

**WHEELING PLAN COMMISSION
THURSDAY, FEBRUARY 18, 2016 6:30 P.M.**

**AGENDA FOR A SPECIAL MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [SCBA 16-02](#)**

Sunrise Indian Supermarket
901 W. Dundee Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [SCBA 16-03](#)**

Tire Boss
112 McHenry Road
Appearance Approval of a Wall Sign
 - B) [Docket No. PC 16-03](#)**

Copart
110 E. Palatine Road
Minor Site Plan & Appearance Approval of Site Modifications
 - C) [Docket No. 2016-3 AB&C](#)**

Space Self Storage
2500 E. Hintz Road & 2730 Jackson Drive

 - (2016-3A) Text Amendment to Title 19, Zoning, to Add 'Self-Storage Facility' as a Special Use in the B-2 Neighborhood Commercial District
 - (2016-3B) Rezoning the Subject Property from R-1 Single-Family Residential to B-2 Neighborhood Commercial District
 - (2016-3C) Special Use-Site Plan Approval for a Self-Storage Facility

- D) [Docket No. 2016-4](#)
Village of Wheeling
Amendment to Title 19, Zoning, to Address Small Cell Antennas and Distributed
Antenna Systems
- 8. **APPROVAL OF MINUTES** – [January 28, 2016](#)
- 9. **OTHER BUSINESS**
- 10. **ADJOURNMENT**

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE
AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL
(847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

Public Hearing Information
Wheeling Plan Commission Meeting
February 18, 2016
(Attachment to Agenda)

Docket No. 2016-3AB&C Kenneth Schaeffges, an owner of Space Self Storage, Inc., property owner, is seeking the following actions for 2500 E. Hintz Road, a developed lot with existing self-storage facilities and 2730 Jackson Drive, a vacant parcel, hereinafter legally described below:

2016-3 (A) A text amendment to Title 19 Zoning, of the Wheeling Municipal Code, to add 'Self-Storage Facility' as a Special Use in the B-2 Neighborhood Commercial District (Under Appendix A, Use Table); and

2016-3 (B) Rezoning the property from R-1 Single-Family Residential to B-2 Neighborhood Commercial District; and

2016-3 (C) 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, in order to establish a Self-Storage Facility in the B-2 Neighborhood Commercial District.

Docket No. 2016-4 The Village of Wheeling is seeking amendments to Title 19, Zoning, of the Wheeling Municipal Code, to address small cell antennas and distributed antenna systems, which includes amendments to the following chapters and sections of the Zoning Code: (1) Chapter 19-01, Definitions; and (2) Chapter 19.10.060 Non-Residential Use Regulations.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

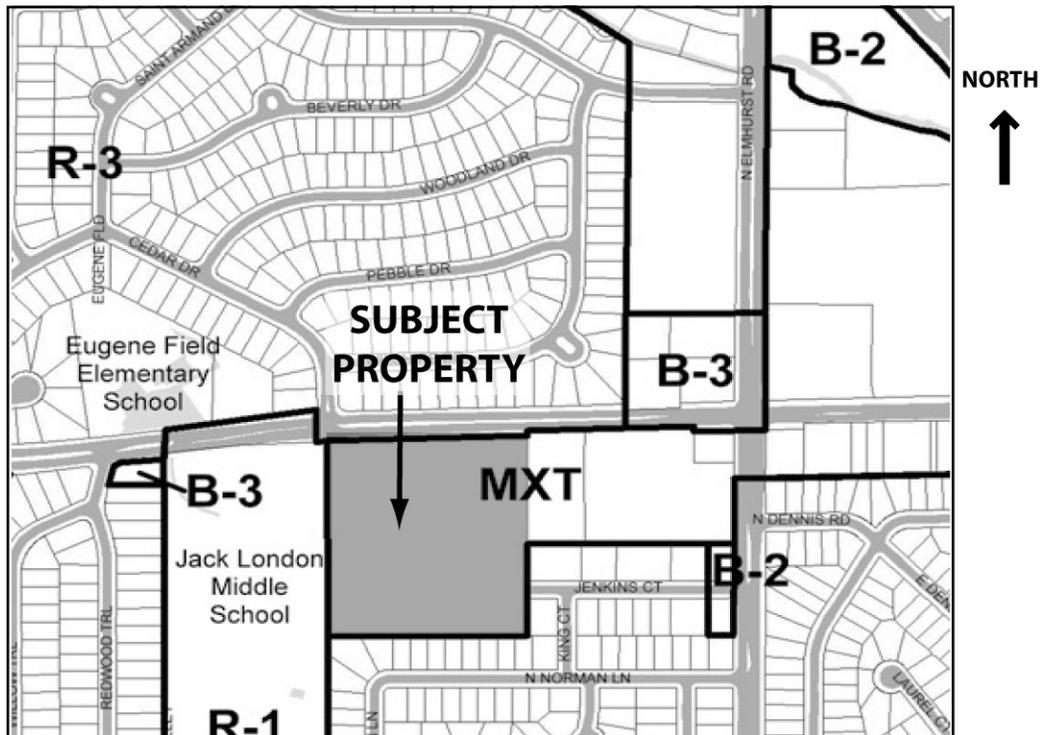
RE: **Docket No. SCBA 16-02**
Sunrise Indian Supermarket
901 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 2, 2016

DATE OF MEETING: February 18, 2016

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a business identification wall sign for a new grocery store, which is located in the former Aldi space.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Excel Signs

Property Owner Name: Dundee Plaza

<u>Common Property Address:</u>	901 W. Dundee (Dundee Plaza)
<u>Common Location:</u>	Located at Dundee Plaza, between Dunhurst Shopping Center and Jack London Middle School
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential West: Commercial South: Single-Family Residential East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Existing Use of Property:</u>	Retail
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use District

DESCRIPTION OF PROPOSAL

A new grocery store is requesting appearance approval of a business identification wall sign.

SIGN PLAN REVIEW

Sign Location: The sign will be located on the wall which projects over the entry to the store. The sign faces Dundee Road (north).

Proposed Signage Type and Materials:

The proposed wall sign is comprised of an internally illuminated raceway sign with channel letters. There are two components to the sign: the business name and the logo. The business name is comprised of red lettering. The logo has a yellow face. The trims and returns for each sign are black. Staff recommends adding a condition that the raceway be painted to match the building façade.

Proposed Signage Size:

The unit has a frontage of 99.5 feet. The proposed sign measures 105.07 square feet in total. The logo comprises 25.6% of the total sign area and is in proportion to the size of the text. Since the sign incorporates a graphic element, it qualifies for the sign area bonus. The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the appearance of the sign subject to the condition that the raceway is painted to match the façade.

PROPOSED MOTION

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

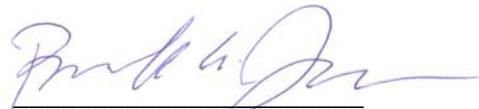
Approve SCBA 16-02, granting appearance approval for a wall sign as indicated in the sign plan submitted by Excel Sign on January 26, 2016, on behalf of Sunrise Indian Supermarket located at 901 W. Dundee Road, Wheeling, Illinois.

And with the following condition:

1. That the raceway shall be painted to match the building façade.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions \(staff\)](#)

 [Sign Plan, received January 26, 2016](#)

Sunrise Indian Supermarket – 901 W. Dundee Road

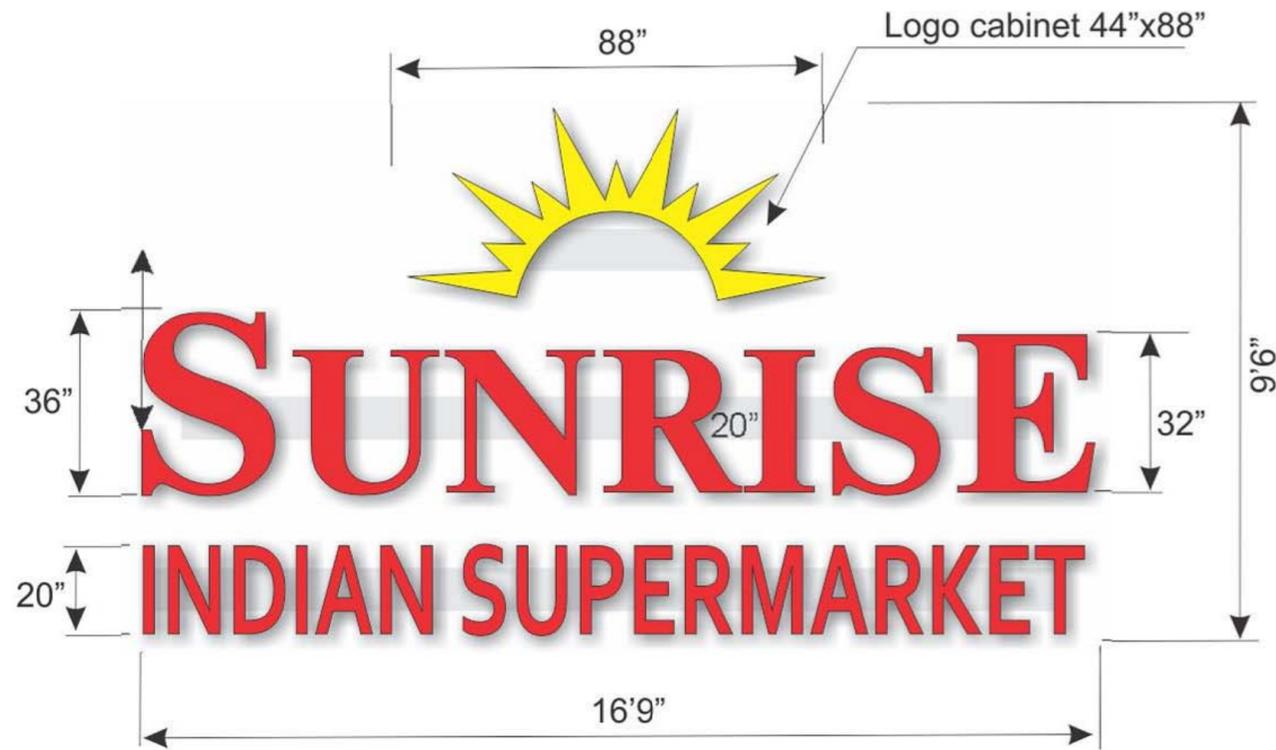
Docket No. SCBA 16-02 (Appearance Approval of a Wall Sign)

Plan Commission Meeting – February 18, 2016



Existing conditions of the vacant store (looking north)

16'9" x 9'6" OA Electrical Channel letters sign
 Sign mounted on raceway
 Sign LED Illuminated



Existing

Face color	RED/Yellow logo 6110
Trim color	BLACK
Return color	BLACK
Wireway color	To match wal color
Building wall color	Warm GREY 2



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FONT: **FONT: impact** **COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS, VINYL OR PAINT**

P.REX SIGNS 224-305-1943 <small>613 ESTES AVE., SCHAUMBURG, IL 60193</small>	* THIS SIGN MUST BE UL LISTED © Copyright P. REX SIGNS 224-305-1943 leotek@comcast.net	Customer	Sunrise Indian Supermarket	Customer approval:	Exhibit received Jan. 26, 2016		
		Project	Sunrise Indian Supermarket	Date	01/07/16	Date revised	01/21/16
		Address	901 W. Dundee Rd., Wheeling, IL 60090	Scale		Sales contact	Leo P.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

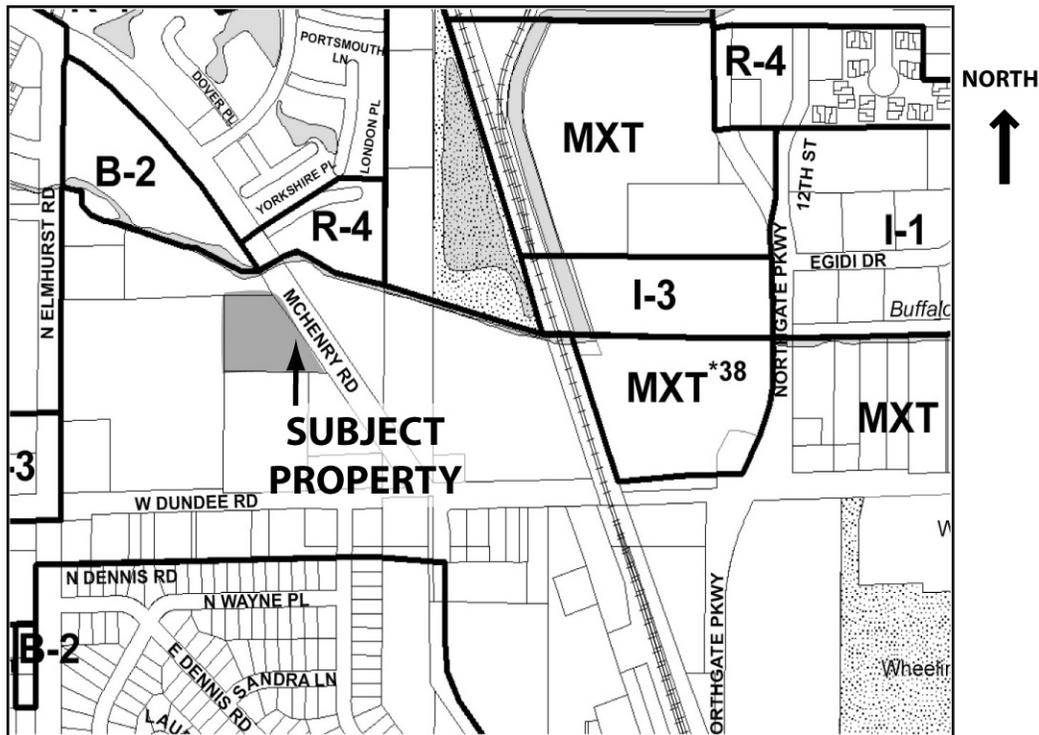
RE: **Docket No. SCBA 16-03**
Tire Boss
112 McHenry Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 9, 2016

DATE OF MEETING: February 18, 2016

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a business identification wall sign for a wheel/tire installation/repair facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Maksim Molchanov, Tire Boss owner

Property Owner Name: Heidner Property Management Co.

<u>Common Property Address:</u>	112 McHenry Road
<u>Common Location:</u>	Located on the west side of McHenry Road in the Wheeling Car Care Center
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial South: Commercial East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Existing Use of Property:</u>	Auto repair
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use District

DESCRIPTION OF PROPOSAL

A new wheel/tire installation/repair facility is requesting appearance approval of a business identification wall sign.

SIGN PLAN REVIEW

Sign Location: The wall sign will be located in the sign band above the storefront windows and doors and overhead garage door of the business. The petitioner plans to only replace the second word of the previous wall sign. The previous sign stated “TIRE CHIEF.” The proposed sign will use the existing “TIRE” and replace the word “CHIEF” with the new sign “BOSS.”

Proposed Signage Type and Materials:

The proposed wall sign is comprised of internally illuminated, individually mounted, channel letters. The block letter sign, which indicates the business name, has red faces with dark bronze trim caps and returns.

The only difference between the existing “TIRE” sign and the proposed “BOSS” sign is that the existing sign has internal neon lights and the proposed sign has internal LED lights. LED lighting is brighter than neon lighting. Neon lighting appears warmer than LED lighting. The differences may be noticeable in their display. The Plan Commission has the following options:

1. Approve the sign as is;
2. Approve the sign with the condition that the both signs have LED lights; or
3. Approve the sign with the condition that both signs have neon lights.

The Plan Commission may wish to discuss the lighting options with the petitioner.

Proposed Signage Size:

The unit has a frontage of 35 feet. The proposed “BOSS” sign is 8.31 sq. ft. in size. The existing “TIRE” sign is approximately 7.13 sq. ft. in size. Both signs are 18” in height. Therefore, the proposed wall sign meets the size requirements of the Sign Code.

STAFF REVIEW

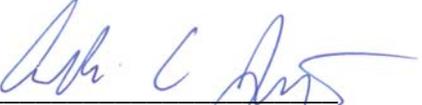
Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Provided the Plan Commission has no concern with the differences in the lighting technology for the “TIRE” and “BOSS” signs, staff recommend approval of the proposed wall sign.

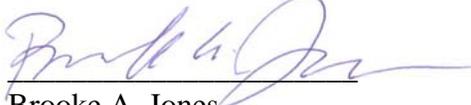
PROPOSED MOTION

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

Approve SCBA 16-03, granting appearance approval for a wall sign as indicated in the sign plan submitted by February 4, 2016, by Tire Boss located at 112 McHenry Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

- Attachments:**
- [Photo of existing conditions \(staff\)](#)
 - [Proposed Sign Plan, received 2.04.2016](#)
 - [Approved Tire Chief Sign](#)

Tire Boss – 112 McHenry Road
Docket No. SCBA 16-03 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – February 18, 2016



Existing conditions of the "TIRE" sign (looking west)

BOSS

66.5"

18"

Exact font size match to TIRE

.040 returns
.063 backs

Project:

Illuminated Channel Lettering

Tire Boss, Inc.
112 McHenry Road
Wheeling, IL 60090

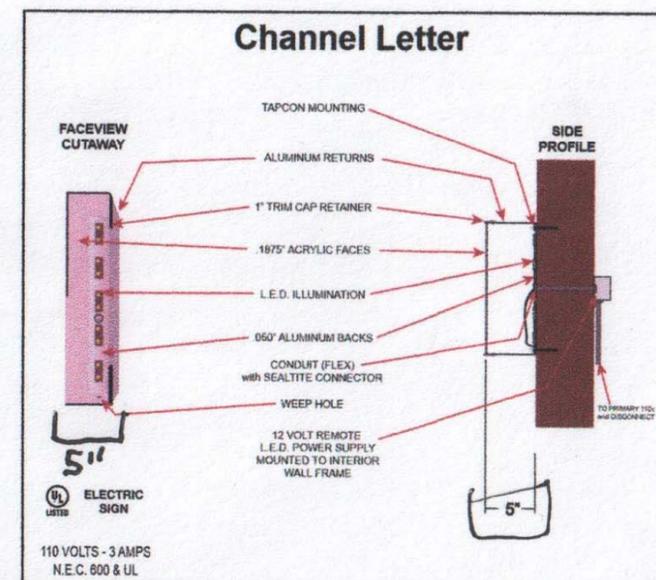
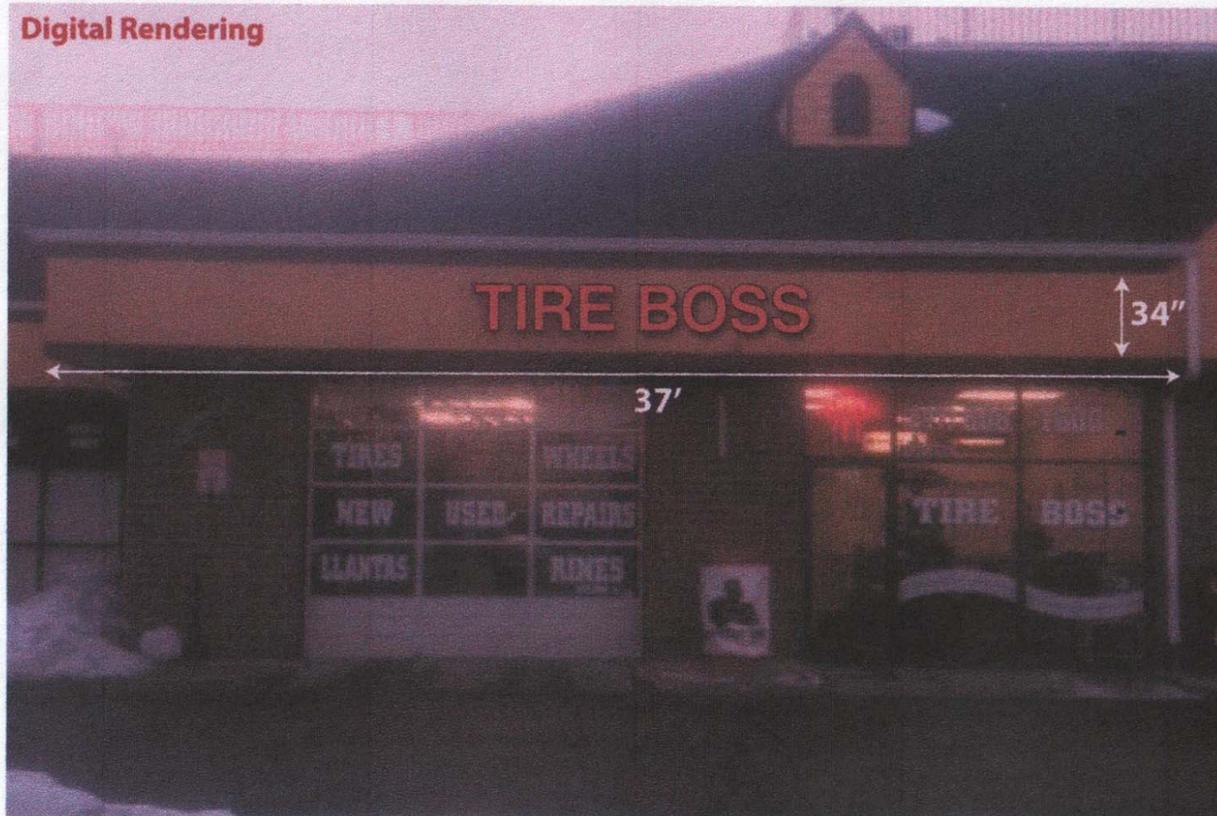
Adding the word "BOSS" next to the existing "TIRE" lettering

Specifications:

LED Channel Lettering Flush Mounted to Facade.

