86 authorizing 6b classification of the vacant 13.95-acre land site at 800 Northgate Parkway, which is zoned I-3. Since then, the property has been sold by Bridge Industrial Acquisition, LLC (“Bridge”) to HP Wheeling 1 LLC (“Applicant”), an affiliate of Hamilton Partners. Hamilton Partners acquires and develops industrial properties in select markets. The property tax attorney representing the Applicant has provided feedback that Cook County representatives have requested a resolution of continuing support from the municipality, primarily due to the change of owners, since the 2015 resolution names Bridge specifically. A copy of municipal resolution 15-86 is attached for reference.

Due to regulatory changes that became effective in January 2016, the size of the proposed building was reduced to 134,000 square feet, much smaller than the 185,266-square-foot facility that Bridge originally proposed; as a result, the project ceased to be economically viable for Bridge. The applicant acquired the property in March 2016 and began working with the Metropolitan Water Reclamation District of Greater Chicago (MWRD) to develop a plan that would meet the new regulatory standards and be economically viable. Based on these efforts, the applicant has been able to secure approval from MWRD for an approximately 181,100-square-foot facility, and is now pursuing Village approvals for the development. The units in the proposed facility would be constructed to be suitable for light manufacturing, warehousing, and product distribution uses. The project has been reviewed by the Wheeling Plan Commission, and is scheduled for Village Board consideration on Monday, December 5, 2016.

CLASS 6b REQUIREMENTS: The Applicant is requesting continued support for the Class 6b property tax classification based on new construction of an industrial facility.

FISCAL IMPACT: 800 Northgate Parkway is currently a vacant, unimproved industrial property. If the Class 6b real estate tax classification is sustained and the property is developed, a reduced assessment rate would be applied to the property. The 6b incentive assessment rate will be less than the standard assessment rate of 25%, being 10% for the first ten years, 15% on the eleventh year, and 20% on the twelfth year. Even with this reduced assessment rate, the property taxes generated would be substantially greater than they would be if the property were to remain unimproved.

According to a letter from Hamilton Partners (attached to resolution), construction is targeted to begin April 2017 with completion at the end of the year. The cost of construction is estimated to be approximately \$10,000,000, not including property acquisition. Therefore, the increase in assessed value is anticipated to begin in 2018 as the property construction is completed and tenants begin to take occupancy. The fiscal impact of the requested 6b is expected to be highly positive in the long term.

Additionally, based on previous estimates, the types of users that would take occupancy of the subject property would employ one employee per thousand square feet, which would amount to approximately 181 jobs located at this facility. This development would also create demand for temporary construction jobs.

Overall, the Applicant anticipates this development will contribute to the Wheeling economy through increased property tax revenue, employment opportunities, gasoline and retail expenditures, and other indirect contributions.

RECOMMENDATION: Village staff recommends continued support of the Class 6b property tax classification based on new construction of an industrial facility. As stated previously, this project would be the first speculative industrial building constructed in Wheeling since at least 1997. The progress and investment made by Hamilton Partners to date demonstrates earnest intent to proceed with the described development. The Class 6b was created to facilitate industrial development and occupancy and invigorate manufacturing employment in Cook County. This project is a textbook example of what the Class 6b was designed to accomplish.

As additional background, a listing of past Class 6b applications approved by the Village Board is attached.

A public hearing for the requested municipal resolution of continued support for the 6b classification is scheduled for December 5, 2016, and a public notice has been published in the *Daily Herald*.

Please place this item on the Village Board agenda for December 5, 2016. Thank you.

Village of Wheeling
List of Class 6B Property Tax Incentive Applicants
As of 11/23/2016

APPLICANT		ADDRESS	LOT SIZE (sq.ft.)	BLDG SIZE (sq.ft.)	# OF EMP.*	DATE 6(B) GRANTED	EST. COST OF CONST/REHAB**
APPLICATIONS APPROVED							
1	Spectrum Manuf.	140-180 E. Hintz	119,050	24,000	60	04/07/86	\$1,100,000
2	Indeck Power Equip.	1111 S. Willis	330,000	99,000	20	10/06/86	1,750,000
3	Elenco Electronics	150 W. Carpenter	60,150	24,250	15	10/06/86	790,000
4	Spectra Tool	652-724 Chaddick	130,475	38,000	22	11/03/86	1,000,000
5	Quintel, Inc.	44 Century Dr.	82,474	30,000	40	11/03/86	1,000,000
6	John Remke, Inc.	Chaddick Dr	50,000	13,750	23	05/18/87	700,000
7	Fire Control	255 Alderman	52,400	18,830	17	05/18/87	700,000
8	Faucet Queens	550 Palwaukee	67,500	17,900	12	05/18/87	770,000
9	Bridgestone	Century Dr	40,260	21,000	7	05/18/87	385,000
10	Graphic Products	S. Wolf Rd	190,754	52,950	48	07/06/87	1,600,000
11	A & M Tool Co., Inc.	Chaddick Dr	76,200	20,290	30	09/08/87	770,000
12	Edgar A. Weber	Palwaukee Dr	137,260	28,600	28	09/21/87	1,100,000
13	Clearshield Nat'l.	Peterson/Marquardt	369,800	80,000	65	10/19/87	2,000,000
14	Waldmann Lighting Co.	Century Dr	101,000	12,000	12	12/07/87	500,000
15	Ron Lemmon/Cano	Alderman Ave	44,000	18,000	25	01/18/88	570,000
16	Tool King, Inc.	275 Larkin Dr	45,700	12,645	20	01/18/88	575,000
17	Mercury Stainless	475 Allendale	188,000	84,400	9	02/16/88	5,500,000
18	Smalley Steel Ring	Gilman at Wheeling Rd	189,500	57,000	10	03/21/88	2,250,000
19	Victory Machinery	Egidi Dr	36,400	10,200	4	09/06/88	355,000
20	ENSAR Corp.	135 E. Hintz	195,600	88,500	50	11/07/88	1,600,000
21	Crescent Cardboard	100 W Willow	96,600	43,000	6	11/21/88	1,505,000
22	G&Z Industries, Inc.	Chaddick Drive	88,050	30,223	47	05/15/89	855,000
24	Engis Corporation	133 W Hintz Rd	385,000	65,950	120	07/17/89	4,600,000
23	R.S. Anderson	Wolf/Hintz Rd	201,465	26,000	50	10/02/89	2,900,000
25	Dearborn Wire&Cable	250 Carpenter	356,540	52,000	50	09/04/90	1,600,000
26	Faucet Queens II	Chaddick Dr	110,468	33,830	6	09/04/90	1,450,776
27	Autoblok Corp	251 Egidi	74,394	15,145	4	04/01/91	700,000
28	Segerdahl Corp.	1351 S Wheeling Rd	616,239	38,900	5	04/20/92	1,200,000
29	A & M Tool II	450 Chaddick	76,200	5,667	4	02/16/93	300,000
30	Sauk Machine Works	5 Waltz Dr	42,374	16,030	20	08/16/93	480,000
31	Tool King II	275 Larkin Dr	80,173	15,000	5	07/19/93	300,000
32	Smalley Steel Ring II	385 Gilman Ave	270,090	42,686	20	02/22/94	1,710,400
33	ADC LP (Anderson Die)	1720 S Wolf Rd	143,000	19,500	20	09/19/94	460,000
34	Segerdahl Corp II	1351 S Wheeling Rd	616,239	14,000	15	12/05/94	1,500,000
35	Video Technologies Inc.	101 E Palatine Rd	355,450	97,928	10	12/05/94	2,500,000
36	Fluid Power Industries	511 Glenn Ave	194,278	15,000	25	12/19/94	2,000,000
37	Handi-Foil Corp/HFA Inc. II	135 E Hintz Rd	199,633	95,625	40	06/05/95	3,000,000
38	Ron Lemmon/CANO II	448 Mercantile	105,500	48,000	15	09/05/95	400,000
39	Inland Die Casting	161 Carpenter	112,089	13,629	25	12/04/95	760,344
40	Skokie Valley Beverage	199 Shepard	214,291	29,000	10	04/01/96	1,196,511
41	Plaza Tool & Mold Co.	Century Dr	20,000	5,000	6	07/01/96	333,070
42	Peer International Corp.	77 W Hintz Rd	418,575	159,000	50	10/21/96	5,000,000
43	Howlan Inc.	Northgate/Quail Hollow	84,337	31,137	25	06/02/97	1,400,000
44	Prototype & Production	130 W Carpenter	60,160	15,000	18	06/16/97	900,000
45	Genender II (Quintel)	44 Century Dr	68,629	34,302	10	09/15/97	1,180,000
46	Transcell Technology	Waltz Dr	43,368	14,625	18	12/15/97	1,050,000
47	Wieland Metal	567 Northgate	822,739	126,670	61	12/15/97	38,321,000
48	Suburban Surgical	275 12th St	147,000	90,000	30	08/17/98	2,475,224
49	Inland Die Casting II	161 Carpenter	216,719	20,000	105	06/21/99	1,173,480
50	Tandem Metals	581 S Wheeling Rd	117,000	33,000	40	08/07/00	1,200,000
51	Sauk Machine II	5 Waltz Dr/10 W Hintz	43,368	20,000	50	05/14/01	650,000
52	Fresh N Go	7150 Capitol Dr	91,476	34,653	80	08/27/01	1,529,000
53	North American Signal	605 S Wheeling Rd	98,729	20,022	60	12/03/01	1,374,775
54	FedEx Ground Package Sys	1444 S Wolf Rd	511,830	96,576	263	08/12/02	8,500,000

Village of Wheeling
List of Class 6B Property Tax Incentive Applicants
As of 11/23/2016

APPLICANT		ADDRESS	LOT SIZE (sq.ft.)	BLDG SIZE (sq.ft.)	# OF EMP.*	DATE 6(B) GRANTED	EST. COST OF CONST/REHAB**
APPLICATIONS DENIED			Date Denied				
1	Litho-Tronics, Inc.	Chaddick Dr	37,720	12,000	6	04/27/87	\$470,000
2	Beatrice Home Spec.	Northgate Pkwy	617,850	250,000	298	08/03/87	\$4,850,000
3	Three J's Ind. Inc.	725 S Glenn	39,198	11,875	16	11/20/89	\$560,000
4	Mau/Circuit Service	333 Alice	56,250	22,983	85	05/20/91	\$0
5	FedEx Ground: Expansion	1444 S. Wolf Road		15,840	6	10/09/06	\$4,500,000
6	Suburban Surgical: Extension	275 Twelfth Street	147,000	90,000	30	02/03/10	\$0
	TOTAL			402,698	441		\$10,380,000

VILLAGE OF WHEELING
NOTICE OF PUBLIC HEARING

Please be advised that a Public Hearing will be conducted by the President and Board of Trustees of the Village of Wheeling on December 5, 2016, at 6:30 p.m. in the Council Chambers of the Village of Wheeling, 2 Community Boulevard, Wheeling, Illinois, on the request for continued Village approval of a Cook County Class 6B property tax exemption for new construction of 800 Northgate Parkway in Wheeling, IL, legally described as:

LEGAL DESCRIPTION:
BEING LOT 2 IN JOHNSON'S LAKE-COOK SUBDIVISION, BEING A SUBDIVISION OF PART OF NORTH-EAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 86 DEGREES 46 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1040.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 206.25 FEET; THENCE NORTH 33 DEGREES 23 MINUTES 59 SECONDS EAST 88.29 FEET TO A POINT ON A CURVE; THENCE WESTERLY 33.93 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 183.00 FEET WHOSE CHORD BEARS NORTH 76 DEGREES 42 MINUTES 45 SECONDS WEST 33.88 FEET; THENCE SOUTH 33 DEGREES 23 MINUTES WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 63.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 335.00 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 18 DEGREES 47 MINUTES 52 SECONDS WEST ALONG THE LAST DESCRIBED LINE 209.39 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 488.26 FEET; THENCE NORTH 66 DEGREES 24 MINUTES 27 SECONDS EAST 361.23; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 407.30 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 29 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE LAST DESCRIBED LINE 337.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 287.05 FEET ALONG SAID EAST LINE, BEING A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 560.00 FEET AND WHOSE CHORD BEARS SOUTH 14 DEGREES 41 MINUTES 07 SECONDS EAST 283.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 03-03-200-026-0000
All written and oral comments from other taxing agencies and citizens of the Village of Wheeling are welcome and will be entered into the record of the proceedings.

