

**WHEELING PLAN COMMISSION  
THURSDAY, OCTOBER 13, 2016 6:30 P.M.**

**AGENDA FOR A REGULAR 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**

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
  - A) [Docket No. SCBA 16-23](#)  
Sisun Law  
222 E. Dundee Road  
Appearance Approval of Wall and Freestanding Signs
  - B) [Docket No. SCBA 16-24](#)  
US Bank  
800 S. Wheeling Road  
Appearance Approval of Wall Signs
- 7. ITEMS FOR REVIEW**
  - A) [Docket No. PC 16-14](#)  
Snow Systems  
502 N. Milwaukee Avenue  
Minor Site Plan & Appearance Approval of a Fence
  - B) [Docket No. PC 16-13](#)  
Arbor Court  
100 Arbor Court  
Site Plan & Appearance Approval of Building and Site Modifications
  - C) [Docket No. 2016-15](#) (Continued from October 13, 2016 hearing)  
Dundee Commons  
430 W. Dundee Road  
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for Retail Use
- 8. APPROVAL OF MINUTES – none**

**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  
October 13, 2016  
(Attachment to Agenda)**

**Docket No. 2016-15** Bill Hein & Associates, applicant, on behalf of 400 W Dundee Wheeling LLC, owner, is seeking Special Use-Site Plan Approval of a Preliminary Planned Unit Development for a retail development in the MXT Transit Oriented Mixed Use District, as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-09 Planned Unit Developments; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections. The subject property consists of the vacant parcel at 430 W. Dundee Road, which is approximately 2.96 acres at the northeast corner of Dundee Road and Northgate Parkway.

**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

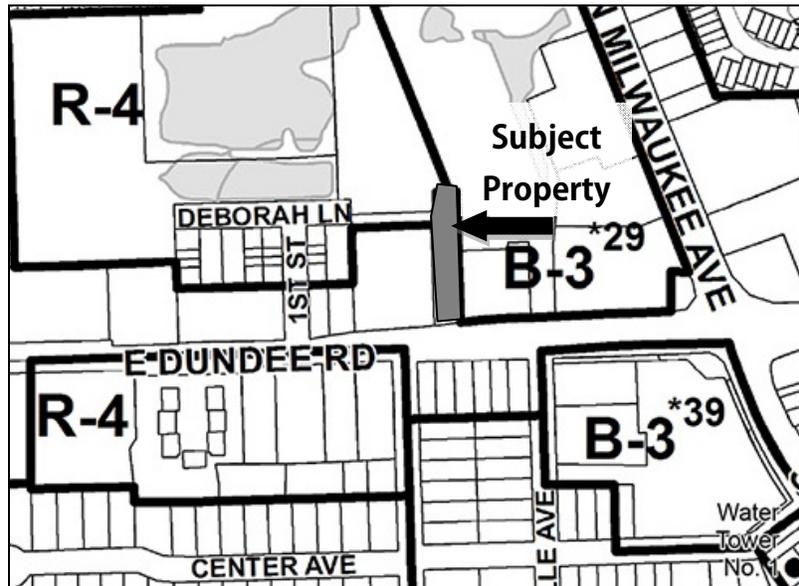
**RE:** Docket No. SCBA 16-23  
Sisan Law  
222 E. Dundee Road  
Appearance Approval of Freestanding and Wall Signs

**DATE OF REPORT:** October 7, 2016

**DATE OF MEETING:** October 13, 2016

**PROJECT OVERVIEW:** The petitioner is appearance approval of a wall sign and freestanding sign for an existing multi-tenant commercial building.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Wellcom Sign

**Property Owner Name:** Misung Global Inc.

**Common Property Address:** 222 E. Dundee Road

**Common Location:** Located on the north side of Dundee Road, between  
Wheeling Avenue and Wille Avenue

**Neighboring Property Land Use(s):** North: Multi-Family Residential

West: Commercial  
South: Commercial  
East: Commercial

**Existing Use of Property:**

Commercial

**Existing Property Zoning:**

B-3 General Commercial

**DESCRIPTION OF PROPOSAL**

The petitioner is requesting appearance approval of a new wall sign for the law office and a multi-tenant freestanding sign for the building.

**SIGN REVIEW**

**Sign Locations:** The petitioner is proposing to reuse and modify the existing internally illuminated box sign in order for it to meet the Sign Code regulations for a wall sign. The petitioner is also place the freestanding sign 15-feet from the front property line, on the west side of the driveway.

**Sign Type and Size:** The petitioner intends to remove the electrical components of the existing box sign. It will be a non-illuminated panel sign that is 12.25 sq. ft. in size. The panel sign includes the business name and logo.

A double-sided two-pole-style freestanding sign is proposed to serve as a the directory sign for the building. The property address, "222," is at the top of the sign. There is also room on the sign for three tenants on each side. The height of each tenant panel is 4.5 inches. The total sign area for each side is 15 sq. ft.

The signs meet the requirements of the Sign Code.

**Landscaping:** A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 40 sq. ft. The required area is 30 sq. ft. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes dwarf evergreens (arborvitae), winter interest (arborvitae), deciduous shrubs (spirea and azalea), perennials (daylily and roses), and ornamental grasses.

**STAFF REVIEW**

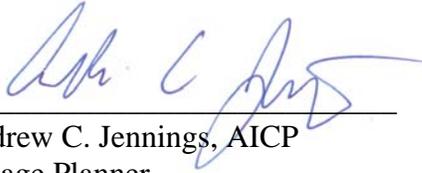
**Impact on adjacent uses:** No impact on adjacent uses is expected.

**Staff Recommended Action:** Staff recommends approval of the freestanding sign.

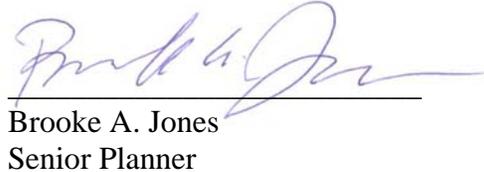
**PROPOSED MOTION**

If the Plan Commission approves of the requested freestanding and wall sign at 222 E. Dundee Road, an appropriate motion would be to:

**Approve Docket No. SCBA 16-23** to grant appearance approval for the proposed freestanding and wall signs in accordance with the wall sign and freestanding sign plans submitted September 28, 2016 by Wellcom for Sisun Law, located at 222 E. Dundee Road, Wheeling, Illinois:



Andrew C. Jennings, AICP  
Village Planner



Brooke A. Jones  
Senior Planner

**Attachments:**

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

[Wall Sign Plan](#)

[Freestanding Sign Plan](#)

# Sisun Law– 222 E. Dundee Road

Docket No. SCBA 16-23 (Appearance Approval of Wall & Freestanding Signs)  
Plan Commission Meeting – October 13, 2016



Existing conditions of front façade – looking north

# Sisun Law– 222 E. Dundee Road

Docket No. SCBA 16-23 (Appearance Approval of Wall & Freestanding Signs)  
Plan Commission Meeting – October 13, 2016

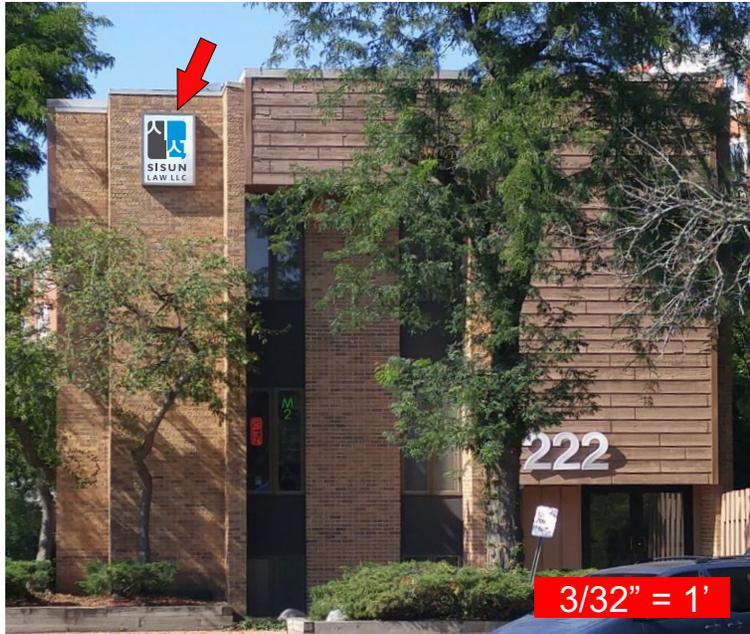


Existing conditions of front yard – looking west

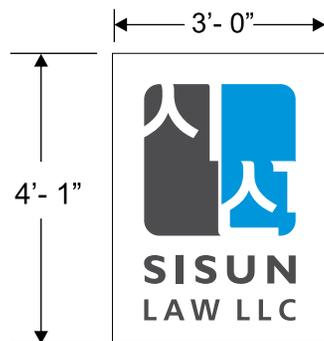
Client : **SISUN LAW LLC / 222 E. Dundee Rd. Wheeling, IL 60090.**

**“welcome!”**  
well-communication design :)

<Wall Sign>



<Current Sign look>



A Panel change on existing Non-illuminated box sign with new graphic as is.

**3/8" = 1'**

Customer Approval Signature \_\_\_\_\_ **Exhibit received September 28, 2016**

Landlord Approval Signature \_\_\_\_\_ Date: \_\_\_\_\_

CUSTOMER	<b>SISUN LAW LLC</b>
ADDRESS	<b>222 E. Dundee Rd. Wheeling, IL</b>
COLOR	<b>Panel</b> Sky Blue, Dark Grey
DRAWING No.	<b>#091216-02</b>

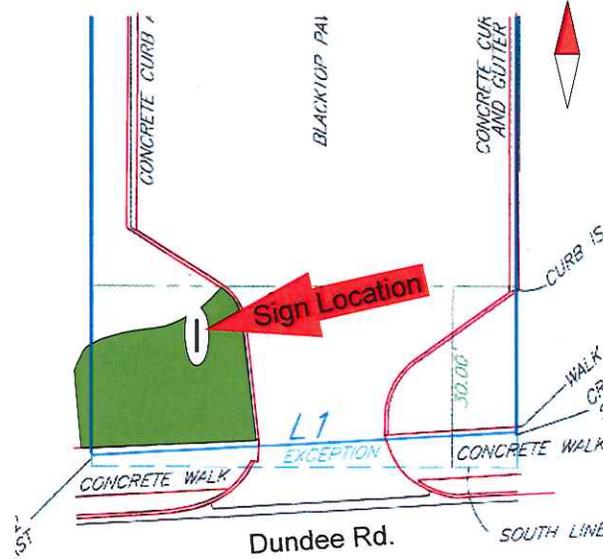
Client : **SISUN LAW LLC / 222 E. Dundee Rd. Wheeling, IL 60090.**

**"welcome!"**  
well-communication design :)

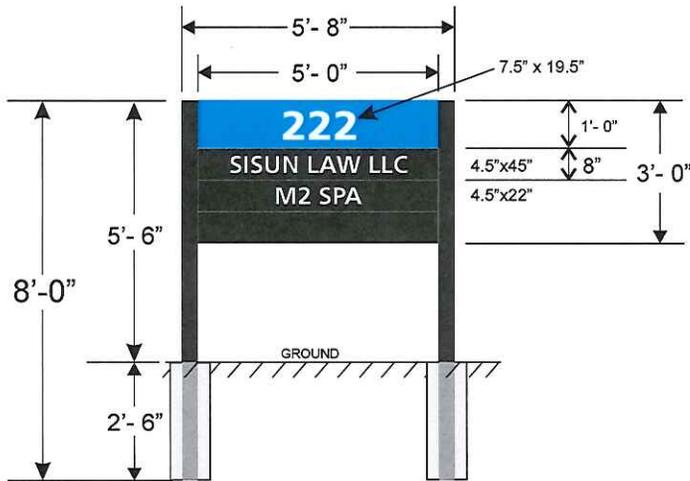
<Monument Sign look>



<Satellite view of sign area>

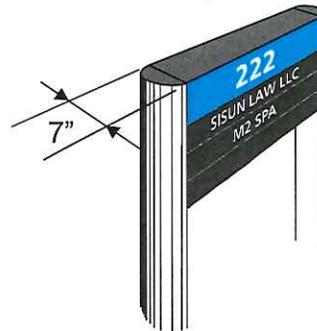


<Monument Sign Detail>

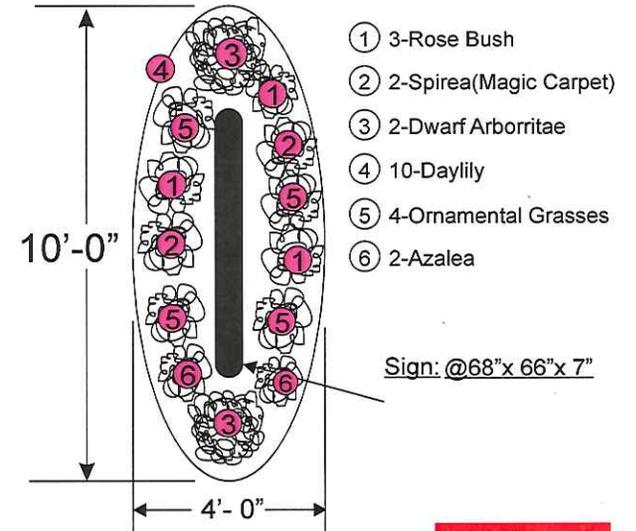


**1/4" = 1'**

<3-D Sign look>



<Landscape Detail>



- ① 3-Rose Bush
- ② 2-Spirea(Magic Carpet)
- ③ 2-Dwarf Arborvitae
- ④ 10-Daylily
- ⑤ 4-Ornamental Grasses
- ⑥ 2-Azalea

Sign: @68"x 66"x 7"

**1/4" = 1'**

Furnish & Install A Set of Non-Illuminated Monument sign on the ground and lettering on both side.

Customer Approval Signature \_\_\_\_\_ **Exhibit received September 28, 2016**

Landlord Approval Signature \_\_\_\_\_ Date: \_\_\_\_\_

CUSTOMER	<b>SISUN LAW LLC</b>			
ADDRESS	<b>222 E. Dundee Rd. Wheeling, IL</b>			
COLOR	<b>FACE</b> Red	<b>TRIM CAP</b> Bronze	<b>RETURN</b> Bronze	<b>LED</b> Red
DRAWING No.	<b>#090116-01</b>			

**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

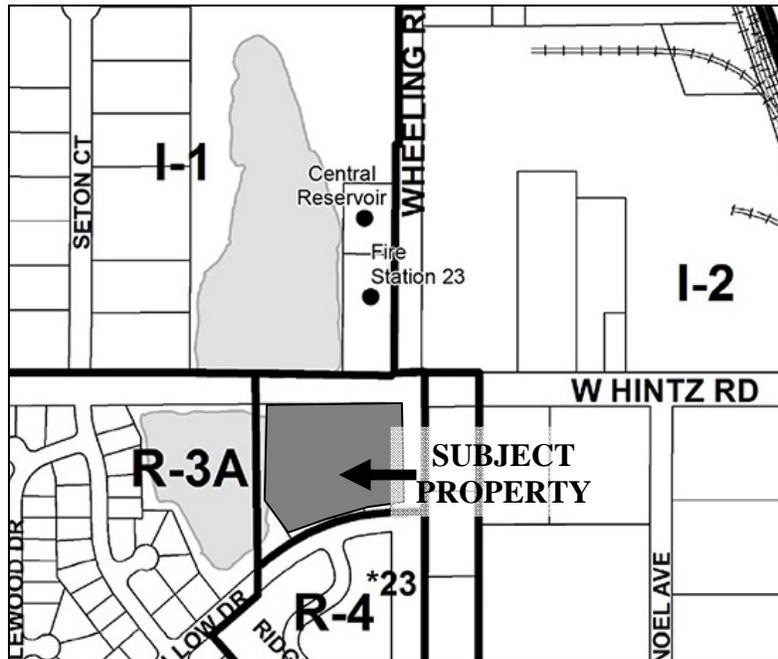
**RE:** **Docket No. SCBA 16-24**  
**US Bank**  
**800 S. Wheeling Road**  
**Appearance Approval of Wall Signs**

**DATE OF REPORT:** October 7, 2016

**DATE OF MEETING:** October 13 2016

**PROJECT OVERVIEW:** The petitioner is seeking appearance approval of wall signs for an existing bank.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Sign Effects
<b><u>Property Owner:</u></b>	US Bank
<b><u>Common Property Address:</u></b>	800 S. Wheeling Road
<b><u>Common Location:</u></b>	Located at the southwest corner of Wheeling Road and Hintz Road.

**Existing Use of Property:** Bank with drive-through facilities  
**Existing Property Zoning:** B-3 General Commercial and Office District  
**Previous Zoning Action on Property:**  
None.

### **PROJECT DESCRIPTION**

The petitioner, US Bank, is requesting appearance approval to replace one wall sign and to install an additional wall sign.

### **SIGNAGE PLAN REVIEW**

**Sign Locations:** Two wall signs are proposed. The existing sign on the west sign of the building, which is the primary entry, will be replaced. A second wall sign is proposed for the Wheeling Road façade.

**Sign Type and Size:** The proposed wall signs are identical. They are 22.86 sq. ft. in size and include the business name and graphic. The logo is 40% of the sign size. The signs are non-illuminated aluminum letters that will be flush mounted to the façade. The proposed signs meet the requirements of the Sign Code.

### **STAFF REVIEW**

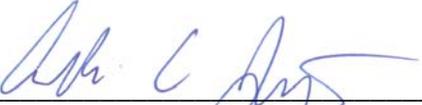
**Impact on Adjacent Uses:** No impact on adjacent uses is expected.

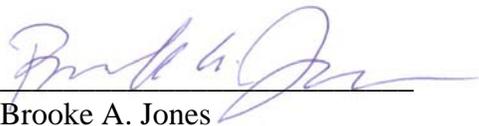
**Staff Recommended Action:** Staff recommends approval of the proposed wall signs.

### **PROPOSED MOTION**

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

**Approve Docket No. SCBA 06-24** to permit installation of the wall signs in accordance with the sign drawings submitted September 27, 2016 by US Bank, located at 800 S. Wheeling Road, Wheeling, Illinois;

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

**Attachment:** [Photos of existing conditions \(staff\)](#)  
[Wall sign plans \(2 sheets\)](#)

**US Bank– 800 S. Wheeling Road**  
**Docket No. SCBA 16-24 (Appearance Approval of Wall Signs)**  
Plan Commission Meeting – October 13, 2016



**Existing conditions of building entry – looking east**

**US Bank– 800 S. Wheeling Road**  
**Docket No. SCBA 16-24 (Appearance Approval of Wall Signs)**  
Plan Commission Meeting – October 13, 2016



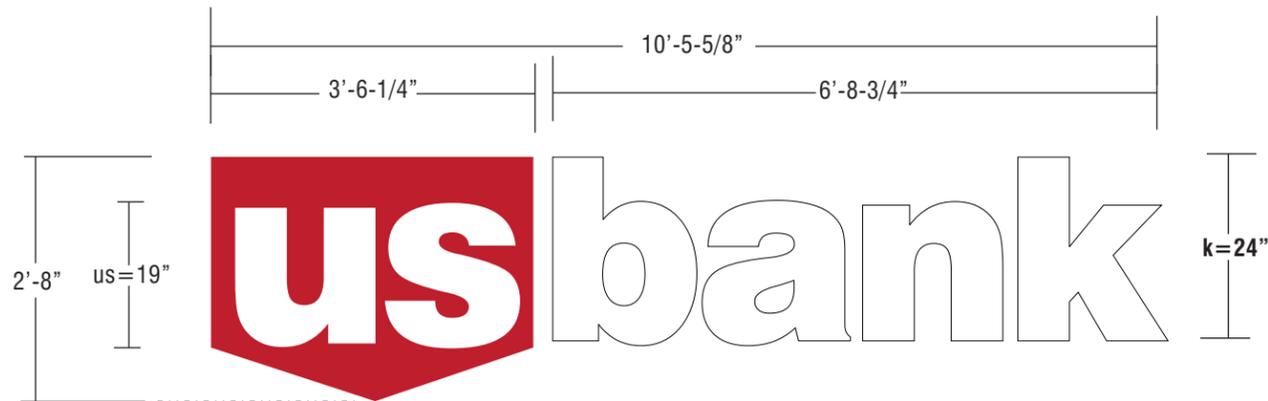
**Existing conditions of façade along Wheeling Road**

**ALUMINUM FLAT CUT OUT GRAPHICS**

Scale: 3/4" = 1'-0"

27.9 Square Feet

**PIN-24 EXTERIOR**



**COLOR MATCHING**

 Pantone 193 Red  
Matthews N930SP

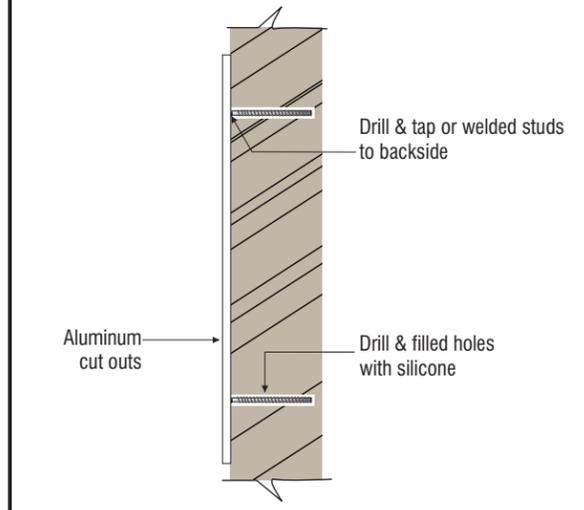
 Matthews N202SP White  
3M 7725-10 White

**CONSTRUCTION:** 1/8" Aluminum cut outs

**FINISH:** Shield bkgd. painted Red w/ White vinyl copy; Letters painted to match color shown

**MOUNTING:** Welded studs to backside of letters;  
Flush mounted as required

**ALUMINUM LETTERS**



**EXISTING CONDITIONS**

FOR REFERENCE ONLY



**EXISTING 32" x 11'-0" SIGN TO BE REMOVED; PATCH AND PAINT AS NEEDED**

**PROPOSED STOREFRONT**

SCALED PROPORTIONALLY



CLIENT:	PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
	1	371264	09/21/15		
ADDRESS:	PROJECT MANAGER:		DESIGNER:		
BRANCH # 2274 - EAST 800 S WHEELING RD WHEELING, IL 60090	MARC FARNSWORTH		KW		
	ELECTRONIC FILE NAME:				
	US BANK\2015 LOC\IL\2274 - WHEELING				

**Exhibit received September 27, 2016**

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF 'MCSIGN COMPANY'. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURANCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998



**8959 TYLER BLVD.  
MENTOR, OHIO 44060**

PH. 440-209-6200  
FAX 440-209-6277

[www.mcsign.com](http://www.mcsign.com)

**Sign On.**<sup>TM</sup>

Partner with the best.