2793 Red Plex Faces w/ ~~3/4" DK~~
~~3/4" DK~~ 3/4" DK
Bronze returns
and trim caps

Digital Rendering



Tenant Approval _____

Landlord Approval _____

Representative Rachel Torres

Drawn By Alfred Mulle

Date 01/25/2016

Scale NTS

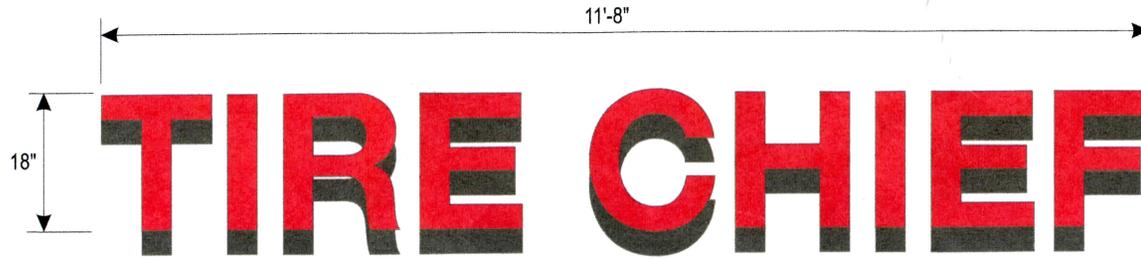
Drawing No. 1A

FASTSIGNS

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3065 Dundee Road Northbrook, IL 60062
(847) 291-7446 fax:(847) 291-7450

Email: 138@fastsigns.com



1/2" = 1'-0" SCALE

ONE (1) SET OF 5" DEEP COMBINATION
NEON/ALUMINUM/ACRYLIC CHANNEL LETTERS,
FLUSH MOUNTED. .040 RETURNS, .063 BACKS.
30 MA TRANSFORMERS.

FACES _____ RED
TRIMCAP _____ 3/4" DK. BRONZE
RETURNS _____ DK. BRONZE
NEON _____ CLEAR RED

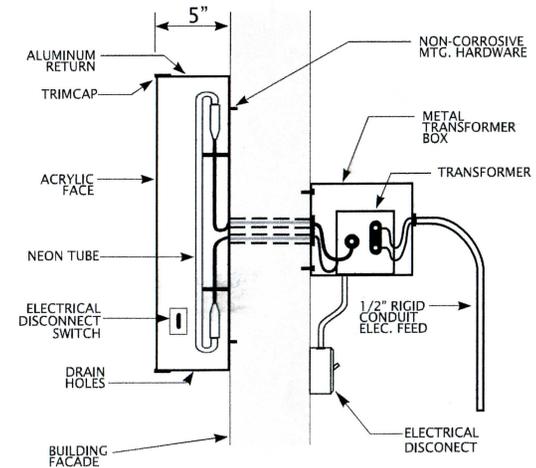
17.5 SQ. FT.



STOREFRONT ELEVATION
1/8"=1'-0" SCALE

FLUSH MOUNT CHANNEL LETTERS

N.T.S.



ATTENTION ELECTRICIANS: UL 2181 G.F.P. SIGN TRANSFORMERS REQUIRE THAT ALL CIRCUITS MUST HAVE DEDICATED HOT, NEUTRAL, GROUND TERMINATING AT PANEL.	VOLTAGE: 120
	CIRCUITS: TBD

I.D.
SIGN & LIGHTING, INC.
SERVICE • INSTALLATION • DESIGN • FABRICATION • H.I.D. LIGHTING • NEON • LED
i.d.signandlighting@comcast.net

1820 Faxon Drive
Montgomery, IL 60538

CELL: 847.962.1672
PH: 630.844.3565
FAX: 630.844.6765

CUSTOMER:
TIRE CHIEF

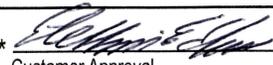
ADDRESS:
112 MC. HENRY ROAD
WHEELING, IL

START DATE: 02/08/13

REVISION: 00/00/00

FILE: TIRE CHIEF_v1

PAGE: 1 OF 1

* 
Customer Approval

* _____
Landlord Approval

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

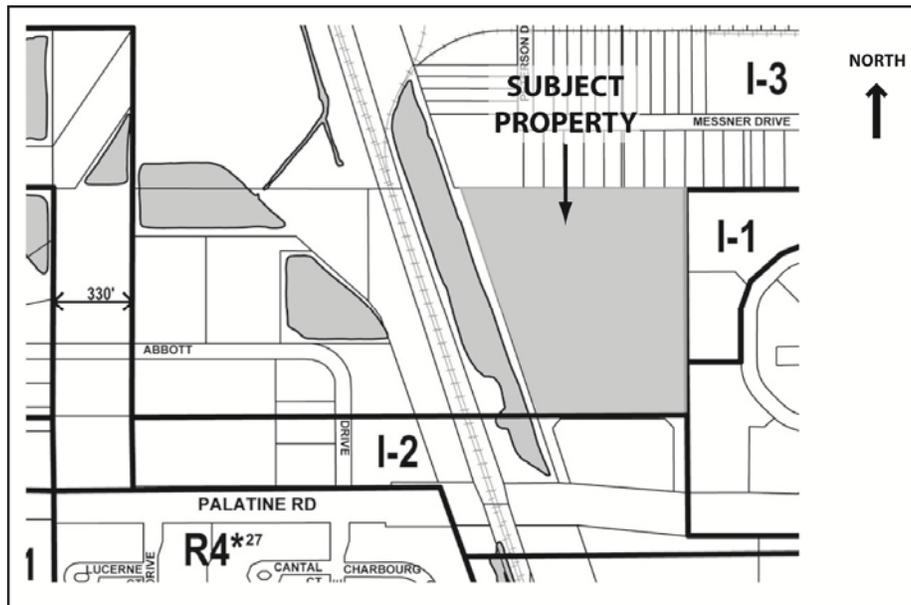
RE: **Docket No. PC 16-03**
Copart
110 E. Palatine Road
Minor Site Plan and Appearance Approval for Site Modifications

DATE OF REPORT: February 12, 2016

DATE OF MEETING: February 18, 2016

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval to construct a detention basin at an existing industrial facility

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Steven Kaminski, Mackie Consultants

Property Owner Name: Copart

Common Property Address: 110 E. Palatine Road

Common Location: The property is located east of the CN railroad tracks and north of Palatine Road

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

Comprehensive Plan Designation: Industrial

Existing Use of Property: Auto Auction

Existing Property Zoning: I-3, General Industrial District

Previous Zoning Action on Property:
None.

DESCRIPTION OF PROPOSAL

The petitioner, Copart, is requesting minor site plan and appearance approval to construct a detention basin on a portion of the existing parking lot at the northwest corner of the site. Copart is an auto auction facility.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 30'

Proposed General Site Layout: The petitioner is proposing to construct a new detention basin at the northwest corner of the site. The area is currently used as storage for automobiles. The proposed basin will store site runoff and help to eliminate ponding in the auto storage lot during storms.

Landscaping: The new basin will have a flat bottom vegetated with native wetland plantings. The slopes of the basin will be planted with native prairie grasses. There is no wall or hardscape associated with the proposal.

Ownership: There is no change in ownership associated with the current application.

STAFF REVIEW

Engineering Division Review: The Engineering Division has reviewed the plans and has no concern with the proposal.

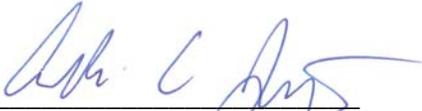
Impact on adjacent uses: No significant impact on adjacent uses is expected.

Planning Staff's Recommended Action: Staff recommends approval of the proposed site modifications.

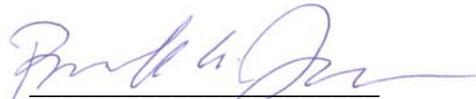
PROPOSED MOTION

If the Plan Commission approves of the proposed minor site plan and appearance modifications, an appropriate motion would be to:

Approve Docket No. PC 16-03, granting Minor Site Plan and Appearance Approval for the site modifications as indicated in the cover letter submitted February 5, 2016 and engineering plans submitted January 19, 2016 for Copart, located at 110 E. Palatine Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

- Attachments:**
- [Aerial of existing conditions \(staff\)](#)
 - [Cover letter, 2.05.2016](#)
 - [Engineering plans \(8 sheets\), 1.19.2016](#)

Copart – 110 E. Palatine Road

Docket No. PC 16-03 (Minor Site Plan and Appearance Approval of Site Modifications)
Plan Commission Meeting – February 18, 2016



Existing conditions of facility – aerial view



**Cover Letter – Stormwater Detention Relocation
110 W Palatine Road, Wheeling, IL
Village Review**

02/04/16

NARRATIVE

This project site is located in Wheeling, Illinois, on a 17.92 acre lot. The address of the site is 110 West Palatine Road, Wheeling, IL. The lot is located west of the intersection of Palatine Road and Wolf Road and is accessed via Palatine Frontage road. The facility in question is located to the north of another structure fronting onto Palatine Frontage Road.

The current site is an auto auction facility, consisting of an existing structure and paved parking lot area. To the west is an open, vegetated area with high voltage overhead lines. The current site's parking area is enclosed in fencing with access gates. The fence extends roughly to the north property line, and bounds most portions of the west and east property lines of the site, except for portions to the south.

There is no floodplain by map or floodway located on the site, or in any immediately adjacent areas.

EXISTING CONDITION

The current site stormwater detention system was permitted in 1974 under what is today referred to as the "Legacy" MWRD permit. This permit allows for stormwater storage on the surface of the pavement, well in excess of one foot of water in a 100 year storm. There is no off-pavement storage area to prevent ponding at this height; all drainage is through the existing stormwater sewers. This current layout creates operational difficulties for the property owners, who store auction vehicles on the pavement. The frequency and severity of auction lot ponding after rain storms poses the potential for damage to client vehicles and customer quality perception concerns. The property owners seek to relocate the storage off of the pavement to eliminate these operational problems and improve the quality of services.

PROPOSED WORK

The proposed work will demolish an area of pavement (1.74 acres) and excavate a recessed permanent detention area approximately 4 feet lower than the existing pavement surface elevation. CoPart has verified that soils are uncontaminated and can be exported offsite to a "Clean Construction and Demolition Debris" site licensed by the IEPA.

This new detention basin will receive flows from the existing storm sewer system and will outlet through the existing gravity outlet pipe. The proposed basin will store site runoff, eliminating ponding in the storage lot area for small to medium sized storms. In the 100 year design storm, this site design retains approximately 6" of ponding depth on the pavement at inlet locations in 100 yr, 24-hr events.

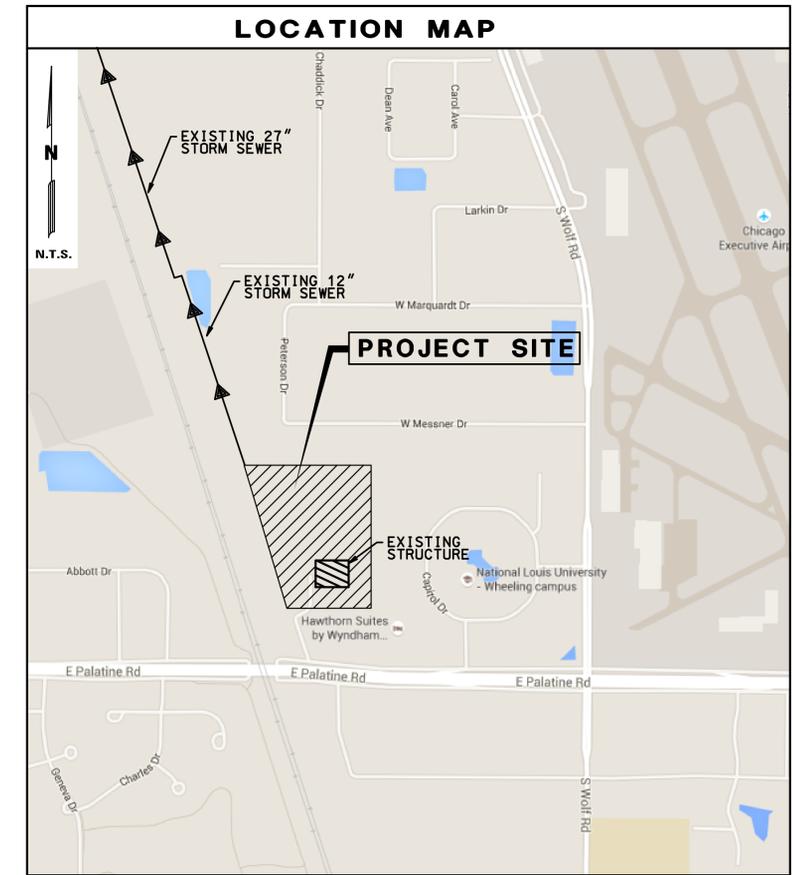
An overland flow route will continue to exist at the west side of the basin at about its original elevation and location. No new storm sewers need to be constructed. The basin will have a flat bottom vegetated with native wetland plantings rooted in 6" of imported topsoil placed on the site. Pond side slopes will be planted with native prairie grasses and slopes will not exceed 4:1 (horizontal:vertical). Reference the plan set and details for specifications.

N:\2736\Permit\Wheeling\160125.Cover Letter.docx

STORMWATER MANAGEMENT COPART AUTO FACILITY VILLAGE OF WHEELING, ILLINOIS

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER 8" PVC	8" PVC
FORCE MAIN FM	FM
STORM SEWER 12" RCP	12" RCP
UNDERDRAIN UD	UD
MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
CLEANOUT	⊙
WATER MAIN WM	WM
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
FLARED END SECTION	⊙
COMBINED SEWER	→→→
STREET LIGHT/PARKING LOT LIGHT	XX
POWER POLE	■
STREET SIGN	■
FENCE	X X
GAS MAIN (G)	(G)
OVERHEAD LINE OH	OH
TELEPHONE LINE T	T
ELECTRIC LINE E	E
CABLE TV LINE CATV	CATV
HIGH WATER LEVEL HWL XXX	HWL XXX
NORMAL WATER LEVEL NWL XXX	NWL XXX
CONTOUR LINE XXX.XX	XXX.XX
TOP OF CURB ELEVATION BC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB BC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION P XXX.XX	P XXX.XX
SPOT ELEVATION XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION FF XXX.XX	FF XXX.XX
TOP OF FOUNDATION TF XXX.XX	TF XXX.XX
GRADE AT FOUNDATION GF XXX.XX	GF XXX.XX
HIGH OR LOW POINT	⊙
OVERLAND FLOOD ROUTE	→
PAVEMENT FLOW DIRECTION	→
SWALE FLOW DIRECTION	→
DEPRESSED CURB AND GUTTER	▬
REVERSE CURB AND GUTTER	▬

INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	GRADING AND UTILITIES
5	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
6	STORMWATER POLLUTION PREVENTION NOTES
7	CONSTRUCTION DETAILS
8	NOTES & SPECIFICATIONS



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MH	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TDC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	T/W	TOP OF RETAINING WALL
SY	SQUARE YARD	TYP	TYPICAL
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VB	VALVE BOX
		VC	VERTICAL CURVE
		VV	VALVE VAULT
		W	WALK ELEVATION
		WM	WATER MAIN
		VPI	VERTICAL POINT OF INTERSECTION

SOURCE BENCHMARK:
BENCHMARKS ARE IN ACCORDANCE WITH NAVD 88 DATUM.

SOURCE BENCHMARK: VILLAGE OF WHEELING BENCHMARK 25.2.5" ALUMINUM DISK STAMPED VILLAGE OF WHEELING - SURVEY MARKER LOCATED AT THE NORTHWEST CORNER OF WILLOW ROAD BRIDGE OVER MCDONALD CREEK, APPROXIMATELY 350 FEET WEST OF POTOMAC COURT. ELEVATION = 652.302

SITE BENCHMARK 1: SET SQUARE CUT ON CONCRETE BASE OF LIGHT POLE +/- 75 FEET SOUTH AND +/- 165 FEET WEST OF SOUTHWEST CORNER OF BUILDING 110. ELEVATION = 652.41

SITE BENCHMARK 2: SET "X" CUT ON TOP OF SOUTHWEST BONNET BOLT OF FIRE HYDRANT +/- 150 FEET EAST AND +/- 75 FEET SOUTH OF THE SOUTHEAST CORNER OF BUILDING 110. ELEVATION = 651.31



DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO A PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

ENGINEER'S SIGNATURE _____ ENGINEER'S SEAL _____

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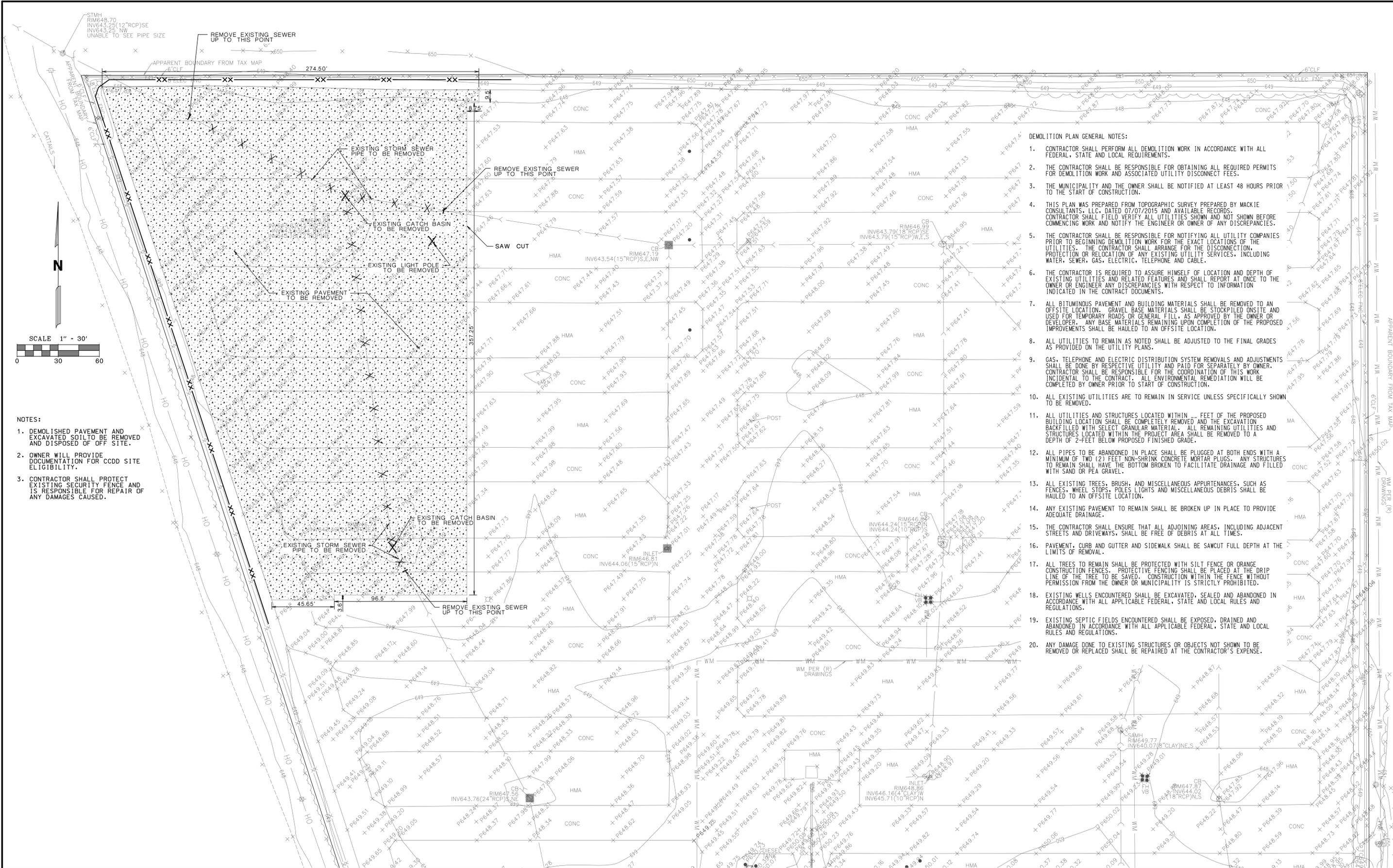
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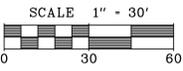
COVER SHEET
COPART AUTO AUCTION FACILITY - DRAINAGE
WHEELING, IL

SHEET
1 OF 8
PROJECT NUMBER: 2736
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- DEMOLITION PLAN GENERAL NOTES:**
1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
 3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 07/07/2015 AND AVAILABLE RECORDS.
 5. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
 7. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
 8. ALL BITUMINOUS PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
 9. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
 10. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
 11. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
 12. ALL UTILITIES AND STRUCTURES LOCATED WITHIN -- FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2- FEET BELOW PROPOSED FINISHED GRADE.
 13. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
 14. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
 15. ANY EXISTING PAVEMENT TO REMAIN SHALL BE BROKEN UP IN PLACE TO PROVIDE ADEQUATE DRAINAGE.
 16. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
 17. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
 18. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
 19. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
 20. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
 21. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



- NOTES:**
1. DEMOLISHED PAVEMENT AND EXCAVATED SOIL TO BE REMOVED AND DISPOSED OFF SITE.
 2. OWNER WILL PROVIDE DOCUMENTATION FOR CCDD SITE ELIGIBILITY.
 3. CONTRACTOR SHALL PROTECT EXISTING SECURITY FENCE AND IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES CAUSED.

