



MEETING AGENDA

PLAN COMMISSION
Wednesday, October 10, 2018
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES - Minutes of September 25, 2018

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-34-2018 – 336 E. Ogden Ave. - Bill Jacobs Group (Land Rover) – Major Adjustment to previously approved exterior appearance and site plan (Case A-29-2017, 02.06.18) to renovate the existing building and site plan at 336 E. Ogden Ave. to include a Jaguar dealership in the B-3 General Business District.

SIGN PERMIT REVIEW – Case A-43-2018 (concurrent with above exterior appearance and site plan application) – Eight (8) Signs Proposed, Plan Commission recommendations to be forwarded to the Zoning Board of Appeals (ZBA, Case V-07-18)

6. SIGN PERMIT REVIEW

- a) Case A-46-2018 – 16 E. 1st Street – Mucci Di Firenze – 1 Wall Sign
b) Case A-39-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – 1 Illuminated Wall Sign and Ground Sign reface

7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-40-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – Exterior Appearance and Site Plan Review for Interior Parking Lot Landscape Plan (retroactive request), Exterior Parking Lot Landscape Plan and Parking Lot Lighting Plan.

8. PUBLIC HEARING - All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.

- a) Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District *continued from July 11 PC meeting*

9. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing. (note: the next PC meeting is on November 14, 2018)

- a) Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

10. 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 Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 25, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, September 25, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Anna Fiascone, Julie Crnovich, Scott Peterson, and Jim Krillenberger,

ABSENT: Debra Braselton, Mark Willobee and Troy Unell

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-29-2018, A-35-2018, A-36-2018, A-38-2018, A-34-2018 and A-43-2018

Findings and Recommendations

Case A-21-2018 – 5 W. Second Street (basement), Prevail Jujitsu Academy (Martial Arts Studio) – Special Use Permit in the B-2 Central Business District (not on the first floor). The PC, with no comments or questions, **unanimously approved** (6 Ayes, 3 Absent) the motion as submitted.

Sign Permit Review - Case A-29-2018 100 Chestnut Street, Ivy Rehab, 1 illuminated wall sign.

The applicant described the proposed sign design. Due to the roof line of the building, the sign letters will need to be mounted on a white backer panel. The individual letters will light up, not the backer panel.

Commissioner Crnovich requested a rendering of the proposed sign with the other tenant signs on the building to help compare letter sizes of all of the signs. Discussion of letter sizes of proposed sign and other tenant signs followed. The applicant stated he could shorten the 2 letters that extended upward and downward from the other sign letters and scale down the white background from 44” to 41” resulting in more consistency with the other signs posted on the building.

Commissioner Crnovich also inquired about using white for the background. The applicant stated the white background is part of a national logo.

The PC with no further questions or concerns, **unanimously approved** (6 Ayes, 3 Absent) the sign permit incorporating the above discussed changes.

Sign Permit Review - Case A-35-2018 907 N. Elm St. – Rogers Behavioral Health – 1 wall sign.

The applicant described the proposed sign as flat, 3/8” stud mounted sign similar in style & size to other buildings in the complex.

The PC with no questions or concerns, **unanimously approved** (6 Ayes, 3 Absent) the sign permit as submitted.

Plan Commission Minutes
September 25, 2018

Sign Permit Review - Case A-36-2018 36 South Washington St.- Compass – 1 Awning Sign.

The applicant described the proposed sign as re-submittal for an existing awning sign.

The PC with no questions or concerns, **unanimously approved** (6 Ayes, 3 Absent) the sign permit as submitted.

Sign Permit Review - Case A-38-2018 911 N Elm St. – 1 Multi-Tenant Illuminated Ground Sign

The applicant distributed materials the proposed sign would be made of & photos of existing signs made of similar material. A member asked why this material was selected & applicant described the ability of the material to out-live brick, resist algae growth, be more cost effective than brick, and weather well.

The PC expressed resistance toward using the fake brick to construct the base of the sign citing concerns that no other sign in town with the exception of one was made of similar material. The PC acknowledged the dimensions of the sign is similar to surrounding signs, it had an appealing night-time appearance, & the proposed sign was an improvement to the sign currently in place.

Some discussion followed about the illuminated tenant slots on the sign is considered as advertising. The section of the code addressing this concern was shared. The applicant was given a choice of continuing the case and returning to the PC with a proposal containing a sign made of different material or the PC taking a vote on the current, proposed sign presented tonight.

A motion was **unanimously approved** (6 Ayes, 3 Absent) to recommend a revised proposal for a sign made of masonry with cast stone, keeping the interior illuminated address, and altering the tenant panels to keep the CBRE name on the panel but eliminate Colony Capital.

Exterior Appearance and Site Plan Review - Case A-34-2018 – 336 E. Ogden Ave – Bill Jacobs Group (Land Rover) – Major Adjustment to previously approved exterior appearance and site plan (Case A-29-2017, 02.06.18) to renovate the existing building and site plan at 336 E. Ogden Ave. to include a Jaguar dealership in the B-3 General Business District.

The applicant presented an overview of the site plan. With the addition of the Jaguar dealership, a larger showroom was required and therefore an addition was made to the northwest corner of the building. The building was moved back approximately 15 feet from Ogden Avenue but increased in width from the original plan. The new building would have a flat front and is decreased square footage from the original proposal. Neighborhood discussions involved overhead doors. The number of overhead doors is significantly decreased from the original plan and there will be less traffic at the rear of the building due to a proposed drive aisle.

Chairman Cashman stated resident concerns included more car deliveries & more service visits with the second brand added. The applicant responded by explaining the service bays increased from 19 service bays on the original plan to 20 bays on the proposed plan. Delivery trucks will unload in the rear lot, as is currently happening, and new vehicles will arrive on trucks approximately 3 times per month.

Commissioner Jablonski inquired about land that is currently used for car storage continue to be used for storage. The applicant stated that land will no longer be used for storage & he could not be sure how the land will be utilized in the future since Land Rover only leases the property. The applicant went on to state

Plan Commission Minutes September 25, 2018

additional storage space would not likely be needed but the dealership would need to seek out additional off site space if the need arose.

Commissioner Crnovich asked if the dealership would be offering subscription services from the Hinsdale location. The applicant clarified that no subscription service would be offered at Hinsdale.

Commissioner Fiascone expressed concerns about adequate customer parking. The applicant stated that there are 261 stalls shown on the plan, but none have been designated for strictly customer use at this time. It appears there are approximately 10 sales customer stalls. Service customers would not need a parking stall due the procedure of using the designated service drive that is well staffed to keep cars for service moving to service stalls.

Two neighbors spoke during the public comment period, Mike Strick and Michael Rempert, and both spoke favorably for the request. Mr. Strick expressed that the neighbors were primarily concerned about traffic, and Land Rover has been very responsive and have generally met their concerns; and he personally feels happy with the level of response, cooperation, and end product. Mr. Rempert had a concern about the landscape plan, but it turned out to be an oversight. The landscape plan included former interior floor plan that does not match the latest site plan.

Following a motion to recommend approval of the proposed major adjustment to the exterior appearance/site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six Ayes and three "Absent" **unanimously** recommends that the President and Board of Trustees approve the application as submitted.

Concurrent SIGN PERMIT REVIEW – Case A-43- 2018 – Eight (8) signs proposed, Plan Commission recommendations to be forwarded to the Zoning Board of Appeals (ZBA, Case V-07-18).

The applicant briefly explained that efforts were made to blend corporate guidelines for signs with those of the Village. Six walls signs and two grounds signs are requested.

Discussion followed about the number of signs. Commissioners Jablonski & Crnovich expressed concerns with the number of signs, it was suggested that the ground signs might not be necessary with the six wall signs. Chairman Cashman pointed out the site is located on two intersections and due to that fact, 2 ground signs may be helpful. Commissioner Fiascone agreed the second ground sign would be helpful. The Chairman also pointed out that one of the ground signs will not be illuminated. Commissioner Jablonski went on to suggest the Oak Street sign also note directions to "Service Center" under the "Welcome" portion of the sign to better direct customers. The applicant will check the Land Rover sign guidelines to determine if that would be an option.

A motion was **unanimously approved** (6 Ayes, 3 Absent) as submitted with the recommendation for the ZBA to closely study the number of signs and if signs 5 and 6 are visible due to the existing building at 300 Ogden Avenue.

Adjournment

The meeting was adjourned at 8:41 p.m. after a unanimous vote.

Respectfully Submitted by Jennifer Spires, Community Development Dept.

HINSDALE PLAN COMMISSION

RE: Case A-34-2018 and A-43-2018 – Applicant: Bill Jacobs Group Land Rover – 336 E. Ogden Avenue

Request: Major Adjustment to Exterior Appearance/Site Plan Review and Signage in the B-3 General Business District

DATE OF PLAN COMMISSION (PC) REVIEW: September 25, 2018

DATE OF BOARD OF TRUSTEES 1ST READING: November 6, 2018

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant, Kevin Jacobs, and applicant's architect, Jerry Mortier. They reviewed the floorplan and front façade plans to revise the showroom to include the Jaguar brand to the subject property. The front building setback would be pulled back to reduce the existing legal nonconforming setback distance from 75' to 60'. It was noted by the applicant that the overall SF of the building will decrease slightly (11-605(E)).
2. The Plan Commission Chairman acknowledged and commended the applicant for working with the neighbors prior to the meeting by hosting four (4) neighborhood meetings. The applicant reviewed that they worked with the neighbors regarding the south, east and west sides of the building before submitting their plans to the Village, and noted the significant reduction in overhead doors (11-604(E)(3) and 11-604(F)(1)(f)).
3. The applicant reviewed the concurrent request to the Zoning Board of Appeals (ZBA) for the front drive aisle to reduce traffic in the rear of the lot (adjacent to the residential neighborhood), parking display pads in front of the building (11-604(F)(1)(f)) and signage.
4. A Plan Commissioner stated that the request is to allow 2 brands, which presumably would increase vehicle deliveries and service visits by 25%-50%, and stated this was a concern by the neighbors. The question is, how the 4 car delivery drive would serve the increase in demand. The applicant responded that area is for drop off and pick up only, and the service area only increased by one car bay. The applicant stated that cars are not delivered on the street, are instructed not to, and to report to them if anyone sees street deliveries. The Chairman asked 2 follow-up questions; if the 2 brands were discussed at the neighborhood meetings and what is the turnover rate for deliveries. The applicant responded yes, and it is up to the manufacturer, but it is typical for 3 times a month, respectively. (11-604(F)(1)(f))
5. A Plan Commissioner asked what the plan is for the current Land Rover location, immediately west of the subject property at 300 E. Ogden Avenue. The applicant responded they do not own that property, and will not be using it for the Land Rover/Jaguar business per their sales tax agreement with the Village. (11-604(F)(1)(f))
6. A Plan Commissioner asked if this location would offer subscription services. The applicant replied that they just launched that program in Naperville, but will not offer subscription services from the Hinsdale location. (11-604(F)(1)(a))
7. A Plan Commissioner asked if the site plan offers enough customer parking. The applicant responded that the service drive is well staffed, and customer parking spaces would be adequate. (11-604(F)(1)(g))
8. Two neighbors spoke during the public comment period, Mike Stick and Michael Rempert, and both spoke favorably for the request. Mike Stick expressed that the neighbors were primarily concerned about traffic, and Land Rover has been very responsive and have generally met their concerns; and he personally feels happy with the responsiveness, cooperation and the end product. Michael Rempert had a concern on the landscape plan, but it turned out to be an oversight. The landscape plan included former interior floor plans that did not match the latest site plan. (11-604(E)(3) and 11-604(F)(1)(f)).
9. The Plan Commission in general, supported the façade and logistical improvements to benefit the building, site plan and residential district to the south (11-606(E)).

10. The Plan Commission in general, supported the visual elements of the requested signage. However, was concerned about the overall number of signage (if there are too many for the site) and questioned if signs 5 and 6, facing west, would be visible due to the existing building at 300 W. Ogden Avenue. These concerns were recommended for the ZBA to consider (11-607(E)).
11. The Plan Commission approved the second ground sign modification request, as presented, supporting that it is appropriate to the subject property (11-607(F)).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed major adjustment to the exterior appearance/site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

Following a motion to approve the proposed sign application as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," approved the request, and recommends that the ZBA carefully consider the overall number of signage and review if signs 5 and 6 are visible, as presented in the application (requiring variation relief).

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2018.



MEMORANDUM

DATE: October 10, 2018

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: 16 E. First Street – Mucci Di Firenze – 1 New non-Illuminated Wall Sign
Case A-46-2018

Summary

The Village of Hinsdale has received a sign application from Cynosure, on behalf of Mucci Di Firenze, requesting approval to install 1 new non-illuminated wall sign at 16 E. First Street, within the Historic Downtown District in the B-2 Central Business District. This request will be reviewed by the Historic Preservation Commission at its November 7, 2018, meeting for its recommendation(s).

Request and Analysis

The requested wall sign is proposed to be located on the front building facade. The panel material is aluminum composite with vinyl lettering. It would display gold text on a green sign backing. The proposed wall sign is 2'-9" tall and 5'-11" wide for an area of 16.4 SF (includes sign backing). Per the Code, a multi-tenant building is permitted to request for 25 SF per tenant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity



MEMORANDUM

to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 16 E. First Street



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: MUCCI DI FIRENZE
Address: 16 E 1ST ST
City/Zip: Hinsdale IL 60521
Phone/Fax: (630) 248 19619
E-Mail: maherrahman@msn.com
Contact Name: Maher Rahman

Contractor

Name: Cynosure
Address: 2300 Wisconsin Ave #316
City/Zip: Downers Grove IL 60515
Phone/Fax: (630) 986 11321
E-Mail: Cynosuresigns@sbcdigital.net
Contact Name: Busty

ADDRESS OF SIGN LOCATION: 16 E 1ST STREET, HINSDALE
ZONING DISTRICT: Please Select One RETAIL
SIGN TYPE: Please Select One
ILLUMINATION Please Select One

Sign Information:

Overall Size (Square Feet): 16.4 (33.25 x 71)
Overall Height from Grade: 10 Ft.
Proposed Colors (Maximum of Three Colors):
① GREEN
② GOLD
③ NEW

Site Information:

Lot/Street Frontage: 246"
Building/Tenant Frontage: 20.83' (per plat survey)
Existing Sign Information: N/A
Business Name: _____
Size of Sign: _____ Square Feet
Business Name: MUCCI DI FIRENZE
Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]
Signature of Applicant

8/28/18
Date

[Signature]
Signature of Building Owner

8/28/18
Date

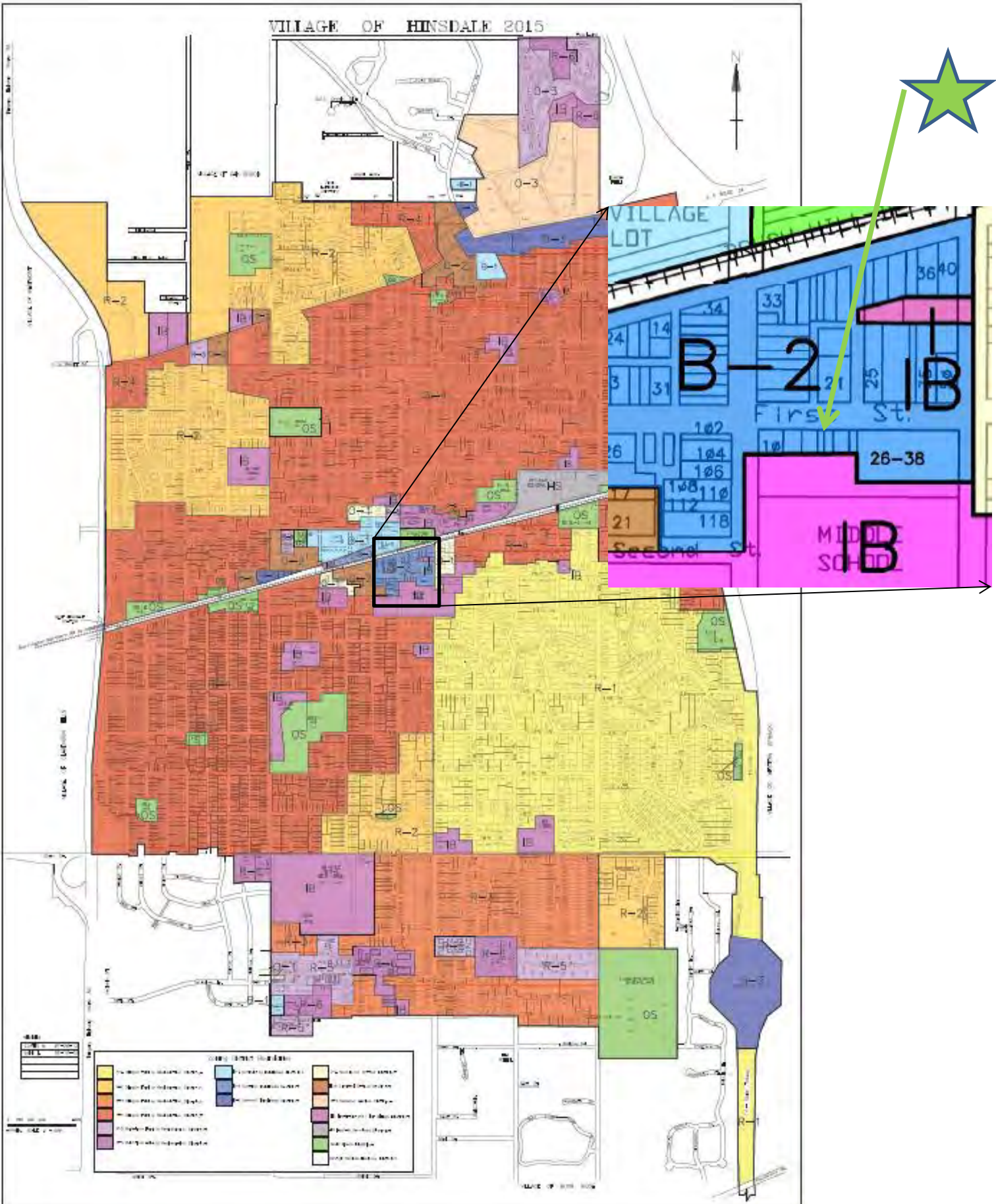
FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

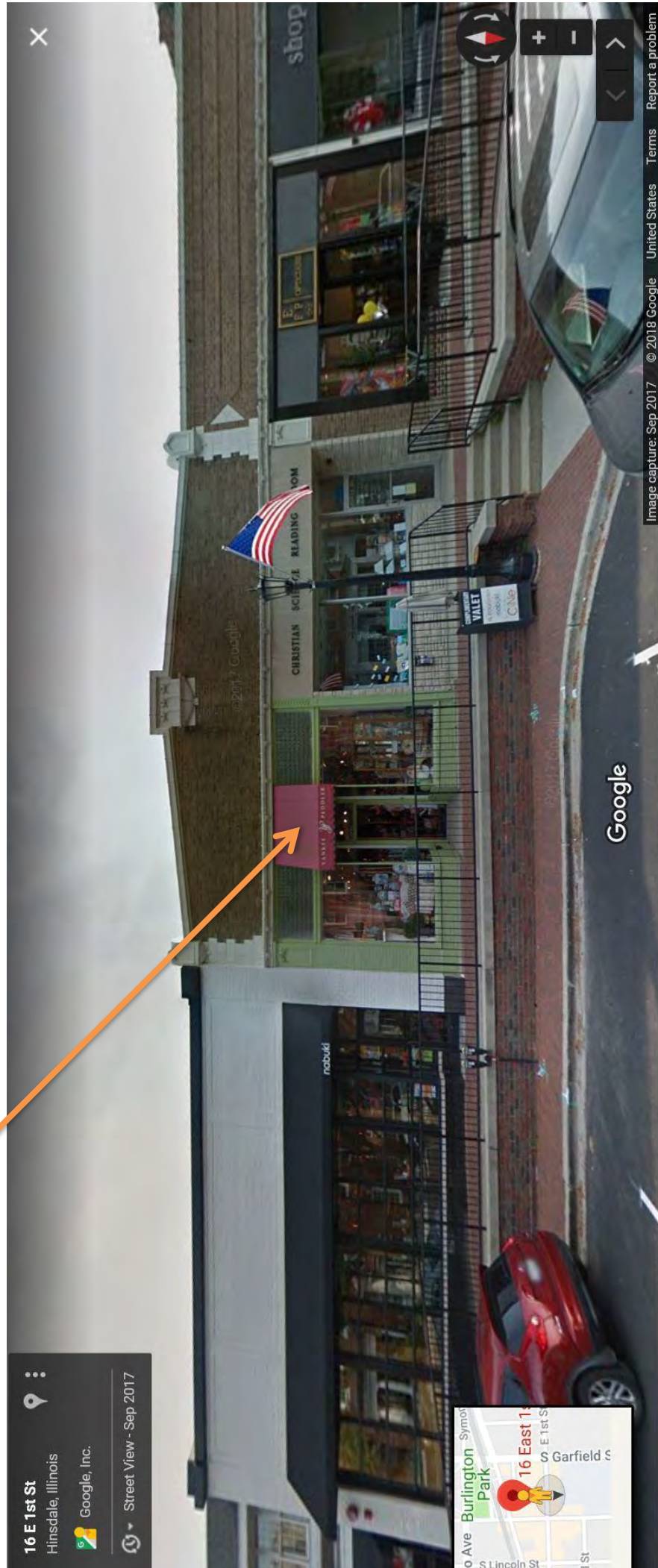
Plan Commission Approval Date: _____ Administrative Approval Date: _____



Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 16 E. 1st St. (facing south)
Proposed Sign Location






MEMORANDUM

DATE: October 10, 2018

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: 550 W. Ogden Ave. – Hinsdale Orthopedics - 1 Ground Sign Reface and 1 New Illuminated Wall Sign - Case A-39-2018

Summary

The Village of Hinsdale has received a sign application from Hinsdale Orthopedics of 550 W. Ogden Avenue, requesting approval to reface an existing internally illuminated ground sign and install a new illuminated wall sign in the O-2 Limited Office District.

Request and Analysis

On June 8, 2011, the PC approved 1 ground sign and 1 additional ground sign modification request, provided that the applicant provide two-tiered, four season landscaping around both signs. This request is to reface the existing ground sign on the corner of Ogden Avenue and Monroe Street. The existing ground sign has a sign face 3'-6" tall and 8'-1" wide, for an area of 28.3 SF and is internally illuminated with fluorescent lighting (Attachment 6). The ground sign reface request would mount to the existing cabinet; however, the proposed sign face area is larger than the existing.

The new proposed ground sign face is 3'-7.5" tall and 8'-1.5" wide, for an area of 29.45 SF. It features 3 colors: red, light blue and dark blue on a white aluminum pan background. The illumination exhibit displays halo lit text at night. This request does not include changes to the existing second ground sign.

The new proposed wall sign is to be located on the north east corner of the building, facing east to Monroe Street. The wall sign is 5' tall and 12' wide, for an area of 60 SF. The northeast corner of the building façade features second story windows. Per the Code, wall signs must be no higher than the bottom of any second floor window or 20', whichever is less. The top of the proposed wall sign is approximately 12'-10" and appears to be lower than the second floor window in the exhibit. The building permit review would enforce that it is lower than the second floor window (Attachment 4).

Per the Code: "Signs Adjacent To Residential Areas: Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance." It should be noted the south half of 540 W. Ogden Avenue is zoned R-4 Single Family Residential and has been approved for a plan for 8 single family residential homes (Attachment 8, Kensington School Case A-12-2018).