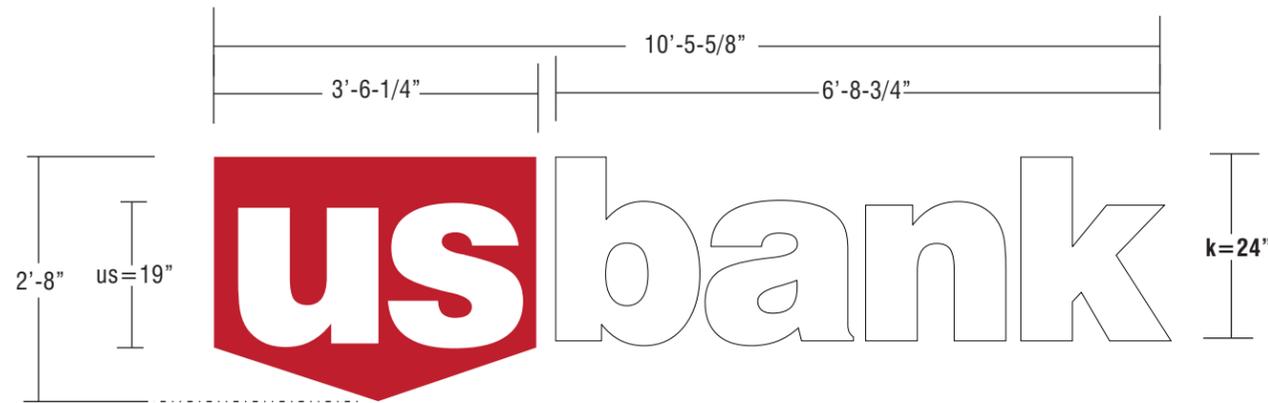
CLIENT SIGNATURE & APPROVAL DATE:

**ALUMINUM FLAT CUT OUT GRAPHICS**

Scale: 3/4" = 1'-0"

27.9 Square Feet

**PIN-24 EXTERIOR**



**EXISTING CONDITIONS**

FOR REFERENCE ONLY



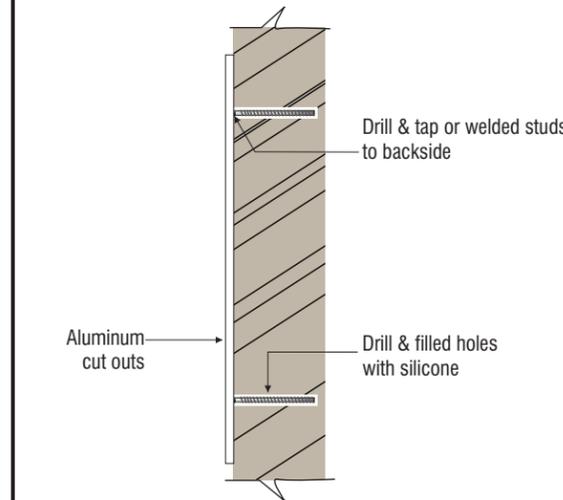
**AVAILABLE SPACE BETWEEN WINDOWS: 16'-0" x 23'-4"**

**COLOR MATCHING**

 Pantone 193 Red  
Matthews N930SP

 Matthews N202SP White  
3M 7725-10 White

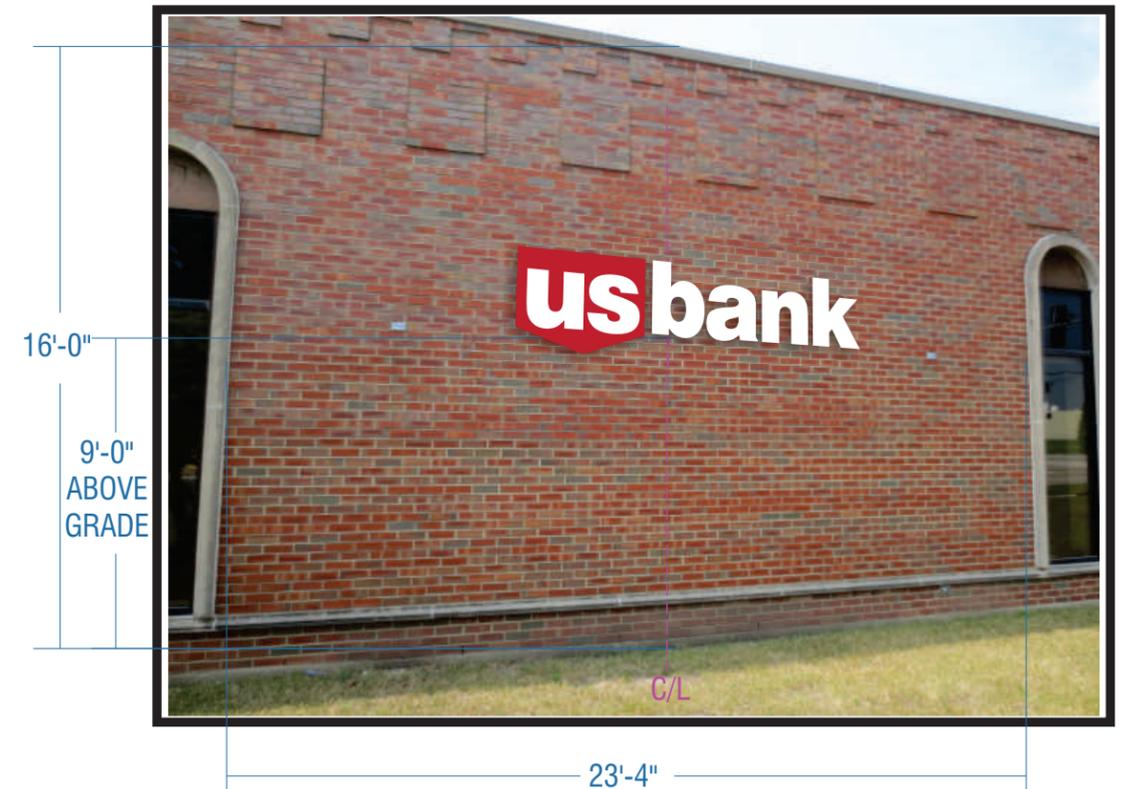
**ALUMINUM LETTERS**



- CONSTRUCTION:** 1/8" Aluminum cut outs
- FINISH:** Shield bkgd. painted Red w/ White vinyl copy; Letters painted to match color shown
- MOUNTING:** Welded studs to backside of letters; Flush mounted as required

**PROPOSED ELEVATION**

APPROX. SCALE 3/16" = 1'-0"



CLIENT:	PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
	2	371264	04/29/16		
ADDRESS:	PROJECT MANAGER:		DESIGNER:		
BRANCH # 2274 - EAST 800 S WHEELING RD WHEELING, IL 60090	MARC FARNSWORTH		KW		
	ELECTRONIC FILE NAME:				
	US BANK\2015 LOC\IL\2274 - WHEELING				

**Exhibit received September 27, 2016**

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CLIENT SIGNATURE & APPROVAL DATE:

**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

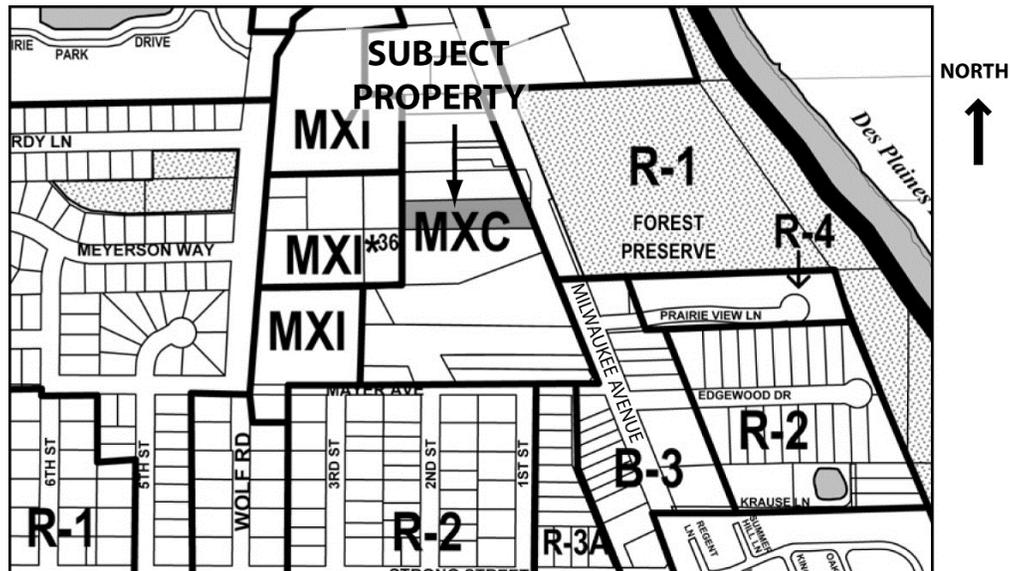
**RE:** Docket No. PC 16-14  
Snow Systems  
502 N. Milwaukee Avenue  
Minor Site Plan & Appearance Approval of a Fence

**DATE OF REPORT:** October 7, 2016

**DATE OF MEETING:** October 13, 2016

**PROJECT OVERVIEW:** The petitioner is requesting minor site plan and appearance approval to install a new fence.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Snow Systems

**Property Owner Name:** Grant Pierce

**Common Property Address:** 502 N. Milwaukee Avenue

**Common Location:** Located at the west side of Milwaukee Avenue,  
between Mayer Avenue and Wolf Road

**Neighboring Property Land Use(s):** North: Commercial

West: Multi-Family Residential  
South: Commercial  
East: Open Space

**Comprehensive Plan Designation:** Commercial / Residential Mixed Use  
**Property size:** 44,605 sq. ft.  
**Existing Use of Property:** Snow Plow Contractor's Storage Yard  
**Proposed Use of Property:** No change  
**Existing Property Zoning:** MXC Commercial Residential Mixed Use District  
**Previous Relevant Zoning Action on Property:**  
None.

### **DESCRIPTION OF PROPOSAL**

The petitioner is requesting minor site plan and appearance approval to install a fence along a portion of the north property line. The proposed fence will replace the illegal concrete blocks.

### **SITE PLAN REVIEW**

**Fencing:** The existing concrete blocks along a portion of the north property line will be replaced with a solid 6-foot tall wood fence. A fence elevation plan and site plan indicating the fence location are provided. The Plan Commission may wish to ask the petitioner if the wood will be painted or stained.

### **STAFF REVIEW**

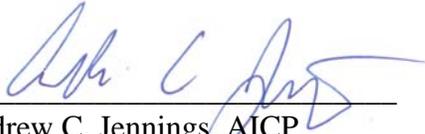
**Impact on adjacent uses:** No impact on adjacent uses is expected.

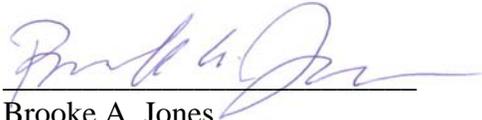
**Staff Recommended Action:** After confirming the treatment of the wood, staff recommends approval of the fence.

### **PROPOSED MOTION**

If the Plan Commission approves of the requested fence at 502 N. Milwaukee Avenue, an appropriate motion would be to:

**Approve Docket No. PC 16-14** to grant minor site plan and appearance approval for installation of a fence in accordance with the fence elevation and site plan submitted October 4, 2016 by Snow Systems for 502N. Milwaukee Avenue, Wheeling, Illinois:

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

**Attachments:**                    [Photo of existing conditions \(staff\)](#)  
  
   [Fence plan](#)  
  
   [Site plan](#)

# **Snow Systems – 502 N. Milwaukee Avenue**

**Docket No. PC 16-14 (Minor Site Plan & Appearance Approval of a Fence)**  
Plan Commission Meeting – October 13, 2016



**Existing conditions of north property line (blocks to be removed)**

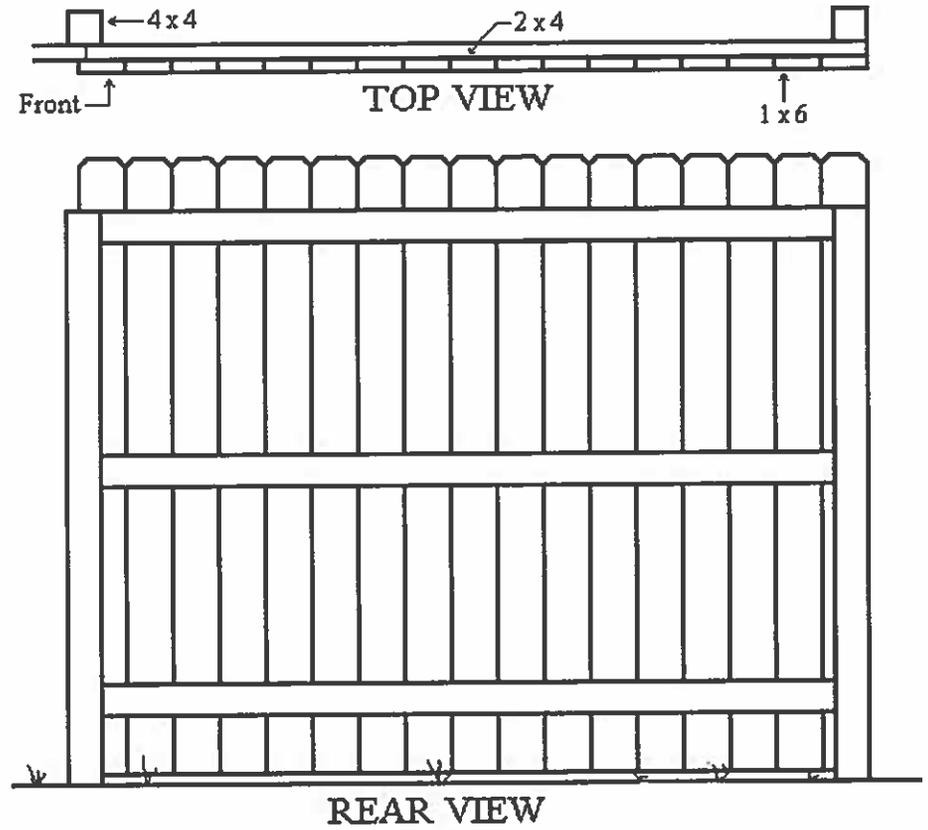
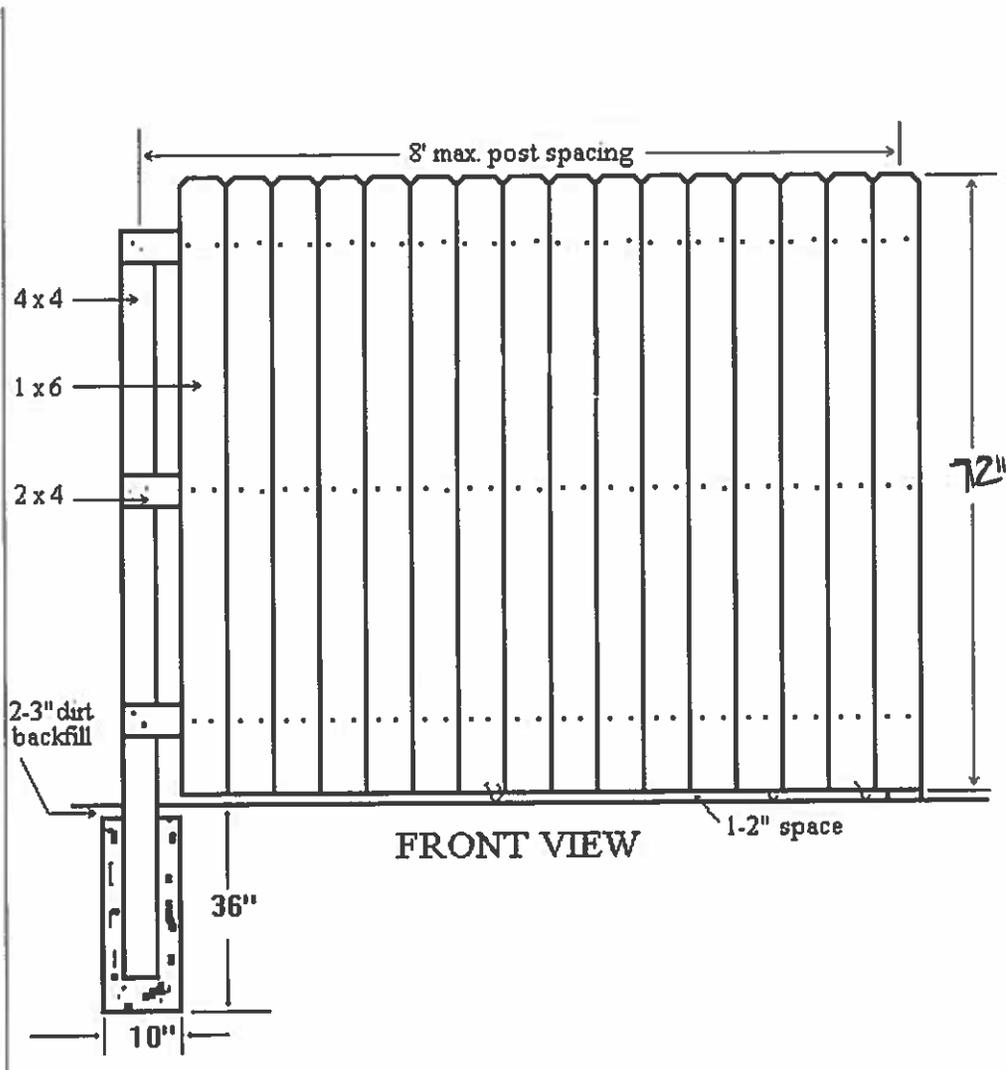


Exhibit received October 4, 2016



**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

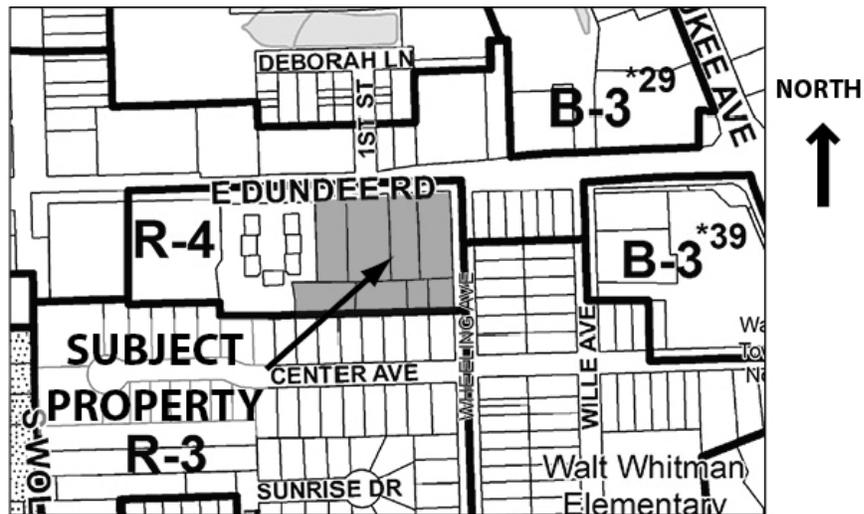
**DATE OF REPORT:** October 7, 2016

**DATE OF MEETING:** October 13, 2016

**RE:** **Docket No. PC 16-13**  
**Arbor Court**  
**100 Arbor Court**  
**Minor Site Plan and Appearance Approval for Miscellaneous Improvements to the Property**

**PROJECT OVERVIEW:** The petitioner entered into a Redevelopment Agreement (RDA) with the Village in April of 2016 that establishes a procedure for completing improvements to the property. The RDA allows the petitioner access to TIF funds for items such as window replacement and a parking lot expansion upon successful completion of items such as new roofs and façade improvements.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Arbor Management

**Property Owner:** Arbor Management

**Common Property Address:** 100 Arbor Court

<b><u>Common Location:</u></b>	Located on the south side of Dundee Road west of Wheeling Avenue
<b><u>Neighboring Property Land Use(s):</u></b>	North: Commercial & Multi-family residential South: Single family residential East: Commercial & Single-family residential West: Multi-Family Residential
<b><u>Comprehensive Plan Designation:</u></b>	Multi-family residential
<b><u>Property size:</u></b>	approximately 3.4 acres
<b><u>Existing Use of Property:</u></b>	Multi-family residential
<b><u>Proposed Use of Property:</u></b>	No change
<b><u>Existing Property Zoning:</u></b>	R-4 Multi Family Residential
<b><u>Previous Zoning Action on Property:</u></b>	No relevant zoning action

### **DESCRIPTION OF PROPOSAL**

The petitioner (Arbor Management) is proposing several improvements in conjunction with a Redevelopment Agreement (RDA) approved by the Village of Wheeling. The RDA allows the petitioner access to TIF funds to complete certain improvements, such as replacement window installation and a parking lot expansion, upon proof of payment for the successful completion of other improvements (such as building façade improvements and new roofs).