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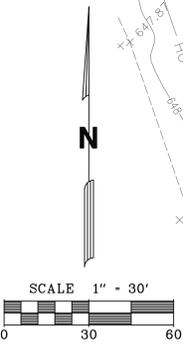
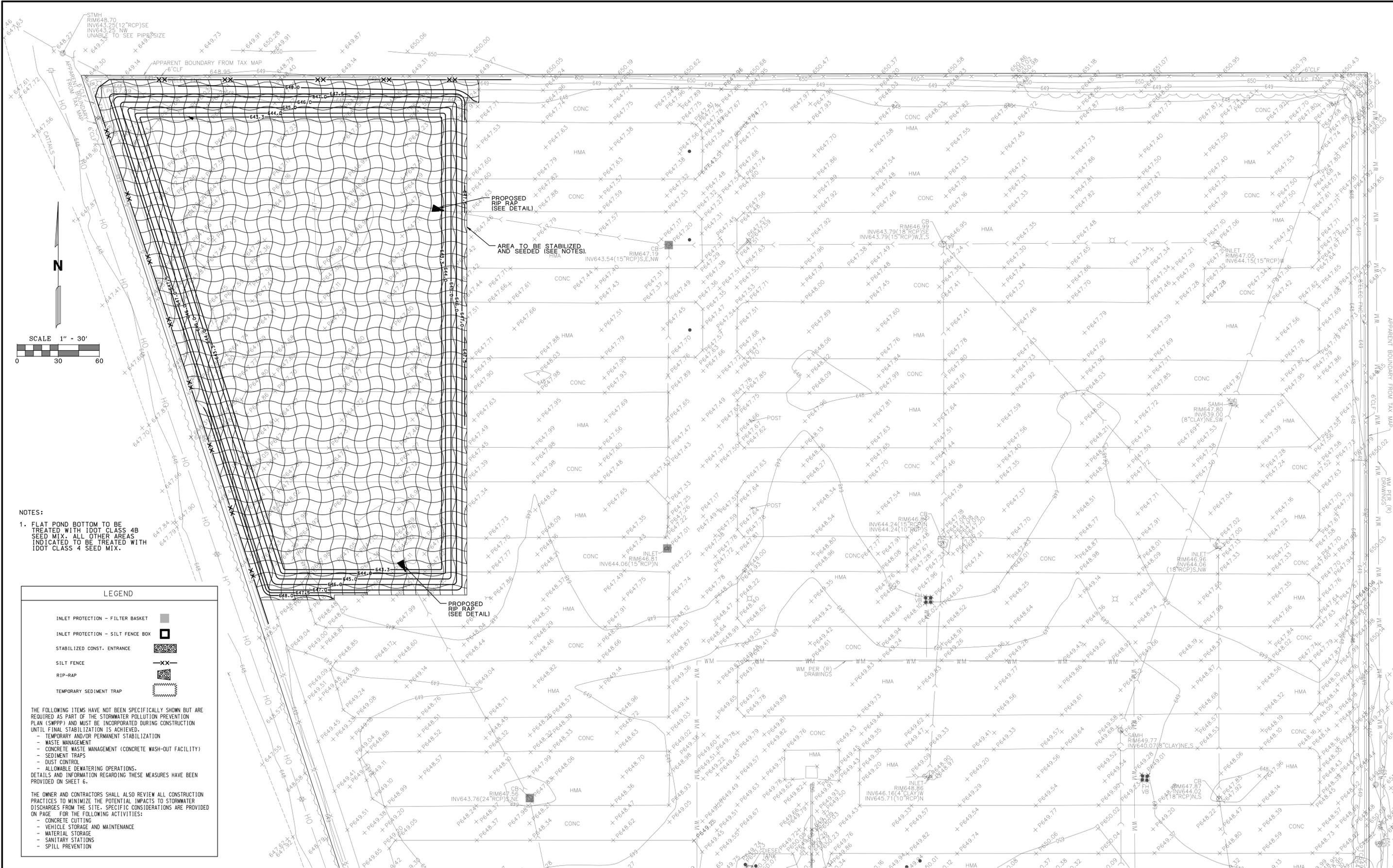
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DEMOLITION PLAN
COPART AUTO AUCTION FACILITY - DRAINAGE
 WHEELING, IL

SHEET
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- NOTES:**
1. FLAT POND BOTTOM TO BE TREATED WITH IDOT CLASS 4B SEED MIX. ALL OTHER AREAS INDICATED TO BE TREATED WITH IDOT CLASS 4 SEED MIX.

LEGEND

- INLET PROTECTION - FILTER BASKET
- INLET PROTECTION - SILT FENCE BOX
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP
- TEMPORARY SEDIMENT TRAP

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 6.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 6 FOR THE FOLLOWING ACTIVITIES:

- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

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DATE	DESCRIPTION OF REVISION	BY

DESIGNED: DMK
 DRAWN: DMK
 APPROVED: SRK
 DATE: 01/07/16
 SCALE:

STORMWATER POLLUTION PREVENTION PLAN
COPART AUTO AUCTION FACILITY - DRAINAGE
 WHEELING, IL

SHEET
5 OF 8
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GENERAL INFORMATION

SITE DESCRIPTION

- A. THIS PLAN COVERS THE RETROFIT OF EXISTING CONDITIONS TO PROVIDE OFF-OF-PAVEMENT STORMWATER DETENTION.
- B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:
 1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES:
 - SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
 - PERIMETER SILT FENCE
 - CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
 - STABILIZED CONSTRUCTION ENTRANCE
 2. DEMOLITION OF EXISTING STRUCTURES
 3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
 4. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).
 5. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.
 6. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
 7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
 8. INSTALL STORM SEWER, SANITARY SEWER, WATER MAIN.
 9. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH "OPEN" GRATES.
 10. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 11. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
 12. INSTALL ROADWAYS.
 13. PERMANENTLY STABILIZE GRASSY AREAS.
 14. REMOVE ALL TEMPORARY CONTROL MEASURE AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.
- C. THE SITE OF DISTURBANCE HAS A TOTAL ACREAGE OF APPROXIMATELY 1.74 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 1.74 ACRES OF THE SITE.
- D. THE RUNOFF COEFFICIENT FOR THE DISTURBED AREA FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IS: $C^* = 0.50$. THE EXISTING SOILS FROM THE SITE MAINLY CONSIST OF PREVIOUSLY DISTURBED FILL, MOSTLY CLAY.
- E. PLEASE REFER TO SHEET 4 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.
- F. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS THE DES PLAINES RIVER.
- G. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
 - SEDIMENT FROM DISTURBED SOILS
 - FUEL TANKS
 - WASTE CONTAINERS
 - OIL OR OTHER PETROLEUM PRODUCTS
 - TAR
 - DETERGENTS
 - PAINTS
 - CONSTRUCTION DEBRIS
 - CONCRETE AND CONCRETE TRUCKS
 - SANITARY STATIONS
 - CHANGING AREAS
 - CHEMICAL STORAGE AREAS
 - ADHESIVES
 - SOLVENTS
 - FERTILIZERS
 - RAW MATERIALS (I.E. BAGGED PORTLAND CEMENT)
 - LANDSCAPE WASTE
 - LITTER

ADDITIONAL MEASURES REQUIRED:

1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED 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.
 - C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
 - MULCHING
 - GEOTEXTILES
 - SODDING
 - VEGETATIVE BUFFER STRIPS

THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

2. WASTE MANAGEMENT

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 BEING DISCARDED. 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 ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ONSITE 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.

3. 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. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT TO THE EXTENT PRACTICABLE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS 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 PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.

4. DEWATERING OPERATIONS

DURING DEWATERING/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 SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMPs MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

5. DUST CONTROL

A WATER TRUCK MAY BE NECESSARY ONSITE TO LIMIT THE AMOUNT OF DUST LEAVING THE SITE. THE FOLLOWING LIST OF CONTROL MEASURES MAY BE IMPLEMENTED ONSITE TO LIMIT THE GENERATION OF DUST AS NEEEDED:

- SPRINKLING/IRRIGATION
- VEGETATIVE COVER
- MULCH
- SPRAY-ON SOIL TREATMENTS
- TILLAGE
- STONE

6. OFF-SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ADJACENT ROADWAYS SHOULD BE SWEEP AS NEEDED, TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

7. 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 CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

8. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE, VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.

WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

9. MATERIAL STORAGE

MATERIALS AND OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE 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 SHEETS SHOULD BE AVAILABLE FOR REFERENCING CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

10. SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

11. SPILL PREVENTION

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 THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS 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, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA 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 PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, 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.
- ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.
- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ON PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.

RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLOGGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.

CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, 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. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

CATCH BASIN AND INLET FILTERS: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. IF FILTER BAGS ARE USED, REMOVE SEDIMENT FROM THE FILTER BAGS WHEN 50% PERCENT OF THE STORAGE VOLUME HAS BEEN FILLED, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. REMOVE TRASH AND DEBRIS DURING INSPECTIONS. ACCUMULATED MATERIAL IN THE FILTERS SHOULD BE DISPOSED PROPERLY. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

INSPECTIONS

THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS.

SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:

- A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.
- B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION, THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.
- C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE STORED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.
- D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOM@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY 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

NON-STORM WATER DISCHARGES

NON-STORM WATER FLOWS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE INCLUDED WITHIN THIS PLAN. THESE DISCHARGES INCLUDE: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHINGS; WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; WATERS USED TO CONTROL DUST; POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION DRAINAGES; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING CONDENSATE; SPRINGS; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR SOLVENTS.

THE FOLLOWING NON-STORM WATER DISCHARGES ARE PROHIBITED: CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL); DRYWELL COMPOUND, WASTEWATER FROM WASHOUT AND CLEANUP OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS, SOLVENTS, OR DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE, OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROLS.

GENERAL INFORMATION

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE APRIL 30, 2014.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

THE PERMITTEE SHALL AMEND THE PLAN 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 PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.b (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT

THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- DEEP WATER DETENTION PONDS WITH NATIVE VEGETATION PLANTED ON SIDE SLOPES;
- DRY BOTTOM DETENTION PONDS WITH NATIVE PLANTINGS;
- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS;
- PERMANENT LEVEL SPREADERS;
- VEGETATED SWALE WITH NATIVE PLANTINGS;
- VEGETATED SWALES WITH NATIVE PLANTINGS AND UNDERGRASSES;
- VEGETATED SWALES WITH TURF GRASSES;
- FILTER STRIPS, 25-FOOT MINIMUM, WITH NATIVE GRASSES;
- FILTER STRIPS, 25-FOOT MINIMUM WITH TURF GRASSES;
- INFILTRATION BASINS;
- INFILTRATION TRENCHING;
- PERMEABLE PAVERS/PERMEABLE PAVEMENT;
- CDS OR EQUAL MANUFACTURED STORMWATER TREATMENT SYSTEM;
- RAIN BARRELS;
- DRY WELL;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE TO VEGETATED/PERVIOUS GROUND COVER;

MWRD EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - a.) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b.) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. 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.
10. 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.
11. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT.)
12. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
13. 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.
14. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
15. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
16. 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 SEWER OR COMBINED SEWER.
17. 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.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS 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.
19. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
20. 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.
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
22. 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.



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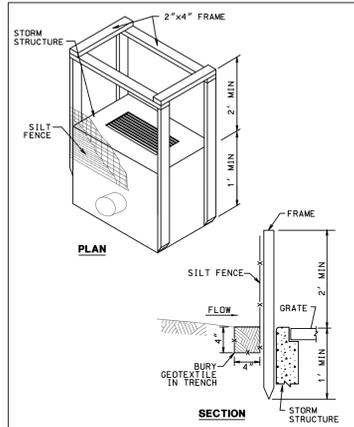
CLIENT:

COPART AUTO AUCTION
 110 EAST PALATINE ROAD
 WHEELING, IL
 60090

DATE	DESCRIPTION OF REVISION	BY	SCALE

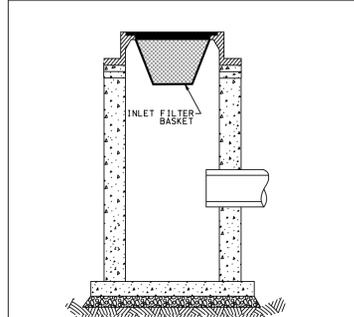
DESIGNED	DMK
DRAWN	DMK
APPROVED	SRK
DATE	01/07/16
SCALE	N.T.S.

STORMWATER POLLUTION PREVENTION NOTES
COPART AUTO AUCTION FACILITY - DRAINAGE
WHEELING, IL



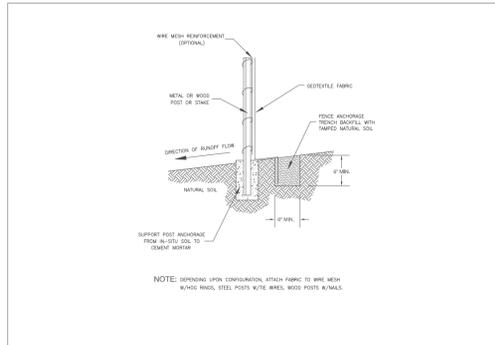
- NOTES:
- STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO POSTS CREATING A SEAMLESS JOINT.
 - ENSURE THAT PONING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

INLET PROTECTION - SILT FENCE BOX
NOT TO SCALE

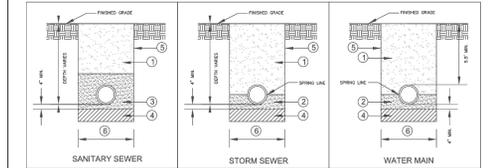


- NOTES:
- AN INLET FILTER BASKET SHALL BE INSTALLED IN ALL OPEN FRAME STRUCTURES AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - THE INLET BASKET SHALL BE CLEANED ON A WEEKLY BASIS AND AFTER ANY RAINFALL EVENT.
 - INLET FILTER BASKETS SHALL BE "CATCH-ALL" BY MAR-MAC MANUFACTURING OR APPROVED EQUAL.

INLET PROTECTION - FILTER BASKET DETAIL
NOT TO SCALE

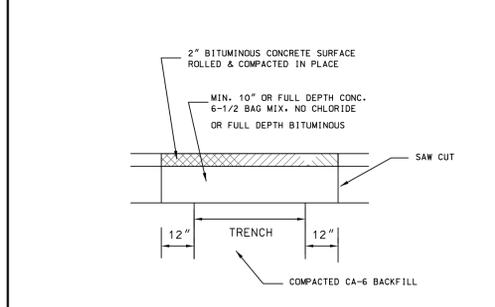


SILT FENCE INSTALLATION STANDARD

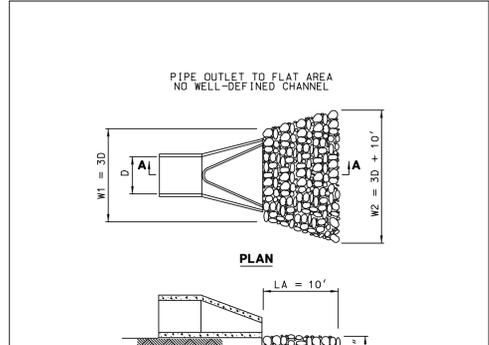


- NOTES:
- BACKFILL A COMPACT GRANULAR TRENCH BACKFILL (CLASS GRADE II OR APPROVED EQUAL) UNDER STREET PAVING, DRIVEWAYS, AND SIDEWALKS. GRANULAR BACKFILL MAY BE USED IN TRENCH AREAS.
 - 10-11 OR 10-13 STONE OR OTHER APPROVED SELECT BACKFILL. SHARPED AND PLACED TO SPRING LINE OF PIPE.
 - 10-11 OR 10-13 STONE OR OTHER APPROVED SELECT BACKFILL. SHARPED TO 1\"/>

TRENCH BACKFILL STANDARD



UTILITY TRENCH PAVEMENT REMOVAL & REPLACEMENT



PIPE OUTLET TO FLAT AREA
NOT TO SCALE

- NOTES:
- THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.
 - THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION: RR-3.
 - THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

PIPE OUTLET TO FLAT AREA
NOT TO SCALE

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CLIENT:
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WHEELING, IL
60090

DATE	DESCRIPTION OF REVISION	BY	SCALE

CONSTRUCTION DETAILS
COPART AUTO AUCTION FACILITY - DRAINAGE
WHEELING, IL

DESIGNED: DMK
DRAWN: DMK
APPROVED: SRK
DATE: 01/07/16
SCALE: N.T.S.

Exhibit received January 19, 2016

SHEET
7 OF 8
PROJECT NUMBER: 2736
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ILLINOIS FIRM LICENSE 184-002694

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;
 - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL
 - THE VILLAGE OF WHEELING
 - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- THE VILLAGE 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 MWRD LOCAL SEWER SYSTEM SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-586-4055)
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE 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 MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-992-0123.

C. GENERAL NOTES

- THE MUNICIPALITY, MWRD, 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 THE MUNICIPALITY AND MWRD UNLESS CHANGES ARE APPROVED BY THE MUNICIPALITY, MWRD 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.
- 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.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- 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 AND/OR MWRD.
- THE LOCATION OF VARIOUS EXISTING 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.
- NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.
- ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS S1.
- 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 EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE 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.
- TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

D. EXCAVATION AND SITE GRADING

- EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE. COPIES OF THE SOILS REPORTS ARE AVAILABLE FROM THE OWNER.
- BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY IN PAVEMENT AREAS.

- ALL CLAY EMBANKMENT NECESSARY FOR STORMWATER MANAGEMENT AREAS AS NOTED ON THE CROSS SECTION SHALL CONSIST OF COHESIVE SOIL TYPES WITH LESS THAN 25% SAND AND GRAVEL. MATERIAL SHALL HAVE A COEFFICIENT OF PERMEABILITY OF LESS THAN 10 X -7 CM/SEC. MAXIMUM PARTICLE SIZE SHALL BE 4-INCHES. THESE MATERIALS WILL BE PRACTICALLY IMPERVIUS. MATERIAL SHALL BE TESTED FOR CLASSIFICATION, COMPACTION CHARACTERISTICS, PERMEABILITY CHARACTERISTICS, AND UNCONFINED COMPRESSIVE STRENGTH, IN ORDER TO ENSURE THAT THEY MEET THE ABOVE REQUIREMENTS.
- THE MATERIAL SHALL BE CL TYPE (USING THE USG CLASSIFICATION SYSTEM, ASTM D2487) AND FREE FROM GRAVEL, ROOTS, ORGANIC MATTER, AND ANY OTHER OBJECTIONABLE MATERIALS.
- THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN THE LABORATORY BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557). EACH LIFT TO BE COMPACTED TO SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL. MOISTURE CONTROL IS IMPORTANT IN THE COMPACTION OF COHESIVE SOIL TYPES, AND THE WATER CONTENT OF THE EMBANKMENT FILL SHALL BE WITHIN 4 PERCENTAGE POINTS OF OPTIMUM MOISTURE AS ESTABLISHED BY THE LABORATORY COMPACTION CURVE.

- COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER.
- NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE TEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.
- ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
- ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN PAVEMENT AREAS AND COMPACTED TO 3,000 PSF IN BUILDING PAD LIMITS.
- LIMITS OF BUILDING PAD SHALL EXTEND FIVE (5) FEET BEYOND PROPOSED BUILDING WALLS. LIMITS OF SUITABLE PAVEMENT SUBGRADE SHALL EXTEND TWO (2) FEET BEYOND BACK OF PROPOSED CURB, OR EDGE OF PAVEMENT.
- ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

E. PAVEMENT CONSTRUCTION

- HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041.
- THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IBR OF 3.0.
- THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.
- NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.
- HOT-MIX ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 406 (HOT-MIX ASPHALT BINDER AND SURFACE COURSE).
- NO HOT-MIX ASPHALT BINDER SHALL BE INSTALLED UNTIL THE AGGREGATE BASE COURSE HAS BEEN APPROVED BY THE OWNER. AGGREGATE BASE COURSE PRIME COAT (MC-30) SHALL BE APPLIED AT A RATE OF 0.25 TO 0.5 GALLONS PER SQUARE YARD, THE EXACT RATE TO BE SPECIFIED BY THE ENGINEER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC., TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE MUNICIPALITY MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH MUNICIPAL REQUIREMENTS.
- ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
- PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK, AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
- CURB AND GUTTER REMOVAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 440 (REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES) OF THE IDOT SS.
- ALL PAVEMENT MARKINGS SHALL BE (PAINT, THERMOPLASTIC, PREFORMED PLASTIC).
- P.C.C. ROADWAY PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 (PORTLAND CEMENT CONCRETE PAVEMENT) OF THE IDOT SS. P.C.C. PAVEMENT FOR TRUCK DOCKS OR OTHER MISCELLANEOUS AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 423 (PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT) OF THE IDOT SS. PCC PAVEMENT SHALL BE CLASS P.V. UNLESS OTHERWISE NOTED. CONCRETE SHALL BE FINISHED AS DIRECTED BY THE OWNER OR ARCHITECT. JOINTS IN CONCRETE PAVEMENT SHALL BE PROVIDED AS FOLLOWS:
 - JOINTS WITHIN SINGLE LANE PAVEMENT (APPROXIMATELY 12-FOOT WIDE) SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420.
 - CONTRACTION JOINTS IN TRUCK DOCK PAVEMENT OR SIMILAR CONSTRUCTION SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT 10 FOOT MAXIMUM INTERVALS BOTH TRANSVERSELY AND LONGITUDINALLY, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THESE GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE PAVEMENT, SHALL NOT BE LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH AND SHALL BE EDGED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS. THE EDGES OF THE SLABS SHALL BE EDGED AS DESCRIBED ABOVE.
 - EXPANSION JOINTS SHALL BE PROVIDED WHERE THE PROPOSED PAVEMENT OCCUPIES THE ENTIRE SPACE BETWEEN THE CONCRETE CURB OR COMBINATION CURB AND GUTTER AND AN ADJACENT BUILDING, PERMANENT STRUCTURE, EXISTING DRIVEWAY OR OTHER SIMILAR OBSTRUCTION, A ONE (1) INCH PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED BETWEEN THE DRIVEWAY PAVEMENT AND THE OBSTRUCTION. THE EXPANSION JOINT FILLER SHALL EXTEND THE ENTIRE DEPTH OF THE PAVEMENT.

- ADA ACCESSIBLE CURB RAMP SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE SIDEWALK ADJACENT TO THE CURB AND GUTTER IS CONSTRUCTED AT 10 FOOT INTERVALS. WARNINGS PER THE DETAIL NOTED WITHIN THIS PLAN SET. THE INSTALLATION OF THESE DETECTABLE WARNINGS SHALL CONFORM TO SECTION 424 OF THE IDOT SS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

- COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH) OF THE IDOT SS.
 - EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADI1 AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB AND GUTTER ABUTS AN EXISTING OR PROPOSED SIDEWALK, BUILDING, PERMANENT STRUCTURE OR EXISTING OR PROPOSED CONCRETE DRIVEWAY. EXPANSION JOINTS ARE REQUIRED 5-FEET ON EACH SIDE OF ANY STORM SEWER STRUCTURE IN THE CURB LINE. EXPANSION JOINTS SHALL CONSIST OF 1-INCH PREMOLED EXPANSION JOINT FILLER MATERIAL.
 - EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP.
 - CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 10- FEET. CONTRACTION JOINTS SHALL BE SAWS TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE GUTTER FLAG AND TO A WIDTH OF NOT LESS THAN 1/8 INCH.
 - A MINIMUM 4-INCH COMPACTED AGGREGATE BASE SHALL BE PROVIDED UNDER THE CURB AND GUTTER AND SHALL EXTEND 1-FOOT BEHIND BACK OF CURB.
- SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS.
 - EXPANSION JOINTS, 3/4-INCH THICK, SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 100- FEET IN THE SIDEWALK. WHERE THE SIDEWALK IS CONSTRUCTED ADJACENT TO PAVEMENT OR CURB HAVING EXPANSION JOINTS, THE EXPANSION JOINTS IN THE SIDEWALK SHALL BE PLACED IN LINE WITH THE EXISTING EXPANSION JOINTS AS NEARLY AS PRACTICAL.
 - EXPANSION JOINTS SHALL BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS, BETWEEN DRIVEWAY PAVEMENT AND SIDEWALK, AND BETWEEN SIDEWALK ACCESSIBILITY RAMPS AND CURBS WHERE THE RAMP ABUTS A CURB.
 - CONTRACTION JOINTS SHALL EXTEND 1/4 THE DEPTH OF THE SIDEWALK AND SHALL NOT BE LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH. THE JOINTS SHALL BE EDGED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS. NO SLAB SHALL BE LONGER THAN 6 FEET NOR LESS THAN 4 FEET ON ANY ONE SIDE, UNLESS OTHERWISE ORDERED BY ENGINEER OR ARCHITECT.
- HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS.
- ALL CONCRETE FOR SIDEWALK AND CURB AND GUTTER IS TO BE CLASS S1, 6.1 BAG MIX WITH NO FLY ASH.
- HOT-MIX ASPHALT SPECIFICATIONS SHALL BE AS FOLLOWS:

ITEM	AIR VOIDS
HMA SURFACE COURSE, MIX "D", IL-9.5MM, N50, 1.5" MIN.	4% AT 50 GYR.
HMA BINDER COURSE, IL-19.0, N50, 2.25" MIN	4% AT 50 GYR.
LEVELING BINDER (MACHINE METHOD), IL-4.75, N50, 3/4" MIN	3.5% AT 50 GYR.
CLASS D PATCHES (HMA BINDER IL-19mm)	4% AT 70 GYR.

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/50 YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG 76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE SPECIAL PROVISIONS. APPLICABLE DISTRICT ONE SPECIAL PROVISIONS MAY INCLUDE, "RECLAIMED ASPHALT PAVEMENT AND SHINGLES", "HMA MIXTURE IL-4.75" AND "STONE MATRIX ASPHALT (SMA)".

- ALL CURBS CONSTRUCTED UNDER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO EQUALLY SPACED #4 REBARS CENTERED IN THE FLAG FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE EQUALLY SPACED #4 REBARS CENTERED IN THE SIDEWALK FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH.
- 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.

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	ASTM A21-51	ANSI A21-11
POLYVINYL CHLORIDE (PVC) PIPE	6-INCH TO 15-INCH DIA. SDR 26	ASTM D-3034
	18-INCH TO 27-INCH DIA. F.DY2=46	ASTM F-679
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261
WATER MAIN QUALITY PIPE (PVC)	4-INCH TO 36-INCH	ASTM D-2241
	4-INCH TO 12-INCH	AWWA C900
	14-INCH TO 48-INCH	AWWA C905

- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRE STONE BEDDING WITH 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 GREATER THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12-INCHES ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.

- SANITARY SEWER TESTING SHALL INCLUDE EXFILTRATION TEST OR INFILTRATION TESTING IN ACCORDANCE WITH THE SWS; MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. ALL SANITARY SEWERS CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED IN ACCORDANCE WITH THE SWS; MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. DEFLECTION TESTING SHALL NOT OCCUR SOONER THAN THIRTY (30) DAYS AFTER COMPLETION OF THE SEWER INSTALLATION OF THE SECTION BEING TESTED.
- SANITARY MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C969 - STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES OR ASTM C 1244 - STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE PRESSURE (VACUUM) TEST.
- SANITARY SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SERVICE AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS.
- "BAND SEAL" OR SIMILAR NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
- ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER TIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATER TIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MANS 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.
 - REMOVE AN ENTIRE SECTION OF PIPE (BREAKING INTO 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 SEWES AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE 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 ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

- 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.

G. STORM SEWER

- ALL STORM SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS, THE IDOT SS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- STORM SEWERS SHALL BE:
 - REINFORCED CONCRETE PIPE, ASTM C-76, MINIMUM CLASS III WITH MASTIC JOINTS OR O-RING JOINTS IN ACCORDANCE TO ASTM C-443.
 - POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212.
 - HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASHTO M252 FOR THREE (3) INCHES TO TEN (10) INCHES AND ASHTO M294 FOR TWELVE (12) INCHES TO SIXTY (60) INCHES.
- GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6, CA-10 OR FA-10 AND SHALL BE INSTALLED PER ASTM D2321-89. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS OR SIDEWALKS.

H. WATER MAIN

- ALL WATER MAINS SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).

- WATER MAINS SHALL BE:
 - DUCTILE IRON PIPE CONFORMING TO ANSI A 21-51 (AWWA C151), CLASS 52 PER ANSI A 21-50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21.4 (AWWA C104), WITH MECHANICAL OR RUBBER JUNG (SLIP SEAL OR PUSH ON) JOINTS. OR;
 - POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM D 2241 AND BE DESIGNATED CLASS 124548 (CPVC 1120), CLASS 124542 (PVC 1120), IN CONFORMANCE WITH ASTM D1784. THE PIPE SHALL BE RATED AT 160 PSI OR GREATER AT 73.4 DEGREES F. ALL PIPING SHALL BE A MINIMUM OF SDR 26. ALL PIPING AND FITTINGS SHALL BEAR THE NSF SEAL OF APPROVAL. THE PIPING SHALL VISIBLY MARKED WITH THE SPECIFIC SDR RATING NUMBER.
 - ALL WATER SERVICES (2.5" DIA. AND SMALLER) SHALL BE COPPER WATER TUBE TYPE K OR GREATER SOFT TEMPER, FOR UNDERGROUND SERVICE AND CONFORMING TO ASTM B88 AND ASTM B251. THE PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME OR TRADEMARK AND A MARK INDICATIVE OF THE TYPE OF PIPE. THE OUTSIDE DIAMETER OF THE PIPE SHALL CONFORM TO ASTM B251 TABLE 2. FITTINGS FOR SERVICE PIPE SHALL BE BRASS AND OF THE COMPRESSION TYPE FOR TYPE K TUBING. ONE PIECE SHALL BE USED FROM THE MAIN TO THE CURB STOP AND ONE PIECE FROM THE CURB STOP TO THE METER SPREAD FOR LENGTHS OF 100 FEET OR LESS.

- A MINIMUM OF 5'-6" OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND SERVICES AT ALL TIMES, UNLESS SPECIAL PROVISIONS HAVE BEEN MADE.
- GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6, CA-10 OR FA-10 AND SHALL BE INSTALLED PER ASTM D2321-89. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS.
- ALL WATER VAULTS SHALL HAVE THE WORD "WATER" CAST INTO THE LID.
- VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE RESPECTIVE STANDARDS OF THE LATEST AWWA C500, AWWA C509 AND AWWA C515 STANDARDS. ALL MATERIALS USED IN THE MANUFACTURE OF WATERWORKS GATE VALVES SHALL CONFORM TO THE AWWA STANDARDS DESIGNED FOR EACH MATERIAL LISTED. ALL VALVES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE SWS.
- WATER MAINS SHALL BE PRESSURE TESTED, LEAK TESTED AND CHLORINATED IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- WATER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO THE ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF WATER SERVICES AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS.
- WATER MAINS SHALL BE LOCATED AT LEAST 10- FEET HORIZONTALLY FROM ANY EXISTING PROPOSED SANITARY SEWER, STORM SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION. WATER MAINS MAY BE LOCATED CLOSER THAN 10- FEET TO A SEWER LINE WHEN:
 - LOCAL CONDITIONS PRESENT A LATERAL SEPARATION OF 10- FEET AND THE WATER MAIN INVERT IS AT LEAST 18-INCHES ABOVE THE CROWN OF THE SEWER; AND
 - THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. WHEN IT IS IMPOSSIBLE TO MEET THE CONDITIONS ABOVE, BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WITH SLIP-ON OR MECHANICAL JOINTS. THE SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
- WATER MAIN SHALL BE SEPARATED FROM STORM AND SANITARY SEWERS AS FOLLOWS:
 - WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18-INCHES ABOVE THE CROWN OF THE SEWER WHEREVER WATER MAINS CROSS A STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF WATER MAIN LOCATED WITHIN 10- FEET HORIZONTALLY OF ANY WATER MAIN CROSSING. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINTS OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN a) ABOVE OR THE WATER MAIN PASSES UNDER A SEWER.
 - A VERTICAL SEPARATION OF 18-INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER TO PREVENT SETTLING AND BREAKING THE WATER MAIN OR
 - CONSTRUCTION OF WATER MAIN QUALITY PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER IS AT LEAST 10- FEET.
- FIRE HYDRANTS SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD C-502 AND SHALL BE OF A MAKE THAT HAS BEEN ADOPTED BY THE MUNICIPALITY AS A STANDARD. HYDRANTS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF ONE HUNDRED FIFTY (150) PSI AND A TEST PRESSURE OF THREE HUNDRED (300) PSI. HYDRANT BODY CASTING SHALL BE MANUFACTURED OF CAST IRON OR DUCTILE IRON. ALL NOZZLES SHALL BE MANUFACTURED OF AN ACCEPTABLE GRADE OF BRONZE AND ACCURATELY THREADED IN ACCORDANCE WITH "NATIONAL STANDARD HOSE COUPLING THREAD SPECIFICATIONS." THE HYDRANT SHALL OPEN BY TURNING LEFT (COUNTER-CLOCKWISE) AND SHALL BE SO MARKED. HYDRANTS SHALL BE OF THE "BREAK-AWAY" OR "TRAFFIC" BASE DESIGN.

I. LANDSCAPING

- ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 (SEEDING) OF THE IDOT SS. SEEDING MIXTURE SHALL BE CLASS 1 LAWN MIXTURE, UNLESS OTHERWISE INDICATED.
- EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS. EROSION CONTROL BLANKET SHALL BE EXCEL510R DS-150 OR SC-150 DEPENDING ON THE INTENDED USE.

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Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsultants.com

CLIENT:

COPART AUTO AUCTION
 110 EAST PALATINE ROAD
 WHEELING, IL
 60090

DESIGNED	DMK
DRAWN	DMK
APPROVED	SRK
DATE	01/07/16
SCALE	N.T.S.
DATE	DESCRIPTION OF REVISION

NOTES AND SPECIFICATIONS

COPART AUTO AUCTION FACILITY - DRAINAGE

WHEELING, IL

SHEET
8 OF 8

PROJECT NUMBER: 2736
 © MACKIE CONSULTANTS LLC, 2015
 ILLINOIS FIRM LICENSE 184-002694

Exhibit received January 19, 2016

GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Space Self Storage
<u>Property Owner Name:</u>	Space Self Storage
<u>Common Property Address:</u>	2500 E. Hintz Rd. and 2730 Jackson Dr.
<u>Common Location:</u>	Located at the northwest corner of Hintz Road and Jackson Drive.
<u>Neighboring Property Land Use(s):</u>	North: Vacant land / single-family residential West: Commercial/Single-family residential South: Single-family residential East: Multi-family residential
<u>Comprehensive Plan Designation:</u>	Single-family residential
<u>Property size:</u>	4.11 acres (total) 2.55 acres (2500 E. Hintz) 1.58 acres (2730 Jackson)
<u>Existing Use of Property:</u>	Self-storage facility (2500 E. Hintz) Undeveloped (2730 Jackson)
<u>Proposed Use of Property:</u>	Self-storage facility (2500 E. Hintz) Undeveloped (2730 Jackson)
<u>Existing Property Zoning:</u>	R-1 Single-Family Residential
<u>Previous Zoning Action on Property:</u>	
1997-15	Rezone R-1 to I-2 (PC motion failed, no Board action)
1999-18	Rezone from R-1 to B-4 (withdrawn)
1999-19	Variation to operate self-storage & auto center (withdrawn)
1999-20	Special use/Site plan to operate self-storage & auto center (withdrawn)
PC-479	Architectural, landscape, lighting & signage approval for Self-storage and auto body facilities (withdrawn)
2001-12	Special use/site plan for a wireless communications facility (failed)
921	Height variation for 150' telecommunication tower (failed)
PC-537	Denied Appearance Approval (Sprint)

BACKGROUND AND DESCRIPTION OF PROPOSAL

Located at the northwest corner of Hintz Road and Jackson Drive, Space Self Storage received a special use permit from Cook County in July of 1987 in order to operate a self-storage facility in the County's C-4 General Commercial District. The subject property was annexed into the Village in May of 1988 as R-1 Single-Family Residential, the standard zoning for newly annexed property. At

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the time of annexation, the self-storage use became legal nonconforming. The business has attempted on two occasions (1997 and 1999) to rezone the property from R-1 to a district that would allow self-storage as a conforming land use.

While legal nonconforming status protects a business by allowing it to continue operation, the code restricts such businesses from expanding and prohibits reconstruction in the event of significant damage. If the proposed petition is ultimately approved, Space Self Storage would be considered legal and conforming, thus guaranteeing the various protections for expansion and reconstruction that are not available to nonconforming businesses. By comparison, the adjacent landscape business discussed at the Village Board Meeting on January 25th (AB Sanchez) is considered illegal and nonconforming. There is no provision in the zoning code that would allow such a business to continue operation.

On December 10, 2015, the petitioner met with the Plan Commission to discuss options for a multi-part zoning petition that would address the legal nonconforming status of the property. At the Plan Commission concept review meeting, the Commission had the following comments:

1. Explore options for rezoning to B-2 Neighborhood Commercial District;
2. Consider limiting the self-storage facility use to single-use properties; and
3. Consider restrictions to avoid problems from subdividing.

As described in the attached letter, the owners' current proposal includes the following actions:

1. Amend the Zoning Code to provide qualifying language to create limited circumstances under which the use (self-storage facility) would be allowed as a special use in the B-2 District;
2. Rezone the property from R-1 to B-2; and
3. Grant special use / site plan approval for the existing facility.

Please note that the site/landscaping plan and elevation plan for the proposed expansion of the business onto the rear Jackson Drive parcel are only conceptual in nature. The petitioner is not seeking approval of those plans at this time.

ZONING CODE TEXT AMENDMENT

Appendix A (Use Table): The petitioner is proposing to add the use classification of "Self-Storage Facility" as a Special Use in the B-2, Neighborhood Commercial District. The petitioner has suggested that it be placed under the subheading *General Service Uses*. However, staff believes it would be more appropriate to add "Self-Storage Facility" under a new subheading called *Storage Uses*.

Moreover, the petitioner is proposing restrictive language be added as an end note to the Appendix A (Use Table) specifically only for "Self-Storage Facility" in the B-2 District. Staff has slightly modified the petitioner's suggested language for the end note to read as follows:

Maximum lot size 5 acres. Primary access from a Major Arterial on the Official Map and a secondary emergency access from a local street. No more than three storage buildings plus an office. All such facilities shall be the only use allowed on a lot of record. Maximum building height 35'. For new facilities, minimum 50' setback when abutting any residentially zoned district.

REZONING

The petitioner is requesting that the entire property, including the existing self-storage facility on Hintz Road and the undeveloped property on Jackson Drive, be rezoned from R-1 Single-Family Residential to B-2 Neighborhood Commercial District.

