



## MEETING AGENDA

### ZONING BOARD OF APPEALS

WEDNESDAY, July 19, 2023

6:30 P.M.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, IL

*(Tentative & Subject to Change)*

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - a) April 19, 2023
4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT
5. RECEIPT OF APPEARANCES
6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE
7. PRE-HEARING AND AGENDA SETTING
  - a) V-02-23, 100 S. Garfield, Community Consolidated School District 181
8. PUBLIC HEARING
9. NEW BUSINESS
10. OLD BUSINESS
11. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the ADA Coordinator Andrianna Peterson at 630-789-7007 or by TDD at **630-789-7005** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

[www.villageofhinsdale.org](http://www.villageofhinsdale.org)

VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
April 19, 2023

Member Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, April 19, 2023 at 6:32 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**1. ROLL CALL**

**Present:** Members Gannon O'Brien, Keith Giltner, Tom Murphy, Leslie Lee, and John Podliska

**Absent:** Member Gary Moberly, Chairman Bob Neiman

**Also Present:** Director of Community Development/Building Commissioner Robb McGinnis

Due to Chairman Neiman's absence, Member Podliska made a motion, seconded by Member Lee, to **appoint Member Giltner as Chairman Pro Tem**. The motion carried with a unanimous voice vote.

**2. APPROVAL OF MINUTES**

**a) March 15, 2022**

Member Podliska moved, seconded by Member Lee, to **approve the minutes of March 15, 2022** as submitted.

**Motion carried with a unanimous voice vote.**

**3. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT -**

**a) V-01-23, 2 Salt Creek Lane, Mouse Motors**

Hearing no corrections or edits, Member Podliska moved, seconded by Member Lee to **approve case V-01-23, 2 Salt Creek Lane, Mouse Motors as submitted.**

**AYES:** Members O'Brien, Giltner, Murphy, Lee, and Podliska

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Moberly and Chairman Neiman

**Motion carried with a roll call vote of 5-0**

**4. RECEIPT OF APPEARANCES- None**

**5. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE – None**

**6. PRE-HEARING AND AGENDA SETTING - None**

1 **7. PUBLIC HEARING- None**

2  
3 **8. OLD BUSINESS - None**

4  
5 **9. NEW BUSINESS - None**

6  
7 **10. ADJOURNMENT**

8 With no further business before the Zoning Board of Appeals, Member Podliska  
9 made a motion to **adjourn the Zoning Board of Appeals of March 15, 2023.**  
10 Member Lee seconded the motion. Motion carried by a unanimous voice vote.

11  
12 The meeting adjourned at 6:35 p.m.

13  
14  
15 \_\_\_\_\_  
16 Jennifer Spires

Approved: \_\_\_\_\_



## MEMORANDUM

**TO:** Chairman Neiman and Members of the Zoning Board of Appeals

**FROM:** Robert McGinnis MCP  
Director of Community Development/Building Commissioner

**DATE:** June 30, 2023

**RE:** Zoning Variation – V-02-23; 100 S. Garfield Avenue

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In this application for variation, the applicant requests relief from the sign regulations set forth in section 9-106 of the zoning code in order to approve signage at the District 181 middle school project.

Specifically, the wall signs and flags require approval of the following variations by the Zoning Board of Appeals and Village Board:

1. Increase the number of wall signs permitted per lot from two (2) to six (6) – Section 9-106(J)(3)(b)
2. Increase the maximum gross surface area of wall signs permitted from 100 square feet to 114.7 square feet – Section 9-106(J)(4)(b)
3. Increase the maximum gross surface area of an official emblem when displayed as a wall sign from 3 square feet to 18.8 square feet – Section 9-106(J)(4)(e)
4. Increase the maximum height of the wall sign located on the east elevation facing Garfield Avenue from twenty (20) feet or no higher than the bottom of any second floor window, whichever is less, to thirty-nine (39) feet – Section 9-106(J)(5)(b)
5. Increase the size of two (2) flags from twenty-four (24) square feet to ninety-six (96) square feet – Section 9-106(F)(7)

It should be noted that the Plan Commission has reviewed and recommended approval of this request subject to approval of the variations being requested by the Zoning Board of Appeals and the Board of Trustees. Any approval by the ZBA will move forward as a recommendation.

This property is located in the 1B Institutional Building District in the Village of Hinsdale, and is located on the west side of Garfield Street between Second and Third. The property has a frontage of approximately 430', an average depth of 500', and a total square footage of approximately 214,790. The maximum FAR is .50 or approximately 107,395 square feet; there are no Building Coverage or Total Lot Coverage limitations set forth in the 1B zoning district.

cc: Kathleen Gargano, Village Manager  
Zoning file V-02-23





June 15, 2023

Village of Hinsdale Community Development Department  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

Re: Hinsdale Middle School Sign Variation Application

Dear Mr. McGinnis,

This variation application is for all of the existing building signage at the Hinsdale Middle School (HMS) property. The proposed monument sign is fully compliant and does not require any variances. The installed and proposed illumination is also fully compliant.

Five variances are being requested:

- Variance 1 - The number of wall signs permitted per lot
- Variance 2 - The maximum gross surface area of wall signs
- Variance 3 - The maximum gross surface area of an official emblem when displayed as a wall sign
- Variance 4 - The maximum height of a wall sign (Blue Ribbon emblem only)
- Variance 5 - The size of a flag

Community Consolidated School District 181 applied separately to the Village for sign permit for the six wall signs and one monument sign. The Plan Commission at its meeting of June 14, 2023 approved the signs as presented in the attached Exhibits subject to approval of the requested variations.

For the Garfield Street Blue Ribbon emblem, lighting was installed when the building was constructed and has been in place for approximately 4 years. In December 2022 controls were installed on the lighting to reduce the light level to code compliant levels. Revisions based on discussions with the Plan Commission will reduce the lighting length from 24' to 8' as the relocated emblem location is now all that will be illuminated.

Also included for informational purposes are details on the flag poles and flag lighting at HMS. The flag poles are compliant and no variation is required, as noted above an increase in the allowable size of a flag is requested in Variance 5.



A Summary Information document is included that lists each sign and flag pole, sign type, description, location, size, variances, exhibits and other details to assist in the review of this request.

A unique physical condition requiring multiple locations for building signage of sufficient size and design is created due to the building size, configuration, and use. Previous zoning approvals recognized the building size, configuration, and use as necessary to support the programmatic and enrollment needs for District 181 to provide a 21st century learning environment. The need for the signage for parents and visitors to the school included in this application is created due to the:

- Site having three street frontages
- Size of the site and building
- Use of public spaces for after school hour uses
- Multiple traffic flows and school operations for parent drop off, bussed student, staff, visitors, after school activities, deliveries, etc.
- Number of code required doors for exiting
- Security requirements for student and staff safety
- School parking requirements
- Village of Hinsdale shared Parking Deck

### Wall Signage

Building signage at any school is very important due to the large number of doors a school building has to meet code required exiting and functional requirements. It is critical to clearly identify doors to be used for entry from a visitor's first approach to the school, to their locating parking, and subsequent security check at the main office.

The location of signage and signals is important to safety and security management at the school. At HMS there could be confusion as to the location of the main building entry due to the shared Parking Deck on the north and the bus loop on the south side.

Public spaces like the gymnasium are located on the on the first floor to allow public access while securing the remainder of the building, the signage over these doors identifies this public space for visitors to the building.

Only the Blue-Ribbon emblem and the monument sign on the Garfield Street side of HMS facing another institutional use will be illuminated. No illumination is proposed on sides of the building facing residential properties.





## **Monument sign, Blue Ribbon emblem and flag pole on Garfield Street**

During the Parking Deck construction, it became clear that there was a need for identification of the main school entry and school parking entrances.

The Village of Hinsdale could not install the flag pole (required during the Village's zoning approval process for the HMS building) due to structural considerations with the deck. This flag pole had already been purchased by District 181 for the Village to install as part of the IGA for the Parking Deck construction.

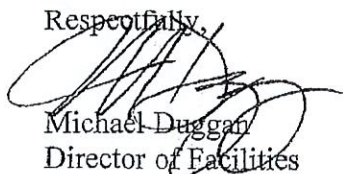
During the Village's Parking Deck construction meetings, it was determined that all these issues could be resolved by combining the flag pole, a lighted ground level monument sign, and the lighted building signage and Blue Ribbon emblem to assist visitors in identifying the Garfield Street entry to the upper-level parking. Revisions based on discussions with the Plan Commission will relocate the building signage lettering from this location to adjacent the north Parking Deck ramp at a code compliant height. With this revision both entry ramps to the upper level of the Parking Deck will be identified to direct visitors to parking and the main entry to HMS off the Parking Deck.

The combination of the Blue Ribbon emblem on the Garfield Street side of the building with the proposed flag pole and monument sign together as a single design element will adequately provide the signage and signals necessary for visitors approaching on Garfield Street to identify where to park and enter the HMS building.

Public schools are a unique building type in the Village of Hinsdale based on location, function, and as recognized by special standing under local zoning requirements in Illinois law relative to school activities and the local zoning process.

In the design of the building and signage District 181 has carefully considered its statutory duties, the educational activities in the building, and the administration and management of the building. District 181 respectfully requests that the variances requested for the Hinsdale Middle School signage be approved as requested in this application.

Respectfully,



Michael Duggan  
Director of Facilities  
Community Consolidated School District 181





19 E. Chicago Avenue, Hinsdale, IL 60521

## APPLICATION FOR VARIATION

**COMPLETE APPLICATION CONSISTS OF (10) COPIES**  
(All materials to be collated)

**FILING FEE: \$850.00**

Name of Applicant(s): Community Consolidated School District 181  
115 W. 55th Street, Clarendon Hills, IL 60514

Address of Subject Property: Hinsdale Middle School (HMS)  
100 S. Garfield Ave., Hinsdale, IL 60521

If Applicant is not property owner, Applicant's relationship to property owner:  
N/A

### FOR OFFICE USE ONLY

Date Received: \_\_\_\_\_ Zoning Calendar No. \_\_\_\_\_

PAYMENT INFORMATION: Check # \_\_\_\_\_ Check Amount \$ \_\_\_\_\_

**SECTION 1- NAME & CONTACT INFORMATION**

1. **Owner.** Name, mailing address, telephone number and email address of owner:

Name: Community Consolidated School District 181

Address: 115 W. 55th Street, Clarendon Hills, IL 60514

Telephone: 630-861-4900 email: mduggan@d181.org

2. **Applicant.** Name, address, telephone number and email address of applicant, if different from owner:

Name: same

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

3. **Consultants.** Name and contact information (phone or email) of each professional consultant advising applicant with respect to this application:

a. Attorney: \_\_\_\_\_

b. Engineer: \_\_\_\_\_

c. Architect: HBPB Architects for new sign - Dave Patton, 630-904-4300, dpatton@healybender.com

d. Contractor: \_\_\_\_\_

e. Other: Owner's Representative - Kerry Leonard, 847-420-5045, kerryleonard17@gmail.com

4. **Trustee Disclosure.** In the case of a land trust provide the name, address, telephone number and email address of all trustees and beneficiaries of the trust:

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

5. **Village Personnel.** Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

a. None

b. \_\_\_\_\_



**SECTION 2- REQUIRED DOCUMENTATION**

1. **Subject Property.** Address, PIN Number, and legal description of the subject Property, use separate sheet for legal description, if necessary.

**PIN Number:** See insert below labeled Section 2 - Required Documentation

**Address:** 100 S. Garfield Ave., Hinsdale, IL 60521

2. **Title.** Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
3. **Neighboring Owners.** List showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.  
*(Note: After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.)*
4. **Survey.** Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
5. **Existing Zoning.** Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
6. **Conformity.** Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
7. **Zoning Standards.** Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought. *(Section 4 of this application)*
8. **Successive Application.** In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.



## Section 2 – Required Documentation

### Hinsdale Middle School - Application for Variation

1. **Subject Property.**

**Address:** 100 S. Garfield Ave., Hinsdale, IL 60521

**Pin Numbers:** 09-12-130-011-0000, 09-12-130-012-0000, 09-12-130-013-0000, 09-12-130-014-0000, 09-12-130-015-0000, 09-12-130-017-0000, 09-12-123-009-0000, 09-12-123-010-0000, 09-12-123-011-0000, 09-12-123-012-0000, 09-12-123-013-0000, 09-12-123-014-0000, 09-12-123-015-0000, 09-12-123-016-0000 and 09-12-130-018-0000

**Legal Description:** THE SOUTH 31 FEET OF LOT 5 AND 6, AND ALL OF LOTS 7 AND 8 IN BLOCK 5, LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 6, AND LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 7, IN THE ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 14, 1866 AS DOCUMENT 7738, TOGETHER WITH THAT PART OF VACATED 2ND STREET LYING BETWEEN BLOCKS 5 AND 6 AND TOGETHER WITH THAT PART OF VACATED ALLEY RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID BLOCKS 5 AND 6, WHICH LIES EAST OF AND ADJOINING THE SOUTH 31 FEET OF LOT 6 AND ALL OF LOT 7 AND WEST OF AND ADJOINING THE SOUTH 31 FEET OF LOT 5 AND ALL OF LOT 8 IN BLOCK 5, EAST OF AND ADJOINING LOTS 2, 3, 6 AND 7 AND WEST OF AND ADJOINING LOTS 1, 4, 5 AND 8 IN BLOCK 6, AND THAT PART OF VACATED ALLEY RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID BLOCK 7, WHICH LIES EAST OF AND ADJOINING LOTS 2, 3, 6 AND 7 AND WEST OF AND ADJOINING LOTS 1, 4, 5 AND 8 IN BLOCK 7, IN DUPAGE COUNTY, ILLINOIS.

2. **Title.**

Chicago Title Insurance Company commitment is included at the end of this section.

3. **Neighboring Owners.**

List of name and address of neighboring property owners is attached.  
(Attachment 1 – Neighboring Property Owners)

4. **Survey.**

Plat of Survey completed by Haeger Engineering dated September 14, 2023 is attached.  
(Attachment 2 – HMS Plat of Survey)

### **Application Attachment 3**

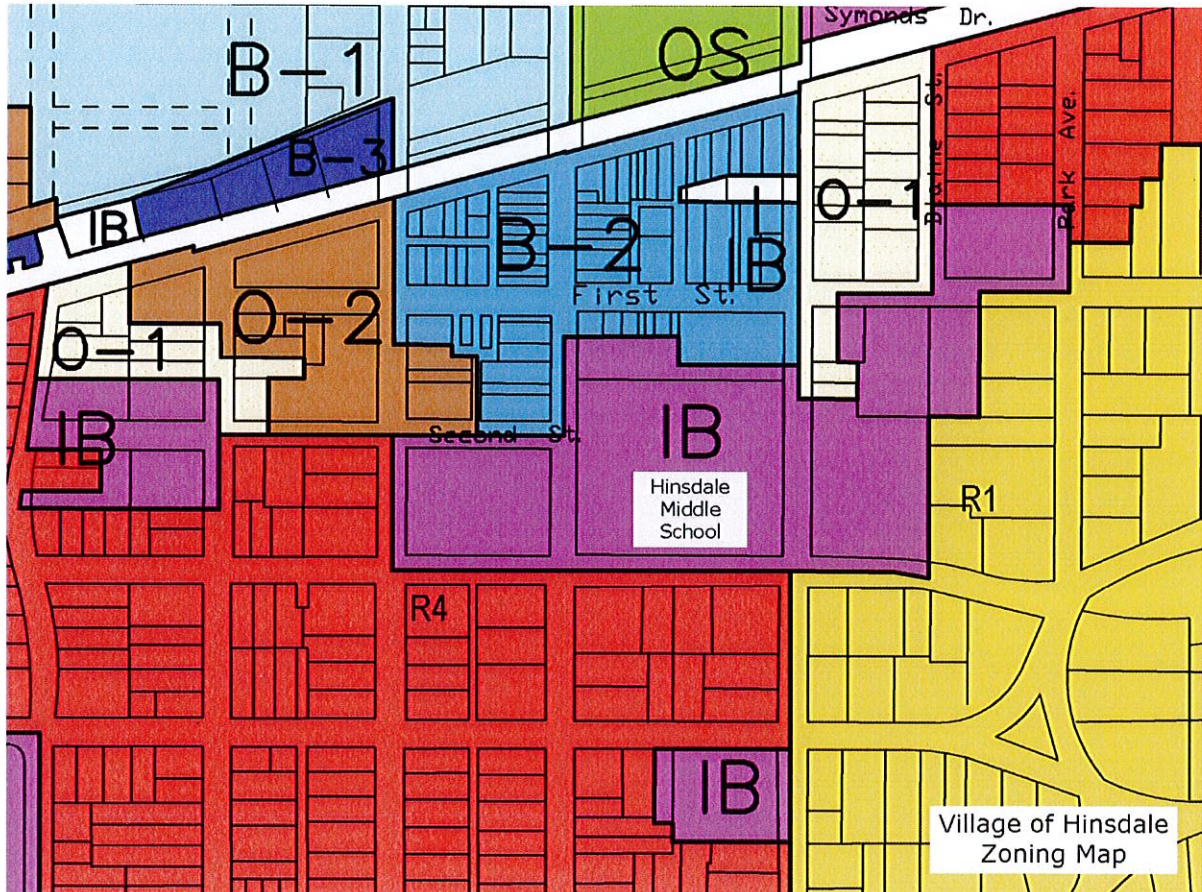
A Summary Information document is included that list each sign and flag pole, sign type, description, location, size, variances, exhibits, and other details to assist in the review of this request.

## Section 2 – Required Documentation

### Hinsdale Middle School - Application for Variation

5. **Existing Zoning.**

HMS Site is zoned IB



6. **Conformity.**

No variation is being sought regarding conformity. The property is currently zoned IB and will remain IB. The land use will not change.

7. **Zoning Standards.**

Each requirement of the Zoning Ordinance will be satisfied with the exception of the items identified in Section 3 – Zoning Relief Requested.