The overall concept for the project is to complete upgrades to the appearance of the property, improve the function of the parking lot, and then (as a separate future project) replace the aging landscaping along Dundee Road with new landscaping. This would allow for the newly improved property to be more visible from the street.

### **SITE PLAN REVIEW**

**Scale of Site Plan:** Not to scale

**General Site Layout:** The existing layout of the site would remain generally the same. The petitioner is proposing to improve the parking area, which is in poor condition and not designed for efficient use. The most significant site plan change would be the expansion of the parking lot surface to allow for a more efficient layout. The southern row of parking would be converted into tandem stalls to allow units with more than one car to park two vehicles in the lot without taking a stall from another unit. The trash enclosure, which is currently centrally located in a single corral, would be divided into three separate enclosures on the perimeter of the lot. Bike racks would be added near the trash enclosures, addressing another ongoing problem for the property. Please see [Staff Summary Plan](#) for an overview of the site improvements.

**Site Features:** The plans for the improvements include the following new features:

- PVC trash enclosures (total of 3)
- Benches (total of 3). It should be noted that the locations are not clearly marked on the plans.
- Bike racks (total of 3)
- Retaining wall. A landscape block retaining wall is proposed in several locations around the perimeter of the parking lot.

### **ELEVATION PLAN REVIEW**

**Decorative Panels:** The most visible improvement proposed is the installation of a decorative cement fiber board (Hardie Board) design element near the cornice on each building. The Hardies Board feature would wrap around to cover a portion of the sides of each building. Tuckpointing is also proposed for each building.

The details regarding the Hardie Board feature are not clear in the submittal, but may be available at the meeting. The Plan Commission may wish to confirm the type of panel (smooth or lap), size of panel (typical siding vs. large architectural panels), textures, and colors. **Note:** The site plan view indicates that certain buildings will be tuckpointed while the elevation plan package shows that all of the buildings will be tuckpointed and have decorative Hardie Board installed.

**Windows and doors:** The petitioner is proposing to install replacement windows and doors. The doors would be re-framed to fit a typical double door. The windows would be replaced throughout the development with beige vinyl replacement windows. It is not clear from the submittal whether the doors would also be replaced, and whether they will be beige.

**Awnings:** The submittal includes altered photos showing new awnings. Two colors are shown (green and brown), and the Plan Commission may wish to confirm whether a single color would be used or if the intention is to alternate from building to building.

### **STAFF REVIEW**

**Fire Department Review:** The Fire Department will be asked to participate in the review of the new parking lot layout. The plan is anticipated to address existing inefficiencies in the design, but Staff will need to confirm that access for emergency vehicles is not impeded.

**Engineering Division Review:** The Engineering Division will be asked to review the parking lot expansion permit and possible improvements to the storm sewer configuration.

**Impact on Adjacent Uses:** It does not appear that the proposed site plan modifications will have a negative impact on the surrounding properties.

**Staff Recommended Action:** Staff recommends approval of the proposed improvements, subject to a discussion of the following items:

1. The specifications for the Hardie Board (color, panel type, texture, etc.)
2. Confirmation that the existing landscaping along Dundee Road will be retained until a landscape plan is submitted
3. Whether the doors are intended to match the windows
4. Whether the intention is for a single awning color or to allow both
5. The locations of benches
6. Reinforce trash enclosure gates
7. Access for emergency vehicles

**PROPOSED MOTION**

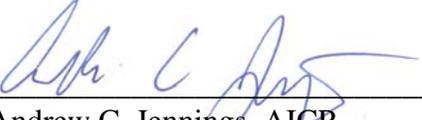
If the Plan Commission approves of the requested minor site plan modifications and façade modifications, an appropriate motion would be to:

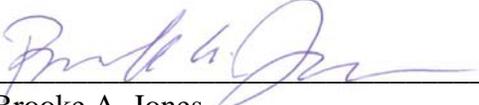
**Approve Docket No. PC 16-13** to grant minor site plan and appearance approval as shown on the following exhibits submitted September 14, 2016, for Arbor Court, located at 100 Arbor Court, Wheeling, Illinois:

- Site plan
- Site feature specifications (bike racks, benches, retaining wall)
- Elevation plans (5 pages)
- Awning color
- Window style

And with the following conditions of approval:

1. That the existing landscaping is to remain along Dundee Road until a landscape plan is reviewed and approved by the Plan Commission;
2. That the parking lot plan is subject to final permit review; and
3. That the Hardie Board feature shall be (insert following discussion)

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

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

[Staff Summary Plan – labeled aerial photo](#)

[Proposed Site Plan](#)

[Bike Rack Detail](#)

[Retaining Wall Detail](#)

[Bench Detail](#)

[Awning Color sample photographs](#)

[Replacement Window details](#)

# Arbor Court – 100 Arbor Court

Docket No. PC 16-13 (Site Plan and Appearance Approval of Building and Site Modifications)  
Plan Commission Meeting – October 13, 2016



Existing conditions along Dundee Road

# **Arbor Court – 100 Arbor Court**

**Docket No. PC 16-13 (Site Plan and Appearance Approval of Building and Site Modifications)**  
Plan Commission Meeting – October 13, 2016



**Existing conditions along Dundee Road**

# Arbor Court – 100 Arbor Court

Docket No. PC 16-13 (Site Plan and Appearance Approval of Building and Site Modifications)  
Plan Commission Meeting – October 13, 2016



Existing conditions of landscaping along Dundee Road

## **Arbor Court – 100 Arbor Court**

**Docket No. PC 16-13 (Site Plan and Appearance Approval of Building and Site Modifications)**  
**Plan Commission Meeting – October 13, 2016**



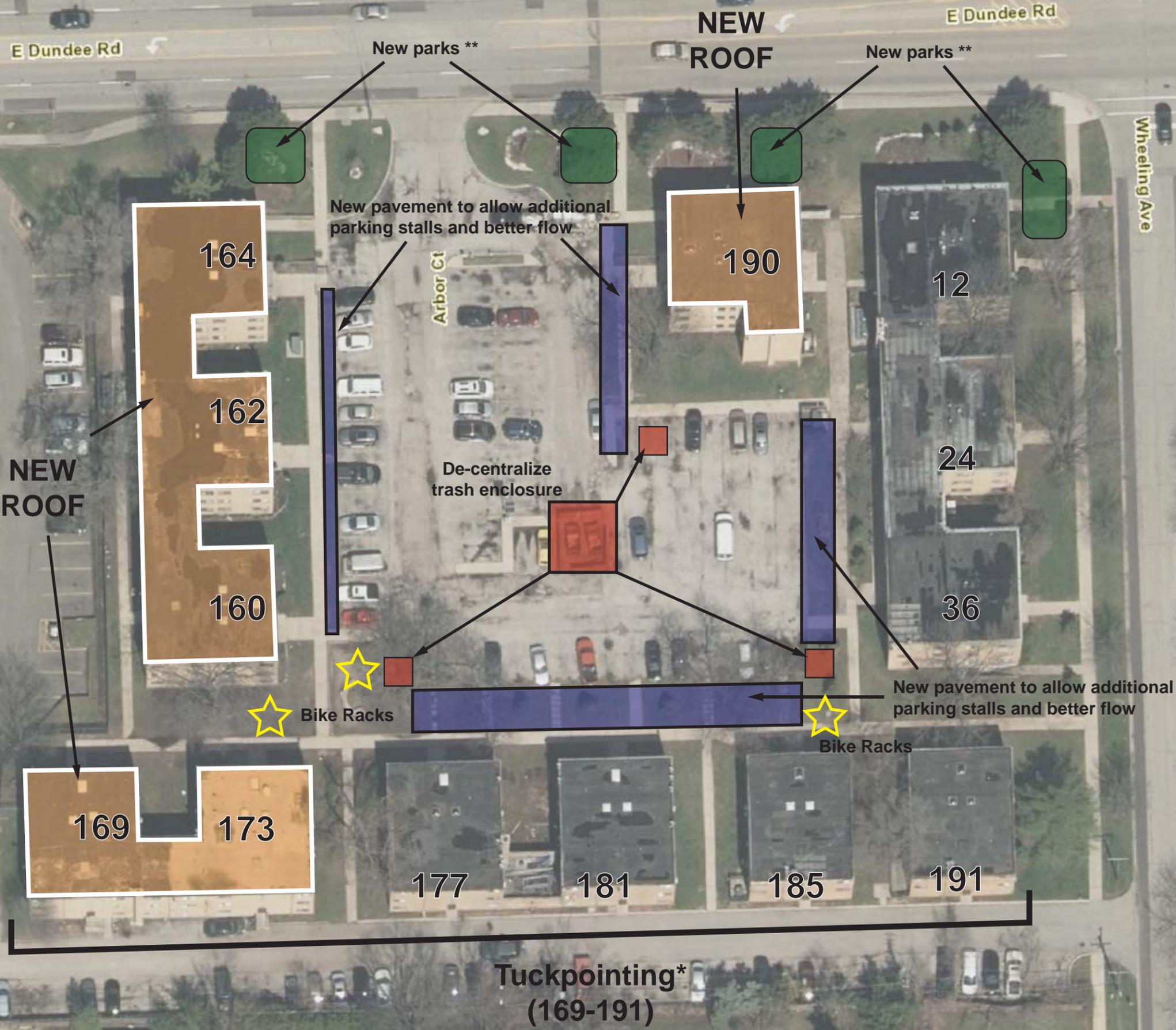
**Existing conditions of building façade (looking west)**

## **Arbor Court – 100 Arbor Court**

**Docket No. PC 16-13 (Site Plan and Appearance Approval of Building and Site Modifications)**  
Plan Commission Meeting – October 13, 2016



**Existing conditions of building façade (looking east)**



\* Elevation plans indicate that tuckpointing and decorative Hardie board will be done on all buildings

\*\* Following building and parking lot improvements, front view would be opened up by replacing existing trees

revised site plan  
Arbor Court



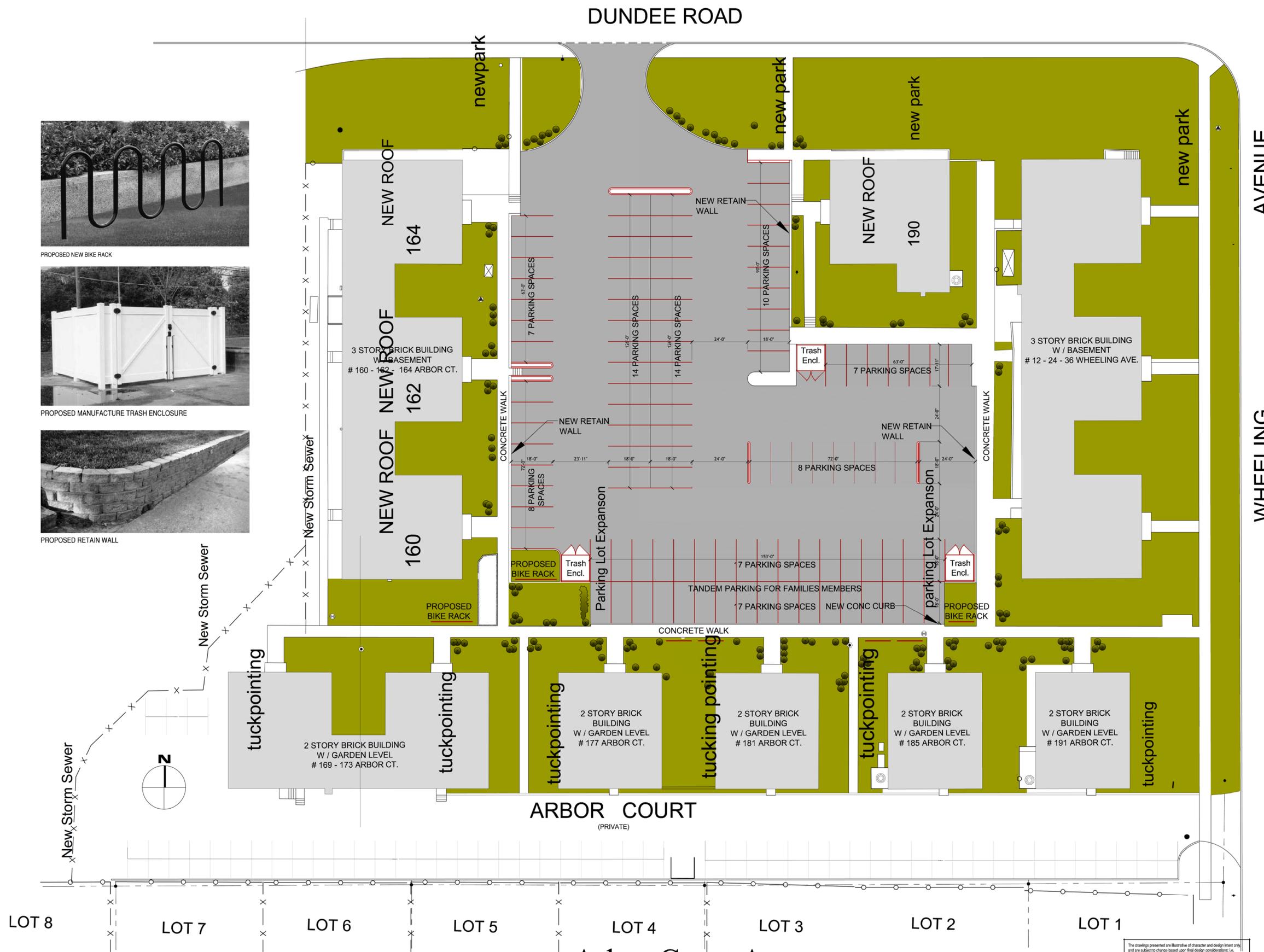
PROPOSED NEW BIKE RACK



PROPOSED MANUFACTURE TRASH ENCLOSURE



PROPOSED RETAIN WALL



66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

# Arbor Court Apartments

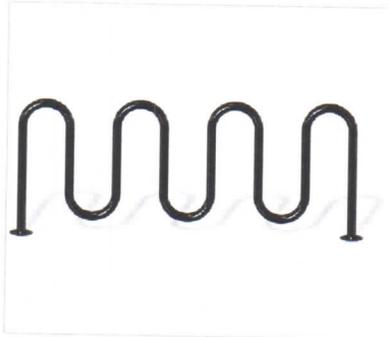
Rolnik Investments, LLC 350 East Dundee Road,

Exhibit received September 14, 2016

The drawings presented are illustrative of character and design intent only and are subject to change based upon final design considerations, i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plate changes, etc.



The Park Catalog  
3350 NW Boca Raton Bl  
Suite B2  
Boca Raton, FL 33431  
5616207878  
sales@theparkcatalog.cc



## 9 Bike Wave Rack - 2 3/8in Heavy-Duty

Availability: In stock

**\$319.00**

Buy 3 for **\$309.43** each and **save 3%**  
Buy 11 for **\$303.05** each and **save 5%**  
Buy 20 for **\$293.48** each and **save 8%**

### Quick Overview

**FREE SHIPPING ON PURCHASE OF \$2,000 OR MORE (Call in only)**

- Parking for 9 bikes
- High quality steel, Galvanized inside and out
- Commercial grade quality 2-3/8" OD pipe
- Mount to surface or in-ground
- Black and galvanized ship in 3 business days.

Exhibit received September 14, 2016



The Park Catalog  
3350 NW Boca Raton Bl  
Suite B2  
Boca Raton, FL 33431  
5616207878  
sales@theparkcatalog.cc



## Plaza Arch Back Strap Metal Bench, 6'

Availability: In stock

**\$830.00**

### Quick Overview

- Elegant arch back design entices nearby pedestrians towards your business
- Optional center arm rest for additional comfort and serves as vagrancy deterrent
- 6-gauge commercial quality steel made to resist the stress of high usage
- Ideal for indoor or outdoor use

Exhibit B

Arbor Court

New Retainer Wall Per Plan

**Pavestone**

**Model 81179**

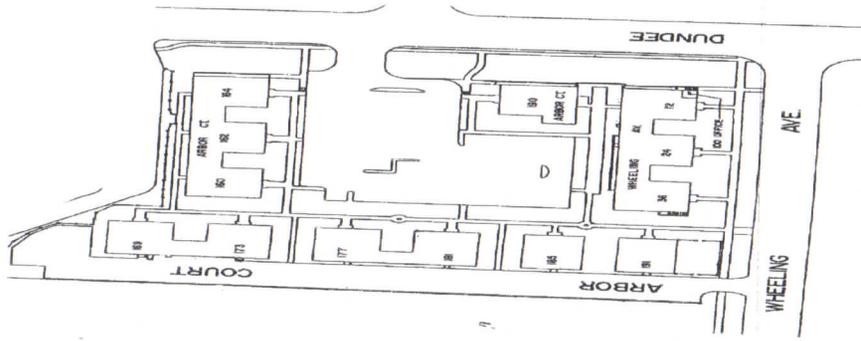
**7 in. x 11.63 in. x 4 in. Harvest Blend  
Concrete Wall Block (144-Pieces per Pallet)**



Exhibit received September 14, 2016

# ARBOR COURT PLAN TUCK\_POINTING & HARDY BOARD

Arbor Court Side South  
Front Elevation  
Buildings 169,173,177,181, 185  
&191



Wheeling Ave building 12  
Dundee Road side



East side of Property  
90 Buliding Front Elevation & North Elevation

West Side of Property  
Buliding 164 East Elevation & North  
Elevation  
Buildings 160 & 162 Front Elevation

N



Exhibit received September 14, 2016

Exhibit received September 14, 2016

STUCCO BD  
HARDIE OR EQUAL  
SHALL BE INSTALLED  
DIRECTLY OVER FACE  
BRICK.  
DECORATIVE ONLY  
INSTALL WITH EXPANSION  
ANCHORS AT GROUT JOINT  
ONLY.



ALL BUILDINGS WILL BE  
EXAMINED BY QUALIFIED  
MASONRY INSPECTOR

ANY SPALLING, FAILURE AND  
"SICK" BRICK WILL BE  
REPLACED

ALL RECOMMENDATIONS OF  
THE INSPECTOR SHALL BE  
FOLLOWED

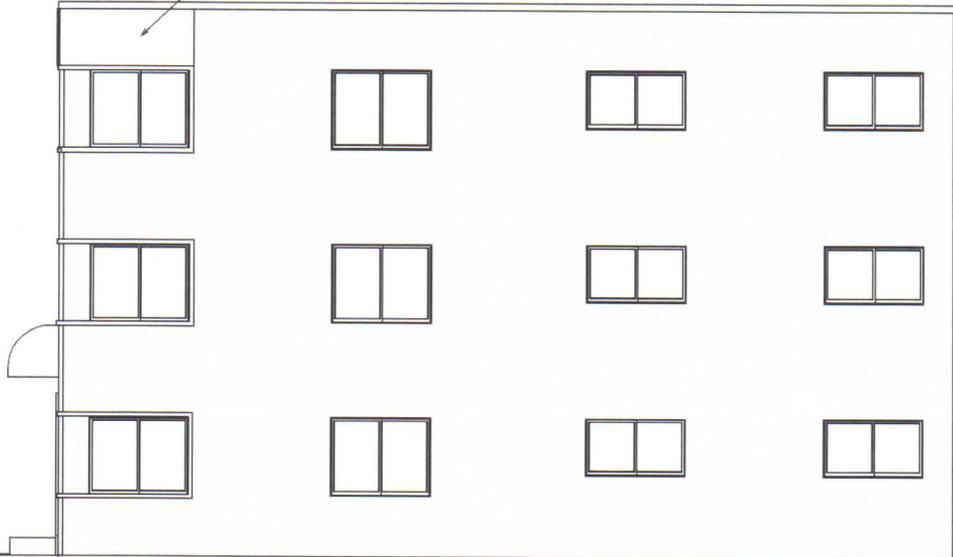
ALL WORK SHALL BE IN  
ACCORDANCE WITH ILLINOIS  
MASONRY INSTITUTE  
STANDARDS

PROPOSED FRONT ELEVATION TYPICAL BLDG  
3/16" = 1'-0"

ARBOR COURT

Exhibit received September 14, 2016

RETURN DECORATIVE PANEL  
TO EDGE OF EXISTING STONE



PROPOSED SIDE ELEVATION TYPICAL BLDG  
3/16" = 1'-0"

ARBOR COURT





EXISTING FRONT ELEVATION TYPICAL BLDG

ARBOR COURT

Exhibit received September 14, 2016



PROPOSED FRONT ELEVATION TYPICAL BLDG

ARBOR COURT

CHICAGO  
WORKSHOP  
ARCHITECTS



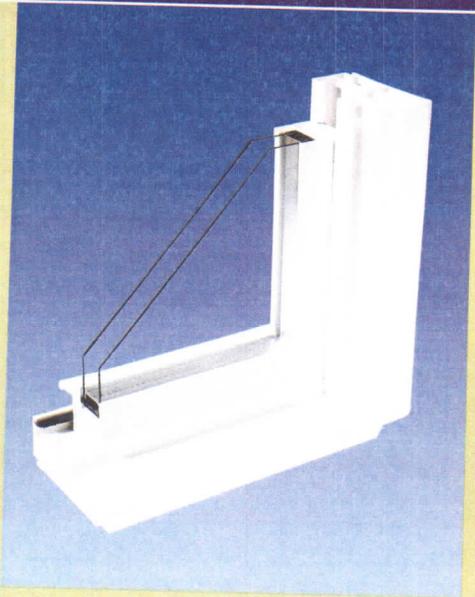
Exhibit received September 14, 2016



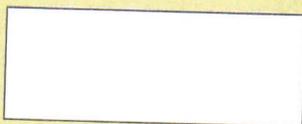
Exhibit received September 14, 2016

# CLIMATEGUARD®

## 500-R SERIES



Multi-chambered frame system and insulated double or triple glaze glass act as a thermal barrier against heat and cold.