In the attached letter, the petitioner states that the proposed rezoning will correct an oversight that occurred when the subject property was annexed into the Village in 1988. Staff does not interpret this as an oversight. Staff has reviewed the same documents referenced in the attached letter as well as the entire legislative history for the subject property. Staff has subsequently determined that the Zoning Map was updated to reflect the R-1 zoning designation for the subject property when the municipal boundaries were updated per the annexation. The Zoning Codes states that all land annexed into the Village is automatically classified as R-1. A predetermined zoning designation such as, B-2 or I-2, would typically be addressed in an annexation agreement. Staff has not found an annexation agreement for the subject property.

SITE PLAN & APPEARANCE REVIEW

No site, building, landscaping, lighting or operational changes are proposed to the existing self-storage facility. While the provided site plan shows a concept for the expansion of the self-storage use onto the undeveloped parcel on Jackson Drive, the written description of the proposal states that the petitioner is not seeking approval of the conceptual site plan. The plat of survey, existing elevation plans, traffic data and photographs of the property serve to document the existing use of the property as a self-storage facility. The petitioner is simply seeking special use-site plan approval for the existing operations and site configuration.

STANDARDS FOR REZONING & TEXT AMENDMENT

Following are standards for the rezoning and text amendment with the petitioner's responses. **(Staff's comments are in bold.)**

1. Will the proposed text amendment and rezoning comply with the intent and purpose of Title 19, Zoning? *(Explain how the proposed uses allowed by the rezoning will conform to the zoning code.)*

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“The proposed text amendment and rezoning will comply with the intent and purpose of the Village’s Zoning Ordinance.

Space Self Storage has been operating at 2500 E. Hintz Road (the “Property”) since approximately 1987. Space Self Storage also owns the adjacent vacant lot at 2730 Jackson Drive. Both lots (the “Properties”) were annexed to the Village of Wheeling (the “Village”) pursuant to Ordinance 2432 on or about May 2, 1988. Since then, and without objection from the Village, neighbors or nearby property owners, the Property has remained a legal non-conforming use in a R-1 Zoning District.

Section B of Ordinance 2431 indicates that the “Village Zoning Administrator shall be directed to amend the official zoning map of the Village of Wheeling to reflect the zoning change by this correspondence.” [emphasis added]. While the zoning map was changed to reflect the Property as being within the Village, it was never amended to reflect the annexed use (i.e, Self-Storage Facility), nor was the zoning district changed from residential to commercial to accommodate the annexed use pursuant to the ordinance. The Petitioner seeks to correct same in order to comply with the Village’s Zoning Ordinance and Ordinance 2432.

A Self-Storage Facility, such as Space Self Storage, is a Special Use found only in the Village’s I-3 General Industrial District. Therefore, the Petitioner first seeks a text amendment for B-2 which allows for self-storage, as a Special Use only. Upon the Village’s approval of said text amendment, the Petitioner proposes rezoning the Properties from R-1 to B-2 while subsequently seeking a Special Use Permit for the existing self-storage facility.

Pursuant to Section 19.02.020(i) of the Village Zoning Ordinance, one of its [the Zoning Ordinance] purposes is “[t]o prohibit uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts. In addition to complying with the Zoning Ordinance, the proposed rezoning will allow greater flexibility in the event the Petitioner’s Property is destroyed or damaged.”

The existing use, self-storage facility, is legal nonconforming in the R-1 Single-Family District. The proposed rezoning to B-2 Neighborhood Commercial and text amendment to allow self-storage as a special use in B-2, in combination with the proposed special use request, would provide legal conforming status to the existing business.

2. Will the proposed text amendment and rezoning comply with the Comprehensive Plan, Official Map and all other plans and policies adopted by the Village? If not, explain why the

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text amendment and rezoning is in the best interest of the Village. (*Explain in detail how the uses allowed by the text amendment follow the Comprehensive Plan or how a text amendment contrary to the Comprehensive Plan is appropriate.*)

“The Village’s 2003 Comprehensive Plan provides an Existing Land Use Map, dated July 2003. As indicated on the Existing Land Use Map, the Property, and properties located to the east and west of the subject Property, are designated as Commercial Uses. This is a logical use designation given the Property’s location on Hintz Road and its direct ingress and egress to a high traffic roadway separating portions of the Village of Wheeling and the Village of Arlington Heights. Several uses along Hintz Road are Commercial and Industrial Uses. Pursuant to the 2003 Comprehensive Plan, “[w]heeling’s major arterial streets, including Dundee Road, Milwaukee Avenue, Lake Cook Road, Hintz Road ...” are “arterials, given their high traffic volumes and wide roadways...” [emphasis added].

The Comprehensive Plan also sets forth Goals and Objectives for Business and Commercial Areas within the Village. Specifically, one of its Objectives is to “retain existing businesses that serve Wheeling residents.” See Comprehensive Plan, page 16. The proposed rezoning would therefore comply with the Comprehensive Plan’s plan for current and future Commercial Uses.

The Village annexed the Property pursuant to Village Ordinance 2432 which stated in relevant part that the “Village Zoning Administrator shall be directed to amend the official zoning map of the Village of Wheeling to reflect the zoning change...”. Therefore, the proposed rezoning complies with the plans and policies adopted by the Village.”

The Comprehensive Plan designates the future land use of the subject property as Single-Family Residential. The property is currently zoned R-1 Single-Family Residential. 2500 E. Hintz has operated as self-storage facility for nearly 30 years. Instead of redeveloping a viable business into single-family residences, the petitioner proposes to amend the Zoning Code and Zoning Map to make them consistent with the existing land use. 2730 Jackson Drive is undeveloped. The Plan Commission should consider if the rezoning of this parcel to be consistent with the Hintz Road uses is more appropriate than its current zoning, which is consistent with the Jackson Drive uses.

3. How have physical or economic conditions pertaining to a subject area changed, making the existing zoning inappropriate and the proposed text amendment appropriate? (*Explain why the current Zoning Code is inadequate. What specific physical or economic conditions indicate that a change in the Zoning Code is required?*)

“Space Self Storage, although a legal non-conforming use in a R-1 District, has been in

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business for almost 30 years at its current location. These factors speak largely to the Property's best use as a Self-Storage Facility. The Petitioner is seeking a text amendment and rezoning not because its use has changed, rather because its use and economic conditions have largely remained constant. The proposed text amendment and rezoning for the Properties seeks to comply with the Village's Zoning Ordinance, Comprehensive Plan and Village Ordinance 2432.

In addition, with the approved zoning requests made herein, the subject properties will become legal conforming. As a result, the Applicant will be able to refinance, permitting it to add to or improve the existing conditions. Without being a legal conforming use, obtaining financing to meet future needs will be difficult at best, thereby limiting the Applicant's future business options and growth."

There have been no recent physical or economic changes to the subject area. Because the property is legal nonconforming, the property owner does not have the ability to make changes or improvements to its property.

4. How is the proposed text amendment and rezoning desirable and needed in the Village? (Why is the text amendment needed? What does the rezoning accomplish? How will it benefit the Village?)

"The proposed text amendment and rezoning is needed to correct an oversight that occurred when the Property was annexed to the Village in 1988. Pursuant to Village Ordinance 2432, the "Village Zoning Administrator shall be directed to amend the official zoning map of the Village of Wheeling to reflect the zoning change...". For one reason or another, this did not occur after the Property was annexed to the Village. Therefore, the proposed rezoning accomplishes the Village's original intent to rezone the Properties and subsequently bring the Properties into conforming status under the Village's Zoning Ordinance. The proposed text amendment and rezoning will provide clarity and reinforces the annexation terms."

Staff does not interpret this as an oversight. Staff has reviewed the same documents referenced in the attached letter as well as the entire legislative history for the subject property. Staff has determined that the Zoning Map was updated to reflect the R-1 zoning designation for the subject property when the municipal boundaries were updated per the annexation. The Zoning Codes states that all land annexed into the Village is automatically classified as R-1. The onus is on the property owner/business owner to request changes to the Zoning Code and/or Zoning Map to make the existing use consistent with the code.

5. How will the proposed text amendment and rezoning allow for compatible development that

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will not unduly depreciate the use and value of surrounding properties? (*Consider the types of uses that could be permitted by the text amendment and rezoning. Are these uses compatible with existing neighboring land uses? Will the potential uses have a negative impact on surrounding property values?*)

“The properties directly east and west of the Property are Commercial Uses, although they also are non-conforming uses in a R-1 Single-Family District, and thus are compatible with Space Self Storage. These annexed properties, which included the Petitioner’s Properties, were all annexed to the Village in 1988 with the understanding that their uses would be annexed as well. The Property’s (2500 E. Hintz) use as a self-storage facility has remained the same for approximately 30 years. Any potential adverse impact to the immediate surrounding property values would already be evident to surrounding neighbors and the Village.”

No changes are proposed to 2500 E. Hintz. Therefore, the text amendment and rezoning will not affect surrounding properties. Any new self-storage facility wishing to locate in the B-2 District will need special use approval. Therefore, before 2730 Jackson Drive or any existing B-2 parcel in the Village can be developed as a self-storage facility, they must first receive special use approval.

6. How will the proposed text amendment and rezoning contribute to a rational pattern of land uses which is beneficial to the Village? (*Is the proposed text amendment sensible? Are intense uses that create traffic, noise, odor, light, or smoke going to be permitted along a narrow residential street?*)

“The proposed text amendment, and rezoning, addresses the Property’s current non-conforming status. The Property’s use as a self-storage facility has existed for approximately 30 years. The Property’s location on a high traffic roadway, surrounded by other Commercial Uses, provides for a less than ideal location for single-family home development. Accordingly, the Property, as a self-storage facility, provides Wheeling residents with needed storage and has been a thriving business in the community for over 25 years.”

The proposed rezoning and text amendment, in combination with the proposed special use request, will allow the property owner of 2500 E. Hintz Road to make improvements to an otherwise nonconforming property. This would allow for rational development of existing land uses. The Plan Commission should consider if the proposed rezoning of 2730 Jackson Drive would also contribute to a rational pattern of land uses.

STANDARDS FOR SPECIAL USE

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

"The proposed use and the Property's existing use are identical. Space Self Storage, Inc. has operated at 2500 E. Hintz Road, as a self-storage facility for over 25 years. For those past 25 years, the use has, and if a Special Use Permit is granted, provided Wheeling residents with needed storage services. The sustainability of the business and its longevity at the Property are largely due to the needs it provides to Wheeling residents and the community-at-large.

In addition to benefiting Wheeling residents, the proposed use would bring the Property in conformity with the current Zoning Ordinance and the Village's original intent to annex the uses when the Property was annexed in 1988."

Space Self Storage has serviced the self-storage needs of the community for nearly 30 years.

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.)

"The Property at 2500 E. Hintz is located on East Hintz Road which the Comprehensive Plan defines as a "Major street...designed with 100-foot rights-of-way and typically carry the highest traffic volumes". Additionally, the Property is surrounded by other Commercial Uses to its immediate east and west. The proposed use is within existing buildings on the Property, operated by the Space Self Storage. The self-storage facility, although a legal non-conforming use in a R-1 District, has been in business as such for almost 30 years at the Property. The immediate adjacent commercial property uses have been in business for approximately 30 years as well. The essential character of the area would remain unchanged because the proposed use is identical to the Property's existing use. The Petitioner is seeking a Special Use Permit to properly comply with the Zoning Ordinance and potentially for future use of the Jackson Property for the same existing use currently at 2500 E. Hintz Road."

The petitioner is requesting special use approval for the existing operations and site configuration of the self-storage facility. The approval of the special use will not alter the character area because no changes are proposed to the existing business.

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?)

“The proposed Special Use addresses the Property’s current non-conforming status. The Property’s use as a self-storage facility has existed for over 25 years. The Property’s location on a high traffic roadway, near other Commercial Uses, provides for an ideal location for the business and Wheeling residents.”

The location, size, nature, and intensity of the existing self-storage facility will not change with the proposed special use request. The continued use of the self-storage facility as legal conforming will not cause conflicts with adjacent properties.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (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?)

“The Petitioner does not intend on making any exterior or interior alterations to the existing buildings. Space Self Storage will continue to maintain its Property at the same high standard it has exhibited for approximately the last 25 years. Petitioner may eventually seek approval to develop additional storage units on the Jackson Property. And at such time, will seek all necessary permits and requirements as required by the Village.”

No site modifications are proposed for the existing facility.

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?)

“There will be no changes to the existing parking arrangement on the Property, since the existing off-street parking number is sufficient for the proposed/existing use.”

No site modifications are proposed for the existing facility.

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.)

“Being an existing group of buildings and use (i.e., self-storage facility), it inherently limits potential users into the space. Size, layout, and location constraints narrow potential user fields as well. The buildings on 2500 E. Hintz Road meet the requirements of the proposed use in both size and location, thus requiring no modifications. Simply put, if the Petitioner could not use the buildings for the proposed/existing use, it would cease to operate and further adversely affect Wheeling residents who regularly use the Petitioner’s storage facilities.”

Without special use approval, the existing business can continue as legal nonconforming.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo, dated 2.10.2016. The Fire Department has no concerns at this time.

Engineering Review: The Village engineer has provided a comment memo dated 2.10.2016. These comments relate to future improvements.

Impact on adjacent uses: Since no changes are proposed to the existing properties at this time, staff believes the impacts on adjacent uses will be minimal.

Staff Recommended Action: Staff recommends that the Plan Commission discuss with the petitioner the modified language that has been suggested by staff for the proposed text amendment to ensure that the petitioner is in agreement.

Staff also suggests that the Plan Commission review each of the standards for the rezoning / text amendment prior to making a motion for Docket No. 2016-3B.

PROPOSED MOTIONS

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a Zoning Code text amendment, rezoning and special use-site plan approval, appropriate motions would be to:

Recommend approval of Docket 2016-3A, amending Title 19, Zoning Code, to read as follows:

Appendix A: Use Table

...

Commercial Districts – Permitted and Special Uses (cont).

P=Permitted Use, S=Special Use Permit, Blank=Not Allowed			
	B-1	B-2	B-3
	Planned Shopping Center District	Neighborhood Commercial District	General Commercial and Office District
Storage Uses			
<i>Self-Storage Facility</i>		S	

...

Notes referenced in Appendix A, Use Table

...

16. Maximum lot size 5 acres. Primary access from a Major Arterial on the Official Map and a secondary emergency access from a local street. No more than three storage buildings plus an office. All such facilities shall be the only use allowed on a lot of record. Maximum building height 35'. For new facilities, minimum 50' setback when abutting any residentially zoned district.

And Recommend approval of Docket No. 2016-3B, granting a Rezoning from R-1 Single-Family Residential District to B-2 Neighborhood Commercial District, as illustrated on the staff exhibit “Existing vs. Proposed Zoning” dated February 18, 2016, 2500 E. Hintz Road, Arlington Heights, Illinois and 2730 Jackson Drive, Wheeling, Illinois.

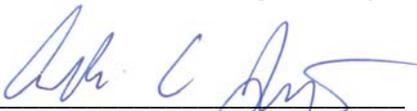
And Recommend approval of Docket No. 2016-3C Special Use and associated Site Plan Approval as required under Chapter 19-06 Commercial Districts, Section 19.06.030 B-2 Neighborhood Commercial District and Chapter 19-10 Use Regulations, Section 19.10.030 Special Uses, to permit the existing self-storage facility at 2500 E. Hintz Road, Arlington Heights, Illinois, in accordance with the following plans and documents submitted January 14, 2016:

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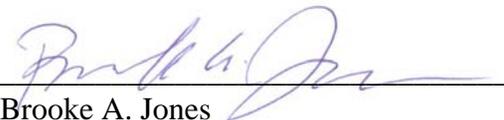
- Letter of request
- Plat of survey
- Photographs of south and east elevations (2 sheets)
- Elevation plans for existing Building A and B (2 sheets)
- Traffic data (1 sheet)

And with the following condition:

1. That the site/landscape plan and elevation plans, which present a concept for the expansion of the self-storage facility onto 2730 Jackson Drive, are not approved at this time.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

[Photos of existing conditions \(staff\)](#)

[Fire Department memo, dated 2.10. 2016](#)

[Engineering Division memo, dated 2.10.2016](#)

[Letter of request](#)

[Ordinance No. 2432 \(Annexation\)](#)

[Cook County Special Use Ordinance](#)

[Plat of survey](#)

[Development context exhibit](#)

[Photograph of south and east elevations](#)

[Elevation plans for existing Building A and B \(2 sheets\)](#)

[Conceptual site/landscape plan for possible future expansion](#)

[Conceptual elevation plans for possible future expansion](#)

[Traffic data](#)

[Staff exhibit "Existing vs. Proposed Zoning" dated 2.18.2016](#)

Space Self Storage – 2500 E. Hintz Road and 2730 Jackson Drive
Docket No. 2016-3AB&C (Text Amendment, Rezoning and Special Use to Permit a
Self-Storage Facility in the B-2 Neighborhood Commercial District)
Plan Commission Meeting – February 18, 2016



Existing conditions of storage facility along Hintz Road

Space Self Storage – 2500 E. Hintz Road and 2730 Jackson Drive
Docket No. 2016-3AB&C (Text Amendment, Rezoning and Special Use to Permit a
Self-Storage Facility in the B-2 Neighborhood Commercial District)
Plan Commission Meeting – February 18, 2016



Existing conditions of storage facility along Jackson Drive

Space Self Storage – 2500 E. Hintz Road and 2730 Jackson Drive
Docket No. 2016-3AB&C (Text Amendment, Rezoning and Special Use to Permit a
Self-Storage Facility in the B-2 Neighborhood Commercial District)
Plan Commission Meeting – February 18, 2016



Existing conditions of vacant parcel along Jackson Drive



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Senior Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith Maclsaac, Fire Chief
FPB File
DATE: February 10, 2016
SUBJECT: Proposed Text Amendment, Rezoning and Special Use Approval – 2500 E. Hintz Road – Space Self Storage – Documents received for review by the Fire Department, January 28, 2016.

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

1. The documents received for review relate to zoning issues only and there are no site improvements requested by the petitioner. Based on review of available information, it appears that the majority of the buildings on the property are existing structures that have been on the site since at least 1998.
2. The information provided in the submittal documents references potential future improvements to the site that are not a part of the requested zoning approvals. No Fire Department approvals or recommendations are provided for any future improvements to the site even though they are shown in the current submittals.
3. The properties as they currently exist are required to comply with the Village's Fire Prevention Code.

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



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: February 10, 2016

SUBJECT: Space Self Storage Special Use
2500 E. Hintz Road - Review Comments

The Engineering Division received a Project Description and Preliminary Site Plan for the subject project on January 28, 2016.

The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Engineering drawings must include all current storm sewer and storm water detention on the existing conditions page.
2. All storm water shall be conveyed away from the properties to the north. Jackson drive is known to have flooding issues and all runoff must drain to the south.
3. We recommend your engineer investigate the existing drainage along the west side of Jackson Dr. flowing south towards Hintz Rd. and possible alternatives to discharge the on-site flows at this location.
4. There are significant drainage concerns along Jackson drive that have been studied and reports prepared. All future development shall be required to comply with the recommendations of the drainage reports.
5. All future development on this site shall comply with the engineering requirements at the time of development.

January 14, 2016

Andrew C. Jennings, AICP
Director of Community Development
Village of Wheeling
Community Development Dept.
Planning Division
2 Community Boulevard, Wheeling, IL 60090

**RE: 2500 E. Hintz Road & 2730 Jackson Drive (“The Property”) -
Request for Text Amendment, Rezoning and Special Use Permit:
Space Self Storage, Inc.**

Dear Mr. Jennings:

Attached please find our applications for a text amendment to the Village of Wheeling Zoning Ordinance (“the Zoning Ordinance”), rezoning and special use permit on behalf of Space Self Storage, Inc. (“Space”).

The property at 2500 E. Hintz Road is approximately 111,000 sq. ft. and is bordered by Hintz Road on the south, Jackson Drive on the east, Lakeside Drive on the west and Dundee Road on the north (the “Improved Property”). The Improved Property contains approximately 700 storage units of varying size and purpose.

Space also owns the approximate 68,000 sq. ft. vacant lot at 2730 Jackson Drive, immediately north of 2500 E. Hintz Road, commonly referred to as the “Jackson Property”. The Jackson Property is part of this request because Space may seek to develop with additional storage units in the future.