John C. Melaniphy, III
Director of Economic Development
Published in Daily Herald November 18, 2016 (4457423)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 18, 2016 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laula Baltz
Authorized Agent

Control # 4457423

RESOLUTION 16 - _____

**A RESOLUTION CONTINUING CONSENT TO A COOK COUNTY CLASS 6B
REAL ESTATE TAX ASSESSMENT CLASSIFICATION
FOR THE PROPERTY LOCATED AT
800 NORTHGATE PARKWAY
IN THE VILLAGE OF WHEELING, ILLINOIS**

WHEREAS, the Village of Wheeling (the “Village”) desires to promote and preserve industrial uses in the Village; and

WHEREAS, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the “Ordinance”) enacted by the Cook County Board of Commissioners, as amended from time to time, which provides industrial property owners, in certain cases, with a reduction in the assessed valuation of an industrial facility in order to induce companies to locate or remain in Cook County; and

WHEREAS, HP Wheeling 1, LLC or its assignee (the “Petitioner”) has applied, or is applying, for a Class 6B Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the “Village Board”) that such Class 6B Classification is necessary to encourage improvement and occupancy of the specific real estate identified below (the “Subject Property”); and

WHEREAS, on August 17, 2015 the Village Board adopted municipal resolution 15-86 supporting and consenting to the filing of a Class 6B Classification application for the Subject Property; and

WHEREAS, the Village Board continues to support and consent to the filing of a Class 6B Classification application by the Petitioner, with the understanding that any occupant of the Subject Property must meet the Class 6B Classification qualifications for industrial warehousing, manufacturing and/or distribution uses; and

WHEREAS, the Village Board has determined that the granting of a Class 6B Classification to the Petitioner, for the Subject Property, would be beneficial to the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF

TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the request of the Petitioner to have the Subject Property declared eligible for Class 6B Classification under the Ordinance, is hereby granted, in that the Village Board has determined that the incentive provided by the said Class 6B Classification is necessary for the improvement and occupancy of the Subject Property to occur.

BE IT FURTHER RESOLVED, that the Village Board finds that the Subject Property qualifies for purposes of the Class 6B Classification, based on new construction of an industrial facility, and consents to the Subject Property being designated under the Class 6B Classification by the Cook County Assessor; with a copy of municipal resolution 15-86, being attached hereto as Exhibit A and made a part hereof.

BE IT FURTHER RESOLVED that the Village Board hereby supports, consents to and approves the Class 6B Classification for the Subject Property, pursuant to the Ordinance; said Subject Property being described as follows:

LEGAL DESCRIPTION:

BEING LOT 2 IN JOHNSON'S LAKE-COOK SUBDIVISION, BEING A SUBDIVISION OF PART OF NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 86 DEGREES 46 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1042.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 206.25 FEET; THENCE NORTH 33 DEGREES 23 MINUTES 59 SECONDS EAST 88.29 FEET TO A POINT ON A CURVE; THENCE WESTERLY 33.93 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 183.00 FEET WHOSE CHORD BEARS NORTH 76 DEGREES 42 MINUTES 45 SECONDS WEST 33.88 FEET; THENCE SOUTH 33 DEGREES 23 MINUTES WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 63.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 335.00 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 18 DEGREES 47 MINUTES 52 SECONDS WEST ALONG THE LAST DESCRIBED LINE 209.39 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 488.26 FEET; THENCE NORTH 66 DEGREES 24 MINUTES 27 SECONDS EAST 361.23; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 407.30 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 29 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE LAST DESCRIBED LINE 337.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 287.06 FEET ALONG SAID EAST LINE, BEING A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 560.00 FEET AND WHOSE CHORD BEARS SOUTH 14 DEGREES 41 MINUTES 07 SECONDS EAST 283.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 03-03-200-026-0000

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

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

President Argiris _____

Trustee Brady _____

Trustee Lang _____

Trustee Krueger _____

Trustee Papantos _____

Trustee Vito _____

Trustee Vogel _____

ADOPTED this _____ day of _____, 2016, by the President and Board of Trustees of the Village of Wheeling, Illinois, pursuant to a roll call vote as provided by law.

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

VILLAGE OF WHEELING LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): _____
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED:

- A. Public Hearing Re: Request for continued support for Cook County Class 6b Property Tax Exemption from HP Wheeling 1 LLC, property owner
- B. Resolution Indicating Continued Municipal Approval of a Cook County Real Estate Class 6b Property Tax Exemption to HP Wheeling 1 LLC, property owner

SUBMITTED BY: John C. Melaniphy III, Director of Economic Development

BASIC DESCRIPTION OF ITEM¹: Request for continued support for Class 6b property tax exemption based on new construction of an industrial building on the vacant land located at 800 Northgate Parkway in Wheeling.

BUDGET²: N/A

BIDDING³: N/A



EXHIBIT(S) ATTACHED: Memo, Public Notice, Resolution, Resolution 15-86

RECOMMENDATION: Staff recommends approval of the application.

SUBMITTED FOR BOARD APPROVAL: VILLAGE MANAGER

¹ The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.

² If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).

³ If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered



MEMORANDUM

TO: John C. Melaniphy III, Director of Economic Development
FROM: Dru Garcia, Business Development Coordinator
DATE: November 22, 2016
SUBJECT: Request for Continued Support for Cook County Class 6b Property Tax Classification – 800 Northgate Parkway, Wheeling, Illinois

EXECUTIVE SUMMARY

A request for a municipal resolution of continuing support for 6b real estate property tax classification for the industrial land site at 800 Northgate Parkway has been placed on the agenda for consideration by the Village Board on Monday, December 5, 2016. The Applicant desires to construct a speculative industrial facility on the 13.95-acre vacant industrial land site located at 800 Northgate Parkway in Wheeling.

BACKGROUND: In August 2015, the Village Board adopted municipal resolution 15-86 authorizing 6b classification of the vacant 13.95-acre land site at 800 Northgate Parkway (“subject property”), which is zoned I-3. Since then, the property was sold by Bridge Industrial Acquisition, LLC (“Bridge”) to H P Wheeling 1 LLC, (“Applicant”), which is a n affiliate of Hamilton Partners. Hamilton Partners acquires and develops industrial properties in select markets. The property tax attorney representing the Applicant provided feedback that Cook County representatives requested a resolution of continuing support from the municipality primarily due to the change of owners, since the 2015 resolution named Bridge Industrial Acquisition, LLC, specifically.

Although the property ownership has changed hands, Resolution 15-86 specifically names Bridge Industrial Acquisition, LLC or its assignee as the petitioner. Additionally, the new owner is also actively pursuing municipal approval to improve the site with a new speculative, multi-tenant industrial building. However, due to regulatory changes that became effective on January 2016, the size of the building was reduced to 134,000 sq. ft., much smaller than the 185,266 sq. ft. facility originally proposed by Bridge.

Hamilton Partners acquired the property in March 2016 and began working with the Metropolitan Water Reclamation District (MWRD) to develop a plan that would meet the new regulatory standards and be economically viable. Based on these efforts, Hamilton Partners has been able to secure approval from MWRD for an approximately 181,100 sq. ft. facility and is now pursuing municipal approval for the development. The project has been approved by the

Wheeling Plan Commission and is scheduled for Village Board consideration on Monday, December 5, 2016.

The public hearing for the requested municipal resolution of continued support for the 6b classification is also scheduled for December 5, 2016 and a public notice has been published in the Daily Herald.

A copy of municipal resolution 15-86 is attached for reference. The units would be constructed to be suitable for light manufacturing, warehousing and product distribution uses. As a new construction industrial facility, the proposed development qualifies for the Class 6b program.

If the Class 6b was granted, the property would generate significantly greater property tax revenue, the tenants locating at the facility would bring employment opportunities, along with other direct and indirect economic benefits.

CLASS 6b REQUIREMENTS: The Applicant is applying for the Class 6b property tax classification based on new construction of an industrial facility.

FISCAL IMPACT: 800 Northgate Parkway is currently a vacant, unimproved industrial property. If the Class 6b real estate tax classification is granted and the property developed, a reduced assessment rate would be applied to the property. The 6b incentive assessment rate will be less than the standard assessment rate of 25%, being 10% for the first ten years, 15% on the eleventh year, and 20% on the twelfth year. Even with this reduced assessment rate, the property taxes generated would be substantially greater than they would be if the property were to remain unimproved.

According to a letter from Hamilton Partners (attached), construction is targeted to begin April 2017 with completion at the end of the year. The cost of construction is estimated to be approximately \$10,000,000, not including property acquisition. Therefore, the increase in assessed value is anticipated to begin in 2018 as the property construction is completed and tenants begin to take occupancy. Therefore, the fiscal impact of the requested 6b is expected to be highly positive in the long term.

Additionally, based on previous estimates, the types of users that would take occupancy at the subject property would employ one employee per thousand square feet, which would amount to approximately 181 jobs located at this facility. This development would also create demand for temporary construction jobs.

Overall, the Applicant anticipates this development will contribute to the Wheeling economy with increased property tax revenue, employment opportunities, gasoline and retail expenditures, and other indirect contributions.

RECOMMENDATION: Village staff recommends continued support of the Class 6b property tax classification based on new construction of an industrial facility. As stated previously, this project would be the first speculative industrial building constructed in Wheeling since at least 1997. The progress and investment made by Hamilton Partners to date demonstrates earnest

intent to proceed with the described development. The Class 6b was created to facilitate industrial development and occupancy and invigorate manufacturing employment in Cook County. This project is a textbook example of what the Class 6b was designed to accomplish.