MEMORANDUM

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Birds Eye View of 550 W. Ogden Ave.
- Attachment 4 - Street View of 550 W. Ogden Ave.
- Attachment 5 - Parcel View of 550 W. Ogden Ave.
- Attachment 6 - June 8, 2011, PC Memo for current signage
- Attachment 7 - June 8, 2011, PC Minutes (see pages 2 and 3, highlighted)
- Attachment 8 - Final Plat of Kensington Subdivision



550 Ogden Avenue
Hinsdale, IL



08.30.18
7028971

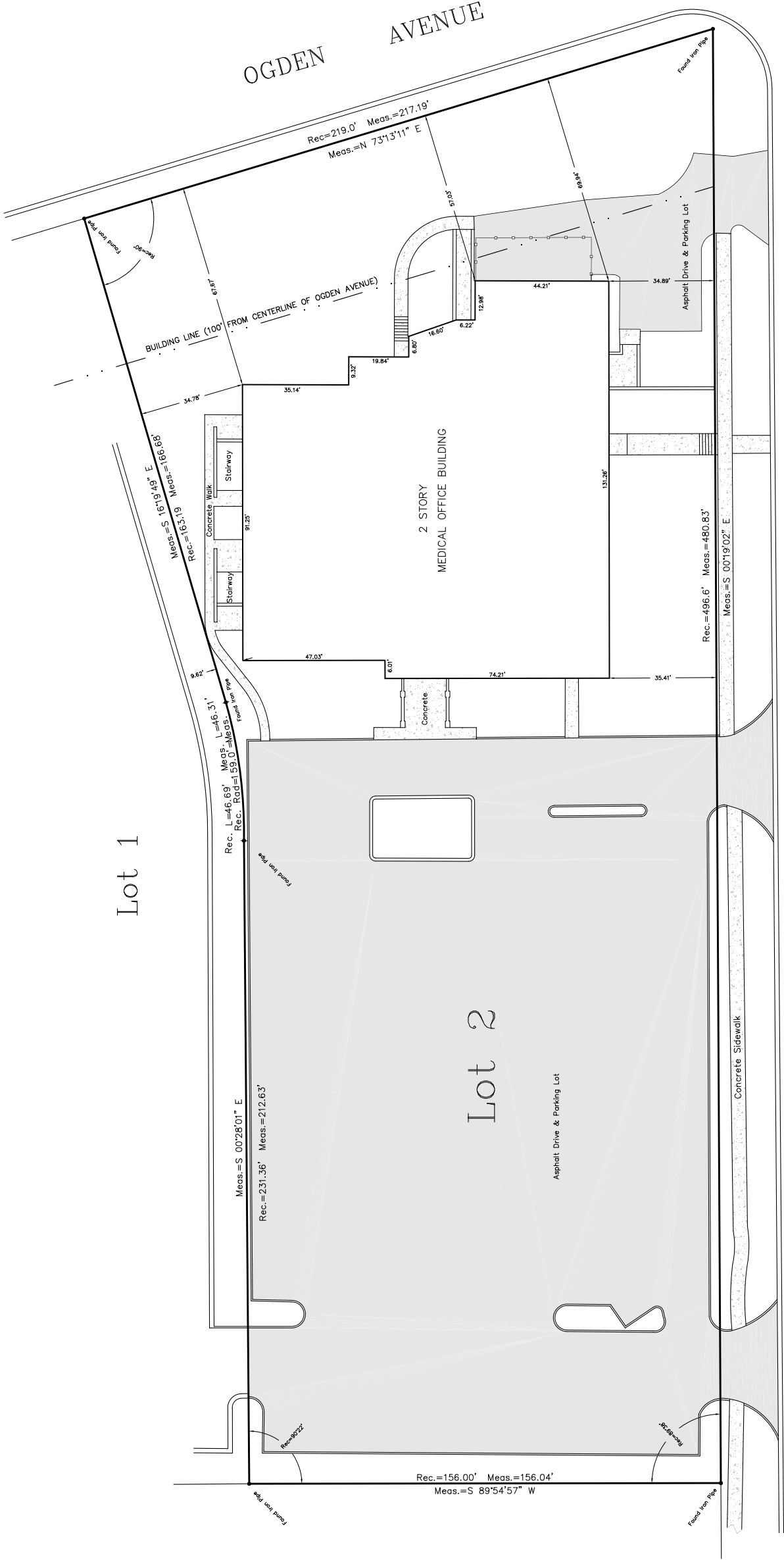


CLIENT Hinsdale Ortho	PROJECT NAME Exterior Signage	DATE 06.22.18	REVISIONS:	
			REV1:	06.29.18 NKR 07.02.18 NKR 07.03.18 NKR 08.06.18 NKR 08.08.18 NKR
LOCATION 550 Ogden Avenue Hinsdale, IL	TRACKER NUMBER 7028971	DRAWN BY fk	08.20.18 NKR 08.24.18 NKR 08.27.18 NKR 08.29.18 NKR 08.30.18 NKR	

THIS DRAWING IS THE PROPERTY OF SOUTH WATER SIGNS, LLC. ALL RIGHTS OF REPRODUCTION ARE RESERVED BY SOUTH WATER SIGNS, INC.

PLAT OF SURVEY

LOT 2 IN HINSDALE PARTNERSHIP ASSESSMENT PLAT OF THAT PART OF BLOCK 2 IN "D. S. ESTABROOKS ADDITION TO HINSDALE" IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID BLOCK 2 WHICH IS 10 CHAINS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUNNING WEST 4.50 CHAINS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK 2 TO THE NORTHERLY LINE THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1868 AS DOCUMENT 9709, IN DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT WE, RYNEAR & SON, INC., HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ATTACHED PLAT AND FOUND THE SAME TO BE CORRECTLY LOCATED AND DESCRIBED THEREON, AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS, THIS ____ DAY OF ____ 20__

RYNEAR & SON, INC.

BY: JAMES E. DAVIDSON, JR., ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002984

A TITLE COMMITMENT WAS NOT FURNISHED TO RYNEAR & SON, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THE SURVEYOR HAS BEEN ADVISED OF ANY EASEMENTS AND OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN. COMPARE THE ASSUMPTIONS WITH THE RECORDS OF THE PLAT, OR CERTIFICATE OF TITLE BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS OR PLATS. REFER TO YOUR DEED OR ABSTRACT AND REPORT ANY DIFFERENCE AT ONCE.

RYNEAR & SON, INC.

PROFESSIONAL DESIGN FIRM LICENSES #184-004837

PREPARED FOR: VOLT ELECTRIC
PROJECT NO. 10-7353

595 BUTTOWOOD CIR., NAPERVILLE, IL 6054
PH: (630) 355-9889 FAX: (630) 355-5362



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Matt Restivo
Address: 934 N. Church Rd.
City/Zip: Elmhurst/60126
Phone/Fax: (630) 607 / 6738
E-Mail: mrestivo@southwatersigns.com
Contact Name: Matt Restivo

Contractor

Name: South Water Signs
Address: 934 N. Church Rd.
City/Zip: Elmhurst/60126
Phone/Fax: (630) 607 / 6738
E-Mail: mrestivo@southwatersigns.com
Contact Name: Matt Restivo

ADDRESS OF SIGN LOCATION: 550 Ogden Ave.

ZONING DISTRICT: Other

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated



Sign Information:

Overall Size (Square Feet): 60 (144" x 60")

Overall Height from Grade: 10 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Pantone 295
- ② Light Blue - Pantone 652
- ③ Dark Blue - Pantone 295

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Matt Restivo
Signature of Applicant

8-27-18
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



- 5" DEEP LED ILLUMINATED LETTERS AND LOGO
- LETTER CANS: 5" DEEP FABRICATED ALUMINUM,
- LETTER FACES ARE #2447 WHITE ACRYLIC W/ VINYL PRINTED TO MATCH PANTONE 295
- LETTER RETURNS PAINTED DARK BLUE (PMS 540)
- LOGO FACE IS 2447 WHITE ACRYLIC W/ VINYL TO MATCH PANTONE 652
- WHITE LED'S, LOW VOLTAGE POWER SUPPLIES
- MOUNTED ON RACEWAY
- ANGLE BRACKET AT TOP OF THE SHIELD FOR EXTRA SUPPORT

****NOTE: VINYL ON FACES TO ILLUMINATE COLOR (AS SHOWN ON NEXT PAGE)**



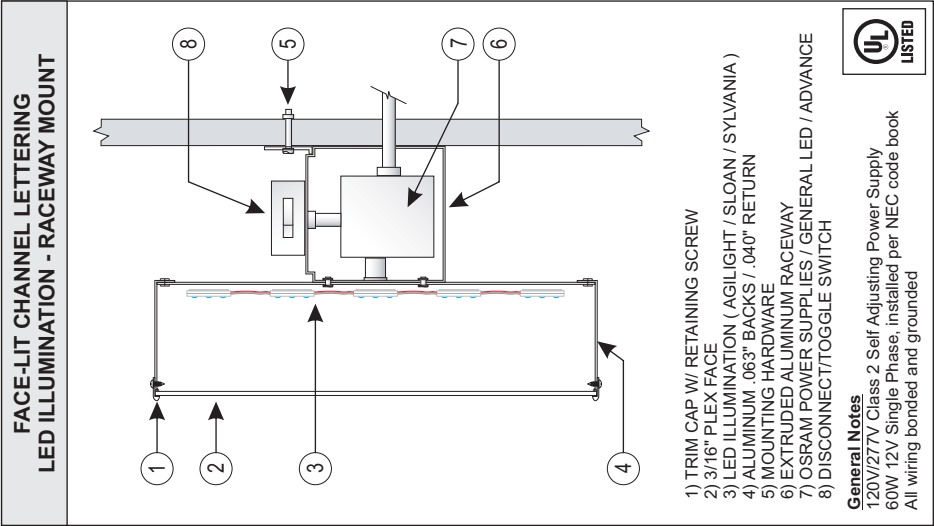
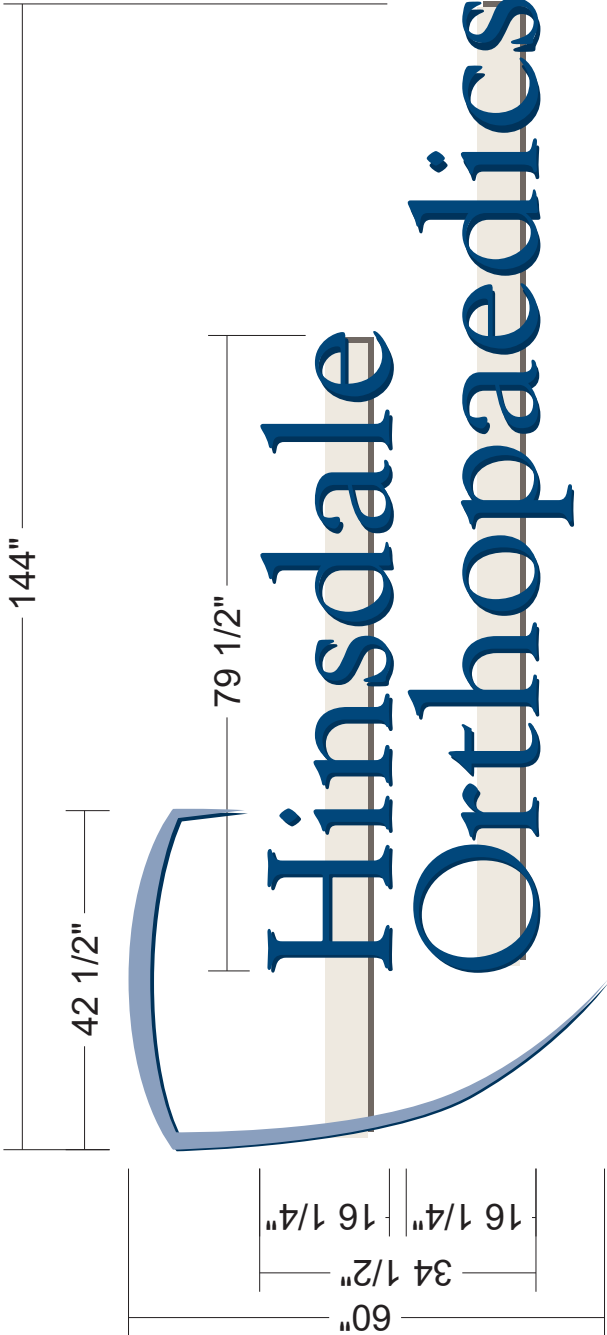
CLIENT	Hinsdale Ortho
LOCATION	550 Ogden Avenue Hinsdale, IL

PROJECT NAME	Exterior Signage
TRACKER NUMBER	7028971

DATE	06.22.18
DRAWN BY	fk

REVISIONS:	
REV1:	06.29.18 NKR 08.20.18 NKR
	07.02.18 NKR 08.24.18 NKR
	07.03.18 NKR 08.27.18 NKR
	08.06.18 NKR 08.29.18 NKR
	08.08.18 NKR 08.30.18 NKR

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COLORS TO MATCH

- VINYL IS TO MATCH PANTONE 652
- VINYL TO MATCH PANTONE 295
- RETURNS PAINTED DARK BLUE PMS 540
- RACEWAY COLOR: SW 7001 MARSHMALLOW



CLIENT Hinsdale Ortho	PROJECT NAME Exterior Signage	DATE 06.22.18	REVISIONS:	
			REV1:	06.29.18 NKR 07.02.18 NKR 07.03.18 NKR 08.06.18 NKR 08.08.18 NKR
LOCATION 550 Ogden Avenue Hinsdale, IL	TRACKER NUMBER 7028971	DRAWN BY fk	08.20.18 NKR 08.24.18 NKR 08.27.18 NKR 08.29.18 NKR 08.30.18 NKR	

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SOUTH WATER SIGNS, INC.



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Matt Restivo
Address: 934 N. Church Rd.
City/Zip: Elmhurst/60126
Phone/Fax: (630) 607 / 6738
E-Mail: mrestivo@southwatersigns.com
Contact Name: Matt Restivo

Contractor

Name: South Water Signs
Address: 934 N. Church Rd.
City/Zip: Elmhurst/60126
Phone/Fax: (630) 607 / 6738
E-Mail: mrestivo@southwatersigns.com
Contact Name: Matt Restivo

ADDRESS OF SIGN LOCATION: 550 Ogden Ave.

ZONING DISTRICT: Other

SIGN TYPE: Monument Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 29.45 (97.5" x 43.5")

Overall Height from Grade: 6 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② Light Blue - Pantone 652
- ③ Dark Blue - Pantone 295

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Matt Restivo
Signature of Applicant

8-27-18
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

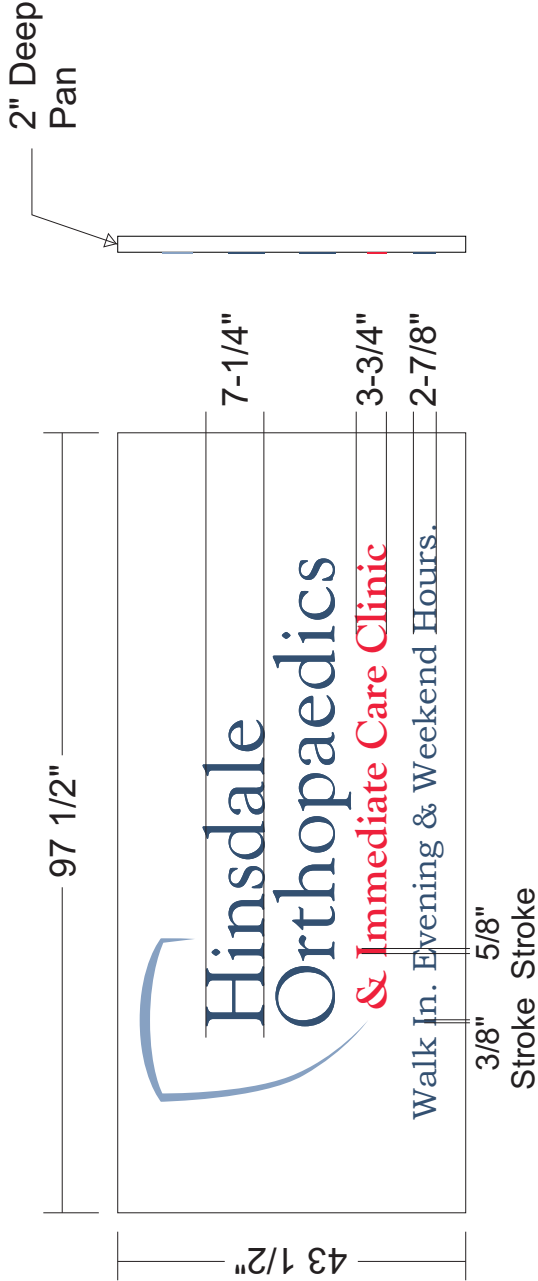
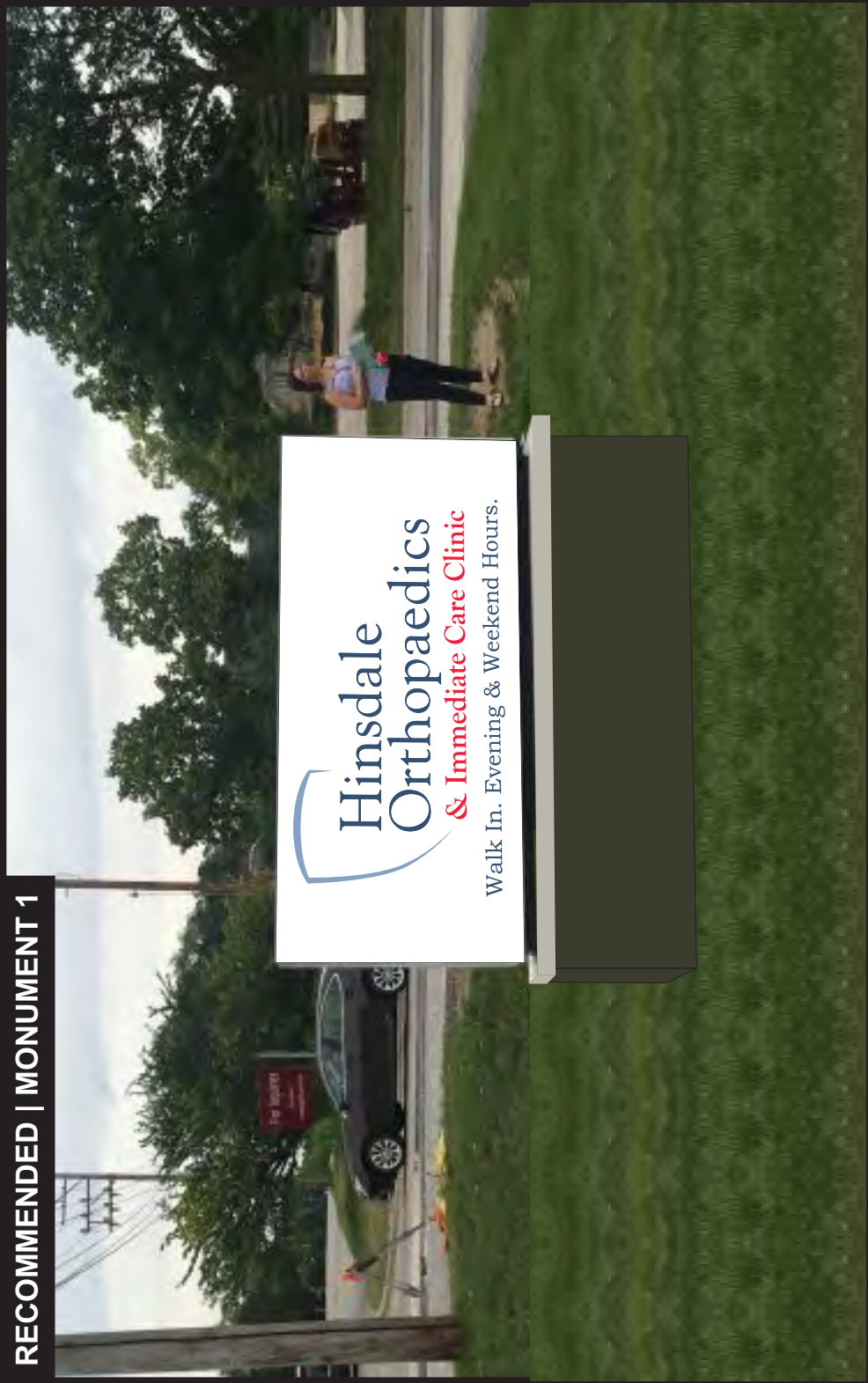
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

EXISTING | MONUMENT 1



RECOMMENDED | MONUMENT 1



(QTY.2)

ROUTED & PUSHED THROUGH FACES

SCALE: 1/2" = 1'

FACE: .125 ALUMINUM PAN W/ ROUTED FACES
LOGO: 1/2" PUSHED THROUGH CLEAR ACRYLIC
SECONDARY COPY: 1/2" PUSHED THROUGH CLEAR ACRYLIC
VINYL: TRANSLUCENT VINYL AS SHOWN
MOUNTING: MOUNTED TO EXISTING CABINET

COLORS TO MATCH

VINYL IS TO MATCH PANTONE 652

VINYL TO MATCH PANTONE 295

TRANSLUCENT RED

CLIENT	Hinsdale Ortho	PROJECT NAME	Exterior Signage	DATE	06.22.18
LOCATION	550 Ogden Avenue Hinsdale, IL	TRACKER NUMBER	7028971	REV1:	06.29.18 NKR 07.02.18 NKR 07.03.18 NKR 08.06.18 NKR 08.08.18 NKR
					08.20.18 NKR 08.24.18 NKR 08.27.18 NKR 08.29.18 NKR 08.30.18 NKR

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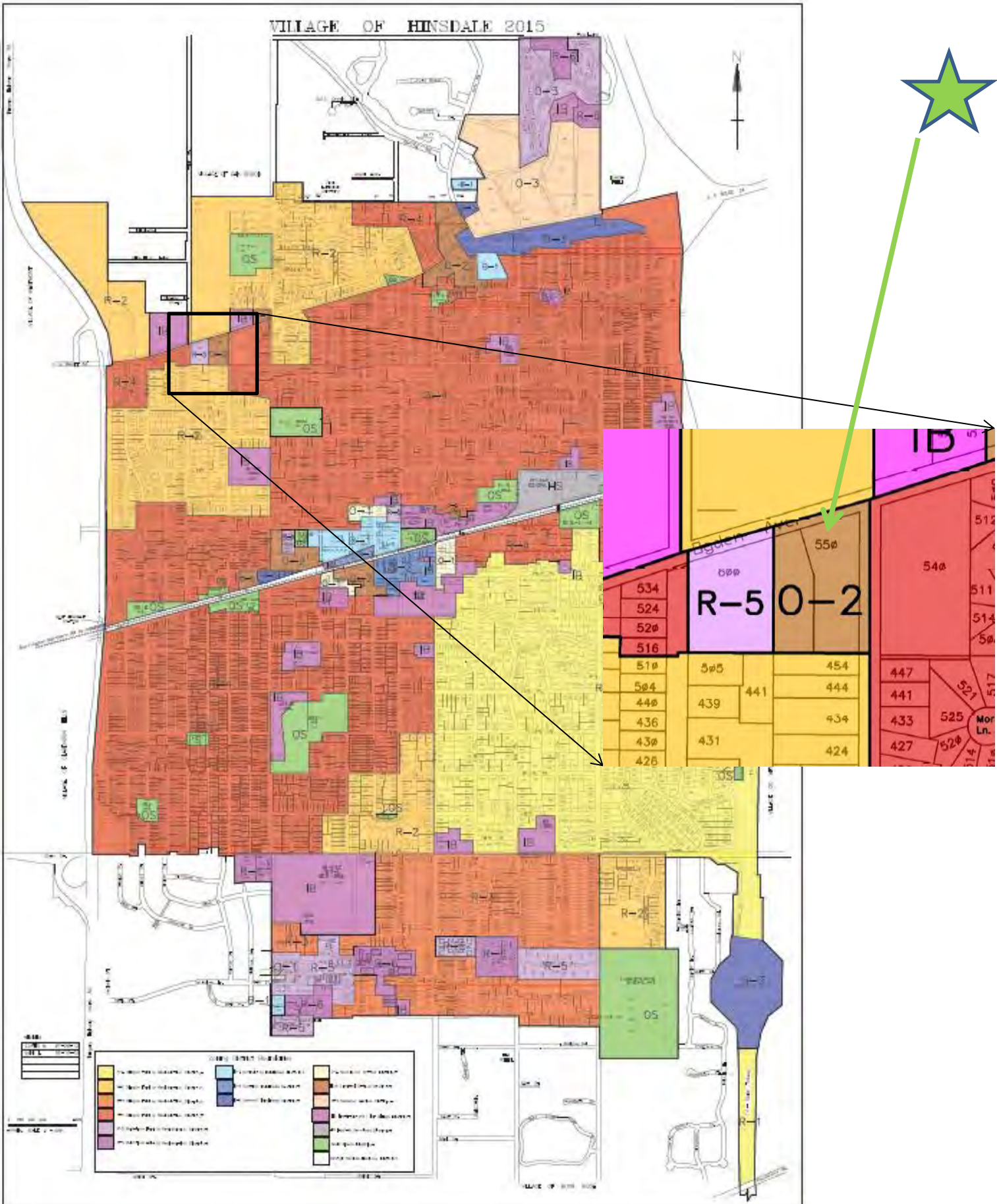
RECOMMENDED | NIGHT VIEW



CLIENT Hinsdale Ortho	PROJECT NAME Exterior Signage	DATE 06.22.18	REVISIONS:	
			REV1:	06.29.18 NKR 08.20.18 NKR 07.02.18 NKR 08.24.18 NKR 07.03.18 NKR 08.27.18 NKR 08.06.18 NKR 08.29.18 NKR 08.08.18 NKR 08.30.18 NKR
LOCATION 550 Ogden Avenue Hinsdale, IL	TRACKER NUMBER 7028971	DRAWN BY fk		

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Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 550 W. Ogden Ave. (facing south)
Proposed Sign Locations



Attachment 4: Street View of 550 W. Ogden Ave. (facing northwest on Monroe St.)