2500 E. Hintz Road and 2730 Jackson Drive (collectively referred to herein as the “Properties”) were annexed to the Village of Wheeling (the “Village”) pursuant to Ordinance 2432 on or about May 2, 1988. A copy of Ordinance 2432 is included as part of the submitted materials accompanying this application. It should be noted that previously, the Properties operated under a special use permit in Cook County’s C-4 (commercial) zoning district which was granted by the County on July 6, 1987. A copy of the Ordinance granting the special use is attached to the application for your reference. Since 1988, and without objection from the Village, neighbors or nearby property

owners, 2500 E. Hintz Road has remained a legal non-conforming use in an R-1 Zoning District. The properties directly east and west of the 2500 E. Hintz Road are Commercial Uses and also non-conforming uses.

Section B of Ordinance 2431 states that the “Village Zoning Administrator shall be directed to amend the official zoning map of the Village of Wheeling to reflect the zoning change by this correspondence.” [emphasis added]. While the zoning map was changed to reflect the Properties as being within the Village, it was never amended to reflect the annexed use (i.e, *Self-Storage Facility*), nor was the zoning district changed from residential to commercial to accommodate the use pursuant to the Ordinance. The Petitioner seeks to correct same in order to comply with the Village’s Zoning Ordinance and Ordinance 2432.

The proposed text amendment, rezoning and special use permit are sought to correct an oversight that occurred when the Property was annexed to the Village in 1988. For one reason or another, the official zoning map was not amended after the Property was annexed. Therefore, the requested text amendment, rezoning and special use accomplish the Village’s original intent and will bring the Improved Property into conforming status under the Village’s Zoning Ordinance. In addition, with the approved zoning requests made herein, the subject properties will become legal conforming. As a result, the applicant will be able to refinance, permitting it to add to or improve the existing conditions. Without being a legal conforming use, obtaining financing to meet future needs will be difficult at best, thereby limiting the applicant's future business options and growth.

A *Self-Storage Facility*, such as Space Self Storage, is a Special Use found only in the Village’s I-3 General Industrial District. Therefore, the Petitioner first seeks a text amendment for B-2 which allows for self-storage, as a special use only. Upon the Village’s approval of said text amendment, the Petitioner proposes rezoning the Properties from R-1 to B-2 and subsequently seeking a Special Use Permit for a self-storage facility. That said, we suggest the following amendment to the Text of the Village’s Zoning Ordinance as follows:

In the “General Use” category of the B-2 zoning district, self-storage facilities may be considered as a special use provided they are contained on a lot no larger than 5 acres, are abutting a roadway that is classified as a “Major Arterial” on Exhibit 23, Street System Plan in the Village’s 2003 Comprehensive Plan have a secondary emergency access from a local street and consist of no more than three buildings plus an office. No other uses may be permitted with such facilities on a lot of record. Such self -storage facilities shall not exceed 35’ in height and, for all newly constructed facilities, shall have a minimum 50 setback when abutting any residentially zoned district.

As stated above, the Petitioner may seek to develop 2730 Jackson Drive with additional storage units in the future. That said, our materials include a conceptual site plan and landscape plan for a possible future building. We have located the building in a way which addresses issues relating to detention, set back and landscaping.

Space is aware of the 1980 stormwater management plan for the general area around Hintz / Jackson and will follow the 1980 recommendations to the extent practical. It should be noted that the purpose of attaching the conceptual site plan is **not** to seek its approval, but rather to illustrate the plausibility of a storage building with associated parking and landscaping.

With respect to lighting, attached please find photos of lighting fixtures on the Improved Property. You will note that, Space does not have any light poles on the Improved Property. The lighting is discrete and therefore it is no surprise that Space has not received any complaints about light pollution from its neighbors. It has also helped keep the Improved Property safe from vandalism break-ins, trespass, etc.

With respect to traffic, Space conducted its own traffic counts last fall, the results of which are included in this application. In short, the number of trips in and out of the Improved Property is minimal. Moreover, Space is unaware of any traffic accidents at/near its facility with patrons entering/exiting its facility. It is expected that any future additional storage facility on the Jackson Property will have similar minimal traffic counts; in all resulting in little, if any, impact to the adjacent roadways.

With respect to landscaping, the application includes current photos of the landscaping on the site. Conceptual landscaping is identified on the conceptual site plan, included in this application.

We look forward to working with the Village so that that these Properties not only become conforming under the Village's Zoning Ordinance and Village Ordinance 2431 but also for the possible future development of the Jackson Property. Thank you for your thoughtful consideration of our proposed text amendment, rezoning and special use requests.

Sincerely,



Daniel C. Shapiro
Dan Shapiro Law, LLC
On behalf of Space Self Storage, Inc.

4-11-88

OFFICIAL BUSINESS
VILLAGE OF WHEELING

ORDINANCE NO. 2432

88189270

An Ordinance Annexing Certain Land to the Village of Wheeling
(North Side of Hintz Road at Jackson Drive)

WHEREAS, Cole Taylor Bank/Main, Trustee under Trust 87-208 dated November 10, 1987; Cole Taylor Bank/Main, Trustee under Trust 87-210 dated November 18, 1987; The First National Bank of Des Plaines as Trustee U/T/A dated February 24, 1981, Trust No. 99403125; and Atanacio Sanchez and Belinda Sanchez have requested annexation of the territory hereinafter described to the Village of Wheeling, Cook and Lake Counties, Illinois; and

WHEREAS, the President and Board of Trustees of the Village of Wheeling find it to be in the best interests of the Village to annex certain property described herein; and

WHEREAS, said real estate is contiguous to the Village of Wheeling and is not within the corporate limits of any other municipality; and

WHEREAS, the Village of Wheeling is authorized by the laws of Illinois (Chapter 24, Illinois Revised Statutes, Section 7-1-8) to annex said property; and

WHEREAS, the appropriate fire protection district Board of Trustees and the Wheeling Township Commissioner of Highways and Board of Trustees have been notified of the intended annexation by the Village in accordance with Illinois laws; and

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

Section A

The following property, legally described below and being indicated on a certain Plat of Annexation, as prepared by George A. Saam, Illinois Registered Land Surveyor No. 2585, on April 1, 1988, attached hereto and made part of, is hereby annexed to the Village of Wheeling, Counties of Cook and Lake, State of Illinois.

The East Half of the Southeast Quarter of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 9; thence West along the South line of the Southeast Quarter of said Section 9, 750.0 feet for a point of beginning; thence continuing West along the last described line, 558.77 feet to the West line of the East Half of the Southeast Quarter of said Section 9; thence North along the West line of the East Half of the Southeast Quarter of said Section 9, 605.75 feet to a point which is 2033.0 feet South of the North line of the Southeast Quarter of said Section 9; thence East along a line parallel with the North line of the Southeast Quarter of said Section 9, 470.92 feet; thence South parallel with the East line of the Southeast Quarter of said Section 9, 100.0 feet; thence East parallel with the North line of the Southeast Quarter of said Section 9, 402.60 feet to a point 435.60 feet West of the East line of the Southeast Quarter of said Section 9; thence South along a line parallel with the East line of the Southeast Quarter of said Section 9,

88189270

8 8 1 8 9 2 7 0

69.67 feet; thence West along a line parallel with the North line of the Southeast Quarter of said Section 9, 314.40 feet; thence South along a line parallel with the East line of the Southeast Quarter of said Section 9, 435.60 feet to the point of beginning, except the South 50.0 feet thereof, all in Cook County, Illinois.

The above described property consists of 7.5 acres and is located on the North side of Hintz Road at Jackson Drive, in unincorporated Cook County, Illinois.

Section B

The Village Zoning Administrator is directed to amend the Official Zoning Map of the Village of Wheeling to reflect the zoning change affected by this Ordinance.

Section C

The Village Clerk is directed to record with the Cook County Recorder of Deeds and file with the Cook County Clerk a certified copy of this Ordinance, together with the Plat of Annexation.

Section D

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

Trustee ALTIERI moved, seconded by Trustee HARTMAN, that Ordinance No. 2432 be passed.

PASSED this 2nd day of MAY, 1988.

Trustee Abruscato <u>AYE</u>	Trustee Ratajczak <u>AYE</u>
Trustee Altieri <u>AYE</u>	Trustee Rogers <u>AYE</u>
Trustee Hartman <u>AYE</u>	Trustee Whittington <u>ABSENT</u>

APPROVED this 2nd day of MAY, 1988.

Sheila H. Schultz
Sheila H. Schultz
Village President

88189270

ATTEST:

Janet M. D'Argo
Janet M. D'Argo
Village Clerk

APPROVED AS TO FORM:

James A. Rhodes
James A. Rhodes
Village Attorney

P.I.N. 03-09-401-015-0000
03-09-401-016-0000
03-09-401-037-0000
03-09-401-046-0000
03-09-401-048-0000
03-09-401-082-0000
03-09-401-083-0000

Common Addresses:

Ken 2801 N. Jackson Drive, Arlington Hts., IL
only 2814 E. Hintz Road, Arlington Hts., IL
2500 E. Hintz Road, Arlington Hts., IL
2430 E. Hintz Road, Arlington Hts., IL

8 0 3 1 0 9 2 0

OFFICIAL BUSINESS
VILLAGE OF WHEELING

Exhibit received Jan. 14, 2016

AN ORDINANCE GRANTING A SPECIAL USE
FOR CERTAIN PROPERTY LOCATED IN WHEELING
TOWNSHIP AS AUTHORIZED BY THE COOK
COUNTY ZONING ORDINANCE

WHEREAS, the owner of certain property located in Wheeling Township described in Section 1 herein has petitioned the Cook County Board of Commissioners for a special use for unique use permit for mini-warehouse and watchman's quarters in the C-4 General Commercial District, and

WHEREAS, the said petition was received by the Zoning Board of Appeals of the County of Cook as Docket #4741 and a public hearing was held in regard to said request after due notice, all in accordance with the Cook County Zoning Ordinance and the Statutes of the State of Illinois, and

WHEREAS, the Zoning Board of Appeals entered detailed findings in accordance with the standards set forth in the Ordinance recommending that the Cook County Board of Commissioners grant said application for a special use for unique use permit, and

WHEREAS, it is the determination that said request be granted in accordance with the recommendations of the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Cook County, Illinois:

Section 1: That a special use for unique use permit in the C-4 General Commercial District for a mini-warehouse and watchman's quarters be and hereby is authorized for the following described property.

LEGAL DESCRIPTION

The E. 100.0 ft. of W. 200.0 ft. of S. 435.60 ft.
of the E 1/2 of the SE 1/4 of Section 9, Township 42
North, Range 11 E. of 3rd PM

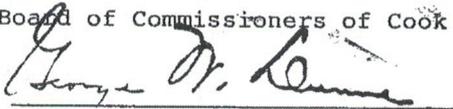
commonly described as approximately 3.4 acres, located at the northwest corner of Hintz Road and Jackson Drive in Wheeling Township.

Section 2: That the special use for unique use in Wheeling Township of the Cook County Zoning Ordinance be and hereby is authorized. That this Ordinance under the provisions of Section 13.10 of the Cook County Zoning Ordinance shall be in full force and effect from and after its passage and approval, except that if said use is not established within one year as provided in Section 13.10-11, said special use shall be null and void.

That said property be developed and constructed pursuant to the detailing set forth in the testimony and contained in the exhibits and findings of the Cook County Zoning Board of Appeals, hereby incorporated by reference into this Ordinance, as provided by law.

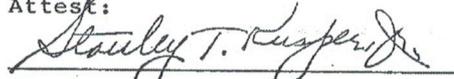
Section 3: That this Ordinance shall be in full force and effect from and after its passage and approval.

This Ordinance adopted by the Board of Commissioners of Cook County on July 6th, 1987.



George W. Dunne, President
Cook County Board of Commissioners

Attest:



Stanley T. Kusper, Jr.
County Clerk of Cook County

APPROVED BY BOARD
COUNTY COMMISSIONERS

JUL 6 1987
142799
COM

Exhibit received Jan. 14, 2016

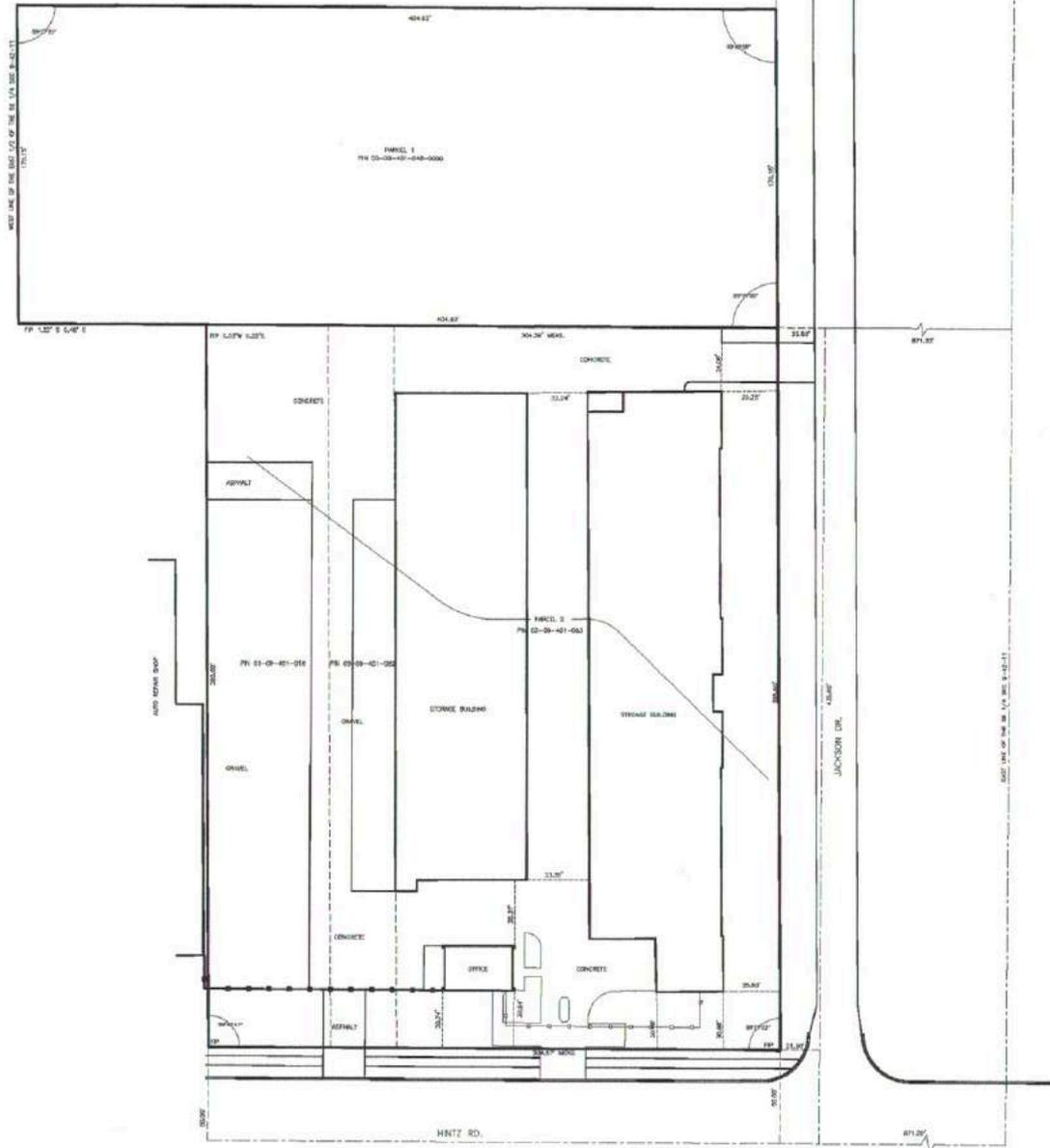
PLAT OF SURVEY
 MORRISON SURVEYING CO., INC.
 2710 N IL Rt 47, Morris, Illinois 60450

PARCEL 1:
 THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 2033 FEET AND THE EAST 904.2 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

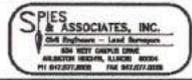
COMMONLY KNOWN AS 2730 JACKSON DR. WHEELING, ILLINOIS.

PARCEL 2:
 THE NORTH 385.60 FEET OF THE SOUTH 435.60 FEET (EXCEPT THE WEST 100.00 FEET THEREOF AND EXCEPT THE EAST 904.2 FEET THEREOF) OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2500 E. HINTZ RD. WHEELING, IL.

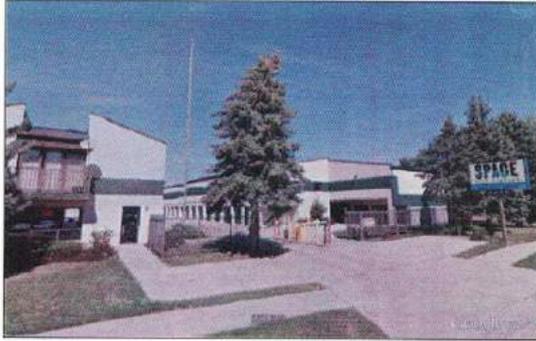


State of Illinois)
 County of Grundy) s.s.
 We, MORRISON SURVEYING CO INC., (PDF License #104-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings run to the outside of buildings. Given under my hand and seal of Illinois this 10th day of July, 2015.
 Date: 10/07/15
 [Signature]
 ILLINOIS PROFESSIONAL AND SURVEYOR NO. 35-3735 License Expires 11/30/16



1. THIS SURVEY IS BASED UPON THE PLAT OF SURVEY...
 2. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS...
 3. BUILDING CORNERS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE...
 4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE...
 5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE...