As additional background, a listing of past Class 6b applications approved by the Village Board is attached.

Please place this item on the Village Board agenda for December 5, 2016. Thank you.

Village of Wheeling
List of Class 6B Property Tax Incentive Applicants
As of 11/23/2016

	APPLICANT	ADDRESS	LOT SIZE (sq.ft.)	BLDG SIZE (sq.ft.)	# OF EMP.*	DATE 6(B) GRANTED	EST. COST OF CONST/REHAB**
APPLICATIONS APPROVED							
1	Spectrum Manuf.	140-180 E. Hintz	119,050	24,000	60	04/07/86	\$1,100,000
2	Indeck Power Equip.	1111 S. Willis	330,000	99,000	20	10/06/86	1,750,000
3	Elenco Electronics	150 W. Carpenter	60,150	24,250	15	10/06/86	790,000
4	Spectra Tool	652-724 Chaddick	130,475	38,000	22	11/03/86	1,000,000
5	Quintel, Inc.	44 Century Dr.	82,474	30,000	40	11/03/86	1,000,000
6	John Remke, Inc.	Chaddick Dr	50,000	13,750	23	05/18/87	700,000
7	Fire Control	255 Alderman	52,400	18,830	17	05/18/87	700,000
8	Faucet Queens	550 Palwaukee	67,500	17,900	12	05/18/87	770,000
9	Bridgestone	Century Dr	40,260	21,000	7	05/18/87	385,000
10	Graphic Products	S. Wolf Rd	190,754	52,950	48	07/06/87	1,600,000
11	A & M Tool Co., Inc.	Chaddick Dr	76,200	20,290	30	09/08/87	770,000
12	Edgar A. Weber	Palwaukee Dr	137,260	28,600	28	09/21/87	1,100,000
13	Clearshield Nat'l.	Peterson/Marquardt	369,800	80,000	65	10/19/87	2,000,000
14	Waldmann Lighting Co.	Century Dr	101,000	12,000	12	12/07/87	500,000
15	Ron Lemmon/Cano	Alderman Ave	44,000	18,000	25	01/18/88	570,000
16	Tool King, Inc.	275 Larkin Dr	45,700	12,645	20	01/18/88	575,000
17	Mercury Stainless	475 Allendale	188,000	84,400	9	02/16/88	5,500,000
18	Smalley Steel Ring	Gilman at Wheeling Rd	189,500	57,000	10	03/21/88	2,250,000
19	Victory Machinery	Egidi Dr	36,400	10,200	4	09/06/88	355,000
20	ENSAR Corp.	135 E. Hintz	195,600	88,500	50	11/07/88	1,600,000
21	Crescent Cardboard	100 W Willow	96,600	43,000	6	11/21/88	1,505,000
22	G&Z Industries, Inc.	Chaddick Drive	88,050	30,223	47	05/15/89	855,000
24	Engis Corporation	133 W Hintz Rd	385,000	65,950	120	07/17/89	4,600,000
23	R.S. Anderson	Wolf/Hintz Rd	201,465	26,000	50	10/02/89	2,900,000
25	Dearborn Wire&Cable	250 Carpenter	356,540	52,000	50	09/04/90	1,600,000
26	Faucet Queens II	Chaddick Dr	110,468	33,830	6	09/04/90	1,450,776
27	Autoblok Corp	251 Egidi	74,394	15,145	4	04/01/91	700,000
28	Segerdahl Corp.	1351 S Wheeling Rd	616,239	38,900	5	04/20/92	1,200,000
29	A & M Tool II	450 Chaddick	76,200	5,667	4	02/16/93	300,000
30	Sauk Machine Works	5 Waltz Dr	42,374	16,030	20	08/16/93	480,000
31	Tool King II	275 Larkin Dr	80,173	15,000	5	07/19/93	300,000
32	Smalley Steel Ring II	385 Gilman Ave	270,090	42,686	20	02/22/94	1,710,400
33	ADC LP (Anderson Die)	1720 S Wolf Rd	143,000	19,500	20	09/19/94	460,000
34	Segerdahl Corp II	1351 S Wheeling Rd	616,239	14,000	15	12/05/94	1,500,000
35	Video Technologies Inc.	101 E Palatine Rd	355,450	97,928	10	12/05/94	2,500,000
36	Fluid Power Industries	511 Glenn Ave	194,278	15,000	25	12/19/94	2,000,000
37	Handi-Foil Corp/HFA Inc. II	135 E Hintz Rd	199,633	95,625	40	06/05/95	3,000,000
38	Ron Lemmon/CANO II	448 Mercantile	105,500	48,000	15	09/05/95	400,000
39	Inland Die Casting	161 Carpenter	112,089	13,629	25	12/04/95	760,344
40	Skokie Valley Beverage	199 Shepard	214,291	29,000	10	04/01/96	1,196,511
41	Plaza Tool & Mold Co.	Century Dr	20,000	5,000	6	07/01/96	333,070
42	Peer International Corp.	77 W Hintz Rd	418,575	159,000	50	10/21/96	5,000,000
43	Howlan Inc.	Northgate/Quail Hollow	84,337	31,137	25	06/02/97	1,400,000
44	Prototype & Production	130 W Carpenter	60,160	15,000	18	06/16/97	900,000
45	Genender II (Quintel)	44 Century Dr	68,629	34,302	10	09/15/97	1,180,000
46	Transcell Technology	Waltz Dr	43,368	14,625	18	12/15/97	1,050,000
47	Wieland Metal	567 Northgate	822,739	126,670	61	12/15/97	38,321,000
48	Suburban Surgical	275 12th St	147,000	90,000	30	08/17/98	2,475,224
49	Inland Die Casting II	161 Carpenter	216,719	20,000	105	06/21/99	1,173,480
50	Tandem Metals	581 S Wheeling Rd	117,000	33,000	40	08/07/00	1,200,000
51	Sauk Machine II	5 Waltz Dr/10 W Hintz	43,368	20,000	50	05/14/01	650,000
52	Fresh N Go	7150 Capitol Dr	91,476	34,653	80	08/27/01	1,529,000
53	North American Signal	605 S Wheeling Rd	98,729	20,022	60	12/03/01	1,374,775
54	FedEx Ground Package Sys	1444 S Wolf Rd	511,830	96,576	263	08/12/02	8,500,000

Village of Wheeling
List of Class 6B Property Tax Incentive Applicants
As of 11/23/2016

APPLICANT		ADDRESS	LOT SIZE (sq.ft.)	BLDG SIZE (sq.ft.)	# OF EMP.*	DATE 6(B) GRANTED	EST. COST OF CONST/REHAB**
APPLICATIONS DENIED						Date Denied	
1	Litho-Tronics, Inc.	Chaddick Dr	37,720	12,000	6	04/27/87	\$470,000
2	Beatrice Home Spec.	Northgate Pkwy	617,850	250,000	298	08/03/87	\$4,850,000
3	Three J's Ind. Inc.	725 S Glenn	39,198	11,875	16	11/20/89	\$560,000
4	Mau/Circuit Service	333 Alice	56,250	22,983	85	05/20/91	\$0
5	FedEx Ground: Expansion	1444 S. Wolf Road		15,840	6	10/09/06	\$4,500,000
6	Suburban Surgical: Extension	275 Twelfth Street	147,000	90,000	30	02/03/10	\$0
	TOTAL			402,698	441		\$10,380,000

HAMILTON PARTNERS

November 10, 2016

RE: 800 Northgate Wheeling, Illinois

To Whom It May Concern:

In March of 2016, Hamilton Partners purchased 13.95 acres at 800 Northgate in Wheeling, Illinois. The previous owner had received approval for a 6B tax incentive. The purpose of this letter is to request a continuing resolution from the Village of Wheeling to be used to pursue enrollment in the 6B tax incentive program for our intended development.

Our attached proposed development has been approved by the Plan Commission. When complete, the development will consist of an approximately 181,100 square foot distribution facility. The property may be utilized by a variety of uses including but not limited to light distribution and manufacturing. Construction is scheduled to commence April of 2017 and to be completed by December of 2017. The cost of construction will be approximately \$10,000,000.

Sincerely,



Mike Wauterlek
Hamilton Partners Real Estate
300 Park Boulevard, Suite 201
Itasca, Illinois 60143



Wheeling Distribution Center Conceptual Building Design

750 NORTHGATE PARKWAY
WHEELING, IL

CHI16-0026-00
CONCEPTUAL DESIGN
10.31.2016

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



PROJECT DATA:

SITE AREA:
GROSS: 13.95 AC (607,585 SF)
DETENTION: 1.57 AC (68,431 SF) @11%
NET: 12.4 AC (539,154 SF)
(LESS WETLANDS, DETENTION & AREA N.I.C.)

TOTAL BUILDING AREA: 181,049 SF

COVERAGE: 33.58% (NET)

AUTO PARKING:
PROPOSED: 97 STALLS
FUTURE: 90 STALLS
FUTURE TOTAL: 187 STALLS

DRIVE-IN DOORS: 2 POSITIONS

DOCK DOORS: 35 POSITIONS

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 60'





KEY NOTES

- 1 STRUCTURAL PRE-CASET CONCRETE PANELS WITH 3/4" REVEALS TYPICAL. ANTI GRAFFITI SEAL / PAINT 1, PAINT 2, ACCENT COLOR PAINT 3
- 2 DUAL HIGH PERFORMANCE VISION GLASS CLEARSTORY GLAZING
- 3 DUAL HIGH PERFORMANCE VISION GLASS
- 4 STOREFRONT WINDOW WITH 2" ANODIZED ALUMINUM MULLIONS (ARCADIA AB-1)