Proposed Sign Locations



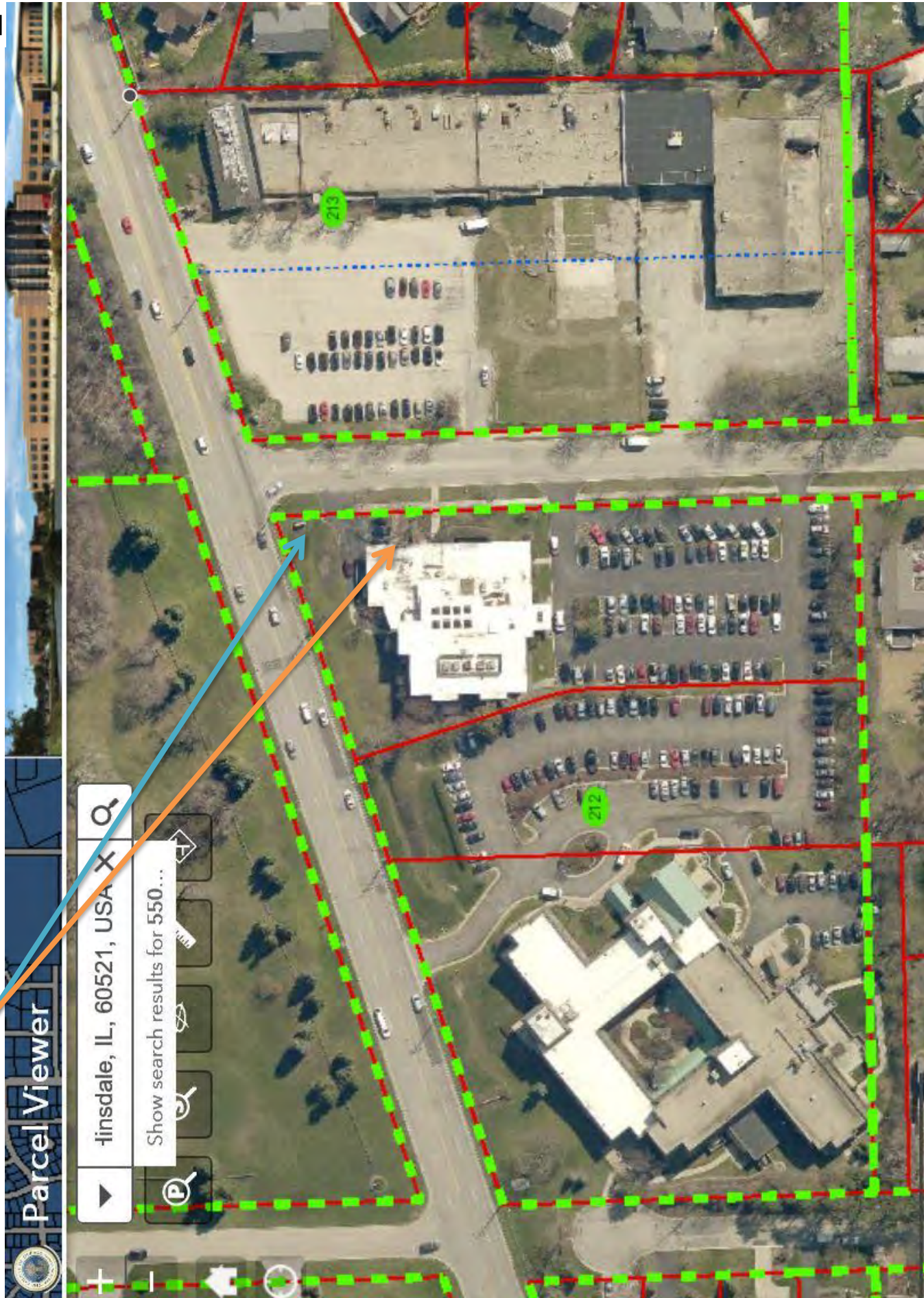
Attachment 4: Street View of 550 W. Ogden Ave. (facing west on Monroe St.)
Proposed Wall Sign Location






Attachment 5: Parcel View of 550 W. Ogden Ave.

Proposed Sign Locations



Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: June 8, 2011
Re: Sign Review – 550 W. Ogden Avenue – Hinsdale Orthopaedics

The applicant is proposing two ground signs at the property located at 550 W. Ogden. The site is located in the O-2, Limited Office District and is developed with a two-story office building. There are currently two ground signs on the site that will be removed.

Ground Signs

The applicant is proposing two new ground signs located 10'-0" feet from the north and east property lines on Ogden Avenue and Monroe Street, respectively. According to the application, both signs would be identical in design and have a white background, blue and black text, with the sign along Monroe being a scaled back version of the sign on Ogden. The first sign would be located along Ogden Avenue, have an overall height of 6'-0" and be a total of 28 square feet (3'-6" x 8'-1"). The second sign would be located at the Monroe Street entrance. It would have an overall height of 4'-0" and be a total of 12 square feet (2'-2" x 5'-6"). Both signs would be internally illuminated with fluorescent lighting.

Subsection 9-106J of the Zoning Code provides the requirements for signage in the O-2 Limited Office District. The Code allows one ground sign to be 8'-0" in height with a maximum square footage of 50 square feet per sign face nor more than two faces per sign. As such, the proposed sign application does not currently meet the requirements of Section 9-106 – Signs of the Zoning Code, however pursuant to Section 11-607F(2)(c), the Plan Commission does have the authority to increase the maximum number of signs of any functional type otherwise allowed. Should the additional sign be permitted, the maximum square footage for **both** signs cannot exceed the maximum allowance of 50 square feet. As such, the proposed signage would comply.

Cc: President Cauley and the Village Board of Trustees
David Cook, Village Manager

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

SIGN (A)

Applicant

Name: PARLIN-CLAUSS SIGN CO
Address: 165 TUBERNAY DR
City/Zip: CAROL STREAM 60188
Phone/Fax: (630) 510 / 2020
E-Mail: _____
Contact Name: MARY CLAUSS

Contractor

Name: PARLIN-CLAUSS SIGN CO
Address: (Same)
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION:

550 W OGDEN

ZONING DISTRICT:

Sign Type:

☒ Permanent

☐ Temporary

☒ Ground Sign

☐ Wall Sign

☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 28 (36" x 81")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

① BLACK ② WHITE

③ SILVER BLUE

Type of Illumination: INTERNAL-FLUORESCENT

Foot Candles: 27

Site Information:

Lot/Street Frontage: OGDEN 219'

Building/Tenant Frontage: 123'

Existing Sign Information:

Business Name: HINSDALE ORTHOPEDICS

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Mary Clauss
Signature of Applicant

5/4/11
Date

(See attached)
Signature of Building Owner

3/24/11
Date

FOR OFFICE USE ONLY:

Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

PROJECT:

**Hinsdale
Orthopaedics**

550 W. Ogden Ave.
HINSDALE

CUSTOMER APPROVAL:
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Lisa Voight

DRAWN BY
Bill Goodwyn

DATE
1.21.11

SCALE
3/4" = 1'

SHEET NO.
1 of 2

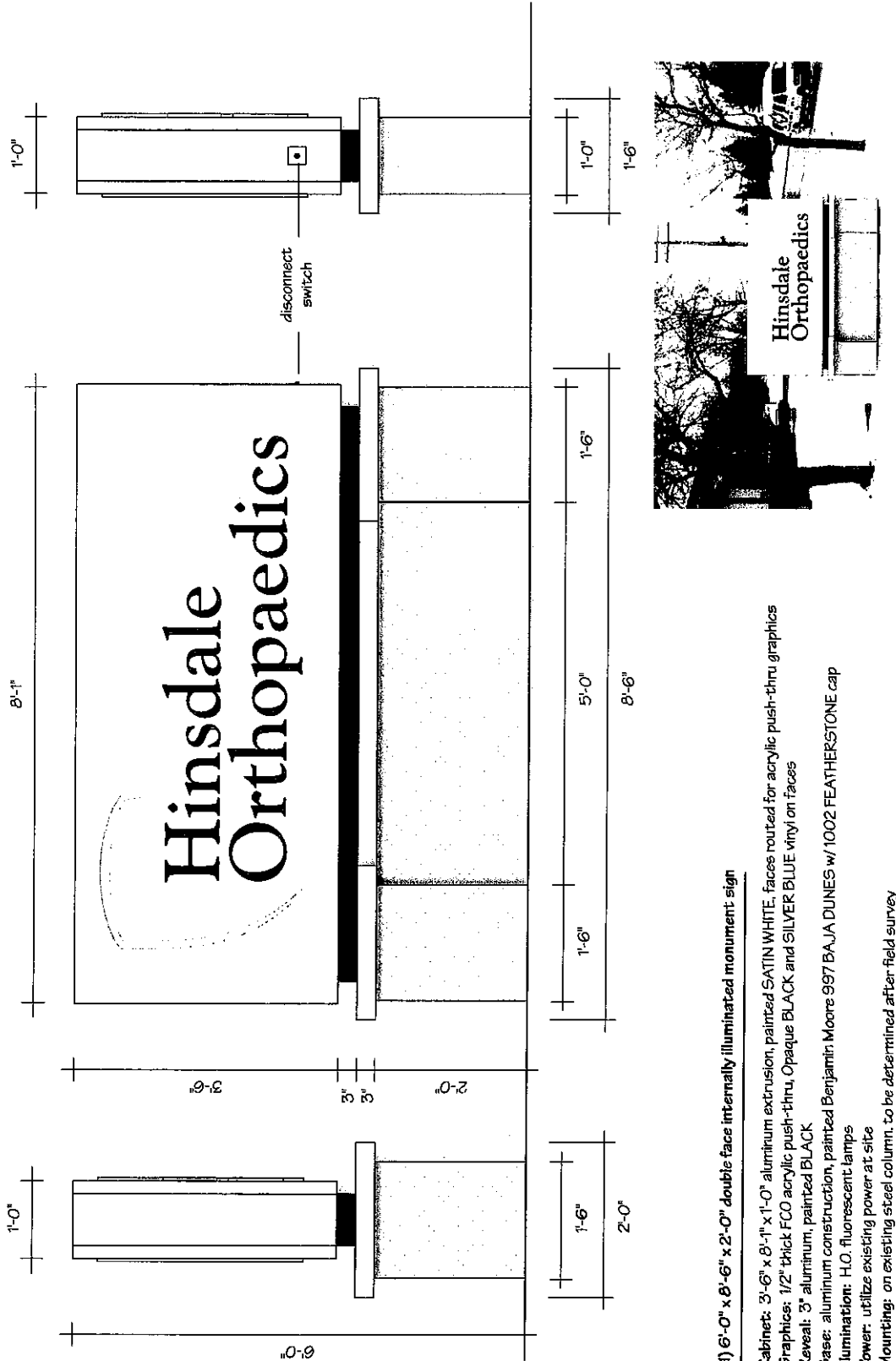
WORK ORDER
#03355

FILE NAME
hin63355

PRINT INFO

REVISIONS:

1
2
3
4
5
6
7
8
9
10



(1) 6'-0" x 8'-6" x 2'-0" double face internally illuminated monument sign

Cabinet: 3'-6" x 8'-1" x 1'-0" aluminum extrusion, painted SATIN WHITE, faces routed for acrylic push-thru graphics

Graphics: 1/2" thick FCO acrylic push-thru, Opaque BLACK and SILVER BLUE vinyl on faces

Reveal: 3" aluminum, painted BLACK

Base: aluminum construction, painted Benjamin Moore 997 BAJA DUNES w/ 1002 FEATHERSTONE cap

Illumination: H.O. fluorescent lamps

Power: utilize existing power at site

Mounting: on existing steel column, to be determined after field survey

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

SIGN(B)

Applicant

Name: PARVIN-CLAUSS SIGN CO
Address: 165 TUBERNAY DR
City/Zip: CAROL STREAM 60188
Phone/Fax: (630) 510 / 2020
E-Mail: _____
Contact Name: MARY CLAUSS

Contractor

Name: PARVIN-CLAUSS SIGN CO
Address: (Same)
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION:

550 W OGDEN

ZONING DISTRICT:

Sign Type:

☒ Permanent

☐ Temporary

☒ Ground Sign

☐ Wall Sign

☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 12 (2'2" x 5'6")

Overall Height from Grade: 4' Ft.

Proposed Colors (Maximum of Three Colors):

① BLACK ② WHITE

③ SILVER BLUE

Type of Illumination: _____

Foot Candles: _____

Site Information:

Lot/Street Frontage: 480' MONROE

Building/Tenant Frontage: 131'

Existing Sign Information:

Business Name: HINSDALE ORTHOPAEDICS

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Mary Clauss
Signature of Applicant

5/4/11
Date

(See attached)
Signature of Building Owner

3/24/11
Date

FOR OFFICE USE ONLY:

Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

PROJECT:

**Hinsdale
Orthopaedics**
550 W. Ogden Ave.
HINSDALE

CUSTOMER APPROVAL:
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Voight

DRAWN BY

Bill Goodwyn

DATE

12/11

SCALE

1" = 1'

SHEET NO.

2 of 2

WORK ORDER

#63355

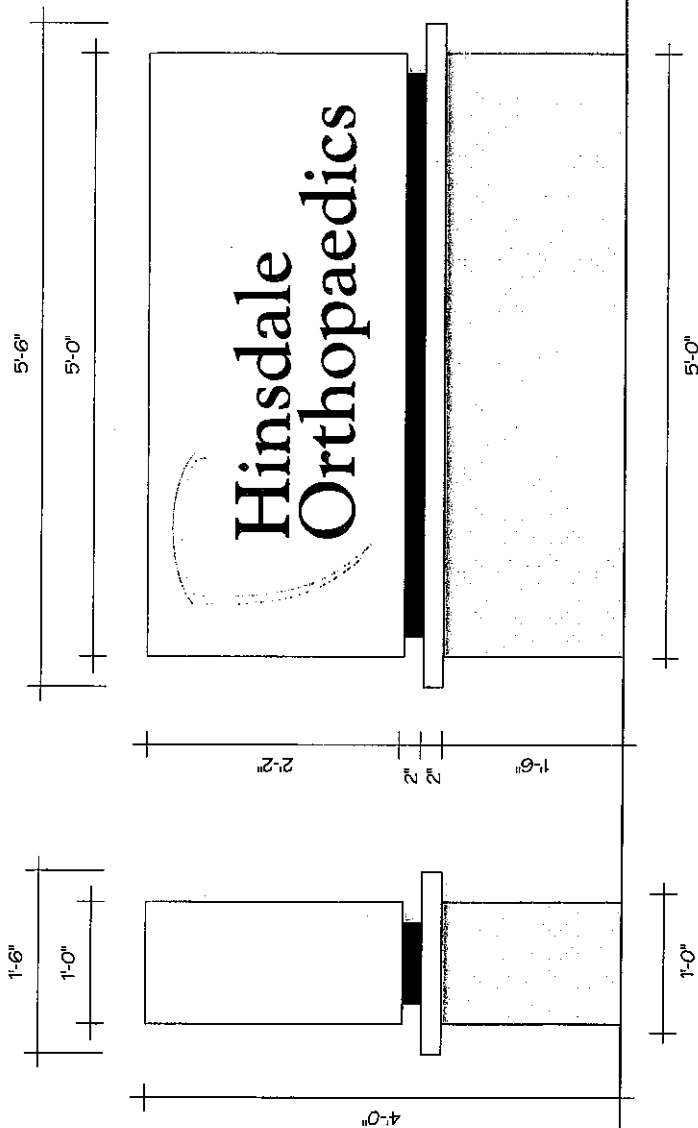
FILE NAME

hin63355

PRINT INFO

REVISIONS:

1	
2	
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7	
8	
9	
10	



(1) 4'-0" x 5'-6" x 1'-6" double face non-illuminated sign

Cabinet: 2'-2" x 5'-0" x 1'-0" aluminum extrusion, painted SATIN WHITE

Graphics: 3M 220-12 BLACK and 230-237 SILVER BLUE vinyl

Reveal: 2" aluminum, painted BLACK

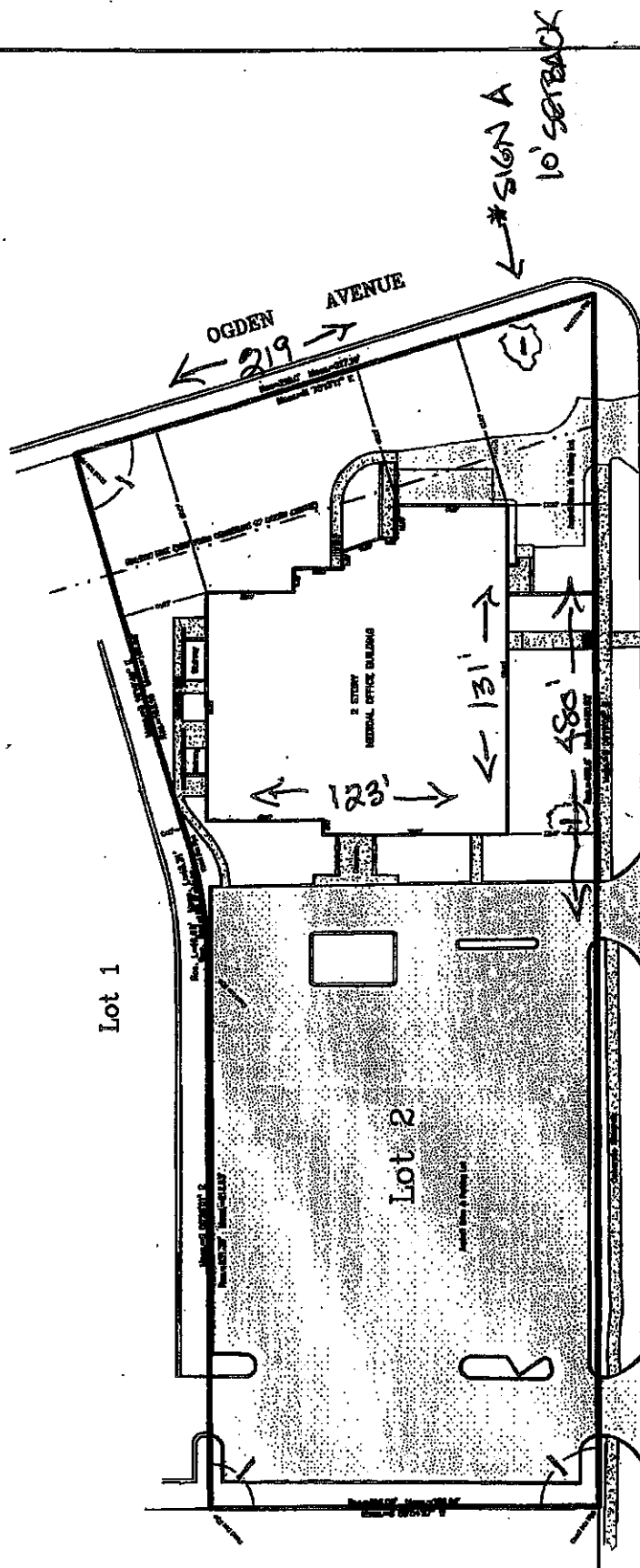
Base: aluminum construction, painted Benjamin Moore 997 BAJA DUNES w/ 1002 FEATHERSTONE cap

Mounting: on existing steel column, to be determined after field survey



[illegible]

SCALE: 1" = 20'



MONROE

STREET

五

10, set back



STATE OF ILLINOIS
COUNTY OF SANGAMON

There is to come a time when the people of the world will be able to see the truth about the world. The people of the world will be able to see the truth about the world. The people of the world will be able to see the truth about the world.

2010 RELEASE UNDER E.O. 14176

100-443887-100

- *will provide landscaping, currently meetings with landscapers.

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JUNE 8, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, June 8, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Stifflear, Commissioner Moore, Commissioner Kluchenek and Commissioner Crnovich

ABSENT: Commissioner Johnson, Commissioner Sullins, Commissioner Brody and Commissioner Nelson

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the May 11, 2011 meeting. Commissioner Moore motioned to approve the minutes of May 11, 2011 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

A-05-2011 – 10 N. Washington Street – Eden Supportive Living – Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Kluchenek motioned to approve the findings and recommendations for case A-05-2011 – 10 N. Washington Street – Eden Supportive Living for a Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review. Commissioner Moore seconded. The motion passed unanimously.

A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. The Commission requested that the language be modified to reference the decorative fence required, also be protective. Commissioner Moore motioned to approve the findings and recommendations

Plan Commission Minutes

June 8, 2011

for case A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

Chairman Byrnes stated the public hearing would be scheduled for July 13, 2011.

Sign Permit Review

550 W. Ogden Avenue – Hinsdale Orthopaedics – Two Ground Signs

Bill Gilligan, Doctor with Hinsdale Orthopaedics provided a brief description and history of the proposal.

Chairman Byrnes confirmed that the signs would be the same location as the existing signs.

Mr. Gilligan confirmed and indicated that part of the need for the Monroe Street sign was for safety and to properly identify their entrance due to potential confusion with other parking lots immediately adjacent to theirs.

General discussion ensued regarding the proposed properties of the signs.

Chairman Byrnes asked Village Planner Gascoigne if these signs were code compliant.

Mr. Gascoigne indicated that while one ground sign is normally permitted, the Commission is afforded the ability to approve one additional sign of any type already allowed. The one caveat being that if the Commission deemed a second sign appropriate, both signs would now need to comply with the single sign square footage requirement of 50 square feet which these would.

Commissioner Moore stated that because these are replacing existing signs, it is corner lot with two entrances and it meets the square footage requirements, she felt the request was fine.

Commissioner Stifflear asked the Commission to consider that this was adjacent to residential properties and the potential precedence that could be created regarding illuminated signage next to residential districts.

Mr. Gascoigne indicated that the zoning code does already take into consideration, signage next to residential districts by regulating the hours they can be illuminated, setbacks and the foot candle allowances at residential property lines.

Plan Commission Minutes

June 8, 2011

Chairman Byrnes indicated that some patients come from a good distance, aren't familiar with Hinsdale and have night appointments, which he felt justified the need for the signs to be illuminated.

General discussion ensued regarding the location of the sign on Monroe and the impact the illumination would have on the neighboring residential.

Commissioner Crnovich expressed interest in seeing landscaping around the signs and questioned if the applicant had given any thought to reducing the size of the sign on Monroe.