White

# CLIMATEGUARD®

Exhibit received September 14, 2016

### STANDARD FEATURES

- 7/8" hermetically sealed thermal glass unit
- Fusion welded corners on main frame and sashes
- Made from high-grade solid vinyl extrusions
- Multi-chambered thermal insulated system
- Stepped jam construction
- Tilt-in or removable sashes
- Sloped sill
- Interlocking sash meeting rails
- Half fiberglass screen
- Double sash locks<sup>1</sup>
- Limit lock, (not available on slider windows)
- Wool-pile with fin seal weather stripping
- Spiral balance system
- Custom sizes
- Lifetime limited warranty<sup>2</sup>
- Available in white only

### OPTIONAL FEATURES

- Comfort TI-R™ Titanium Low-E glass with Argon gas<sup>3</sup>
- Comfort E-2™ Low-E glass or Low-E glass with Argon gas
- Opaque or tinted glass
- Triple glazing
- Diamond or square grids
- Half aluminum screen
- Mullion

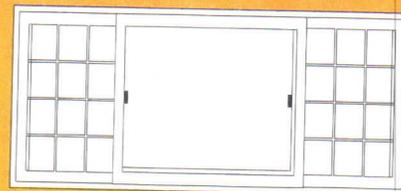
<sup>1</sup>Double hung 30" wide or wider optional under 30" wide.

<sup>2</sup>Contact supplier/manufacturer for written warranty

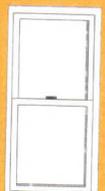
<sup>3</sup>Energy Star compliant with optional Low-E/Argon glass system



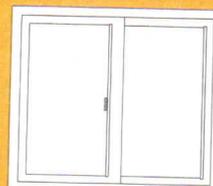
Picture window unit with optional square grids



Three lite double slider window with optional square grids



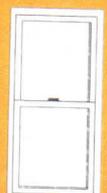
Single hung window



Two lite single slider window



Double hung oriel window



Double hung window

**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

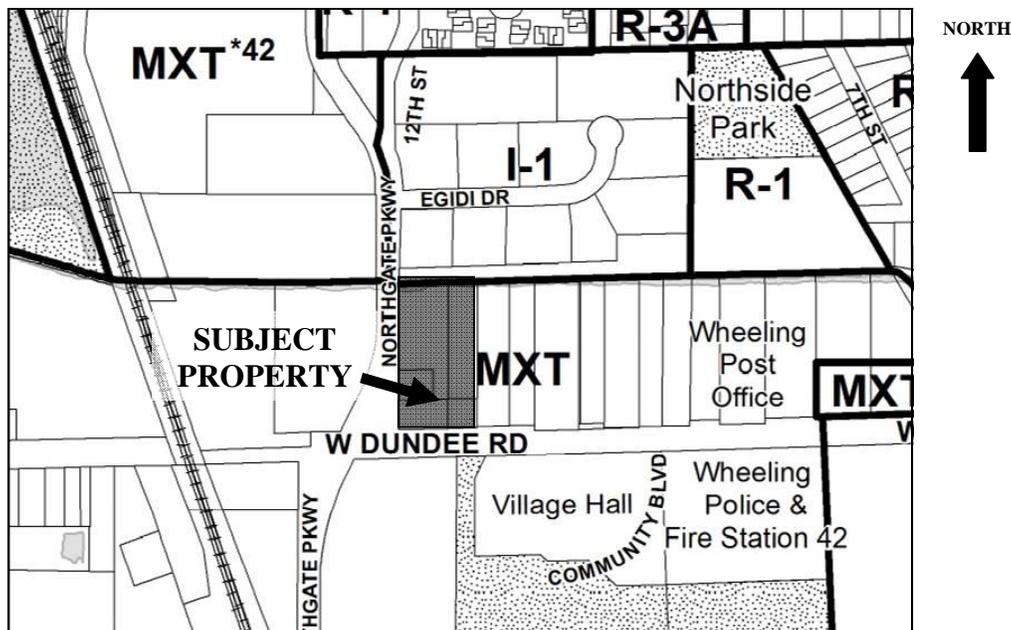
**RE:** **Docket No. 2016-15**  
**Dundee Commons**  
**430 W. Dundee Road**  
**Special Use-Site Plan Approval of a Planned Unit Development for Retail Use**

**DATE OF REPORT:** October 7, 2016

**DATE OF MEETING:** October 13, 2016

**PROJECT OVERVIEW:** The petitioner is seeking Preliminary Planned Unit Development (PUD) approval to construct speculative retail at the vacant northeast corner of Dundee Road and Northgate Parkway, which is zoned MXT Transit Oriented Mixed Use District.

**LOCATION MAP:**



**Applicant Name:** Bill Hein & Associates

**Property Owner:** Bill Hein & Associates

**Common Property Address:** Located on the northeast corner of Dundee Road and Northgate Parkway.

<b><u>Neighboring Property Land Use(s):</u></b>	North: Industrial South: Institutional (Village Hall and vacant) West: Vacant East: Commercial
<b><u>Comprehensive Plan Designation:</u></b>	Transit Oriented Mixed Use
<b><u>Property size:</u></b>	2.96 acres (total lot) 6,370 sq. ft. (Building One) 9,000 sq. ft. (Building Two)
<b><u>Existing Use of Property:</u></b>	Vacant
<b><u>Proposed Use of Property:</u></b>	Speculative retail and restaurant uses
<b><u>Existing Property Zoning:</u></b>	MXT Transit Oriented Mixed Use District
<b><u>Previous Zoning Action on Property:</u></b>	None.

### **BACKGROUND INFORMATION**

On June 6, 2016 the Village Board reviewed this project on a conceptual basis. On June 9, 2016, the applicant attended the Plan Commission Meeting for preliminary review. The following comments were provided by the Plan Commission during concept review:

1. The plans should be fully developed for both retail buildings and include cohesive engineering, traffic flow, lighting, landscaping, and architecture.
2. Consider site design that prevents cut-through traffic.
3. Consider a centralized trash enclosure.
4. Provide pedestrian access to the Village-owned plaza on the corner.
5. Design the buildings to be viewed from multiple sides.

On July 28, 2016, the Plan Commission opened the public hearing for the Preliminary Planned Unit Development (PUD) approval of the proposed development. The hearing was continued multiple times without discussion. At this time, the petitioner has revised the plans and addressed the comments from the July 28<sup>th</sup> hearing. The following comments were provided by the Plan Commission on July 28<sup>th</sup>:

1. Address the concerns identified in the staff report.
2. Demonstrate safe pedestrian circulation and access.
3. Adjust low-light areas on photometric plan.
4. Incorporate Dundee Road and Northgate Parkway improvements from the Community Boulevard signalization and Wheeling Town Center plan into proposal.
5. Consider additional monument signs.
6. Consider placing bike racks closer to buildings.
7. The updated traffic study must reflect the proposed site plan and respond to all of staff's and PC's traffic concerns.
8. Dress up the rear of the buildings.
9. Address all variations requested.

**ROLE OF PRELIMINARY AND FINAL PUD REVIEW**

The purpose of the preliminary Planned Unit Development (PUD) approval is to provide a formal approval of the basic elements of the plans that have been discussed in the informal Concept Review. Please see the following excerpt from the Zoning Code for a more detailed description of the role of the preliminary PUD approval. Once preliminary approval has been granted, the Final Plan must be in substantial conformance with the materials attached to the preliminary approval ordinance.

The following table summarizes the differences between a preliminary and final PUD plan. For a complete description of the requirements for each type of application, see Chapter 9 of the Zoning Code:

<b>Preliminary PUD</b>	<b>Final PUD</b>
Written plan describing the project and how the various standards for a PUD are to be met.	Same.
Maximum projected figures for the following elements: dwelling units, buildings, bedrooms, paved area. Projected number of parking spaces and bike parking spaces. Minimum amount of land to be landscaped open space.	Actual count of the items listed for preliminary review plus the amount of land to be devoted to accessory structures areas.
A map of features within 500'	A map of features within 1000'
Plat of survey	Same.
Scaled existing conditions plan.	Same.
A site plan showing general locations of buildings, building uses, approx. building heights, open spaces, setbacks, buffers, access to existing and proposed streets, pedestrian and vehicular circulation, parking and loading.	Actual locations of items listed for preliminary review plus refuse collection facilities and exterior lighting.
General information on proposed signage.	Detailed sign information.
Preliminary landscaping plan.	A final landscape plan showing details of all proposed plantings and screening elements including parkway trees.
Pictures of the site and surrounding context	Same.
Any additional materials required by staff.	Materials required as a condition of preliminary approval.
Preliminary list of code relief (variations).	Final list of code relief (variations).
Preliminary elevations	Final exterior elevations for all buildings.
Preliminary engineering	Detailed engineering (Site Grading Plan & Site Utility Plan)

**DESCRIPTION OF PROPOSAL**

The petitioner is requesting a special use for a Preliminary Planned Unit Development to facilitate the construction of a two-building retail development. The proposal includes two-one story buildings. A drive-through restaurant is proposed for Building 1 (south building) Operating details or seating/floor plans for the restaurants have not been provided, which will be required at time of individual special use review and approval.

In the event that Building 2 is not constructed at the same time as Building 1, an [interim plan](#) has been provided. The interim plan includes some parking at the northwest portion of the site and the northern access drive. The detention would be built to full capacity.

At the request of the Plan Commission, a market analysis has now been provided.

**CODE RELIEF REQUESTED**

In conjunction with most Planned Unit Developments, petitioners usually request some form of code relief from Title 19 (Zoning) and/or Title 17 (Planning, Subdivision, and Developments) in order to provide for a development of a particular character or layout. Since the hearing on July 28<sup>th</sup>, the petitioner has revised the plan and no longer requires code relief for the following: open space, building setback, parking aisle width, or required parking.

**SITE PLAN REVIEW**

**Scale of Site Plan:** 1"= 30'

**Proposed General Site Layout:** The plan narrative states the petitioner attempted to address the Board's and Plan Commission's request to place the access from Northgate Parkway as far north as possible. However, due to the topography of the site, the access point had to be placed in the middle of site (closer to Dundee Road than requested). The proposed drive from Northgate Parkway is full access. There is also a full access drive from Dundee Road. Parking wraps two sides of each building. A long drive-through queue also wraps each building. There is a second possible drive lane inside (directly adjacent) to the buildings. Staff is unsure of the purpose of this paving. It does not appear to be striped for parking. There is a T-intersection at the east end of the site where traffic from each building will cross. Staff suggests that this intersection will need to be a three-way stop to provide safe traffic movement. Per the request of the Plan Commission, pedestrian access is provided to the Village-owned corner plaza. Detention basins are provided along the north and east property lines. A future connection to the possible redevelopment to the east is reserved and will continue directly east along the access drive from Northgate Parkway.

**Floor Plans:** Floor plans have now been provided for each building. If restaurants or other uses that require special uses are proposed, more detailed floor plans will be provided at that time.

**Site Access:** On July 28<sup>th</sup>, staff and the PC had strong concerns with the site access and internal circulation. The internal site circulation issues have been resolved. Previously, the petitioner indicated that the access from Northgate could not be placed at the northern end of the site because of severe topographical issues. It appears that the site has been regraded so that the slope of the driveway from Northgate Parkway provides adequate access with a gradual slope. However, the Plan Commission may wish to have the petitioner's engineer to address this on the record.

**Traffic Study:** No written update to the traffic study has been provided. Due to the complete reconfiguration of the site, most traffic issues have been resolved. However, staff understands that the petitioner has made several attempts to discuss this plan with IDOT to incorporate the future plans for the Community Boulevard signalization and the Town Center development. While a formal meeting was not achieved, IDOT has indicated a low likelihood that a left turn onto Dundee Road will be permitted. The petitioner has acknowledged this with staff. The Plan Commission may wish to have the petitioner's engineer to address this publicly.

**Total Number of Parking Spaces:** The speculative parking requirement of 5.5 stalls per 1,000 sq. ft. of retail space is now met. 94 stalls are provided for a ratio of 6.9/1,000. Furthermore, the petitioner is proposing a new parking framework for this PUD, similar to the Westin development. The following parking ratios are proposed: 5/1,000 for retail/service and 10/1,000 for restaurants. In this framework, it would be up to the developer to find the balance of tenants that would not exceed the availability of parking based upon the occupancy of space (not based upon the tenant operations in terms of seats or employees). With a parking ratio of 10/1,000, staff has determined that the maximum size of any restaurant use(s) would be approximately 5,500 sq. ft.

**Bicycle parking:** Bicycle parking for 5 has been provided at each building and is noted on the architectural site plan.

**Site Lighting:** The site lighting plan calls for a combination of parking lot pole-mounted lights and building-mounted lights. Specifications for the lighting standards are not provided. This information should be provided at Final PUD.

**Ownership:** The subject property is owned by the developer who intends to lease to the retail/restaurant tenants.

**Sidewalks:** There are existing public walks in the right-of-way along Northgate Parkway and Dundee Road. Per the request of the Plan Commission, the plan also proposes a connection to the Village-owned plaza at the southwest corner of the site.

### **LANDSCAPING PLAN REVIEW**

**Existing Landscaping to Remain:** An existing conditions landscape plan is provided. The site is mostly vacant. It appears that nearly all trees will be removed from the site prior to construction.

**Proposed Landscaping:** The landscape plan includes shade trees, ornamental trees, large flowering shrubs, low shrubs, dwarf flowering shrubs, perennials, and ground covers.

**Buffers and Screening:** A ribes alpinum “Green Mound” buffer is provided along the parking lots adjacent to Dundee Road and Northgate Parkway. This deciduous shrub has a height of 2 to 3 feet.

**Landscape Irrigation:** No reference to irrigation is provided. The Plan Commission may wish to discuss this requirement and require a delineated irrigated plan at Final PUD.

### **APPEARANCE REVIEW**

**Building/Unit Size:** Two buildings are proposed. Building One (south building) is 6,370 sq. ft. in area. Building Two is 7,257 (reduced from 9,000 on 7/28) sq. ft. in area. Each building has 4 units.

**Elevation Plan Review:** Elevation plans have been provided for four sides of each building. The primary exterior building material is block stone veneer and appears gray in color. The secondary exterior building material is face brick veneer in “red hue.” There is also an unidentified pinkish/reddish wall material on the typical front elevation plan. The Plan Commission may wish to request details regarding all building wall materials and colors.

**HVAC/Mechanical Components Screened:** The screening of gas and electric meters is provided by a cedar fence enclosure. An illustration rooftop units screening has also been provided.

**Trash enclosure:** An elevation of the trash enclosure is provided on the RTU and Trash Enclosure Plan. A single, centralized trash enclosure is located in the island between the two buildings. The elevation indicates it will be 6-feet high with cedar gates, block veneer stone, and painted metal caps.

### **SIGNAGE PLAN REVIEW**

The petitioner has indicated that all signs will conform to the Title 21 requirements with regard to backlighting and graphics. One monument sign is proposed on the site plan. Wall sign areas are designated on the building elevation plans.

### **STANDARDS FOR SPECIAL USE**

Following are standards for a special use with the petitioner's responses in italics. (**Village Planner comments are in bold.**)

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

*“There are many national franchise restaurants that provide a valuable service to the community. With the many new residents that will be moving to Northgate Crossings the new franchise venue and our location will provide that service.”*

**The Comprehensive Plan identifies a vibrant mix of uses for the town center and MXT District.**

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

*“Dundee Road is a major state highway with over 32,000 vehicles using it per day. The zoning in this area is by design an appropriate use for this site. It will not alter the essential character of the area.”*

**The proposed development is consistent with the concept of a mixed-use town center described in the Comprehensive Plan.**

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.

*“The location of the building a good ratio of site use. The access points to the center provide easy in and out to Dundee Road with a controlled access at Dundee and Northgate. It will also provide easy access to Lake/Cook Road via Northgate Parkway. There is no conflict with adjacent properties. The use and location will not create noise, odor, smoke, or light that will affect other properties.”*

**Staff’s previous concerns regarding site access and safety have been addressed by the reconfiguration of the site plan.**

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.

*“Careful use of site location, design height of building, property fence design, special attention given to choice of landscaping, natural rain garden designed by professional licensed landscaping architects will only enhance the value and development on adjacent properties with no negative impact on these properties.”*

**The Plan Commission may wish to request additional details regarding building materials and landscaping prior to making a response to this standard.**

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.

*“Parking is adequate and we are not asking for relief of parking spaces. It properly located and suitable screened from adjacent residential use. There are no residents near-by.”*

**Parking has now been adequately addressed and a parking standard of 5/1,000 for retail and 10/1,000 for restaurant uses is proposed by the petitioner.**

6. State how the special use will conform to all applicable regulations and standards of the zoning district in which it is to be located.

*“All restaurants are a special use in the Village of Wheeling, thus we are applying for this use. We are asking for no other variations or special use. Our property is located in a area that has flood-way issues thus causing undue hardship. We will be applying for TIF assistance and use all available comp-storage available to us. This land complies for TIF assistance. This property in its present use will not yield a reasonable value and return to the Village of Wheeling.”*

**No other code relief is required.**

**STAFF REVIEW**

**Fire Department Review:** The Fire Department has provided a comment memo, dated October 6, 2016. The Fire Department is requesting additional turning radius analysis.

**Engineering Division Review:** The Engineering Division has provided a comment memo on October 6, 2016.

**Impact on adjacent uses:** Staff suggests that the Plan Commission request an update of the petitioner's discussion with IDOT to determine the potential impacts on adjacent uses.

**Items requiring discussion or clarification**

1. Safe site access from Northgate Parkway.
2. IDOT's reaction to the proposed left turn onto Dundee Road.
3. Specifications for lighting standards shall be provided at Final PUD.
4. A landscape irrigation plan may be required at Final PUD.
5. Request additional details regarding wall material and colors.
6. Request additional turning radius analysis for the fire apparatus access roads.

**Staff Recommended Action:** Staff suggests the Petitioner and Plan Commission review the above stated items for discussion or clarification.

The petitioner has also requested consideration of simultaneous approval of Preliminary and Final PUD. If the petitioner has addressed all the items requiring discussion above and all other Plan Commission concerns, this request may be permitted by Code. The Plan Commission may wish to take a poll to determine if both Preliminary and Final PUD should be voted upon at this time.

**PROPOSED MOTION**

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use-site plan-building appearance approval for a Preliminary PUD Plan, an appropriate motion would be to:

**Recommend approval of Docket No. 2016-15;** PRELIMINARY Review of Special Use-Site Plan-Building Appearance for Dundee Commons Planned Unit Development, consisting of two one-story retail buildings with one-drive through restaurant each, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the following plans/exhibits submitted on October 5, 2016 for the Dundee Commons Planned Unit Development to be located on the property currently known as 430 W. Dundee Road, Wheeling, Illinois:

- Title Sheet (pg. 1)
- Project Narrative (pg. 2)
- Vicinity Plan (pg. 3)

**Wheeling Plan Commission**  
**Meeting date: October 13, 2016**  
**RE: Docket No. 2016-15**

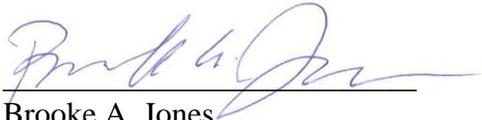
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- Architectural Site Plan and Site Statistics (pg. 4)
- Building 1 Floor Plan (pg. 5)
- Building 1 Elevation Plan – South & North (pg. 6)
- Building 1 Elevation Plan – West & East (pg. 7)
- RTU and Trash Enclosure Plan (pg. 8)
- Building 2 Floor Plan (pg. 9)
- Building 2 Elevation Plan – West & East (pg. 10)
- Building 2 Elevation Plan – South & North (pg. 11)
- Engineering Title Sheet (pg. 12)
  
- Existing Conditions Plan (pg. 13)
- Site Geometry Plan (pg. 14)
- Site Grading and Erosion Control Plan (pg. 15)
- Site Utility Plan (pg. 16)
- Fire Truck Maneuvering Exhibit (pg. 17)
- Existing Conditions Landscape Plan (pg. 18)
- Overall Landscape Plan (pg. 19)
- Landscape Details (pg. 20)
- Photometric Plan (pg. 21)
- Interim Site Plan (pg. 22)
- Market Analysis (pgs. 23-25)

And with the following conditions of approval:

1. To be determined at hearing...

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

- Attachments:**
- [Fire Department review, dated 10.6.2016](#)
  - [Engineering Division review, dated 10.6.2016](#)
  - [Photo of existing conditions \(staff\)](#)
  - [Title Sheet \(pg. 1\)](#)
  - [Project Narrative \(pg. 2\)](#)
  - [Vicinity Plan \(pg. 3\)](#)

[Architectural Site Plan and Site Statistics \(pg. 4\)](#)

[Building 1 Floor Plan \(pg. 5\)](#)

[Building 1 Elevation Plan – South & North \(pg. 6\)](#)

[Building 1 Elevation Plan – West & East \(pg. 7\)](#)

[RTU and Trash Enclosure Plan \(pg. 8\)](#)

[Building 2 Floor Plan \(pg. 9\)](#)

[Building 2 Elevation Plan – West & East \(pg. 10\)](#)

[Building 2 Elevation Plan – South & North \(pg. 11\)](#)

[Engineering Title Sheet \(pg. 12\)](#)

[Existing Conditions Plan \(pg. 13\)](#)

[Site Geometry Plan \(pg. 14\)](#)

[Site Grading and Erosion Control Plan \(pg. 15\)](#)

[Site Utility Plan \(pg. 16\)](#)

[Fire Truck Maneuvering Exhibit \(pg. 17\)](#)

[Existing Conditions Landscape Plan \(pg. 18\)](#)

[Overall Landscape Plan \(pg. 19\)](#)

[Landscape Details \(pg. 20\)](#)

[Photometric Plan \(pg. 21\)](#)

[Interim Site Plan \(pg. 22\)](#)

[Market Analysis \(pgs. 23-25\)](#)



## MEMO – Fire Prevention Bureau

**TO:** Brooke Jones, Village Planner  
**FROM:** Ronald S. Antor, Fire Inspector  
**CC:** Andrew Jennings, Director of Community Development  
Keith Maclsaac, Fire Chief  
FPB File  
**DATE:** October 6, 2016  
**SUBJECT:** Proposed Multi-Tenant Shopping Center PUD (Dundee Commons – Revised Submittal) – Dundee Road and Northgate Parkway - Plans received for review by the Fire Department, September 28, 2016.