North West Building Perspective

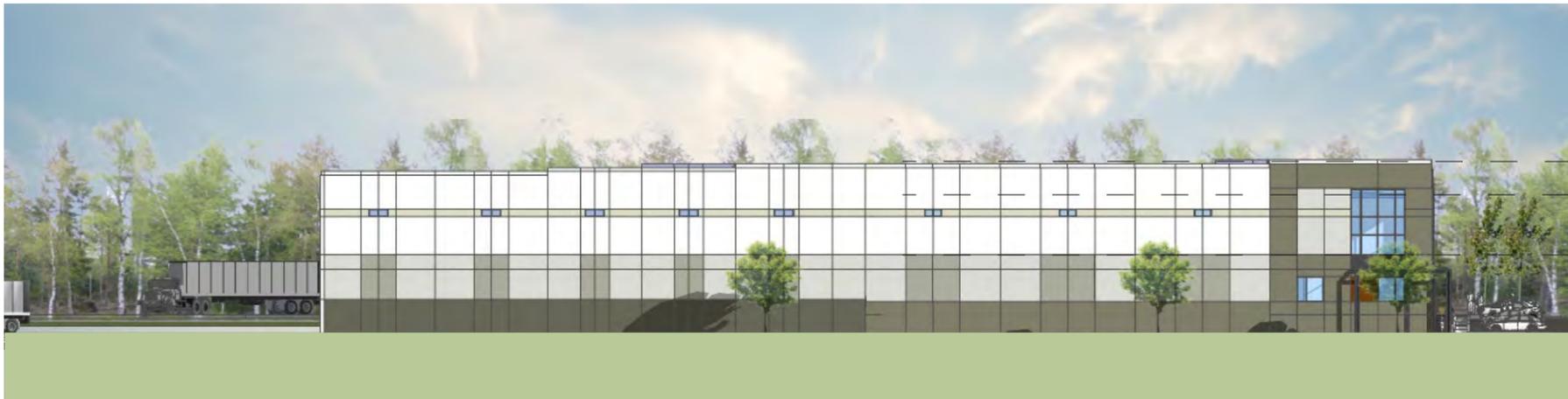


North East Building Perspective



TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

North Building Elevation



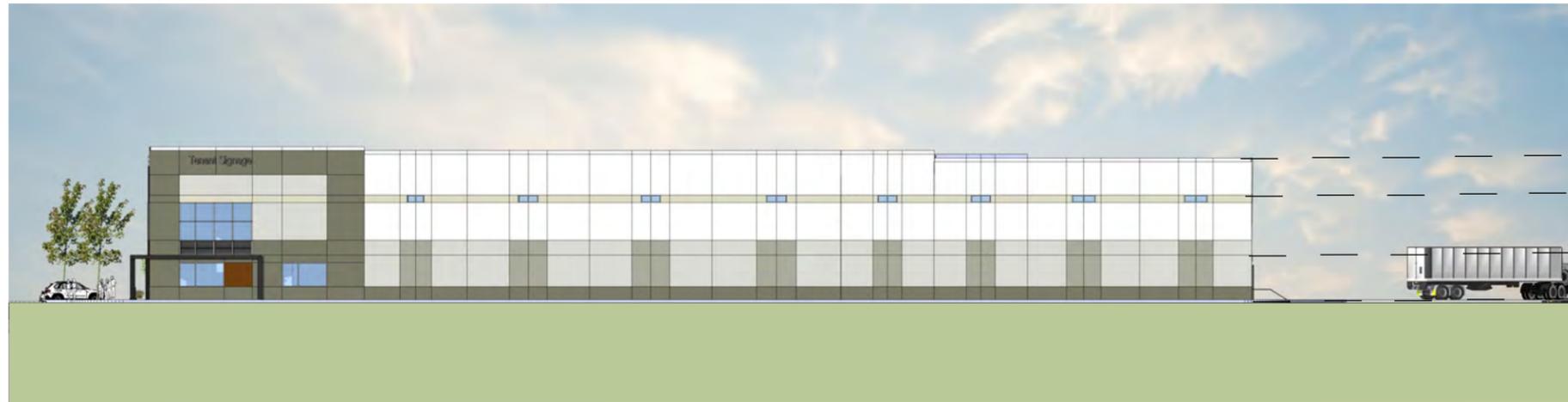
TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

East Building Elevation



TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

South Building Elevation



TOP OF PARAPET
40'-0"
CLEAR HEIGHT
32'-0"
OPTIONAL 2ND FLOOR
14'-0"
FINISH GRADE
0'-0"

West Building Elevation

VILLAGE OF WHEELING
NOTICE OF PUBLIC HEARING

Please be advised that a Public Hearing will be conducted by the President and Board of Trustees of the Village of Wheeling on December 5, 2016, at 6:30 p.m. in the Council Chambers of the Village of Wheeling, 2 Community Boulevard, Wheeling, Illinois, on the request for continued Village approval of a Cook County Class 6B property tax exemption for new construction at 800 Northgate Parkway in Wheeling, IL., legally described as:

LEGAL DESCRIPTION:

BEING LOT 2 IN JOHNSON'S LAKE-COOK SUBDIVISION, BEING A SUBDIVISION OF PART OF NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 86 DEGREES 46 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1042.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 206.25 FEET; THENCE NORTH 33 DEGREES 23 MINUTES 59 SECONDS EAST 88.29 FEET TO A POINT ON A CURVE; THENCE WESTERLY 33.93 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 183.00 FEET WHOSE CHORD BEARS NORTH 76 DEGREES 42 MINUTES 45 SECONDS WEST 33.88 FEET; THENCE SOUTH 33 DEGREES 23 MINUTES WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 63.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 335.00 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 18 DEGREES 47 MINUTES 52 SECONDS WEST ALONG THE LAST DESCRIBED LINE 209.39 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 488.26 FEET; THENCE NORTH 66 DEGREES 24 MINUTES 27 SECONDS EAST 361.23; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 407.30 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 29 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE LAST DESCRIBED LINE 337.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 287.06 FEET ALONG SAID EAST LINE, BEING A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 560.00 FEET AND WHOSE CHORD BEARS SOUTH 14 DEGREES 41 MINUTES 07 SECONDS EAST 283.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.50 FEET TO THE POINT OF

BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 03-03-200-026-0000

All written and oral comments from other taxing agencies and citizens of the Village of Wheeling are welcome and will be entered into the record of the proceedings.

John C. Melaniphy, III
Director of Economic Development

TO BE PUBLISHED IN THE DAILY HERALD no later than November 25, 2016.

RESOLUTION 15 - 86

**A RESOLUTION CONSENTING TO A COOK COUNTY CLASS 6B
REAL ESTATE TAX ASSESSMENT CLASSIFICATION
FOR THE PROPERTY LOCATED AT
800 NORTHGATE PARKWAY
IN THE VILLAGE OF WHEELING, ILLINOIS**

WHEREAS, the Village of Wheeling (the "Village") desires to promote and preserve industrial uses in the Village; and

WHEREAS, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the "Ordinance") enacted by the Cook County Board of Commissioners, as amended from time to time, which provides industrial property owners, in certain cases, with a reduction in the assessed valuation of an industrial facility in order to induce companies to locate or remain in Cook County; and

WHEREAS, Bridge Industrial Acquisition, LLC or its assignee (the "Petitioner") has applied, or is applying, for a Class 6B Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the "Village Board") that such Class 6B Classification is necessary to encourage improvement and occupancy of the specific real estate identified below (the "Subject Property"); and

WHEREAS, the Village Board supports and consents to the filing of a Class 6B Classification application by the Petitioner, with the understanding that any occupant of the Subject Property must meet the Class 6B Classification qualifications for industrial warehousing, manufacturing and/or distribution uses; and

WHEREAS, the Village Board has determined that the granting of a Class 6B Classification to the Petitioner, for the Subject Property, would be beneficial to the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the request of the Petitioner to have the Subject Property declared eligible for Class 6B Classification under the Ordinance, is hereby granted, in that the Village Board has determined that the incentive provided by the said Class 6B Classification is necessary for the improvement and occupancy of the Subject Property to occur.

BE IT FURTHER RESOLVED, that the Village Board finds that the Subject Property qualifies for purposes of the Class 6B Classification, and consents to the Subject Property being designated under the Class 6B Classification by the Cook County Assessor; with a copy of the Class 6B Classification application of the Petitioner, based on new construction of an industrial facility as outlined by the Petitioner in said application, being attached hereto as Exhibit A and made a part hereof.

BE IT FURTHER RESOLVED that the Village Board hereby supports, consents to and approves the Class 6B Classification for the Subject Property, pursuant to the Ordinance; said Subject Property being described as follows:

LEGAL DESCRIPTION:

BEING LOT 2 IN JOHNSON'S LAKE-COOK SUBDIVISION, BEING A SUBDIVISION OF PART OF NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 86619027, IN COOK COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 86 DEGREES 46 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1042.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 206.25 FEET; THENCE NORTH 33 DEGREES 23 MINUTES 59 SECONDS EAST 88.29 FEET TO A POINT ON A CURVE; THENCE WESTERLY 33.93 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 183.00 FEET WHOSE CHORD BEARS NORTH 76 DEGREES 42 MINUTES 45 SECONDS WEST 33.88 FEET; THENCE SOUTH 33 DEGREES 23 MINUTES WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 63.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 335.00 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 18 DEGREES 47 MINUTES 52 SECONDS WEST ALONG THE LAST DESCRIBED LINE 209.39 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 488.26 FEET; THENCE NORTH 66 DEGREES 24 MINUTES 27 SECONDS EAST 361.23; THENCE NORTH 86 DEGREES 29 MINUTES 03 SECONDS EAST 407.30 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 29 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE LAST DESCRIBED LINE 337.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 287.06 FEET ALONG SAID EAST LINE, BEING A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 560.00 FEET AND WHOSE CHORD BEARS SOUTH 14 DEGREES 41 MINUTES 07 SECONDS EAST 283.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 03-03-200-026-0000

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

Trustee Brady moved, seconded by Trustee Lang, that Resolution No. 15-86 be adopted.

President Argiris Aye
Trustee Brady Aye
Trustee Hein Aye
Trustee Krueger Aye

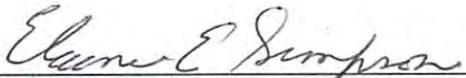
Trustee Lang Aye
Trustee Vito Aye
Trustee Vogel Aye

ADOPTED this 17 day of August, 2015, by the President and Board of Trustees of the Village of Wheeling, Illinois, pursuant to a roll call vote as provided by law.



Dean Argiris, Village President

ATTEST:



Elaine Simpson, Village Clerk



EXHIBIT A

Class 6B Application



BRIDGE
DEVELOPMENT
PARTNERS, LLC

July 6, 2015

John C. Melaniphy, III
Director of Economic Development
Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

RE: 800 Northgate Parkway, Wheeling, IL
PIN: 03-03-200-026-0000

Dear John:

Bridge Industrial Acquisition, LLC, an affiliate of Bridge Development Partners, LLC and Bridge Industrial Development ("Bridge") has the property located at 800 Northgate Parkway under contract and plans to develop a 185,266 square foot speculative industrial building on the 13.95 acre vacant parcel. In order to compete for tenants in the market, Bridge is applying for the Cook County Class 6B Property Tax Incentive. Without the 6B classification, Bridge does not believe it will be able to attract tenants and therefore will not go forward with the proposed project. If a Class 6B is granted and the project goes forward, the benefit to the community will be the creation of jobs and the increase in the tax base from a vacant parcel of land to a fully developed site.

Given that the proposed development is speculative in nature, Bridge can't say who the exact tenants will be but, due to the I-3 General Industrial zoning of the site and the design of the building, they will be industrial users requiring light manufacturing, assembly, warehouse and distribution space to meet their needs. Given these types of users, employee count is projected to be one employee per thousand square feet of building or approximately 185.

Once you've had a chance to review the attached Class 6B Application, let me know if you have any questions or comments. If so, please contact me at 847.531.3980 or mhouser@bridgedev.com.

Thank you for your assistance with this process.