Mr. Gilligan stated that they didn't feel that was appropriate and they were simply replacing what was already there and not increasing the size.

Commissioner Moore asked if there would be any objections to placing low-growing shrubs around the signs.

Mr. Gilligan indicated that they would have no problem with that at all.

General discussion ensued regarding the types and sizes of plants that could be used around the signs.

Commissioner Stifflear motioned for the approval of signage for 550 W. Ogden Avenue – Hinsdale Orthopaedics for two ground signs, with the condition that the applicant provide two-tiered, four-season landscaping around both signs. Commissioner Moore seconded. The motion passed unanimously.

Adjournment

Commissioner Kluchenek moved to adjourn. Commissioner Moore seconded and the meeting adjourned at 8:00 p.m. on June 8, 2011.

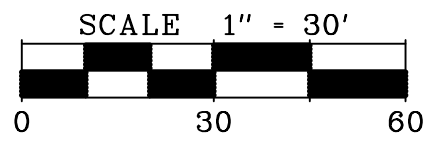
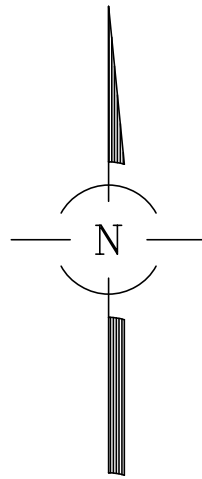
Respectfully Submitted,

Sean Gascoigne
Village Planner

FINAL PLAT OF
KENSINGTON SUBDIVISION

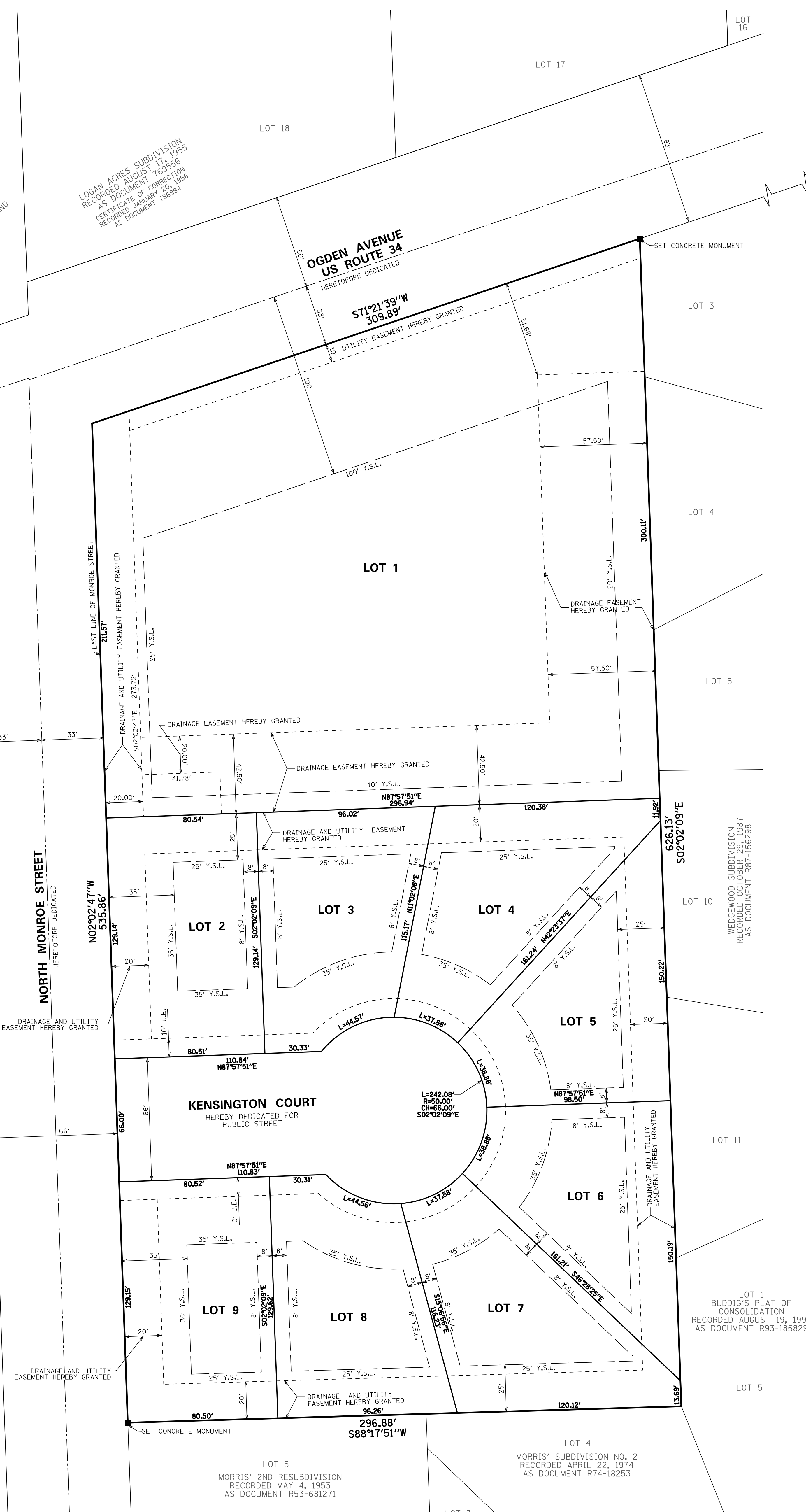
BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF
SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS
NEW LOT LAYOUT

P.L.N. 1
09-02-213-001
09-02-405-030



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

LOT NUMBER	SQ. FT.	ACRES
1	75,973	1.744
2	10,400	0.239
3	10,019	0.230
4	10,310	0.237
5	10,110	0.232
6	10,109	0.232
7	10,478	0.241
8	10,091	0.232
9	10,417	0.239
KENSINGTON CT.	14,606	0.335
TOTAL	172,513	3.960



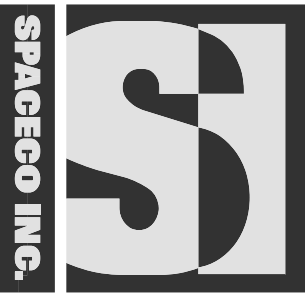
SURVEYOR'S NOTES:
1. STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED)
WILL BE SET AT ALL LOT CORNERS.

LEGEND:
U.E. = UTILITY EASEMENT HEREBY GRANTED
Y.S.L. = YARD SETBACK LINE HEREBY ESTABLISHED

PREPARED FOR:
KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, ILLINOIS 60527

FOR REVIEW
PURPOSES ONLY

REVISIONS:
03/26/18-L0T1YSL
04/10/18-L0T1YSL
04/20/18-L0T1EASE
04/23/18



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/08/2018
JOB NO: 9587.02
FILENAME: 9587.02SUB-01
SHEET 2 OF 3




MEMORANDUM

DATE: October 10, 2018

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: 550 W. Ogden Ave. – Hinsdale Orthopedics - Exterior Appearance/Site Plan for Parking Lot Improvements - Case A-40-2018

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Morgan/Harbour Construction, on behalf Hinsdale Orthopedics, requesting approval for the removal of an interior parking lot landscape island, proposed parking lot landscape plan and parking lot lighting plan. The interior parking lot landscape island, per the applicant, was removed because it blocked the view of the buildings main entrance, was an unpleasant obstacle in the parking lot and provided an additional 5 parking spaces.

Request and Analysis

The parking lot interior green space island was approximately 36' by 24' and had a concrete wall with an average height of 1.5 feet. Per the Code, the maximum lot coverage is 80 percent in the O-2 Limited Office District. The removal of the landscape island increased the lot coverage from 68 percent to 69 percent. It should be noted that the applicant worked with the Village Forestry and Parks Superintendent, John Finnell, on the proposed landscaping along Monroe Street.

The applicant has provided a lighting and photometric plan, illustrating the existing and 2 proposed 14' tall light poles at the west side of the subject property parking lot, and face/illuminates east (the west side is adjacent to the Manor Care parking lot at 600 W. Ogden Avenue). The proposed height and photometric plan are code compliant. Exhibits of the light fixture, pole and lighting data are included in the application. Staff has requested the applicant clearly review the lighting data given the various options included on the exhibits at the Plan Commission meeting.

Pertinent zoning code the applicant must meet includes:

- *"Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half ($1/2$) foot-candle at any residential lot line."* (Section 9-101(D)(9))



MEMORANDUM

- *“Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduced to security levels at all times of nonuse.” (Section 9-104(H)(2)(h))*

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

Attachments:

- Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Street View of 550 W. Ogden Ave.
- Attachment 4 - Birds Eye View of 550 W. Ogden Ave.
- Attachment 5 - Parcel View of 550 W. Ogden Ave.

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: Andrew MacMillan

Owner's name (if different): Hinsdale Orthopedics Association

Property address: 550 W. Ogden Ave.

Property legal description: [attach to this form]

Present zoning classification: O-2, Limited Office District

Square footage of property: 81,210

Lot area per dwelling: _____

Lot dimensions: 481 x 271

Current use of property: Medical Offices

Proposed use: ☐ Single-family detached dwelling
☒ Other: Medical offices

Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

Remove landscape barricade and covert to parking spots

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u> </u> / <u> </u>	<u> </u> / <u> </u>

Provided:**Required by Code:**

corner side

N/AN/A

rear

N/AN/A**Setbacks (businesses and offices):**

front:

N/AN/A

interior side(s)

 / /

corner side

N/AN/A

rear

N/AN/A

others:

N/AN/A

Ogden Ave. Center:

N/AN/A

York Rd. Center:

N/AN/A

Forest Preserve:

N/AN/A**Building heights:**

principal building(s):

N/AN/A

accessory building(s):

N/AN/A**Maximum Elevations:**

principal building(s):

N/AN/A

accessory building(s):

N/AN/A

Dwelling unit size(s):

N/AN/A

Total building coverage:

N/AN/A

Total lot coverage:

no changeno change

Floor area ratio:

N/AN/A

Accessory building(s):

N/A**Spacing between buildings:** [depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A**Number of off-street parking spaces required:** _____**Number of loading spaces required:** _____**Statement of applicant:**

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:


Applicant's signatureAndrew Mac Millan

Applicant's printed name

Dated: 8/28, 2018.



**VILLAGE
OF HINSDALE** FOUNDED IN 1871

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Andrew MacMillan
Address: 7510 S. Madison St.
City/Zip: Willowbrook 60527
Phone/Fax: (630) 888 / 5404
E-Mail: amacmillan@morganharbour.com

Owner

Name: Hinsdale Orthopedics Associates
Address: 550 W. Ogden Ave.
City/Zip: Hinsdale 60521
Phone/Fax: (630) 323 / 6116
E-Mail: dave.kanzler@hoasc.com

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: Mimi K. Moon
Title: Attorney
Address: 1 S. Wacker Dr. Suite 2500
City/Zip: Chicago, 60606
Phone/Fax: (312) 578 / 7425
E-Mail: Mmoon@pretzel-stouffer.com

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 550 W.Ogden Ave

Property identification number (P.I.N. or tax number): 09 - 02 - 007 - 0000

Brief description of proposed project: Removal of landscape barrier in parking lot.

General description or characteristics of the site: Existing, in use, asphalt parking lot. There is an island of grass and trees.

The island is approx. 36' x24'. The walls of the island are concrete, with an average of 18" in height.

Existing zoning and land use: Medical Office

Surrounding zoning and existing land uses:

North: Residential

South: Residential

East: Parking Lot

West: Retirement Home

Proposed zoning and land use: Parking lot

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 550 W. Ogden Rd Hinsdale IL 60521

The following table is based on the 0-2 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)		81,210	81,210
Lot Depth		481'	481'
Lot Width		217'	217'
Building Height		N/A	N/A
Number of Stories		N/A	N/A
Front Yard Setback		N/A	N/A
Corner Side Yard Setback		N/A	N/A
Interior Side Yard Setback		N/A	N/A
Rear Yard Setback		N/A	N/A
Maximum Floor Area Ratio (F.A.R.)*		N/A	N/A
Maximum Total Building Coverage*		N/A	N/A
Maximum Total Lot Coverage*		No Change	No Change
Parking Requirements		100 Parking stalls	Addition of five more parking stalls
Parking front yard setback		No Change	No Change
Parking corner side yard setback		No Change	No Change
Parking interior side yard setback		No Change	No Change
Parking rear yard setback		No Change	No Change
Loading Requirements		No Change	No Change
Accessory Structure Information		No Change	No Change

* Must provide actual square footage number and percentage.


Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE 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 SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 28th, day of August, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

Andrew MacMillan

Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this _____ day of _____,

Notary Public



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 550 W. Ogden Ave Hinsdale, IL 60521

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

*****PLEASE NOTE*** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Agreed -- To remain the same

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

Agreed -- to remain the same.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

Agreed -- Will improve the visibility of all parties.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
Agreed -- All removed landscape to be replaced, with similar and or matching by end of project.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
N/A
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
N/A
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
N/A
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
Agreed
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
N/A
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.
N/A

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Agreed

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

N/A

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Agreed -- Existing

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Clean view of up kept well maintained entrance to building main lobby.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

Zoning is not changing

2. The proposed site plan interferes with easements and rights-of-way.

Once completed the site will be cleared of an existing obstacle, that blocks the view of the buildings main entrance.

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

All removed landscaping, is to be replaced by end of project.

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

An unpleasant obstacle is being removed.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

By end of project, the view will be clear of a hazardous object.

6. The screening of the site does not provide adequate shielding from or for nearby uses.

N/A

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

All removed landscaping, is to be replaced by end of project.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

Current maintenance provision is in use and will continue to be.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

There is no change in the grading of the site.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

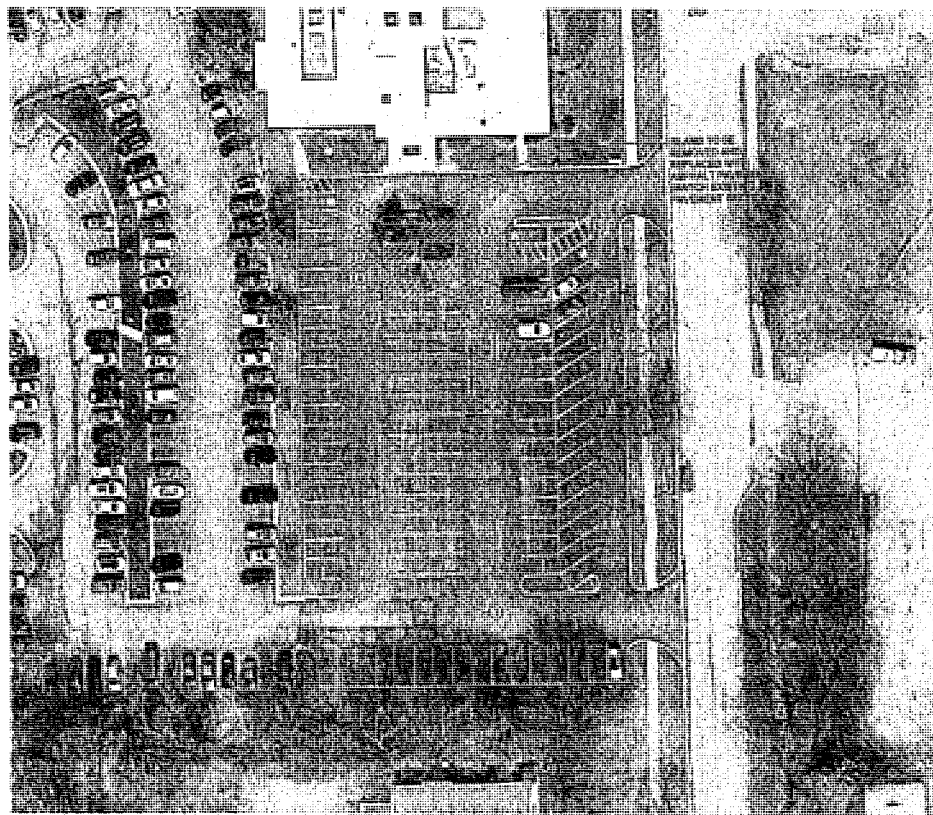
Size of change is minimal as to burdens towards the Village.

11. The proposed site plan does not provide for required public uses designated on the Official Map.

Existing site with code in effect.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

It will help for visibility.



PARKING TABLE

- ① HANICAP/ADA STALLS: 4 STALLS
- ② REGULAR STALLS: 101 STALLS

TOTAL STALLS = 105 STALLS

STRIPING/SIGNAGE LEGEND

- ① 4" YELLOW LINE
- ② YELLOW LETTERS AND SYMBOLS PAVEMENT MARKINGS
- Ⓐ R7-8 & R7-8P HANDICAP SIGN
- Ⓑ R7-8 & R7-8P HANDICAP SIGN WITH VAN ACCESSIBLE SIGN

NOTES:

1. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL PARKING LOT DIMENSIONS HAVE BEEN DETERMINED BY AERIAL IMAGE AND ARE APPROXIMATE.



SCALE: 1"=40'



HINSDALE ORTHOPAEDICS STRIPING PLAN

PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL, 60118 | WWW.PINNACLE-ENGR.COM | CHICAGO@PINNACLE-ENGR.COM

JOB NO. 1266.00-IL

8/27/18

PLAN | DESIGN | DELIVER

VILLAGE OF HINSDALE

NOTICE OF PLAN COMMISSION PUBLIC MEETING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan commission shall conduct a public meeting on **October 10, 2018, at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, IL** for the purpose of considering a request to install additional lighting, (note here in parenthesis which are retroactive) re-stripe and re-surface the parking lot, removal of a landscape island in the parking lot and installation of additional trees and landscaping adjacent to the parking lot.

The petitioner is Mr. Dave Kanzler of Hinsdale Orthopaedic Associates, S.C. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, IL.

The common address is 550 W. Ogden Avenue, Hinsdale IL 60521 and legally described as follows:

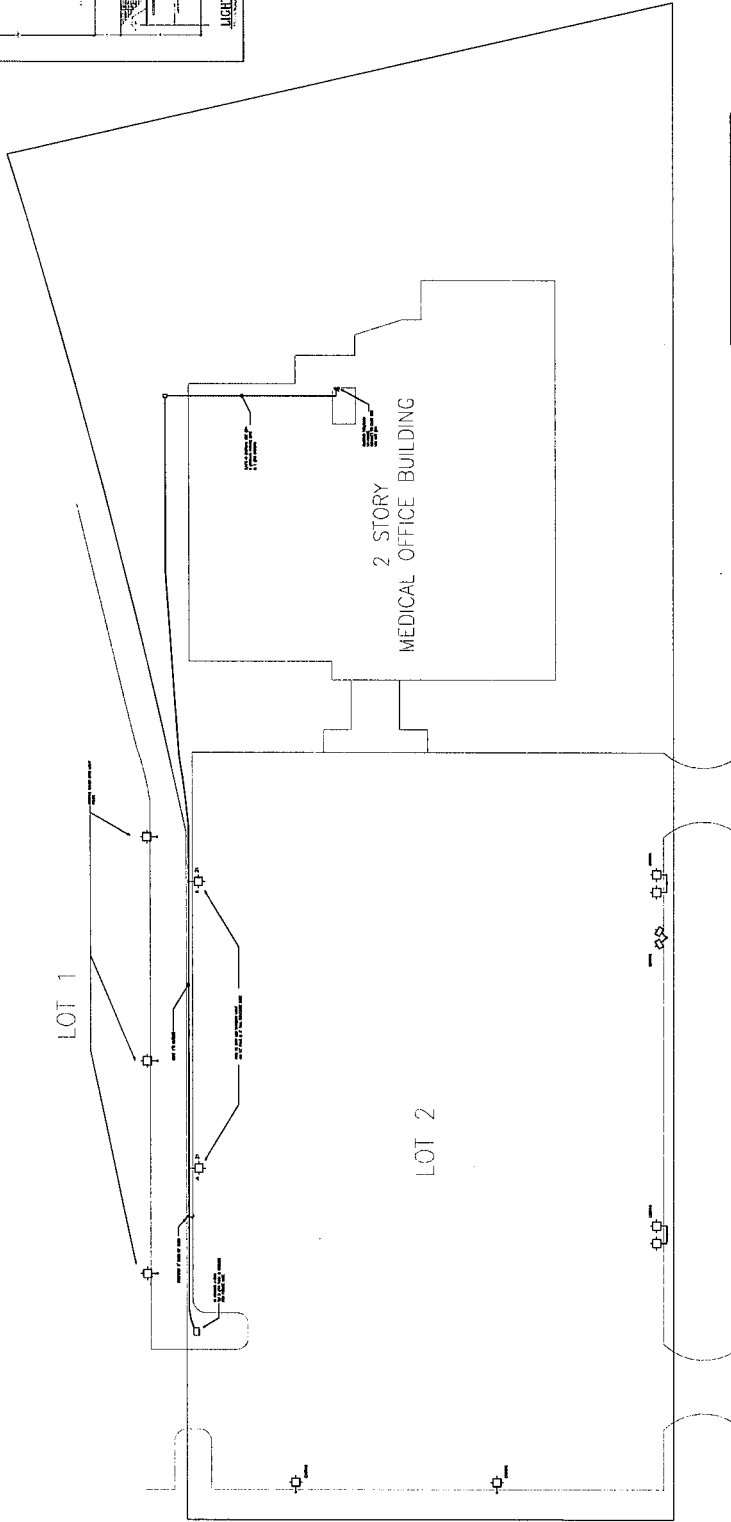
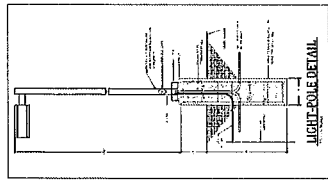
LOT 2 IN HINSDALE PARTNERSHIP ASSESSMENT PLAT OF PART OF BLOCK 2 IN D. S. ESTABROOK'S ADDITION TO HINSDALE IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT OF HINSDALE PARTNERSHIP ASSESSMENT PLAT RECORDED NOVEMBER 24, 1980 AS DOCUMENT R80-73055, IN DU PAGE COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 550 W. Ogden Ave., Hinsdale, IL 60521-3186. The Real Property tax identification number is 09-02-212-007-0000.

At said public meeting, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type for the described property. All interested persons are invited to attend and be heard.

Dated: September 13, 2018

To be Published in the Hinsdalean on September 20, 2018.