8. **Successive Application.** - N/A



# ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

16021074CS

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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ALTA Commitment (06/17/2006)





ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 6432 Joliet Road, Suite A Countryside, IL 60525 Main Phone: (708)482-2900 Email: ctcountryside@ctt.com	

Issued By: Chicago Title Company, LLC  
6432 Joliet Road, Suite A  
Countryside, IL 60525

### SCHEDULE A

#### ORDER NO. 16021074CS

Property Ref.: 100 S Garfield Ave, Hinsdale, IL 60521

1. Effective Date: August 26, 2016

2. Policy or (Policies) to be issued:

a.

Proposed Insured: To Be Determined  
Policy Amount: \$0.00

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

Regional Board of School Trustees of Dupage County, Illinois, a municipal corporation of the State of Illinois, and their successors in office for the use and benefit of the Community Consolidated School District Number 181, DuPage and Cook Counties, Illinois

5. The land referred to in this Commitment is described as follows:

THE SOUTH 31 FEET OF LOT 5 AND 6, AND ALL OF LOTS 7 AND 8 IN BLOCK 5, LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 6, AND LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 7, IN THE ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 14, 1866 AS DOCUMENT 7738, TOGETHER WITH THAT PART OF VACATED 2ND STREET LYING BETWEEN BLOCKS 5 AND 6 AND TOGETHER WITH THAT PART OF VACATED ALLEY RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID BLOCKS 5 AND 6, WHICH LIES EAST OF AND ADJOINING THE SOUTH 31 FEET OF LOT 6 AND ALL OF LOT 7 AND WEST OF AND ADJOINING THE SOUTH 31 FEET OF LOT 5 AND ALL OF LOT 8 IN BLOCK 5, EAST OF AND ADJOINING LOTS 2, 3, 6 AND 7 AND WEST OF AND ADJOINING LOTS 1, 4, 5 AND 8 IN BLOCK 6, AND THAT PART OF VACATED ALLEY RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID BLOCK 7, WHICH LIES EAST OF AND ADJOINING LOTS 2, 3, 6 AND 7 AND WEST OF AND ADJOINING LOTS 1, 4, 5 AND 8 IN BLOCK 7, IN DUPAGE COUNTY, ILLINOIS.

END OF SCHEDULE A

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ALTA Commitment (06/17/2006)

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## SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

## General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. Note for Information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.

- A 8. The General Taxes as shown below are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Taxes for the years 2015 and 2016.

Taxes for the years 2016 are not yet due or payable.

Tax Number: 09-12-130-011-0000, 09-12-130-012-0000, 09-12-130-013-0000, 09-12-130-014-0000, 09-12-130-015-0000, 09-12-130-017-0000, 09-12-123-009-0000, 09-12-123-010-0000, 09-12-123-011-0000, 09-12-123-012-0000, 09-12-123-013-0000, 09-12-123-014-0000, 09-12-123-015-0000, 09-12-123-016-0000 and 09-12-130-018-0000

- C 9. For any special service areas and/or sanitary districts referenced below as a Schedule B Exception, a full payment letter must be presented in conjunction with any deed to be recorded.

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ALTA Commitment (06/17/2006)





**SCHEDULE B**

(continued)

- B 10. Note: terms and conditions of the Flagg Creek Water Reclamation District amended ordinance 756, recorded March 13, 2009, as document R2009-037066, which relate to the payment of user charges prior to the sale or transfer of real estate within the districts service area, the computation of water consumption, and the evaluation of connection permits for the sale of commercial property within said service area. Ordinance provides in part that no person shall sell, transfer or otherwise convey title to or beneficial interest in any real property which is supplied with water service by the Flagg Creek Water Reclamation District without first obtaining a closing letter showing that all sewer assessments are paid in full.

Note: We should be furnished with a closing letter showing all sewer assessments are paid in full in connection with any recording to which the ordinance applies.

In the event of a transfer of the property, we should be furnished satisfactory evidence of compliance in the form of a connection letter as set forth in said ordinance.

- G 11. In order for the Company to insure the sale or transfer of school district property, the Company should be furnished a certified copy of the School Board Resolution which authorizes said transfer and evidence of any required publication of Notice of Public Sale.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- K 12. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated alleys and vacated 2nd Street

- L 13. Rights of the public and quasi-public utilities, if any, in said vacated alleys and vacated 2nd Street for maintenance therein of poles, conduits, sewers and other facilities.

- N 14. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

- M 15. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

- D 16. Easement for facilities - Hinsdale Community School District 181 to AT&T recorded June 21, 2007 as document R2007-115225 and the terms and provisions contained therein

(affects lot 8 in Block 5)

- E 17. Restrictive covenant for construction of an improvement in the public right-of-way made by and between the Community Consolidated School District No. 181 and the Village of Hinsdale relating to a decorative driveway apron, recorded August 28, 2009 as document R2009-133924

(affects Lot 8 block 5 and other property not now in question)

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ALTA Commitment (06/17/2006)

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## SCHEDULE B

(continued)

- H 18. Grants of easements made by the Regional Board of School Trustees of DuPage County, Illinois and the Village of Hinsdale for the maintenance, operation, repair, replacement or removal of an existing water main and the terms and provisions contained therein recorded as documents R77-59603 and R90-5494  
(affects part of block 5)

- I 19. Terms and provisions of an ordinance authorizing an agreement and establishing parking restrictions recorded as document R82-25643  
(affects block 5)

- J 20. Terms and provisions of agreements made by and between the Village of Hinsdale and the trustees of Scholl district 181 recorded as documents R77-96687 and R78-108796  
(affects block 5)

- O 21. A. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:

The name and address of the party who prepared the document;

The name and address of the party to whom the document should be mailed after recording;

All permanent real estate tax index numbers of any property legally described in the document;

The address of any property legally described in the document;

All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.

Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the municipalities of Addison, Aurora, Bartlett, Bolingbrook, Carol Stream, Elk Grove Village, Elmhurst, Glendale Heights, Glen Ellyn, Hanover Park, Naperville, Schaumburg, West Chicago, Wheaton, and Woodridge have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

Furthermore, all deeds and mortgages should include the current marital status of all individual parties, where appropriate. A spouse of an individual grantor or mortgagor may have to sign the deed or mortgage in order to release any applicable homestead interest

This exception will not appear on the policy when issued.

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**SCHEDULE B**

(continued)

- P 22. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
- Q 23. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
- S 24. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.  
(This note will be waived for policy).

**END OF SCHEDULE B**

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ALTA Commitment (08/17/2006)





## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

## END OF CONDITIONS

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<b>SECTION 3- ZONING RELIEF REQUESTED</b>
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1. **Ordinance Provision.** The specific provisions of the Zoning Ordinance from which a variation is sought: *(Attach separate sheet if additional space is needed.)*

See insert below labeled Section 3 - Zoning Relief Requested

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2. **Variation Sought.** The precise variation being sought, the purpose therefore, and the specific feature or features of the proposed use, construction, or development that require a variation: *(Attach separate sheet if additional space is needed.)*

See insert below labeled Section 3 - Zoning Relief Requested

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3. **Minimum Variation.** A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: *(Attach separate sheet if additional space is needed.)*

See insert below labeled Section 3 - Zoning Relief Requested

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## Section 3 – Zoning Relief Requested

### Hinsdale Middle School - Application for Variation

**1. Ordinance Provision.** *The specific provisions of the Zoning Ordinance from which a variation is sought:*

1. The number of wall signs permitted per lot – Section 9-106(J)(3)(b)
2. The maximum gross surface area of wall signs – Section 9-106(J)(4)(b)
3. The maximum gross surface area of an official emblem when displayed as a wall sign – Section 9-106(J)(4)(e)
4. The maximum height of a wall sign (Blue Ribbon emblem) – Section 9-106(J)(5)(b)
5. The size of a flag – Section 9-106(F)(7)

**2. Variation Sought.** *The precise variation being sought, the purpose therefore, and the specific feature or features of the proposed use, construction, or development that require a variation:*

1. Section 9-106(J)(3)(b) - Increase the number of wall signs permitted per lot from two (2) to six (6)
2. Section 9-106(J)(4)(b) - Increase the maximum gross surface area of wall signs permitted from 100 square feet to 114.7 square feet
3. Section 9-106(J)(4)(e) - Increase the maximum gross surface area of an official emblem when displayed as a wall sign from 3 square feet to 18.8 square feet
4. Section 9-106(J)(5)(b) - Increase the maximum height of the wall sign (Blue Ribbon emblem) located on the east elevation facing Garfield Avenue from twenty (20) feet or no higher than the bottom of any second-floor window, whichever is less, to thirty-nine feet no inches (39'-0")
5. Section 9-106(F)(7) - Increase the size of each of two flags from twenty-four (24) square feet to ninety-six (96) square feet

**Note:**

No variation is being sought for the ground sign and flag pole components of the Garfield St entrance, these items as shown are compliant with all Village of Hinsdale zoning requirements.

## Section 3 – Zoning Relief Requested

### Hinsdale Middle School - Application for Variation

3. **Minimum Variation.** *A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development:*

1. Section 9-106(J)(3)(b) – Eight wall signs were originally shown when the replacement middle school was planned, two were eliminated during design and construction. The increase in the number of building signage is necessary for identification for the operation of the school and for the safety of students and staff, increasing the number of signs to six is the minimum variation sought.
2. Section 9-106(J)(4)(b) – The area of the building wall signs is necessary for the operation of the school and for the safety of students and staff, the increase in the maximum gross surface area of wall signs permitted from 100 square feet to 114.7 square feet is the minimum variation sought.
3. Section 9-106(J)(4)(e) – The existing emblem was relocated from the old Hinsdale Middle School, the increase in the maximum gross surface area of the emblem from 3 square feet to 18.8 square feet is the minimum variation sought.
4. Section 9-106(J)(5)(b) – The Blue Ribbon emblem located on the east elevation facing Garfield Avenue are located to work with the building design, flag and monument sign the increase from twenty (20) feet or no higher than the bottom of any second-floor window, whichever is less, to thirty-nine feet no inches (39'-0") is the minimum variation sought
5. Section 9-106(F)(7) – The increase of the size of each of the two flags is required to be compliant with Illinois statute and for design standards based on the height of flag pole, the increase from twenty-four (24) square feet to ninety-six (96) square feet is the minimum variation sought.



See insert below labeled Section 4 - Standards for Variation

**SECTION 4- STANDARDS FOR VARIATION  
AS SET FORTH IN SECTION 11-503(F)  
(Fence Applications – Section 5)**

Provide an explanation of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance, and the specific facts you believe support the granting of the requested variation(s). In addition to your general explanation, you must specifically address each of the following conditions required for approval by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 4 – Standards for Variation.

- (a) **Unique Physical Condition.** The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) **Code and Plan Purposes.** The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

## Section 4 – Standards for Variation 1

### Hinsdale Middle School - Application for Variation

#### 1 - Section 9-106(J)(3)(b) Increase the number of wall signs permitted per lot from two (2) to six (6)

**(a) Unique Physical Condition:** The building size is necessary to support the programmatic and capacity needs of a middle school providing 21<sup>st</sup> century learning. The building had to be constructed in its location and configuration due to the old Hinsdale Middle School building that had to remain in use during construction. The Parking Deck adds another unique feature to the school and is subject to an Inter-Governmental Agreement with the Village of Hinsdale serving both the parking needs of the school and the parking needs of the Village. A unique physical condition requiring multiple locations for building signage of sufficient size to be clearly recognized is created due to the:

- Site having three street frontages
- Size of the site and building
- Use of public spaces for after school hour uses
- Multiple traffic flows and school operations for parent drop off, bussed student, staff, visitors, after school activities, deliveries, etc.
- Number of code required doors for exiting
- Security requirements for student and staff safety
- School parking requirements
- Village of Hinsdale shared parking

**(b) Not Self-Created:** The above unique physical condition is not a self-created condition.

**(c) Denied Substantial Rights:** The School District is responsible for the administration of the school and has statutory duties for the maintenance, operation, and development of the school. Given the unique physical conditions of the site, carrying out the strict letter of the provision would deprive the School District of the right to locate signage and signals to safely and efficiently operate the school.

**(d) Not Merely Special Privilege:** Public school districts have statutory and operational requirements unlike other owners or occupants of other lots subject to the same provision.

**(e) Code and Plan Purposes:** The variation sought would not result in use or development of the site that would not be in harmony with the general and specific purpose of this provision

**(f) Essential Character of the Area:** The variation sought would not result in any use or development of the site that would be materially detrimental to the public welfare or injurious to the enjoyment, use development, or value of properties in the vicinity.

**(g) No Other Remedy:** The new school was designed to facilitate 21<sup>st</sup> century learning philosophies, provide student and staff safety and security, and meet operational requirements of a public school. There is no other means than the requested variation to meet the reasonable use of the property.



## Section 4 – Standards for Variation 2

### Hinsdale Middle School - Application for Variation

#### 2 - Section 9-106(J)(4)(b) - Increase the maximum gross surface area of wall signs permitted from 100 square feet to 114.7 square feet

**(a) Unique Physical Condition:** The building size is necessary to support the programmatic and capacity needs of a middle school providing 21<sup>st</sup> century learning. The building had to be constructed in its location and configuration due to the old Hinsdale Middle School building that had to remain in use during construction. The Parking Deck adds another unique feature to the school and is subject to an Inter-Governmental Agreement with the Village of Hinsdale serving both the parking needs of the school and the parking needs of the Village. A unique physical condition requiring multiple locations for building signage of sufficient size to be clearly recognized is created due to the:

- Site having three street frontages
- Size of the site and building
- Use of public spaces for after school hour uses
- Multiple traffic flows and school operations for parent drop off, bussed student, staff, visitors, after school activities, deliveries, etc.
- Number of code required doors for exiting
- Security requirements for student and staff safety
- School parking requirements
- Village of Hinsdale shared parking

**(b) Not Self-Created:** The above unique physical condition is not a self-created condition.

**(c) Denied Substantial Rights:** The School District is responsible for the administration of the school and has statutory duties for the maintenance, operation, and development of the school. Given the unique physical conditions of the site, carrying out the strict letter of the provision would deprive the School District of the right to locate signage and signals to safely and efficiently operate the school.

**(d) Not Merely Special Privilege:** Public school districts have statutory and operational requirements unlike other owners or occupants of other lots subject to the same provision.

**(e) Code and Plan Purposes:** The variation sought would not result in use or development of the site that would not be in harmony with the general and specific purpose of this provision.

**(f) Essential Character of the Area:** The variation sought would not result in any use or development of the site that would be materially detrimental to the public welfare or injurious to the enjoyment, use development, or value of properties in the vicinity.

**(g) No Other Remedy:** The new school was designed to facilitate 21<sup>st</sup> century learning philosophies, provide student and staff safety and security, and meet operational requirements of a public school. There is no other means than the requested variation to meet the reasonable use of the property.

## Section 4 – Standards for Variation 3

### Hinsdale Middle School - Application for Variation

#### 3. Section 9-106(J)(4)(e) - Increase the maximum gross surface area of an official emblem when displayed as a wall sign from 3 square feet to 18.8 square feet

**(a) Unique Physical Condition:** The building size is necessary to support the programmatic and capacity needs of a middle school providing 21st century learning. The building had to be constructed in its location and configuration due to the old Hinsdale Middle School building that had to remain in use during construction. The Parking Deck adds another unique feature to the school and is subject to an Inter-Governmental Agreement with the Village of Hinsdale serving both the parking needs of the school and the parking needs of the Village.

The Blue Ribbon emblem was relocated from the old Hinsdale Middle School building, the emblem is the official emblem of the U.S. Department of Education, National Blue Ribbon School program. From the U.S. Department of Education website: “The coveted National Blue Ribbon School award affirms the hard work of students, educators, families, and communities in creating safe and welcoming schools where students master challenging and engaging content.”

The combination of the existing building sign and Blue Ribbon emblem on the Garfield Street side of the building with the proposed flag pole and monument sign together as a single design element provide the signage and signals necessary for visitors to identify where to park and enter the building. A unique physical condition is created requiring signage, symbols, and signals to clearly identify the entry to the building due to:

- Need to direct visitors to main entry of the building for the security of students and staff
- Number of entrances for code required exiting and student entry in the morning
- Need to clearly identify parking due to limited street parking around the school
- Address of Hinsdale Middle School on Garfield and Google Maps directing visitors to 3<sup>rd</sup> Street
- Need to prevent visitors from missing Garfield parking entry and having to recirculate through downtown Hinsdale
- Shared parking deck and separate designated entries for school and Village of Hinsdale parking

**(b) Not Self-Created:** The above unique physical condition is not a self-created condition.

**(c) Denied Substantial Rights:** The School District is responsible for the administration of the school and has statutory duties for the maintenance, operation, and development of the school. Given the unique physical conditions of the site, carrying out the strict letter of the provision would deprive the School District of the right to locate signage and signals to safely and efficiently operate the school.

**(d) Not Merely Special Privilege:** Public school districts have statutory and operational requirements unlike other owners or occupants of other lots subject to the same provision.

**(e) Code and Plan Purposes:** The variation sought would not result in use or development of the site that would not be in harmony with the general and specific purpose of this provision.

**(f) Essential Character of the Area:** The variation sought would not result in any use or development of the site that would be materially detrimental to the public welfare or injurious to the enjoyment, use development, or value of properties in the vicinity.

## **Section 4 – Standards for Variation 3**

### **Hinsdale Middle School - Application for Variation**

**(g) No Other Remedy:** The new school was designed to facilitate 21<sup>st</sup> century learning philosophies, provide student and staff safety and security, and meet operational requirements of a public school. There is no other means than the requested variation to meet the reasonable use of the property.