Sincerely,

BRIDGE DEVELOPMENT PARTNERS, LLC

Mark Houser
Director of Development

VILLAGE OF WHEELING - CLASS 6B APPLICATION

This original, signed application, complete with all supporting documents and the application fee, must be filed to be considered for Village approval. Please type or print clearly.

COVER LETTER:

Please provide a cover letter describing the applicant's background, property condition, and the applicant's plans for the property, including any plans for improvement or expansion. The narrative should also describe the industrial user's operations, current employment and future employment projections, and any projected benefits to the community if the incentive should be granted.

APPLICANT INFORMATION:

Name: BRIDGE INDUSTRIAL ACQUISITION LLC Phone: (312) 683-7230

Address: 350 W. HUBBARD ST., SUITE 430, CHICAGO IL 60654

Agent/Representative (if applicable):

Name: _____ Phone: () _____

Address: _____

DESCRIPTION OF SUBJECT PROPERTY:

Street Address: 800 NORTHGATE PARKWAY WHEELING, IL

Permanent Real Estate Index Number(s):

03-03-200-026-0000 _____

- Attach following: Legal Description (Exhibit A)
- Site Dimension & Square Footage/Plat (Exhibit B)
- Building Dimensions/Site Plan (Exhibit C)

IDENTIFICATION OF PERSONS OR ENTITIES HAVING AN INTEREST:

Attach (as Exhibit D) a complete list of all legal owners, developers, occupants and other interested parties (including all beneficial owners of a corporation, limited liability company and/or land trust), identified by names and addresses, having an interest in the subject property and the proposed user and the nature and extent of this interest.

PROPERTY USE:

1. Attach a description of the precise nature and extent of the industrial use of the subject property (Exhibit E). Specify, where applicable, the amount/percentage of floor area devoted to manufacturing, other industrial, and non-industrial uses.
2. Current zoning of property: I-3, GENERAL INDUSTRIAL If zoning amendments, variations, and/or other zoning relief will be required relative to the proposed plans for improvement or expansion, specify proposed amendment(s), variation(s) and/or other zoning relief that will be sought:

3. Impact of pollution if property is developed as proposed. Specify pollutants in reference to the following types (Exhibit F):

- A. Water/type of effluent
- B. Air borne contaminants
- C. Toxic substances
- D. Odor
- E. Glare
- F. Noise

4. List properties researched as possible alternative locations for proposed facility (Exhibit G).
5. Traffic: Projected number of vehicles entering and leaving the subject property per day:

Automobiles TBD Trucks TBD

EVIDENCE OF NEW CONSTRUCTION, SUBSTANTIAL REHABILITATION OR REUTILIZATION OF ABANDONED PROPERTY:

For all applications:

- Real Estate Contract (Exhibit H): attach a copy of the executed Real Estate Contract for the subject property.

If you are furnishing the contract requested under a claim that said information is proprietary, privileged and/or confidential, and that disclosure thereof would cause competitive harm to you and/or your business, please check here X, and sign and date below.

By: Mark Houser

Title: DIRECTOR OF DEVELOPMENT

Name: MARK HOUSER

Date: 7/6/15

By adding the foregoing, the financial information that is supplied will be exempt from disclosure, in the face of a FOIA request, pursuant to 5 ILCS 140/7(1)(g).

- Copies of most recent three (3) years' property tax bills for the existing property (Exhibit I).

For new construction and rehabilitation:

- Architectural plans or schematic drawings (Exhibit J)
- Dates or estimated dates of construction commencement and completion:

COMMENCEMENT - APRIL 2016, COMPLETION - DECEMBER 2016

- Description of total cost (including land) and extent of new construction or substantial rehabilitation (Exhibit K)

For reutilization of abandoned property:

- Duration of abandonment: include affidavits of abandonment, records from utility companies, Internal Revenue Service statements, court records, etc. (Exhibit L)
- Abandoned or vacant buildings – In addition to the requirements of Cook County as to the definition of such buildings, the applicant may provide documentation, and the Village Board may wish to consider, if any combination of the factors noted in Appendix A exist.

These criteria may be used to determine if "special circumstances" exist which warrant the granting of a 6B classification in instances where the building has been abandoned for fewer than twenty-five (25) months. (Exhibit M)

EMPLOYMENT OPPORTUNITIES:

Attach estimates of the following employment information (Exhibit N):

- Temporary employment positions (employed in construction).
- Permanent employment, both full-time and part-time, that will occur at the facility upon occupation. Differentiate between current employees, if any, which will be transferred from the applicant's existing facility or facilities and new employment positions that will be created.
- Projected employment in three, five, and ten years after the subject property is occupied.

FINANCIAL INFORMATION:

Attach the applicant's audited financial statements for the previous three (3) years (Exhibit O). In addition, attach the most current profit/loss statement of the applicant.

If you are furnishing the financial information requested under a claim that said information is proprietary, privileged and/or confidential, and that disclosure thereof would cause competitive harm to you and/or your business, please check here _____, and sign and date below.

By: _____

Title: _____

Name: _____

Date: ____ / ____ / ____

By adding the foregoing, the financial information that is supplied will be exempt from disclosure, in the face of a FOIA request, pursuant to 5 ILCS 140/7(1)(g).

Please note: If the Village determines that an independent financial analysis is required, the consulting fees associated with the analysis shall be borne by the applicant as an additional charge, and shall be paid to the Village prior to the Village Board taking any action on the approval Resolution.

FISCAL EFFECT:

Report the projected fiscal impact that the proposed facility will have on the Village (Exhibit P). In the projection, provide a comparison of the property taxes for the following scenarios:

- 1) The subject property is fully occupied and receives no incentive;
- 2) The subject property is occupied and receives the Class 6B;
- 3) The subject property remains vacant and receives vacancy relief.

Also in this exhibit, include a description of sales tax generation and any other State and/or local revenues that are anticipated to be generated.

OTHER INDUCEMENTS:

State and describe whether any other financial inducements, such as industrial development revenue bonds, tax increment financing, State grants, etc., are anticipated to be sought or required by the applicant (Exhibit Q).

JUSTIFICATION:

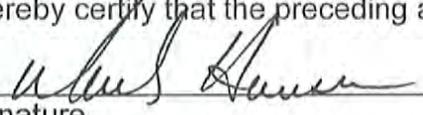
Please present your reasons for applying for the Class 6B (Exhibit R). It is the position of the Village that valid reasons, and a demonstration that the project will not proceed without the Class 6B, are required to receive Village approval for the reclassification.

TAX RATE AGREEMENT:

All applicants must complete the Tax Rate Agreement (attached) and submit the executed copy with the original Village Class 6B application.

CERTIFICATION:

I hereby certify that the preceding application and all attachments are true and correct.



Signature

MARK HOUSER - DIRECTOR OF DEVELOPMENT
Name & Title

7/6/15
Date

TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION PROGRAM
(TEERM) SUPPLEMENTAL APPLICATION

(This form is for applicants who are applying for the Class 6B property tax incentive pursuant to Cook County's TEERM Program.)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least twelve (12) continuous months and less than twenty-four (24) continuous months, with no purchase taking place.

Under the TEERM Program, qualifying industrial real estate is eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first ten (10) years, 15% in the eleventh (11th) year and 20% in the twelfth (12th) year. The terms of this program are not renewable.

No TEERM Program applications will be taken after November 30, 2018.

I _____ applicant/representative hereby specifically elect to submit this Supplemental Application for the TEERM Program, consideration relative to my application for a Class 6B property tax incentive.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Phone Number

Applicant's Name

Applicant's Mailing Address

Applicant's E-mail Address

Subscribed and sworn before me this _____ day of _____, 20_____.

Signature of Notary Public

APPENDIX A

EXPLANATION OF CRITERIA FOR REUTILIZATION OF ABANDONED PROPERTY

1. AGE - Structure(s) more than 35 years old.
2. OBSOLESCENCE - The condition of falling into disuse because of: characteristics limiting the use and marketability of structures; persistent or chronic market rejection.
3. DETERIORATION - Physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair beyond normal maintenance.
4. LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES - Structures that fail to provide adequate ventilation, light, or sanitary facilities as required by local building codes.
5. INADEQUATE UTILITIES - Underground and overhead utilities which are of insufficient capacity to serve the project; deteriorated, antiquated, obsolete, or in disrepair.
6. EXCESSIVE COVERAGE - Ratio of floor area to lot area in excess of zoning standards.
7. DELETERIOUS LAND USE - Incompatible land use relationships or uses which may be considered noxious, offensive, or environmentally unsuitable.
8. DEPRECIATION OF MAINTENANCE - The effects of deferred maintenance and the lack of maintenance of buildings, improvements, and grounds.
9. ILLEGAL USE OF INDIVIDUAL STRUCTURES
10. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS
11. DETRIMENTAL TO THE PUBLIC SAFETY, HEALTH, MORALS OR WELFARE
12. APPLICANT DESIRES TO RENOVATE OR REHABILITATE THE BUILDING

ATTACHMENTS

1. Village of Wheeling Tax Rate Agreement
2. Cook County Class 6B Eligibility Bulletin
3. Village of Wheeling Resolution 14-40 adopting the procedures for the application process.

Permanent Index Number(s)

03-03-200-026-0000 _____,

(hereinafter known as the "Subject Property").

2. The Applicant shall dismiss or cause to be dismissed, with prejudice, all outstanding tax rate objections against the Village relative to the Subject Property.
3. The Applicant shall not file or cause to be filed an objection to the tax rate of the Village or other taxing district relative to the Subject Property for any tax period during which the Applicant is receiving a Cook County Class 6B property tax incentive for the Subject Property.
4. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the Applicant and the Village and, hereto, their respective grantees, successors, assigns and legal representatives.
5. The Village may enforce any and all covenants, conditions, restrictions and agreements contained herein by judicial action, including mandatory or prohibitory injunction. In the event the Village is forced to enforce any terms or condition of this Agreement, the Applicant shall pay all costs of any such enforcement action, including the Village's reasonable attorney fees and costs of litigation.
6. Upon the granting of the Class 6B classification relative to the subject property, this Agreement shall be recorded by the Village at the Applicant's expense.

7. If the Applicant is not the Owner of Record of the Subject Property, the Owner of Record shall execute this Agreement, thereby acknowledging the Owner of Record's consent to and agreement with the foregoing. (Attach a separate sheet if necessary for all owner(s) to sign.)