Fixture Schedule	
A	DSX0 LED P3 SK TM/VOLI BPA

SITE LIGHTING PLAN

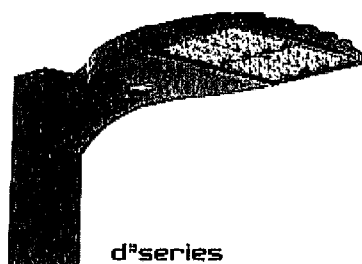
SCALE: 1/16" = 1'-0"

Hirsdale Orthopaedic
100 N. Ogden Ave
Hinsdale, IL 60142

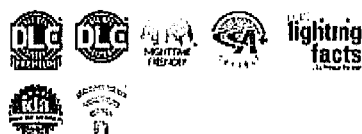
SITE LIGHTING
PLAN

HIRSDALE
ELECTRIC CO.
100 N. Ogden Ave.
Hinsdale, IL 60142
Tel: 630.326.1111
Fax: 630.326.1112

SE-1

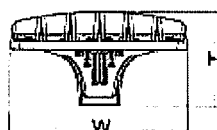
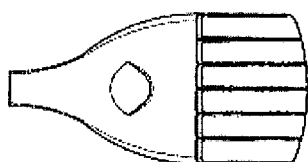


D-Series Size 0 LED Area Luminaire



Specifications

EPA:	0.95 ft ² (0.09 m ²)
Length:	26" (660 mm)
Width:	13" (330 mm)
Height:	7" (178 mm)
Weight (max):	16 lbs (7.25 kg)



Listing Number	DSX0 LED P3 50K T3M MVOLT RPA
Notes	Mount on 12' Pole
Type	

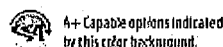
A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: www.acuitybrands.com/roam

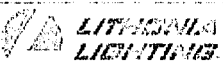


Ordering Tree

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED	P3	50K	T3M	MVOLT	RPA	
DSX0 LED	Forward optics	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ¹	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4TM Forward throw medium TSVS Type V very short	T5S Type V short T5M Type V medium TSW Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ¹ RCCO Right corner cutoff ^{1,3}	MVOLT ^{4,5} 120 ⁶ 208 ^{6,6} 240 ^{6,6} 277 ⁶ 347 ^{6,7} 480 ^{6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adapter ⁸ RPLUMBA Round pole universal mounting adapter ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish) ⁹
	Rotated optics					
P1	P4 P7					
P2	P5					
P3	P6					
P10 ¹	P12 ¹					
P11 ¹	P13 ¹					

Shipped installed	Shipped installed	Shipped installed
HLTAIR2 nLight AIR generation 2 enabled ¹⁰	PIR11FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft ^{11,12}	HS House-side shield ¹³
PER1 NEMA twist-lock receptacle only (control ordered separately) ¹⁴	BL30 Bi-level switched dimming, 30% ^{15,16}	SF Single fuse (120, 277, 347V) ¹⁷
PER5 Five-wire receptacle only (control ordered separately) ^{14,18}	BL50 Bi-level switched dimming, 50% ^{15,16}	DF Double fuse (120, 240, 480V) ¹⁷
PER7 Seven-wire receptacle only (control ordered separately) ^{14,18}	PNMT003 Part night, dim 10 down ¹⁹	L90 Left rotated optics ¹
DMG 0-10V dimming extend out back of housing for external control (control ordered separately)	PNMT5D3 Part night, dim 5 hrs ¹⁹	R90 Right rotated optics ¹
PIR Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5ft ^{11,12}	PNMT6D3 Part night, dim 6 hrs ¹⁹	DOL Diffused drop lens ²⁰
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5ft ^{11,12}	PNMT7D3 Part night, dim 7 hrs ¹⁹	Shipped separately
PIRHH Network, Bi-level motion/ambient sensor ¹⁸	FAO Field adjustable output ¹²	BS Bird spikes ²¹
PIR11FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft ^{11,12}		EGS External glare shield ²²



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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DSX0-LED
Rev. 03/21/18
Page 1 of 7

Accessories

Ordered and shipped separately.

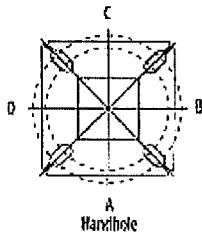
DL1127F 1.5IU	PhotoCell - SS1 lens-lock (120-277V) ¹
DL1127F 1.5CU 1IU	PhotoCell - SS1 lens-lock (120V) ¹
DL1127F 1.5CU 1IU	PhotoCell - SS1 lens-lock (120V) ¹
DSH041S8CU	Shorting cap ²
DSH041S30CU	House-side shield for 30 LED unit ³
DSH041S30CU	House-side shield for 30 LED unit ³
DSH041S40CU	House-side shield for 40 LED unit ³
DSH041S40CU	House-side shield for 40 LED unit ³
DSH041S40CU	House-side shield for 40 LED unit ³
FUMBA DDE2DU	Square and round pole luminaire mounting bracket adapter (legally listed) ⁴
GNAB DDE2DU	Maya mounting bracket adapter (legally listed) ⁴

For more control options, visit www.lithonia.com and www.acuitybrands.com

NOTES

- P10, P11, P12 and P13 and coated options (L90 or R90) only available together.
- AMSPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or CCL.
- MVCLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRs with BL30, BL50 or PNMTC is not available with 200V, 240V, 347V, 480V or M40LT. It is only available in 120V or 277V specified.
- Single Line (SF) requires 120V, 277V or 347V. Double Line (DF) requires 200V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMTC options.
- Existing ceiling pole only. Available as a separate combination accessory; for retrofit use only. PUMBA (if left) is 1.5 G vibration load rating per ANSI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" max o.d. (not included).
- Must be ordered with PIRHN.
- PhotoCell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap Included.
- If RCMPT mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap Included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- Must be ordered with NLTA27. For more information on nLight Air 2, visit www.lithonia.com.
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMTC. For PERS or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PERS or PER7 see PER Table on page 3. Separate Dunk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory. See Accessories information.
- Must be ordered with luminaire for factory pre-drilling.
- Requires luminaire to be specified with PER, PERS or PER7 option. See PER Table on page 3.
- For retrofit use only.

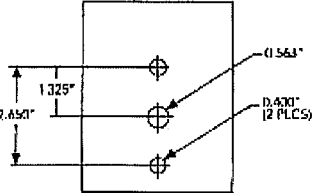
HANDHOLE ORIENTATION



Handhole

Template 1B

Top of Pole



Tenon Mounting Slipfitter**

Slipfitter Size	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Slipfitter Size	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°	
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D	

Note: Review luminaire spec sheet for specific nomenclature

Slipfitter Size	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
DSK SPA	Y	Y	Y	N	-	-
DSK RPA	Y	Y	N	N	Y	Y
DSK SPUMBA	Y	N	N	N	-	-
DSK RUMBA	N	N	N	N	Y	Y

*1 fixture @ 120 requires round pole installation.

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's E-Source at www.lithonia.com.

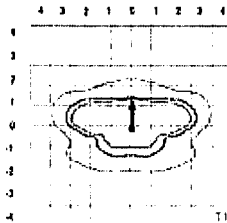
Isocandela plots for the DSK LED 40C 1030-40K. Distances are in units of mounting height (20').

LEGEND

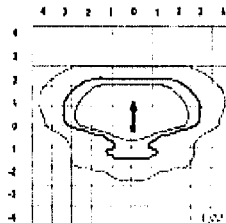
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0.5 fc

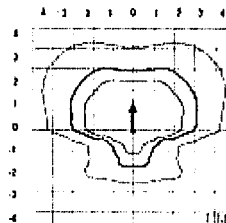
1.0 fc



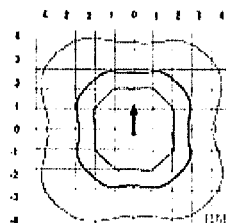
10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



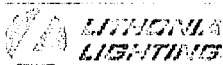
10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



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Lumen Ambient Temperature (LAT) Multipliers

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

°C	°F	Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Electrical Load

					120	208	240	277	347	480
Forward Optics (Non-Polarized)	P1	20	530	33	0.32	0.18	0.15	0.15	0.10	0.68
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.33	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Projected LED Lumen Maintenance

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

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

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Option	Dimmed State	High Level (when triggered)	PhotoCell Operation	Onset Time	Ramp-Up Time	Ramp-Down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

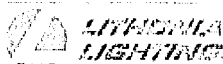
*For use with InLine Dusk to Dawn or timer.

Option	PhotoCell Only (No DDI)	PhotoCell Only (No DDI)	PhotoCell Only (No DDI)	PhotoCell Only (No DDI)	PhotoCell Only (No DDI)	PhotoCell Only (No DDI)
PhotoCell Only (No DDI)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
PIR	✓	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
PIR with Motion PIRH (no DDI)	✓	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✓	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✓	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
▲ Future-Proof

▲ Future-Proof

*Future-proof means ability to change controls in the future.




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

Zones	Frequency	Polarization	Antenna	1990-1991				1991-1992				1992-1993				1993-1994												
				1990	1991	1992	1993	1991	1992	1993	1994	1992	1993	1994	1993	1994	1995											
20	530	P1	3HW	T15	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	123	2,541	1	0	1	73				
				T25	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	123	3,589	1	0	1	74				
				T2M	4,347	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,530	1	0	1	73				
				T35	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,538	1	0	1	73				
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74				
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73				
				TFTH	4,323	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73				
				TSV5	4,548	2	0	0	120	4,920	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76				
				TS5	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77				
				TSW	4,541	3	0	1	130	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76				
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73				
				BLC	4,586	1	0	1	94	4,863	1	0	1	102	4,912	1	0	1	103									
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77									
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77									
				20	703	P2	49W	T15	5,578	1	0	1	114	6,081	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
								T25	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
T2M	5,593	1	0					1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70				
T35	5,417	1	0					2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70				
T3M	5,530	1	0					2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71				
T4M	5,458	1	0					2	111	5,860	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71				
TFTH	5,576	1	0					2	114	6,027	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70				
TSV5	5,799	2	0					0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73				
TS5	5,804	2	0					0	118	6,252	2	0	0	128	6,332	2	0	0	129	3,328	2	0	0	74				
TSW	5,789	3	0					1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73				
TSW	5,834	3	0					2	119	6,245	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73				
BLC	4,572	1	0					1	93	4,925	1	0	1	101	4,987	1	0	1	102									
LCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76									
RCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76									
20	1050	P3	71W					T15	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
								T25	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121									
				T35	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117									
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121									
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118									
				TFTH	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120									
				TSV5	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125									
				TS5	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125									
				TSW	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125									
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126									
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99									
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73									
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73									
				20	1400	P4	92W	T15	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
								T25	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
T2M	9,831	2	0					2	107	10,590	2	0	2	115	10,724	2	0	2	117									
T35	9,521	2	0					2	103	10,256	2	0	2	111	10,386	2	0	2	113									
T3M	9,807	2	0					2	107	10,565	2	0	2	115	10,698	2	0	2	116									
T4M	9,594	2	0					2	104	10,335	2	0	3	112	10,466	2	0	3	114									
TFTH	9,801	2	0					2	107	10,558	2	0	2	115	10,692	2	0	2	116									
TSV5	10,193	3	0					1	111	10,981	3	0	1	119	11,120	3	0	1	121									
TS5	10,201	3	0					1	111	10,990	3	0	1	119	11,129	3	0	1	121									
TSW	10,176	4	0					2	111	10,962	4	0	2	119	11,101	4	0	2	121									
TSW	10,254	4	0					3	113	11,047	4	0	3	120	11,186	4	0	3	122									
BLC	8,036	1	0					2	87	8,656	1	0	2	94	8,766	1	0	2	95									
LCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71									
	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71									


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


**LITHONIA
LIGHTING**

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**LITTORAL
LIGHTING**

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPM (0.95 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

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

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

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

INSTALLATION

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

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaires are IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D612,492 S. International patent pending.

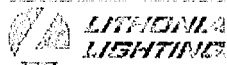
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.dlcqualified.com to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.lithonia.com/warranty

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



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FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .180" and .250" are available with certain tube diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel or heavy duty two-piece cast aluminum full base cover. All base covers are finished to match pole.

Anchor Base/ Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

Hardware — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

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

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog
Number RSS 12 3B DM19 BDXB

Notes

Type



Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

RSS Round Straight Steel Pole

ORDERING INFORMATION

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

Example: RSS 20 4-5B DM19 DB8

RSS	12	3B	DM19	Options	DDBXD
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²		Finish ¹¹
RSS	8'-30' (for 1/2 ft increments, add .6 to the pole height. Ex: 20'-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	3B 3" (.120") 4B 4" (.120") 4-5B 4 1/2" (.120") 5B 5" (.120") (See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) ¹ T35 4" O.D. (3-1/2" NPS) ² <u>KAC/KAD/KSE/KSF/KVB/ZVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM20 2 at 90° DM32 3 at 120° DM40 4 at 90° <u>CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting⁴</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 2 at 120° DM39AS 3 at 90° DM49AS 4 at 90° <u>AERIS™ Suspend drill mounting^{1,4}</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <u>OMERO™ Suspend drill mounting^{1,4}</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90°	<u>Shipped installed</u> L/AB Less anchor bolts (include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture) ¹¹ FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHXy Extra handhole ^{1,7} MAEX Match existing ⁸ USPON United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (includes NEC compliant cover) NEC NEC 410.30 compliant gasketed hand hole (Not UL Labeled) <u>Shipped separately (replacement kit available)</u> (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	<u>Standard colors</u> DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum GALV Galvanized finish <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Terak green DBR Bright red DSB Steel blue <u>Architectural colors (powder finish)¹¹</u> Galvanized, Paint over Galvanized, HAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" = 0.1196" (1" = 0.1793")
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option. For "x": Specify the height above the base of pole in feet and inches; separate feet and inches with a "-". Example: 5ft = 5 and 20ft 3in = 20-3 for "x". Specify orientation from handhole (A,B,C,D). Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5' B", orientation C = CPL125-B-C.
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12" rise. If ordering two horizontal arm at the same height, specify with HAXxy. Example: HA2000.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when MILC certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/2inchcolors or Arch Technical Colors brochure (form no. 794-3). Available by formal quote only, consult factory for details.



POL RSS

OUTDOOR: One Lithonia Way, Cumers, GA 30012 Phone: 770-922-6939 www.lithonia.com

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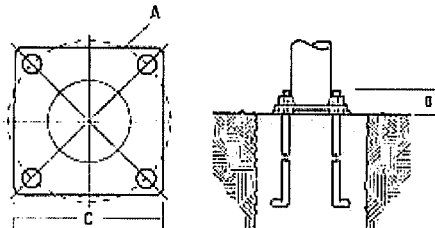
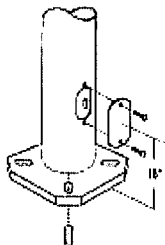
RSS Round Straight Steel Pole

TECHNICAL INFORMATION — EPA (ft) with 7.3 gust

Catalog number	Nominal shaft length (ft)*	Pole shaft size (in x ft)	Wall thickness (in)	80 mph	Max weight	90 mph	Max weight	100 mph	Max weight	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
RSS 8 4-SB	8	4.5 x 8.0	0.120	24.7	630	19.7	495	16.0	430	3/4 x 18 x 3	55
RSS 10 3B	10	3.0 x 10.0	0.120	10.0	250	7.7	190	6.0	175	3/4 x 18 x 3	55
RSS 10 4B	10	4.0 x 10.0	0.120	19.1	480	15	375	12.2	305	3/4 x 18 x 3	70
RSS 10 4-SB	10	4.5 x 10.0	0.120	24.5	615	19.5	490	15.8	395	3/4 x 18 x 3	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4.4	130	3/4 x 18 x 3	60
RSS 12 4B	12	4.0 x 12.0	0.120	15.8	390	11.8	300	9.5	240	3/4 x 18 x 3	80
RSS 12 4-SB	12	4.5 x 12.0	0.120	19.8	495	15.7	395	12.7	320	3/4 x 18 x 3	85
RSS 14 3B	14	3.0 x 14.0	0.120	6.8	175	4.4	130	3.3	90	3/4 x 18 x 3	70
RSS 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	3/4 x 18 x 3	90
RSS 14 4-SB	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	3/4 x 18 x 3	95
RSS 15 4-SB	15	4.5 x 15.0	0.120	12.0	300	9.5	250	7.5	200	3/4 x 18 x 3	96
RSS 16 3B	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	3/4 x 18 x 3	80
RSS 16 4B	16	4.0 x 16.0	0.120	9.6	250	7.4	185	5.9	150	3/4 x 18 x 3	100
RSS 16 4-SB	16	4.5 x 16.0	0.120	13.3	330	10.2	265	8.2	205	3/4 x 18 x 3	105
RSS 18 3B	18	3.0 x 18.0	0.120	3.4	90	2.3	60	1.4	70	3/4 x 18 x 3	90
RSS 18 4B	18	4.0 x 18.0	0.120	7.6	190	5.7	180	4.5	130	3/4 x 18 x 3	110
RSS 18 4-SB	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	3/4 x 18 x 3	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	700	1.4	75	--	--	3/4 x 18 x 3	100
RSS 20 4B	20	4.0 x 20.0	0.120	6.0	150	4.45	150	3.45	125	3/4 x 18 x 3	120
RSS 20 4-SB	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	3/4 x 18 x 3	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	3/4 x 18 x 3	145
RSS 22 4-SB	22	4.5 x 22.0	0.120	6.0	150	4.5	125	3.75	100	3/4 x 18 x 3	134
RSS 25 4B	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	3/4 x 18 x 3	145
RSS 25 4-SB	25	4.5 x 25.0	0.120	4.8	130	3.6	90	2.7	90	3/4 x 18 x 3	145
RSS 25 5B	25	5.0 x 25.0	0.120	7.25	180	5.5	150	4.25	150	3/4 x 18 x 3	180
RSS 30 4-SB	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	60	3/4 x 18 x 3	185
RSS 30 5B	30	5.0 x 30.0	0.120	4.2	150	3	125	2.25	100	3/4 x 18 x 3	210

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add .6 to the pole height. Ex: 20.6 equals 20ft 6in.

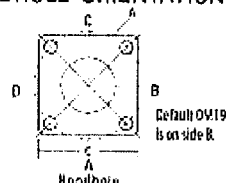
BASE DETAIL



POLE DATA

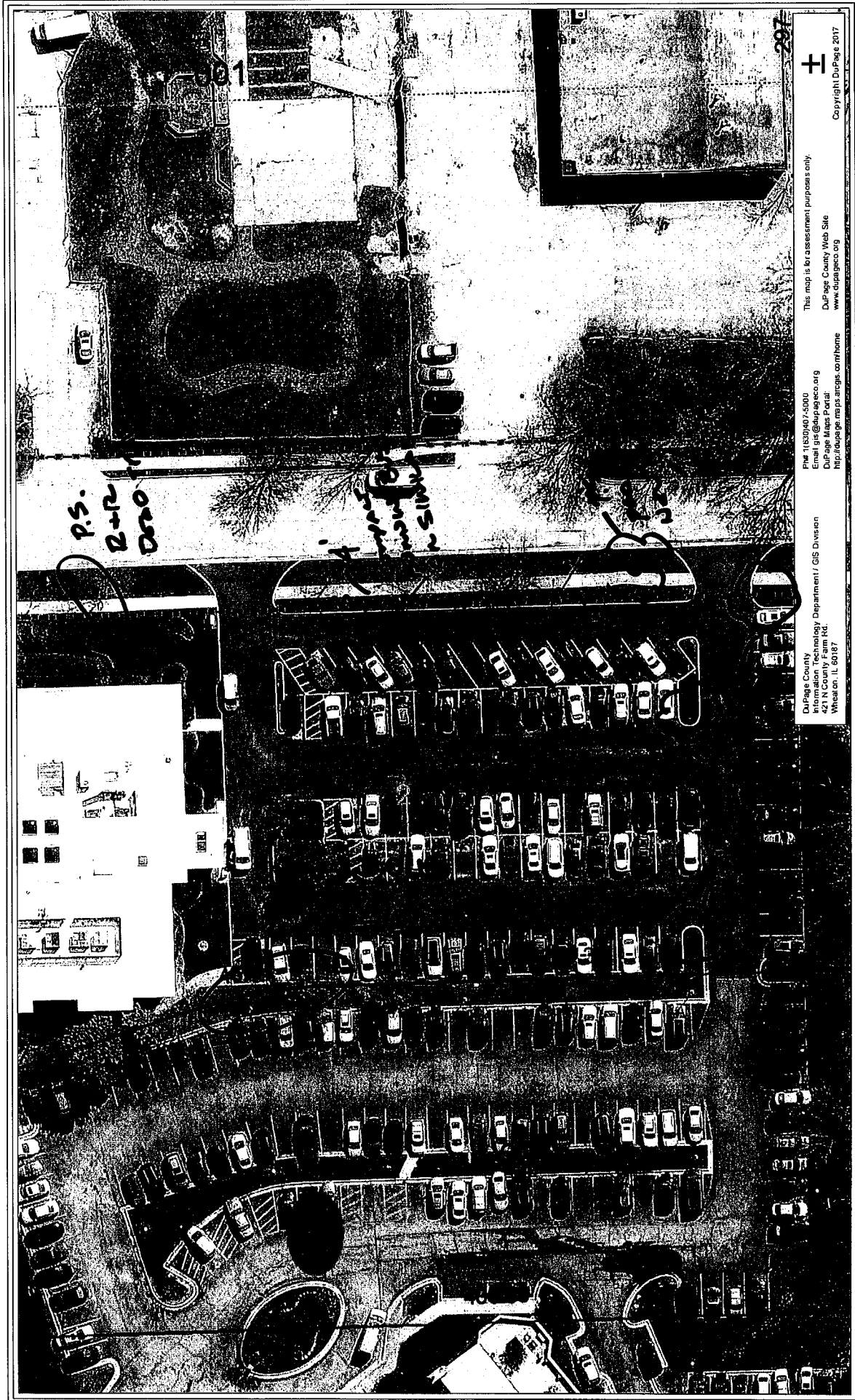
Shaft base size	Bolt circle A	Bolt projection B	Base plate diameter	Template description	Anchor bolt description
3"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0
4"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0
4.5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0
5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

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



This map is for assessment purposes only.
DuPage County Web Site
www.dupageco.org

File 1/8/2010 7:5000
Email gis@dupageco.org
DuPage Maps Portal
http://dupage.maps.arcgis.com/home

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187



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EXISTING PARKING TREES (3)

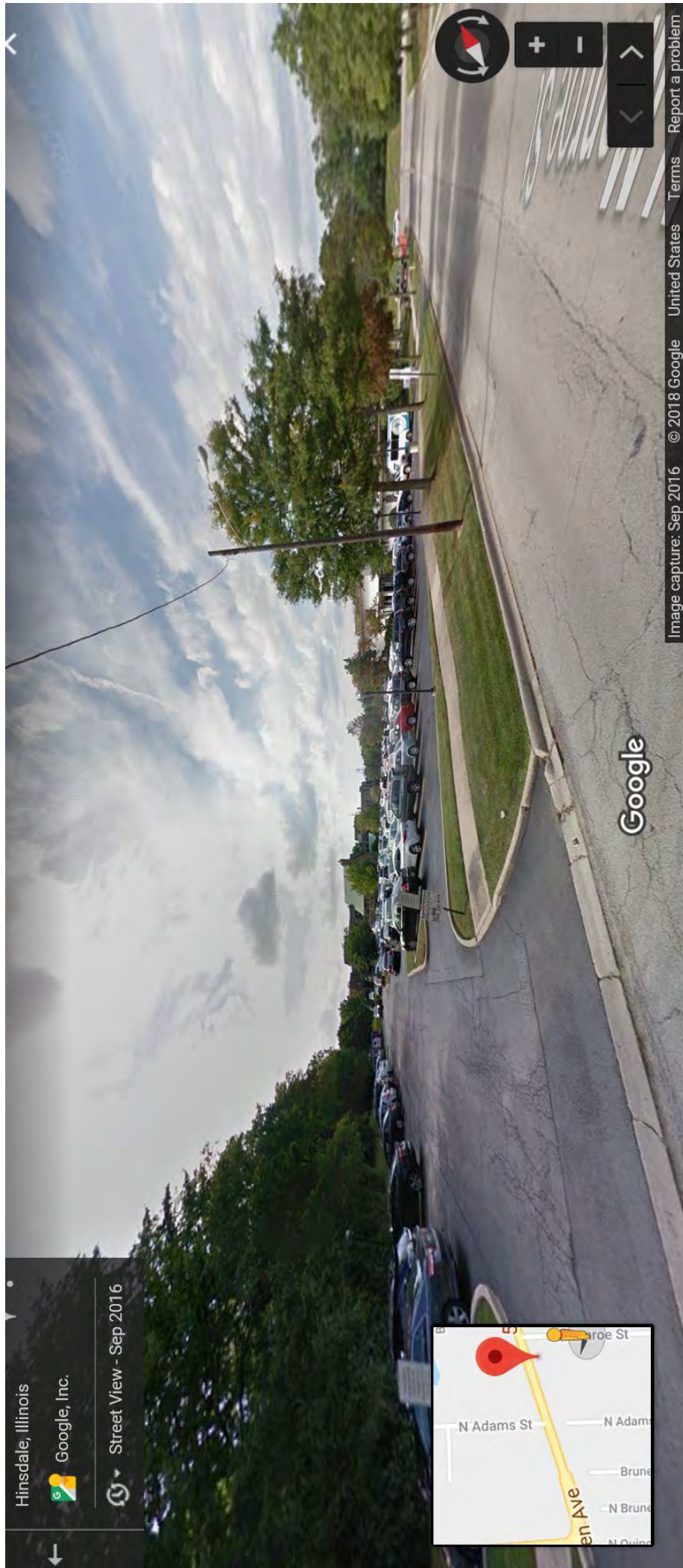
EXISTING TUNE (TYPICAL)