## Section 4 – Standards for Variation 4

### Hinsdale Middle School - Application for Variation

**4. Section 9-106(J)(5)(b) - Increase the maximum height of the wall sign located on the east elevation facing Garfield Avenue from twenty (20) feet or no higher than the bottom of any second-floor window, whichever is less, to thirty-nine feet no inches (39'-0")**

**(a) Unique Physical Condition:** The building size is necessary to support the programmatic and capacity needs of a middle school providing 21st century learning. The building had to be constructed in its location and configuration due to the old Hinsdale Middle School building that had to remain in use during construction. The Parking Deck adds another unique feature to the school and is subject to an Inter-Governmental Agreement with the Village of Hinsdale serving both the parking needs of the school and the parking needs of the Village.

A unique physical condition is created requiring signage, symbols, and signals to clearly identify the entry to the building due to:

- Need to direct visitors to main entry of the building for the security of students and staff
- Number of entrances for code required exiting and student entry in the morning
- Need to clearly identify parking due to limited street parking around the school
- Address of Hinsdale Middle School on Garfield and Google Maps directing visitors to 3<sup>rd</sup> Street
- Need to prevent visitors from missing Garfield parking entry and having to recirculate through downtown Hinsdale
- Shared parking deck and separate designated entries for school and Village of Hinsdale parking

**(b) Not Self-Created:** The above unique physical condition is not a self-created condition.

**(c) Denied Substantial Rights:** The School District is responsible for the administration of the school and has statutory duties for the maintenance, operation, and development of the school. Given the unique physical conditions of the site, carrying out the strict letter of the provision would deprive the School District of the right to locate signage and signals to safely and efficiently operate the school.

**(d) Not Merely Special Privilege:** Public school districts have statutory and operational requirements unlike other owners or occupants of other lots subject to the same provision.

**(e) Code and Plan Purposes:** The variation sought would not result in use or development of the site that would not be in harmony with the general and specific purpose of this provision.

**(f) Essential Character of the Area:** The variation sought would not result in any use or development of the site that would be materially detrimental to the public welfare or injurious to the enjoyment, use development, or value of properties in the vicinity.

**(g) No Other Remedy:** The new school was designed to facilitate 21<sup>st</sup> century learning philosophies, provide student and staff safety and security, and meet operational requirements of a public school. There is no other means than the requested variation to meet the reasonable use of the property.

## Section 4 – Standards for Variation 5

### Hinsdale Middle School - Application for Variation

#### 5. Section 9-106(F)(7) - Increase the size of each of the two flags from twenty-four (24) square feet to ninety-six (96) square feet

**(a) Unique Physical Condition:** The building size is necessary to support the programmatic and capacity needs of a middle school providing 21<sup>st</sup> century learning. Hinsdale Middle School is a large three-story building to meet the programmatic requirements.

A flag size and flag pole height should be selected and designed based on their location relative to the structure and the size of the building they serve.

**(b) Not Self-Created:** The above unique physical condition is not a self-created condition.

**(c) Denied Substantial Rights:** Carrying out the strict letter of the provision would deprive the District of the right to meet the School District's statutory requirement to provide "a good and sufficient flag-staff or pole" and a "United States national flag of not less than of four by eight feet" as required by the Illinois Flag Display Act (5 ILCS 465/3).

**(d) Not Merely Special Privilege:** Public school districts have statutory requirements to provide a flag pole and flag.

**(e) Code and Plan Purposes:** The flag pole heights and locations are in compliance with Village of Hinsdale zoning ordinances and no variation is being sought for the flag pole. The variation sought would not result in use or development of the site that would not be in harmony with the general and specific purpose of this provision.

**(f) Essential Character of the Area:** The variation sought would not result in any use or development of the site that would be materially detrimental to the public welfare or injurious to the enjoyment, use development, or value of properties in the vicinity.

**(g) No Other Remedy:** The new school was designed to facilitate 21<sup>st</sup> century learning philosophies, provide student and staff safety and security, and meet operational requirements of a public school. There is no other means than the requested variation to meet the reasonable use of the property.

The Village of Hinsdale could not install the flag pole (required during the Village's zoning approval process for the HMS building) due to structural considerations with the parking deck. This flag pole had already been purchased by District 181 for the Village to install as part of the approved documents referenced in the IGA for the Parking Deck construction. The flag pole height is compliant with Village ordinances.

A variation would be required from the Village's Zoning Ordinance under any circumstances for the School District to meet the State of Illinois statutory requirements.



- (f) **Essential Character of the Area.** The variation would not result in a use or development of the Subject Property that:
- (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
  - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
  - (3) Would substantially increase congestion in the public streets due to traffic or parking; or
  - (4) Would unduly increase the danger of flood or fire; or
  - (5) Would unduly tax public utilities and facilities in the area; or
  - (6) Would endanger the public health or safety.
- (g) **No Other Remedy.** There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.

#### **Section 5 - N/A**

<p style="text-align: center;"><b>SECTION 5- STANDARDS FOR VARIATION – FENCES AS SET FORTH IN SECTION 9-12-3(J)</b></p>
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You must specifically address each of the following conditions required for approval of a fence by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 5 – Standards for Variation - Fences.

- (a) Applicant is affected by unique circumstances which create a hardship justifying relief.
- (b) Will not alter the essential character of the locality.
- (c) Will be in harmony with the general purpose and intent of the code.
- (d) Will set no unfavorable precedent either to the locality or to the Village as a whole.
- (e) Will be the minimum necessary to afford relief to the applicant.
- (f) Will not adversely affect the public safety and general welfare.



<p style="text-align: center;"><b>SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS</b></p>
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1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements. If applicable, include any grading changes being proposed.

***In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.***

## **Section 6 – Subject Property Architectural Drawings/Surveys – Exhibits**

### **Hinsdale Middle School - Application for Variation**

The following Exhibits are included to support the Hinsdale Middle School request for each variation:

**Variation 1** - Increase the number of wall signs permitted per lot from two (2) to six (6) and,

**Variation 2** - Increase the maximum gross surface area of wall signs permitted from 100 square feet to 114.7 square feet

- Exhibit 1 - Wall Sign 1 Details
- Exhibit 2 - Wall Sign 2 Details
- Exhibit 3 - Wall Sign 3 Details
- Exhibit 4 - Wall Sign 4 Details
- Exhibit 5 - Wall Sign 5 Details
- Exhibit 6 - Emblem Wall Sign 6 Details

**Variation 3** - Increase the maximum gross surface area of an official emblem when displayed as a wall sign from 3 square feet to 18.8 square feet

- Exhibit 6 - Emblem Wall Sign 6 Details
- Exhibit 6A - Rendering Proposed Garfield St Entry Signage

**Variation 4** - Increase the maximum height of the wall sign located on the east elevation facing Garfield Avenue from twenty (20) feet or no higher than the bottom of any second-floor window, whichever is less, to thirty-nine feet no inches (39'-0")

- Exhibit 6 - Emblem Wall Sign 6 Details
- Exhibit 6A - Rendering Proposed Garfield St Entry Signage
- Exhibit 8 - Garfield Street Wall Sign Illumination-INFORMATIONAL

**Variation 5** - Increase the size of the two flags from twenty-four (24) square feet to ninety-six (96) square feet

- Exhibit 9 - Flag Poles and Flag Details

#### **Informational Exhibits:**

Included in this application are exhibits to provide additional information on signage and flag pole components. No variation is being sought for the ground sign, flag pole, and lighting components of the Garfield St wall and monument signage, these items are compliant with all Village of Hinsdale zoning requirements. A site plan is also included showing the street frontage dimensions of the HMS building on the three public streets of the property.

- Exhibit 7 - Monument Sign 7
- Exhibit 8 - Garfield St Wall Sign Illumination
- Exhibit 10 – HMS Building Frontage

Note: Application Attachment 3 summarizes each sign and flag pole, sign type, description, location, size, variances, exhibits, and other details to assist in the review of this request.

**SECTION 7- EXPLANATION OF FEES & APPLICANT SIGNATURE**

1. **Application Fee and Escrow.** Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. **Additional Escrow Requests.** Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. **Establishment of Lien.** The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the application, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

By signing below, the owner or their authorized representative, states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Applicant(s): Community Consolidated School District 181  
Michael Duggan, Director of Facilities

Signature of Applicant: 

Signature of Applicant: \_\_\_\_\_

Date: 6.15.23



<p style="text-align: center;"><b>ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT</b></p>
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The Hinsdale Zoning Board of Appeals (ZBA) unanimously approved and adopted the following rules governing written submissions and oral arguments on November 15, 2017:

1. No party is required to submit legal briefs or letters to the ZBA in support of any zoning appeal or variance request. The only documents that any appellant or zoning variance applicant must submit are the appeal forms and/or variance request forms and accompanying materials already required under the Hinsdale Zoning Code. The party that filed the appeal or the variance request need not retain counsel to represent them, but they may do so if they wish.
2. If any party wishes to submit a separate legal brief or letter detailing the reasons why the ZBA should grant such appeal or variance request, then such party shall deliver to the Zoning Board of Appeals at Hinsdale Village Hall, 19 E. Chicago Avenue, ten (10) signed copies of such briefs or letters at least 14 days before the ZBA meeting when the ZBA will hold the hearing, the appeal, or the variance application.
3. Within seven days thereafter, the Village of Hinsdale may, but is not required, to file a brief or letter in response to any brief or letter that any other party has filed. Any such letter or brief that the Village may file in response shall conform to all of the requirements established in these rules.
4. Any brief or letter submitted in support of or in response to any such letter or brief must be on 8-1/2" by 11" paper. The text must be double-spaced, but quotations more than two lines long may be indented and single-spaced. The type face must be 14 point type or larger. A one inch margin is required at the top, bottom, and each side of each page. Each page must have a page number at the bottom.
5. No such briefs or letters shall exceed 12 pages unless the ZBA grants a party's request for an extension of that page limit. Footnotes are discouraged.
6. If any such letter or brief cites to any legal authority, then the letter or brief must contain an index indicating each page number of the letter or brief which cites to that legal authority.
7. If any such brief or letter refers to any other documents, then all such documents must be attached as exhibits. Every such exhibit attached to the brief or letter must be identified with an exhibit number, and must be preceded by a numbered tab corresponding with the exhibit number that protrudes on the right hand side of such brief or letter. All such exhibits must be legible.

pg. 9

8. Any such brief or letter containing less than 20 pages of text and exhibits combined must be firmly stapled in the upper left hand corner of the brief or letter. Briefs or letters that contain more than 20 pages of combined text and exhibits must be spiral bound on the left hand side in a manner that does not interfere with the legibility of any such text or exhibits.
9. If any such brief or letter cites any code section, ordinance, statute, or court decision, then such legal authority must be attached in its entirety as an exhibit to the brief or letter, and the exhibit number must be included in the index required under paragraph 6.
10. The ZBA will not consider briefs or letters that do not meet all of these requirements.
11. At the hearing on any such appeal or variance request, the party that filed the appeal or the variance request has a maximum of 15 minutes to present their initial arguments regarding why the ZBA should grant such appeal or variance request; the Village may then have a maximum of 15 minutes to respond; and the party that filed the appeal or variance request may then have five minutes to reply. These time limits may be extended by a maximum of five minutes per side in the ZBA's discretion. These time limits apply only to oral argument by a party to the ZBA regarding whether the facts support a conclusion that the ZBA should grant the appeal or variance request under the applicable zoning standards, but not to any witness testimony that any party may wish to present.
12. Any non-party to any such appeal or variance request who wishes to address the ZBA at the hearing on any such appeal or variance request, may have a maximum of five minutes to address the ZBA regarding whether the ZBA should grant the appeal or variance request.

Adopted by the Zoning Board of Appeals on November 15, 2017.



# Hinsdale Middle School

## List of Neighboring Owners - 2022

Name	PIN	Address	Town	State	Zip
TRP 50 Garfield Street	912129013	50 S Garfield	Hinsdale	IL	60521
TRP 35 FIRST STREET LLC	912129012	35 E 1st Street	Hinsdale	IL	60521
GREEN CANDLE LLC	912129011	33 E 1ST ST	Hinsdale	IL	60521
AUGERIS 27631, JAMES	912129010	29 E 1ST ST	Hinsdale	IL	60521
LAKE FOREST B&T CO 1010	912129009	25 E 1ST ST	Hinsdale	IL	60521
HINSDALE FIRST LLC	912128018	11-21 E 1ST ST	Hinsdale	IL	60521
JDR INVESTMENT PROPERTIES	912128016	53 S WASHINGTON ST	Hinsdale	IL	60521
THERMOS TR, NICHOLAS J	912128015	49 S WASHINGTON ST	Hinsdale	IL	60521
OOR	912128012	43 S WASHINGTON ST	Hinsdale	IL	60521
HINSDALE LM PROPERTIES	912130016	26 E 1ST ST	Hinsdale	IL	60521
HINSDALE CHAMB COMMERCE	912130021	22 E 1ST ST	Hinsdale	IL	60521
EIGHTEEN EAST HINSDALE LL	912130006	18-20 E 1ST ST	Hinsdale	IL	60521
MC KEAGUE TR	912130005	16 E 1ST ST	Hinsdale	IL	60521
FIRST CHURCH OF CHRIST	912130004	14 E 1ST ST	Hinsdale	IL	60521
WAYNE HUMMER TR 1739	912130003	10-12 E 1ST ST	Hinsdale	IL	60521
8E1 HINSDALE LLC	912130002	8 E 1ST ST	Hinsdale	IL	60521
ML 101 WASHINGTON LLC	912130001	101 S WASHINGTON ST	Hinsdale	IL	60521
GO HINSDALE LLC	912201007	105 E 1ST ST	Hinsdale	IL	60521
GARFIELD AND FIRST LLC	912207001	101 E 1ST ST	Hinsdale	IL	60521
GRACE CHURCH	912207002	120 E 1ST ST	Hinsdale	IL	60521
DAVIS, THOMAS & LORETTA	912207007	111 S GARFIELD AVE	Hinsdale	IL	60521
SCHRAMKO, CHRISTOPHER & C	912207008	115 S GARFIELD AVE	Hinsdale	IL	60521
UNION CHURCH OF HINSDALE	912207009	137 S GARFIELD AVE	Hinsdale	IL	60521
SOUTH GARFIELD GREEN LLC	912211001	305 S GARFIELD AVE	Hinsdale	IL	60521
WATERMAN, KRISTY N	912211002	118 E 3RD ST	Hinsdale	IL	60521
ELDER, CHRISTOPHER & AMY	912211005	321 S GARFIELD AVE	Hinsdale	IL	60521
OLES, JAMES & S STARKSTON	912131004	306 S GARFIELD AVE	Hinsdale	IL	60521
PRAME, THOMAS & AMY	912131009	318 S GARFIELD AVE	Hinsdale	IL	60521
MARSH, DOLORES F	912131008	23 E 4TH ST	Hinsdale	IL	60521
BETZ, E & K MINNS	912131007	11 E 4TH ST	Hinsdale	IL	60521

# Hinsdale Middle School List of Neighboring Owners - 2022

LOVELACE, THOMAS & L TR	912131006	323 S WASHINGTON ST	Hinsdale	IL	60521
SHAH, NEEL & CAROLINE	912131005	315 S WASHINGTON ST	Hinsdale	IL	60521
CASTEN, JUDITH & THOMAS	912131001	8 E 3RD ST	Hinsdale	IL	60521
SCHNEIDER, ROBYN & DENISE	912131002	20 E 3RD ST	Hinsdale	IL	60521
EAST THIRD LLC	912131003	30 E 3RD ST	Hinsdale	IL	60521
MEHTA, AMIT & RATI	912124007	314 S WASHINGTON ST	Hinsdale	IL	60521
COFFEY, THOMAS P & MARY A	912124006	304 S WASHINGTON ST	Hinsdale	IL	60521
RHATIGAN, HANNAH & LIAM	912124002	313 S LINCOLN ST	Hinsdale	IL	60521
CTLTC 8002357262	912124001	307 S LINCOLN ST	Hinsdale	IL	60521
ABDO, ELIZABETH	912117013	314 S LINCOLN ST	Hinsdale	IL	60521
FIRST AM BK FN10118816	912117010	318 S LINCOLN ST	Hinsdale	IL	60521
PARSONS, DAVID & MARY TR	912117008	117 W 4TH ST	Hinsdale	IL	60521
GRONLUND TR, C & J TOMB	912117006	121 W 4TH ST	Hinsdale	IL	60521
STEWART, TYSON & STEFANIE	912117005	321 S GRANT ST	Hinsdale	IL	60521
KRAMER, DOUGLAS R & LISA	912117001	126 W 3RD ST	Hinsdale	IL	60521
CURTIN TR, JAMES S	912117002	122 W 3RD ST	Hinsdale	IL	60521
JMPJOP LLC	912117012	118 W 3RD ST	Hinsdale	IL	60521
PETERCHAK, J & J PICERNE	912117004	304 S LINCOLN ST	Hinsdale	IL	60521
CAREY, FRANCIS & JEAN TR	912116006	204 S LINCOLN ST	Hinsdale	IL	60521
TSCHOSIK, PATRICK & E	912116010	210 S LINCOLN ST	Hinsdale	IL	60521
HUTCHINS, SAMANTHA & R	912116009	218 S LINCOLN ST	Hinsdale	IL	60521
HARTMANN JR, FRED & SALLY	912116005	119 W 3RD ST	Hinsdale	IL	60521
MOSTHOF, MARCUS	912116004	123 W 3RD ST	Hinsdale	IL	60521
BAJADEK, DANIEL&ELIZABETH	912116003	127 W 3RD ST	Hinsdale	IL	60521
TWEEDIE, DAVID J	912116001	126 W 2ND ST	Hinsdale	IL	60521
RIORDAN, BRIAN & KELLY	912116002	116 W 2ND ST	Hinsdale	IL	60521
SBC	912115010	120 S LINCOLN ST	Hinsdale	IL	60521
HARRIS BANK OF HINSDALE	912115003	114 W 1ST ST	Hinsdale	IL	60521
BFC PROPERTIES INC ET AL	912122007	21 W 2ND ST	Hinsdale	IL	60521
111 LINCOLN LLC	912122005	111 S LINCOLN ST	Hinsdale	IL	60521
WESTERN SPRINGS FRUIT STO	912122001	26 W 1ST ST	Hinsdale	IL	60521



# Hinsdale Middle School

## List of Neighboring Owners - 2022

### Attachment 1

HOME SPACE LLC	912122002	22 W 1ST ST	Hinsdale	IL	60521
JJCJ LLC	912122003	18 W 1ST ST	Hinsdale	IL	60521
14 WEST 1ST ST LLC	912122004	14 W 1ST ST	Hinsdale	IL	60521
ODEGARD PROPERTIES	912122008	102-04 S WASHINGTON ST	Hinsdale	IL	60521
112-114 WASHINGTON ST LLC	912122015	112-14 S WASHINGTON ST	Hinsdale	IL	60521
ROCK RUBICON LLC HINSDALE	912122013	116-18 S WASHINGTON ST	Hinsdale	IL	60521
120 WASHINGTON STREET LLC	912122014	120 S WASHINGTON ST	Hinsdale	IL	60521

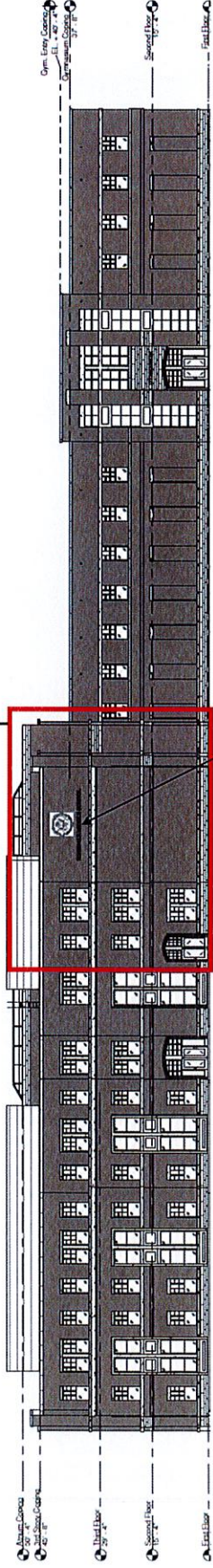


# Sign No. 6 – Blue Ribbon Emblem – East

Wall Sign 6 Area: 18.8 SF

- Sign No. 6 - Variances Being Requested:**
1. The number of wall signs permitted per lot
  2. The maximum gross surface area of wall signs
  3. The maximum gross surface area of an official emblem when displayed as a wall sign
  4. The maximum height of a wall sign

Note: Gymnasium elevation is behind Parking Deck, 326'-10" west of east elevation on Garfield St.