---

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

### Site Plan

1. The site plan reviewed includes two new one-story buildings with associated driveways, parking lots and surrounding landscaping features for the site.
2. A turning radius analysis was included for one direction of travel. Additional examples need to be provided for the following:
  - a. Westbound Dundee into the east site drive off of Dundee Road.
  - b. Northbound Northgate Parkway into the west site drive off of Northgate Parkway.
  - c. Southbound Northgate Parkway into the west site drive off of Northgate Parkway.

All turns along the fire apparatus access roads throughout the site shall be designed to accommodate a minimum inside vehicle turning radius of 23 feet and a minimum outside turning radius of 33 feet.

3. The site water main shall comply with all Village of Wheeling Municipal Codes which includes, but is not limited to the “Manual of Practice for the Design of Public & Private Improvements” and the 2012 Edition of the International Fire Code. Water main improvements required would include:
  - a. The site water main system shall be designed based on the fire flow requirements for the new structure. Based on the information provided to date, insufficient information has been provided to review this. An analysis of the needed fire flow shall be provided to the Wheeling Fire Department utilizing the ISO “Guide for Determination of Needed Fire Flow” with all supporting documentation and calculations.
  - b. Additional looped water main lines shall be provided along the drive on the north and east sides of building two.

Ms. Brooke Jones

SUBJECT: Proposed Multi-Tenant Shopping Center PUD (Dundee Commons – Revised Submittal) – Dundee Road and Northgate Parkway - Plans received for review by the Fire Department, September 28, 2016.

October 6, 2016

Page 2

- c. Additional fire hydrants shall be provided at the following locations:
  - i. In the additional water mains along the north and east sides of Building 2.
  - ii. Hydrant spacing shall not exceed 300 feet between hydrants.
  - iii. A fire hydrant is required within 50 feet of each building's Fire Department Connection (FDC).
4. A separate fire service supply and domestic supply is required for each building. The fire service supply main size shall be based on the building's needed fire flow.
5. Trees and light fixtures along the drives shall not hang over the drives/parking lots in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access roads. This may not be provided along drives where the shade trees are shown.
6. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.
7. Site landscaping features, parking spaces and drive through aisles for businesses shall not impede access to fire protection equipment, i.e. Fire Department Connection (FDC).

**Dundee Commons Shopping Center – Dundee Road and Northgate Parkway – Two new one-story building multi-tenant shopping center PUD**

1. The petitioner's submittal shows two, one-story buildings, one at 6,370 square feet and the second at 7,263 square feet. Other than one potential restaurant for each building, the submittal does not indicate what types of occupancies are planned for the individual tenant spaces. Anticipated Use Groups for the occupancies could include (A) Assembly, (B) Business and (M) Mercantile Use Group occupancies as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. All construction for the new building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). The current submittal documents do not contain sufficient information to evaluate the proposed building related to these codes. Some of the code requirements that this would include are:
  - a. Height/area requirements based on construction type and use.
  - b. The buildings are required to be fully sprinklered with a system designed and installed in accordance with NFPA 13.
  - c. The building is required to be provided with a monitored fire alarm system designed and installed in accordance with NFPA 72.
  - d. Any kitchen cooking equipment that is required to be provided with a Type I exhaust hood shall be protected with a fire extinguishing system designed and installed in accordance with NFPA 17A.

Ms. Brooke Jones

SUBJECT: Proposed Multi-Tenant Shopping Center PUD (Dundee Commons – Revised Submittal) – Dundee Road and Northgate Parkway - Plans received for review by the Fire Department, September 28, 2016.

October 6, 2016

Page 3

3. The Fire Department Connection (FDC) for each building's fire sprinkler system shall be located at the front of the building or other location as approved by the Fire Department. This information is not provided and location of the FDC may require the elimination of parking spaces.

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



## MEMORANDUM

**TO:** Brooke Jones, Senior Planner

**FROM:** Kyle Goetzelmann, Civil Engineer I

**COPY:** Jon Tack, Village Engineer

**DATE:** October 6th, 2016

**SUBJECT:** Dundee Commons Retail Development  
404 W. Dundee Road – Engineering Review Comments

---

The Engineering Division received an updated site plan, market study, and plan commission response letter on September 28th, 2016. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Storm water report will be needed with the new configuration of the storm water detention basin and volume control.
2. The developer must provide a written request for storm water compensatory storage credits to be obtained from Heritage Lake.
3. 100 year overland flow routes must be identified for the development.
4. Separate fire and domestic water service lines must be used for each building.
5. Site distance analysis for Northgate Parkway entrance will be needed.
6. Letter of map amendment for development will be required.
7. Owner shall provide stream bank stabilization plan for the south bank of Buffalo Creek that runs adjacent to the detention basin.
8. All village notes and standards shall be included on final engineering drawings.
9. Engineer's estimate of construction cost is required.
10. MWRD, IEPA, IDOT, and Village of Wheeling Engineering and Site Alteration permits will be needed.
11. New traffic study will need to be submitted to account for the new interior layout and entrance location off of Northgate Parkway.

## **Dundee Commons – 430 W. Dundee Road**

**Docket No. 2016-15** (Preliminary Planned Unit Development Approval for Retail Use in the MXT District)  
Plan Commission Meeting – October 13, 2016



**Existing conditions of the vacant property (looking north)**



## EXHIBITS

- 1 BUILDING 1 RENDERING
- 2 PRELIMINARY PUD NARRATIVE- PRELIMINARY LIST OF VARIATIONS REQUIRED- SIGNAGE PLAN
- 3 VICINITY PLAN
- 4 ARCHITECTURAL SITE PLAN - PROJECT STATISTICS
- 5 BUILDING "1" FLOOR PLAN
- 6 BUILDING "1" ELEVATIONS - NORTH AND SOUTH
- 7 BUILDING "1" ELEVATIONS - WEST AND EAST
- 8 BUILDING "1" CROSS SECTION - ROOFTOP UNIT STUDY
- 9 BUILDING "2" FLOOR PLAN
- 10 BUILDING "2" ELEVATIONS - WEST AND EAST
- 11 BUILDING "2" ELEVATIONS - NORTH AND SOUTH
- 12 HAEGAR ENGINEERING TITLE SHEET
- 13 HAEGAR ENGINEERING - EXISTING CONDITIONS
- 14 HAEGAR ENGINEERING - GEOMETRY PLAN
- 15 HAEGAR ENGINEERING - SITE GRADING AND EROSION CONTROL
- 16 HAEGAR ENGINEERING - UTILITY PLAN
- 17 HAEGAR ENGINEERING - FIRE TRUCK MANEUVERING
- 18 EXISTING CONDITIONS LANDSCAPE PLAN
- 19 OVERALL LANDSCAPE PLAN
- 20 LANDSCAPE DETAILS PLAN
- 21 PHOTOMETRIC SITE LIGHTING PLAN
- 22 INTERIM SITE PLAN
- 23 MARKET ANALYSIS BY HORIZON REALTY SERVICES PAGES 1 AND 2
- 24 MARKET ANALYSIS BY HORIZON REALTY SERVICES PAGES 3 AND 4
- 25 MARKET ANALYSIS BY HORIZON REALTY SERVICES PAGE 5

Bill Hein  
Project Manager  
*Bill Hein*



Exhibit received October 5, 2016

# Dundee Commons

## Preliminary PUD Plan Narrative

The project consists of 2 one story buildings with one drive thru restaurant. A possible restaurant may be added in building 2. A special use for the restaurants will be required. The standards established in Title 19 Chapter 9 of the Zoning Code are met. Please look at the Site Geometry Plan prepared by Haeger Associates the plan indicates the Landscape buffers, Building locations, Driveway flows, and ingress and egress.

At the Concept Review Meeting the direction we received asked for placing the access off of Northgate Parkway as far to the north as possible. The Civil Engineer attempted that but the existing Topography would not allow us to move it to the top of the site. There are severe topographical issues. The Grade at the street is 5' above the grade on the property. The access must be slid down to the south. Since the developer's master plan calls for development of parcels to the east of the property possible access road locations are indicated on the engineering plan.

A concern was raised that complete engineering had not been done for the site. The engineering developed by Haeger associates has now been developed. Storm water detention is now shown to the North of the development.

Parking: Much discussion about the adequacy of Parking has been had in previous meetings. Since the Tenant Mix is not known at this time a suggestion of asking for a ratio of Parking Space allocation based on the Westin Hotel was put forth by staff. We petition that the Westin ratio also be applied to this PUD. 10 spaces per thousand square feet for restaurant use and 5 spaces per thousand square feet for Retail use.

As requested by the review a Vest Pocket Park connection is now beautifully accommodated by a paved area adjacent to the site. Please see the Landscape Plan. Two areas for Bike Parking are now indicated for the buildings and they are adjacent to the buildings.

Another suggestion was the use of a centralized Trash Enclosure. We now have moved the trash enclosure to a central location for use by both Buildings. A dedicated Drive Thru lane in building one now has the window for the drive thru located on the North Side. No service trucks will be in the drive thru. Dedicated loading areas are now shown for both buildings.

To alleviate the concern of a dead end as shown in the previous submittal. The site plan has been reworked to eliminate it.

A concern about the Aesthetic quality of building 1 from the "rear" which will be visible to people going to Building 2 has been addressed by adding awnings and windows to this elevation. Utilities are screened with materials that match the building. The trash enclosure utilizes the same materials.

# Dundee Commons

## Preliminary list of Variations from Title 19, 17 and 21

2 buildings on one lot.

Special use for any restaurants that will become tenants. One drive thru at Building "1"

A similar parking ratio allowance as used at the Westin Hotel Development.

Ten cars per 1,000 sq. ft for tenants with Restaurant use.

Five Cars per 1,000 sq. ft. for tenants with Retail use.

# Dundee Commons

## Signage Plan

All signs will conform to Title 21 Village of Wheeling with regards to, backlighting and graphics.

Individual Block lettering will be required. A maximum of 60 square foot will be allowed on each face of a facade that the Tenant leases.

Exhibit received October 5, 2016



Exhibit received October 5, 2016

**3**

**CHICAGO  
WORKSHOP  
ARCHITECTS**



0 130

Scale: 1" = 130'

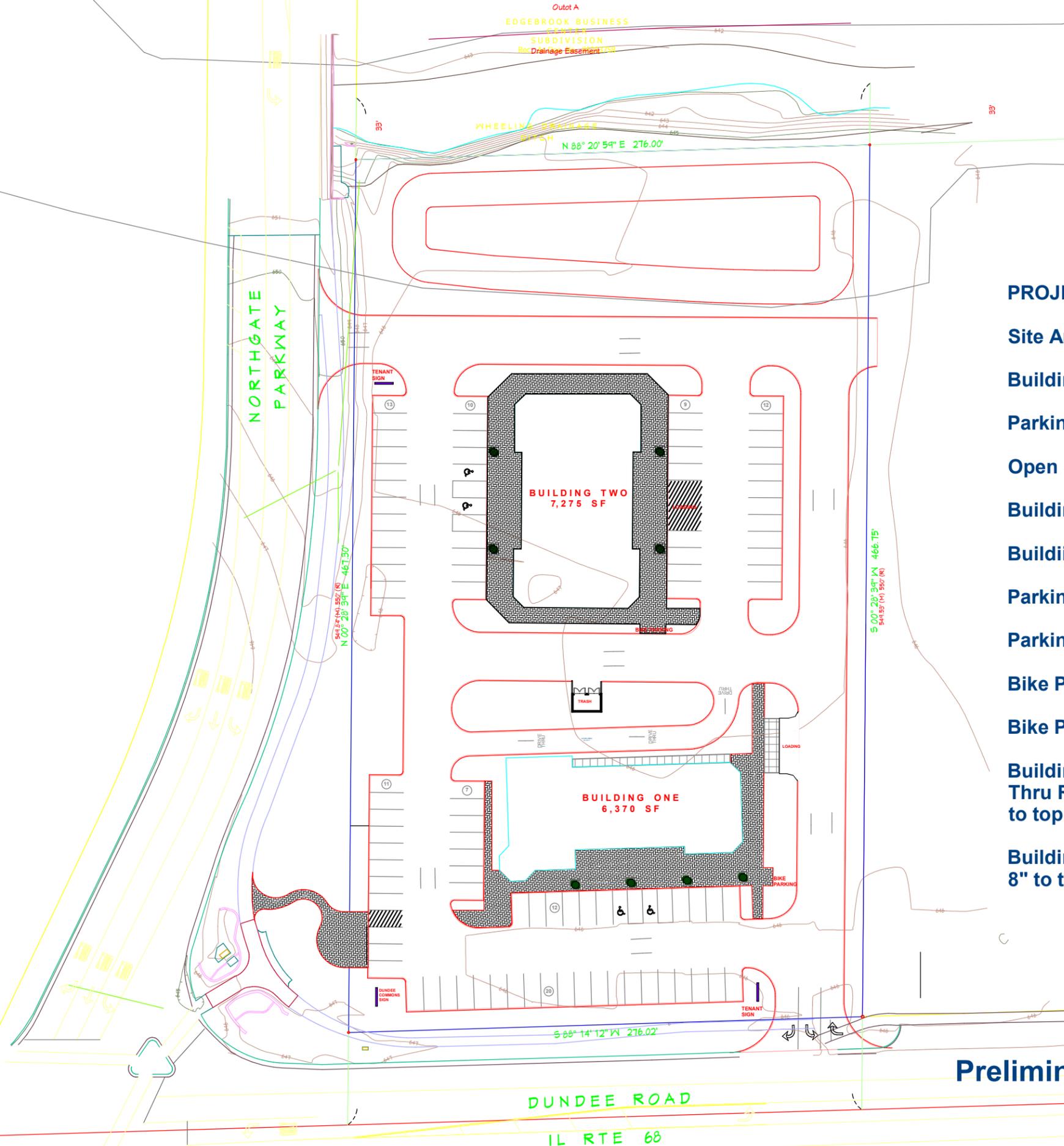
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Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

**PROPOSED SITE  
VICINITY PLAN**

**DUNDEE COMMONS  
WHEELING, IL**  
BILL HEIN ASSOCIATES

Project Manager: M L A  
Engineer: M L A  
Date: 9.26.2016  
Project No. 15-211  
Sheet

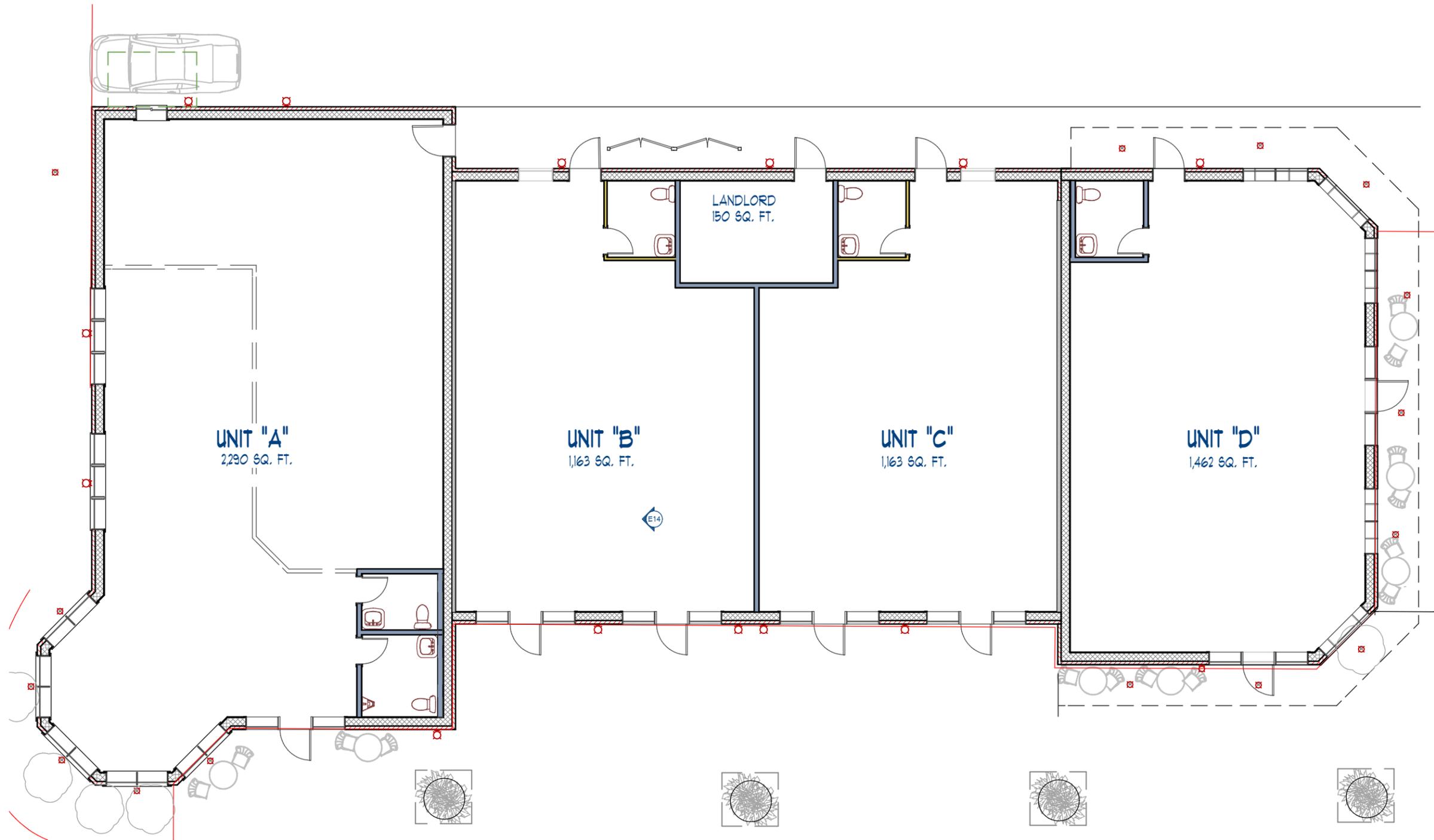


**PROJECT STATISTICS**

Site Area	128,111	sq. ft.	2.96	Acres	100%
Buildings	13,645	sq. ft.	0.31	Acres	11%
Parking and Drives	58,619	sq. ft.	1.35	Acres	46%
Open Space	55,847	sq. ft.	1.3	Acres	43%
Building One	6,370	sq. ft.			
Building Two	7,257	sq.ft.			
Parking Provided Bldg 1	50				
Parking Provided Bldg 2	44				
Bike Parking at Building 1	5				
Bike Parking at Building 2	5				
Building 1 use is Retail and Drive Thru Restaurant One Story 22'-8" to top of Parapet Wall					
Building 2 is Retail One Story 22'-8" to top of Parapet Wall					