1) 5' CURE

1) 5' CURE



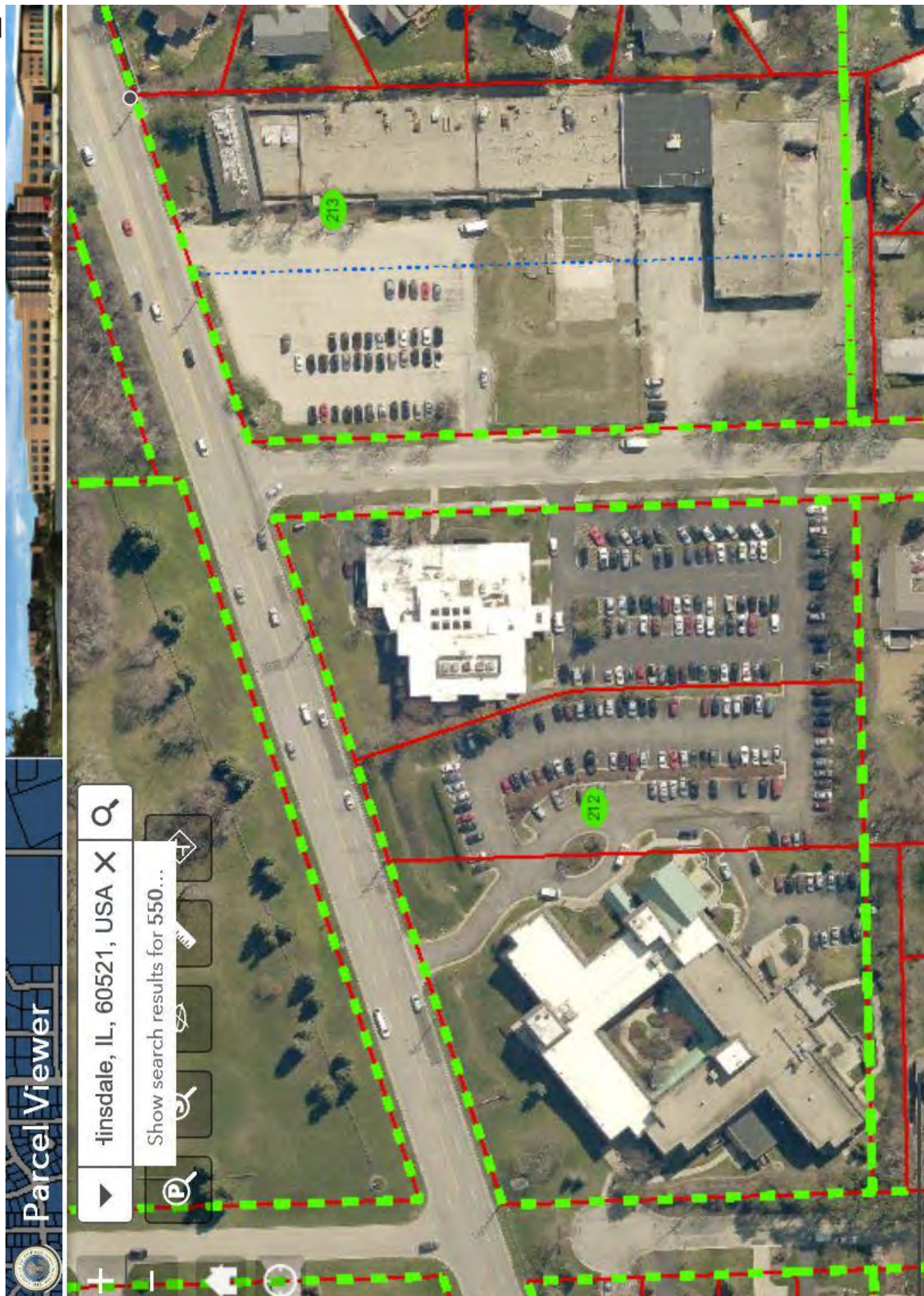
Attachment 3: Street View of 550 W. Ogden Ave. (on Monroe St. facing north west)



Attachment 4: Birds Eye View of 550 W. Ogden Ave. (Facing West)



Attachment 5: Parcel View of 550 W. Ogden Ave.






MEMORANDUM

DATE: October 10, 2018

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: Public Hearing for Text Amendment to change certain height, bulk, yard and coverage requirements for O-2 Zoning Lots adjoining 3 or more lots with single-family homes
Request by the Village of Hinsdale - Case A-24-2018
Continued from July 11, 2018, PC Meeting

Summary

On March 14, 2018, the Plan Commission (PC) reviewed a Tentative Plat of Subdivision and Map Amendment request from Charles Marlas, of Kensington School, at 540 W. Ogden Avenue (Case A-44-2017). The application proposed to subdivide 1.74 acres of the northern half of the lot facing Ogden Avenue, and amend the zoning from R-4 single family residential to an O-2 limited office district.

Per the code, the bulk and height regulations of the O-2 district encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses. However, during the public hearing at the PC meeting and Board of Trustees meeting on April 17, 2018, neighborhood residents stated concerns over the long-term development implications of the subject property under the O-2 zoning classification, if Kensington School were to move.

On July 11, 2018, the PC raised concerns regarding the legal aspect of the request and "spot zoning". The Village Attorney has written a memorandum to address the legal aspect, and will attend the October 10, 2018, PC public hearing (Attachment 1). Staff has included a data analysis of all the O-2 parcels in the Village, per the request of the PC. It is concluded that the only parcel the request would affect is 540 W. Ogden Avenue (Attachment 2).

Request and Analysis

In response to the concerns voiced by the local residents at the PC and Village Board meetings, the Village of Hinsdale is requesting a Text Amendment to Section 6-111(H), Exceptions and Explanatory Notes to the height, bulk, yard and coverage requirements for O-2 zoned lots (over 1 acre) adjoining three or more single family lots.

The proposed text amendment would:

- Limit the maximum structure height from 40 feet to 25 feet (homes in the residential districts are allowed up to 30 feet or more).
- Require minimum lot coverage and setback requirements 30% increased than current.
 - ▶ Front yard setback from 25 feet to 32.5 feet



MEMORANDUM

- ▶ Side yard setback from 10 feet to 13 feet
- ▶ Rear yard setback from 20 feet to 26 feet
- Limit the maximum floor area ratio (F.A.R) from .50 to .25 (the O-1 is limited to .40 and a comparable lot size in the R-4 district is allowed .20 plus 2,000 SF)

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection [11-103](#)(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 – O-2 Zoning District Regulations Memorandum by Village Attorney
- Attachment 2 - PC Requested O-2 Zoning Analysis Data
- Attachment 3 – Text Amendment and Plan Commission Applications by the Village
- Attachment 4 - Plan Commission March 14, 2018, Public Hearing Transcript Excerpt
- Attachment 5 - Zoning Ordinance Section 6-111
- Attachment 6 - O-2 Limited Office District Map
- Attachment 7 - Transcript of PC Public Hearing on July 11, 2018



20 N. Wacker Drive, Ste 1660

Chicago, Illinois 60606-2903

T 312 984 6400 F 312 984 6444 T 708 349 3888 F 708 349 1506

LCMalina@ktjlaw.com

15010 S. Ravinia Avenue, Ste 10

Orland Park, Illinois 60462-5353

MEMORANDUM

TO: Hinsdale Plan Commission

FROM: Lance Malina, Village Attorney

DATE: September 12, 2018

RE: O2 Zoning District Regulations

The Plan Commission at its July meeting raised concerns about the proposed amendments to the O2 Zoning District regulations. Staff has asked that I address the legal aspects of those concerns. I have reviewed the transcript of the meeting and I see two legal issues that have been raised: (1) so-called “spot zoning” concerns; and (2) concerns regarding no direct notice being given to specific property owners.

Regarding spot zoning, it is important to know that there really is no such thing as spot zoning, per se. What I mean by that is that a zoning district can contain only one lot in an area or a municipality and a text amendment can end up affecting only one lot and still be legal. What really matters is whether the result that is legislated is a rational approach to the overall plan for the Village. Having said that, the concern raised by the Plan Commission about whether the effect of the proposed regulations has been studied as applied to all properties is a good one. If the proposed protections are just as important to residential use abutting other commercial districts, then the regulations could be argued to be irrational and arbitrary, and challenged on that basis. The key, therefore, is whether or not the proposed new regulations make sense in the overall land-use plan of the Village and not how many properties they affect.

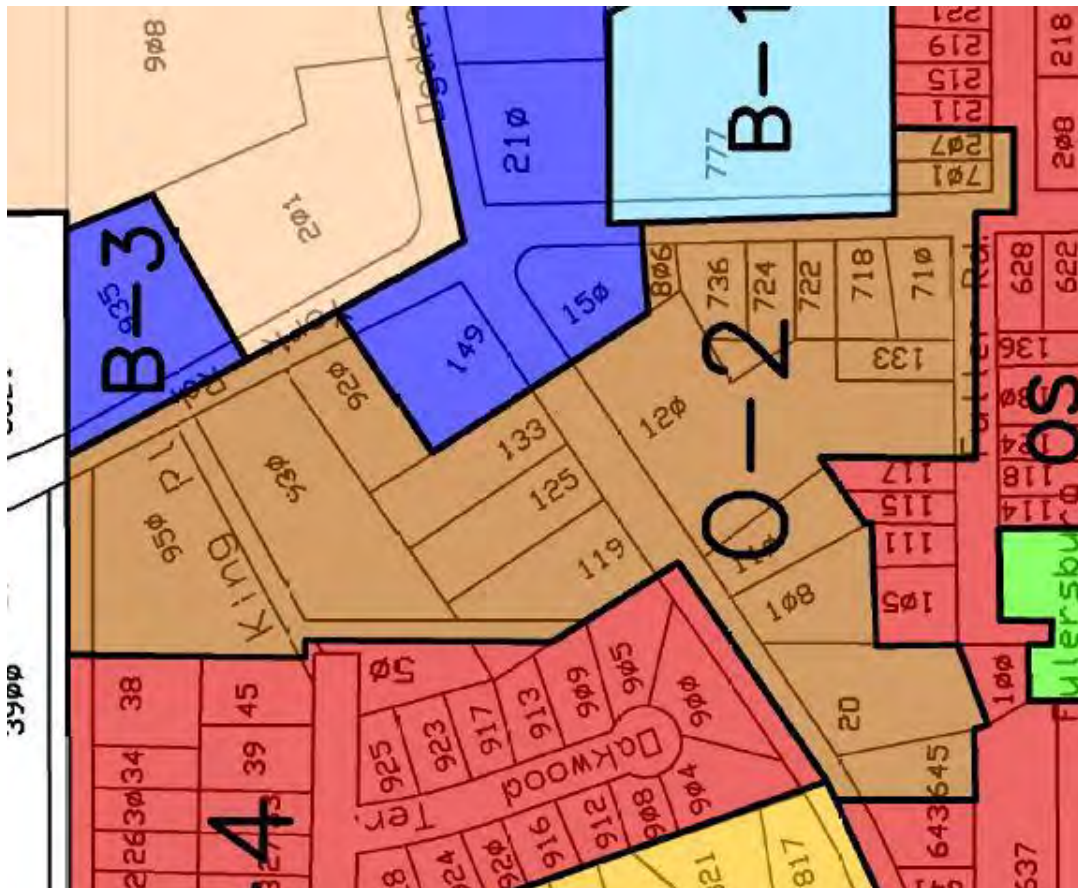
Regarding the notice question, the Municipal Code is quite clear that direct notice to property owners potentially affected by a text amendment is not required. Part of the reason for this is that it is often not possible to figure out which properties might be affected by a regulation (unlike a map amendment), and giving notice to some and not others would create a legal problem of its own. Having said this, there appears to be less of a problem giving direct notice in this particular case because the set of all property owners in an O2 District affected by the proposed regulations is more easily determined. Also, notice could even be sent to all property owners in an O2 District to completely avoid the due process problem that I pointed out above.

If you have any questions or concerns regarding this matter, please feel free to contact me.

KLEIN, THORPE & JENKINS, LTD.

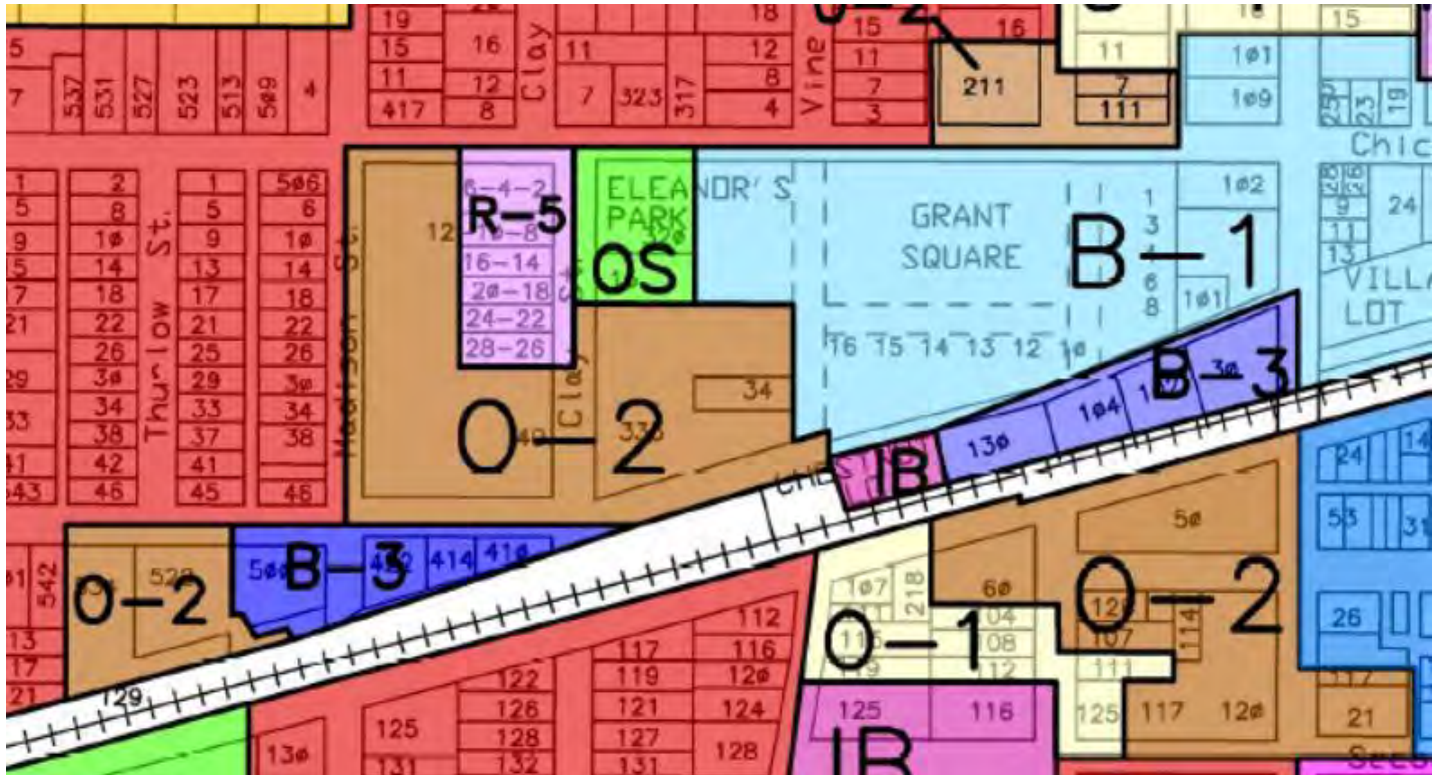
A handwritten signature in cursive script, reading "James C. Jenkins", written over a horizontal line.

Attachment 2 – Analysis Data (part 1 of 3)



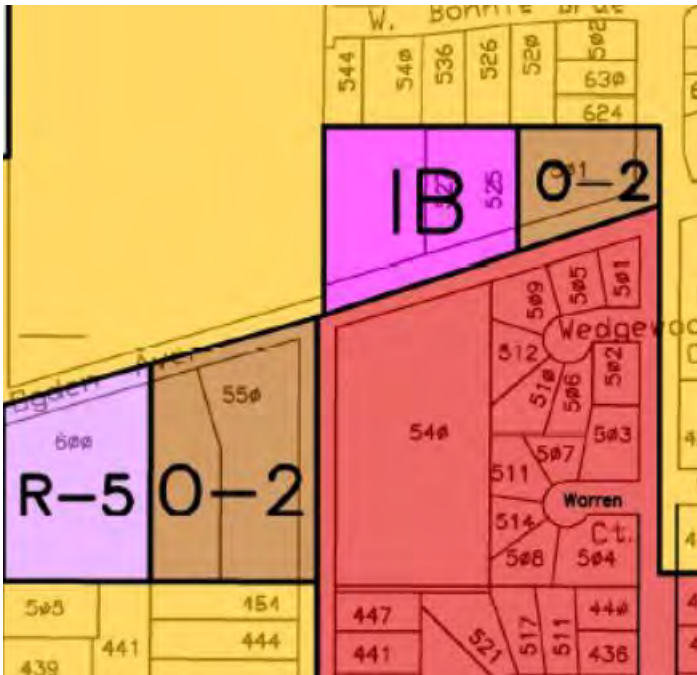
O-2 Address	Over 1 Acre	Adjoins 3 or more single family lots	Affected by Text Amendment?
950 N. York Rd.	Yes (1.6 acres)	No	No
930 York Rd.	Yes (1.8 acres)	No	No
920 Yorkd Rd.	No	No	No
133 E. Ogdenville Ave.	No	No	No
123 E. Ogdenville Ave.	No	No	No
119 E. Ogdenville Ave.	No	No	No
207 Fuller Rd.	No	No	No
133 Fuller Rd.	No	No	No
701 N. York Rd.	No	No	No
710 N. York Rd.	No	No	No
718 N. York Rd.	No	No	No
736 York Rd.	No	No	No
806 N. York Rd.	No	No	No
150 E. Ogdenville Ave.	No	No	No
120 E. Ogdenville Ave.	Yes (2.5 acres)	No	No
110 Ogdenville Ave.	No	No	No
108 E. Ogdenville Ave.	No	Yes	No
20 E. Ogdenville Ave.	No (1 acre)	Yes	No
645 N. Washington	No	No	No

Attachment 2 – Analysis Data (part 2 of 3)



O-2 Address	Over 1 Acre	Adjoins 3 or more single family lots	Affected by Text Amendment?
7 N. Grant St.	No	No	No
111 Chicago Ave.	No	No	No
211 W. Chicago Ave.	No	No	No
40 S. Clay St.	Yes (3.3 Acres)	No	No
333 Chestnut St.	Yes (2.7 Acres)	No	No
34 Chestnut St.	No	No	No
534 Chestnut St.	No	Yes	No
522 Chestnut St.	No	No	No
60 S. Grant St.	No	No	No
107 S. Grant St.	No	No	No
50 S. Lincoln St.	No (.99 Acres)	No	No
126 W. 1st St.	No	No	No
118 W. 1st St.	No	No	No
114 W. 1st St.	No	No	No
120 S. Lincoln St.	Yes (1.1 Acres)	No	No
21 W. 2nd St.	No	No	No

Attachment 2– Analysis Data (part 3 of 3)



O-2 Address	Over 1 Acre	Adjoins 3 or more single family lots	Affected by Text Amendment?
501 W. Ogden Ave.	No	No	No
550 N. Ogden Ave.	Yes (1.8 Acres)	No	No
600 W. Ogden Ave.	Yes (1.3 Acres)	No	No
540 W. Ogden Ave.	Yes (1.74 Acres)	Yes (per map amendment)	Yes
121 Post Cir.	No	No	No
123 Post Cir.	No	Yes	No



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

Property identification number (P.I.N. or tax number): ____ - ____ - ____ - ____

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information	↓	↓

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

In the Matter of:

Case A-44-2017 - 540 W. Ogden Avenue - Kensington School - Map Amendment and concurrent tentative Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an 0-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

CONTINUED REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of March, 2018, at the hour of 7:45 p.m.

MR. STEPHEN CASHMAN, Chairman;
MS. DEB BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">158</p> <p>1 have a stoplight, then anybody who wanted to go 2 out onto Ogden can go out onto Ogden and you 3 wouldn't have people going around the 4 neighborhood to go in there off Monroe. 5 Also, while I'm not an expert 6 forecasting, I'm going to guess that most of the 7 traffic that's going to come in there are going 8 to be people who have driven by it on Ogden, see 9 it and say, I'm going by there anyway, I'm going 10 to drop my child off in the morning and I think 11 there's probably going to be significantly more 12 activity coming from west of the facility on 13 Ogden. Again, I'm not an expert but just 14 looking at that. 15 Another principal concern I have is 16 we are talking about we have to have the garbage 17 right in case this goes to another facility. 18 Well, what happens if this doesn't work and it's 19 now O-2. We talked about a special use permit. 20 My guess is that's a lot easier to change, 21 especially if we have a facility sitting there 22 empty like Amling's did.</p>	<p style="text-align: center;">160</p> <p>1 doesn't give me a lot of comfort. I don't want 2 the amount of traffic those roadways are 3 designed to carry. Thanks very much. 4 CHAIRMAN CASHMAN: Thank you. 5 MS. BRASELTON: Thank you. 6 MS. SCODRO: Good evening. Laura 7 Scodro. I'm on North Street between Madison and 8 Monroe Street. 9 And just the talk with Christ 10 Church, that's not finalized yet. That talk 11 with Christ Church, that's just in the talking 12 phase, nothing is finalized. So there is no 13 shuttle right now, okay. 14 CHAIRMAN CASHMAN: Right. 15 MS. SCODRO: Everybody keeps forgetting 16 this is a neighborhood two blocks from Monroe 17 school. All the children that are walking to 18 school at that time is during your peak hour of 19 drop off and pickup. So we are increasing 20 people coming down Monroe, North and Madison at 21 the time that school children are walking to 22 school and standing at bus stops and I think you</p>
<p style="text-align: center;">159</p> <p>1 What are the restrictions? We are 2 looking at this school. People. Traffic. Not 3 much in the day, nothing on the weekends. But 4 what could it become? And what's the 5 opportunity if it ever is sold to something else 6 in the future to even look back again? We 7 haven't even talked about that. And so as 8 neighbors, we haven't even thought about -- I 9 have no idea what those controls are. But that 10 would be a real issue for us. 11 So that would be it. I'm 12 optimistic on the parking even though I'm 13 concerned about people just feeling it's a whole 14 lot easier to come up to our street. They have 15 done it in the past before that parking lot 16 opened down there, so it's not too far. They 17 absolutely will. But with everybody's 18 commitment and the village's cooperation, 19 hopefully we can run that. 20 I am very concerned about the 21 traffic and hearing statistics that the roadways 22 are designed sufficiently to carry the traffic</p>	<p style="text-align: center;">161</p> <p>1 all need to really pay attention. I'm concerned 2 about the parking also but I'm concerned about 3 the increased traffic when we are a 4 neighborhood. 5 When we bought 25 years ago, we 6 went to the village to make sure what would 7 happen if the Amling's ever sold or went away 8 and we were told it would go to residential 9 housing. So I would like you all to make it 10 residential housing. That's what we bought. 11 That's what our property value is based on. 12 Belluomini's sold and they went to residential 13 housing so I don't see why it won't work in our 14 neighborhood too. So if you all could keep that 15 in consideration and maybe honor what the zoning 16 was put in when everybody bought in that 17 neighborhood, I'd really appreciate it. 18 MR. SADLOWSKI: My name is Don 19 Sadlowski, S-a-d-l-o-w-s-k-i, and I live at 532 20 West North Street. Thank you very much for the 21 opportunity to address you this evening. 22 I think we have had a lot of</p>

09:01:08PM

1 have already been cited in the traffic study
 2 underestimate the impact on North Street east of
 3 Monroe and on Madison Street between North and
 4 Ogden. Kensington has previously stated they
 5 draw from a three-mile radius. With three
 6 Kensington schools already located east of
 7 Hinsdale in LaGrange and Western Springs and
 8 much of the northbound area occupied by the
 9 forest preserve, the golf course and the
 10 McDonald's campus, it stands to reason the
 11 school will draw primarily from the west and the
 12 south. Three miles west stretches all the way
 13 to Fairview Avenue in Downers Grove. This means
 14 numerous families will likely need to head west,
 15 especially at pickup, putting even more pressure
 16 on the light at Ogden and Madison.