Exhibit received Jan. 14, 2016



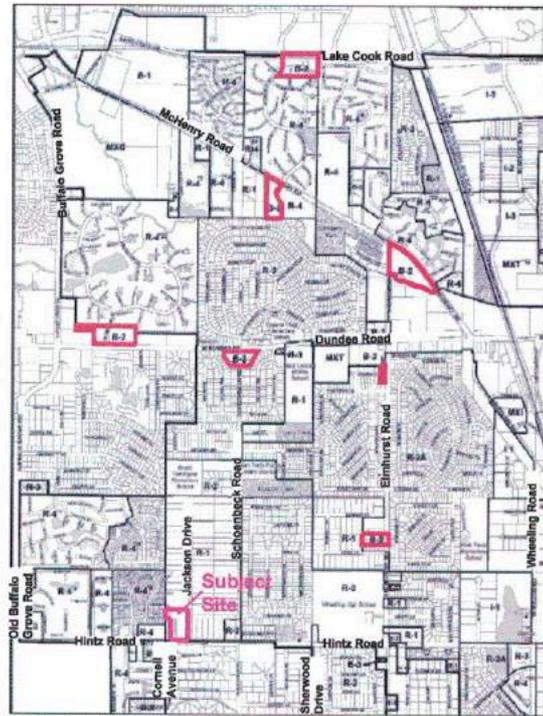
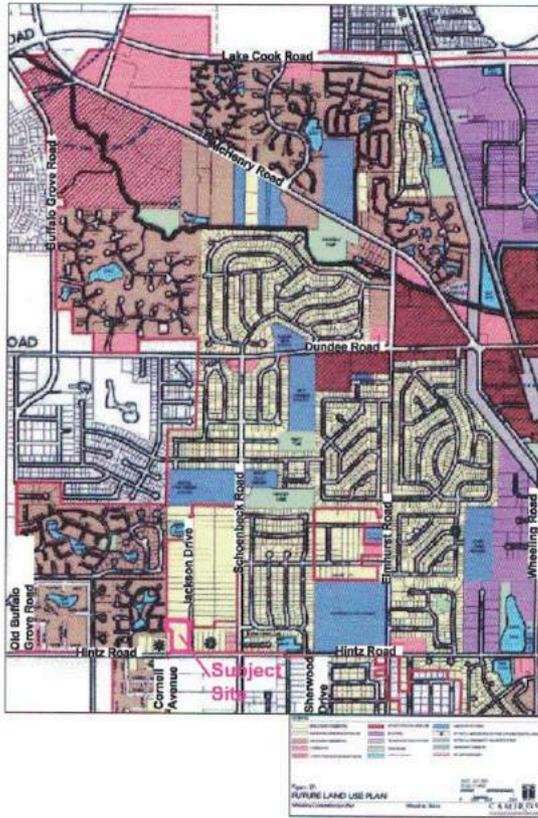
View South from Hintz Road
Google Earth Streetview Picture 2012



View Northwest from Hide Road and Jackson Drive
Google Earth Streetview Picture 2012



2016 Aerial Photograph - Google Earth



B-2 Zoning Patterns Near the Subject Property
VILLAGE OF WHEELING, ILLINOIS
OFFICIAL 2015 ZONING MAP

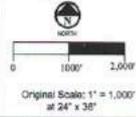
ROLL C. CAMPBELL & ASSOCIATES
A SUBSIDIARY OF THE CH2M HILL GROUP

910 Woodlands Parkway
Vernon Hills, Illinois 60061
PHONE: (847) 735-1000 FAX: (847) 735-1010

Development Context Exhibit
(Draft for Client Review Only at this Time)

2500 Hintz Road

Wheeling, Illinois



Sheet 1 of 4

Date: November 4, 2015	S&L: WHEEL01.00
Revisions	
NOVEMBER 24, 2015	
JANUARY 14, 2016	

Exhibit received Jan. 14, 2016

SOUTH ELEVATION OF BUILDINGS AND LANDSCAPING



Exhibit received Jan. 14, 2016

EAST ELEVATION OF EXISTING BUILDING

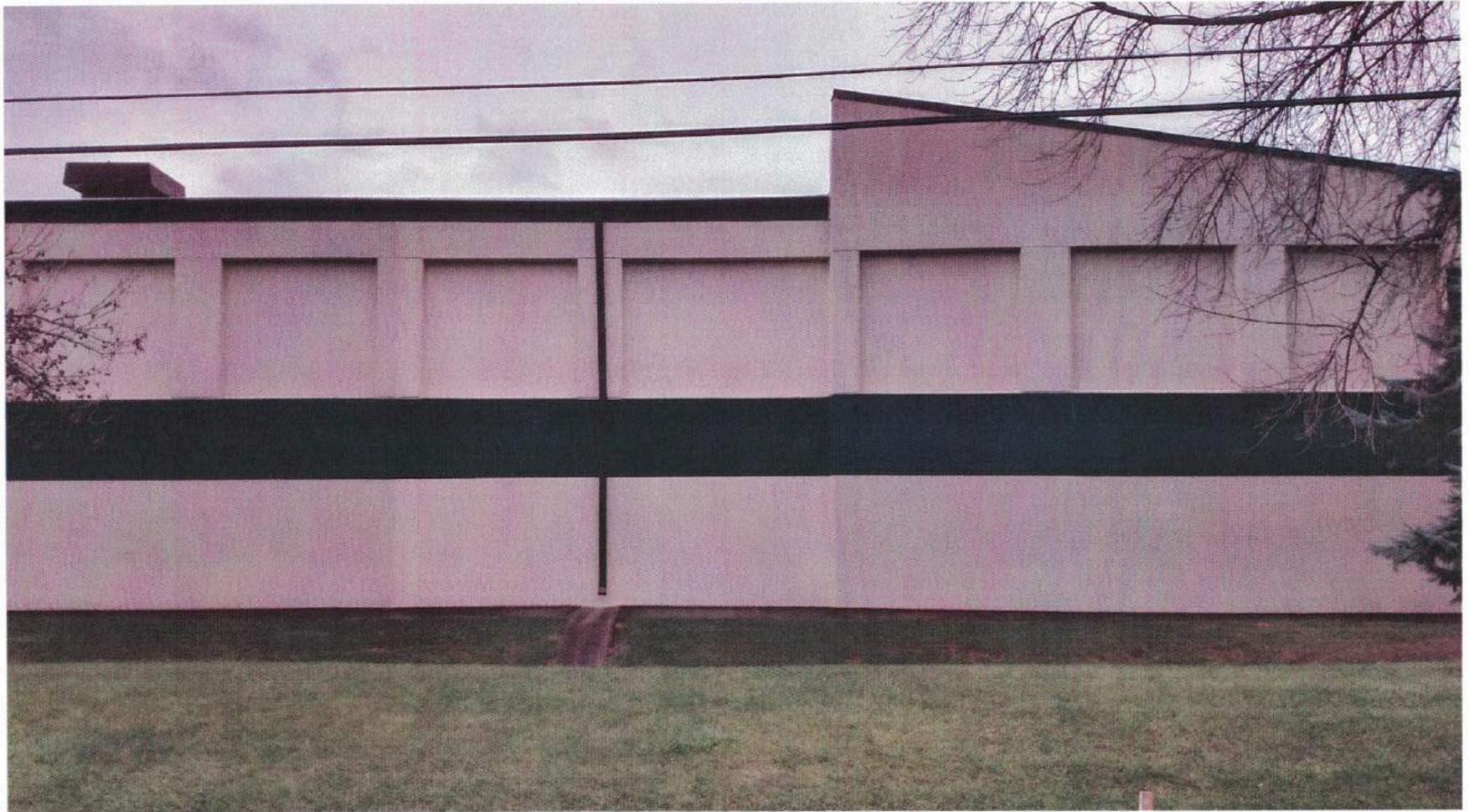
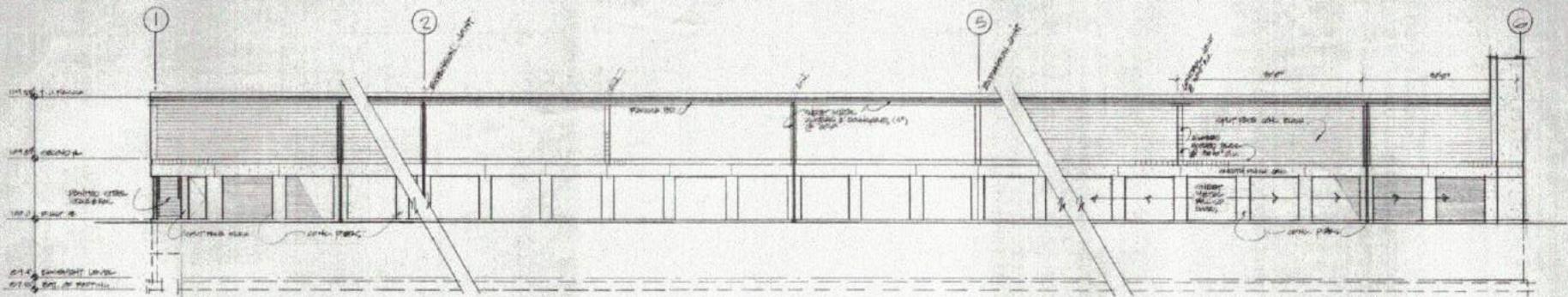
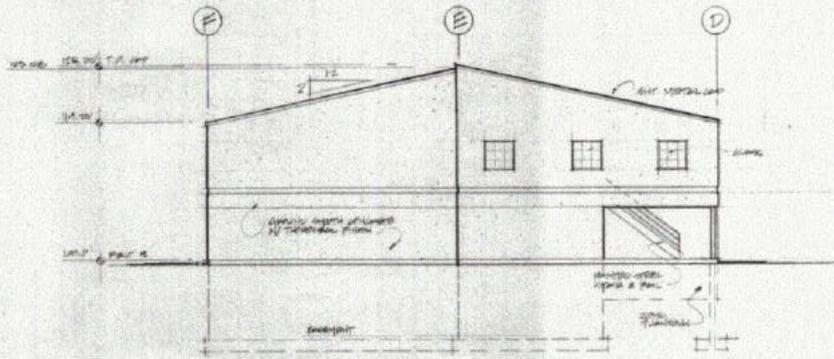


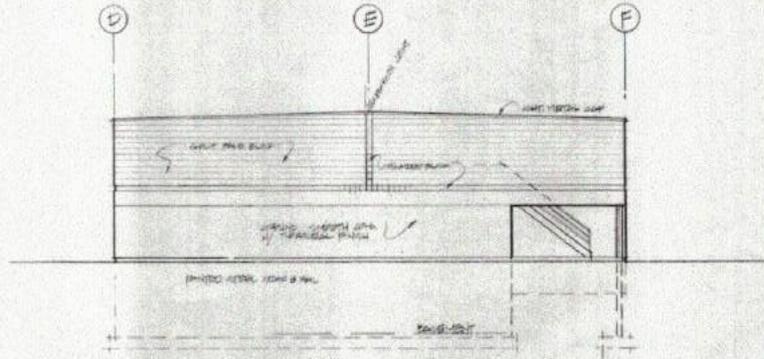
Exhibit received Jan. 14, 2016



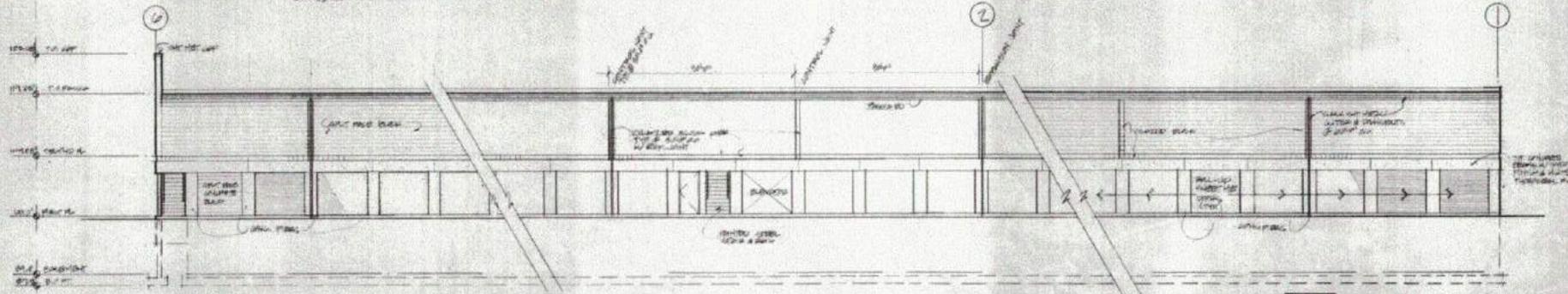
BUILDING 'B' EAST ELEVATION
SCALE 1/8"=1'-0"



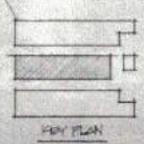
NORTH ELEVATION 'B'
SCALE 1/8"=1'-0"



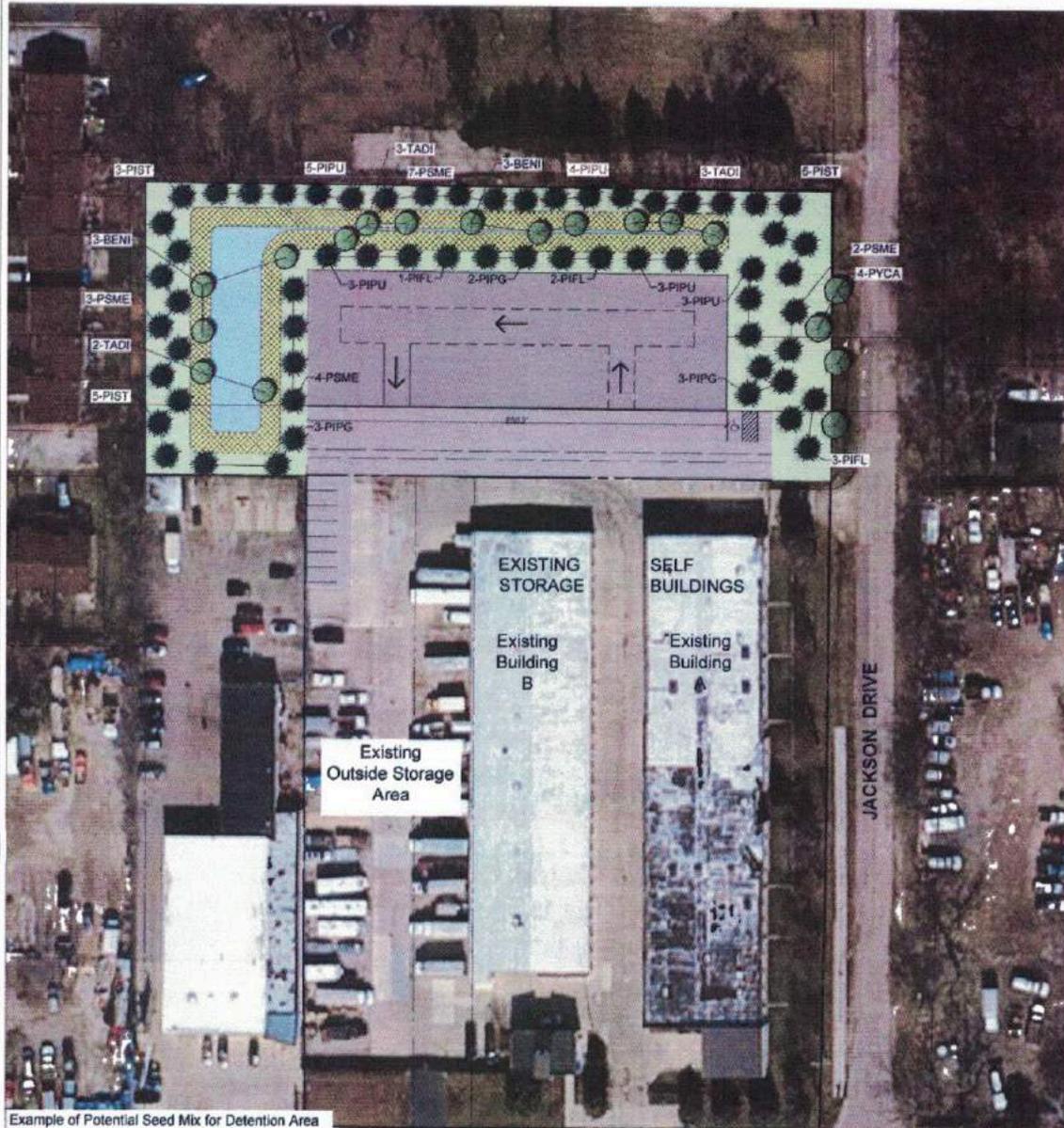
SOUTH ELEVATION 'B'
SCALE 1/8"=1'-0"



BUILDING 'B' WEST ELEVATION
SCALE 1/8"=1'-0"



DATE	1/11/07	PROJECT	SPACE SELF STORAGE
SCALE	1/8"=1'-0"	LOCATION	6400 S. STATE ROAD
		CITY	ARLINGTON HEIGHTS, IL
		DEVELOPER	SB
		ARCHITECT	JAMES H. DEAL ARCHITECT
		DATE	1/11/07
		PROJECT NO.	0727804
		SHEET NO.	1/1
		TOTAL SHEETS	1/1



Example of Potential Seed Mix for Detention Area

Cardno Stormwater Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEEDS/PLUSHES		
<i>Carex ostenholtii</i>	Crested Owl Sedge	3.69
<i>Carex lurida</i>	Butcherbush Sedge	7.56
<i>Carex lasiocarpa</i>	Brown Fox Sedge	22.13
<i>Styracis virginicus</i>	Virginia Wild Rye	44.27
<i>Clypeola serotina</i>	Flow Mamma Grass	4.81
<i>Lolium affine</i>	Common Rye	5.88
<i>Muhlenbergia serotina</i>	Yarrow's Rush	0.92
<i>Lactuca orlandorum</i>	Rice Cut Grass	5.64
<i>Panicum virgatum</i>	Switch Grass	29.51
<i>Scirpus atrovirens</i>	Dark Green Rush	3.89
<i>Scirpus capillaris</i>	Wool Grass	1.84
<i>Scirpus pungens</i>	River Bulrush	19.92
<i>Scirpus setosus</i>	Great Bulrush	26.13
		148.47
TEMPORARY COVER		
<i>Avena sativa</i>	Common Oat	385.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
		485.00
FORBS		
<i>Alfalfa spp.</i>	Water Plumb Mix	15.65
<i>Radiola incarnata</i>	Swamp Milkweed	5.92
<i>Bidens spp.</i>	Bidens Mix	7.37
<i>Helenium autumnale</i>	Snakehead	7.37
<i>Lycopus americanus</i>	Common Water Horsehead	5.92
<i>Mimulus ringens</i>	Monkey Flower	3.88
<i>Parthenium sordidus</i>	Deer Soreweed	1.84
<i>Polygonum persicaria</i>	Pickweed	14.73
<i>Rudbeckia subcoccinea</i>	Swamp Black-Eyed Susan	3.88
<i>Sagittaria latifolia</i>	Common Arrowhead	3.88
<i>Sedum hybridum</i>	Wax Sedge	3.88
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	7.37
		75.48

Apply at 42.76 pounds per acre

Plant List

Key	Quantity	Name	COMMON Botanical	Installation Size	Comments
BRB	6	RIVER BIRCH	<i>Betula nigra</i>	3-1/2" DB	
PYCC	4	CHRYSLER FLOWING PEAR	<i>Pyrus calleryana 'Chrysochlor'</i>	3-1/2" DB	
TADI	8	COMMON BALD CYPRESS	<i>Taxodium distichum</i>	3-1/2" DB	
Evergreen Trees					
PIFL	8	WANDERWOLF LAMBER PINE	<i>Pinus flexilis 'Wanderwolf's Pyramid'</i>	6'-8" DB	
PPG	8	COLORADO BLUE SPRUCE	<i>Picea pungens 'Glauca'</i>	6'-8" DB	
PIPU	18	COLORADO GREEN SPRUCE	<i>Picea pungens</i>	6'-8" DB	
PIST	13	EASTERN WHITE PINE	<i>Pinus strobus</i>	6'-8" DB	
PSME	13	DOUGLAS FIR	<i>Pseudotsuga menziesii</i>	6'-8" DB	

LEGEND

- Shade Tree
- Evergreen Tree
- Turf Area
- Cardno Stormwater Seed Mix

(Draft for Client Review Only at this Time)

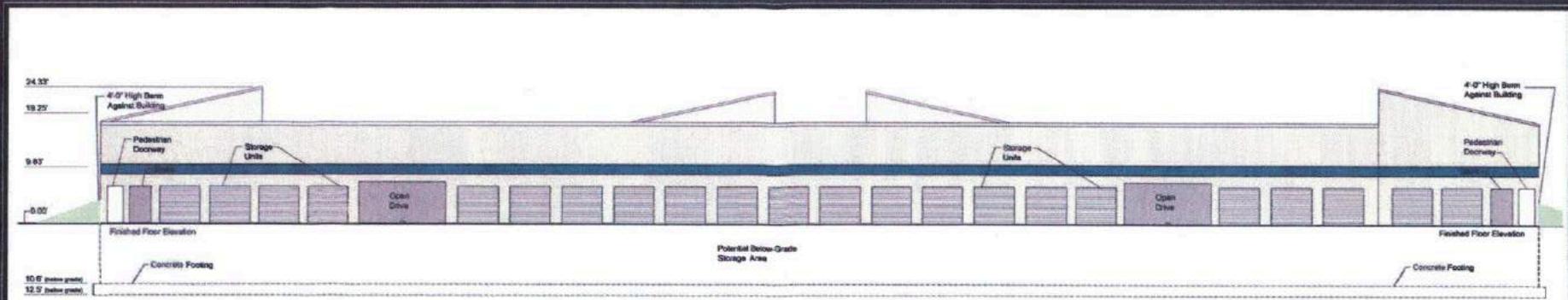
ROLF C. CAMPBELL & ASSOCIATES
 910 Woodlands Parkway
 Vernon Hills, Illinois 60061
 PHONE: (847) 735-1000 FAX: (847) 735-1010

Conceptual Landscape Plan
 Double Row of Evergreen Landscape Screen
2500 Hintz Road
 Wheeling, Illinois

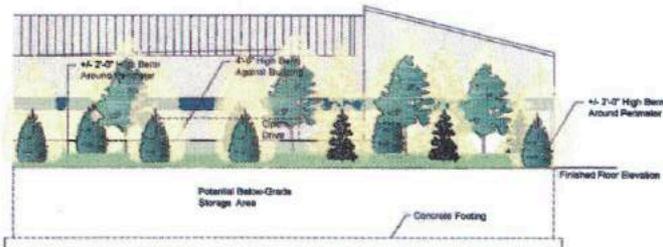


Sheet 3 of 4
 Date: NOVEMBER 6, 2015 SHE WHOLE 00
 Revisions:
 NOVEMBER 11, 2015
 NOVEMBER 24, 2015