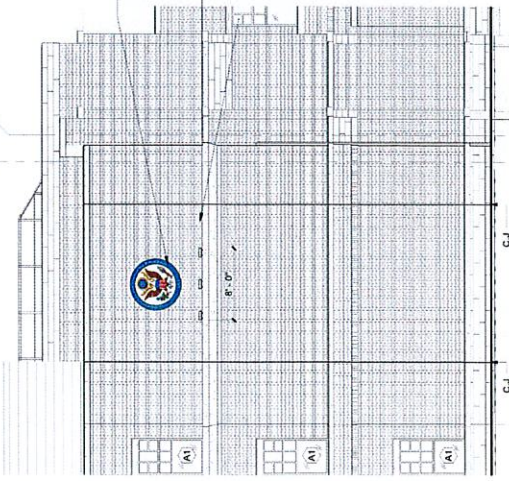
## Hinsdale Middle School East Elevation

6.

Note: "Hinsdale Middle School" pin lettering is to be relocated to north wall of Gymnasium, see Exhibit 5. See enlarged elevation below and Exhibit 6A for rendering of this area as now proposed.

LADDER  
ARCHITECTURAL  
S, TYP

A8  
A8.2



RELOCATE BLUE RIBBON  
EMBLEM TO NORTH WALL OF  
BUILDING MOUNT AS REQUIRED

PROVIDE LIGHT FIXTURES  
AND POWER FOR  
ILLUMINATION

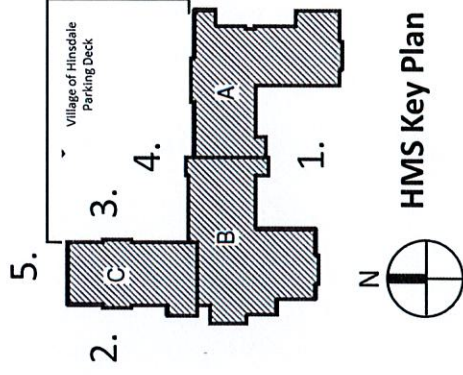
52"

Note: Top of Blue Ribbon  
emblem is 39'-0" above first  
floor elevation



## Garfield Street – Blue Ribbon Emblem

Emblem Dimensions – 26" radius



HMS Key Plan

52"

7.

East  
Elevation

6.

June 15, 2023

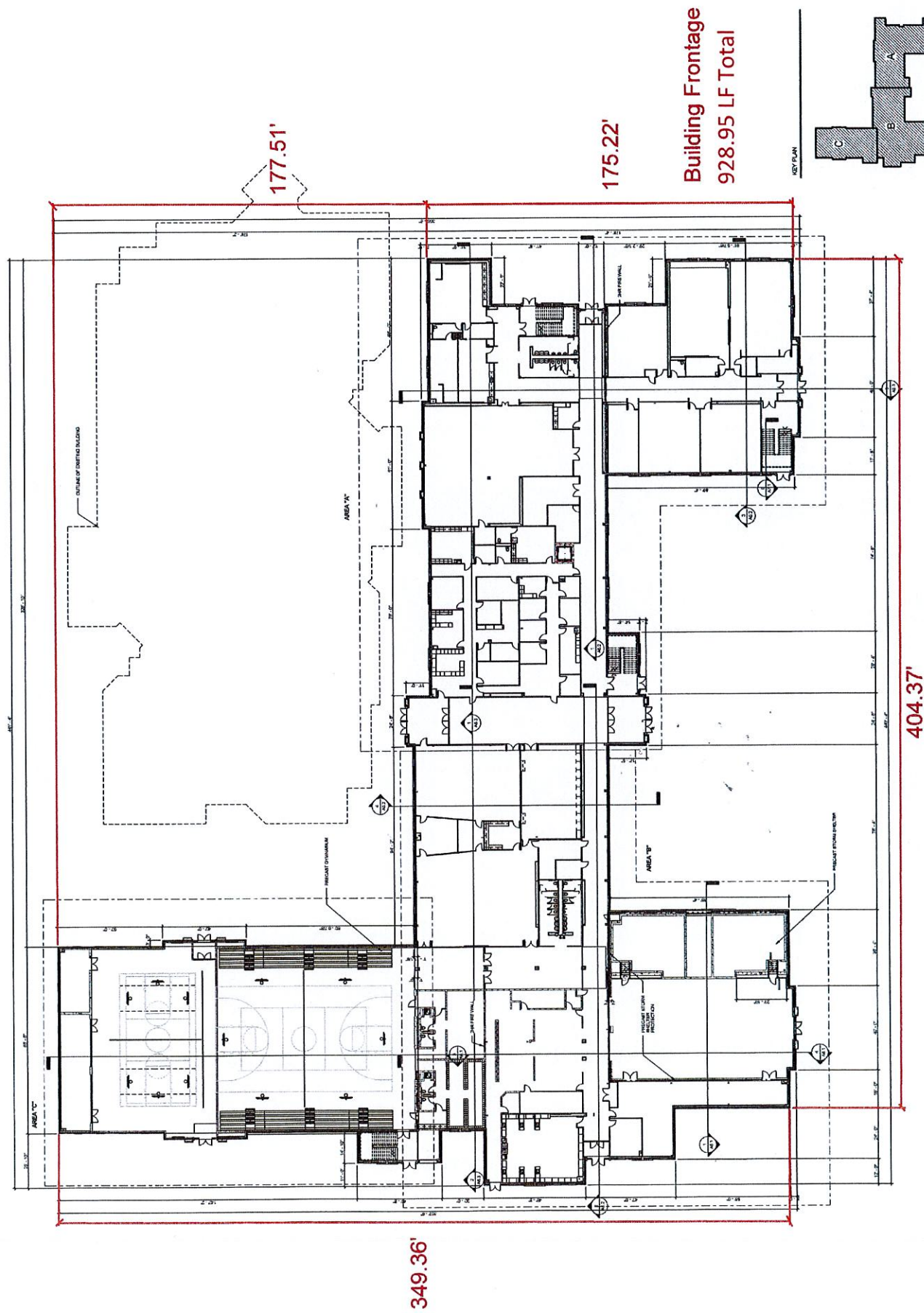


Exhibit 10 – HMS Building Frontage

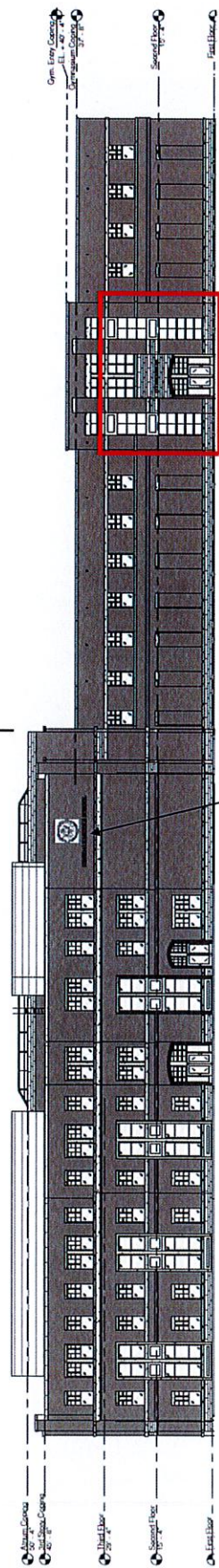


# **Sign No. 3 – “Gymnasium” – East**

Wall Sign 3 Area: 9.5 SF

**Sign No. 3 - Variances Being Requested:**  
 1. The number of wall signs permitted per lot  
 2. The maximum gross surface area of wall signs

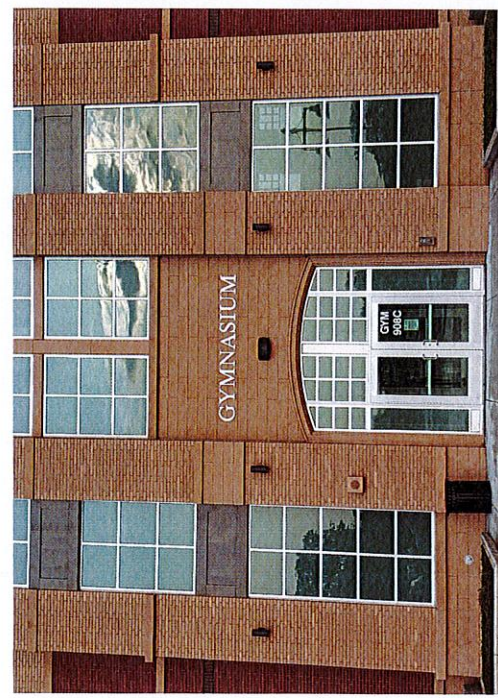
Note: Gymnasium elevation is behind Parking Deck, 326'-10" west of east elevation on Garfield St.



Hinsdale Middle School East Elevation

3.

Note: "Hinsdale Middle School" pin lettering is to be relocated to north wall of Gymnasium, see Exhibit 5. See Exhibit 6A for rendering of this area as now proposed.

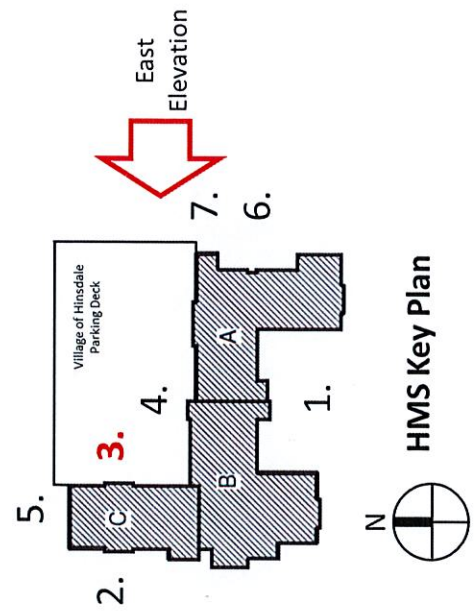


East Gym Entry – “Gymnasium” Signage

114.5" 12" GYMNASIUM

STYLE	Times New Roman 12"
FINISH	1200-V. Clear Anodize
MATERIAL	1" Depth Aluminum
PRODUCT TYPE	Cast
STANDARD STUD MOUNT. MOUNTING PATTERN.	

Lettering Shop Drawing

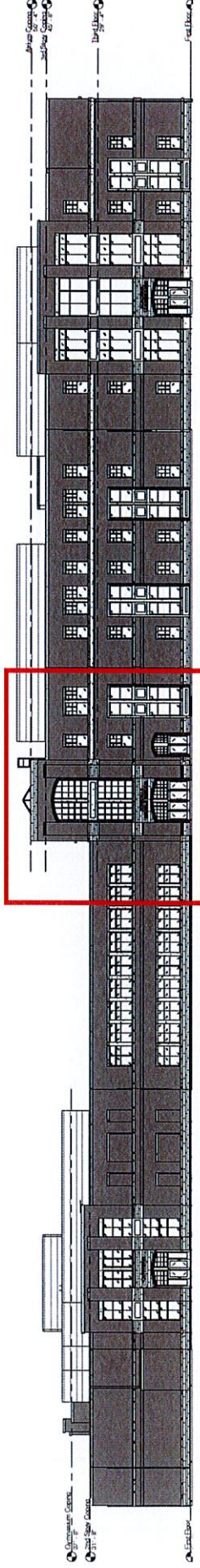


June 15, 2023



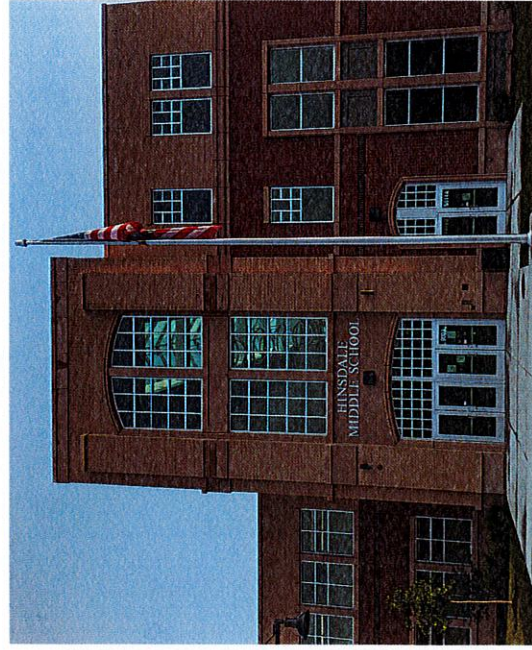
# Flag Pole & Flag 1 – South

Flag Pole and Flag 1 – Variance Being Requested:  
 5. The size of a flag  
 Flag Pole is compliant – no variance required



Hinsdale Middle School South Elevation

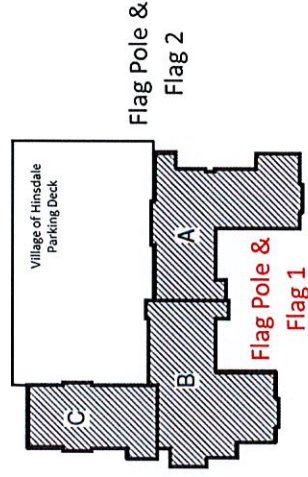
## Flag Pole and Flag 1



South Entry – Flag Pole & Flag 1



HMS Key Plan



South Elevation

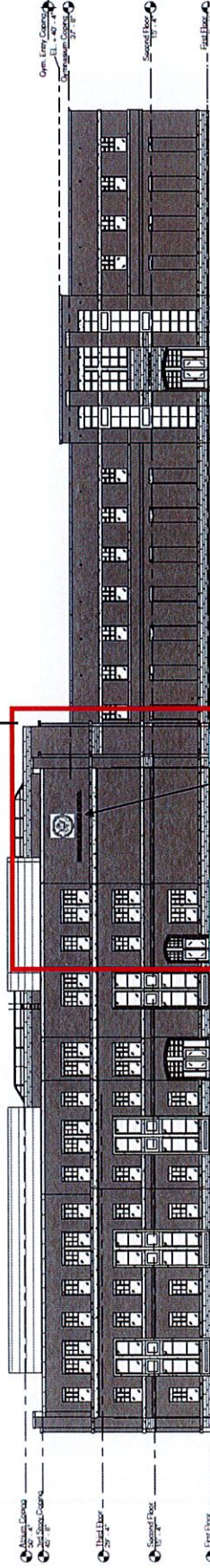
June 15, 2023

# Flag Pole & Flag 2 – East

## Flag Pole and Flag 2 – Variance Being Requested:

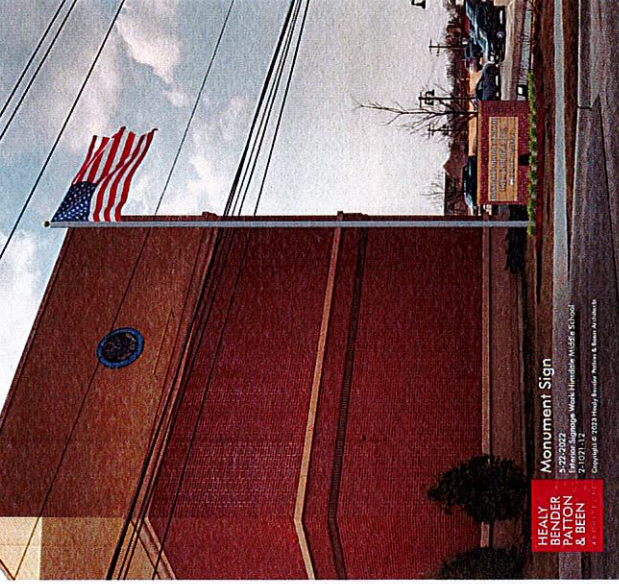
5. The size of a flag  
Flag Pole is compliant – no variance required

Note: Gymnasium elevation is behind Parking Deck, 326'-10" west of east elevation on Garfield St.