(Owner Signature)

(Owner Signature)

(Name)

(Name)

(Title)

(Title)

ATTEST (Notary):

ATTEST (Notary):



(Applicant)

VILLAGE OF WHEELING

By: Anthony Pricco
Authorized Agent (Name)

(President)

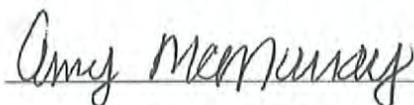
Manager

(Title)

(Name)

ATTEST (Notary):

ATTEST (Notary):



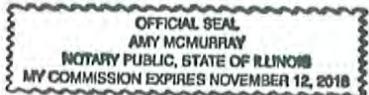


Exhibit A

Legal Description of Property

Being Lot 2 in Johnson's Lake-Cook Subdivision, being a subdivision of Part of Northeast Quarter of Section 3, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded December 26, 1986 as document number 86619027, in Cook County, Illinois, and being more particularly described as follows:

Beginning at the southeast corner of said subdivision; thence south 86 degrees 46 minutes 10 seconds west along the south line of said subdivision 1042.51 feet; thence north 00 degrees 00 minutes 00 seconds east 206.25 feet; thence north 33 degrees 23 minutes 59 seconds east 88.29 feet to a point on a curve; thence westerly 33.93 feet along a non-tangent curve to the right having a radius of 183.00 feet whose chord bears north 76 degrees 42 minutes 45 seconds west 33.88 feet; thence south 33 degrees 23 minutes west, non-tangent to the last described course, 63.50 feet; thence south 90 degrees 00 minutes 00 seconds west 335.00 feet to a point on the west line of said subdivision; thence north 18 degrees 47 minutes 52 seconds west along the last described line 209.39 feet; thence north 86 degrees 29 minutes 03 seconds east 488.26 feet; thence north 66 degrees 24 minutes 27 seconds east 361.23; thence north 86 degrees 29 minutes 03 seconds east 407.30 feet to a point on the east line of said subdivision; thence south 29 degrees 22 minutes 14 seconds east along the last described line 337.98 feet to a point of curvature; thence southerly 287.06 feet along said east line, being a curve to the right, tangent to the last described course, having a radius of 560.00 feet and whose chord bears south 14 degrees 41 minutes 07 seconds east 283.93 feet to a point of tangency; thence south 00 degrees 00 minutes 00 seconds east 4.50 feet to the point of beginning, in Cook County, Illinois.

EXHIBIT B AND C

Dimension & Square Footage/Plat (Exhibit B) and Building Dimensions/Site Plan (Exhibit C) provided on the attached ALTA/ACSM Land Title Survey and proposed facility site plan

Exhibit D

Bridge Industrial Acquisition, LLC is currently under contract to purchase the property located at 800 Northgate Parkway from Rolling Frito-Lay Sales, LP for the development of an 185,266 square foot speculative industrial building. Bridge Industrial Acquisition, LLC is an affiliate of Bridge Development Partners, LLC and Bridge Industrial Development.

Bridge Industrial Development is an investment venture between subsidiaries of BDP Realty Holdings, L.P. (as the general partner) and Akard Street Industrial, L.P. (as the limited partner), the purposes of which is to acquire and develop industrial properties in South Florida, Chicago, New Jersey and California. BDP Realty Holdings is itself an investment venture between subsidiaries of Bridge Development Partners, LLC (as the general partner) and Akard Street Partners, L.P. (as the limited partner). Both Akard Street Industrial and Akard Street Partners are discretionary investment funds with Teachers Retirement System of Texas managed by Hunt Realty Investments, Inc., a real estate investment company based in Dallas, Texas (www.huntrealty.com).

Bridge Industrial Development has uncalled capital commitments from Akard Street Industrial in excess of the bid price that are available to Bridge Industrial Development to close the purchase of the Property. As a result, Bridge Industrial Development is capable of closing the purchase of the Property, provided the conditions to closing that will be set forth in the definitive purchase contract concerning the Property are satisfied.

Exhibit E

The subject property is a 13.95 acre vacant parcel of land located at 800 Northgate Parkway. Bridge proposes to improve the site with an 185,266 square foot speculative, multi-tenant industrial building, which will be used for light manufacturing, assembly, warehouse and distribution of products.

Exhibit F

There will be no known pollution impact if the property is developed as proposed.

Exhibit G

Bridge primarily develops new, state of the art industrial buildings in established in fill areas. The proposed site is the only available vacant, appropriately sized, industrial zoned property within the targeted area.

EXHIBIT H

Real Estate Purchase and Sale Agreement

The required information has been provided by the applicant, has been confirmed as meeting the application requirements, and is on file with the Village's Department of Economic Development. The full document has not been attached, as it was submitted with the understanding that it is confidential financial information that should not be disclosed to the general public by the Village.

EXHIBIT A

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

AND

ESCROW INSTRUCTIONS

FOR OFFICE USE ONLY:
 TO: Escrow Holder: _____

RE: Escrow No. _____

Date of Opening of Escrow: _____ Closing Date By: _____

This Agreement for Purchase and Sale of Real Property and Escrow Instructions (the "Agreement"), dated as of the latest date of execution shown on the signature page hereto (the "Effective Date"), by and between ROLLING FRITO-LAY SALES, LP., a Delaware corporation ("SELLER"), and Bridge Industrial Acquisition, LLC, an Illinois limited liability company ("BUYER"), with reference to the following:

RECITALS:

SELLER is the owner of a fee estate in that certain real property, containing approximately 13.945 acres, located in the City of Wheeling, County of Cook, State of Illinois, having a street address of 750 Northgate Parkway, together with all rights and easements appurtenant thereto, the legal description of which is described in Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"); and

The Property includes all improvements located thereon and Seller's interest in any assignable permits, licenses and approvals issued by any governmental authority (the "Intangibles").

SELLER desires to sell the Property to BUYER and BUYER desires to purchase the Property from SELLER, all on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, with reference to the foregoing Recitals which are incorporated herein by this reference, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. PURCHASE AND SALE OF PROPERTY; PURCHASE PRICE

Subject to the terms and conditions of this Agreement, SELLER agrees to sell to BUYER, and BUYER agrees to purchase from SELLER, the Property for a purchase price (the "Purchase Price") of THREE MILLION FOUR HUNDRED THOUSAND and 00/100 Dollars (\$3,400,000.00), payable in cash upon the Closing (as defined below). Upon the close of Escrow (defined in Section 2.1 below), BUYER shall conclusively be deemed to have released SELLER from all

(ii) copies of all written third-party reports regarding soil conditions, ground water, wetlands, underground storage tanks, subsurface conditions and/or other environmental or physical conditions relating to the Property, and (iii) copies of licenses, permits, warranties, certificates of occupancy and approvals issued by any governmental authority in connection with the use and occupancy of the Property. For a period of sixty (60) days from the date of this Agreement, SELLER grants to BUYER, its employees and agents a license to enter on the Property, so long as the activities do not damage the Property or materially interfere with the operations of the Property, to conduct reasonable inspections and tests, as may be necessary or desirable in BUYER's sole judgment and discretion, to inspect all aspects of the physical condition of the Property, including, but not limited to: roof, structural, engineering, sprinkler and fire control, use of asbestos, condition of the soil, presence of toxic and hazardous waste materials, electrical, heating and air conditioning, water, sewer and plumbing (the "**Inspection Period**"). During the Inspection Period, Buyer shall also have the right to seek to obtain all necessary governmental approvals for its intended development of the Property for industrial use (the "**Approvals**"), including, without limitation, site plan and zoning approvals and a Class 6B real estate tax designation resolution from the Village of Wheeling. Seller, at no material cost to Seller, shall cooperate with Buyer in connection with the Approvals and, upon request, shall execute such reasonable petitions and applications as are required to obtain the Approvals. No such Approvals shall be binding upon the Property prior to Closing

In the event that Buyer performs any Phase I or Phase II environmental testing at the Property during the Inspection Period, BUYER shall provide a copy of the report(s) showing the results of such testing (the "**Environmental Testing Reports**") to SELLER prior to the expiration of the Inspection Period. Such Environment Testing Reports shall expressly permit SELLER to rely on the findings thereof and to use such findings in the ordinary course of SELLER's business.

BUYER shall have the option (the "**Extension Option**") to purchase one (1) additional thirty (30) day period to obtain the Approvals (the "**Permitting Period**") by providing written notice (the "**Extension Notice**") to Seller of such intention prior to the expiration of the Inspection Period and by depositing with Escrow Holder, within three (3) business days thereafter, the sum of TEN THOUSAND and 00/100 dollars (\$10,000.00) (the "**Permitting Period Deposit**"). The Permitting Period Deposit shall be added to and shall comprise a part of the Earnest Deposit for all purposes under this Agreement. The Permitting Period Deposit shall be non-refundable in the event BUYER terminates this Agreement (except in the case of Seller default) and shall be applied to the Purchase Price at Closing. In order to be effective, the Extension Notice must identify BUYER's intended development of the Property and all Approvals necessary for the intended development that have not been obtained as of the date of the Extension Notice (the "**Remaining Approvals**").

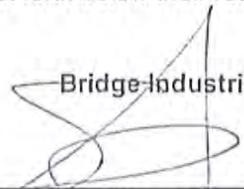
BUYER agrees that access to the Property shall be at reasonable times and during ordinary business hours and that the Property shall be kept free and clear of all mechanics' and materialmens' liens arising out of any activities by BUYER. BUYER agrees to repair any damage to the Property caused by its inspection thereof, and BUYER shall indemnify, defend and hold SELLER harmless against all claims, losses, liabilities, damages or expenses (including, without limitation, attorneys' fees) which may arise from or be related to BUYER's inspection of the Property.

If for any reason whatsoever in Buyer's sole and absolute judgment Buyer determines that the Property or any aspect thereof is unsuitable for Buyer's acquisition, Buyer shall have the right to terminate this Agreement by giving written notice thereof to Seller prior to 5:00 p.m. (Chicago time) on the last day of the 60 day Inspection Period, and if Buyer gives such notice of termination by such time, this Agreement shall terminate. If Buyer fails to give Seller a notice of termination prior to 5:00 p.m. (Chicago time) on the last day of the Inspection Period, Buyer shall be deemed to have approved all aspects of the Property and to have elected to

XVI. EXECUTION

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below their respective signatures.

BUYER: ~~Bridge Industrial Acquisition, LLC~~

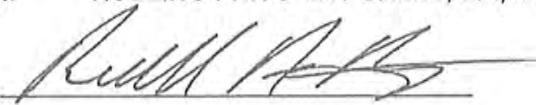
By:  _____

Name: Stava Poulos

Its: Manager

Dated: 5/15/15

SELLER: ROLLING FRITO-LAY SALES, LP., a Delaware Corporation

By:  _____

Name: Russell A. Burton

Its: Authorized Signatory

Dated: 6/5/15

Exhibit A

Legal Description of Property

Being Lot 2 in Johnson's Lake-Cook Subdivision, being a subdivision of Part of Northeast Quarter of Section 3, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded December 26, 1986 as document number 86619027, in Cook County, Illinois, and being more particularly described as follows:

Beginning at the southeast corner of said subdivision; thence south 86 degrees 46 minutes 10 seconds west along the south line of said subdivision 1042.51 feet; thence north 00 degrees 00 minutes 00 seconds east 206.25 feet; thence north 33 degrees 23 minutes 59 seconds east 88.29 feet to a point on a curve; thence westerly 33.93 feet along a non-tangent curve to the right having a radius of 183.00 feet whose chord bears north 76 degrees 42 minutes 45 seconds west 33.88 feet; thence south 33 degrees 23 minutes west, non-tangent to the last described course, 63.50 feet; thence south 90 degrees 00 minutes 00 seconds west 335.00 feet to a point on the west line of said subdivision; thence north 18 degrees 47 minutes 52 seconds west along the last described line 209.39 feet; thence north 86 degrees 29 minutes 03 seconds east 488.26 feet; thence north 66 degrees 24 minutes 27 seconds east 361.23; thence north 86 degrees 29 minutes 03 seconds east 407.30 feet to a point on the east line of said subdivision; thence south 29 degrees 22 minutes 14 seconds east along the last described line 337.98 feet to a point of curvature; thence southerly 287.06 feet along said east line, being a curve to the right, tangent to the last described course, having a radius of 560.00 feet and whose chord bears south 14 degrees 41 minutes 07 seconds east 283.93 feet to a point of tangency; thence south 00 degrees 00 minutes 00 seconds east 4.50 feet to the point of beginning, in Cook County, Illinois.