**Preliminary ARCHITECTURAL SITE PLAN and SITE STATISTICS**  
1"=60'

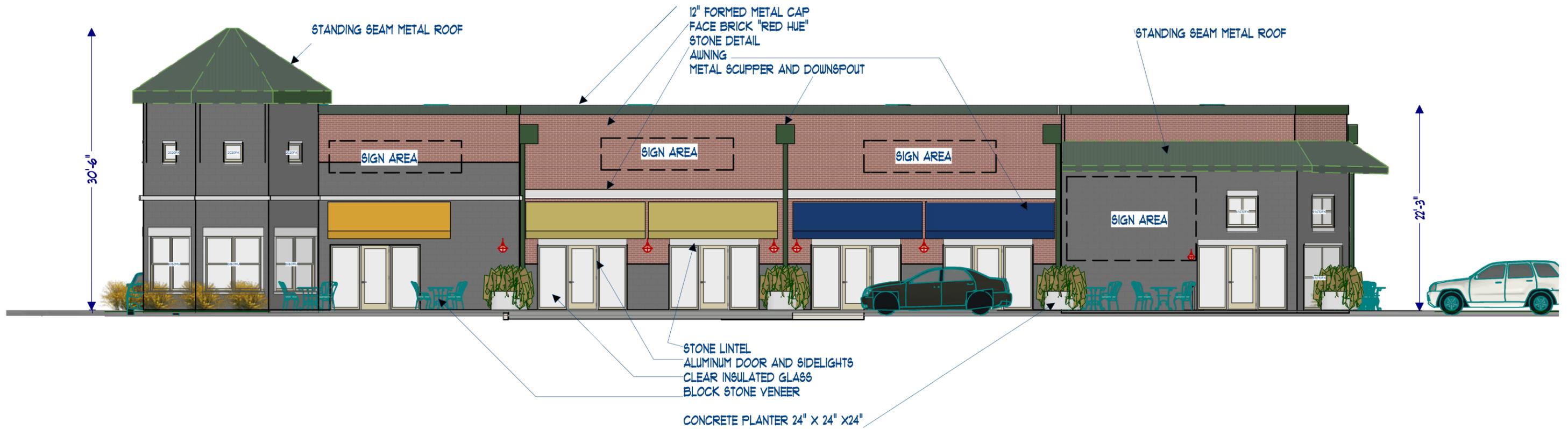
Exhibit received October 5, 2016



**FLOOR PLAN  
BUILDING "1"**  
3/32"=1'-0"

Exhibit received October 5, 2016

DUNDEE COMMONS PRELIMINARY & FINAL PUD OCT 1, 2016



**BUILDING '1' ELEVATION SOUTH (Dundee Rd)**

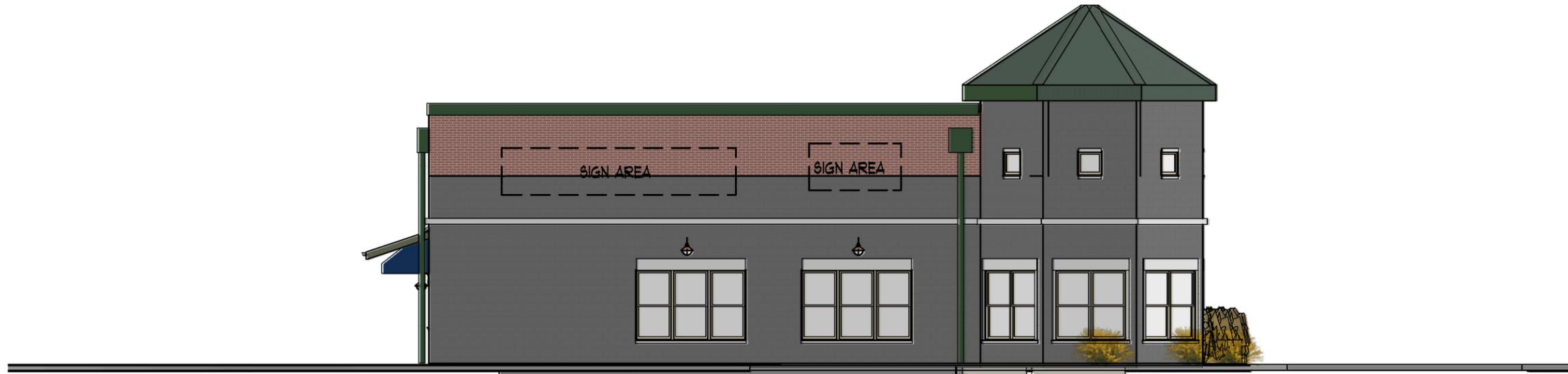
3/32"=1'-0"



**BUILDING '1' ELEVATION NORTH**

3/32"=1'-0"

Exhibit received October 5, 2016



**BUILDING '1' WEST ELEVATION**

3/32"=1'-0"



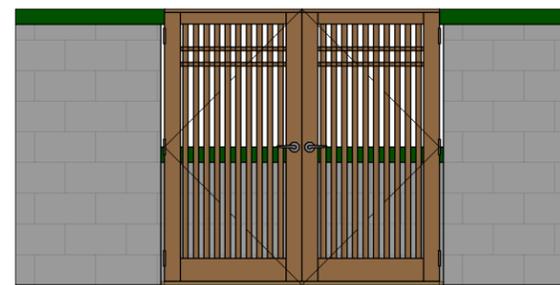
**BUILDING '1' EAST ELEVATION**

3/32"=1'-0"



**BUILDING '1' SECTION STUDY FOR ROOFTOP UNIT**

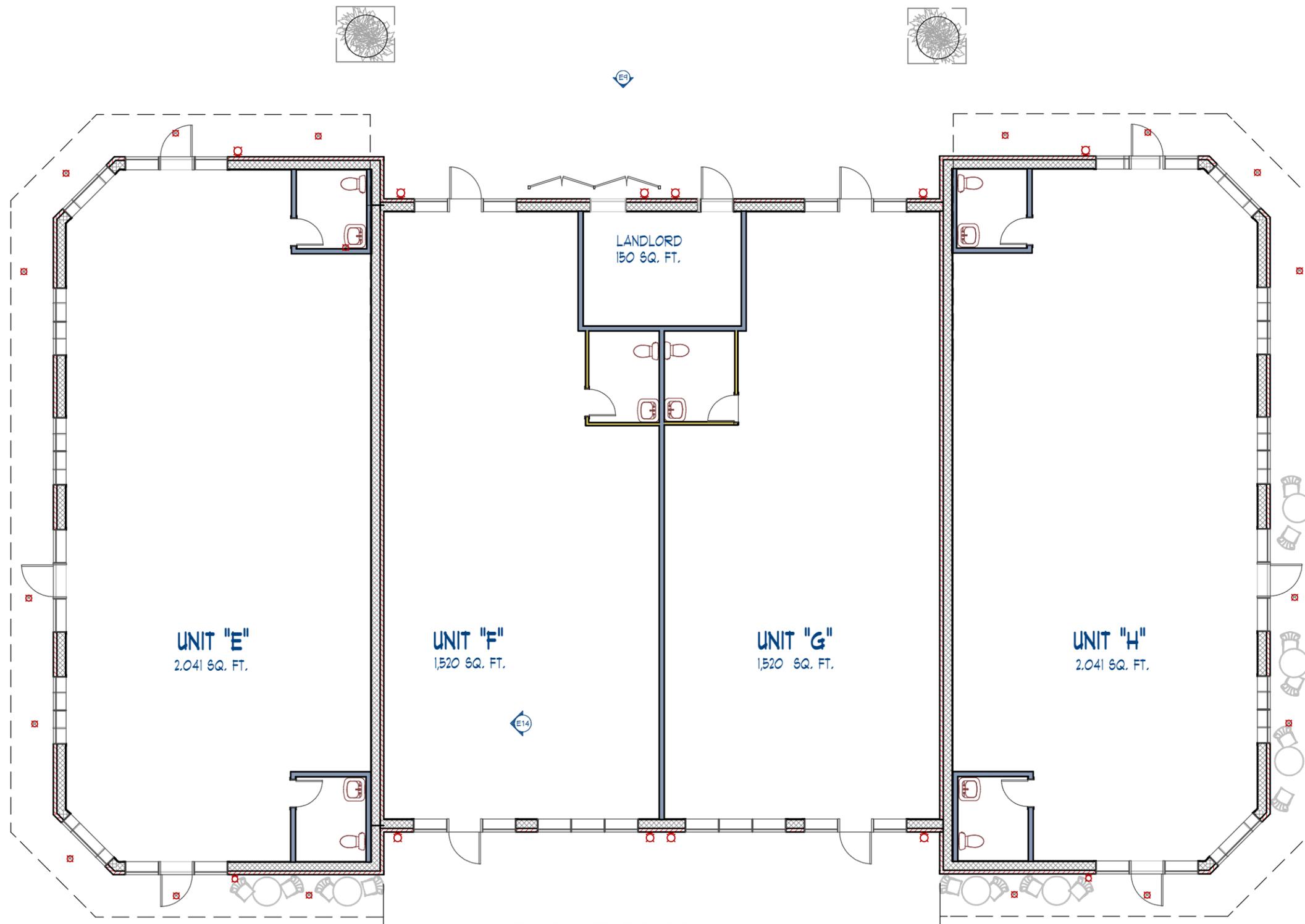
3/32"=1'-0"



6' HIGH ENCLOSURE  
CEDAR GATES  
BLOCK VENEER STONE  
PAINTED METAL CAP

**ELEVATION OF TRASH ENCLOSURE**

1/4"=1'-0"

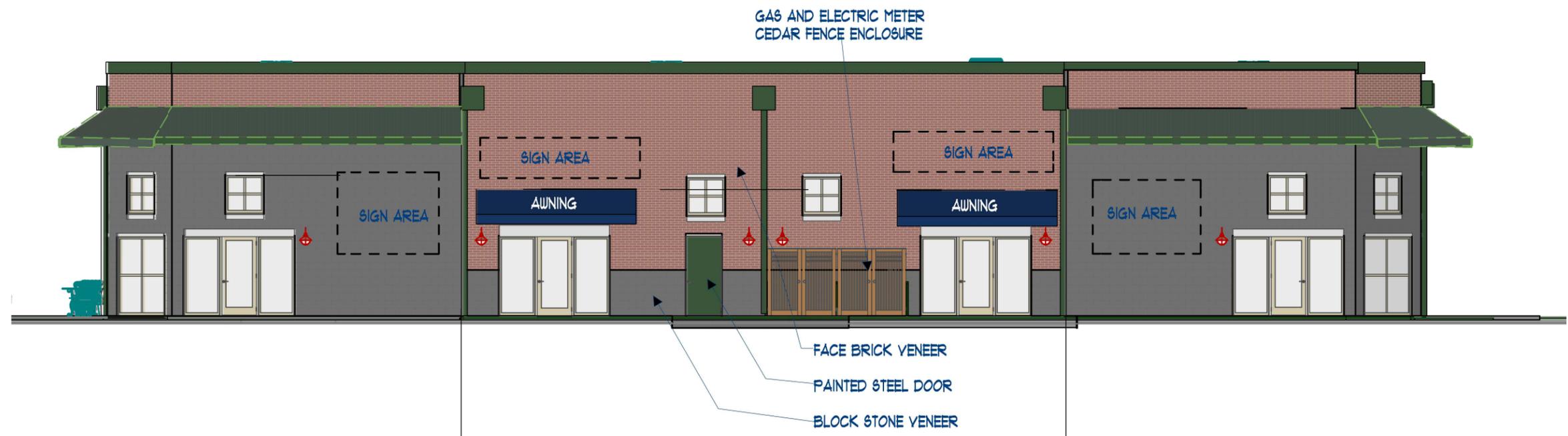


**FLOOR PLAN  
BUILDING "2"**  
3/32"=1'-0"

Exhibit received October 5, 2016



**WEST ELEVATION BUILDING "2"**  
3/32"=1'-0"



**EAST ELEVATION BUILDING "2"**  
3/32"=1'-0"

Exhibit received October 5, 2016



**SOUTH ELEVATION BUILDING "2"**  
3/32"=1'-0"



**NORTH ELEVATION BUILDING "2"**  
3/32"=1'-0"

# DUNDEE COMMONS PRELIMINARY ENGINEERING PLANS RETAIL DEVELOPMENT

SECTIONS 2 TOWNSHIP 42N RANGE 11E  
WHEELING, ILLINOIS  
COOK COUNTY



EXPIRES 11-30-17

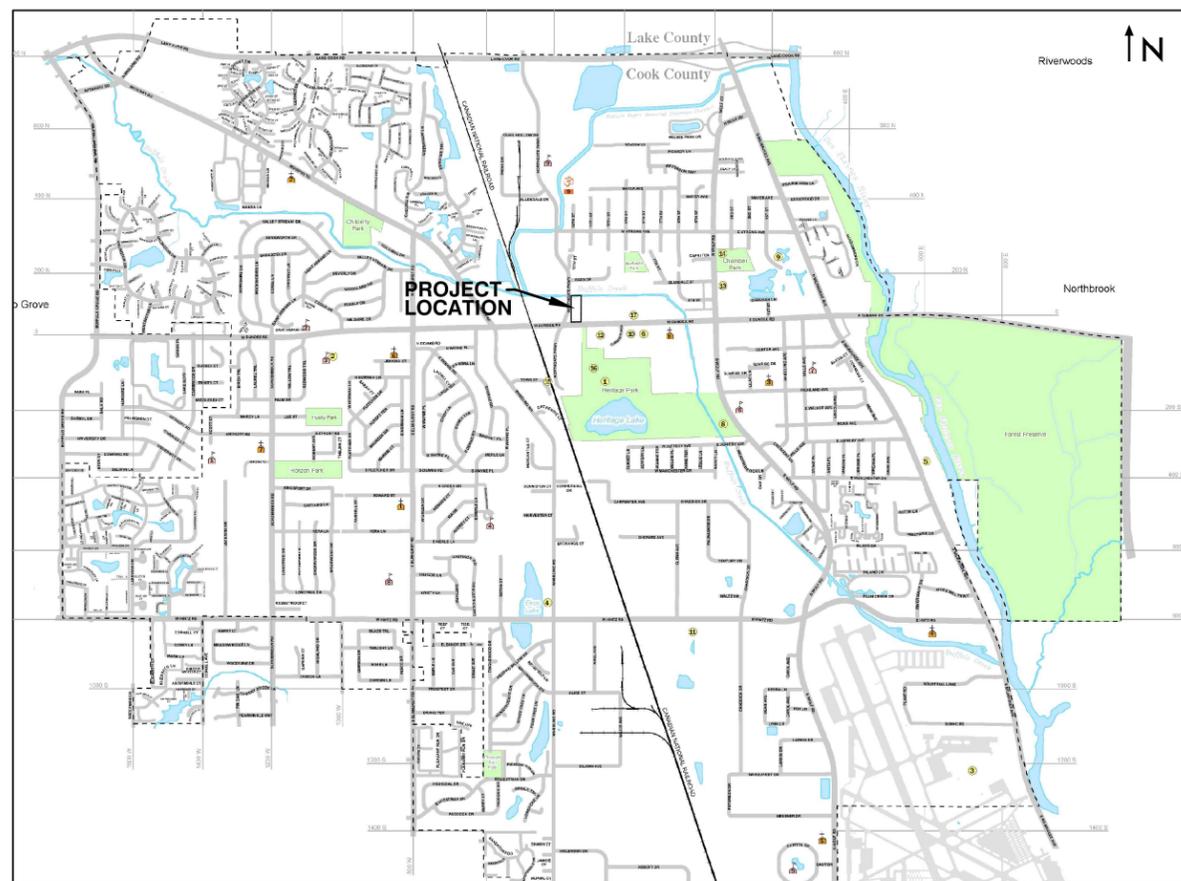
**DEVELOPER / SUBDIVIDER:**  
Neder Capital Services  
350 E. Dundee Road, Suite 305  
Wheeling, IL 60090

**PREPARED BY:**  
Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
100 East State Parkway  
Schaumburg, IL 60173  
Tel: 847-394-6600

**VILLAGE OF WHEELING**  
2 Community Boulevard  
Wheeling, IL 60090  
Tel: 847-459-2600

**Benchmark**  
**Source Benchmark**  
Description: Wheeling BM # 8  
Brass Disk on Head Wall  
Location: West Side Northgate Parkway 160  
Feet North of Dundee Rd.  
Elevation: 652.118 NAVD 88

**Site Benchmark**  
CP # 12010 (See Survey)  
Description: Mag Nail  
Elevation: 645.97 NAVD 88



LOCATION MAP  
Not To Scale

Existing Symbol	LEGEND Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	

No.	Date	Revision
1	9/15/2016	per Village Review, Site Plan Revision

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	PRELIMINARY SITE GEOMETRY PLAN
C4.0	PRELIMINARY SITE GRADING & EROSION CONTROL PLAN
C5.0	PRELIMINARY SITE UTILITY PLAN

**LEGAL DESCRIPTION**  
**PARCEL 1:**  
LOT 1 (EXCEPT THE EAST 210 FEET THEREOF AND EXCEPT THE SOUTH 17 FEET THEREOF) IN WHEELING HEIGHTS, BEING A SUBDIVISION OF THE EAST 80.01 ACRES OF THE SKINNER FARM IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
THE WEST 100 FEET (EXCEPT THE SOUTH 17 FEET THEREOF) OF THE EAST 210 FEET OF LOT 1 IN WHEELING HEIGHTS, BEING A SUBDIVISION OF THE EAST 80.01 ACRES OF THE SKINNER FARM IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Know what's below.  
Call before you dig.

Note:  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Exhibit received October 5, 2016

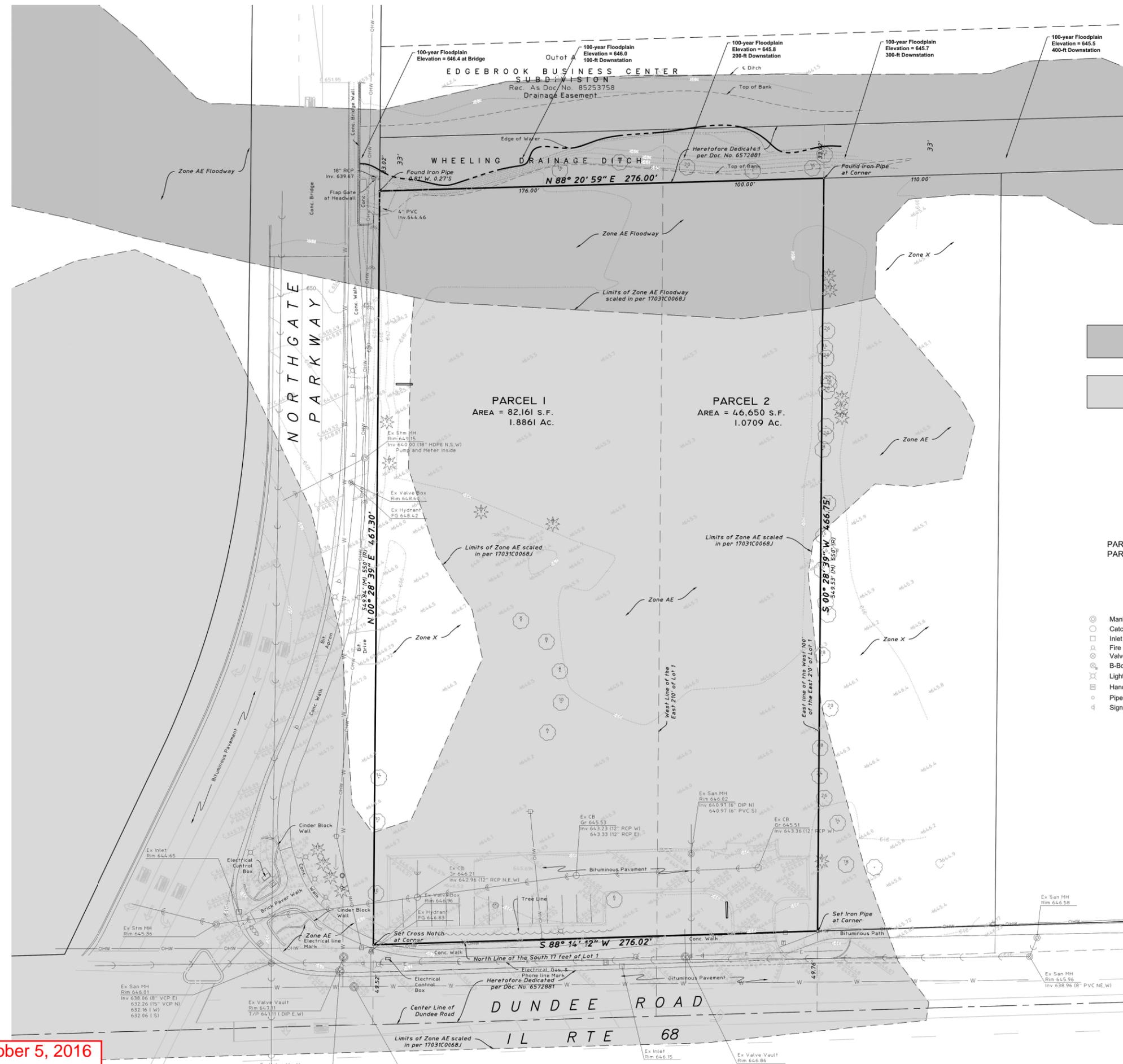
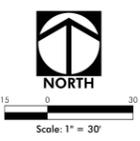
DUNDEE COMMONS PRELIMINARY & FINAL PUD OCT 1, 2016



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**TITLE SHEET**  
**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**  
NEDER CAPITAL SERVICES

Project Manager: M L A  
Engineer: M L A  
Date: 6/29/2016  
Project No. 15-211  
Sheet **C1.0** / C5



**LEGEND**

- Floodway
- Zone AE Floodplain

**AREA SUMMARY**

PARCEL 1	82,161 S.F.	1.8861 AC.
PARCEL 2	46,650 S.F.	1.0709 AC.
	128,811 S.F.	2.9570 AC.

**LEGEND**

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Pipe Bollard
- Sign
- Overhead Utility Line
- Guy Wire
- Utility Pole
- Number of Parking Stalls
- Curb & Gutter
- Depressed Curb
- On Line
- Record
- Measured

**Benchmark**  
**Source Benchmark**  
 Description: Wheeling BM # 8  
 Brass Disk on Head Wall  
 Location: West Side Northgate Parkway 160 Feet North of Dundee Rd.  
 Elevation: 652.118 NAVD 88

**Site Benchmark**  
 CP # 12010 (See Survey)  
 Description: Mag Nail  
 Elevation: 645.97 NAVD 88

**13**

**CHICAGO WORKSHOP ARCHITECTS**

Exhibit received October 5, 2016

**DUNDEE COMMONS PRELIMINARY & FINAL PUD OCT 1, 2016**

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 consulting engineers • land surveyors  
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 Illinois Professional Design Firm License No. 154-003122  
 www.haegerengineering.com

**EXISTING CONDITIONS PLAN**  
**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**  
 NIERER CAPITAL SERVICES LLC

Project Manager: M.L.A.  
 Engineer: M.L.A.  
 Date: 6.29.2016  
 Project No. 15-2111  
 Sheet **C2.0**

9/15/2016  
 Date  
 1  
 No.