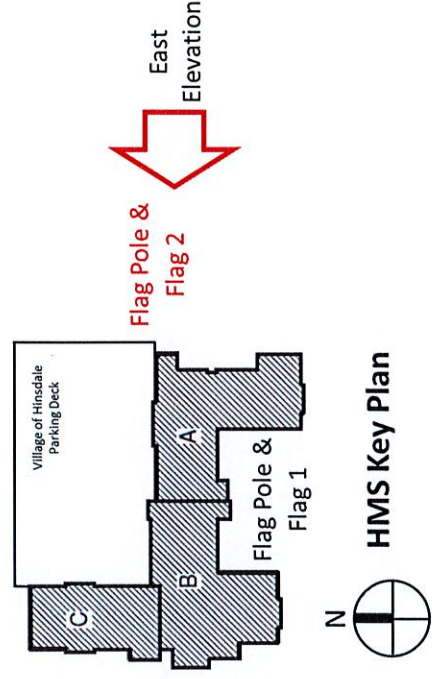


Hinsdale Middle School East Elevation

## Flag Pole & Flag 2



Note: "Hinsdale Middle School" pin lettering is to be relocated to north wall of Gymnasium, see Exhibit 5. See rendering on this page of this area as now proposed.



Garfield Street – Flag Pole and Flag 2 with Monument Sign (7) and Emblem (6)



Flag Pole & Flag 1 & 2 – Flag Pole Height

**BULLEY & ANDREWS**  
Building Matters®  
Bulley & Andrews LLC  
1755 W. Armitage Avenue  
Chicago IL 60622  
USA

TRANSMITTAL  
No. TRN0556

PROJECT: School District 181 - New Hinsdale Middle School  
TO: CORDOGAN CLARK & ASSOC  
715 N WELLS ST  
CHICAGO IL 60610  
UNITED STATES  
DATE: 07/20/2018  
RE: 103500-Flagpole

ATTN: Alex Lopez		JOB: 116190	
WE ARE SENDING:		SUBMITTED FOR:	
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Approval	<input type="checkbox"/> Approved as Submitted	
<input type="checkbox"/> Letter	<input type="checkbox"/> Your Use	<input type="checkbox"/> Approved as Noted	
<input type="checkbox"/> Prints	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan	
<input type="checkbox"/> Change Order	<input type="checkbox"/> Review and Comment	<input type="checkbox"/> Resubmit	
<input type="checkbox"/> Plans	<input type="checkbox"/> Submit	<input type="checkbox"/> Submit	
<input type="checkbox"/> Samples	<input type="checkbox"/> SENT VIA:	<input type="checkbox"/> Returned	
<input type="checkbox"/> Specifications	<input type="checkbox"/> Attached	<input type="checkbox"/> Returned for Corrections	
<input type="checkbox"/> Other:		<input checked="" type="checkbox"/> Due Date: 07/27/2018	
<input type="checkbox"/> Submittal:		<input type="checkbox"/> Other:	

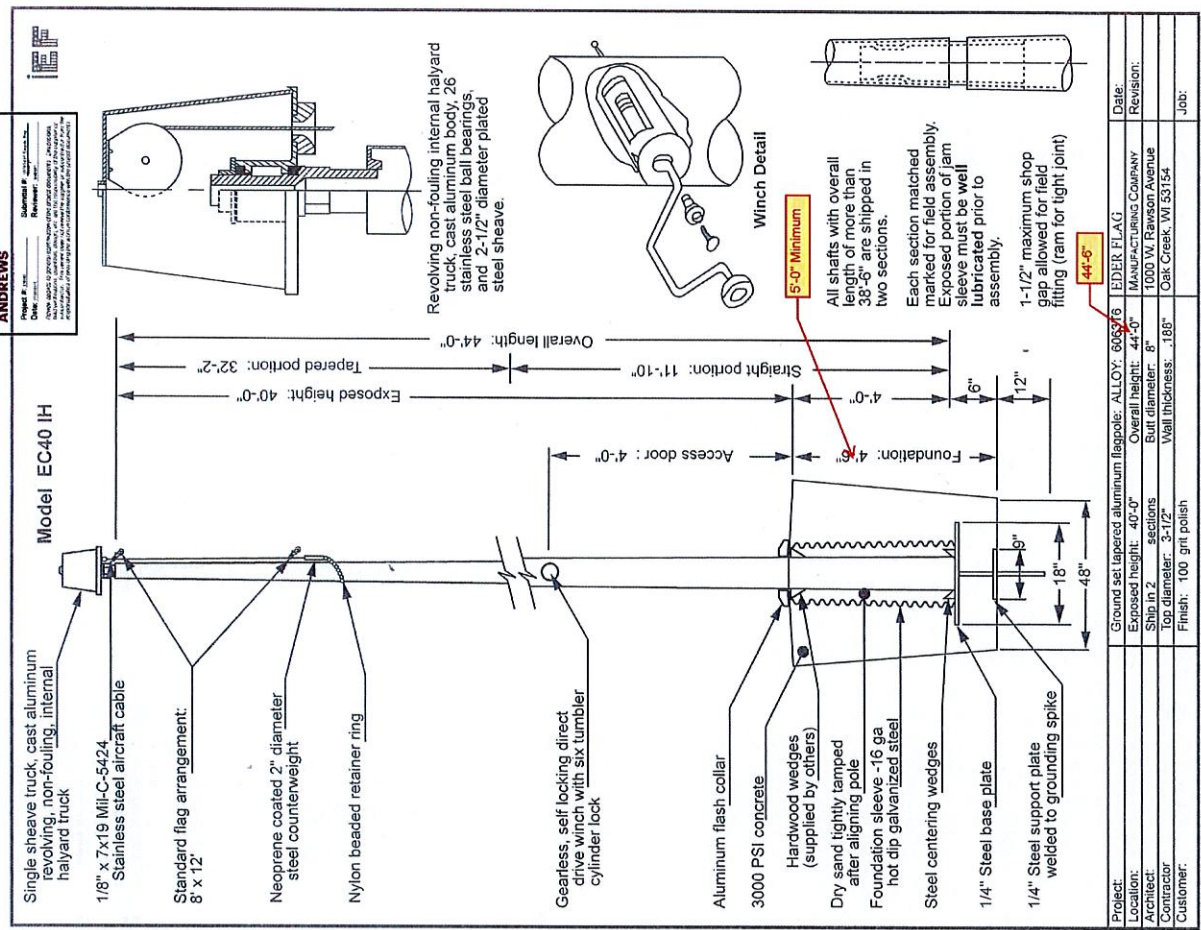
Line	Item	Package	Code	Rev.	Qty	Date	Description	Status
1	Submittal	103500	103500-001	1	1	07/20/2018	Flagpole Shop Drawings	New

**SMITHGROUP JR**  
SUBMITTAL REVIEW STAMP  
www.smithgroupjr.com

Review is only for the limited purpose of checking for general conformance with the information given and the design concept expressed in the Contract Documents. The Final Review Code on the Submittal Review Sheet shall prevail.	
REVIEW CODE	Project No.
<input type="checkbox"/> Approved (AP)	21020 000
<input checked="" type="checkbox"/> Approved as Noted (AN)	103500-001
<input type="checkbox"/> Resubmit (NR)	J. Helfrich
<input type="checkbox"/> Rejected (RJ)	07/30/2018
<input type="checkbox"/> Contract Documents (X)	Review Date
<input type="checkbox"/> Information Only -	

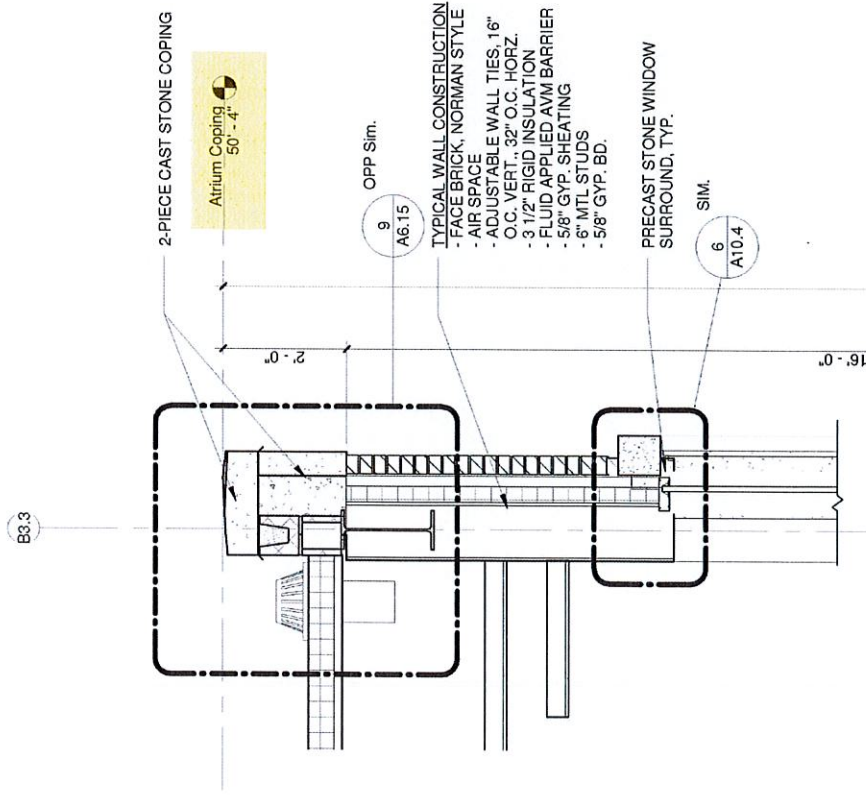
REMARKS: Attached 40' tall flagpole has been submitted per owner/architect request in lieu of 25' tall flagpole shown per the contract drawings.

**Note:**  
Flag pole shop drawing documenting flag pole height of 44'-6"





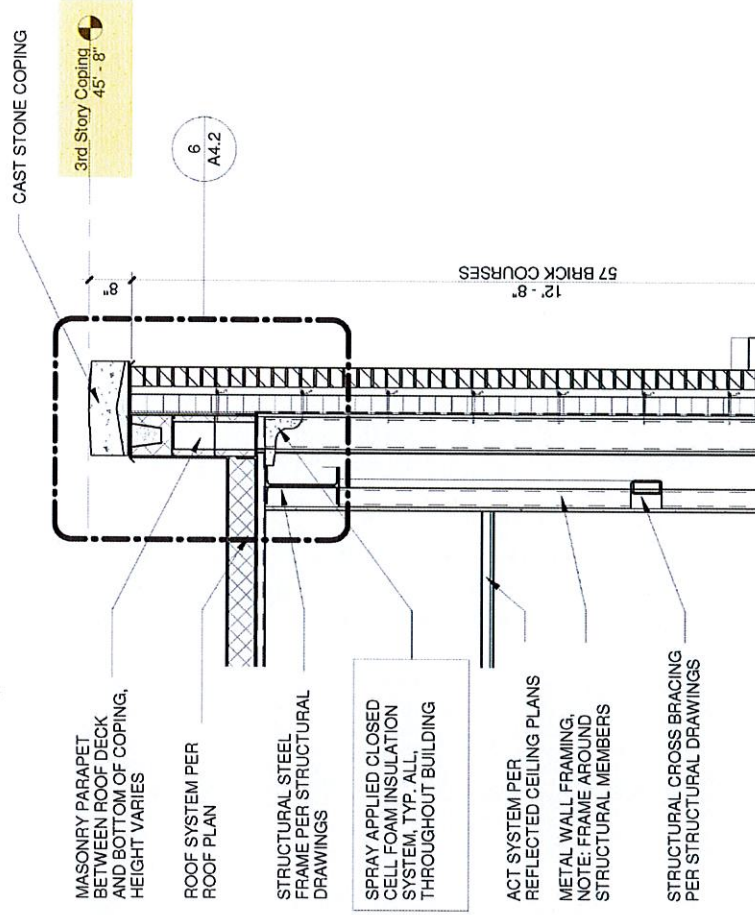
## Flag Pole & Flag 1 & 2 – Flag Pole Height



HMS building section indicating 50'-4" building height at south

### Notes:

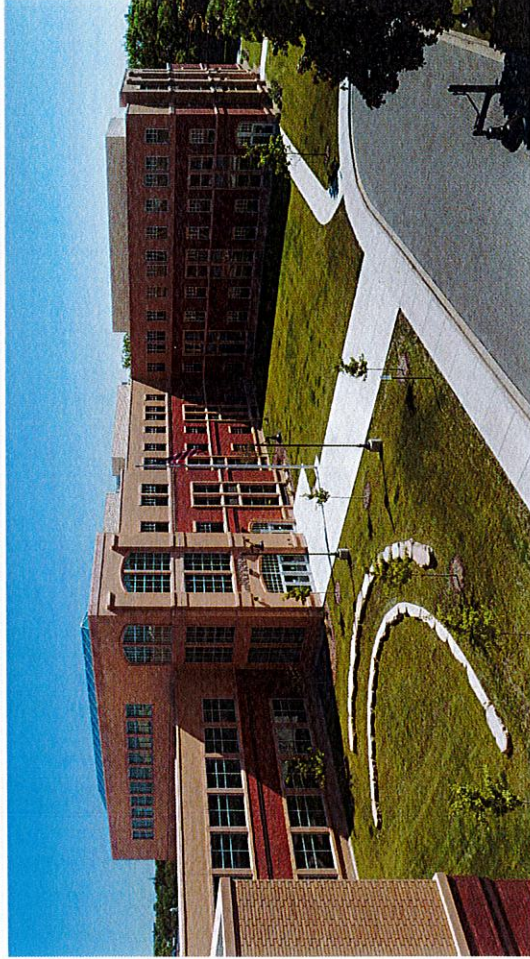
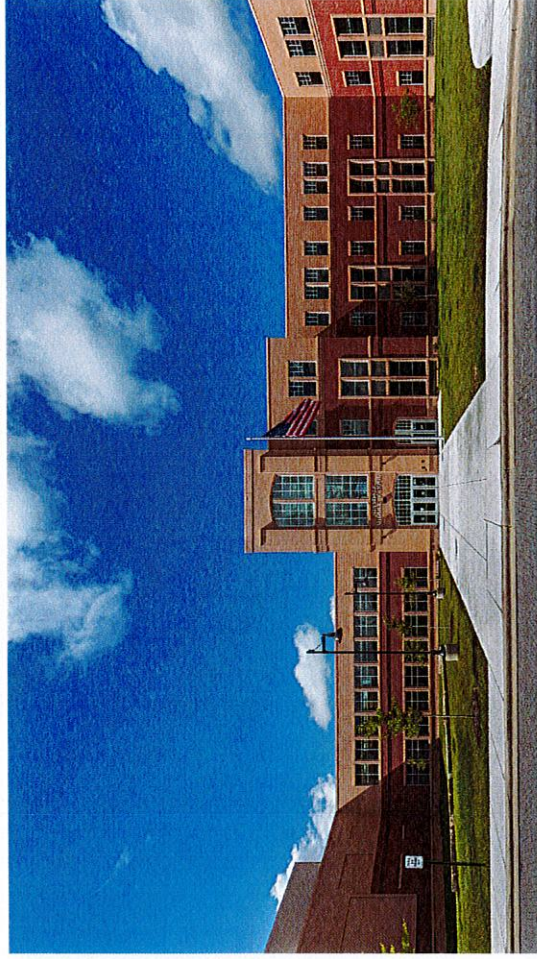
- Flag pole base is located just below elevation 0'-0"
- Flag pole height is 44'-6"
- Wall height is 50'-4" on south and 45'-8" on east
- Top of Flag pole is below building height



HMS building section indicating 45'-8" building height at east



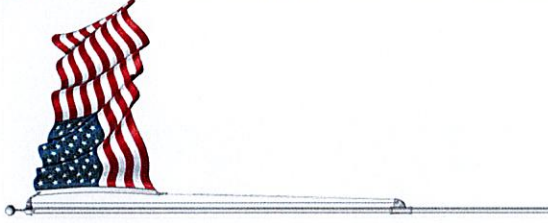
## Flag Pole & Flag 1 & 2 – Flag Details



Images of HMS south elevation showing 44' -6" flag pole & 96 SF flag

HMS Exhibit 9 - Page 5 of 6

### What Size Flag Do I Need to Purchase for My Flagpole?

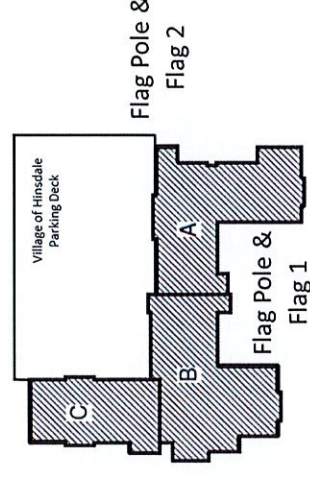


Flagpole Style	Height (length) of Pole	Flag Size
House Mounted	5 ft.	2-1/2 ft. x 4 ft.
House Mounted	6 ft. to 8 ft.	3 ft. x 5 ft.
In Ground	8 ft.	3 ft. x 5 ft.
In Ground	10 ft.	3 ft. x 5 ft.
In Ground	15 ft. to 19 ft.	3 ft. x 5 ft.
In Ground	20 ft. to 24 ft.	3 ft. x 5 ft. or 4 ft. x 6 ft.
In Ground	25 ft. to 29 ft.	5 ft. x 8 ft. or 6 ft. x 10 ft.
In Ground	30 ft. to 39 ft.	5 ft. x 8 ft. or 6 ft. x 10 ft.
In Ground	40 ft. to 49 ft.	6 ft. x 10 ft. or 8 ft. x 12 ft.
In Ground	50 ft. to 59 ft.	8 ft. x 12 ft. or 10 ft. x 15 ft.
In Ground	60 ft. to 69 ft.	10 ft. x 15 ft. or 12 ft. x 18 ft.
In Ground	70 ft. to 79 ft.	12 ft. x 18 ft. or 15 ft. x 25 ft.
In Ground	80 ft. to 89 ft.	12 ft. x 18 ft. or 20 ft. x 30 ft.
In Ground	90 ft. to 99 ft.	15 ft. x 25 ft. or 20 ft. x 30 ft.
In Ground	100 ft. to 119 ft.	15 ft. x 25 ft. or 20 ft. x 38 ft.
In Ground	120 ft. to 149 ft.	20 ft. x 38 ft.
In Ground	150 ft. to 200 ft.	30 ft. x 50 ft.
In Ground	200 ft. +	30 ft. x 60 ft.