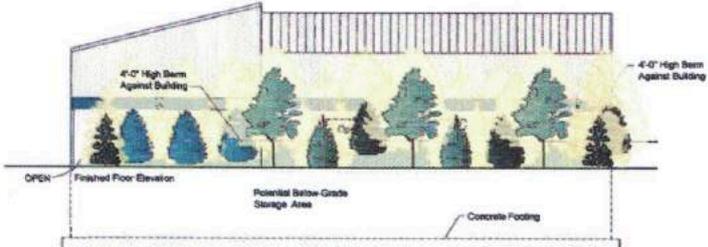
Exhibit received Jan. 14, 2016



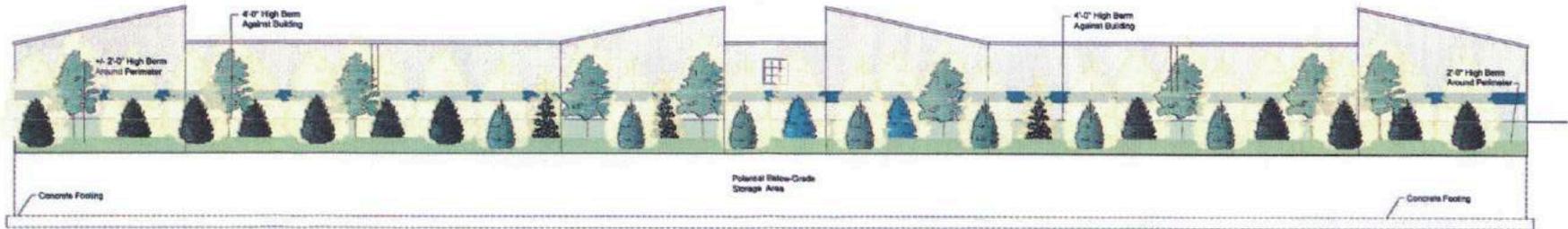
SOUTH ELEVATION OF PROPOSED BUILDING



WEST ELEVATION OF PROPOSED BUILDING



EAST ELEVATION OF PROPOSED BUILDING



NORTH ELEVATION OF PROPOSED BUILDING

(Draft for Client Review Only at this Time)

ROLF C. CAMPBELL & ASSOCIATES
 A SHAWGROUP CONSULTING COMPANY
 910 Woodlands Parkway
 Vernon Hills, Illinois 60061
 PHONE: (847) 735-1000 FAX: (847) 735-1010

BUILDING ELEVATION WITH LANDSCAPING
 Double Row of Evergreen Landscape Screen - Height Shown Green at Installation and Light Yellow at 5 year growth
2500 Hintz Road
 Wheeling, Illinois



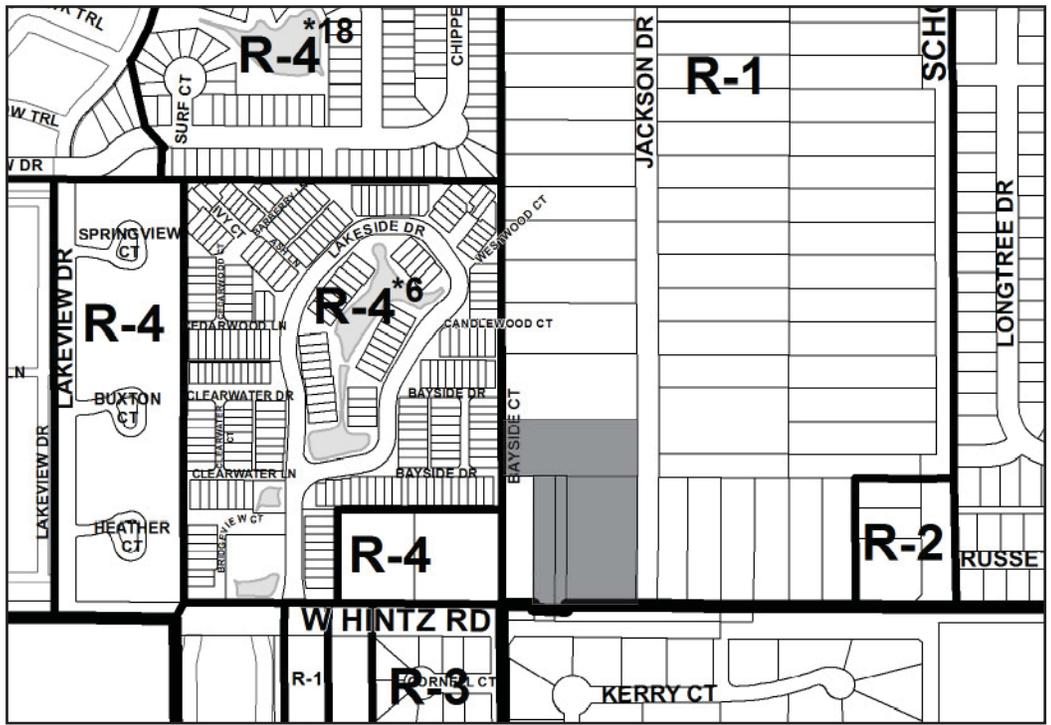
Sheet 4 of 4
 Date NOVEMBER 9, 2015 JCH & PACH
 Revisions
 NOVEMBER 11, 2015
 NOVEMBER 24, 2015

Exhibit received Jan. 14, 2016

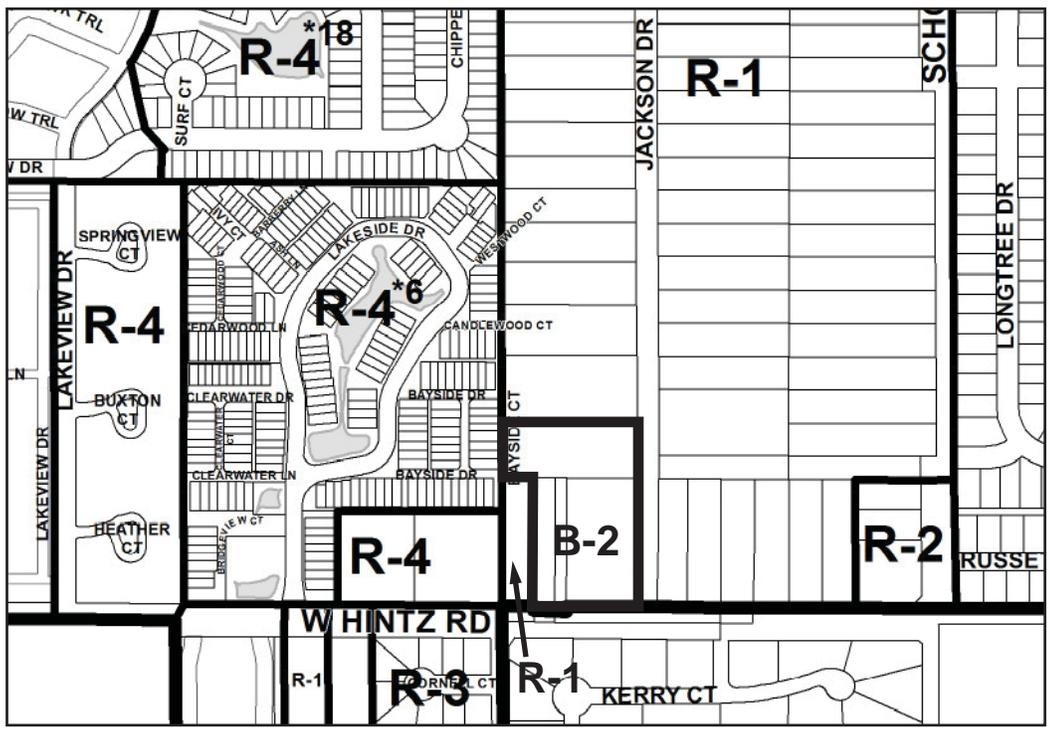
Space Self Storage – Traffic Report

<u>Day of Week</u>	<u>Average # Trips</u>	<u>Peak Hours</u>
Monday-Friday	22 trips/day	6-9am, 25% of daily traffic 3:30-6:30pm, 33% of daily traffic
Saturday	34/day	8am-5pm, 82% of daily traffic
Sunday	5/day	8am-5pm, 100% of daily traffic

Exhibit received Jan. 14, 2016



EXISTING ZONING (R-1)



PROPOSED ZONING (B-2)

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Brooke A. Jones, Senior Planner
Andrew C. Jennings, Director of Community Development

RE: **Docket No. 2016-4**
Village of Wheeling
Amendments to Title 19, Zoning

DATE OF REPORT: February 11, 2016

DATE OF MEETING: February 18, 2016

PROJECT OVERVIEW: At the Board meeting on February 16th, Staff is proposing legislation that would establish a procedure for the installation of small cell antennas within public rights-of-way (Title 11, Rights-of-Way, Streets, and Sidewalks). Monopoles and other new cellular service antenna arrays would still require review and approval as described in Title 19, Zoning. The purpose of the proposed amendment to Title 19 would be to reference the procedure for small cell antenna installations and distinguish such facilities from those defined as Transmission Towers in the zoning code.

SUMMARY OF PROPOSED AMENDMENTS

- 1. Update definitions (19.01.010)**
In order to distinguish between small cell antennas and transmission towers, a definition of small cell antennas would be inserted, and the definition of transmission tower would be modified. The suggested modifications are illustrated in the draft motion below.
- 2. Update regulations pertaining to Wireless Telecommunication Antennas (19.10.060)**
The regulations pertaining to wireless antennas are in Section 19.10.060 F. According to the language of the section, all wireless antennas require a special use permit. The section would be modified as shown in the motion below.

STAFF REVIEW

Staff Recommended Action: Staff recommends approval of the proposed amendments.

PROPOSED MOTION

If the Plan Commission is in agreement with the proposed amendments to the Zoning Code, an appropriate motion would be to:

Recommend approval of Docket No. 2016-4, amending Title 19, Zoning, of the Wheeling Municipal Code, as follows:

1. Amend Section 19.01.010, Definitions, to insert the following:

Small Cell Antennas

A Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly or as part of a network to provide coverage or enhance capacity in a limited defined area. Such facilities are regulated in Title 11, Rights-of-Way, Streets, and Sidewalks, of the Wheeling Municipal Code.

2. Amend Section 19.01.010, Definitions

Transmission Tower

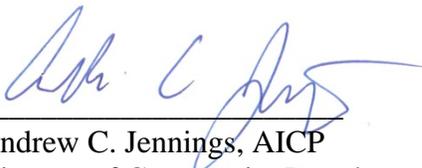
A structure designed to support one or more reception/transmissions systems. This term includes, but is not limited to, a radio tower, television tower, telephone exchange/microwave relay tower or cellular telephone transmission/personal communications systems tower. ***Does not include small cell antennas.***

3. Amend Section 19.10.060, Non-Residential Use Regulations, Subsection F, Wireless Telecommunication Antennas

Section 19.10.060 F, Subsection 2

Special Use Permit Required

With the exception of property owned by the Village of Wheeling, **and small cell antenna facilities as defined and regulated in Title 11, Rights-of-Way, Streets, and Sidewalks, of the Wheeling Municipal Code**, a *Special Use Permit* shall be required for *wireless communication facilities* in those zoning districts in which *wireless communications facilities* are allowed as *Special Uses*. *Wireless communications facilities* are allowed as *Special Uses* in any zoning district except that in any residentially zoned districts they shall only be allowed on existing *structures*. Written notification of a public hearing shall be required for all new wireless antennas, with the exception of co-location on existing structures on Village-owned property or on existing structures originally approved for additional antenna arrays.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 14, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Sianis was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS

From the audience, Mr. Frank Slove, Founder, President, Board Chairman, American Aid Foundation came forward. He explained his organization works with homeless veterans, other homeless, abused, neglected and troubled children. He came forward to ask the Plan Commission for compassion. He mentioned that donations were hard to come by so the foundation was looking to start a new venture as a banquet facility and a small thrift shop. They found a location in Wheeling and spoke with Ms. Jones and Mr. Jennings in late August. He explained they were told that the likelihood of getting a special use permit would be nil unless the owner of Wolf Point shopping center put in a new parking lot, sign and made other aesthetic improvements. He explained they had been looking at other locations during the last five months but could not find another location. The shopping center does not have the funds to do the upgrades. Mr. Slove asked the Plan Commission to reconsider their position out of compassion for those that they serve.

Chairman Ruffatto thanked Mr. Slove for his comments and for helping those he had mentioned in his presentation. He suggested that he continue to work with Staff. Mr. Slove explained that he had been told if the shopping center owner didn't make the improvements they would not receive the special use permit. Chairman Ruffatto explained he couldn't comment on it but reiterated that he should continue to work with Ms. Jones. Ms. Milluzzi explained that Staff was probably giving comments he would likely hear from the Plan Commission or Board but until he actually files the application and goes through the process the Commission couldn't comment.

Mr. Slove expressed his concern for spending donor's money to move forward if he knows it won't go through. Ms. Jones suggested making an appointment with her to discuss options.

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC 16-01
Horizon Park
385 Schoenbeck Road
Minor Site Plan and Appearance Approval of Park Modifications

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District was present.

Mr. Raffel explained he was back as required with the landscape plan and location of the site furnishings. They provided all the information to help them understand their landscape plan. He is available to answer any questions.

Chairman Ruffatto expressed his appreciation for the work that had been done. He felt it was a great plan. He apologized for any confusion.

Commissioner Johnson appreciated the additional work and detail provided.

In reply to Commissioner Powers' question, Mr. Raffel confirmed the oval area was a basketball court in the same location that was previously shown. He confirmed nothing had changed.

Commissioner Powers felt it was a great plan.

Commissioner Zangara questioned if they had considered having the walking path bypass the building instead of having it dead-end. Mr. Raffel confirmed there had been no consideration.

Commissioner Dorband felt the Park District always presented an amazing packet. She felt it was well thought out and would be an amazing enhancement to the Village.

In reply to Chairman Ruffatto's question, Mr. Raffel confirmed they would keep the ice skating rink in the winter.

Chairman Ruffatto questioned how the pickle courts were working at Chamber Park. Mr. Raffel confirmed they were working out great. Chairman Ruffatto questioned if there were plans to add more. Mr. Raffel confirmed they would not be adding any at Horizon Park.

Chairman Ruffatto questioned the use of the green space. Mr. Raffel explained it would be used for football, soccer and lacrosse.

Chairman Ruffatto stated the plan provided was a nice example of what the Commission was looking for when someone comes in with a landscape plan.

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. PC 16-

01 to grant minor site plan and appearance approval for park modifications as shown on the following exhibits submitted January 14, 2016 by Wheeling Park District, for Horizon Park located at 385 Schoenbeck Road, Wheeling, Illinois:

- Cover letter
- Location plan, Sheet C1.0
- Topo survey
- Site landscape plan, Sheet L1.0
- Parking lot landscape plan, Sheet L2.0
- Playground area landscape plan Sheet L3.0
- Robert Ave. entry landscape plan, Sheet L4.0
- Site furnishings west plan, Sheet S1.0
- Site furnishings east plan, Sheet S2.0
- Plant material sheet
- Site features sheet

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC 16-02
Blooming Minds Academy
581 N. Wolf Road
Minor Site Plan and Appearance Approval of Outdoor Play Space

Ms. Olga Khamichonak, Program Director, Russian Enrichment Center, 581 N. Wolf Road, Wheeling, IL was present.

Ms. Jones mentioned that the property owner provided a written statement that had been distributed prior to the start of the meeting consenting to the fencing at the rear of the property.

Ms. Khamichonak explained she would like to build a small fence around her current unit. Their current programs do not allow them to go outside. She felt it would be great to be outside to play with water and sand. The fence would provide protection.

Commissioner Powers questioned if they were proposing fabric on the fence as a screen. Ms. Khamichonak explained the construction people had suggested adding fabric on the top. She felt the most important part was to have enough bollards to prevent cars from accidently driving through. Ms. Khamichonak confirmed she was not requesting the fabric.

Commissioner Powers questioned if they would leave the asphalt inside the fenced area. Ms. Khamichonak explained she was thinking about using rubber squares on the asphalt. Commissioner Powers questioned if they would have play equipment in the area. Ms. Khamichonak explained they may have a sandbox and/or something small to climb on.

Commissioner Powers questioned if they were proposing an entrance gate in the fenced area. Ms. Khamichonak explained it was recommended by the Fire Marshal so she had requested a second proposal to include it.

Commissioner Dorband referred to the fabric to be used over the top of the chain link. She has seen it used in school districts to protect children from getting hurt on the chain link. She thinks it is a good idea and suggested that the petitioner look into it further. Ms. Khamichonak was in agreement.

Commissioner Johnson questioned if the petitioner was proposing screening for the chain link. Ms. Khamichonak thought the DCFS required that the fence be see-thru. She is open to do whatever was best for the children. Ms. Jones stated that Staff thought the DCSF requirement was for the fencing to be open. Ms. Khamichonak mentioned the area was very secluded and quiet during the times they would use the outdoor area.

Commissioner Johnson questioned if a guardrail would be better than using bollards. Ms. Jones explained the decision would be up to the Fire Department.

Commissioner Johnson questioned the location of the gate since it wasn't shown on the sketch. Ms. Khamichonak was unsure. Commissioner Johnson recommended having the gate on the short side close to the building.

Commissioner Johnson questioned the use in the 583 unit. Ms. Khamichonak stated it was currently a ballroom dance studio.

In reply to Commissioner Zangara's question, Ms. Khamichonak stated she currently had a total of 100+ children between the morning and evening. They are not all present at the same time.

Commissioner Zangara referred to the gate. He suggested asking the Fire Department for the best location.

Commissioner Zangara questioned if there was a way to protect the overhead door from the kids hitting it and disturbing it. Ms. Khamichonak mentioned she was interested in renting the 583 unit if it ever vacated. Commissioner Zangara suggested adding benches in front of the overhead door to deter the kids from hitting the door.

Commissioner Issakoo mentioned his primary concerns were the bollards and the landlord approval.

Chairman Ruffatto expressed concern regarding access to unit 583.

In reply to Chairman Ruffatto's question, Ms. Jones confirmed the green dots indicated the location

of the bollards.

Chairman Ruffatto mentioned the plans did not show the location of the gate. He questioned how the gate was secured so a child could not open it. Ms. Khamichonak explained it would lock with a key. She also stated that children would never be in the outdoor area by themselves. Chairman Ruffatto questioned DCFS regulations regarding a lock. Chairman Ruffatto referred to the Fire Department's requirement that the gate not be padlocked. He questioned the difference between locked and padlocked. He didn't believe a key would be required. Ms. Jones drafted a condition "That the fencing, bollards and gates shall meet the requirements as stated in the Fire Department memo dated January 21, 2016."

Chairman Ruffatto referred to the chain link fence. He mentioned that normally the Commission requires a wood board-on-board fence. He was surprised at the chain link. He wanted to know if it was a requirement of DCFS. He explained it would impact his vote. He questioned the type of fencing at the daycare on Route 83. Ms. Khamichonak was in agreement with using wood.

Commissioner Dorband mentioned the Park District uses a lock at the pool by the buckets. She suggested contacting the Park District to find out the type of lock system used.

Ms. Jones questioned the type of wood fence being proposed. Chairman Ruffatto explained he was referring to cedar board-on-board. Ms. Jones questioned if it was permitted by DCFS. Commissioner Dorband suggested using PVC. Commissioner Issakoo questioned the DCFS requirement and Fire Department Code. He felt it was a mute point without having the information. Ms. Khamichonak preferred a privacy fence.

Ms. Jones suggested a black coated chain link fence.

Chairman Ruffatto took a poll to see if everyone was in agreement with the proposed chain link fence.

Commissioner Johnson: OK with a chain link fence only if it was required by DCFS. He preferred PVC or wood.

Commissioner Issakoo: He does not prefer chain link but if it was within Code and deemed safe he was fine with it.

Commissioner Powers: OK with a chain link fence only if DCFS required it. He would prefer PVC or board-on-board cedar.

Commissioner Dorband: She prefers PVC. She has an issue with chain link for safety reasons for children.

Commissioner Zangara: He was in agreement with everyone.

Chairman Ruffatto explained the consensus was for the petitioner to investigate the DCSF requirement. If they don't require a chain link fence, he suggested working with Staff on a better

proposal.

Commissioner Dorband moved, seconded by Commissioner Powers to table Docket No. 16-02. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – Jan. 14, 2016 (includes Findings for Docket No. 2015-5)

Commissioner Powers moved, seconded by Commissioner Zangara to approve the minutes dated January 14, 2016 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto announced that the Town Center was going to the Village Board for their review on Monday.

Commissioner Zangara wished Trustee Hein the best.

Commissioner Zangara thanked Jason Reeder, Wheeling Varsity Baseball Coach, his coaching staff and the players for running clinics with the Prospect Heights and Wheeling baseball kids on Sundays.

Chairman Ruffatto announced he would not be present at the March 10 or April 14 meetings. He asked the Commission to give as much notice as possible regarding advanced absences.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 7:20 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 02.12.2016
FOR APPROVAL ON 2.18.2016**