EXHIBIT I

Attached please find a copy of the most recent three years' property tax information for the property located at 800 Northgate Parkway in Wheeling, Illinois (PIN: 03-03-200-026-0000).

TOTAL PAYMENT DUE
\$24,123.50
 By 03/03/15 (on time)

2014 First Installment Property Tax Bill

Property Index Number (PIN) 03-03-200-026-0000 Volume 231 Code 38055 Tax Year (Payable In) 2014 (2015) Township WHEELING Classification 1-00

IF PAYING LATE, PLEASE PAY 03/04/15-04/01/15 \$24,485.35 04/02/15-05/01/15 \$24,847.20 05/02/15-06/01/15 \$25,209.05 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$126,401	\$3,590,959	\$523,590	85.42%
Metro Water Reclamation Dist of Chicago	\$3,052,668,000	\$2,455,275,693	\$1,145,888,977	53.33%
Indian Trails Pub Library Dist Wheeling	\$0	\$6,580,319	\$1,225,053	81.38%
Wheeling Park District	\$19,941,542	\$9,277,643	\$1,129,222	87.83%
Harper Coll Comm College 512 (Palatine)	\$251,085,749	\$10,879,564	\$10,879,564	00.00%
Township HS District 214 (Arlington Hts)	\$71,227,614	\$95,007,158	\$35,052,542	63.11%
Community Consolidated SD 21 (Wheeling)	\$53,516,113	\$28,629,729	\$13,796,918	51.81%
Village of Wheeling	\$99,187,276	\$154,217,081	\$60,275,461	60.92%
Town of Wheeling	\$27,711	\$2,077,304	\$177,308	91.46%
Cook County Forest Preserve District	\$287,647,645	\$324,673,865	\$142,119,278	56.23%
County of Cook	\$8,110,664,341	\$15,615,343,667	\$7,233,899,380	53.67%
Total	\$11,946,092,392	\$18,705,352,982	\$8,644,767,293	

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com.

IMPORTANT MESSAGES

Pay this bill at cookcountytreasurer.com or at any Chase Bank.

TAX CALCULATOR

2013 TOTAL TAX 43,860.91
 2014 ESTIMATE X 55%
 2014 1st INSTALLMENT = 24,123.50

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

800 NORTHGATE PKY
 WHEELING IL 60090

MAILING ADDRESS

ROLLING FRITO LAY SALE
 3131 S VAUGHN WAY 301
 AURORA CO 80014-3509

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

\$24,123.50

By 03/03/15 (on time)
 If paying later, refer to amounts above.

IMPORTANT MESSAGES

Use of this coupon authorizes the Treasurer's Office to reduce your check amount to prevent overpayment. Include only one check and one original coupon per envelope.

SN 0020140100 RTN 500001075 AN (see PIN) TC 008922

Property Index Number (PIN) 03-03-200-026-0000 Volume 231

Amount Paid

\$

Name/Mailing Address Change? Check box and complete form on back to update your name and/or mailing address.

Include name, PIN, address, location, phone, and email on check payable to "Cook County Treasurer."

00201401007030320002600003008722400024123506000244853550002484720200025209057



20 00303200260000 0 14 0 1721358
 ROLLING FRITO LAY SALE
 OR CURRENT OWNER
 3131 S VAUGHN WAY 301
 AURORA CO 80014-3509

COOK COUNTY TREASURER
 PO BOX 805438
 CHICAGO IL 60680-4116



03032000260000/0/14/E/0002412350/1

Cook County Property Tax and Payment Information

Printed copies of this information may not be used as a tax bill. Payments must be submitted with original tax bill.

Property Index Number (PIN): **03-03-200-026-0000**

2013 Tax Year Information - Payable in 2014

Tax Year: 2013 **Tax Type:** Current Tax **Volume:** 231 **Classification:** 1-00

Property Location

800 NORTHGATE PKY
WHEELING, IL 60090-0000

To update contact the Cook County Assessor's Office at 312.443.7550.

Mailing Information

ROLLING FRITO LAY SALE
3131 S VAUGHN WAY 301
AURORA, CO 80014-3509

To update your mailing information [click here](#).

Exemption Information

Homeowner Exemption: NO

Senior Citizen Exemption: NO

Senior Freeze Exemption: NO

If you are entitled to an exemption you did not receive, [click here](#).

To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Installment	Tax Amount Billed	Tax Due Date
1st	\$183.65	03/04/2014
2nd	\$43,677.26	08/01/2014

Tax Payment Information

The balance due, including any penalty, is as of Wednesday, August 12, 2015.

Payments processed are posted through Tuesday, August 11, 2015.

Installment	Total Amount	Tax Amount	Penalty Amount	Last Payment Received	Date R
1st	\$0.00	\$0.00	\$0.00	\$183.65	03/
2nd	\$0.00	\$0.00	\$0.00	\$43,677.26	08/

BALANCE DUE:**\$0.00**[Return to PIN Summary](#)

For Tax Years 2012 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.

You may reach the Clerk at:

Main Number: 312.603.5656

You may find frequently asked questions and additional information at the Clerk's Office's website:

<http://www.cookcountyclerk.com>

 **Print**

Cook County Property Tax and Payment Information

Printed copies of this information may not be used as a tax bill. Payments must be submitted with original tax bill.

Property Index Number (PIN): **03-03-200-026-0000**

2014 Tax Year Information - Payable in 2015

Tax Year: 2014 **Tax Type:** Current Tax **Volume:** 231 **Classification:** 1-00

Property Location

800 NORTHGATE PKY
WHEELING, IL 60090-0000

To update contact the Cook County Assessor's Office at 312.443.7550.

Mailing Information

ROLLING FRITO LAY SALE
3131 S VAUGHN WAY 301
AURORA, CO 80014-3509

To update your mailing information [click here](#).

Exemption Information

Homeowner Exemption: NO

Senior Citizen Exemption: NO

Senior Freeze Exemption: NO

If you are entitled to an exemption you did not receive, [click here](#).

To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Installment	Tax Amount Billed	Tax Due Date
1st	\$24,123.50	03/03/2015
2nd	\$23,382.34	08/03/2015

Tax Payment Information

The balance due, including any penalty, is as of Wednesday, August 12, 2015.

Payments processed are posted through Tuesday, August 11, 2015.

Installment	Total Amount	Tax Amount	Penalty Amount	Last Payment Received	Date R
1st	\$0.00	\$0.00	\$0.00	\$24,123.50	03/
2nd	\$0.00	\$0.00	\$0.00	\$23,382.34	08/

BALANCE DUE:**\$0.00**[Return to PIN Summary](#)

For Tax Years 2012 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.

You may reach the Clerk at:

Main Number: 312.603.5656

You may find frequently asked questions and additional information at the Clerk's Office's website:

<http://www.cookcountyclerk.com>

 **Print**

Cook County Property Tax Portal Search Results



03032000260000 09/16/2007

[View on CookViewer Map >](#)

Property Characteristics

[Tax Calculator](#)

Info for Tax Year: 2014

PIN: 03-03-200-026-0000
 Address: 800 NORTHGATE PKY
 City: WHEELING
 Zip Code: 60090
 Township: WHEELING

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value:
 Lot Size (SqFt):
 Building (SqFt):
 Property Class:

Tax Bill Mailing Address

Info for Tax Year: 2014

ROLLING FRITO LAY SALE
 3131 S VAUGHN WAY 301
 AURORA, CO 80014
[Update Mailing Address >](#)

Other Related Information

Tax Rate (2014):
 Tax Code (2014):
[View Taxing Districts' Financial Statement](#)
[More Tax Rate Information >](#)

Tax Billed Amounts & Tax History Exemptions Appeals

2014:	\$47,505.84	Paid in Full
2013:	\$43,860.91	Paid in Full
2012:	\$333.90	Payment History
2011:	\$299.99	Payment History
2010:	\$264.17	Payment History

* = (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests >](#)

2014:	0 Exemptions Received
2013:	0 Exemptions Received
2012:	0 Exemptions Received
2011:	0 Exemptions Received
2010:	0 Exemptions Received

[More Exemption Information >](#)

2014:	Not
2013:	Not
2012:	Not
2011:	Not
2010:	Not

[More Appeal Inf](#)

Refunds Available Tax Sale (Delinquencies) Document

No Refund Available

[More Refund Information >](#)

2014:	Tax Sale Has Not Occurred
2013:	Tax Sale Has Not Occurred
2012:	No Tax Sale
2011:	No Tax Sale
2010:	No Tax Sale

[More Tax Sale Information >](#)

0501216236
0501216235
0501216234
0436334157
0436334156

[More Record Inf](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a parcel is not available, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the info

Exhibit J

There are no architectural plans or schematic drawings other than the site plan in Exhibit C.

Exhibit K

The total development budget for the proposed 185,266 square foot, speculative, multi-tenant industrial building is \$17,000,000 including land.

Exhibit N

The estimated jobs created by the development of the proposed building are as follows:

Construction related: 120

Full time: 185

Exhibit O

Bridge Industrial Acquisition, LLC is currently under contract to purchase the property located at 800 Northgate Parkway from Rolling Frito-Lay Sales, LP for the development of an 185,266 square foot speculative industrial building. Bridge Industrial Acquisition, LLC is an affiliate of Bridge Development Partners, LLC and Bridge Industrial Development.

Bridge Industrial Development is an investment venture between subsidiaries of BDP Realty Holdings, L.P. (as the general partner) and Akard Street Industrial, L.P. (as the limited partner), the purposes of which is to acquire and develop industrial properties in South Florida, Chicago, New Jersey and California. BDP Realty Holdings is itself an investment venture between subsidiaries of Bridge Development Partners, LLC (as the general partner) and Akard Street Partners, L.P. (as the limited partner). Both Akard Street Industrial and Akard Street Partners are discretionary investment funds with Teachers Retirement System of Texas managed by Hunt Realty Investments, Inc., a real estate investment company based in Dallas, Texas (www.huntrealty.com).

Bridge Industrial Development has uncalled capital commitments from Akard Street Industrial in excess of the bid price that are available to Bridge Industrial Development to close the purchase of the Property. As a result, Bridge Industrial Development is capable of closing the purchase of the Property, provided the conditions to closing that will be set forth in the definitive purchase contract concerning the Property are satisfied.

Exhibit P

The subject property is currently vacant and as such the 2014 real estate taxes were approximately \$48,000. With the development of the proposed 185,266 square foot industrial building the taxes under a 6B classification should be approximately \$1.50 per square foot or \$277,899, an increase of \$229,899. Without the 6B the taxes are projected to be \$2.80 per square foot, which will encourage prospective tenants to go just north of Lake-Cook Road in Lake County where the taxes are significantly lower. Bridge will not be able to justify going forward with the proposed project without the 6B.

VILLAGE OF WHEELING LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): 13.F
(To be inserted by Deputy Clerk)

DATE OF BOARD MEETING: December 5, 2016

TITLE OF ITEM SUBMITTED: A Resolution Authorizing Change Order No. 1 to the Engineering Services Agreement with Ciorba Group for Storm Sewer Drainage Improvements to South Wheeling Road

SUBMITTED BY: Mark Janeck, Director of Public Works

BASIC DESCRIPTION OF ITEM¹: A resolution seeking approval of Change Order No. 1 in the amount of \$29,921.67 to provide additional professional services including additional hydraulic modeling and design. The net effect of this Change Order is an increase in the approved contract amount from \$98,697.86 to \$128,619.53.

BUDGET²: Available in the Storm Sewer Fund

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Memo, Resolution, Change Order No. 1

RECOMMENDATION: Approval

SUBMITTED FOR BOARD CONSIDERATION: Village Manager

¹ *The purpose of the proposed item and a description of same. If the issue is site specific, such as an annexation or road improvement, a map must be attached to the memorandum.*

² *If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).*

³ *If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered*



MEMORANDUM

TO: Jon Sfondilis, Village Manager
FROM: Mark Janeck, Director of Public Works
DATE: December 1, 2016
SUBJECT: Change Order No. 1 – Ciorba Group
South Wheeling Road Drainage Improvements

EXECUTIVE SUMMARY

Requesting consideration of Change Order No. 1 for an increase of \$29,921.67 to the existing contract with Ciorba Group for the South Wheeling Road drainage improvements. This request concerns additional engineering design services.

On June 6, 2016, the Village Board approved a contract with Ciorba Group in the amount of \$98,697.86 for professional services required to study, design, and permit the South Wheeling Road drainage improvements. The periodic flooding of the roadway in the vicinity of the Reynolds Corporation driveways has been identified as an important infrastructure improvement in the recently completed Village of Wheeling Stormwater Master Plan (WSMP). The roadway flooding negatively affects emergency response times and normal access on an important north-south arterial within the Village.

Ciorba Group is continuing with the design phase of the project, a phase that has been altered in scope at the request of Village staff and property owners; this change in scope necessitates Ciorba's request for an additional \$29,921.67 to cover additional engineering services associated with the design. The original proposal assumed that the concept study would have one overall hydraulic model for the analysis of existing conditions; however, when the existing conditions study was received from Christopher B. Burke Engineering (CBBEL), it was determined that two separate hydraulic models required analysis for this project. The two models are respectively concerned with hydraulic flow to and from the Buffalo Creek system and hydraulic effects to Echo Lake. Staff has also requested that additional design alternatives be studied and modeled to better determine the most cost-effective flood protection design for the construction phase of the roadway improvements.

Discussions with the affected property owner (Reynolds Corporation) determined that the alignment of the proposed storm sewer would need to be relocated approximately 200 feet north of the original design location to better address future land use intentions of the property owner. This requested revision adds some modeling complications due to changes in pipe lengths, direction, and slopes. Locating the proposed storm sewer across private property will require an easement to be produced, a cost that is also included in this proposal from Ciorba.

Staff has reviewed this request and believes the requested Change Order to be necessary and in the best interest of the Village. With your concurrence, please include this item on the December 5, 2016 Board meeting agenda.

RESOLUTION NO. 16 - _____

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO THE ENGINEERING SERVICES AGREEMENT WITH CIORBA GROUP FOR STORM SEWER DRAINAGE IMPROVEMENTS TO SOUTH WHEELING ROAD

WHEREAS, the recently completed Village of Wheeling Stormwater Master Plan (WSMP) identified south Wheeling Road drainage improvements as a high-priority project; and

WHEREAS, the Village issued a Request for Proposal (RFP) for engineering services involving hydraulic study, design, document preparation, and permitting required for complicated drainage improvements to south Wheeling Road; and

WHEREAS, the engineering design for south Wheeling Road requires review of an existing Wheeling Road storm sewer pipe for replacement, installation of a new storm pipe within and beyond the current right-of-way limits, elevating and grading the low section of Wheeling Road, and extensive hydraulic studies of the existing municipal and Cook County storm sewer systems in the general vicinity; and

WHEREAS, Ciorba Group was determined to be the lowest priced, qualified, and responsible firm that submitted a proposal chosen from a total of six (6) consultant proposals submitted in March of 2016; and

WHEREAS, on June 6, 2016, Resolution No. 16-68 awarded the contract to Ciorba Group for the Storm Sewer Drainage Improvements to South Wheeling Road in the amount of \$98,697.86; and

WHEREAS, unforeseen costs have arisen associated with additional analysis of construction design alternatives which in turn required additional hydraulic modeling and engineering services that were not recognized at the time of the contract award; and

WHEREAS, it is determined to be in the best interest of the Village of Wheeling to accept Change Order No. 1 submitted by Ciorba Group for the additional proposed engineering services required for the south Wheeling Road drainage improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that Change Order No. 1 in the amount of \$29,921.67 for the South Wheeling Road Drainage Improvements is approved as attached hereto.

Trustee _____ moved, seconded by Trustee _____
that Resolution No. 16 - _____ be adopted.

President Argiris _____

Trustee Brady _____

Trustee Vito _____

Trustee Papantos _____

Trustee Krueger _____

Trustee Lang _____

Trustee Vogel _____

ADOPTED this _____ day of _____, 2016, by the President and Board of Trustees of the Village of Wheeling, Illinois.

Dean S. Argiris
Village President

ATTEST:

Elaine E. Simpson
Village Clerk

SOUTH WHEELING ROAD DRAINAGE IMPROVEMENTS
VILLAGE OF WHEELING
SUPPLEMENTAL SCOPE
11/9/2016

Additional tasks beyond the original scope of services are required for the South Wheeling Road Drainage Improvements Project. These tasks are summarized as follows:

1. The original budget assumed the concept study had one overall XP-SWMM model, but the existing conditions analysis actually had two separate models. The downstream Echo Lake watershed is a separate model. Therefore, in addition to our project area XP-SWMM model, the Echo Lake model must be run to obtain the hydraulic boundary conditions. In addition, the Echo Lake existing conditions model must also be modified to obtain proposed water levels to evaluate the proposed hydraulic impact to the downstream floodplain.
2. Since the original concept report included a construction cost estimate and narrative for proposed improvements, the original budget assumed the report included conceptual level proposed hydraulic analysis. However, the only models included in the report are for existing conditions. Therefore, it is necessary to develop all the proposed condition XP-SWMM models.
3. The original scope of work included analysis for three proposed alternatives for 100-year storm event protection. This has been increased to five alternatives as described below:
 - a. 48" relief sewer (original scope).
 - b. 48" relief sewer with future road raise of 2 feet (supplemental scope).
 - c. 48" sewer with lift station (original scope).
 - d. 66" sewer with road raise of 2 feet (original scope).
 - e. 60" sewer with overflow swale above it (supplemental scope).
4. The concept plan laid out the relief sewer close to the road low point. This was the base condition for all of the proposed alternatives listed above. However, due to current easement negotiations, the relief sewer needs to be moved approximately 90 feet north. In addition, proposed alternatives are being considered with less than a 100-year level of protection. This requires the following three additional alternatives to be modeled and evaluated (based on the new relief sewer location):
 - f. 48" relief sewer.
 - g. 48" relief sewer with future road raise of 2 feet.
 - h. 66" relief sewer from Echo Lake to near South Wheeling Road, then reduced to a 48" relief sewer up to the road with future road raise.
5. Prepare plat of easement for the proposed relief storm sewer along the north side of PIN 03-10-402-026.

Ciorba's engineering fee for this supplemental scope of work will be \$29,921.67 calculated based on contract hourly rates as shown in the following tables.

12.5.16

Jon A. Sfondilis
Village Manager



CIORBA GROUP | Consulting Engineers

Cost Estimate of Consultant Services (Direct Labor Multiple)

Firm Ciorba Group, Inc
Client Village of Wheeling

Date 11/09/16

County Cook
Job No. South Wheeling Road Drainage Improvements Supplement

ITEM	MANHOURS (A)	PAYROLL (B)	(2.6+R) TIMES PAYROLL (C)	DIRECT COSTS (D)	SERVICES BY OTHERS (E)	TOTAL (C+D+E)	% OF GRAND TOTAL
Water Resources	232	\$ 9,825.64	\$ 25,546.67	\$ 1,200.00		\$ 26,746.67	89.39%
Ridgeline Consultants (plat of easement)					\$ 3,175.00	\$ 3,175.00	10.61%
TOTALS	232	\$ 9,825.64	\$ 25,546.67	\$ 1,200.00	\$ 3,175.00	\$ 29,921.67	100.00%

STAFF HOURS
 Village of Wheeling
 South Wheeling Road Drainage Improvements Supplement

Task Sub-Task	Activity	Grand Total	Project Manager	Project Engineer	Engineer II
		232	2	108	122
1. Water Resources		Task Total:	2	108	122
030 Hydrologic & Hydraulic Analysis		Subtotal:	2	92	104
	Hydraulic Modeling (XP-SWMM)	140		64	76
	Alternatives Analysis (for 5 Additional Alternatives)	58	2	28	28
031 Stormwater Facility Design		Subtotal:		16	18
	Storm Sewer (Concept Level for 5 Additional Alternatives)	34		16	18





CIORBA GROUP | Consulting Engineers

FIRM NAME Ciorba Group, Inc. DATE 11/09/16
PRIME/SUPPLEMENT Prime
Client Village of Wheeling

ESCALATION FACTOR 0.90%

CLASSIFICATION	CURRENT RATE	ESCALATED RATE
Project Manager	\$69.00	\$69.62
Project Engineer	\$55.00	\$55.50
Engineer II	\$30.00	\$30.27

IN-HOUSE DIRECT COSTS
Village of Wheeling
South Wheeling Road Drainage Improvements Supplement
PHASE I

Water Resources

Description	Unit	Unit Cost	Quantity	Extended Cost
CADD Charges	hour	\$ 15.00	80	\$ 1,200.00
Total:				\$ <u>1,200.00</u>