Chart indicating recommended flag size based on flag pole height

#### Flag Poles and Flags – Variance Being Requested:

- The size of a flag  
Flag Pole is compliant – no variance required

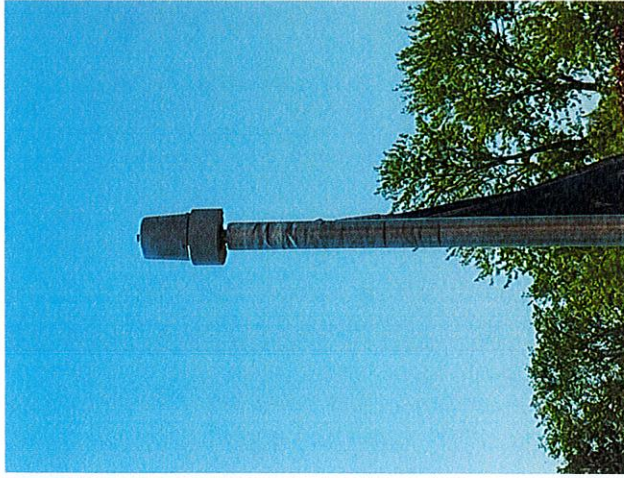


#### HMS Key Plan

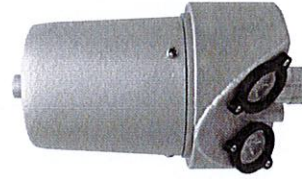
June 15, 2023



## Flag Pole & Flag 1 & 2 – Flag Lighting (INFORMATIONAL)



Internal Flag Pole Light

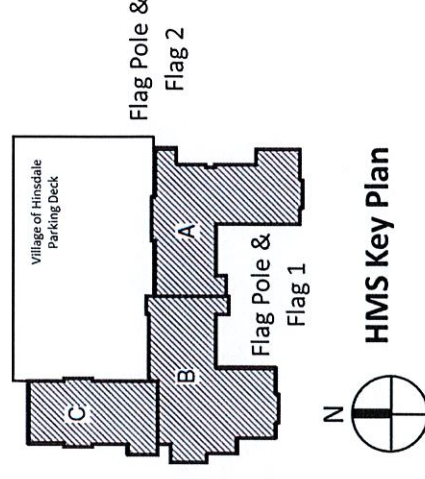


View Facing Flag & Light



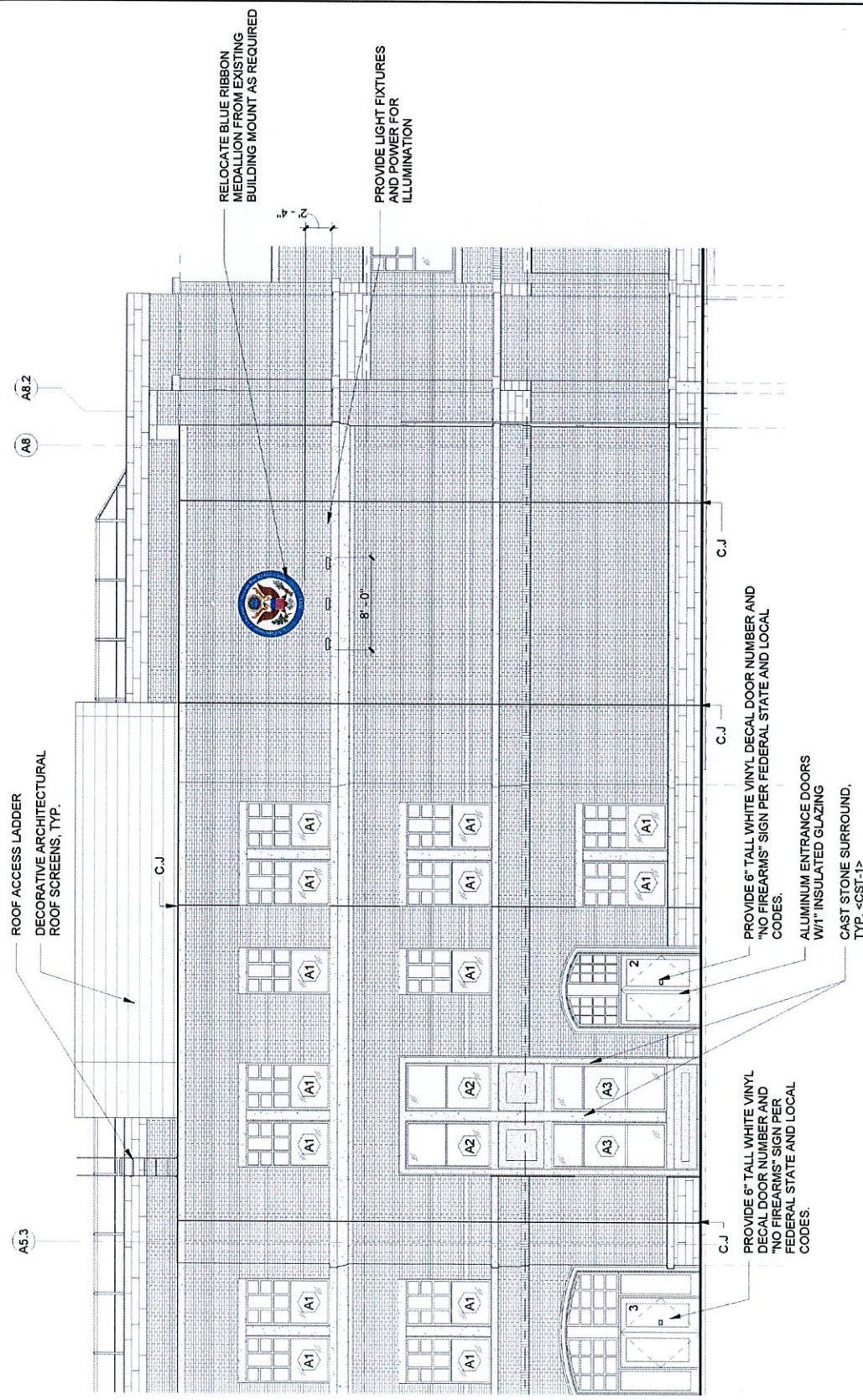
View From Behind Flag &

- Light design reduces light pollution
- The Flagpole Beacon light is a certified, IDA-Approved Dark-Sky Friendly Fixture
- Shield covers the bulbs and reduces glare and light trespass in line with International Dark-Sky Association guidelines



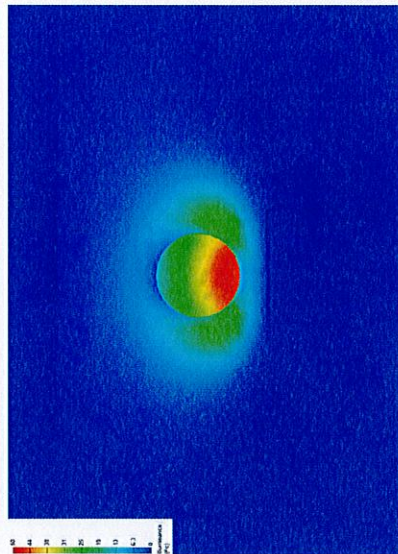
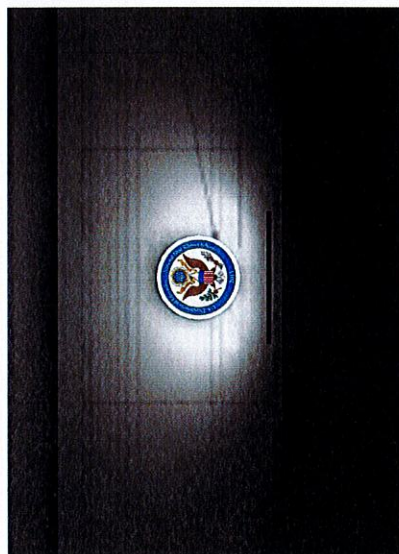
HMS Key Plan





**Garfield Street Emblem Illumination – Partial Elevation**





## NOTES

D	Mg Ht	Orient	Roll
	2.5	0	70

LF	Description
660	SP Optic-6922 Operating at 120v AC and 60 Hz Dimmed 40%

Luminair Location Summary	
LumNo	Label
2	BIT STYK DIR SMD AIR

Calculation Summary									
Label	ColType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description	
Illuminance	FC	FC	33.00	48	15	3.20	2.20		
WALL CANCE	Illuminance	FC	3.37	40	0	N/A	N/A		

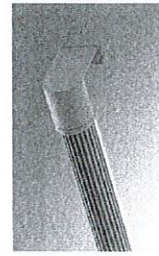
Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Tag	Manufacturer	Arrangement	Ar. Lum. Luminaire Lumens
1	F8	SPI Lighting Inc. 10400 N Enterprise Dr., Metairie, WI 53097	Single	5941

## Garfield Street Emblem Illumination - Photometrics



TYPE



### Styk Exterior Linear LED

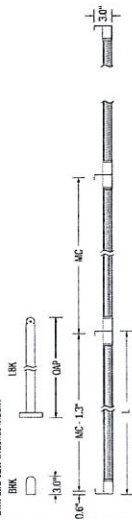
Styx was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optional light control in this minimal package.

## Optical Distributions

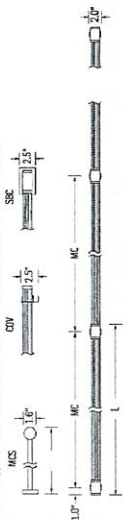


## Run Sections and Suspensions

BRK and LBK Bracket Mount



Mini Canopy and Stem Also Available with Cove Mount (CM) and Switch-Box and Stem (SBC)



### Dimensions

MODULE	MOUNTING CENTER	BRE	LBK	MCS	COV	SBC
016	16.3"	16.3"	19.1"	20.0"	13.3"	20.2"
018	28.0"	28.0"	30.8"	31.7"	24.8"	32.0"
019	39.8"	39.8"	42.6"	43.5"	36.5"	44.8"
051	51.3"	51.3"	54.1"	55.0"	48.0"	55.3"
101	101.0"	101.0"	103.8"	104.7"	96.0"	105.0"

### Specifications

- SW Lighting uses strict guidelines to ensure LED selection to ensure the highest quality and longest life.
  - SW Lighting uses most or exceed ANSI BIPM Section 8.90 (ANSI 89-3) and ANSI 89-37 standard.
  - Black power cord standard unless otherwise specified.
  - 100% and color options available. Contact factory for details.
- RELATED LINKS:**
- LED Power Supplies [www.swlighting.com/LED-Power-Supplies](http://www.swlighting.com/LED-Power-Supplies)
  - LED Power Supplies [www.swlighting.com/LED-Power-Supplies](http://www.swlighting.com/LED-Power-Supplies)
- PRODUCT INFORMATION:**
- IP66 and future per International Electrotechnical Commission (IEC) certification class A dust and light protected against powered water jets.
  - Available in modified fixtures with same parts painted to match. Available from products optimal thermal efficiencies and avoid heat emission problems.
  - Given recent versions include (2) 5/8" aluminum stem(s) painted to match attached finish.
  - Each module requires connection to a 24V constant voltage power supply. Modules over 60W may require multiple power feeds.
  - Lamp body can be rotated up to 230° for application

## Technical Notes

- **INSTALLATION NOTES:** During installation the contractor is responsible to use actual trusses to ensure accurate mounting centers from one fixture to the next along the length of the linear run.
- 0-10V dimming standard with RS option
- Remote Class II power supply required with LED lampings
- L70 - 50,000+ hours
- ETL listed to UL standards (US & Canada) for ground mounting and use in wet locations.

Tel 262 242 1420  
contact@spillingink.com  
www.spillingink.com

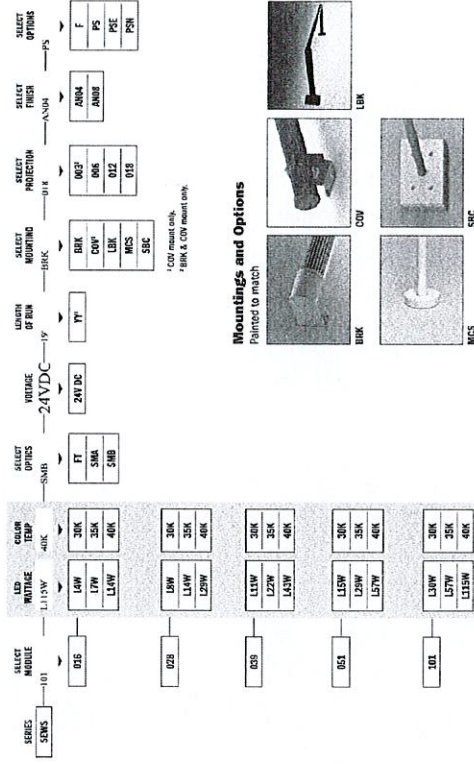
Current as of 01/04/18. Design modification rights reserved.

## SPLITTING

Tel 262.242.1420 contact@spillichling.com www.spillichling.com

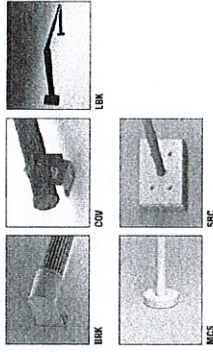
Current as of 01/06/18. Design modification rights reserved.

SEWS STYK LINEAR LED



## Mountings and Options

**Painted to match**



## Delivered 11mons

	LAW	D1W	L14W	L3W	L40W	L20W	L11W	L23W	L43W	L55W	L29W	L57W	L39W	L7W	L115W
FT	292	512	1023	585	1023	2120	604	1603	3143	1027	2120	4167	2193	4167	8407
SMA	229	414	836	418	839	1721	657	1343	2967	898	1731	3403	1791	3403	6616
SMA	220	384	769	439	879	1922	604	1268	2361	834	1532	3129	1677	3129	6314

### Code Definitions

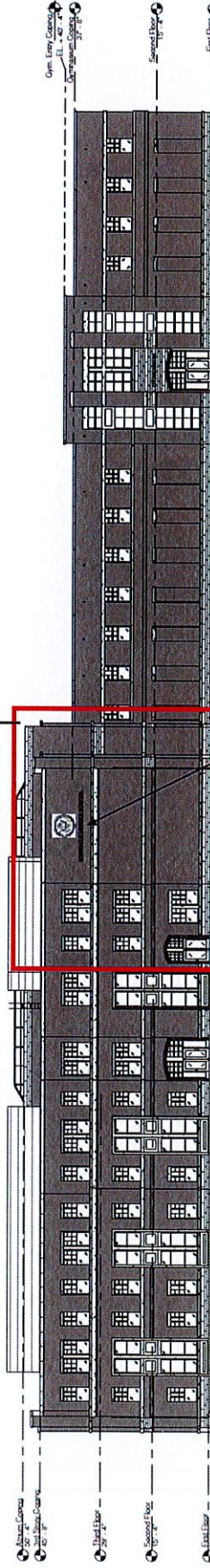
OPTICS		MOUNTING		PROTECTION		OPTIONS	
SWA	Symmetric 65° Beam - 120° Spread	BLK	3" Bracket Mount	OD3	3.0"	F	Fusing
SWB	Symmetric 30° Beam - 60° Spread	CRV	Cow Mount	OD4	4.0"	P5	Remote Power Supply
FT	Forward Throw	MCS	2" Mini Canopy and Stun	OD5	12.0"	P5E	Power Supply Enclosure
		LBK	Fixed Bracket	OD8	18.0"	P5H	No Power Supply
		SSC	Switch-Box Cover and Stun				
FINISHES (See Color Chart for Details)							
AN04 Anodized Aluminum (Clear)							
AN08 Black Anodized							

## Garfield Street Emblem Illumination – Fixture Cut Sheet

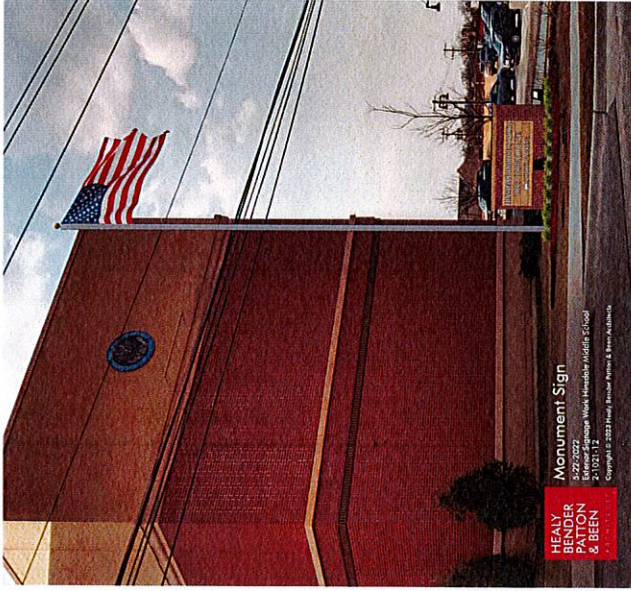
# Sign No. 7 – Monument Sign – East

Sign No. 7 - Variances Being Requested:  
None - Monument Sign is compliant

Note: Gymnasium elevation is behind Parking Deck, 326'-10" west of east elevation on Garfield St.