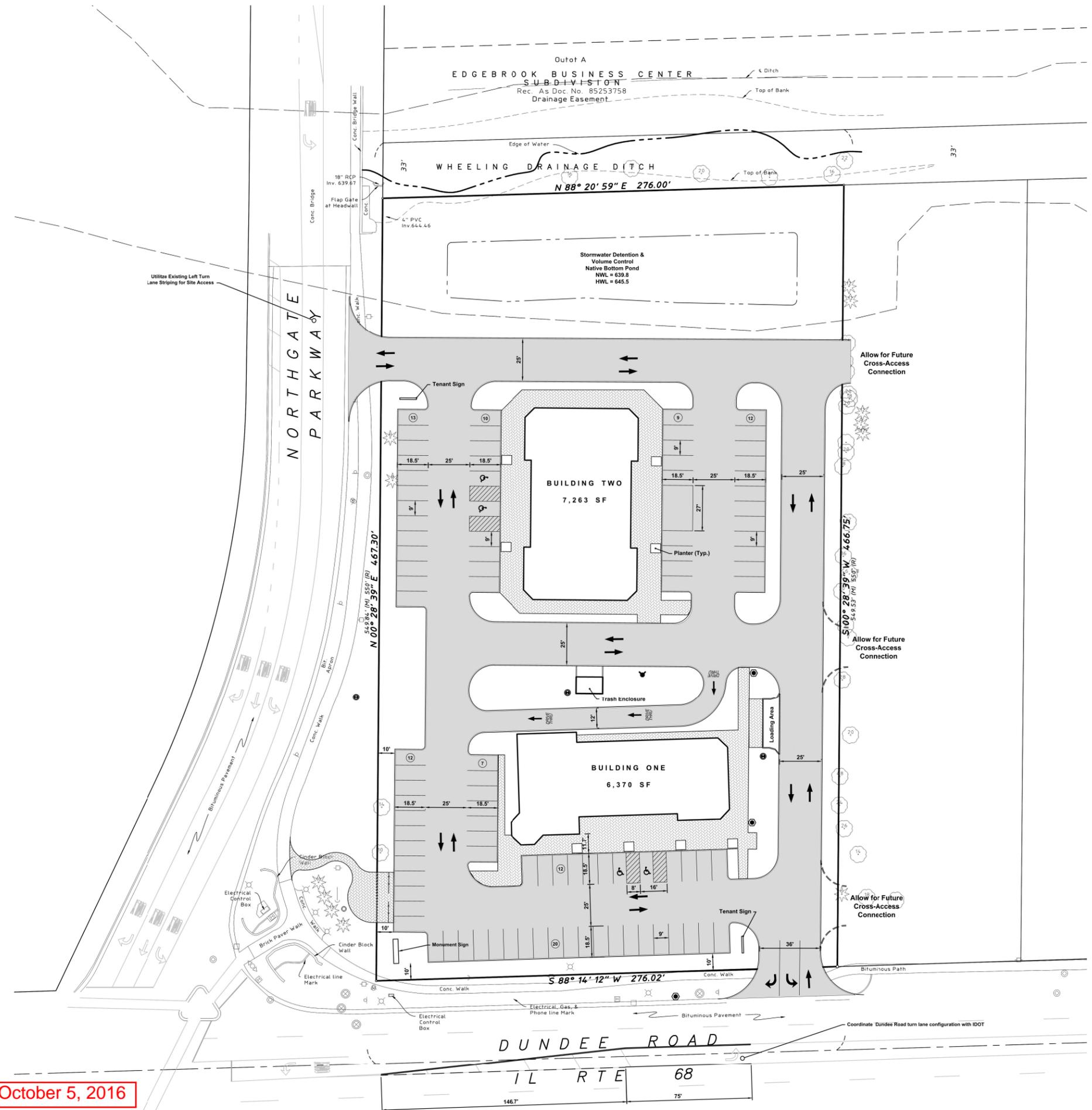
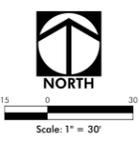


Exhibit received October 5, 2016

# DUNDEE COMMONS PRELIMINARY & FINAL PUD OCT 1, 2016

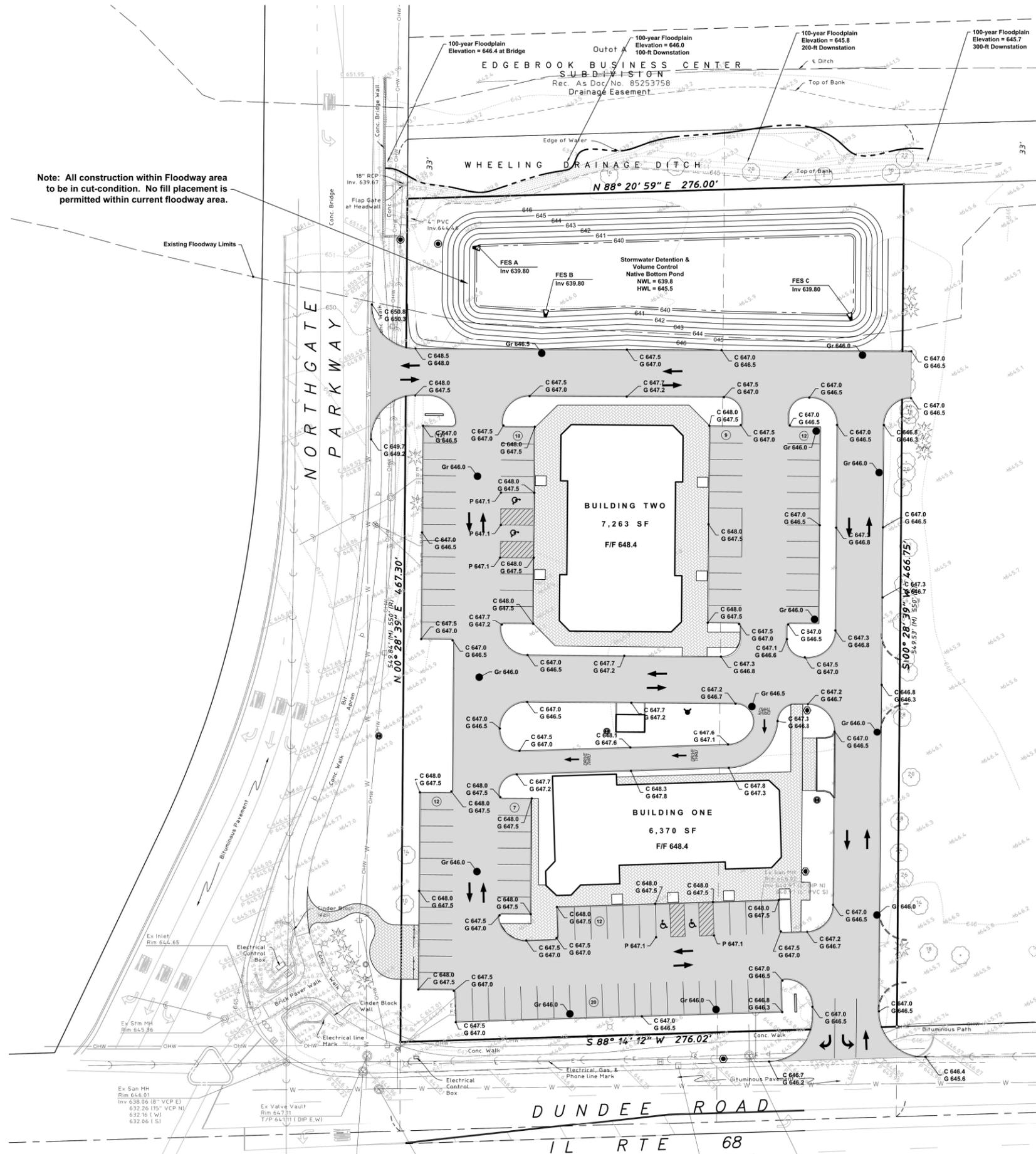


PRELIMINARY SITE  
GEOMETRY PLAN  
DUNDEE COMMONS  
WHEELING, ILLINOIS  
NIEDER CAPITAL SERVICES, LLC

**HAEGER ENGINEERING**  
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www.haegerengineering.com

No.	Date	Revision
1	9/15/2016	per Village Review, Site Plan Revision

Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 6.29.2016  
Project No. 15-211  
Sheet **C3.0**



Note: All construction within Floodway area to be in cut-condition. No fill placement is permitted within current floodway area.

**DETENTION SUMMARY**

Project Area	2.96 ac.
Impervious Area	2.26 ac.
Pervious Area	0.70 ac.
Weighted CN	90

Required Detention Volume, std.	0.67 ac-ft
Required Detention Volume, Zero Release	1.58 ac-ft

Detention Volume Storage provided in surface detention pond.

**COMPENSATORY STORAGE SUMMARY**

	(cu.ft.)	(ac-ft)
Overall Site Existing Floodplain Volume	14,960	0.34
Proposed Site Floodplain Fill Volume	14,200	0.33

Compensatory Storage provided by Village compensatory storage credits within the Heritage Park system (150% @ 0.33 = 0.50 ac-ft)

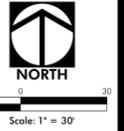


Exhibit received October 5, 2016

**DUNDEE COMMONS PRELIMINARY & FINAL PUD OCT 1, 2016**



**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 815.394.6600 Fax: 815.394.6608  
www.haegerengineering.com

**PRELIMINARY SITE GRADING & EROSION CONTROL PLAN**  
**DUNDEE COMMONS WHEELING, ILLINOIS**  
NEBER CAPITAL SERVICES LLC

Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 6.29.2016  
Project No. 15-211  
Sheet **C4.0**

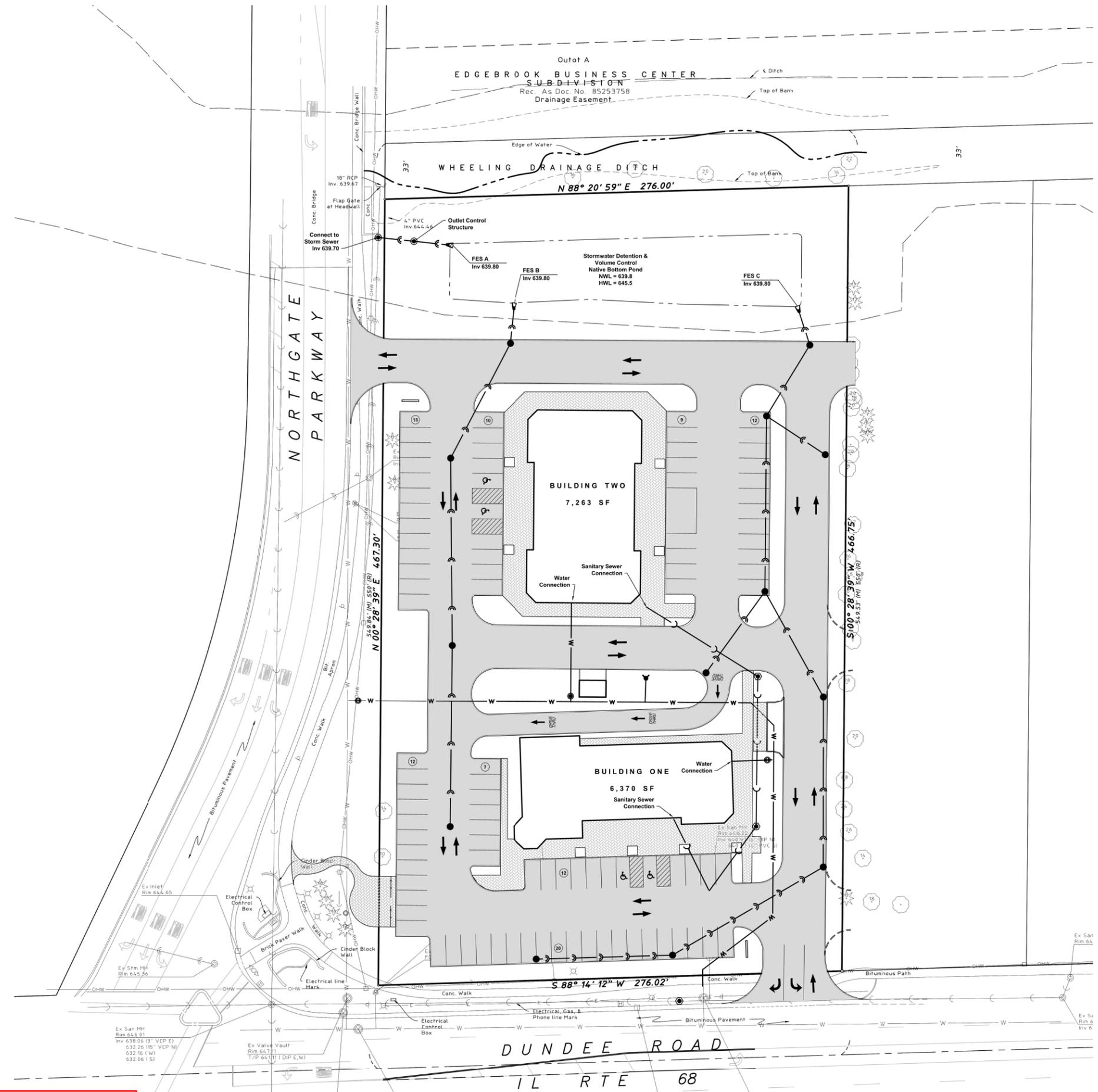
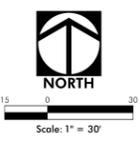


Exhibit received October 5, 2016

# DUNDEE COMMONS PRELIMINARY & FINAL PUD OCT 1, 2016



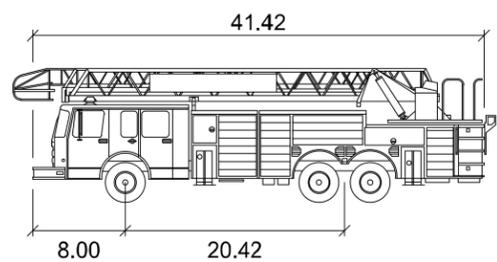
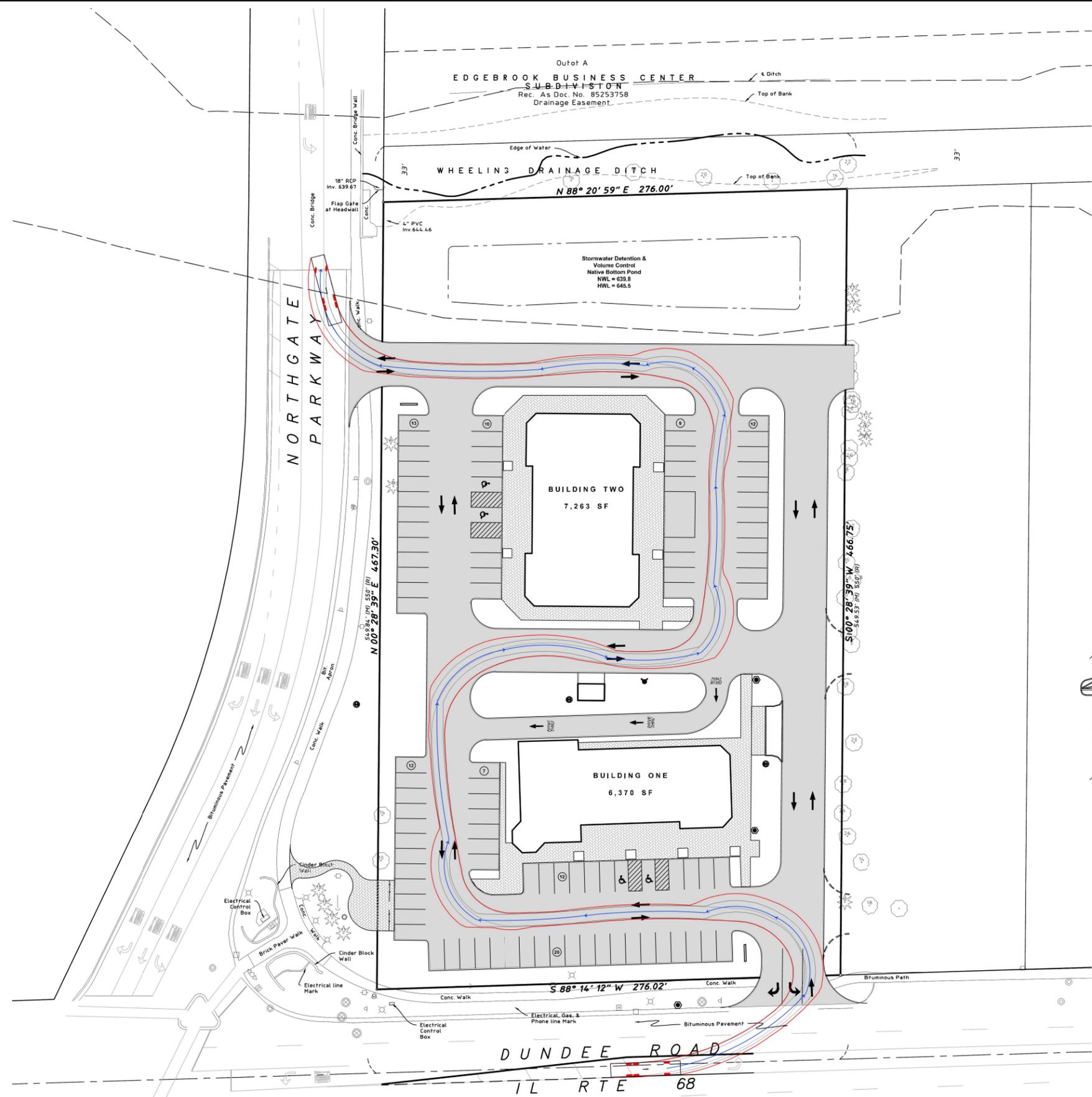
**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
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Illinois Professional Design Firm License No. 184-003122  
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**PRELIMINARY SITE  
UTILITY PLAN**  
**DUNDEE COMMONS  
WHEELING, ILLINOIS**  
NIER CAPITAL SERVICES LLC

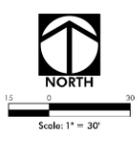
Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 6.29.2016  
Project No. 15-211  
Sheet **C5.0**

No.	Date	Revision
1	9/15/2016	per Village Review, Site Plan Revision

Exhibit received October 5, 2016



	feet
Width	: 8.00
Track	: 7.42
Lock to Lock Time	: 3.0
Steering Angle	: 45.0



03.15.2016  
No. 1  
Date  
Revision

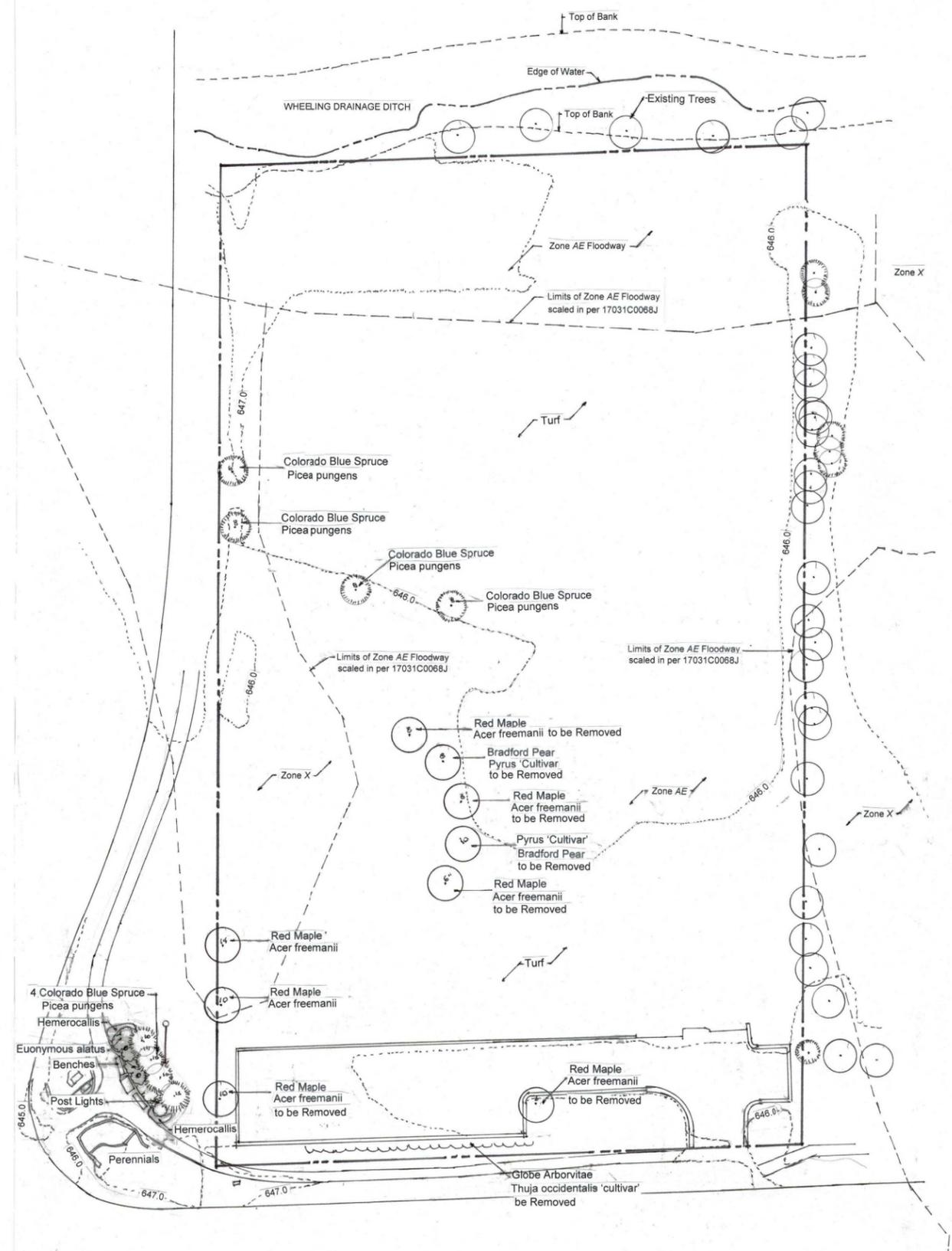
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**FIRE TRUCK  
MANEUVERING EXHIBIT**  
**DUNDEE COMMONS  
WHEELING, ILLINOIS**  
NEDER CAPITAL SERVICES, LLC

Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 6.29.2016  
Project No. 15-211  
Sheet 1/1



Plot Date: Sep 26, 2016 - 3:23pm Plotted By: mlk-a  
File Name: P:\2015\15211\Drawings\Final\15211-Fire Truck Exhibit.dwg



**EXISTING CONDITIONS LANDSCAPING PLAN**

1"=60'-0"

**1 EXISTING CONDITIONS**

Scale: 1" = 30'

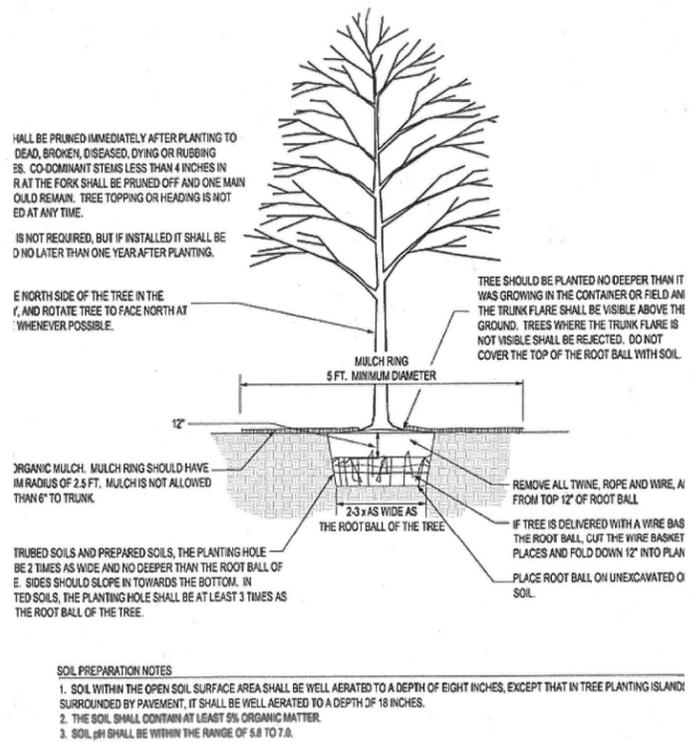
Exhibit received October 5, 2016

**18** DUNDEE COMMONS  
WHEELING, ILLINOIS

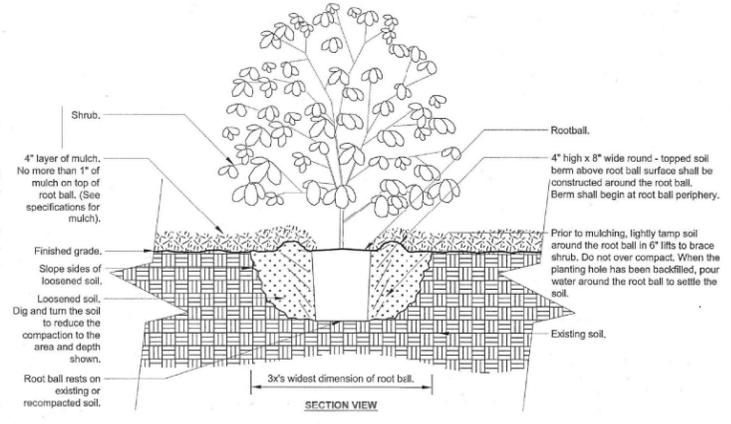
**CHICAGO WORKSHOP ARCHITECTS**

APPROVED BY:	DRAWN BY: VVE
REVISION:	REVISION:
DRAWING NUMBER	





**3 TREE PLANTING**



**4 SHRUB PLANTING**

**TREES**

QTY.	BOTANIC NAME	COMMON NAME	SIZE
5	ACER FREEMANII 'CELEBRATION'	Celebration Maple	3"
4	ACER RUBRUM 'REDPOINTE'	Redpointe Red Maple	3"
3	CORNUS MAS 'GOLDEN GLORY'	Golden Glory Dogwood	3"
5	GLEDITSIA TRIACANTHOS 'SKYLINE'	Skyline Honeylocust	3"
3	MALUS 'ADIRONDACK'	Adirondack Crabapple	3"
3	MALUS 'DONALD WYMAN'	Donald Wyman Crabapple	3"
3	MALUS RED JEWEL'	Red Jewel Crabapple	3"
1	MALUS 'SARGENTII'	Sargent Crabapple	3"
2	PYRUS CALLERYANA 'CULTIVAR'	Aristocrat Callery Pear	3"
5	TILIA AMERICANA 'REDMOND'	Redmond American Linden	3"
1	TILIA AMERICANA TOMENTOSA 'STERLING SILVER'	Sterling Silver Linden	3"
1	ACER X FREEMANII EXISTING	Freemanii Red Maple var.	14"
1	ACER X FREEMANII EXISTING	Freemanii Red Maple var.	10"
2	PICEA PUNGENS EXISTING	Colorado Green Spruce	6"

**SHRUBS**

QTY.	BOTANIC NAME	COMMON NAME	SIZE
8	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	Dwarf Bronx Forsythia	24"
8	FOTHERGILLA GARDENII	Dwarf Fothergilla	24"
4	HYDRANGEA PANICULATA 'FIRE LIGHT'	Fire Light Hydrangea	24"
5	HYDRANGEA PANICULATA 'LIMELIGHT'	Limelight Hydrangea	24"
8	HYDRANGEA ON STANDARD	Hydrangea Paniculata Grandiflora	36" - 48"
3	ITEA VIRGINICA 'HENRY'S GARNET'	Henry's Garnet Virginica Sweet Spire	30"
7	ITEA VIGINICA 'LITTLE HENRY'	Little Henry's Virginica Sweet Spire	24"
10	RHUS AROMATICA 'GRO-LOW'	Gro-Low Sumac	18" - 24"
108	RIBES ALPNUM 'GREEN MOUND'	Green Mound Alpine Current	24"
24	ROSA 'KNOCK OUT'	Knock Out Shrub Rose	24"
6	SPIREA BETULIFOLIA 'TOR'	Tor Birchleaf Spirea	24"
8	SPIREA BUMALDA 'GOLDMOUND'	Goldmound Spirea	24"
10	SYRINGA PRESTONIAE 'DONALD WYMAN'	Donald Wyman Lilac	36"
10	SYRINGA PATULA 'MISS KIM'	Miss Kim Lilac	36"
8	VIBURNUM 'JUDDII'	Judd Viburnum	36"
10	WEIGELA 'MIDNIGHT WINE'	Midnight Wine Weigela	24"

**PERENNIALS**

QTY.	BOTANIC NAME	COMMON NAME	SIZE
20	HEMEROCALLIS 'HAPPY RETURNS'	Happy Returns Daylily	#1 Cont.
1600	VINCA MINOR 'DART'S BLUE'	Dart's Blue Periwinkle	Flats

**5 PLANTS**

**LANDSCAPE DETAILS PLAN**

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**20**

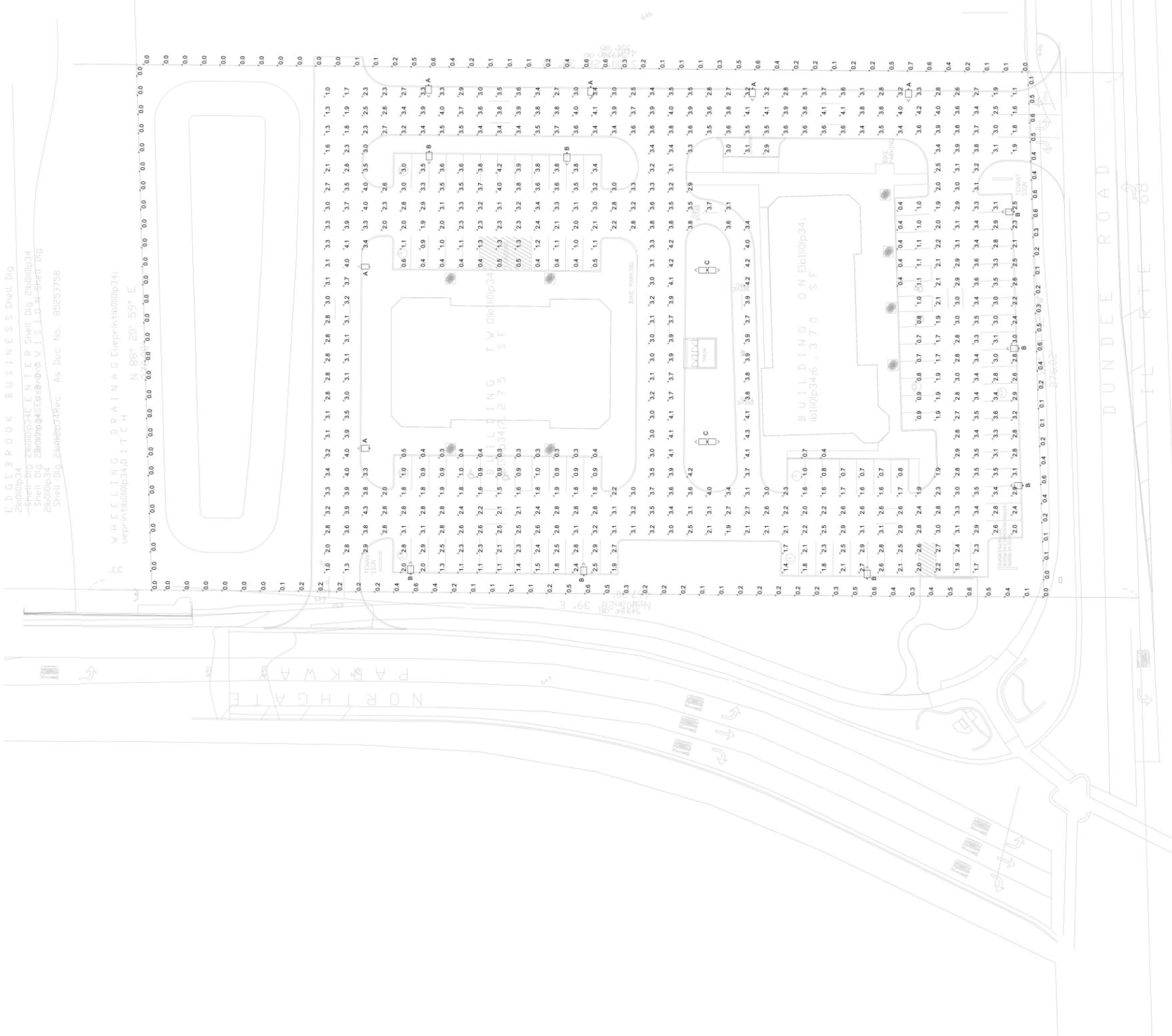
CHICAGO WORKSHOP ARCHITECTS

EXTERIOR DIMENSIONS

DUNDEE COMMONS WHEELING, ILLINOIS

765 Old Mill Grove Road, Lake Zurich, IL 847-852-0193

Landscape Architect: *[Signature]*  
 Date: 10/28/16  
 Project No.  
 Sheet **3** of **3**



EDGEBROOK BUSINESS SHED Dlg  
 2100101034  
 SHEET NO. 2100101034-1  
 SHEET TITLE: BUSINESS SHED - CIVIL  
 SHEET DATE: 08/11/16  
 SHEET SCALE: AS SHOWN  
 SHEET NO. 2100101034-1

WHEELING DRAINAGE EUEPRINT0101034  
 SHEET NO. 2100101034-1  
 SHEET TITLE: WHEELING DRAINAGE EUEPRINT  
 SHEET DATE: 08/11/16  
 SHEET SCALE: AS SHOWN

LIGHTING DISTRIBUTION STATISTICS

DESCRIPTION	SYMBOL	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT	+	2.7 fc	4.3 fc	0.3 fc	14.3:1	90:1
PROPERTY LINE	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	MODEL	LAMPS OR TUBES		REMARKS
			NUMBER	WATTS	
A	LITHONIA	CSX SERIES	1	134W	SINGLE POLE - TYPE III @ 21' HEIGHT (18' POLE + 3' HEIGHT BASE) - HOUSE SHIELD
B	LITHONIA	CSX SERIES	1	134W	SINGLE POLE - TYPE IV @ 21' HEIGHT (18' POLE + 3' HEIGHT BASE) - HOUSE SHIELD
C	LITHONIA	CSX SERIES	2	268W	TWIN 180° POLE - TYPE III @ 21' HEIGHT (18' POLE + 3' HEIGHT BASE)

**PHOTO METRIC LIGHTING PLAN**  
 1"=60'-0"

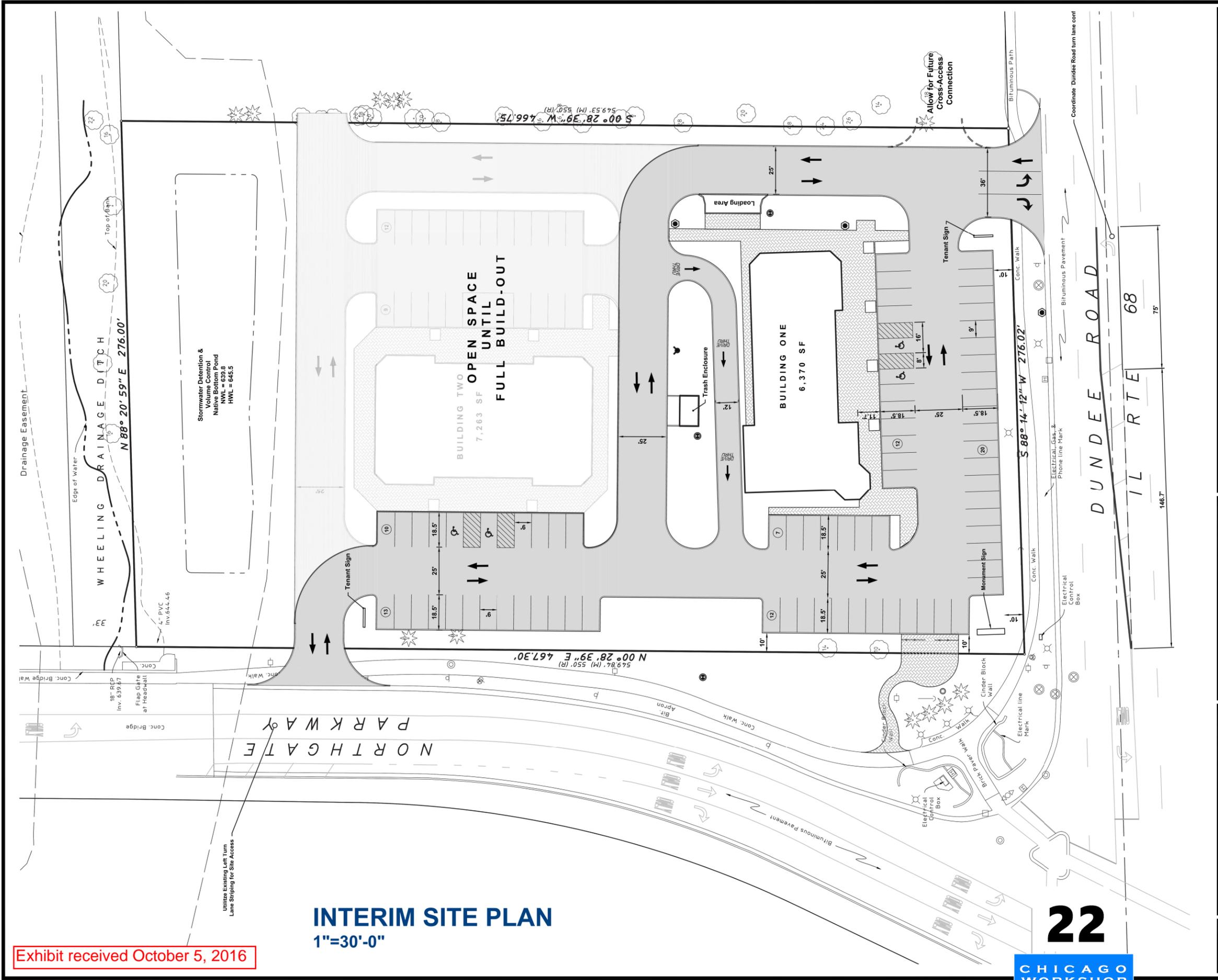


Exhibit received October 5, 2016

**INTERIM SITE PLAN**  
1"=30'-0"

**22**  
**CHICAGO WORKSHOP ARCHITECTS**



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**INTERIM SITE PLAN**  
**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**  
NEBER CAPITAL SERVICES, LLC

Project Manager: MLA  
Engineer: MLA  
Date: 10-4-2016  
Project No. 15-211  
Sheet 1

Plot Date: Oct 04, 2016, 8:49am Plotted By: mlm  
File Name: P:\2015\15211\Drawings\Preliminary\15211-Interim Site Plan.dwg



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Tel 847-870-8585 • Fax 847-870-1888

[www.horizonrealtyservices.com](http://www.horizonrealtyservices.com)

Market Analysis by

Barry J. Millman

Dundee Commons Dundee and Northgate Parkway

The Property:

Dundee Commons is strategically situated on Dundee Road a 4 lane east west corridor through the heart of Wheeling Illinois. Over 40,000 vehicles per day pass this property. Wheeling is a community of 37,648 but the 5 mile radius surrounding the site shows a population of 260,383.

Wheeling has seen a population growth of 0.4 % over the past year. Median age of the area is 40.1 and average income within 3 miles exceeds \$100,454.00. The property is within walking distance of the Wheeling Community Center, local Schools and accessible to Lake Cook Road another major thoroughfare in the area.

Employment in the region is strong with several industrial parks near the property providing an opportunity for strong daytime and evening retail entities. Total businesses in the 5 mile radius are 12,559 and there is an estimated 215,637 total daytime employees. This combined with a growing multifamily residential population ( 300 apartment units recently opened or under construction) provides an excellent back drop for the development of a retail property.

Development in the area:

Across the street from the property the Wheeling Town Center will provide a gathering place for restaurant and entertainment users, which will enhance the marketability of the Dundee Commons

development. Synergy between the entertainment users and the Dundee Commons tenants can be advantageous. Dundee Commons has excellent Street visibility and access.

The Village has developed a Strategic Plan for 2015 and 2016. Thus far the plan has provided for a new Traffic Signal at Community Boulevard blocks from the site in addition to the traffic signal at Northgate.

The Village has been supportive in identifying potential retailers for the site as well as providing a web based list of available properties. Through targeting of retailers now coming on line as well as assisting in the planning process the Village is an excellent resource in assuring the viability of the property.

Marketing:

The marketing of the site has been through web based marketing by Horizon Realty Services, an established well know Retail Brokerage with extensive knowledge of the region. Their offices are located in nearby in Buffalo Grove and Horizon has completed a number of transactions in Wheeling .

Horizon in addition to its web site has the property listed in Co Star, Loopnet, and has a strong presence at all retail functions sponsored by the International Council of Shopping Center. There is a large sign on the property announcing the development. The property will be featured at the October Meeting of Midwest Retailers in October and was presented at the ICSC in Las Vegas last May. The marketing includes working with the Economic Development Department of Wheeling who has a strong connection to many retailers seeking spaces in the region.

Horizon is also a member of the Chicago Restaurant Brokers Association and presents the property to their 100 member brokers regularly.

In an effort to assure the greatest exposure for the property the Horizon Brokers communicate regularly with the Brokers for the Wheeling Town Center to coordinate activities and work in tandem.

The immediate Market:

Vacancy in the area is actually less than 5 % in the immediate blocks. The primary competition for space is Lexington Commons on Lake Cook Road which has several large spaces in an older Center with less visibility however the vacancy rate there is high. There is also additional Vacancy at Dundee near Route 83 at several Centers with spaces in the 1200 to 5000 sf Range. The benefit of this property to the other vacancies is the new development and the nearby Wheeling Town Center which will attract the more attention.

Retailer Reaction:

Exhibit received October 5, 2016

The property began marketing in early spring of 2016. It is difficult to market a property with merely a sign and a brochure and significant cold calling and actual physical contact with other retailers and brokers is necessary. The primary impediment to marketing is that many of the likely retailers for new retail development are already represented in Wheeling. This excludes several Food retailers such as Pot Belly, Chipotle, Jimmy Johns, Panda Express, Subway, Massage Envy, as well as Fast Food giants like Mc Donalds, and KFC.

Retail Targets:

Initial Marketing went to over 100 retailers. Primary among them were:

Starbucks (alternate traffic)

Dunkin Donuts (alternate traffic)

Mod Pizza

Noodles

Blaze Pizza

Pie Five

AT and T

Verizon

T Mobile

Sprint

Le Pain Quotien

Lyfe Kitchen

Nando's

Vitamin Shoppe

GNC

Mattress Firm

Snap Kitchen

Zoup

Teavana

Aspen Dental

Lens Crafters

AAA Trave

Fruitful Yield

Great Clips

Hand and Stone Massge

UPS Store

Tide Cleaners

Buona Beef

Andys Custard

Dairy Queen

Taco Fresco

Roti

Naf Naf

Oberweiss

Whatta burger

Yolk

There has been turn downs at this point by the major wireless retailers who indicate they have nearby locations and many of the national fast food chains who say they have proximity within 5 miles

There currently is a Letter of Intent from Andy's Custard to lease the western portion of building one to construct a drive through. There is also a pending discussion with "What a Burger" for an end cap in building one.

Timing:

Marketing of a new development is a long and tedious process. Retailers have little imagination and seeing lines on paper or drawings does not provide sufficient incentive to enter into LOI. Often the activity begins when they actually see construction. However in this economy it is difficult to commence construction when there is no signed leases. We will wait for market conditions to change before we start building two