09:01:34PM

17 The driving on Madison is very
 18 aggressive. I live right there, I see it every
 19 day. A year ago somebody knocked over the fire
 20 hydrant at the corner of our property. People
 21 as they come down the street and they see the
 22 light is green, they speed up to make the light.

09:02:08PM

1 I have been slowing down to turn -- many times I
 2 slow down to turn into my corner, somebody is
 3 passing me in order to make the light. Their
 4 driving is incredibly aggressive because people
 5 know that that light is short. They jackrabbit
 6 across to make a left when I'm coming southbound
 7 from Fullersburg Woods. It's a very, very
 8 aggressive corner.

09:02:36PM

9 And I would also remind you that
 10 this traffic study was conducted during the
 11 winter. During the summer there are a lot of
 12 bicyclists and there are a lot of pedestrians
 13 along Madison. Many of them going over to Salt
 14 Creek. There are a lot of kids with their
 15 tennis rackets, with their swimming gear, using
 16 that intersection and that road to cross on and
 17 it would be at peak hours because they are going
 18 to swim meets and early tennis lessons so they
 19 are out there in the morning as well as in the
 20 late afternoon.

21 And as other people have said, my
 22 final concern is just of the long-term

09:03:02PM

1 implications of rezoning this site. What if
 2 Kensington is not successful? What types of
 3 businesses and traffic patterns does that open
 4 the neighborhood to in the future? Once the
 5 genie is out of the bottle on residential
 6 zoning, what is to stop some future more
 7 intrusive commercial use?
 8 Rezoning the parcel potentially
 9 opens the door up to what I have called in
 10 business a successive degradation. That
 11 situation in which each individual change you
 12 make is a modest decline in quality versus the
 13 situation that existed directly prior to it but
 14 when the impact of multiple successive changes
 15 is viewed cumulatively, the decline in quality
 16 is large. You look back and say one day how did
 17 we get here? Thank you.

09:03:36PM

18 CHAIRMAN CASHMAN: Thank you.
 19 MR. MOBERLY: Hi. My name is Gary
 20 Moberly. I am the spouse of Karen Moberly.
 21 She's the smart, articulate one in the family.
 22 I should mention -- I forgot to

09:04:02PM

1 mention last time. I'm on the zoning board of
 2 appeals. So a lot of you know that already.
 3 I'm just speaking for myself. I don't want to
 4 speak for my neighbors, just for myself.
 5 I'm opposed to this -- I'll just
 6 come out and say it right now -- for all the
 7 reasons the other folks have: Traffic and
 8 parking.
 9 As you know, the purpose of the
 10 grandfather business, this was grandfathered in
 11 as you all know. You know the code better than
 12 I do. And the purpose of grandfathering is to
 13 slowly bring things back to the code. And I
 14 hear some folks say this was commercial. It's
 15 not commercial, it's residential. It needs to
 16 revert to residential. Going from R-4 zoning to
 17 O-2, that's a real big leap. That's what
 18 concerns us all here.

09:04:32PM

19 Just to briefly review a couple of
 20 other projects recently in Hinsdale. The
 21 Hinsdale Meadows project. That was residential.
 22 I don't want to buy a \$950,000 duplex over there

Sec. 6-111: Bulk, Space, And Yard Requirements:

The building height, lot, yard, setback, floor area ratio, and coverage requirements applicable in the office districts are set forth in the following table. Footnote references appear in subsection H of this section at the end of the table.

							O-1	O-2	O-3
A. Maximum Height ^{1,13} :									
1.	Principal structures:								
	(a)	Feet					30	40	60
	(b)	Stories					2.5	3	5
	(whichever is less)								
2.	Accessory structures						15	15	15
B. Minimum Lot Area And Dimensions ² :									
1.	Total lot area (square feet)						8,500	25,000	20,000
2.	Lot width (feet) ⁵						60	100	80
3.	Lot depth (feet) ⁵						125	125	125
C. Minimum Yards ^{2,3,4,5,6,7,8,13} :									
1.	Front and corner side (feet)						35	25	25
2.	Side (feet) ⁹						10	10	10
3.	Rear (feet) ^{9,10}						25	20	20
D. Minimum Setbacks ^{4,5,6,7,8} :									
1.	Setback from Ogden Avenue centerline ⁹ :								
	(a)	Structure height 0-30 feet					n/a	100	100
	(b)	Structure height 31-46 feet					n/a	200	200
	(c)	Structure height more than 46 feet					n/a	n/a	300

2.	Setback from York Road centerline ⁹ :				
	(a)	Structure height 0-30 feet	n/a	75	75
	(b)	Structure height 31-46 feet	n/a	200	200
	(c)	Structure height more than 46 feet	n/a	n/a	300
3.	Setback from property owned by Cook County forest preserve district ⁹ :				
	(a)	Structure height 0-30 feet	n/a	n/a	100
	(b)	Structure height 31-46 feet	n/a	n/a	100
	(c)	Structure height more than 46 feet	n/a	n/a	100
4.	All other setbacks:				
	(a)	Front and corner side ¹³	35	25	40
	(b)	Side ⁹	10	10	10
	(c)	Rear ^{9,10,13}	25	20	40
E. Maximum Floor Area Ratio ¹³ :			0.40	0.50	0.35 ¹¹
F. Maximum Total Lot Coverage ¹³ :			80 percent	80 percent	50 percent ¹²
G. Maximum Total Building Coverage:			35 percent	n/a	n/a

H. Exceptions And Explanatory Notes:

1. Height Exceptions:

(a) *Parking Structures*: Parking structures in the O-3 district may extend to a height of thirty feet (30').

(b) *Flagpoles*: Flagpoles may extend to a height of ten feet (10') above the highest point of the roof of the principal structure to which they are attached.

(c) *Personal Wireless Services*: Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures, may extend to the following heights:

(i) Personal wireless services antenna support structures of a tower design may extend to a height of seventy feet (70') in height in the O-3 district;

(ii) Omnidirectional or whip antennas may extend to a height of fifteen feet (15') above the highest point of the roof of the building or structure to which they are attached in the O-2 and O-3 districts;

(iii) Directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than two feet (2') from the exterior of any wall or roof of the building or structure to which they are attached in the O-2 and O-3 districts; and

(iv) Related electronic equipment and equipment structures shall not exceed applicable district height limitations.

2. *Nonconforming Lots*: See section [10-105](#) of this code for lot requirements with respect to legal nonconforming lots of record.

3. *Yard Requirements For Uses Without Structures*: On any lot occupied by a use without structures, the minimum front, side, and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.

4. *Visibility Across Corners*: Any other provision of this code to the contrary notwithstanding, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any office district in violation of the provisions of [title 7, chapter 1, article D](#) of the village code.

5. *Special Yard And Setback Requirements In Planned Developments*: Special perimeter open space, setback, and spacing requirements for planned developments are set forth in subsections [11-603E2\(f\)](#) and [E2\(g\)](#) of this code. Such requirements shall not be waived under any circumstances.

6. *Special Setbacks For Signs*: Special setbacks established for some signs by subsections [9-106F](#), [H](#), [I](#), and [J](#) of this code shall control over the yards and setbacks established in the table.

7. *Specified Structures And Uses In Required Yards*: The following structures and uses, except as limited below, may be located in any required yard:

(a) Statuary, arbors, trellises, and ornamental light standards having a height of eight feet (8') or less; and

(b) Eaves and gutters projecting not more than three feet (3') from an exterior wall or, in the case of telecommunications equipment facility, four feet (4') from an exterior wall; and

(c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall for a distance not more than one-third ($\frac{1}{3}$) of the length of such wall; provided, however, that in side yards in the O-1 district such projections shall not exceed two feet (2') for a distance not more than one-fourth ($\frac{1}{4}$) of the length of such wall and provided further, however, that all such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees ($22\frac{1}{2}^\circ$) with the wall in question; and

(d) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and

the like projecting not more than two feet (2') from an exterior wall; and

- (e) Outside stairways projecting from an exterior wall not more than three feet (3') and having a height of four feet (4') or less; and
- (f) Flagpoles; and
- (g) Terraces; and
- (h) Recreational devices accessory to daycare services; and
- (i) Fitness trails; and
- (j) Fences, walls, and hedges, subject to the limitations of section [9-107](#) of this code; and
- (k) Driveways, subject to the limitations of subsection [9-104C](#) of this code.

8. *Platted Building Lines:* See subsection [12-101F](#) of this code.

9. *Side And Rear Yard Regulations For Accessory Structures And Uses:* Accessory parking areas and lots wherever located and other detached accessory structures and uses when located within the rear twenty percent (20%) of the lot shall not be required to maintain an interior side or rear yard or setback in excess of ten feet (10') if such interior side or rear yard is contiguous to any property zoned in any residential district or in excess of five feet (5') if no part of such interior side or rear yard is contiguous to any property zoned in any residential district; provided, however, that this regulation shall not apply to antennas and antenna support structures and provided further, however, that no accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear yard pursuant to this paragraph shall occupy more than forty percent (40%) of such required yard.

10. *Special Rear Yard And Setback Exception In O-2 District:* No rear yard or rear setback shall be required on any lot zoned in the O-2 district when the rear lot line of such lot is contiguous to a railroad right of way and such lot is not contiguous to any lot zoned in any residential district.

11. *Floor Area Ratio Increase For Parking Structures In O-3 District:* An increase of 0.25 to the maximum floor area ratio established in subsection E of this section shall be permitted in the O-3 district, provided that such increase shall be solely for the purposes of developing parking spaces for passenger automobiles within an enclosed parking garage or structure.

12. *Special Lot Coverage Calculation Standards:* Sidewalks, patios, decks, terraces, porches, gazebos, and other special architectural features designed for passive recreational use and intended for use by the general public shall not be considered for purposes of calculating maximum total lot coverage in the O-3 district.

13. *Exceptions For Telecommunications Equipment Facilities Approved As A Special Use In The O-2 District:*

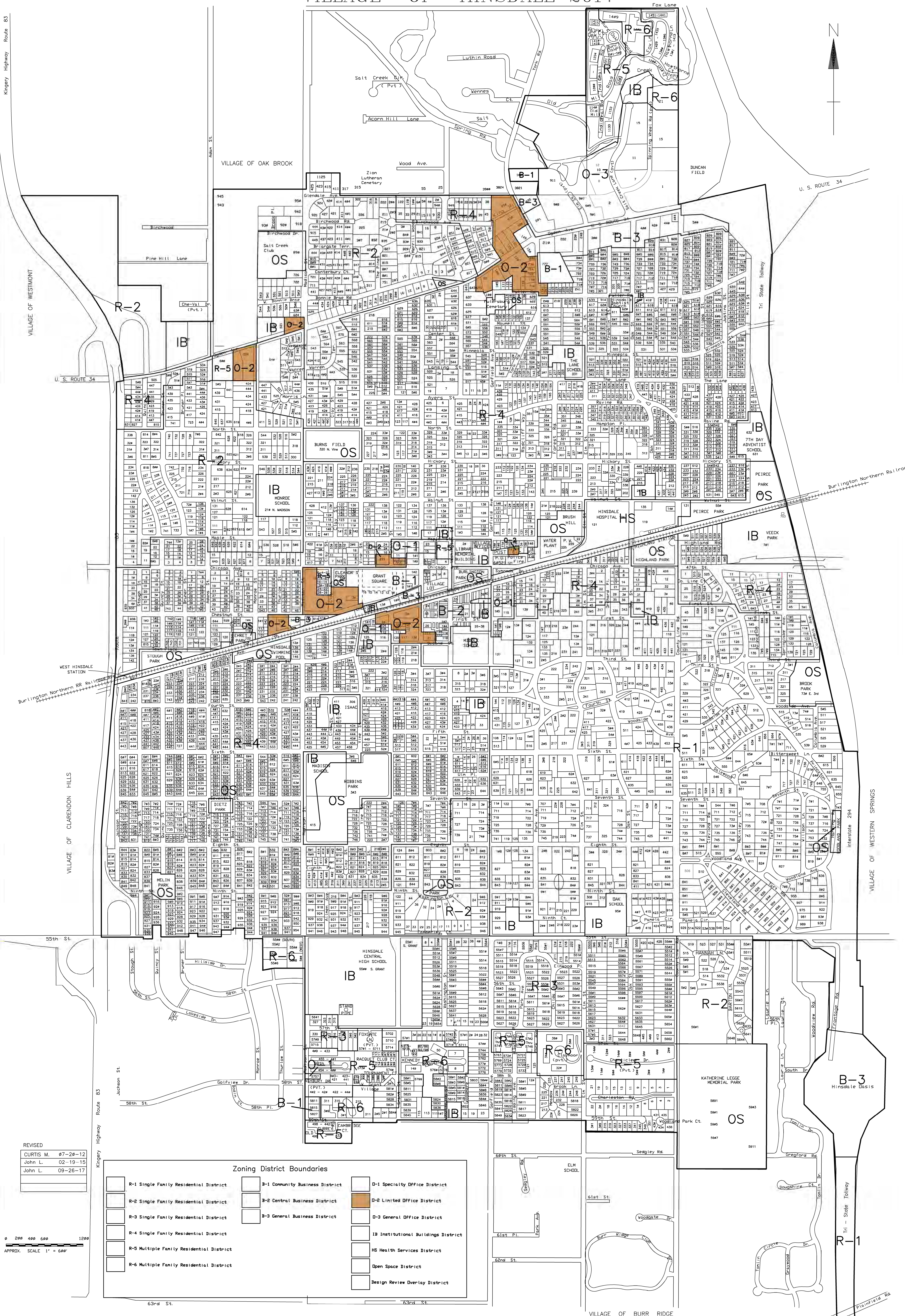
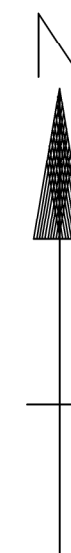
- (a) Maximum Height: Forty seven feet (47').
- (b) Minimum yards:
 - (i) Front and corner side: Ten feet (10').
 - (ii) Rear: Ten feet (10').

Note: Accessory parking areas may be located in rear or interior side (but not corner side) yards up to the lot line.

- (c) Minimum setbacks:
 - (i) Front and corner side: Ten feet (10').
 - (ii) Rear: Ten feet (10').
- (d) Maximum floor area ratio: 1.1.
- (e) Maximum total lot coverage: Eighty five percent (85%). (Ord. 97-4, § 4C, i, ii, 3-4-1997; Ord. 2000-10, §§ 3-5, 5-2-2000)

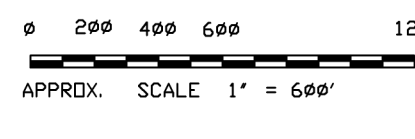
VILLAGE OF HINSDALE 2017

Kingery Highway Route 83



REVISED

CURTIS M.	07-28-12
John L.	02-19-15
John L.	09-26-17



Zoning District Boundaries			
	R-1 Single Family Residential District		B-1 Community Business District
	R-2 Single Family Residential District		B-2 Central Business District
	R-3 Single Family Residential District		B-3 General Business District
	R-4 Single Family Residential District		O-1 Specialty Office District
	R-5 Multiple Family Residential District		O-2 Limited Office District
	R-6 Multiple Family Residential District		O-3 General Office District
			IB Institutional Buildings District
			HS Health Services District
			Open Space District
			Design Review Overlay District

STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-24-2018 - Village of Hinsdale -)
Zoning Code Text Amendment to)
Section 6-111(H) Exceptions and Explanatory)
Notes for the O-2 Limited Office District.)

REPORT OF PROCEEDINGS had and
testimony taken at the public hearing of the
above-entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 11th day of July, 2018, at the
hour of 8:00 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. JIM KRILLENBERGER, Member;

MR. SCOTT PETERSON, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner and</p> <p>3 Applicant.</p> <hr/> <p>4</p> <p>5 CHAIRMAN CASHMAN: Our next public</p> <p>6 hearing is Case A-24-2018. It's from the</p> <p>7 Village of Hinsdale. This is a Zoning Code Text</p> <p>8 Amendment to Section 6-111(H) Exceptions and</p> <p>9 Explanatory Notes for the O-2 Limited Office</p> <p>10 District.</p> <p>11 Chan, I imagine you are the</p> <p>12 applicant?</p> <p>13 MR. YU: Yes, sir.</p> <p>14 CHAIRMAN CASHMAN: You want to tell us</p> <p>15 where you live and what your name is.</p> <p>16 (Mr. Yu sworn.)</p> <p>17 MR. YU: My home address or work</p> <p>18 address?</p> <p>19 MS. BRASELTON: Work is good.</p> <p>20 MR. YU: 19 East Chicago Avenue,</p> <p>21 Village Hall. That's where I spend most of my</p> <p>22 day.</p>	<p style="text-align: right;">4</p> <p>1 MR. YU: And to the max, you know, the</p> <p>2 residents did show some concern. So this really</p> <p>3 was spearheaded by some of the Board of Trustees</p> <p>4 members to say we will look at the Zoning Code</p> <p>5 to see if we can provide some relief in the</p> <p>6 footnotes of the bulk regs in the O-2 District.</p> <p>7 And so really these are some of</p> <p>8 the footnotes. Officially they are called the</p> <p>9 "Exceptions and Explanatory Notes to the height,</p> <p>10 bulk, yard and coverage requirements for O-2</p> <p>11 lots." And some examples, minimum required lot</p> <p>12 coverage and setback requirements are increased</p> <p>13 30 percent than current.</p> <p>14 So if this text amendment moves</p> <p>15 forward, the front yard setback would go from</p> <p>16 25 feet to 32.5 feet. So a new potential</p> <p>17 building would be further away from the front</p> <p>18 street. The side yard setback goes from 10 to</p> <p>19 13 feet so the sides of it will be further away.</p> <p>20 The rear setback, from 20 to 26 feet. And the</p> <p>21 FAR is reduced. Lot coverage is also reduced.</p> <p>22 So really the maximum building and</p>
<p style="text-align: right;">3</p> <p>1 CHAIRMAN CASHMAN: Chan, give us a</p> <p>2 history of where -- And I read the package and</p> <p>3 I understand this came because of the Kensington</p> <p>4 project. But it seems like this came from the</p> <p>5 trustees because there wasn't really any</p> <p>6 discussion related to this at our level.</p> <p>7 MR. YU: Correct. So during the public</p> <p>8 comment period, the Board of Trustees meeting,</p> <p>9 and I think there were a couple of neighborhood</p> <p>10 meetings as well with maybe a couple of the</p> <p>11 trustees, a few neighbors were really concerned</p> <p>12 about the text amendment, particularly the O-2</p> <p>13 District abutting residential. Not so much</p> <p>14 Kensington School, but the future of whether or</p> <p>15 not the school would stay here forever.</p> <p>16 And understanding that Kensington</p> <p>17 School was really built below the what is</p> <p>18 maximum allowed for the site, you know, a lot of</p> <p>19 the neighbors were concerned that maybe a new</p> <p>20 landowner would demolish the building and</p> <p>21 construct to the max on the site.</p> <p>22 CHAIRMAN CASHMAN: Right.</p>	<p style="text-align: right;">5</p> <p>1 site plan that a potential applicant can ask to</p> <p>2 construct would be much smaller adjacent to a</p> <p>3 residential lot.</p> <p>4 CHAIRMAN CASHMAN: My question is when</p> <p>5 I read this is, if I look at this and I'm</p> <p>6 thinking just about Kensington, that's one</p> <p>7 thing. But one thing that I think is completely</p> <p>8 missing in this is an analysis of every other</p> <p>9 O-2 property in the Village and how many, each</p> <p>10 one, what the analysis would be, what they</p> <p>11 currently are. Because without that, this feels</p> <p>12 like spot zoning to me.</p> <p>13 MR. YU: Right.</p> <p>14 CHAIRMAN CASHMAN: Just because the</p> <p>15 people living around that location made a fuss,</p> <p>16 I just don't think I would have the information</p> <p>17 to actually vote on this because how many</p> <p>18 O-2 lots are there. How many are there that</p> <p>19 abut and have --</p> <p>20 MR. JABLONSKI: O-2 lots adjoining 3 or</p> <p>21 more.</p> <p>22 CHAIRMAN CASHMAN: I know but how many.</p>

<p style="text-align: center;">6</p> <p>1 MR. JABLONSKI: That was going to be my 2 point exactly. Without a more macroanalysis, I 3 think it's impossible. 4 CHAIRMAN CASHMAN: Yes. What if you 5 are going to do something that is going to hurt 6 an O-2 use? 7 Deb had a good case, what about 8 commercial properties. 9 MS. BRASELTON: What about B-3s that 10 about residential areas? Particularly the Land 11 Rover development that was recently approved 12 that, you know, there were tons of neighbors who 13 are, I would submit, much more dramatically 14 affected by a B-3. So this feels to me like a 15 special privilege that I can't vote in favor of. 16 CHAIRMAN CASHMAN: Just for that lot. 17 And it's hard to say. Maybe there is one of 18 these, maybe there are ten of these. 19 MS. BRASELTON: Maybe there are. 20 CHAIRMAN CASHMAN: I think as a 21 minimum, we would need to see an analysis of 22 every single location graphically in some kind</p>	<p style="text-align: center;">8</p> <p>1 personal opinions. 2 MS. CRNOVICH: Some of these other 3 areas in O-2 have been hotspots before. Like 4 Chestnut, that office building years ago the 5 neighbors weren't notified about things. 6 CHAIRMAN CASHMAN: Is that where the 7 Du Page Medical is? 8 MS. CRNOVICH: No. This spot is 9 further west. 10 CHAIRMAN CASHMAN: Oh, yes. 11 MS. CRNOVICH: And I think that is 12 where we got the text amendment that any 13 residential neighbors had to be notified about 14 any exterior appearance. 15 MS. BRASELTON: You are right. 16 MS. CRNOVICH: So it's also an issue 17 for other, you know, residential neighborhoods. 18 And again, I urge you to look at O-1. 19 And then I had a question -- 20 CHAIRMAN CASHMAN: What about -- 21 MS. CRNOVICH: O-3, though, that's 22 mainly, if you look at the definition, O-3 is a</p>
<p style="text-align: center;">7</p> <p>1 of tablet or form to see. 2 MR. JABLONSKI: That would be B-3. 3 MS. CRNOVICH: I would like to see 4 office 1 added, O-1. 5 CHAIRMAN CASHMAN: To be honest, to be 6 fair to businesses, I would want those people 7 notified that this is being considered, because 8 think of all the property owners. 9 MR. JABLONSKI: The property owners. 10 CHAIRMAN CASHMAN: Property owners, 11 think of how many there could be. We don't even 12 know. This could be impacting these people and 13 suddenly the value of their property has been 14 diminished. Because if they knock down an old 15 building, say a 1950s building or something, and 16 they knock it down. They think they know what 17 they can build. And now it's restricted, and 18 they didn't hear about this meeting. It's a 19 weird situation. I just think it has more -- I 20 really don't know what the ramifications are. I 21 just don't know how we could vote in good 22 conscience and approve it. That's just my</p>	<p style="text-align: center;">9</p> <p>1 little bit different. I think that's more, 2 Accommodate the needs of business and 3 professional offices and related businesses used 4 as required, a somewhat wider range of office 5 space with a somewhat higher intensity of 6 pedestrian and traffic movement. 7 So I think that's more, I don't 8 think that's -- There is too many -- 9 CHAIRMAN CASHMAN: In town? 10 MS. CRNOVICH: No. O-1 is more like in 11 town. O-3 -- Do we have the big zoning map? 12 MR. KRILLENBERGER: There is one in the 13 back of Chan's application. O-3 is mostly the 14 Spinning Wheel -- 15 MS. CRNOVICH: You are talking about 16 the big board. But you know what I'm talking 17 about, I think O-3 is more business. 18 MR. YU: Right. No. Yes, I mean I 19 think staff, the Village, understands that there 20 is probably other zoning districts they could 21 also take another look at. However, I think 22 this is really driven by the Board to focus on</p>