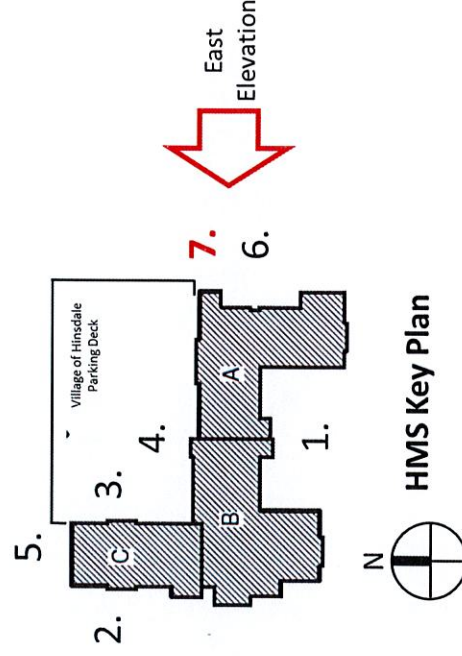


## Hinsdale Middle School East Elevation 6. & 7.



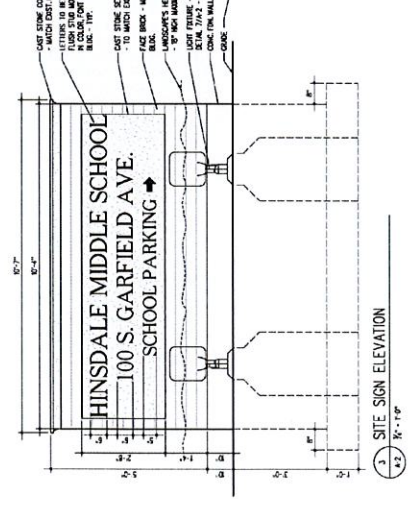
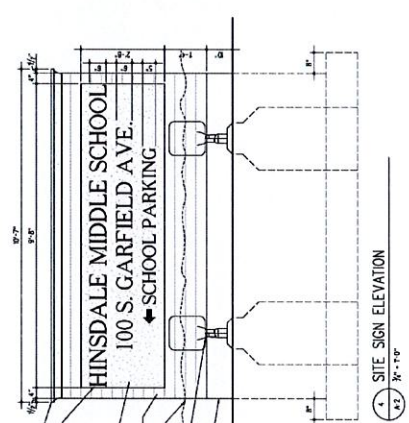
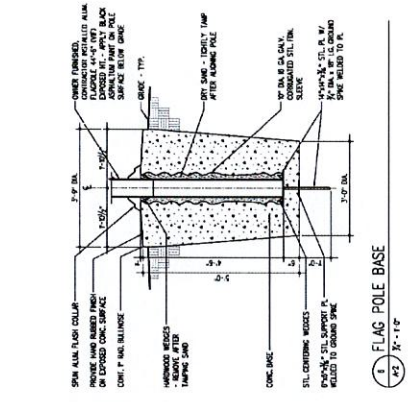
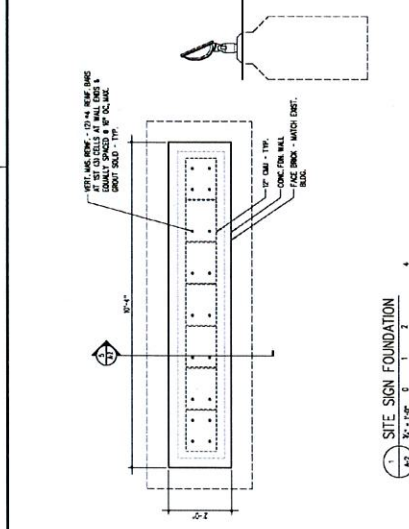
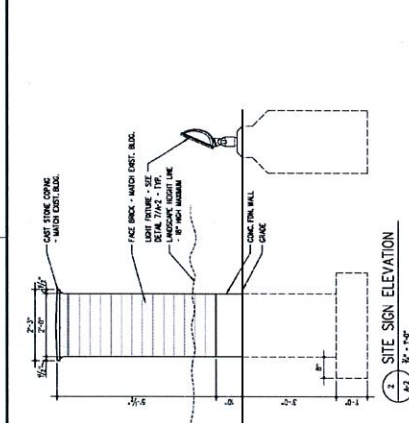
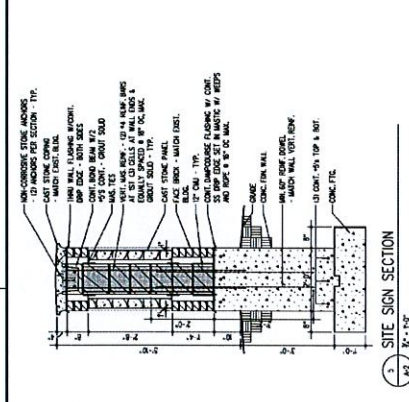
Note:

The combination of the proposed Monument Sign, relocated Blue-Ribbon Emblem, and proposed Flag Pole work together as a single design element to identify the building and Parking Deck entrance.

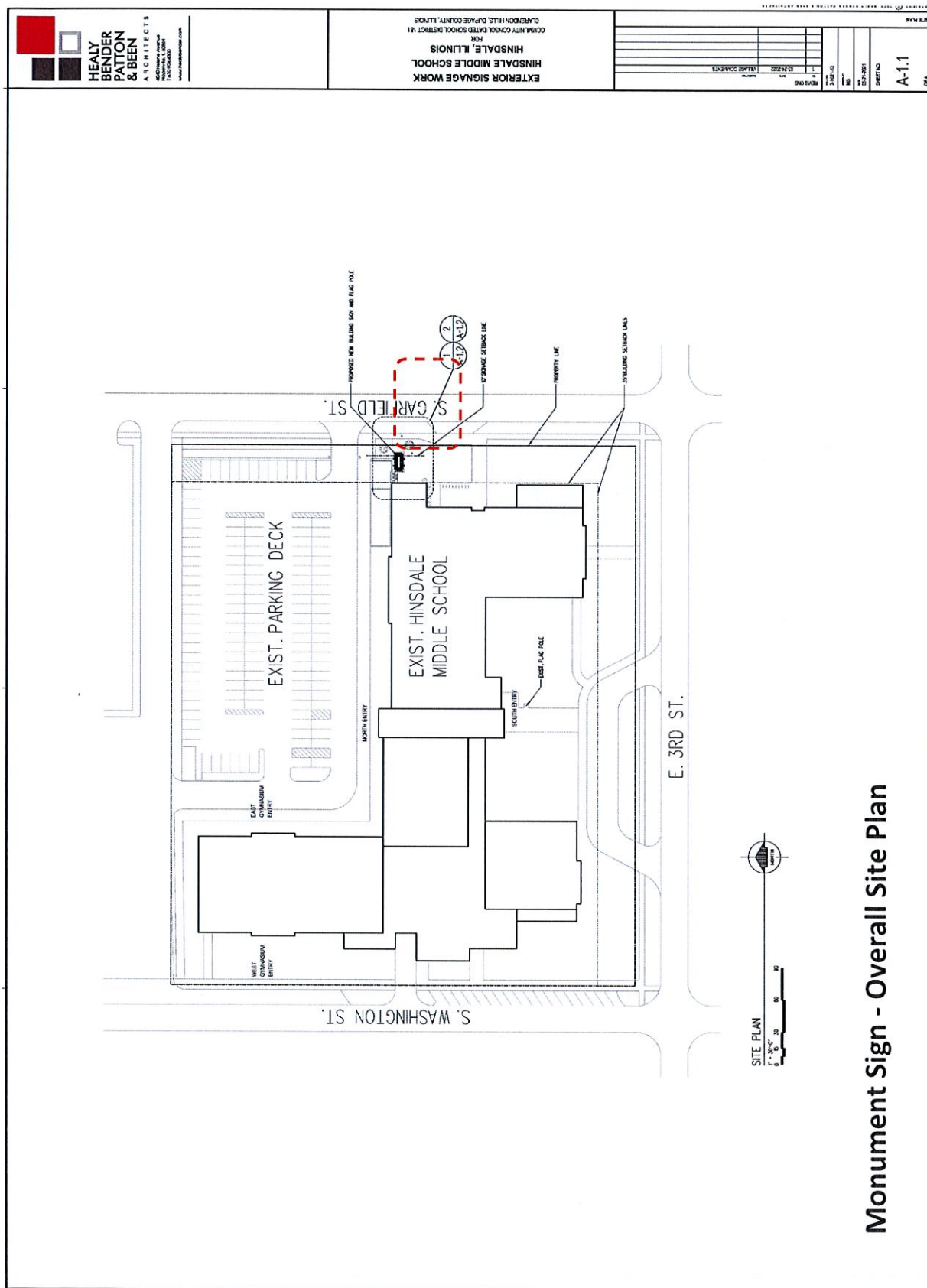


## Garfield Street – Proposed Monument Sign





# Monument Sign – Construction Details





[illegible]



## D-Series DSXF1 LED Floodlight



TYPE F2 - SIGN

### Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

### Specifications

EPA: 0.4 ft

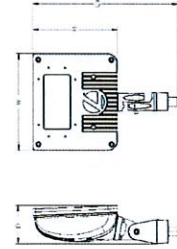
Depth: 3.52"

Width: 8.86"

Height: 7.84"

Overall Height: 13.37"

Weight: 7.2 lbs



### Ordering Information

DSXF1 LED	Finish	Mounting	Color Temperature	Beam Angle	Beam Spread	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Depth	Beam Weight
DSXF1 LED	P1	F2	3000K	50°	10°	10°	10°	10°	10°	10°	10°
DSXF1 LED	P2	F2	4000K	50°	10°	10°	10°	10°	10°	10°	10°
DSXF1 LED	P2	F2	5000K	50°	10°	10°	10°	10°	10°	10°	10°

### Options

DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED
DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED
DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED

### Accessories

DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED
DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED
DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED	DSXF1 LED

### Notes

1. DSXF1 LED is a registered trademark of Lutron Lighting Controls.

2. DSXF1 LED is a registered trademark of Lutron Lighting Controls.

3. DSXF1 LED is a registered trademark of Lutron Lighting Controls.

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30. DSXF1 LED is a registered trademark of Lutron Lighting Controls.

# Monument Sign - Lighting

## Light Fixture

### Notes

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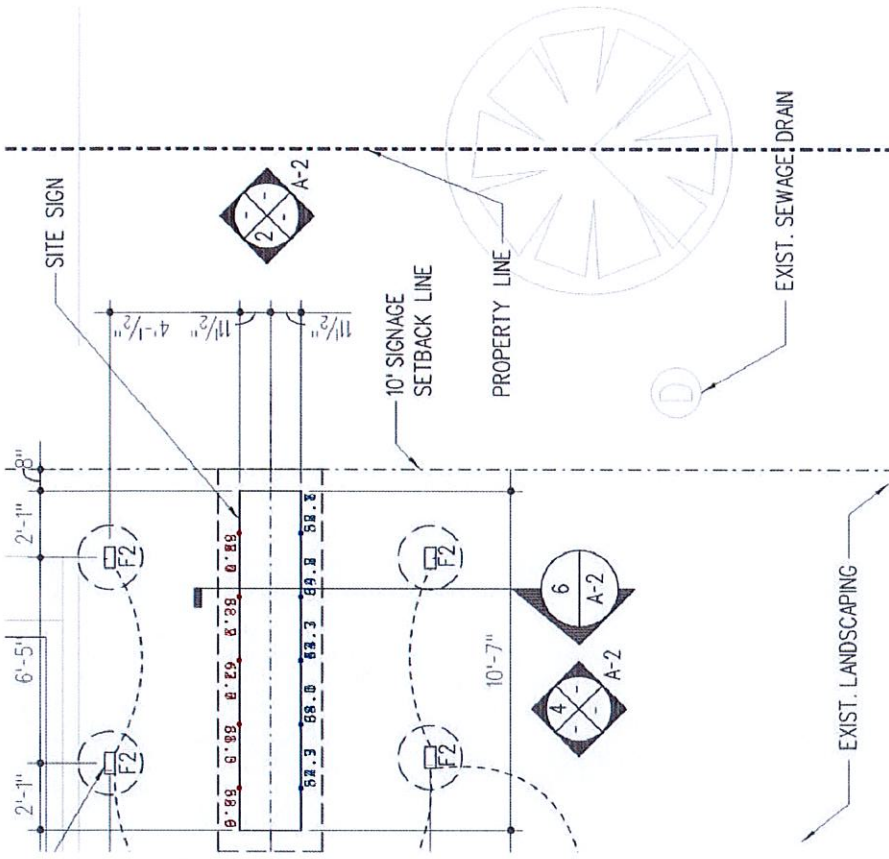
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Luminaire Schedule	Qty	LLF	Description
DSXF1 LED P1 40K WFR	4	0.950	DSXF1 LED P1 40K WFR

Note:  
Install DMG dimmer accessory on Fixture F2 set to 55% dimming to achieve 50 fc illumination on sign face.

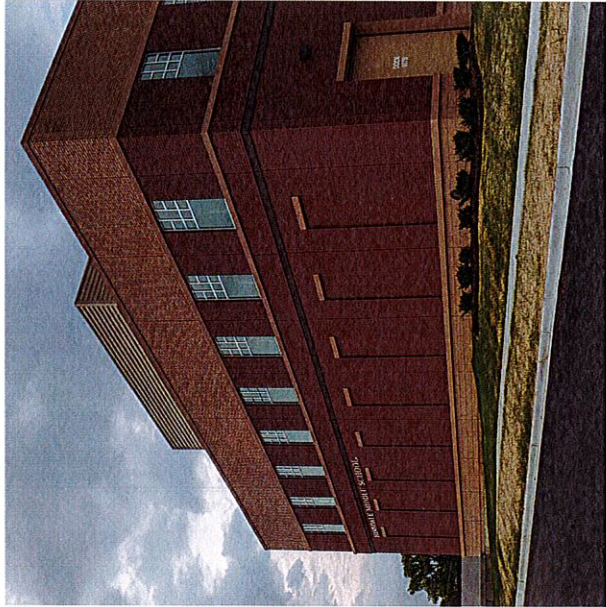
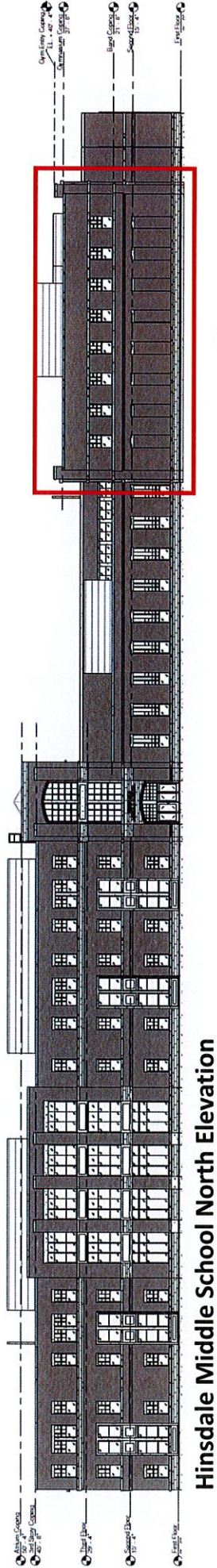


# **Sign No. 5 – “Hinsdale Middle School” – North Gymnasium Wall**

Wall Sign 5 Area: 21.0 SF

**Sign No. 5 - Variances Being Requested:**

1. The number of wall signs permitted per lot
2. The maximum gross surface area of wall signs



North Gymnasium Wall – “Hinsdale Middle School”

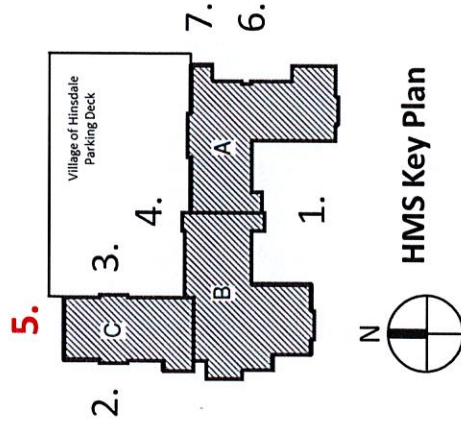
252" 12"

HINSDALE MIDDLE SCHOOL

STYLE	Times New Roman 12"
FINISH	1200-V, Clear Anodize
MATERIAL	1" Depth Aluminum
PRODUCT TYPE	Cast
STANDARD STUD MOUNT, MOUNTING PATTERN.	

Lettering Shop Drawing

North Elevation



June 15, 2023





## HMS Exhibit 5 North Gymnasium Rendering

June 15, 2023

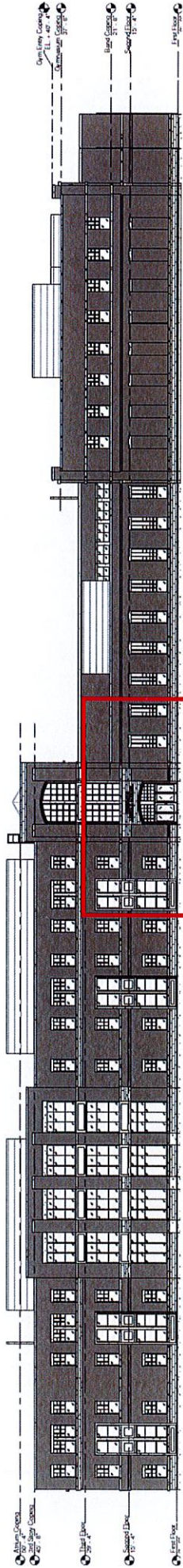


**Sign No. 4 – “Hinsdale Middle School” – North**

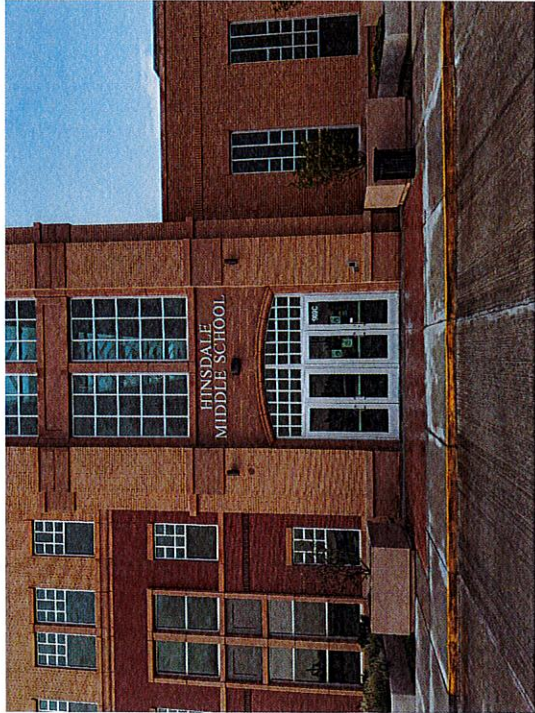
Wall Sign 4 Area: 27.9 SF

**Sign No. 4 - Variances Being Requested:**

- 1. The number of wall signs permitted per lot
- 2. The maximum gross surface area of wall signs



Hinsdale Middle School North Elevation



North Entry – “Hinsdale Middle School” Signage

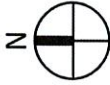
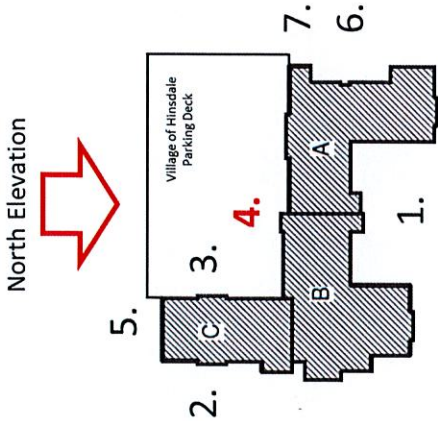
149"

HINSDALE  
MIDDLE SCHOOL

12"  
3"  
12"

STYLE	Times New Roman 12"
FINISH	1200-V. Clear Anodize
MATERIAL	1" Depth Aluminum
PRODUCT TYPE	Cast
STANDARD STUD MOUNT. MOUNTING PATTERN.	

Lettering Shop Drawing



HMS Key Plan

June 15, 2023



## OF

## Attachment 2

[illegible]

**THE HAEGER ENGINEERING**  
consulting engineers  
land surveyors

Prepared For: **Hennrich Middle School**      Project No. **16144-1**

**Call 800-678-1111**



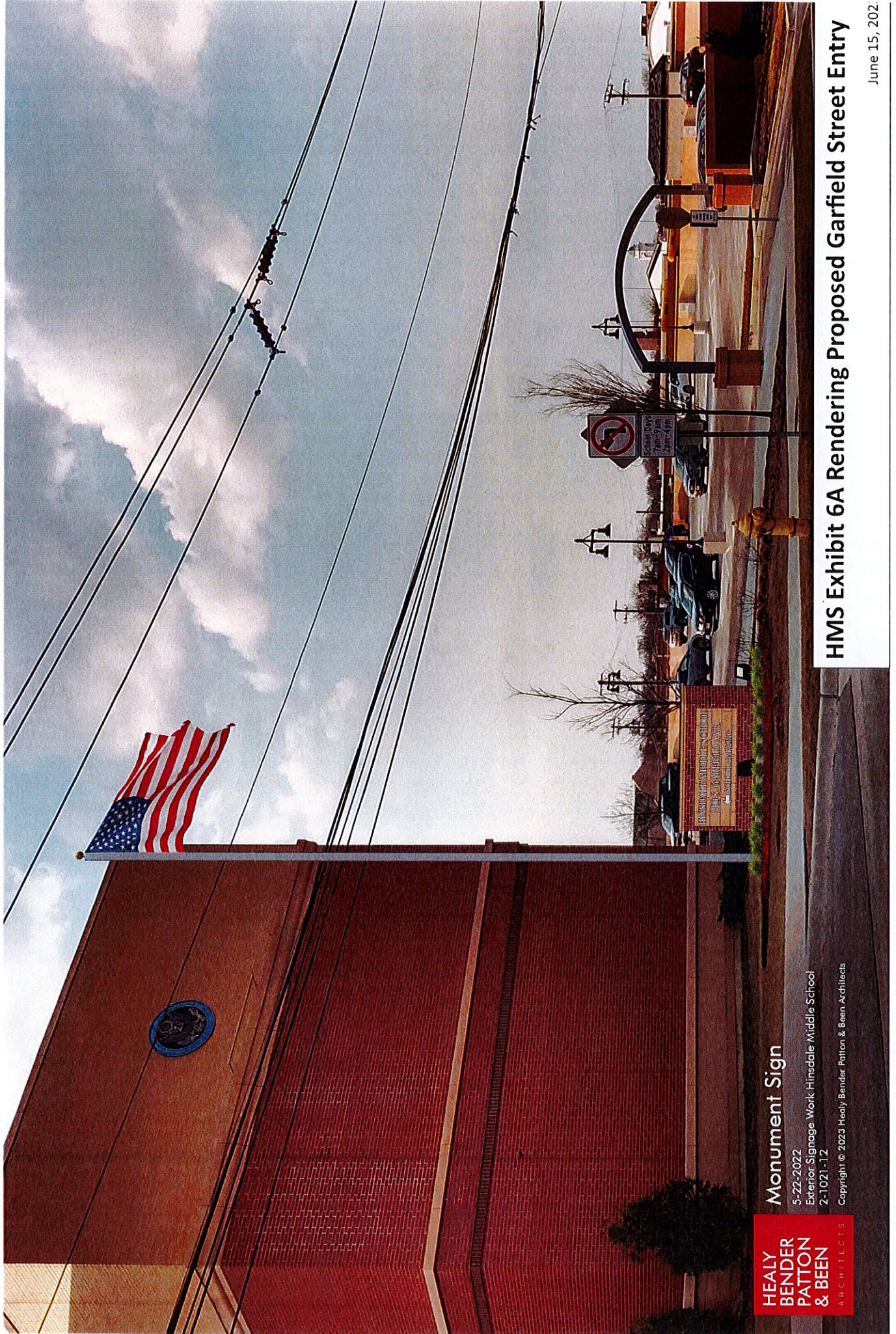
# Hinsdale Middle School

## Summary Information - Attachment 3

## Attachment 3

Designation	Name	Sign Type	Description	Location	Lighting	Lighting Compliance	Wall Signs in Inches Length	Height	Area Square Feet	Variation Number(s)	Exhibits	Mounting Height (top of wall sign)	Colors
<b>Signage Variations</b>													
<b>Sign 1</b>	Hinsdale Middle School - South	Wall Sign	Pin mounted letters over south entry doors	3rd Street	No	N/A	149	27	27.9	1 & 2	Exhibit 1 - Wall Sign 1 Details	16'-7"	Clear anodized aluminum
<b>Sign 2</b>	Gymnasium - West	Wall Sign	Pin mounted letters over west Gymnasium entry doors	Washington St	No	N/A	114.5	12	9.5	1 & 2	Exhibit 2 - Wall Sign 2 Details	16'-4"	Clear anodized aluminum
<b>Sign 3</b>	Gymnasium - East	Wall Sign	Pin mounted letters over east Gymnasium entry doors	Parking Deck	No	N/A	114.5	12	9.5	1 & 2	Exhibit 3 - Wall Sign 3 Details	16'-4"	Clear anodized aluminum
<b>Sign 4</b>	Hinsdale Middle School - North	Wall Sign	Pin mounted letters over north main entry doors	Parking Deck	No	N/A	149	27	27.9	1 & 2	Exhibit 4 - Wall Sign 4 Details	16'-7"	Clear anodized aluminum
<b>Sign 5</b>	Hinsdale Middle School - North Gymnasium Wall	Wall Sign	Pin mounted letters	Washington St Parking Lot	No	Yes	252	12	21.0	1 & 2	Exhibit 5 - Wall Sign 5 Details	18'-2"	Clear anodized aluminum
<b>Sign 6</b>	Blue Ribbon Emblem	Wall Sign	Wall mounted circular US Department of Education emblem	Garfield St Building Elevation	Yes	Yes	52	52	18.8	1, 2, 3, & 4	Exhibit 6 - Emblem Wall Sign 6 Details Exhibit 6A - Rendering Proposed Garfield St Entry Exhibit 8 - Garfield Street Emblem Illumination-INFORMATIONAL	39'-0"	Painted panel
<b>Flag Size Variation</b>													
<b>Flag 1</b>	Flag - South	N/A	U.S. Flag	3rd Street	Yes	Yes	8'	12'	96 SF	5	Exhibit 9 - Flag Poles and Flag Details (Page 5 of 6 pages)	N/A	Red, white, and blue
<b>Flag 2</b>	Flag - East	N/A	U.S. Flag	Garfield St	Yes	Yes	8'	12'	96 SF	5	Exhibit 9 - Flag Poles and Flag Details (Page 5 of 6 pages)	N/A	Red, white, and blue
<b>Additional Informational Exhibits</b>													
<b>Sign 5 &amp; 6</b>	Garfield Street Signage Lighting	Wall Signs	Pin mounted letters & Wall mounted circular US Department of Education emblem	Garfield St Building Elevation	Yes	Yes	See above			None Required Compliant	Exhibit 8 - Garfield Street Emblem Illumination (3 Pages)-INFORMATIONAL	N/A	N/A
<b>Sign 7</b>	Monument Sign	Monument Sign	Ground mounted	Garfield St	Yes	Yes	10'-4"	5'-10"	62.21	None Required Compliant	Exhibit 7 - Monument Sign (5 Pages)-INFORMATIONAL	N/A	2 Types of Brick: Red Ironspot to match building Golden Bull to match building
<b>Flag Pole 1</b>	Flag Pole - South	N/A	Aluminum Flag Pole	3rd Street	Yes	Yes	N/A	44'-6"	N/A	None Required Compliant	Exhibit 9 - Flag Poles and Flag Details (6 pages)	N/A	Aluminum
<b>Flag Pole 2</b>	Flag Pole - East	N/A	Aluminum Flag Pole	Garfield St	Yes	Yes	N/A	44'-6"	N/A	None Required Compliant		N/A	Aluminum
N/A	Building Street Frontage	N/A	Site plan indicating building street frontage	HMS Site	N/A	N/A	N/A	N/A	N/A	N/A	Exhibit 10 - HMS Building Frontage-INFORMATIONAL	N/A	N/A





**HEALY  
BENDER  
PATTON  
& BEEN**  
ARCHITECTS

## Monument Sign

5-22-2022  
Exterior Signage Work Hinesdale Middle School  
2-1021-12

Copyright © 2023 Healy Bender Patton & Been Architects

## HMS Exhibit 6A Rendering Proposed Garfield Street Entry

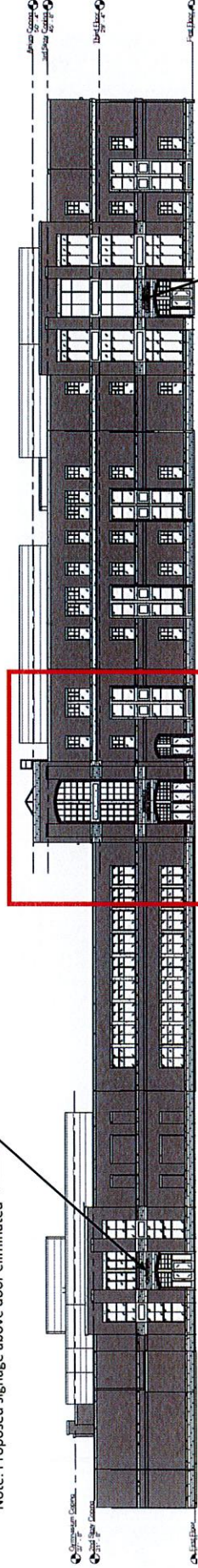
June 15, 2022



**Sign No. 1 – “Hinsdale Middle School” – South**  
**Wall Sign Area 1: 27.9 SF**

**Sign No. 1 - Variances Being Requested:**  
 1. The number of wall signs permitted per lot  
 2. The maximum gross surface area of wall signs

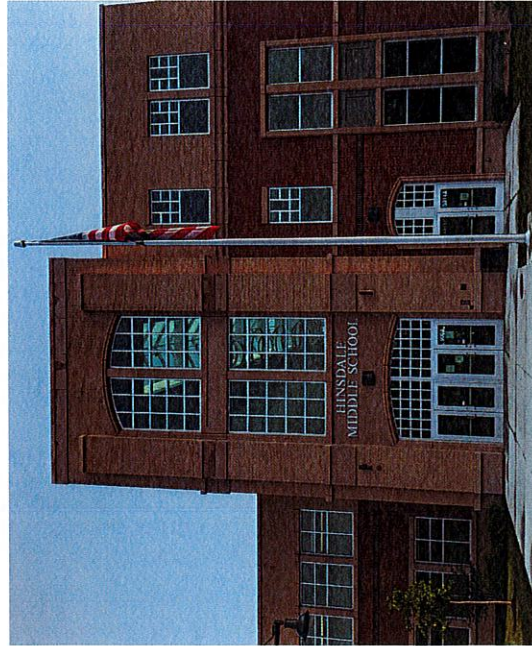
Note: Proposed signage above door eliminated



**Hinsdale Middle School South Elevation**

**1.**

Note: Proposed signage above door eliminated



**South Entry – “Hinsdale Middle School” Signage**

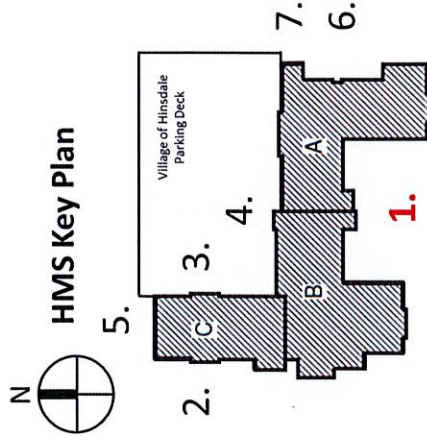
149"

HINSDALE  
MIDDLE SCHOOL

12" 3" 12"

STYLE	Times New Roman 12"
FINISH	1200-V. Clear Anodize
MATERIAL	1" Depth Aluminum
PRODUCT TYPE	Cast
STANDARD STUD MOUNT. MOUNTING PATTERN.	

**Lettering Shop Drawing**



**South Elevation**

June 15, 2023

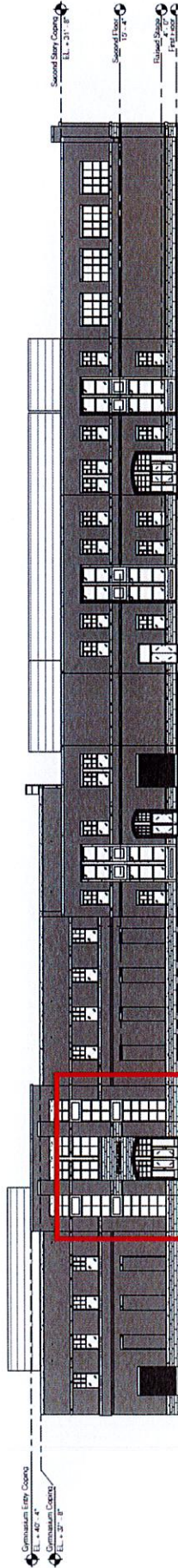


**Sign No. 2 – “Gymnasium” – West**

Wall Sign 2 Area: 9.5 SF

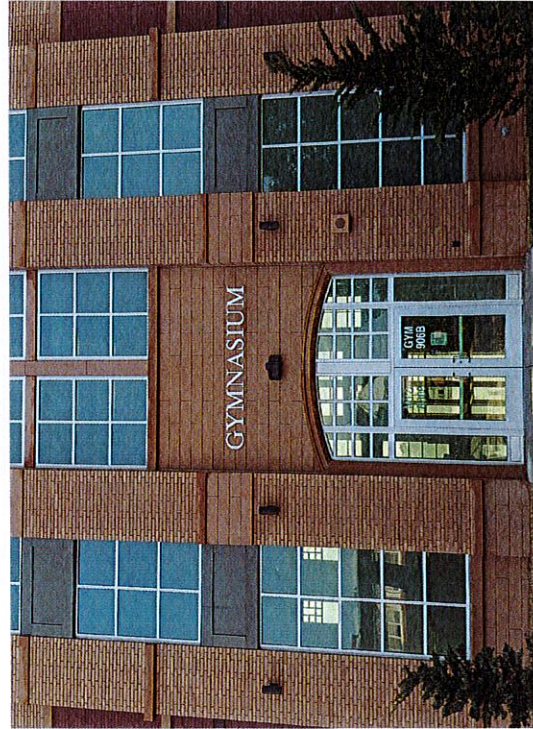
**Sign No. 2 - Variances Being Requested:**

- 1. The number of wall signs permitted per lot
- 2. The maximum gross surface area of wall signs



Hinsdale Middle School West Elevation

2.



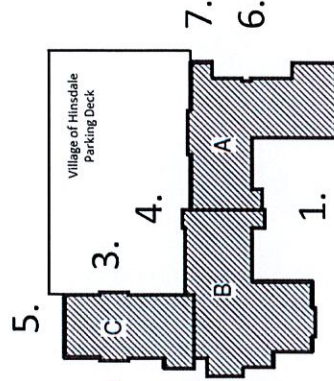
West Gym Entry – “Gymnasium” Signage

114.5" 12"  
**GYMNASIUM**

STYLE Times New Roman 12"  
FINISH 1200-V. Clear Anodize  
MATERIAL 1" Depth Aluminum  
PRODUCT TYPE Cast  
STANDARD STUD MOUNT.  
MOUNTING PATTERN.



West  
Elevation



HMS Key Plan

Lettering Shop Drawing

June 15, 2023