<p style="text-align: right;">10</p> <p>1 the O-2 in particular only because of that</p> <p>2 particular case.</p> <p>3 CHAIRMAN CASHMAN: I just think</p> <p>4 that's -- I don't think we should look at it</p> <p>5 for one particular case. I mean personally, I</p> <p>6 think our Code -- I just think who knows what</p> <p>7 the ramifications there are. It could be great.</p> <p>8 Conceptually it sounds like good for the</p> <p>9 neighborhood, but I think we have to weigh</p> <p>08:06:46PM 10 everyone's --</p> <p>11 MS. CRNOVICH: I think it could be</p> <p>12 tightened up, too.</p> <p>13 MR. JABLONSKI: One concern I have the</p> <p>14 way it's written makes it really like it's</p> <p>15 targeted zoning. We request an analysis, it</p> <p>16 says, for O-2 zoned lots, parenthesis, over</p> <p>17 1 acre.</p> <p>18 MS. CRNOVICH: Is that combined lots or</p> <p>19 just one lot?</p> <p>08:07:04PM 20 MR. JABLONSKI: Is it only ones over</p> <p>21 1 acre?</p> <p>22 MS. CRNOVICH: That's what I was</p>	<p style="text-align: right;">12</p> <p>1 an O-2 piece, I would want to be sitting here.</p> <p>2 MR. JABLONSKI: It needs to be heard.</p> <p>3 CHAIRMAN CASHMAN: That would be</p> <p>4 terrible. You go to sell it. And you think you</p> <p>5 know what it is, and then there has been a text</p> <p>6 amendment to change what you would do.</p> <p>7 MR. KRILLENBERGER: Was the intention,</p> <p>8 Chan, by saying the greater than 1 acre to make</p> <p>9 it -- and we have kind of done this with the</p> <p>08:08:08PM 10 County Line and 55th property designating by</p> <p>11 acreage -- to kind of identify this particular</p> <p>12 property. And I am with you, I don't like that.</p> <p>13 CHAIRMAN CASHMAN: That's why I think</p> <p>14 that spreadsheet, we would want to see how many</p> <p>15 acres we are talking about for every O-2 parcel.</p> <p>16 MR. KRILLENBERGER: Yes. I mean there</p> <p>17 is clearly --</p> <p>18 CHAIRMAN CASHMAN: So we can see which</p> <p>19 fall or which don't. Maybe the 1 acre makes it</p> <p>08:08:25PM 20 so it makes more sense.</p> <p>21 MS. CRNOVICH: And then, too, you might</p> <p>22 want to add, institutional, IB, because you</p>
<p style="text-align: right;">11</p> <p>1 confused with. Does the lot have to be 1 acre</p> <p>2 or more than --</p> <p>3 MR. JABLONSKI: When we get that</p> <p>4 specific, I'm really worried about that, the</p> <p>5 issue you bring up.</p> <p>6 CHAIRMAN CASHMAN: Right. That's just</p> <p>7 unique to that one. So I guess that would be my</p> <p>8 only comments. I know you are going to be busy</p> <p>9 and not going to be getting any sleep in a</p> <p>08:07:27PM 10 month. But, you know, just some more homework</p> <p>11 by staff to -- So at least we could evaluate</p> <p>12 this thing.</p> <p>13 MR. YU: Right.</p> <p>14 MS. BRASELTON: It's not that it's not</p> <p>15 well-meaning. I think it is --</p> <p>16 CHAIRMAN CASHMAN: The intention is.</p> <p>17 MS. BRASELTON: But I think it needs to</p> <p>18 be looked at for the bigger perspective of other</p> <p>19 properties, other residents, other rights.</p> <p>08:07:45PM 20 MR. JABLONSKI: We are not here to</p> <p>21 destroy property.</p> <p>22 CHAIRMAN CASHMAN: Right. If I owned</p>	<p style="text-align: right;">13</p> <p>1 have -- whatchamacallit -- on Ogden. It's Basic</p> <p>2 Life. So there is all these different ways.</p> <p>3 CHAIRMAN CASHMAN: All right.</p> <p>4 MS. CRNOVICH: And I have one more</p> <p>5 comment. It says for, let's see, Lots over</p> <p>6 1 acre adjoining 3 or more single-family lots.</p> <p>7 I think I would prefer if the wording was</p> <p>8 abutting, which is in definitions. And that</p> <p>9 means -- I know you know, Chan -- but it could</p> <p>08:09:09PM 10 be property across the street. It doesn't have</p> <p>11 to be right next door.</p> <p>12 CHAIRMAN CASHMAN: But would you want</p> <p>13 it to attach something across the street?</p> <p>14 MS. CRNOVICH: Usually in our Code</p> <p>15 abutting is used.</p> <p>16 CHAIRMAN CASHMAN: Which would be</p> <p>17 touching.</p> <p>18 MS. BRASELTON: Share the property</p> <p>19 line.</p> <p>08:09:23PM 20 CHAIRMAN CASHMAN: No right-of-way</p> <p>21 between.</p> <p>22 MS. CRNOVICH: No right-of-way.</p>

<p style="text-align: center;">14</p> <p>1 Because if you look at --</p> <p>2 CHAIRMAN CASHMAN: There are so many</p> <p>3 possible things.</p> <p>4 MS. CRNOVICH: It's abut, touch, to lie</p> <p>5 immediately next to, to share a common wall or</p> <p>6 lot line, or to be separated by only a street,</p> <p>7 alley, or drainage course.</p> <p>8 CHAIRMAN CASHMAN: This could be</p> <p>9 properties across the street?</p> <p>08:09:41PM 10 MS. CRNOVICH: And that's how our Code</p> <p>11 is now, though. Anything like this abuts --</p> <p>12 CHAIRMAN CASHMAN: That's why I'm just</p> <p>13 wondering what's wrong with our O-2 right now.</p> <p>14 This, obviously, was designed with a purpose to</p> <p>15 be a transitional district. So why is it not</p> <p>16 expected?</p> <p>17 Because even if I was the</p> <p>18 Kensington owner, I mean, hopefully, they will</p> <p>19 be successful; but by this being passed reduces</p> <p>08:10:04PM 20 the value of that property.</p> <p>21 MR. JABLONSKI: And even if you look at</p> <p>22 the first suggestion, limit it from 40 to 25. A</p>	<p style="text-align: center;">16</p> <p>1 than O-1. That just doesn't make sense to me</p> <p>2 for some things.</p> <p>3 CHAIRMAN CASHMAN: I mean I think it's</p> <p>4 interesting, too, there is no one here for the</p> <p>5 neighbors around Kensington.</p> <p>6 MR. JABLONSKI: Well, they thought the</p> <p>7 Board --</p> <p>8 CHAIRMAN CASHMAN: Unless you think</p> <p>9 you've got more discussion, I kind of would like</p> <p>08:11:16PM 10 to continue this.</p> <p>11 MR. JABLONSKI: I agree.</p> <p>12 CHAIRMAN CASHMAN: And, Chan, you can</p> <p>13 talk with Robb and get some more information.</p> <p>14 And then what I just don't know is I mean it</p> <p>15 seems like a change, this is a big change to a</p> <p>16 district, and how is no one notified. It seems</p> <p>17 wrong to me.</p> <p>18 MR. JABLONSKI: Well, it might turn out</p> <p>19 that there is more than one O-2 with more than</p> <p>08:11:44PM 20 1 acre.</p> <p>21 CHAIRMAN CASHMAN: Well, maybe.</p> <p>22 MR. JABLONSKI: And then it's really a</p>
<p style="text-align: center;">15</p> <p>1 house is going to be 30 feet.</p> <p>2 CHAIRMAN CASHMAN: I know, it's not</p> <p>3 even as small as a house.</p> <p>4 MR. JABLONSKI: You use the roof line.</p> <p>5 So a house can be 40 feet tall.</p> <p>6 MS. CRNOVICH: Right.</p> <p>7 CHAIRMAN CASHMAN: Right.</p> <p>8 MR. JABLONSKI: So you are adversely</p> <p>9 selecting offices.</p> <p>08:10:20PM 10 CHAIRMAN CASHMAN: Right. And you</p> <p>11 actually would be hard-pressed to build a</p> <p>12 building, a commercial building, at 25 feet. A</p> <p>13 good floor-to-floor height of a commercial</p> <p>14 building is 15 feet so we already, if you had</p> <p>15 one --</p> <p>16 MR. JABLONSKI: Your neighbor can abut.</p> <p>17 MS. CRNOVICH: I think if you look at</p> <p>18 the O-2, if you look at the purposes, I think</p> <p>19 you start with O-1 being, you know, the least</p> <p>08:10:49PM 20 amount of use next to a residential</p> <p>21 neighborhood, then you have O-2, and then O-3.</p> <p>22 So all of a sudden O-2 has stricter guidelines</p>	<p style="text-align: center;">17</p> <p>1 problem, and you are exposing yourself to a</p> <p>2 lawsuit.</p> <p>3 CHAIRMAN CASHMAN: Yes.</p> <p>4 MS. CRNOVICH: Then it is spot zoning.</p> <p>5 CHAIRMAN CASHMAN: Yes. Right.</p> <p>6 Because I thought when we -- and this goes back</p> <p>7 to Hinsdale Meadows -- that question came up</p> <p>8 about that property.</p> <p>9 MS. CRNOVICH: Yes. I brought that up.</p> <p>08:11:58PM 10 CHAIRMAN CASHMAN: There was something</p> <p>11 specific. And there was more than one location.</p> <p>12 It was basically that location and then over by</p> <p>13 Basic Life Institute and Basic Life Principles,</p> <p>14 they both fell under that.</p> <p>15 MS. CRNOVICH: And that right there,</p> <p>16 the Institute of Basic Life, we have the O-2 and</p> <p>17 the IP so --</p> <p>18 MS. BRASELTON: Yes. I think it bears</p> <p>19 repeating that the reason we pass text</p> <p>08:12:19PM 20 amendments should be to protect residents, all</p> <p>21 residents, and not just a subset.</p> <p>22 CHAIRMAN CASHMAN: Well, I know, and</p>

<div>18</div> <div> <div>1</div> <div>you made a good point. All the challenges with</div> <div>2</div> <div>Land Rover. And there you had one, two, three,</div> <div>3</div> <div>four houses immediately adjacent to it.</div> <div>4</div> <div>MS. BRASELTON: Right.</div> <div>5</div> <div>CHAIRMAN CASHMAN: And there was no</div> <div>6</div> <div>text amendment.</div> <div>7</div> <div>MS. BRASELTON: Well, there was another</div> <div>8</div> <div>property right next door.</div> <div>9</div> <div>CHAIRMAN CASHMAN: Right. If Land</div> <div>10</div> <div>Rover knocked that building down, they could</div> <div>11</div> <div>build a much bigger building.</div> <div>12</div> <div>MS. BRASELTON: Right. Exactly. So</div> <div>13</div> <div>looking around corners and thinking about it</div> <div>14</div> <div>before we vote on it.</div> <div>15</div> <div>CHAIRMAN CASHMAN: Sorry, Chan.</div> <div>16</div> <div>MR. YU: Oh, no.</div> <div>17</div> <div>MS. BRASELTON: So we need a motion to</div> <div>18</div> <div>continue it to our September meeting?</div> <div>19</div> <div>CHAIRMAN CASHMAN: Could I have a</div> <div>20</div> <div>motion to continue.</div> <div>21</div> <div>MS. BRASELTON: To September, right?</div> <div>22</div> <div>We don't meet in August.</div> </div> <div>08:12:43PM</div> <div>08:12:59PM</div>	<div>20</div> <div> <div>1</div> <div>STATE OF ILLINOIS)</div> <div></div> <div>) ss.</div> <div>2</div> <div>COUNTY OF DU PAGE)</div> <div>3</div> <div></div> <div>4</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5</div> <div>do hereby certify that I am a court reporter</div> <div>6</div> <div>doing business in the State of Illinois, that I</div> <div>7</div> <div>reported in shorthand the testimony given at the</div> <div>8</div> <div>hearing of said cause, and that the foregoing is</div> <div>9</div> <div>a true and correct transcript of my shorthand</div> <div>10</div> <div>notes so taken as aforesaid.</div> <div>11</div> <div></div> <div>12</div> <div></div> <div>13</div> <div></div> <div>14</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div></div> <div>License No 084-001391</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div>
<div>19</div> <div> <div>1</div> <div>CHAIRMAN CASHMAN: To September,</div> <div>2</div> <div>correct.</div> <div>3</div> <div>MS. BRASELTON: So moved.</div> <div>4</div> <div>MR. JABLONSKI: Second.</div> <div>5</div> <div>CHAIRMAN CASHMAN: Julie?</div> <div>6</div> <div>MS. CRNOVICH: Aye.</div> <div>7</div> <div>CHAIRMAN CASHMAN: Aye.</div> <div>8</div> <div>MR. JABLONSKI: Aye.</div> <div>9</div> <div>MR. PETERSON: Aye.</div> <div>10</div> <div>MS. BRASELTON: Aye.</div> <div>11</div> <div>MR. KRILLENBERGER: Aye.</div> <div>12</div> <div>* * *</div> <div>13</div> <div>(Which were all the proceedings had</div> <div>14</div> <div>in the above-entitled cause.)</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div> <div>08:13:11PM</div>	

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MEMORANDUM

DATE: October 10, 2018

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: **Schedule** a Public Hearing for Text Amendment to Prohibit Internally Illuminated Signage in the B-2 Central Business District
Request by the Village of Hinsdale - Case A-45-2018

Summary

Certain Historic Preservation Commission and certain Village Trustees are proposing this text amendment request to preserve, protect and promote the Village's historic downtown character by prohibiting internally illuminated signage in the B-2 Central Business District. On October 2, 2018, the Board of Trustees referred the application to the Plan Commission for review and recommendation.

The Zoning Code Section 9-106(J)(7)(b) currently permits a sign applicant to request for internally illuminated signage in the B-2 Central Business District. This text amendment request, shown below in red underlined text, would prohibit internally illuminated signage in the B-2 District:

"Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated."

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection [11-103](#)(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

Attachment 1 – Text Amendment Applications and draft ordinance
Attachment 2 - Zoning Map and B-2 Central Business District
Attachment 3 - Map of Downtown National Register Historic District



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

Property identification number (P.I.N. or tax number): ____ - ____ - ____ - ____

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information	↓	↓

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

DRAFT – 09-26-18

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 9-106 (SIGNS) OF THE HINSDALE ZONING CODE RELATIVE TO INTERNALLY ILLUMINATED SIGNS IN THE B2 CENTRAL BUSINESS DISTRICT

WHEREAS, the Village of Hinsdale (the “Village”) has received an application (the “Application”) from the Village of Hinsdale (the “Applicant”) pursuant to Section 11-601 of the Hinsdale Zoning Code (“Zoning Code”) for an amendment to the text of subsection 9-106.J of the Zoning Code relative to prohibiting internally illuminated signs in the B2 Central Business Zoning District (the “Proposed Text Amendment”); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on _____, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of __ (__) in favor, ____ (__) against and __ (__) absent, as set forth in the Plan Commission’s Findings and Recommendation for Plan Commission Case No. _____-2018 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including authority to amend the existing Zoning Code regulations relative to signs within the business and other districts of the Village; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application, and have determined that the approval of the Proposed Text Amendment, as set forth below, is in the best interests of the Village and is demanded by and required for the public good.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Text Amendment set forth below is in the best interests of the Village and is demanded by and required for the public good.

SECTION 3: Subsection J.7.b. (Illumination/Other Signs) of Section 9-106 (Signs) of Article IX (District Regulations of General Applicability) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

7. Illumination:

(a) Signs without permits: Signs permitted pursuant to subsection F of this section shall be illuminated only as permitted in that subsection.

(b) Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated.

SECTION 4: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this _____ day of _____ 2018.

AYES: _____

NAYS: _____

ABSENT: _____

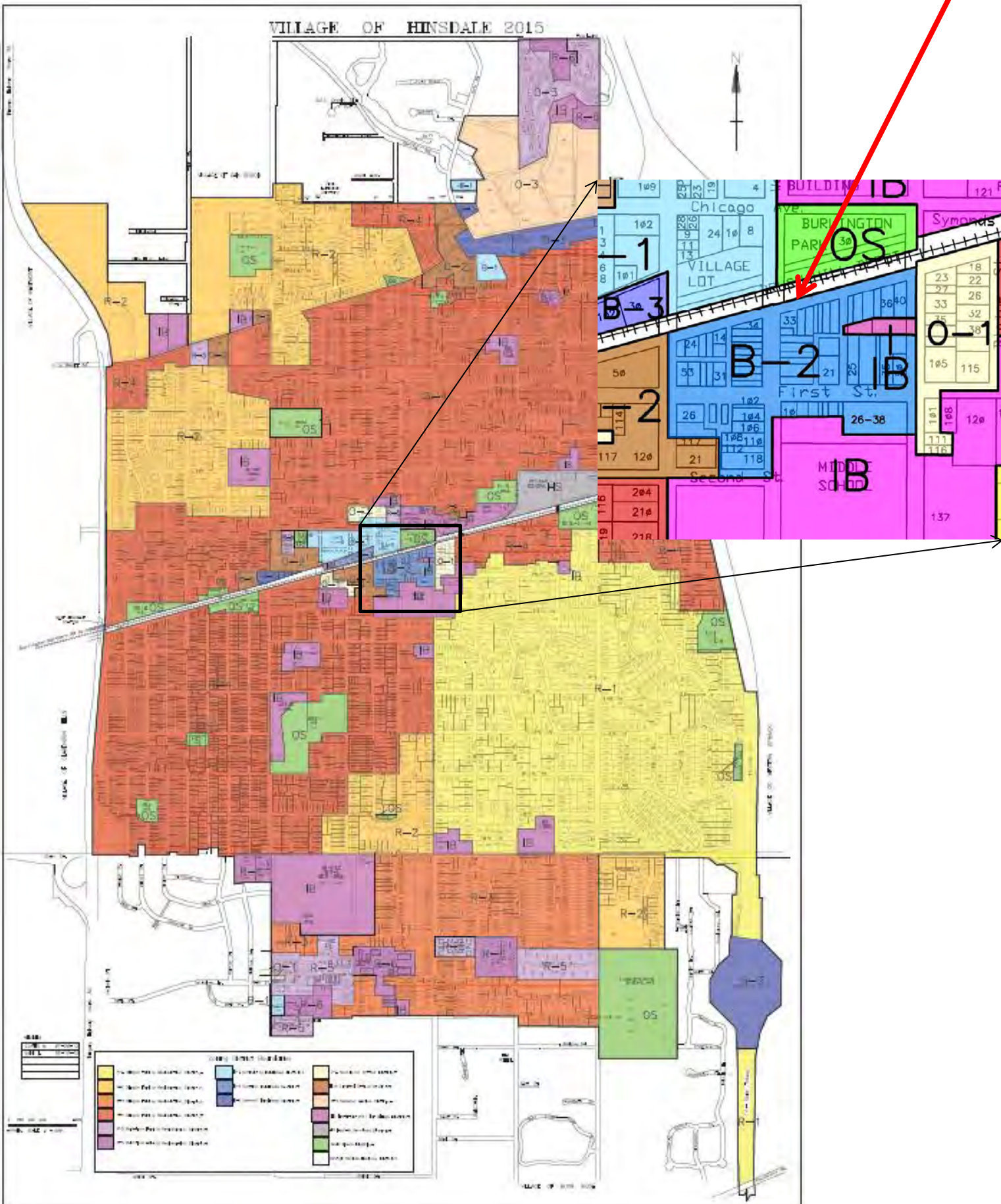
APPROVED by me this _____ day of _____, 2018, and attested to by
the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

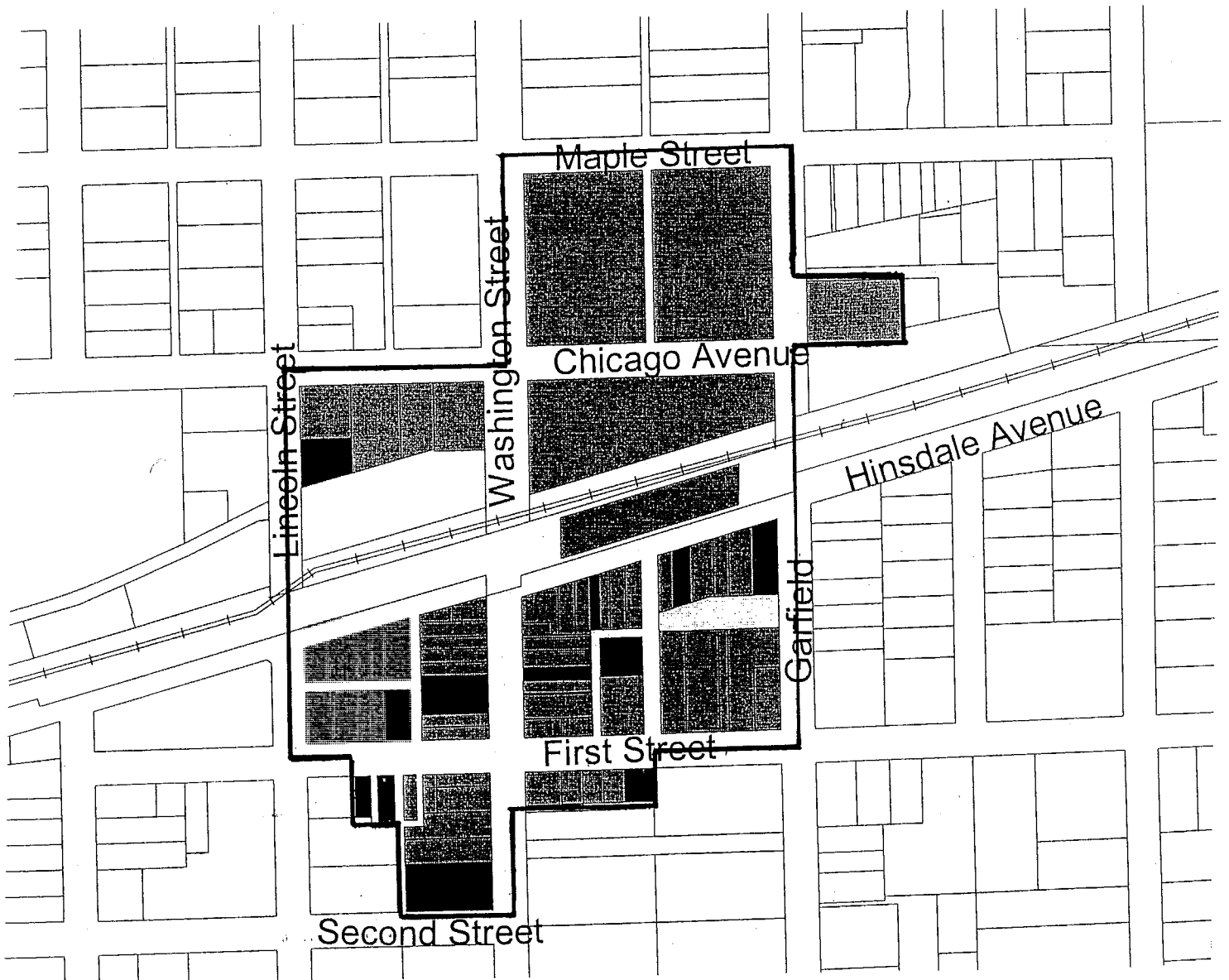
ATTEST:

Christine M. Bruton, Village Clerk

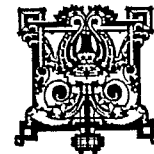
Attachment 2: Village of Hinsdale Zoning Map and B-2 District Location



MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS