



MEETING AGENDA

On August 21, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

**MEETING OF THE
PLAN COMMISSION
Wednesday, November 11, 2020
7:30 P.M.**

**Note: Due to the ongoing public health emergency, this meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website
(Tentative & Subject to Change)**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (On Non-Agenda Items)

4. MINUTES – October 14, 2020, Plan Commission (PC) Meeting

5. PUBLIC HEARING

- a) Case A-22-2020 – 222 E. Ogden Avenue - Lakeside Bank – Special Use Permit and Exterior Appearance and Site Plan for a new 2-story tall Lakeside Bank with 2 drive-thru lanes in the B-3 General Business District. (*continued from Sept. 09, and Oct. 14, 2020 PC meeting)

6. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-exam

witnesses by emailing Village Clerk Christine Bruton at cbruton@villageofhinsdale.org prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting to join the Zoom meeting following the instructions below.

It is recommended that guests join by computer or mobile device for the best experience. Computer and mobile device users may join a meeting by using the free Zoom app.

Join from a computer simply click on this link: <https://rb.gy/swwkra>

Join from a mobile device simply click on this link: <https://rb.gy/swwkra>

Or join the ZOOM meeting by phone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799

Webinar ID: 980 8719 5576

Password: 789031

Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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
October 14, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, October 14, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Mark Willobee Jim Krillenberger, Anna Fiascone, Gerald Jablonski and Troy Unell

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner and applicant for case: A-22-2020

Approval of Minutes – September 9, 2020

With no questions or comments, the Plan Commission (PC) **unanimously approved** the September 9, 2020, minutes, as submitted, 7-0, (1 abstained).

Sign Permit Review - Case A-26-2020 – 115 S. Vine St. – Life Insight Therapy Collective — 1 New Wall Sign

The sign applicant was not available during the meeting however Chairman Cashman felt that this request was fairly straight forward and asked if anyone had any questions.

Commissioner Krillenberger asked if Chan knew what the business is about.

Chan replied that they provide individual or family counseling.

Commissioner Krillenberger asked about the “collective” component on the sign.

Commissioner Jablonski stated that he was wondering the same thing and reviewed their website. It appears they have multiple practitioners and assumed they split the rent between 20 practitioners.

Chan mentioned that they have an existing location but never had signage.

In general, the PC was supportive of the sign, it looks good on the building and is appropriate in size.

With no questions or additional comments, the PC **unanimously approved** the sign application, as submitted, 8-0.

Findings and Recommendations - Case A-20-2020 – McNaughton Development – Planned Development Concept Plan, Special Use Permit and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) at 4S010 Madison Street (North of Ogden Ave. and East of Adams St.) for a 46 Single Family Detached Home Planned Development in the R-2 Single Family Residential District.

Plan Commission Minutes
October 14, 2020

With no questions, the PC **unanimously approved** the Findings and Recommendations for Case-20-2020, as submitted, 8-0.

Findings and Recommendations - Case A-23-2020 – 16 E. 1st Street – Nabuki - Exterior Appearance Review to renovate front façade for restaurant expansion in the B-2 Central Business District.

With no questions, the PC **unanimously approved** the Findings and Recommendations for Case-23-2020, as submitted, 8-0.

Public Hearing - Case A-22-2020 (continued from the October 14, 2020, PC meeting) – 222 E. Ogden Avenue - Lakeside Bank – Special Use Permit and Exterior Appearance and Site Plan for a new 2-story tall Lakeside Bank with 2 drive-thru lanes in the B-3 General Business District.

Please refer to Attachment 1, for the transcript for Public Hearing Case A-22-2020.

The PC **unanimously continued the public hearing for Case A-22-2020**, 8-0 for the November 11, 2020, Plan Commission meeting.

Adjournment

The meeting was adjourned at 8:31 p.m. after a unanimous vote.
Respectfully Submitted by Chan Yu, Village Planner

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 LAKESIDE BANK,)
 222 East Ogden Avenue)
 Case No. A-22-2020.)

REPORT OF PROCEEDINGS had and testimony
 taken via Zoom at the hearing of the above-
 entitled matter before the Hinsdale Plan
 Commission, on October 14, 2020, at the hour of
 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MS. MICHELLE FISHER, Member;
 MR. TROY UNELL, Member;
 MS. ANNA FIASCONE, Member;
 MR. GERALD JABLONSKI, Member;
 MR. JIM KRILLENBERGER, Member;
 MS. JULIE CRNOVICH, Member; and
 MR. MARK WILLOBEE, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MR. CHAN YU, Village Planner;</div> <div>3 MR. PETER COULES, Attorney for</div> <div>4 Petitioner;</div> <div>5 MR. DON MOUCH, Petitioner's Architect;</div> <div>6 MR. STEVE REZABEK, Petitioner's</div> <div>7 Architect;</div> <div>8 MR. DAVID PINKERTON, Petitioner's</div> <div>9 Representative.</div> <hr/> <div>10 CHAIRMAN CASHMAN: Our next order of</div> <div>11 business is a Public Hearing. And this is for</div> <div>12 Case No. A-22-2020, 222 East Ogden Avenue for</div> <div>13 Lakeside Bank, a Special Use Permit and exterior</div> <div>14 appearance and site plan review for a new</div> <div>15 2-story tall Lakeside Bank with 2 drive-thru</div> <div>16 lanes in the B-3 general business district.</div> <div>17 This was continued from our September 9, 2020,</div> <div>18 meeting.</div> <div>19 And I believe we need to swear in</div> <div>20 anyone who's going to testify related to this.</div> <div>21</div> <div>22</div> <div>07:42:21PM</div>	<div>4</div> <div>1 MS. CRNOVICH: Aye.</div> <div>2 MR. YU: Commissioner Willobee?</div> <div>3 MR. WILLOBEE: Aye.</div> <div>4 MR. YU: Commissioner Unell?</div> <div>5 MR. UNELL: Aye.</div> <div>6 MR. YU: Commissioner Fiascone?</div> <div>7 MS. FIASCONE: Aye.</div> <div>8 MR. YU: Thank you.</div> <div>9 CHAIRMAN CASHMAN: Welcome, everyone.</div> <div>10 Do you want to start, Peter, or is</div> <div>11 there someone else who wants to lead this off?</div> <div>12 MR. COULES: I'll go first, Steve,</div> <div>13 thank you.</div> <div>14 Good evening, everybody. It's been</div> <div>15 a little bit difficult to do everything here on</div> <div>16 the Zoom calls but I'll try to be as brief as</div> <div>17 possible because everything is in your packet.</div> <div>18 There's two different matters that</div> <div>19 are up on the same property at 222 East Ogden</div> <div>20 that presently is owned by Amita Health. It is</div> <div>21 a property that has been empty for a little over</div> <div>22 a year, maybe a year and a half. The parking</div> <div>07:43:56PM</div> <div>07:44:18PM</div>
<div>3</div> <div>1 (WHEREUPON, Mr. Coules, Mr. Mouch</div> <div>2 Mr. Pinkerton, Mr. Rezabek were</div> <div>3 duly sworn in to testify.)</div> <div>4 CHAIRMAN CASHMAN: Welcome, everyone.</div> <div>5 Who would like to give us, go through your</div> <div>6 presentation.</div> <div>7 MR. YU: Can we have a motion to open</div> <div>8 the Public Hearing, please.</div> <div>9 CHAIRMAN CASHMAN: Thank you.</div> <div>10 Motion to open the public hearing.</div> <div>11 MR. WILLOBEE: Willobee, so moved.</div> <div>12 MS. CRNOVICH: Crnovich, second.</div> <div>13 CHAIRMAN CASHMAN: Roll call, Chan?</div> <div>14 MR. YU: Commissioner Krillenberger?</div> <div>15 MR. KRILLENBERGER: Aye.</div> <div>16 MR. YU: Commissioner Fisher?</div> <div>17 MS. FISHER: Aye.</div> <div>18 MR. YU: Commissioner Jablonski?</div> <div>19 MR. JABLONSKI: Aye.</div> <div>20 MR. YU: Chairman Cashman?</div> <div>21 CHAIRMAN CASHMAN: Aye.</div> <div>22 MR. YU: Commissioner Crnovich?</div> <div>07:43:16PM</div>	<div>5</div> <div>1 lot is getting kind of in a disarray. The</div> <div>2 building itself is not really in all that great</div> <div>3 of shape, if people had a chance to walk around</div> <div>4 it. In fact, they still even have their garbage</div> <div>5 refuse not even screened in.</div> <div>6 The new proposed building is in the</div> <div>7 B-3. The special use is an allowed use in the</div> <div>8 B-3. The reason we have to come for the special</div> <div>9 use just for the mere fact that the request is</div> <div>10 for the 2 drive-thru with the 6 stacking lanes</div> <div>11 which meet the criteria I'll go through required</div> <div>12 under the zoning code but we still have to come</div> <div>13 for a case by case basis for everybody who wants</div> <div>14 to ask for a special use in the B-3 to have a</div> <div>15 drive-thru.</div> <div>16 Presently as we all know that next</div> <div>17 to it to the west is the Shell Gas Station.</div> <div>18 Directly behind it, and it's 170 feet from that</div> <div>19 property line, is a parking lot, so they are</div> <div>20 well over 250 feet from any fence to go to</div> <div>21 anybody's home.</div> <div>22 To the east going all the way</div> <div>07:44:46PM</div> <div>07:45:13PM</div>

<p style="text-align: center;">6</p> <p>1 basically to Whole Foods is all B-3, all 2-story 2 structures. And across the street to the north 3 where I'm at in the Hinsdale Office Park it's 4 all the colonial buildings that are two stories 5 and above Elm Street and Salt Creek Lane. 6 So basically these are code 7 compliant requests. There are no variances on 8 setbacks from the front street. The idea is to 9 keep the actual in and out lanes that are there 10 existing presently today. We were asked by 11 staff about no left turn signs stating right now 12 7 to 9:00 a.m. and 4 to 6:00 p.m. that was 13 agreed upon. The monument sign that's going to 14 stay in the same place. 15 As I said, the setback from the 16 road is the same. It is less FAR. It used to 17 be 25,480. Well, it is. It's not used to be, 18 the building is still up. The proposed use is 19 about 16,425. It's for a small bank branch with 20 bank offices also in the building, half on the 21 first floor, on the second floor. They are 22 building out a lot of offices which in today's</p> <p>07:45:48PM</p> <p>07:46:19PM</p>	<p style="text-align: center;">8</p> <p>1 property line itself. 2 I know we have a Chase bank down 3 the line that has a drive-thru now, it actually 4 has 3 lanes, 2-drive thru and a third one there 5 is a cash station line or ATM, I'm talking old 6 school, I guess, and Normandy Builders had a 7 drive-thru at one time because that was actually 8 a bank when I first moved my office into town 9 and that's been closed up and they use it as 10 parking there now. 11 Right next door is the 415 Shred 12 building as I call it, which is 2-story, all 13 stone. Next to that is Koshgarian, the pawn 14 shop, the hair salon. 15 We did a traffic study that showed 16 the only impact that will ever be compared to 17 what that use is presently is approximately 4 18 cars an hour on peak, non-peak it's way down 19 below, less than 50 percent of what the medical 20 use is now. So we are way below on parking. We 21 actually have less trips of people going in and 22 out of the property at the present time.</p> <p>07:47:43PM</p> <p>07:48:07PM</p>
<p style="text-align: center;">7</p> <p>1 society I know I'm lucky I have everybody in 2 private offices so people can come to work every 3 day. I don't know where we are going to be in a 4 year or two from now but they are mostly private 5 offices being built into the new facility. 6 On the phone, and I'll go a little 7 further into this, is the two architects Don 8 Mouch and Steven Rezabek from Pappageorge Haymes 9 Partners and David Pinkerton, who is the 10 president and vice chairman of Lakeside Bank is 11 even also on the call. 12 The parking requirements are 61, 13 you see on the drawing. I list it at 62, the 14 people question the table of compliance because 15 there has to be a loading zone also so there's 16 no other way to show it so there's 62 spaces 17 needed, 69 provided, 6 car stacking. 18 The photometrics have all been 19 provided to everybody to show that no light goes 20 off of the property line even though there's no 21 homes that would ever impact anyways but all 22 photometrics meet code and stay within the</p> <p>07:46:49PM</p> <p>07:47:13PM</p>	<p style="text-align: center;">9</p> <p>1 Lakeside Bank serves a lot of the 2 people in the community presently and that's the 3 reason why they want to come into town and 4 looking around town, meeting with staff, decided 5 being on the corner seemed like the best. 6 This property has not been on the 7 tax rolls because it's been owned by a non-for- 8 profit and will be put back on the tax rolls as 9 a for-profit property so there will be increased 10 monies going to the schools and to the village 11 and to the county and to the state on this 12 property. So that's the idea what's the use 13 behind it and the way it was designed, as I 14 stated, to match the red brick and the style of 15 the colonial-type buildings I call them, sorry, 16 Steve, I'm not an architect, and across the way, 17 so they were trying to match it up to something. 18 I didn't think it would make much sense to try 19 to match it to the Shell station. Didn't make 20 much sense to match it to what's right next door 21 to it now, it's too old, it's too old of a type 22 of a building.</p> <p>07:48:36PM</p> <p>07:49:03PM</p>

<p style="text-align: center;">10</p> <p>1 So as stated, less FAR. The</p> <p>2 building use it keeps the same light and</p> <p>3 character. The footprint is no bigger than what</p> <p>4 exists there presently. They are not taking up</p> <p>5 any vegetation, there's no treeline or anything</p> <p>6 coming out. There actually will be more</p> <p>7 vegetation when this is done than exists on the</p> <p>8 property now.</p> <p>9 And screening. I know the roof</p> <p>07:49:28PM 10 there actually will be screening. If you notice</p> <p>11 the way they built like a parapet wall, is what</p> <p>12 I call it in laymen's terms, kind of like a</p> <p>13 hollow roof around and they are going to have the</p> <p>14 mechanicals totally screened from the street,</p> <p>15 not a see-through screen which some buildings</p> <p>16 along Ogden Avenue have so they will be totally</p> <p>17 screened so nobody will see any of the</p> <p>18 mechanicals as they travel up and down Ogden</p> <p>19 Avenue.</p> <p>07:49:46PM 20 The hours of business for the</p> <p>21 branch are 8 to 5. The drive-thru are the same.</p> <p>22 Of course, there's no Sunday hours. And the</p>	<p style="text-align: center;">12</p> <p>1 when the building comes down.</p> <p>2 I think I covered the use of what</p> <p>3 the property is going to be used for and like I</p> <p>4 said, banking offices, the lobby is very small,</p> <p>5 inside teller, the 2 drive-thrus. As we all</p> <p>6 know, most people utilize the drive-thru</p> <p>7 tellers. In fact, a lot of banks right now you</p> <p>8 can't even go inside unless you have an</p> <p>9 appointment. Drive-thrus are being used more</p> <p>07:51:15PM 10 now than ever.</p> <p>11 I think that's my summation of the</p> <p>12 property and the requested use.</p> <p>13 CHAIRMAN CASHMAN: Thank you.</p> <p>14 MR. COULES: Don and Steve may want to</p> <p>15 talk about the building use itself.</p> <p>16 CHAIRMAN CASHMAN: Be happy to hear</p> <p>17 from the architects.</p> <p>18 MR. REZABEK: Don, do you want to do</p> <p>19 the honors here?</p> <p>07:51:43PM 20 MR. MOUCH: Sure. Yes. So we</p> <p>21 developed a sort of a style with Lakeside. We</p> <p>22 have done a few Lakeside branches, worked with</p>
<p style="text-align: center;">11</p> <p>1 offices are 7 to 6 but the majority of the</p> <p>2 people work 8 to 5. This is not a nighttime</p> <p>3 business. This is not a Saturday evening</p> <p>4 business. This is not a Sunday business to</p> <p>5 impact any of the neighbors around them.</p> <p>6 And the windows and the type of</p> <p>7 materials and everything if there's any</p> <p>8 questions about what's being used on the sills</p> <p>9 and all the like, that's why we have the</p> <p>07:50:20PM 10 architects on the line to ask any of your</p> <p>11 questions and answer them all.</p> <p>12 And there's an easement that exists</p> <p>13 on the property now that we met with staff, it</p> <p>14 goes away when the building comes down. When</p> <p>15 they built the building next door for 415 before</p> <p>16 they had that parking behind them, they had a</p> <p>17 right to use two parking spots on this property,</p> <p>18 that hasn't been used and that's going to be</p> <p>19 abrogated. So if anyone saw in any of the</p> <p>07:50:45PM 20 village files that there was an existing</p> <p>21 easement on the property, that was with the</p> <p>22 building at that point in time and it goes away</p>	<p style="text-align: center;">13</p> <p>1 them on a number of past projects so there's a</p> <p>2 particular style that they tend to like to work</p> <p>3 with. As you can see through the elevations, we</p> <p>4 tried to carry that over into the neighborhood.</p> <p>5 So as was mentioned by Pete, the</p> <p>6 way that we are handling the roof was a slate</p> <p>7 shingled mansard roof that's at a height that's</p> <p>8 going to be able to conceal the mechanical units</p> <p>9 on the rooftop to keep those from view. It's a</p> <p>07:52:23PM 10 2-story bank with a drive-thru on the first</p> <p>11 floor. So the second floor is going to extend</p> <p>12 above the drive-thru on the east side. The bank</p> <p>13 itself, the branch will be on one side of the</p> <p>14 first floor and then they are intending to use</p> <p>15 the west side of the first floor and the second</p> <p>16 floor for offices and their technical</p> <p>17 capabilities within their branch organization.</p> <p>18 So we are having a very focal</p> <p>19 center entrance to the building. We had</p> <p>07:53:01PM 20 originally been looking at a couple different</p> <p>21 design schemes but in order to maintain what the</p> <p>22 height requirements that are faced with the site,</p>

<p style="text-align: center;">14</p> <p>1 we have the first floor entry as a one-and-a- 2 half story space so it's a taller ceiling that 3 within that lobby then you can branch off into 4 the branch itself or into the offices. There's 5 a stone band along the base with a sill and then 6 it's going to be masonry brick. It's a similar 7 brick that's been used on a lot of the prior 8 Lakeside bank's projects. There's a limestone 9 trim that's along the band of the second floor 10 windows to try to get that horizontal separation 11 between the first and the second floor. 12 Obviously trying to maximize natural light into 13 a lot of these offices. The second floor is 14 broken up into individual offices and meeting 15 rooms so trying to get as much of natural light 16 as possible. 17 The site itself it's a little bit 18 tricky just given the topography, so that's 19 something that we are currently in the process 20 of working out with the surveyors to get some 21 hard and fast elevations of what these 22 conditions are. But the building as it sits</p>	<p style="text-align: center;">16</p> <p>1 Presently you are required to have 2 10 feet side yards. That exist presently with 3 the Amita property is 18. These are going to be 4 almost 25 feet. So not only is it bigger 5 backyard, it's bigger side yards also. 6 CHAIRMAN CASHMAN: All right. 7 Commissioners, questions for the applicant? 8 Is there anything else you would 9 like to present or are you prepared to have us 10 ask you some questions now? 11 MR. COULES: Glad to answer questions 12 as they come up. 13 CHAIRMAN CASHMAN: Okay. Jerry? 14 MR. JABLONSKI: I'm very pleased with 15 the appearance of the building. I like the 16 cantilever on the second floor above the drive- 17 thru. I think that's much more attractive than 18 what we normally see in town. 19 And as usual with me, I usually 20 flip right to the traffic study because I'm 21 worried about traffic on just about everything 22 coming onto Ogden and if what I read in the</p>
<p style="text-align: center;">15</p> <p>1 now, the majority of the square footage is 2 actually in quote "the basement." There's a 3 rear access to the existing building where what 4 was a day-care center. So the idea with this 5 bank is that it's going to be pretty much on 6 grade. There's not going to be a lower level or 7 basement. Going to be handling the site a 8 little bit differently so that it's a 2-story 9 space that's visible and that aligns with as 10 Pete was saying in the neighboring buildings in 11 terms of the height restrictions. 12 The backside we have the south 13 elevation if you are looking there. The far 14 south portion of that elevation is just a 15 1-story space and we are having a roof deck 16 that's accessed from the second floor for just 17 outdoor space for the employees like a little 18 lunch or break area. That's kind of the summary 19 there. 20 MR. COULES: The only other thing I'd 21 like to add -- and thank you, Don, Steve and 22 commissioners.</p>	<p style="text-align: center;">17</p> <p>1 traffic study is true, believe it or not, I 2 really have no serious objections to what's 3 going on here and I compliment it for being a 4 great improvement to Ogden if you finally get it 5 done. 6 CHAIRMAN CASHMAN: Anna? 7 MS. FIASCONE: I agree. I think it's a 8 great use with a beautiful building. I think 9 it's a big improvement to what's there right now 10 and it's a great building for I always say the 11 people enter our town what they see first and I 12 think it's a great building. I have no other 13 questions. 14 CHAIRMAN CASHMAN: Okay. Mark? 15 MR. WILLOBEE: I think it looks great. 16 I did have a question on the traffic study. 17 Same with you Jerry, that area kind of gets 18 crazy with people making left turns off of York 19 and trying to come out of Shell. 20 Just to be clear, I know there's no 21 traffic people on the call here, so it wasn't 22 built out as a day-care, but I know it was being</p>

<p style="text-align: center;">18</p> <p>1 used as medical offices at least in the last</p> <p>2 recent years.</p> <p>3 So they modeled it or estimated the</p> <p>4 traffic pattern of the existing building based</p> <p>5 on medical use; is that correct?</p> <p>6 MR. COULES: Correct. They did</p> <p>7 acknowledge that there is a day-care there but</p> <p>8 actually day-care has more trips in the peak</p> <p>9 hours. They actually penalized Lakeside Bank by</p> <p>10 not utilizing those numbers for the peak hours.</p> <p>11 MR. WILLOBEE: Right. That's what I</p> <p>12 wanted to make sure.</p> <p>13 MR. COULES: They penalized them and</p> <p>14 went back to what if it was medical how it's</p> <p>15 spread out more during the whole day in the</p> <p>16 study and that's why every time except for the</p> <p>17 two hours morning two hours later in the day,</p> <p>18 there's a lot more traffic with the medical</p> <p>19 office plus later at night plus Saturdays and</p> <p>20 Sundays.</p> <p>21 MR. WILLOBEE: Thank you. That's all,</p> <p>22 Steve.</p>	<p style="text-align: center;">20</p> <p>1 the building isn't quite as deep as the original</p> <p>2 building, we do have that landscaped area right</p> <p>3 behind the building to the south which will give</p> <p>4 us an opportunity to get some additional trees</p> <p>5 and ornamental shrubs in there. So we tried to</p> <p>6 take advantage of putting landscaping in</p> <p>7 wherever we could but obviously with the parking</p> <p>8 requirement we are somewhat limited in those</p> <p>9 opportunities.</p> <p>10 MR. COULES: And Commissioner Fisher,</p> <p>11 presently to Steve's point, there's no</p> <p>12 landscaping on the south side of the building.</p> <p>13 Zero. Not even a bush. It goes concrete right</p> <p>14 up to the building.</p> <p>15 CHAIRMAN CASHMAN: It's a little</p> <p>16 racetrack for the daycare. Thanks, Michelle.</p> <p>17 Julie?</p> <p>18 MS. CRNOVICH: I really like the design</p> <p>19 of the building, especially the clock tower. I</p> <p>20 think it fits in well with the office park of</p> <p>21 Hinsdale and even with the rest of Hinsdale even</p> <p>22 though the downtown historic district is a ways</p>
<p style="text-align: center;">19</p> <p>1 CHAIRMAN CASHMAN: Thanks.</p> <p>2 Michelle?</p> <p>3 MS. FISHER: Hi. I agree with everyone</p> <p>4 else. This will be a great addition to this</p> <p>5 area. I think the building looks great, the</p> <p>6 color, the windows.</p> <p>7 My only question relates to</p> <p>8 landscaping. Can you just give us any</p> <p>9 information or a little bit more information of</p> <p>10 what your intentions are with respect to</p> <p>11 landscaping the building in that area?</p> <p>12 MR. REZABEK: I can try to address</p> <p>13 that. As Pete mentioned, there's very little</p> <p>14 landscaping on the site right now. The parking</p> <p>15 configuration that we are showing on our site</p> <p>16 plan to a large degree matches up with what's</p> <p>17 existing there now but because our parking</p> <p>18 requirement has been reduced a bit from a larger</p> <p>19 building that is currently there, we did find</p> <p>20 opportunity to create some landscaped islands</p> <p>21 and kind of break up the parking along the south</p> <p>22 property line and also because the footprint of</p>	<p style="text-align: center;">21</p> <p>1 away, I think it's very fitting for Hinsdale.</p> <p>2 I did have a question, okay? The</p> <p>3 landscaping I understand you are limited with</p> <p>4 what you could do and I'm wondering if perhaps</p> <p>5 you could do large planters outside the entrance</p> <p>6 doors just to add some more green.</p> <p>7 MR. REZABEK: We could, yes. I mean,</p> <p>8 what's shown here is really our architect</p> <p>9 attempt at showing where there are landscape</p> <p>10 opportunities. And we will be engaging a</p> <p>11 landscape architect and if you have been by any</p> <p>12 of the other Lakeside branches like the one we</p> <p>13 recently built at York and Palmer in the south</p> <p>14 end of the downtown in Elmhurst, you will see</p> <p>15 that they do make a great effort in maximizing</p> <p>16 our landscaping. There's planters at the front</p> <p>17 doors on that building as well and we certainly</p> <p>18 will be looking for those opportunities on this</p> <p>19 building. We are really trying to create a</p> <p>20 pleasant environment for our customers and</p> <p>21 that's part of it.</p> <p>22 MS. CRNOVICH: Thank you. And it's</p>

<p style="text-align: center;">22</p> <p>1 really a huge improvement for that, what's there</p> <p>2 right now. I think with the landscaping too</p> <p>3 that would tie in with the office park nearby,</p> <p>4 their heavy landscaping.</p> <p>5 I have one question about the</p> <p>6 height of the building. Now, are you -- where</p> <p>7 is that at right now?</p> <p>8 MR. REZABEK: I don't quite understand</p> <p>9 that.</p> <p>08:02:29PM 10 CHAIRMAN CASHMAN: My understanding is</p> <p>11 I was trying to follow the correspondence that</p> <p>12 Chan was sending us is that, I believe, Peter,</p> <p>13 that you wanted to ask for a continuance on the</p> <p>14 exterior appearance review because those were</p> <p>15 going to be revised so we can see them in</p> <p>16 compliance; right?</p> <p>17 MR. COULES: Yeah, but there's a</p> <p>18 question of -- that's why we are going to have a</p> <p>19 surveyor. If they are approved as they are now</p> <p>08:02:48PM 20 and they truly are in compliance, the question</p> <p>21 of are they 1'8" off on the one part of the wall</p> <p>22 or not. The architects involved in this matter,</p>	<p style="text-align: center;">24</p> <p>1 MS. CRNOVICH: Peter, I think we need</p> <p>2 to be careful here; and Chan, I don't think you</p> <p>3 were with the village then, but years ago when</p> <p>4 the Garfield was being built, I think the first</p> <p>5 Garfield there were some issues with measuring</p> <p>6 the height and I believe they actually used two</p> <p>7 sets of surveyors and what happened -- we are</p> <p>8 going back some time.</p> <p>9 The first application was not</p> <p>08:04:31PM 10 conforming and when they brought in the</p> <p>11 surveyors, they figured out the building was too</p> <p>12 high. So I think we need to be very careful</p> <p>13 with that, especially when looking down the line</p> <p>14 for future developments that are going to be</p> <p>15 happening along Ogden Avenue. I think there's a</p> <p>16 parcel across the street nearby that has been on</p> <p>17 the market for a while.</p> <p>18 So the height is a concern. I</p> <p>19 think we need an answer before I move forward.</p> <p>08:05:03PM 20 And then I looked up the code for getting a</p> <p>21 variance and Section 11-502(E)(d), to increase by</p> <p>22 not more than 10 percent the maximum allowable</p>
<p style="text-align: center;">23</p> <p>1 Steve, do not believe that. They believe they</p> <p>2 are compliant. That's why they are going to</p> <p>3 hire a surveyor to shoot the grade because the</p> <p>4 question becomes on a commercial building, as we</p> <p>5 all know as we read the codes, it's an average</p> <p>6 of where? It's the corners of the property that</p> <p>7 are being developed. Now is that the corner of</p> <p>8 the building; is it the corner of the property?</p> <p>9 The intent totally was to get this building to</p> <p>08:03:29PM 10 be totally compliant.</p> <p>11 The problem we had is actually when</p> <p>12 everyone talks about the clock tower, it's</p> <p>13 actually a little more ornate and a little</p> <p>14 larger. That was shrunk down also to bring the</p> <p>15 roofline down, to bring the parapet down.</p> <p>16 So I truly would like a vote on</p> <p>17 this if it's compliant. If it's not compliant,</p> <p>18 then it would have to either go back to you guys</p> <p>19 or to the zoning board to ask for a 1-foot</p> <p>08:03:54PM 20 variance on one part of the building. The</p> <p>21 building is not going to change. This is as low</p> <p>22 as you can go for a 2-story building.</p>	<p style="text-align: center;">25</p> <p>1 height of a structure in a nonresidential</p> <p>2 district but only when necessary to accommodate</p> <p>3 variations in grade. And yes, we are not the</p> <p>4 ZBA but that right there, that's concerning and</p> <p>5 also a variance --</p> <p>6 MR. COULES: If I may, within the 10</p> <p>7 percent and it is a question of variance of</p> <p>8 grade. This property from front to back dips</p> <p>9 down that's where the height question comes in,</p> <p>08:05:47PM 10 Julie. It's still lower than the building next</p> <p>11 door. Even as drawn, it's still lower than the</p> <p>12 building next door. It's a question of does the</p> <p>13 back property of the grade of this property,</p> <p>14 meaning we have to go in for a 1'8" variance or</p> <p>15 not. There's been no surveyor that shot that</p> <p>16 grade yet. If we need 1'8" because that's the</p> <p>17 estimate possibility, then the full intent is we</p> <p>18 understand we can't build it unless we go to the</p> <p>19 ZBA and David Pinkerton is on the phone, the</p> <p>08:06:13PM 20 president, and vice chairman, has given</p> <p>21 permission to do that if it's necessary, will</p> <p>22 gone to the ZBA less than a 10 percent variance</p>

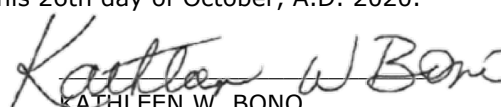
<div>26</div> <div>1 and we can't build it without it if that's the</div> <div>2 true answer. We don't know until someone shoots</div> <div>3 that back lower grade.</div> <div>4 CHAIRMAN CASHMAN: You don't have a</div> <div>5 topographical survey currently?</div> <div>6 MR. COULES: The topographical of the</div> <div>7 as is shows it should be compliant at a 30-foot</div> <div>8 building.</div> <div>9 CHAIRMAN CASHMAN: What I have been</div> <div>08:06:42PM 10 given is an elevation analysis by the village</div> <div>11 that basically said that it was a 5 -- a little</div> <div>12 more than a foot.</div> <div>13 MR. COULES: 1'8", Steve, that's what I</div> <div>14 was told.</div> <div>15 MR. YU: That's correct.</div> <div>16 CHAIRMAN CASHMAN: 1.84'.</div> <div>17 MR. COULES: Yes.</div> <div>18 CHAIRMAN CASHMAN: So the problem is</div> <div>08:07:09PM 19 that's what we have and my question to Chan was</div> <div>20 because I was listening to this call is that I</div> <div>21 knew this was being discussed and I didn't know</div> <div>22 are they going to submit looking for a variance,</div>	<div>28</div> <div>1 developments. I'm concerned about the height.</div> <div>2 CHAIRMAN CASHMAN: As I had understood,</div> <div>3 Peter, was that we were going to be reviewing</div> <div>4 everything but then you were going to ask for a</div> <div>5 continuance on the exterior elevations.</div> <div>6 If that was the case, I guess Steve</div> <div>7 and Don, if you got your information, got the</div> <div>8 accurate topography and figured this out,</div> <div>9 basically this reference is equipment shield,</div> <div>08:08:51PM 10 it's aesthetic but it's predominantly if it's a</div> <div>11 flat roof with a mansard to conceal equipment,</div> <div>12 can't you just modify this to deal with that</div> <div>13 height requirement? We aren't that far off.</div> <div>14 MR. REZABEK: I'll take a stab at that.</div> <div>15 If we find that we are off by an inch or two,</div> <div>16 I'm sure we can make an adjustment somewhere in</div> <div>17 the design to become compliant.</div> <div>18 Right now if that 1'10" were to be</div> <div>19 true after we get the final survey, it would be</div> <div>08:09:17PM 20 difficult for us to comply. I think we have</div> <div>21 really kind of squished down the ceiling heights</div> <div>22 on both floors to a point where it wouldn't make</div>
<div>27</div> <div>1 or are they going to revise the elevations</div> <div>2 slightly to comply? Is it possible to revise</div> <div>3 the design and be totally compliant?</div> <div>4 MR. COULES: I was told no. But we</div> <div>5 have the architects on the phone with you on the</div> <div>6 Zoom.</div> <div>7 If I understand that under your</div> <div>8 scenario, Steve, if we have to go 1'8", if we</div> <div>9 have to, I'm not saying that we do or don't at</div> <div>08:07:48PM 10 this point in time, then we go for a variance.</div> <div>11 If we redraw it and bring it down, we have to</div> <div>12 come back to you for final approval.</div> <div>13 MS. CRNOVICH: Excuse me. Peter,</div> <div>14 before you interrupted me earlier, we are not</div> <div>15 the ZBA; but as you know, too, the variance</div> <div>16 request it cannot be self-created. So are we</div> <div>17 putting the cart before the horse here? Should</div> <div>18 this go to the ZBA? Or should you have your</div> <div>19 survey done?</div> <div>08:08:14PM 20 I like the building, but I -- you</div> <div>21 know, looking down the line, I don't want to be</div> <div>22 running into any problems with future</div>	<div>29</div> <div>1 sense to build a new 16,000 square foot building</div> <div>2 and have it be substandard and so I think we</div> <div>3 would want to pursue a variance in that case.</div> <div>4 There are other ways, I suppose, we</div> <div>5 could be compliant but we are hoping that the</div> <div>6 board sees the benefit in doing what we are</div> <div>7 trying to do here. One of those would be to</div> <div>8 just go to a flat roof building and put a</div> <div>9 mechanical screen around the equipment that</div> <div>08:09:57PM 10 would lower our ridge height and then we would</div> <div>11 be fine but I don't think anybody would be</div> <div>12 well-served by that approach.</div> <div>13 CHAIRMAN CASHMAN: Absolutely not.</div> <div>14 MR. MOUCH: Correct me if I'm wrong, but</div> <div>15 what I have understood from the correspondence</div> <div>16 back and forth is that the mansard roof portion</div> <div>17 of the building is not where the height issue is</div> <div>18 coming into play but it's the pitched roof at</div> <div>19 the entry; is that correct, or --</div> <div>08:10:28PM 20 CHAIRMAN CASHMAN: The way I read it,</div> <div>21 the mansard roof is part of the problem.</div> <div>22 MR. MOUCH: It is, okay. Because we</div>

<p style="text-align: center;">30</p> <p>1 have always held that as the mean from the 2 primary eaves to the top of the roof's end and 3 that's been shown that that's a 30 feet per the 4 elevations that we have so we can look at that. 5 The way I was reading it, I wanted to verify 6 that. 7 CHAIRMAN CASHMAN: Chan, who sent this 8 to you, Chan, this village markup? 9 MR. YU: Tim Ryan. 10 CHAIRMAN CASHMAN: Can I share this 11 screen? 12 MR. COULES: We got a lot of the 13 information we wanted and hopefully we can get 14 this all resolved is that everyone does like the 15 building. We would never go for a variance on a 16 building people didn't like. 17 CHAIRMAN CASHMAN: This is basically 18 what we are looking at here. Typically, Peter, 19 if we know that something is coming to us and 20 there's going to be variances requested that's 21 already been determined, what -- and this is a 22 little uneasy is that we don't know. The only</p>	<p style="text-align: center;">32</p> <p>1 and I know you had the 10-foot side setbacks. 2 Do you need a rear yard setback for 3 a parking lot? 4 MR. COULES: No, not parking lot to 5 parking lot, no. We are 107 feet from building 6 to the back of the property line. 7 MS. CRNOVICH: Okay. Thank you. 8 CHAIRMAN CASHMAN: Jim? 9 MR. KRILLENBERGER: I think the 10 building looks good, so I appreciate this 11 addition to the village. 12 This is a mechanical question. 13 Peter, you are talking about getting a different 14 survey that might give a different topography? 15 MR. COULES: No. We don't have one 16 presently. We only have what Amita has told us 17 they believe that that height is. Nobody has 18 surveyed this property for a topo elevation at 19 this present time, Jim. 20 MR. KRILLENBERGER: Okay. So the 21 measurements that we have up on the screen that 22 Steve put up are based on?</p>
<p style="text-align: center;">31</p> <p>1 delay would be you coming back a month from now 2 for us to finally close this out if that gives 3 you enough time to resolve everything. 4 MR. COULES: Right. We do not want to 5 take a building to any variance. And the hard 6 part is most villages have gone to one body to 7 decide those issues, that's why it's hard. I 8 have been before the ZBA before and they say, is 9 this a design that's even desirable? I don't 10 know that answer. At least here we have the 11 answer. If we have to come back to you, that's 12 not the problem. People like the building. 13 MS. CRNOVICH: Peter, I really like the 14 building but looking at the zoning code, it's 15 not whether or not we like something but 16 following the zoning code. 17 CHAIRMAN CASHMAN: Let's see, I think 18 we still wanted to hear from Jim, right? 19 Did you have more, Julie? 20 MS. CRNOVICH: I have one question 21 about the parking, and I think you met the 22 requirements for the islands in the parking lot</p>	<p style="text-align: center;">33</p> <p>1 MR. COULES: Best estimates of what 2 exists there presently. 3 MR. KRILLENBERGER: Okay. I just want 4 to make sure that our hypothetical is possible, 5 that on a topographical study is a difference of 6 1'8" on a lot this size possible or likely? Do 7 you have a reason to think that that might be 8 the case? 9 MR. COULES: I do because this property 10 when you go back there the way they built it 11 existing and they had medical supplies and 12 everything brought in and the way they used the 13 basement, the back is almost like dug out. They 14 changed the grade when they built this building 15 years ago. The building is lower in the back 16 than anybody else on the block, so they dug down 17 and out. So they truly made a 20 foot in the 18 front of the building but it's 30 feet in the 19 back of the building but it's below grade but 20 it's exposed below grade. 21 MR. KRILLENBERGER: Okay. That's 22 useful. I'm with Julie on this one. I'm a big</p>

<p style="text-align: center;">34</p> <p>1 fan of being within the laws. It sounds like 2 you guys are all very aware of, Peter, and if 3 you can make it work, it's a good looking 4 building and I hope Lakeshore Bank does great in 5 Hinsdale and welcome to the neighborhood. 6 MR. COULES: Just can we go back to 7 what you put up on the screen, Steve, can you go 8 back to that slide? See the highest point of 9 the roof being shown as the top of the 10 ornamental middle piece. What is the portion of 11 the roof that is it 1' almost 10" 1.84 too high 12 or is it the top -- it's hard for me to read 13 when I'm looking at this. Is it the edge of the 14 roof screen? I can't tell -- and I'm not being 15 rude. I just can't tell by looking at it. 16 CHAIRMAN CASHMAN: I would direct your 17 question to village staff. This was just sent 18 to me when I was asking the question were we 19 going to continue again tonight? 20 MR. COULES: Steve, the point I'm 21 asking that is if Steve and Don can get rid of 22 the peak that exists on the middle portion and</p>	<p style="text-align: center;">36</p> <p>1 4-year anniversary. 2 CHAIRMAN CASHMAN: That's a nice 3 building, you can tell. It's like a family 4 member, slightly different, but it shows what 5 this would look like completed. I think it's 6 well done. 7 The couple comments I have on the 8 light, on the parking lot lighting, I would want 9 to see full shields on the new parking lot 10 lights. We have had some serious issue in town 11 with glare and even though you are not 12 immediately adjacent to residential neighbors, 13 there's residential properties to the south of 14 you that are in line, eyesight of this. And 15 then we typically ask new developments because 16 it's now possible to have the parking lot 17 lighting dimmable so if there are issues, they 18 can be easily accommodated. So those are kind 19 of two minor things. 20 We typically do see for site plan 21 approval a landscape plan and when I look at the 22 existing landscaping, I do think there's some</p>
<p style="text-align: center;">35</p> <p>1 that makes the roof compliant, that's a big 2 difference versus the whole roofline across the 3 top of the parapet wall. 4 CHAIRMAN CASHMAN: I would tend to 5 agree too. It looks like if you look at the 6 calculation here. I'm not even sure. Who did 7 this, Chan? 8 MR. YU: Tim Ryan. 9 CHAIRMAN CASHMAN: So he's referring to 10 in this note 38.17, which is the highest point 11 of the roof, so he's using that in the 12 calculation, so I would agree. You know, whether 13 aesthetically that's something you guys can deal 14 with, that's architects, but let me finish my 15 comments about the project and then we can kind 16 of talk about process. I do really like this, I 17 think those under stating seam. 18 When was that building completed in 19 Elmhurst? 20 MR. REZABEK: David, do you recall? 21 It's been probably about four years now, right? 22 MR. PINKERTON: Yes. We just had our</p>	<p style="text-align: center;">37</p> <p>1 opportunities because those two kind of knuckles 2 out by Ogden there's some low landscaping there, 3 possibly around the exit stair that supports the 4 second floor above the drive-thru. So anything 5 you can do there. If we are going to continue 6 this, that's something you can bring back the 7 next time, that would be great, but I don't 8 think you are far off. I see what your intent 9 is, I like what you did to break up the asphalt 10 along the south property line, so I think those 11 are all positives. 12 I agree with Michelle that it's a 13 nice entrance into the town. I really think it 14 looks nice. I think it relates, has some kind 15 of entrance element, kind of tower element, I 16 think ties together with the animal hospital 17 around the corner a little bit that's on York 18 Road. So I'm excited about this. 19 And Elmhurst is that your closest 20 neighboring branch, David? 21 MR. PINKERTON: It is. Lakeside Bank 22 has seven branches, only one in the western</p>

<p style="text-align: center;">38</p> <p>1 suburbs right now and that's Elmhurst, and 2 that's where I live and the chairman of the bank 3 lives as well. 4 CHAIRMAN CASHMAN: Oh, imagine it got 5 the first branch. 6 MR. PINKERTON: It's a four-minute 7 commute. 8 CHAIRMAN CASHMAN: That's pretty good 9 then that we are getting the second one. 10 Back to the structure. With this 11 height still out there, I think that you have 12 some favorable review by the commissioners. I 13 think you are doing a nice job what you are 14 proposing here and I think this is a minor 15 detail and I would just imagine it would be 16 cleaner if you had no variances. That's going 17 to be a faster process if we saw you next month, 18 we approve it and basically the following month 19 it would go to the board. 20 MR. COULES: Well, the Plan Commission, 21 one of the conversations we had, which is kind 22 of hard, Steve, between myself and David and the</p>	<p style="text-align: center;">40</p> <p>1 and get rid of that ornamental piece and lower 2 the roof? 3 CHAIRMAN CASHMAN: Hold on one second. 4 I just want to take a look at that Elmhurst 5 building again. 6 MR. COULES: That was the exact 7 conversation the four of us had on a phone call 8 on our side of the table. This looks better to 9 us. We don't know that, if that's what the 10 village would prefer. 11 CHAIRMAN CASHMAN: You basically have a 12 similar element on the Elmhurst building on the 13 corner tower. 14 MR. COULES: Yes. 15 CHAIRMAN CASHMAN: I personally think 16 it would be less attractive if that wasn't 17 there. 18 MR. KRILLENBERGER: I agree with that, 19 Steve. But as far as setting precedent. 20 MR. COULES: That's our conundrum, Jim. 21 That's why we came to you. 22 MR. KRILLENBERGER: Steve and Don,</p>
<p style="text-align: center;">39</p> <p>1 two architects involved is would the board 2 prefer to see that if that's all it takes is to 3 get rid of that peak over the front door, it's 4 hard to tell, that seems to be the highest point 5 and that's really where the problem lies but if 6 that's the case, and I could be reading that 7 small drawing wrong but would the board prefer 8 us to do that or prefer us to try to go for a 9 variance to get that ornamental look to get the 10 clock tower in? 11 CHAIRMAN CASHMAN: Well, I have no idea 12 what our board would want to do. I think our 13 board is a reasonable group. I would suggest, 14 you know, if we continue this to reach out to 15 probably Luke, maybe Neal, Neal used to be our 16 plan commission chair and Luke was on the plan 17 commission. 18 MR. COULES: What we are asking is do 19 you prefer the way -- I'm asking you would you 20 prefer us to try to get a variance and keep the 21 style of the building the way it looks as drawn 22 or would you prefer us to make it code compliant</p>	<p style="text-align: center;">41</p> <p>1 architects, it doesn't look like the pitch of 2 that part, if that is the problem, is the same 3 as the nearby pitches on the same building. 4 What do you guys think, could you make it more 5 acute? 6 MR. REZABEK: Yes, that's a 7 possibility. The other thing that's a point 8 that Donald was trying to understand earlier, 9 there are exceptions to the height limit for 10 decorative elements on buildings, are there not? 11 CHAIRMAN CASHMAN: You have to ask the 12 village. Those are the ones that do those 13 calculations. 14 MR. REZABEK: Essentially that portion 15 of the roof that is exceeding what we think is 16 creating the 1'10" height issue is a decorative 17 feature. It's kind of a cupola or a finial 18 element. 19 CHAIRMAN CASHMAN: No, they aren't 20 measuring to that. If you remove that 21 decorative element to what the peak would be. 22 MR. REZABEK: I guess where I'm going</p>

<p style="text-align: center;">42</p> <p>1 because this is a slightly older version of what</p> <p>2 we submitted that we could extend that</p> <p>3 decorative feature further down the roof so that</p> <p>4 it truly is the only portion of the building</p> <p>5 that's succeeding a height limit.</p> <p>6 CHAIRMAN CASHMAN: You mean like</p> <p>7 measuring it down here? (Indicating.)</p> <p>8 MR. REZABEK: Exactly.</p> <p>9 CHAIRMAN CASHMAN: I'd be surprised if</p> <p>08:24:00PM 10 you would be successful with that. You could</p> <p>11 say this whole building is decorative. It's</p> <p>12 semantics.</p> <p>13 MR. REZABEK: We are subject to your</p> <p>14 interpretation, that's true.</p> <p>15 CHAIRMAN CASHMAN: On items like this</p> <p>16 it's really the village staff. That's a code</p> <p>17 element but when something is submitted to us,</p> <p>18 they do a review like they did to let us know is</p> <p>19 this a code compliant design or not. Their</p> <p>08:24:27PM 20 opinion is obviously that it's off by 1. --</p> <p>21 MR. COULES: 1.10 almost. 1.84.</p> <p>22 CHAIRMAN CASHMAN: 1.84'. I'd just</p>	<p style="text-align: center;">44</p> <p>1 you would solve the zoning issue and then you</p> <p>2 would make it nice and clean for us. We are not</p> <p>3 creating a bad precedent.</p> <p>4 MR. COULES: We do not want a variance</p> <p>5 if we don't have to. We want a nice building.</p> <p>6 CHAIRMAN CASHMAN: It's always better.</p> <p>7 It's going to take you more time and be more</p> <p>8 painful to do a variance. That's what I think.</p> <p>9 I personally believe it would be best to</p> <p>08:25:51PM 10 continue this because that would give you the</p> <p>11 time, you obviously got good feedback from us on</p> <p>12 what was presented here and it would give you</p> <p>13 time to look at this issue, to reach out to the</p> <p>14 village and then get things tidied up and then</p> <p>15 we can have a quick meeting in November on this</p> <p>16 matter.</p> <p>17 MR. COULES: In November, Steve, if</p> <p>18 that's the only changes we are making is to make</p> <p>19 the roof line work, do I need to have David back</p> <p>08:26:19PM 20 on the phone again or has all the questions been</p> <p>21 asked about that?</p> <p>22 CHAIRMAN CASHMAN: I'd love to have</p>
<p style="text-align: center;">43</p> <p>1 encourage you to look at options. And then also</p> <p>2 it's involved on the average grade elevation</p> <p>3 because I have had this happen on projects where</p> <p>4 by adjusting the grade you can solve that</p> <p>5 problem.</p> <p>6 MR. REZABEK: Correct.</p> <p>7 CHAIRMAN CASHMAN: So that's why I</p> <p>8 think if you had a month's time certainly you</p> <p>9 got a topographical survey and you can look at</p> <p>08:25:03PM 10 what you can do with the grade around the</p> <p>11 building to solve this problem.</p> <p>12 I personally think if you didn't</p> <p>13 have to change anything here and you just took</p> <p>14 this average grade, worked out between that and</p> <p>15 the first floor that 30 inches and reduce that,</p> <p>16 that's the best solution possible.</p> <p>17 MR. REZABEK: Right.</p> <p>18 CHAIRMAN CASHMAN: And that can be done</p> <p>19 with retaining walls, landscaping. I have had</p> <p>08:25:26PM 20 to do it before and I just think that would be</p> <p>21 the best of all worlds because then you wouldn't</p> <p>22 have to compromise anything on the aesthetic and</p>	<p style="text-align: center;">45</p> <p>1 David any time. I appreciate him being here and</p> <p>2 I'm glad he is because it's good for him to hear</p> <p>3 that his architects are doing a good job but no,</p> <p>4 he does not need to be here. No, you can</p> <p>5 represent him.</p> <p>6 MR. COULES: Thank you.</p> <p>7 Are you just going to enter and</p> <p>8 continue the public hearing then?</p> <p>9 CHAIRMAN CASHMAN: Yes. We would</p> <p>08:26:51PM 10 continue it until our next meeting, which I</p> <p>11 would need Chan to find what that date is?</p> <p>12 MR. YU: November 11th.</p> <p>13 MR. JABLONSKI: Chan, in order if this</p> <p>14 goes to the zoning board, is it possible for us</p> <p>15 to make some soft preliminary finding that we</p> <p>16 are pleased aesthetically with the building so</p> <p>17 they have something in hand besides the</p> <p>18 continuance?</p> <p>19 MR. YU: What we have done before is to</p> <p>08:27:18PM 20 have a concurrent application so what they are</p> <p>21 applying for through the ZBA they can apply for</p> <p>22 through the plan commission contingent that is</p>

<p style="text-align: right;">46</p> <p>1 approved by the ZBA.</p> <p>2 CHAIRMAN CASHMAN: Right, we have done</p> <p>3 that before.</p> <p>4 MR. COULES: We prefer to get the</p> <p>5 zoning variance but I'll use the minutes if I</p> <p>6 have to start running it concurrently from</p> <p>7 today's meeting.</p> <p>8 CHAIRMAN CASHMAN: Right. You have a</p> <p>9 plan A and a plan B.</p> <p>08:27:47PM 10 MR. COULES: I prefer to have the</p> <p>11 building work because I like the building a ton</p> <p>12 and this roof issue came up and I said let's at</p> <p>13 least present it. If they are not going to like</p> <p>14 this building at all, let's not keep redrawing</p> <p>15 it.</p> <p>16 CHAIRMAN CASHMAN: We appreciate what</p> <p>17 you have in front of us.</p> <p>18 Any other questions or comments by</p> <p>19 the commissioners?</p> <p>08:28:06PM 20 (No response.)</p> <p>21 Hearing none, let's see, Chan, do</p> <p>22 we do a motion to continue? I believe we do.</p>	<p style="text-align: right;">48</p> <p>1 MS. FIASCONE: Aye.</p> <p>2 MR. COULES: Thank you. Once we get</p> <p>3 the survey done and see if we have to change the</p> <p>4 building, we will get the drawings done, get</p> <p>5 them back to Tim and Chan right away so you guys</p> <p>6 will get them in your hands right away.</p> <p>7 CHAIRMAN CASHMAN: Thank you. Well</p> <p>8 done. I appreciate your time and look forward</p> <p>9 to seeing Lakeside Bank.</p> <p>08:29:17PM 10 What's the projected opening if</p> <p>11 things move forward?</p> <p>12 MR. PINKERTON: That's probably hard to</p> <p>13 say but probably near the end of next year</p> <p>14 depending how this process goes.</p> <p>15 CHAIRMAN CASHMAN: Great. Thank you.</p> <p>16 MR. REZABEK: Thank you for your time.</p> <p>17 (WHEREUPON, said Public Hearing was</p> <p>18 continued to November 11, 2020 at</p> <p>19 7:30 p.m.)</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">47</p> <p>1 Can I have a motion to continue</p> <p>2 Case A-22-2020, 222 East Ogden, Lakeside Bank to</p> <p>3 our November 11th meeting?</p> <p>4 MR. WILLOBEE: So moved.</p> <p>5 MS. FISHER: I'll second Mark.</p> <p>6 CHAIRMAN CASHMAN: Chan, can we have a</p> <p>7 roll call vote, please.</p> <p>8 MR. YU: Commissioner Krillenberger?</p> <p>9 MR. KRILLENBERGER: Aye.</p> <p>10 MR. YU: Commissioner Fisher?</p> <p>11 MS. FISHER: Aye.</p> <p>12 MR. YU: Commissioner Jablonski?</p> <p>13 MR. JABLONSKI: Aye.</p> <p>14 MR. YU: Chairman Cashman?</p> <p>15 CHAIRMAN CASHMAN: Aye.</p> <p>16 MR. YU: Commissioner Crnovich?</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MR. YU: Commissioner Willobee?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 MR. YU: Commissioner Unell?</p> <p>21 MR. UNELL: Aye.</p> <p>22 MR. YU: Commissioner Fiascone?</p>	<p style="text-align: right;">49</p> <p>STATE OF ILLINOIS)</p> <p>) ss:</p> <p>COUNTY OF DU PAGE)</p> <p>I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.</p> <p>IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 26th day of October, A.D. 2020.</p> <p> KATHLEEN W. BONO C.S.R. No. 84-1423 Notary Public, DuPage County</p>

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MEMORANDUM

DATE: November 11, 2020

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: 222 E. Ogden Ave. – Request by Lakeside Bank - Special Use Permit, Exterior Appearance/Site Plan to Construct a New 2-story Bank with 2 Drive-thru Lanes
Case A-22-2020 – B-3 General Business District - *Continued from 10.14.20 PC Meeting*

Summary

The Village of Hinsdale has received a Special Use Permit, Exterior Appearance/Site Plan application from Lakeside Bank, requesting approval to demolish the existing former medical office building to construct a new 2-story, 16,425 SF bank at 222 E. Ogden Avenue in the B-3 General Business District. Approximately 2,800 SF would be utilized for customer service and 13,625 SF for employee office space. The proposed 2-story brick building features an integrated drive-thru within the building envelope versus typical canopy style drive-thru designs. Lakeside Bank plans to offer branch hours between 8 AM to 5 PM and operations staff hours between 7 AM and 6 PM. A bank is a permitted use in the B-3 General Business District, however, a special use permit is required for a drive-thru.

At the October 14, 2020, Plan Commission (PC) meeting, the PC unanimously supported the proposed appearance of the building and special use permit, however, a few Plan Commissioners requested additional landscaping details. The public hearing was continued to the November 11, 2020, PC meeting because the building height could not be confirmed by the Community Development Department until the four corner elevations (grade) were measured.

On November 3, 2020, the architect reviewed the four corner elevations data with the Village and staff has confirmed the building height. The front entry pitched roof now sits 1'-10" lower as compared to the elevation exhibits submitted for the October 14, 2020, PC meeting. The applicant has also subsequently submitted an updated landscape plan along with the revised elevation drawings for the November 11, 2020, public hearing.

Request and Analysis

The application proposes to demolish the existing 1-story building and construct a new 2-story building, featuring face brick, limestone trim, Renaissance stone base and dark aluminum windows. Roof equipment would be concealed behind the mansard roof. The applicant plans to utilize the existing curb cuts and parking lot. Per the plans, the new building would have essentially the same front setback and lot coverage, and 10 feet further away from the rear lot line. The existing parking lot would improve with landscaping and offer more parking due to lower building SF and fewer required ADA spaces needed for



MEMORANDUM

the former medical use. There is a parking lot south/behind the subject property and Lakeside plans to install a new fence at the rear lot line.

B-3 General Business District	Code	Existing	Proposed
Building Height Max. (height/stories)	30ft. / 2	20ft. / 1.5	30ft. / 2
Floor Area Ratio (FAR) Max.	0.5	0.43	0.28
Lot Coverage Max.	90%	82%	80%
Front Yard Setback (minimum distance from Ogden Ave. Centerline)	100 ft.	109 ft.	110 ft.
Rear Yard Setback	20 ft.	97 ft.	107 ft.

The subject property is adjacent to B-3 General Business District parcels to the east, west, and south. There is a Shell gas station to the east, a 2-story multi-use building to the west (including a yoga studio and med spa) and a parking lot to the south. A traffic study by KLOA (dated July 14, 2020) is included in the application and shows a comparison between the existing 25,400 SF medical office building and proposed 16,500 SF bank/office building use. On page 5, Table 1 of the traffic study, it shows a general reduction in weekday traffic, with the exception of weekday evening peak hour “in” traffic, from 25 to 29 trips per day.

Process

Within forty five (45) days following the conclusion of the public hearing, the plan commission shall transmit to the board of trustees its recommendation in the form specified by subsection [11-103H](#) of this article, recommending either granting the application for a special use permit; granting the application subject to conditions, as specified in subsection F of this section; or denying the application. The failure of the plan commission to act within forty five (45) days, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed special use permit.

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 – Special Use Permit, Exterior Appearance/Site Plan application and revised exhibits
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Street View of 222 E. Ogden Avenue
- Attachment 4 - Aerial View of 222 E. Ogden Avenue
- Attachment 5 - Birds Eye View of 222 E. Ogden Avenue (facing south)



Lakeside Bank - Hinsdale
222 E. Ogden Ave
Hinsdale, Illinois

NE Corner Rendering



 **Lakeside Bank**
Lakeside Bank
developer

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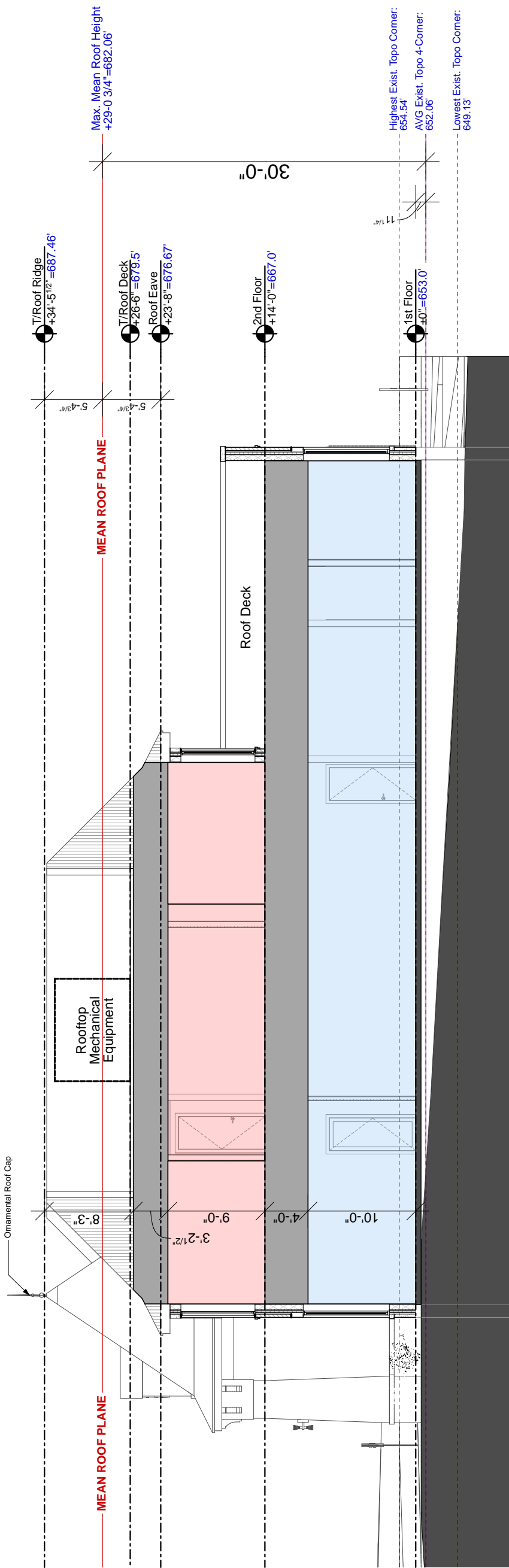
11/4/20
PH # 192705

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.

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Lakeside Bank - Hinsdale
222 E. Ogden Ave
Hinsdale, Illinois

Building/Site Section
Scale: 3/32" = 1'-0"



Lakeside Bank

Lakeside Bank
developer

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11/4/20
PH # 192705

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Lakeside Bank - Hinsdale
222 E. Ogden Ave
Hinsdale, Illinois

North & South Elevations
Scale: 3/32" = 1'-0"



North Elevation



South Elevation

Lakeside Bank
Lakeside Bank
developer

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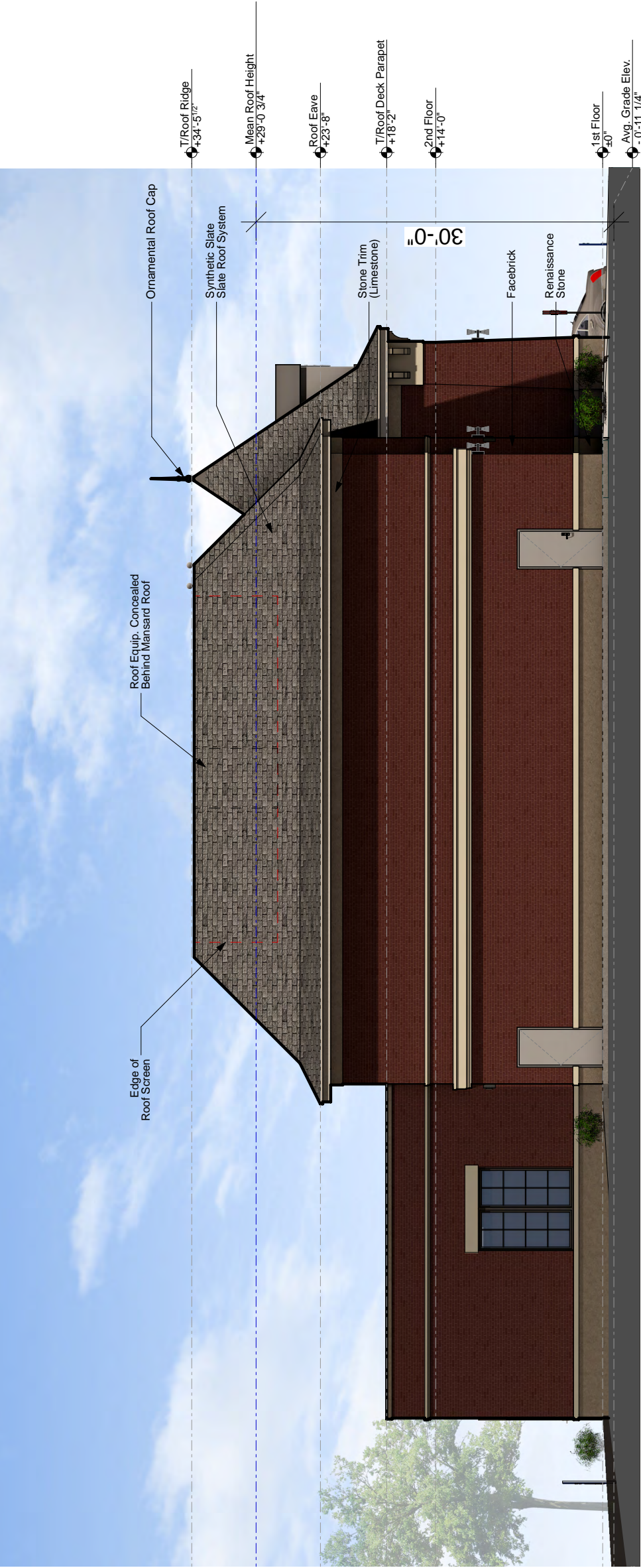
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PH # 192705

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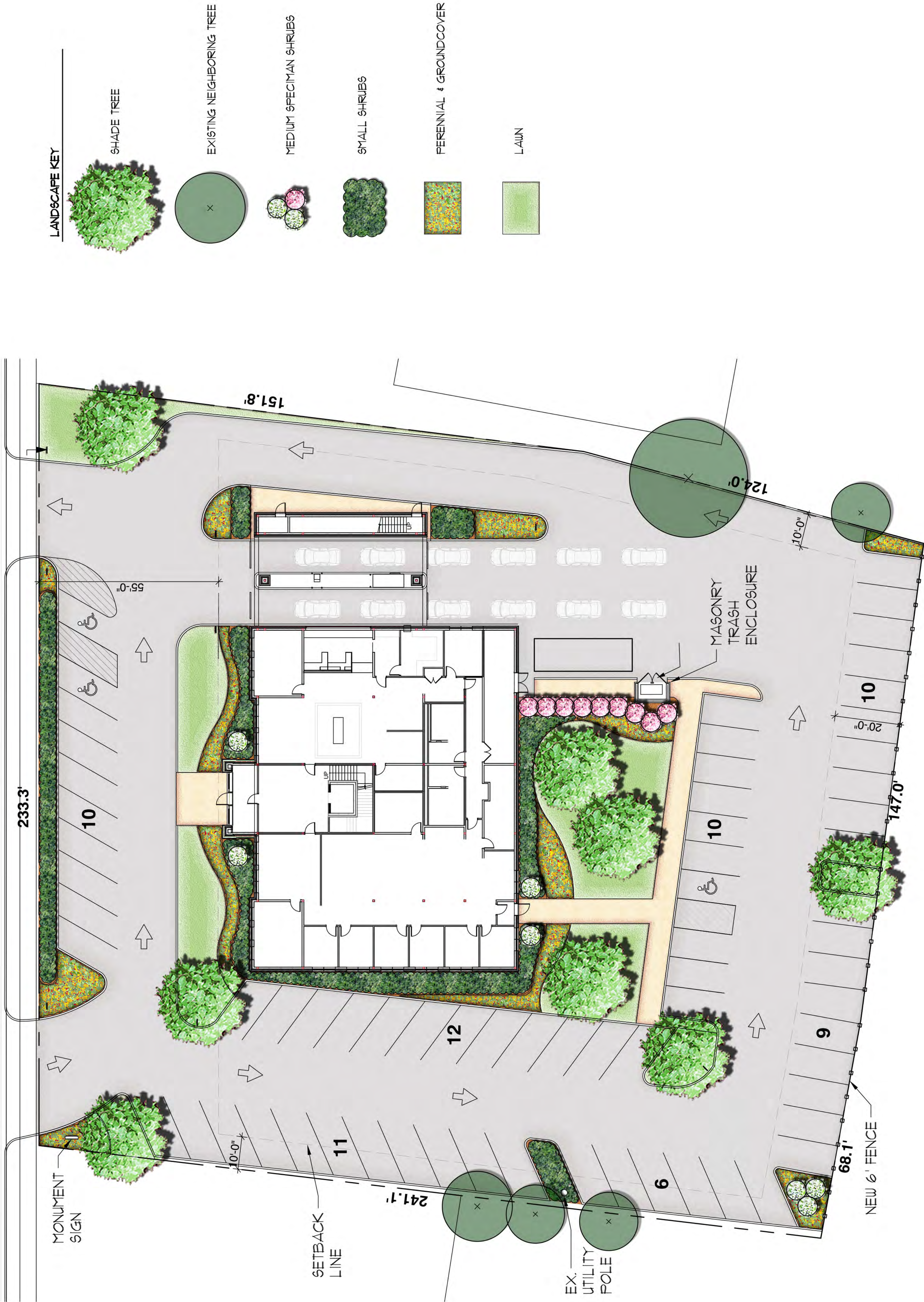


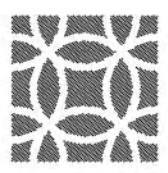
West Elevation



East Elevation

E. OGDEN AVE




**DANIEL WEINBACH
&
PARTNERS, LTD.**
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312.427.2888
www.dwpld.com

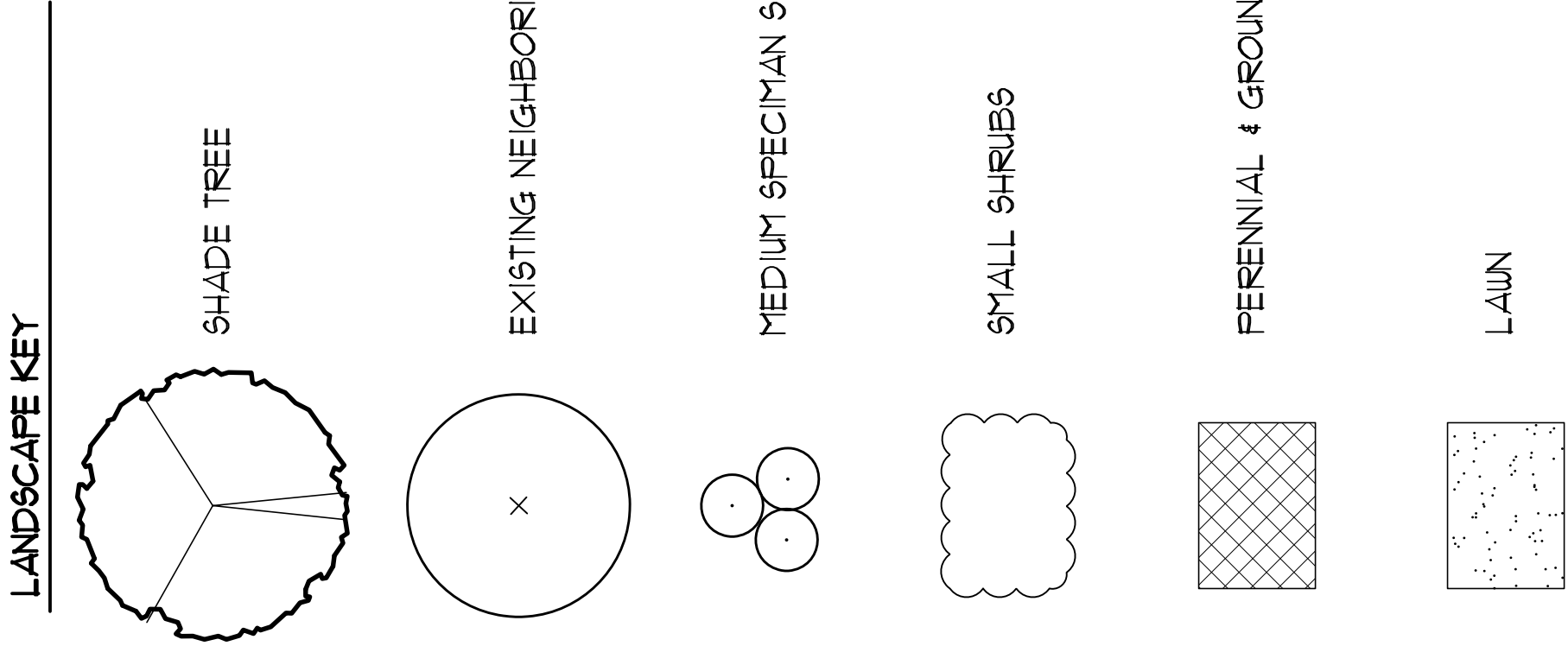
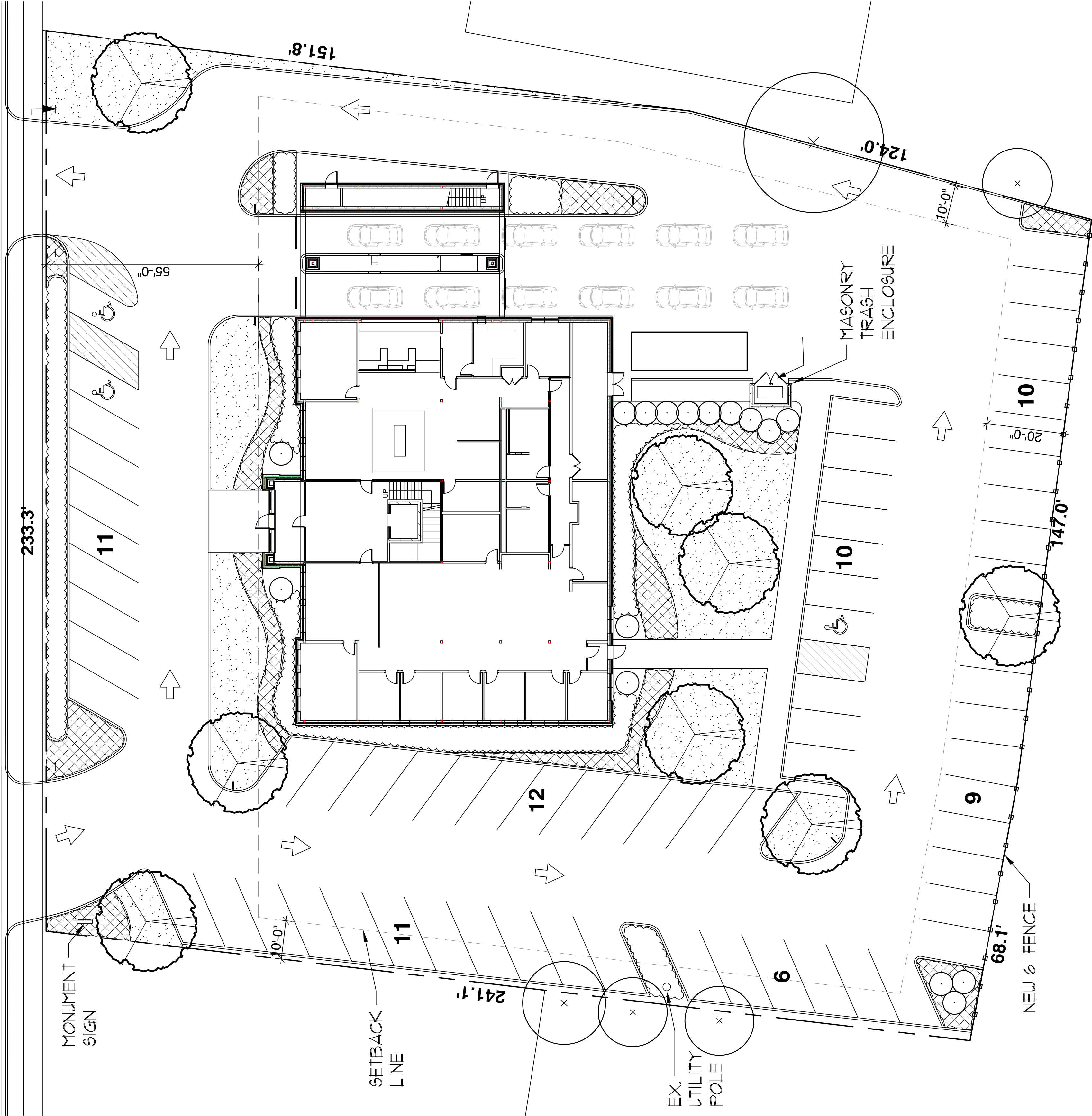
Revisions
8.
7.
6.
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4.
3.
2.
1. ISSUED FOR REVIEW
Project
11/03/20

**LAKESIDE BANK
HINSDALE**

222 E. OGDEN AVE
HINSDALE, ILLINOIS

Sheet Title
PRELIMINARY LANDSCAPE PLAN
Date: 11/02/20
Project No: DWP 20-131
Scale: 1" = 16'-0"
Sheet No:
Drawn By: EH
Approved: WS
L-1.0

E. OGDEN AVE



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Revisions
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Project
LAKESIDE BANK
HINSDALE
222 E. OGDEN AVE
HINSDALE, ILLINOIS

Sheet Title
PRELIMINARY
LANDSCAPE
PLAN

Date 11/02/20	Project No. DWP 20-131
Scale 1" = 16'-0"	Sheet No.
Drawn By EH	
Approved WS	



FEATHER REED GRASS



SIDEOATS GRAMA



HAPPY RETURNS DAYLILY



PARDON ME DAYLILY



LIRIOPE



BLACK EYED SUSAN



CATMINT & GERANIUM



SALVIA



CORAL BELLS



PACHYSANDRA

LAKESIDE BANK HINSDALE

PLANT PALETTE - PERENNIALS & GROUND COVER

11-04-2020



VIRGINIA SWEETSPIRE



YEW HEDGE



ALPINE CURRANT



BOXWOOD



TOR SPIRAEA



BUSH HONEYSUCKLE



NINEBARK HEDGE



KOREANSPICE VIBURNUM



DWARF KOREAN LILAC



LITTLE LIME HYDRANGEA

LAKESIDE BANK HINSDALE

PLANT PALETTE - SMALL & MEDIUM SHRUBS



AUTUMN BLAZE MAPLE



HACKBERRY



SKYLINE HONEYLOCUST



SWAMP WHITE OAK



MAGNOLIA



AUTUMN BRILLIANCE SERVICEBERRY

LAKESIDE BANK HINSDALE

PLANT PALETTE - TREES



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L a n d s c a p e A r c h i t e c t s

11-04-2020

ALTA / NSPS LAND TITLE SURVEY

of

LOT 1 IN SCHMIDNER'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1970 AS DOCUMENT NUMBER R70-33025, IN DUPAGE COUNTY, ILLINOIS.

The property described and shown hereon is the same property as described in **Chicago Title Insurance Company commitment number 160NW90006CS**, dated **JULY 19, 2016**.

TAX ID NUMBER:
09-01-209-003

COMMON ADDRESS: 222 EAST OGDEN AVENUE, HINSDALE, IL 60521-2468
AREA= 58,893.6 SQ. FT. / 1.35 ACRES

Table A Items

- Monuments were placed or located at the corners of the subject property as shown on the survey.
- The address of the property is shown on the survey.
- Flood Zone Classification: THIS PARCEL HAS BEEN DETERMINED AS BEING IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP IN DU PAGE COUNTY, AS SHOWN ON MAP NO. 17043C090301 WITH AN EFFECTIVE MAP DATE OF DECEMBER 16, 2004.
- The gross land area is shown on the survey.
- The exterior dimensions of the buildings are shown on the plat.
- The exterior dimensions of the buildings are shown on the plat.
- There are a total of 50 standard and 7 Disabled parking spaces, as shown on the plat.
- Location of existing utilities observed evidence only.
- No evidence of current earth moving work, building construction or building additions were observed in the process of conducting this survey.

Recorded Documents

- Per **Chicago Title Insurance Company** commitment number **160NW190006CS**, dated **July 19, 2016**,
Special Exceptions per Schedule B are as follows:
9. **Flag Creek Water Reclamation District Ordinance 756**, Doc No. **R2005-037066**, dated **March 13, 2009 - AFFECTS PROPERTY-NOT PLOTTABLE**.
16. **Grant of Easement for Intersecting sewer**, Doc No. **R72-9137**, dated **February 24, 1972**, & **Quit Chain Deed**, Doc No. **R61-27229**, dated **May 27, 1981 - DOES NOT AFFECT PROPERTY**.
19. **Non-excludable Easement and Covenants**-Doc No. **R73-33823**, dated **June 11, 1973** with amendments thereto recorded as Doc No. **R73-58331** and **R61-42265 - NOT SUBJECT TO**.
20. **License agreement for ingress and egress**-Doc No. **R73-33822**, dated **June 11, 1973** and supplementary declaration of **Easement**-Doc No. **R79-107322 -NOT SUBJECT TO**.
21. **Grant of Easement Hinsdale Sanitary District**-Doc No. **R73-49216**, dated **November 6, 1973 - NOT SUBJECT TO**.
22. **Grant of Easement Office Park of Hinsdale a partnership, to the Village of Hinsdale**-Doc No. **R73-49217**, dated **November 6, 1973 - NOT SUBJECT TO**.
23. **Easement and Modification of existing Easements**-Doc No. **R68-57656**, dated **September 23, 1980 - NOT SUBJECT TO**.
24. **Northern Illinois Gas Company Easement**, Doc No. **R64-4484**, dated **November 30, 1964 - NOT SUBJECT TO**.
25. **Grant of Utility Easement**-Doc No. **R61-28889**, dated **October 30, 1961 - PLOTTED ON DRAWING**.
26. **Grant of Utility Easement**-Doc No. **R66-38405**, dated **September 26, 1968 - PLOTTED ON DRAWING**.
27. **Encroachment of concrete curb and retaining walls as shown on the land title survey by Ronald W. Scott**, dated **March 3, 1982 - NOT PROVIDED TO SURVEYOR**.
28. **Declaration of real/procd rights and easements**, Doc No. **R90-468926**, dated **June 9, 1990 -NOT PROVIDED TO SURVEYOR**.
29. **Easement and Covenants for access, parking, ingress and egress** Doc No. **R67-041625** abrogated and replaced by Doc No. **R2005-01600**, dated **July 2, 2009 - PLOTTED ON DRAWING**.
30. **Easement and Covenants for access, parking, ingress and egress** Doc No. **R67-041625** abrogated and replaced by Doc No. **R2005-01600**, dated **July 2, 2009 - PLOTTED ON DRAWING**.

GENERAL NOTES:

- MANHOLES, INLETS AND OTHER UTILITY GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LARSENING OF THE RISK NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
- NO UNDERGROUND UTILITIES OR DRAIN TILES IF ANY EXIST, ARE SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THE SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- THE SURVEY MAKES NO STATEMENT REGARDING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. THIS PROPERTY IS SUBJECT TO RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN UNLESS OTHERWISE INDICATED AS ESTABLISHED BY THE GOVERNING JURISDICTIONS.

NOTES:

- BASIS OF BEARINGS: ASSUMED
- Dimensions are not to be assumed or scaled.
- The allowable Relative Positional Precision of an ALTA/NSPS Land Title Survey, per the standards of the International Boundary and Line Survey, is 1 part in 10,000 (0.07 Feet plus 50 parts per million).

To: Adventist Midwest Health, an Illinois not-for-profit corporation

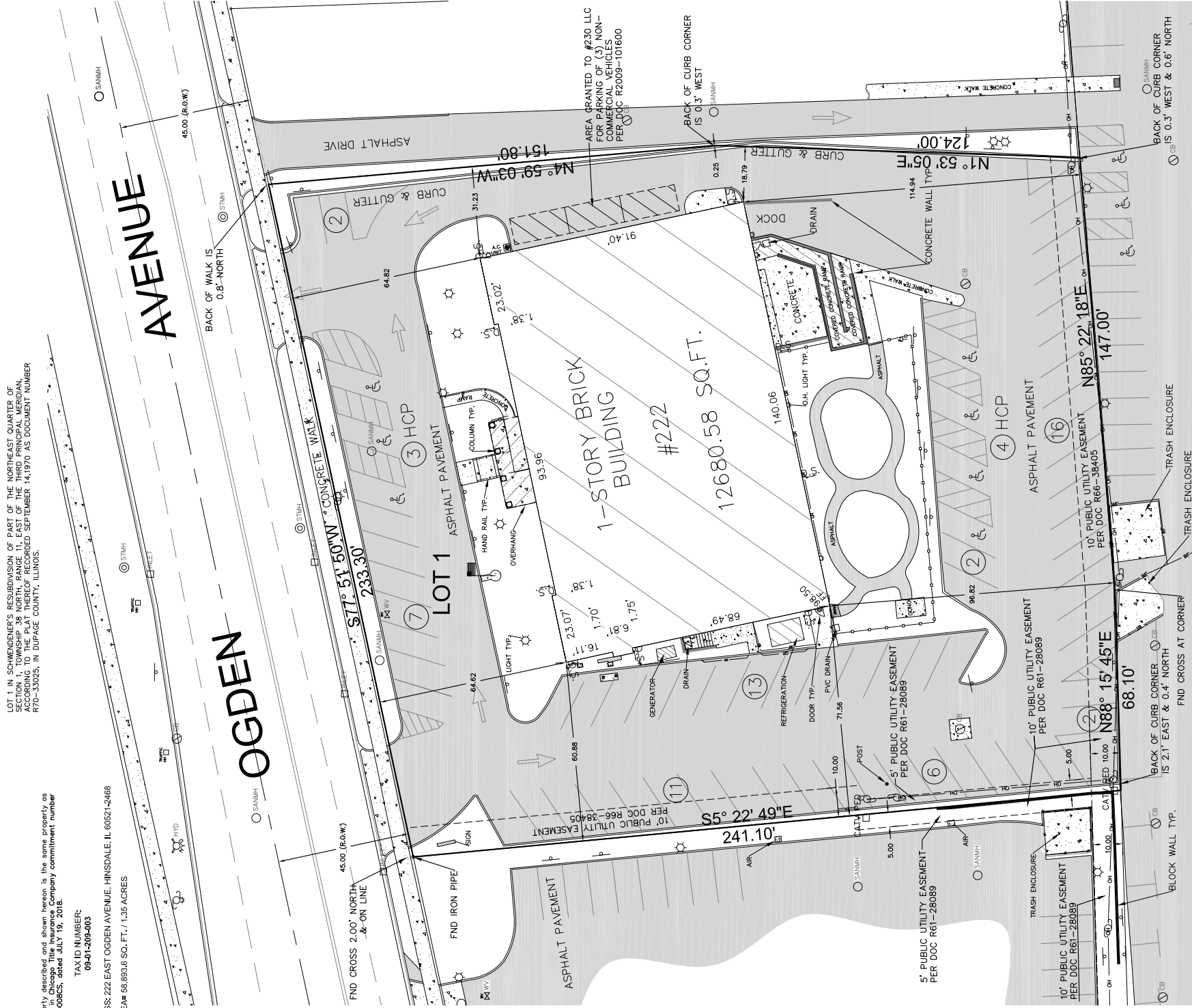
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY THE ILLINOIS AND INCLUDES ITEMS MS 1.2, 3.4, 7(a), 8, 9, 11 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON **SEPTEMBER 25, 2018**.

DATE OF PLAT OR MAP: **November 2, 2018**

BY: *Anthony D. Smierciak*

ANTHONY D. SMIERCIAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3888

EXPIRES 11--30--20



LOT 1 IN SCHMIDNER'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1970 AS DOCUMENT NUMBER R70-33025, IN DUPAGE COUNTY, ILLINOIS.

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09-01-209-003

COMMON ADDRESS: 222 EAST OGDEN AVENUE, HINSDALE, IL 60521-2468
AREA= 58,893.6 SQ. FT. / 1.35 ACRES



NORTH
SCALE: 1"=20'

PROJECT
LOCATION



VICINITY MAP
NOT TO SCALE

PREPARED BY: **hbe**
Hoeffler-Butler Engineering, Inc.
CONSULTING CIVIL ENGINEERS • LAND SURVEYORS
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819-0002
8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
(708) 599-8980 FAX: (708) 599-8790

ALTA / NSPS LAND TITLE SURVEY
222 EAST OGDEN AVENUE
HINSDALE, IL 60521
LAW OFFICE OF JOHN F. DIXON, LLC
1415 W. 55TH STREET, SUITE 101 C0U
PREPARED FOR:

PROJECT NO: 18-068
DRAWING FILE: ALTA.DWG
1 OF 1

LEGEND:

WSD	=	WATER SHUT OFF	WV	=	WATER VALVE BOX	WV	=	WATER VALVE IN VAULT	2'	STORM CATCH BASIN	4'	STORM CATCH BASIN	STORM MANHOLE	SANITARY MANHOLE	POWER POLE	LIGHT POLE	HYDRANT	SIGN	METAL FENCE	WOOD FENCE	OVERHEAD WIRES	SANITARY SEWER	STORM SEWER	WATER SERVICE	FENCE
WSD	=	WATER SHUT OFF	WV	=	WATER VALVE BOX	WV	=	WATER VALVE IN VAULT	2'	STORM CATCH BASIN	4'	STORM CATCH BASIN	STORM MANHOLE	SANITARY MANHOLE	POWER POLE	LIGHT POLE	HYDRANT	SIGN	METAL FENCE	WOOD FENCE	OVERHEAD WIRES	SANITARY SEWER	STORM SEWER	WATER SERVICE	FENCE

ABBREVIATIONS

DIP = DUCTILE IRON PIPE
FF = FINISHED FLOOR
GUTTER = GUTTER OF CURB
TBC = TOP OF CURB
TBC DEP = TOP OF CURB BACK OF CURB
TF = TOP OF FOUNDATION
FND X = FOUND CROSS CUT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND PKR = FOUND PK MAIL
FND PKR = FOUND PK MAIL
REC = RECORD VALUE
MEAS = MEASURED VALUE

LEGEND:

WSD	=	WATER SHUT OFF	WV	=	WATER VALVE BOX	WV	=	WATER VALVE IN VAULT	2'	STORM CATCH BASIN	4'	STORM CATCH BASIN	STORM MANHOLE	SANITARY MANHOLE	POWER POLE	LIGHT POLE	HYDRANT	SIGN	METAL FENCE	WOOD FENCE	OVERHEAD WIRES	SANITARY SEWER	STORM SEWER	WATER SERVICE	FENCE
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Northeast Corner



Southwest Corner



Northwest Corner



Southeast Corner

Existing Site Photos



Existing East (Side) Elevation



Existing West (Side) Elevation



Existing North (Front) Elevation



Existing South (Rear) Elevation



Existing Southeast Corner & Loading Dock



Existing Parking along South Property Line



Existing South (Rear) Elevation



Existing Southwest Corner

Zoning Analysis

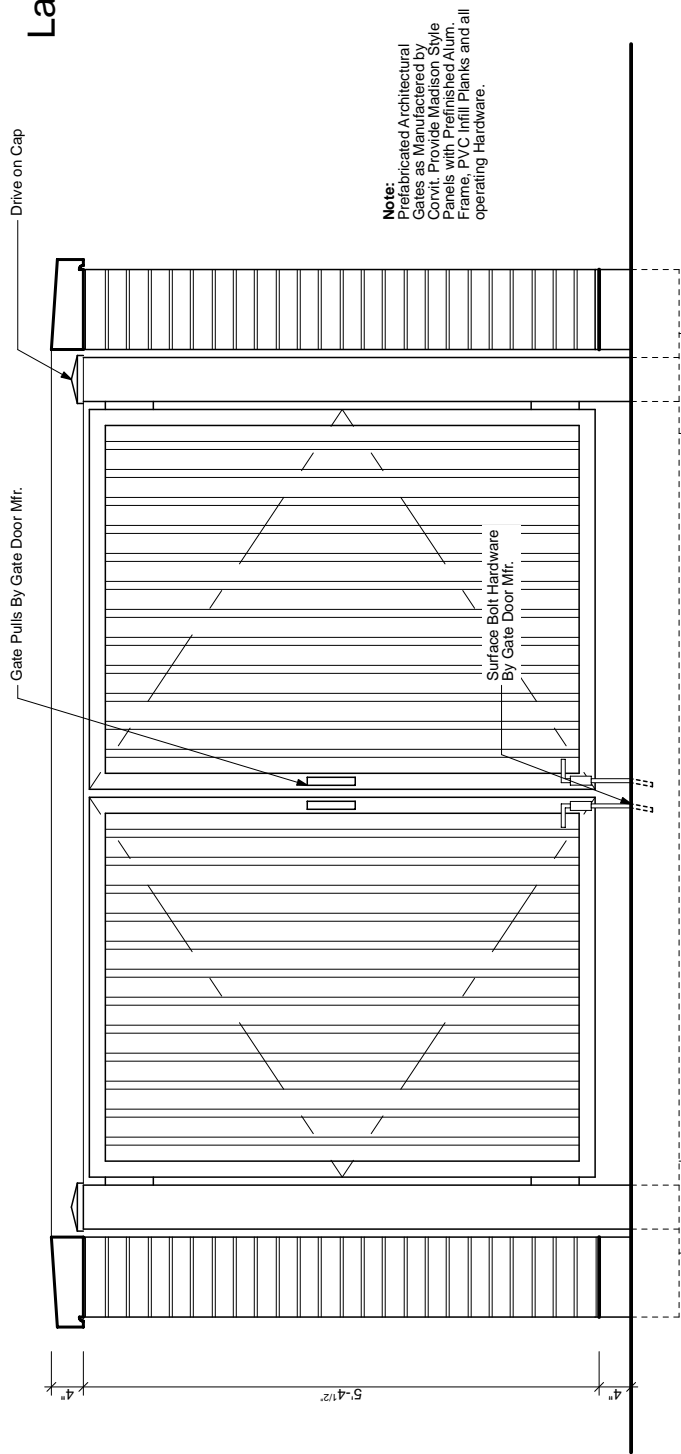
- Notes:**
1. Site Area is per information provided in ALTA Survey dated July 19, 2018
 2. Special Use for the following is permitted in a B-3 district subject to an issuance of a special use permit: (1) Depository & non-depository credit institutions, not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot and only subject to additional provisions (2) Drive-in depository and non depository credit institutions, but only subject to additional provisions, and (3) Automatic teller machines when not attached to the principal structure on the lot.
 3. Required stacking spaces leading to each drive-in window
 4. Any fraction shall require one additional parking space.
 5. 1 required loading space for the first 10,000-100,000 sf of gross area
 6. See Sec. 5-110: Bulk, Space, and Yard Requirements
 7. *Widths:* The total width of driveways measured at the lot line on a parcel of property used for nonresidential purposes shall not exceed one-half (1/2) the lot frontage, and no single driveway approach shall exceed thirty feet (30') measured at the property line. The width of the driveway approach measured at the curb shall in no case be greater than five feet (5') more than the width measured at the lot line.
 8. *Location Of Drives:* On a parcel of property used for nonresidential purposes, no driveway approach shall be located within five feet (5') of the property line, or within ten feet (10') of any other driveway approach as measured at the property line. Additionally, no new driveway approach for secondary access to or from a commercially-zoned property shall be permitted to be created onto a street where the access drive is directly adjacent to, or directly across from a residentially-zoned district.
 9. *Location Of Drive-In Lanes:* Drive-in lanes shall not be permitted in any front or corner side yard; provided, however, only that a required access drive aisle from the public street to the drive-in lanes may traverse a front or corner side yard in a manner that minimizes the lot coverage within that front or corner side yard.
 10. Per the 1:250 and 1:275 parking space requirements, the proposed 16,425 sf building would require 61 parking spaces. The current site plan provides 68 spaces.
 11. Per 9-104-G-2b: Off street parking for uses specified in this subsection shall not be located in required front or corner side yards.

Zoning Data - 222 E Ogden Ave			
Zoning Basis	Existing Zoning	Proposed	Notes
	B-3	B-3	
Net Site Area:	58,894	58,894	Note 1
Permitted Uses	Note 2	Bank/Offices	
Max Floor Area Ratio:	0.50	0.28	Note 6
Max. F.A.R. Area:	29,447	16,425	
Max. Total Lot Coverage	53,005 (90%)	47,314 (80.3%)	Note 6
Max. Building Coverage	NA	NA	
Min. Lot Area & Dimensions			Note 6
PD	None	None	
All Other Uses (sf)	6,250	58,894	
Lot Width, feet	50	233.3	
Lot Depth, feet	125	241.1	
Required Yards/Setbacks (feet):			
Front & Corner Yards	25	100	
Front Setback, from Ogden Ave CL	100	100	
Side Yard & Setback	10	24.667	
Rear Yard & Setback	20	107	
Max. Building Ht (feet.):			Note 6
Principal structures, feet	30	30	
Principal structures, stories	2	2	
Building Wall Separation			
Facing Interior Side Property Line (ft)	12	24.667	
Facing Other Front/Rear Walls (ft)	30	107	
On-Site Open Space (sf)	NA	NA	
Ground Floor Commercial Space			
Max Floor Area (sf)	NA	NA	
Min. Floor Area (sf)	NA	NA	
Min. Fl to Fl height (ft)	NA	NA	
Building Programmatic Usage			
Finance (sf)	-	2,732	
Business/Office (sf)	-	13,693	
Min. Required Auto Parking:			
Finance, Insurance, & Real Estate	1:250	11	
Business & Prof Office (10k-50k sf)	1:275	50	Note 3, 4, 7, 8, 10, 11
Drive-In Lanes	2	2	
Drive-in Stacking (cars)	6	6	
Req'd Offstreet Loading:			Note 8
Office Uses	Note 5	1	Note 5



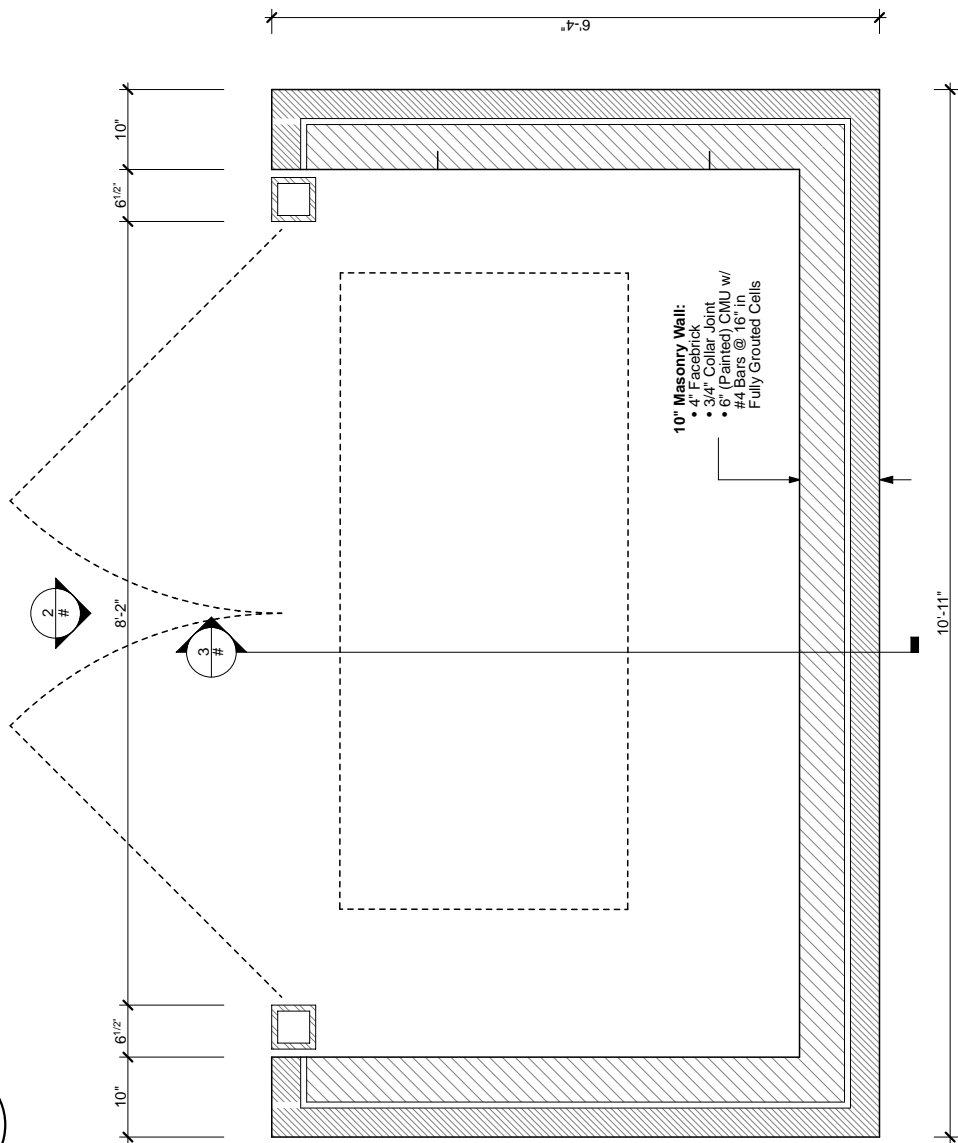
Pappageorge Haymes Partners
www.pappageorgehaymes.com

Trash Enclosure
Scale: 3/4" = 1'-0", 1/2" = 1'-0"



Elevation - Trash Enclosure

SCALE: 1/2" = 1'-0"



Lakeside Bank

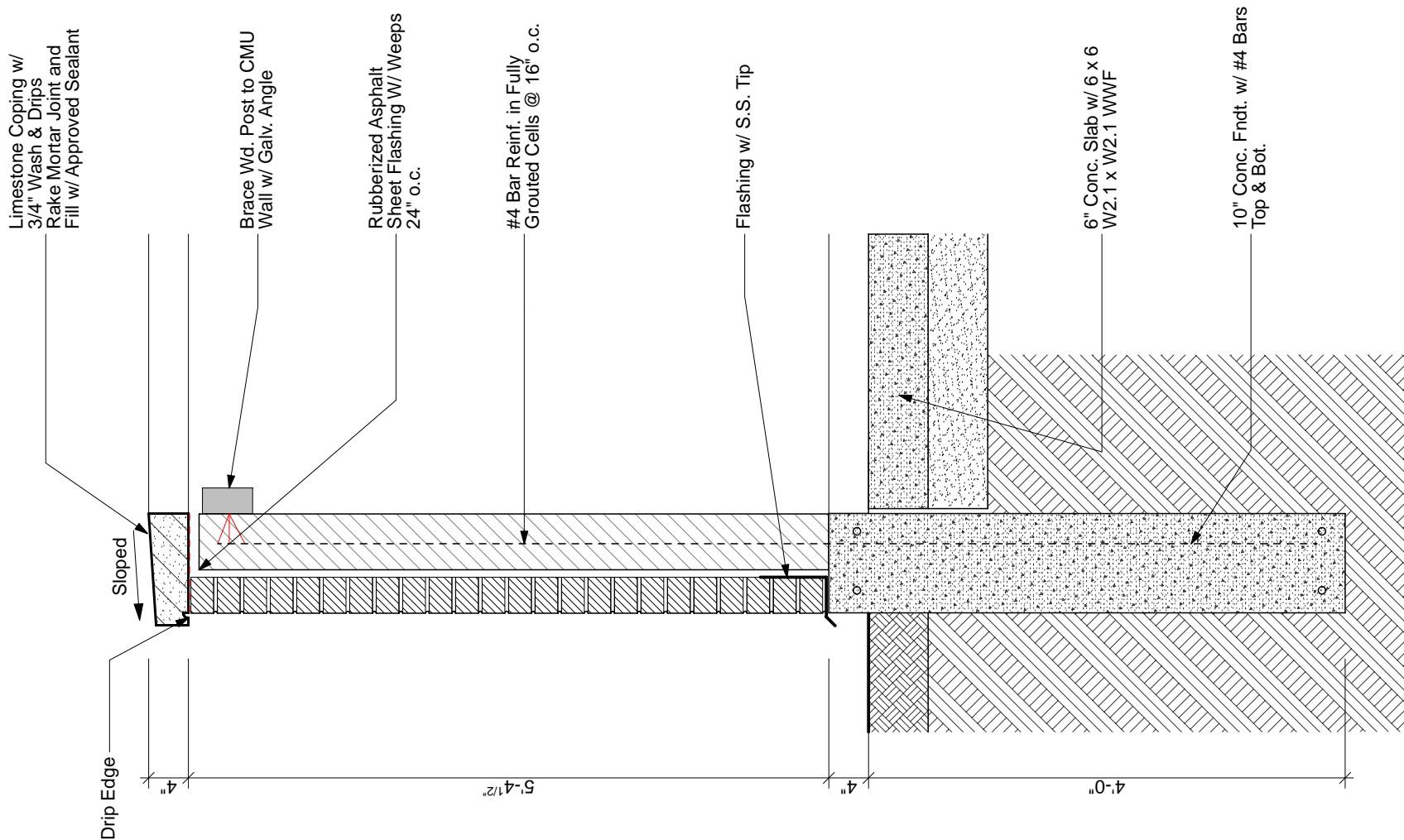
Lakeside Bank
developer

PAPAGEORGE
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Pappageorge Haymes Partners
www.pappageorgehaymes.com

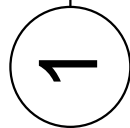
7/31/20
PH # 192705

These plans are schematic and are subject to further refinement for compliance with code required exiting, life safety improvements and coordination with existing systems.



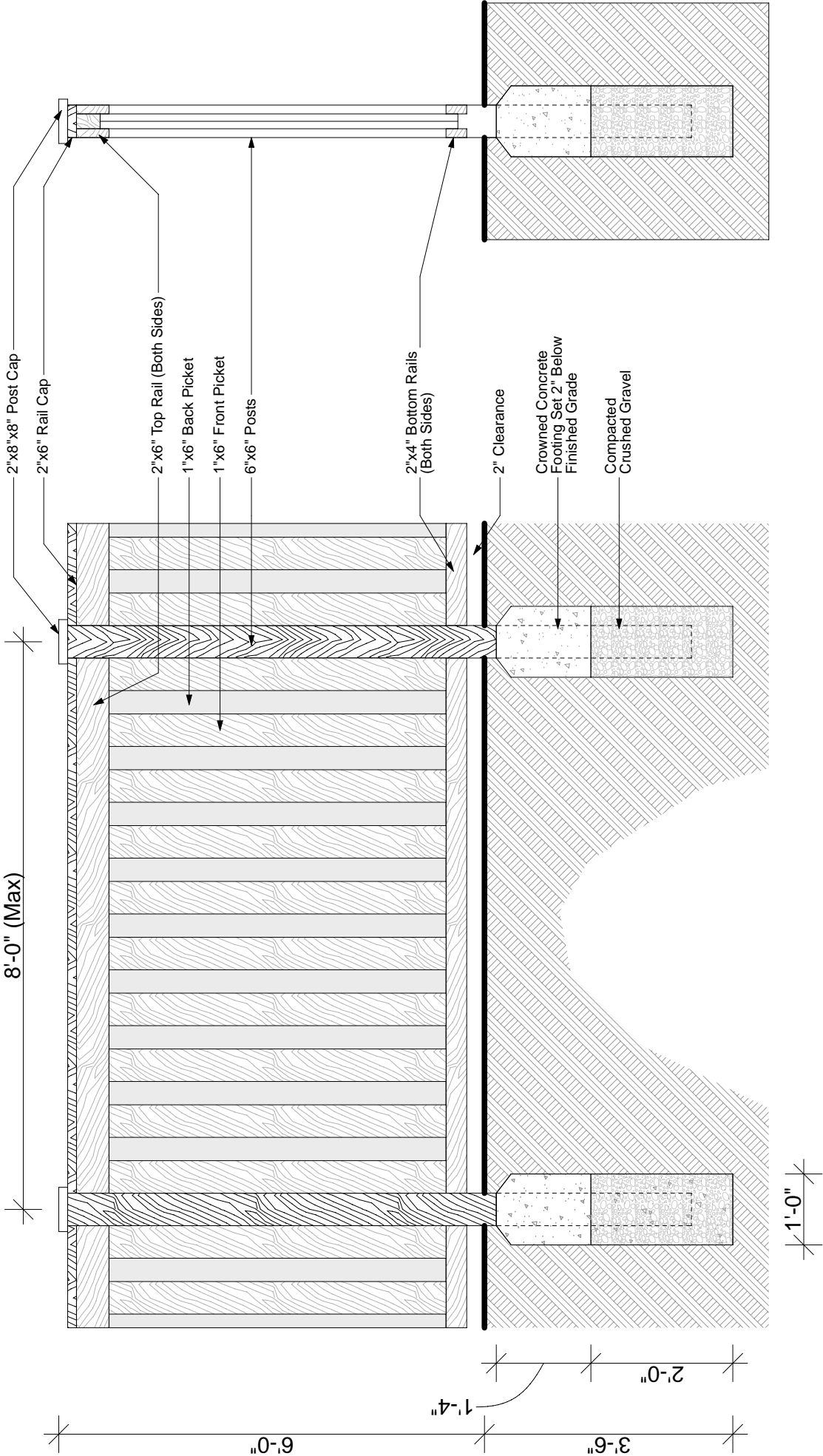
Section. - Trash Enclosure

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



Plan - Trash Enclosure

SCALE: 1/2" = 1'-0"



1

6' Perimeter Fencing Section & Elevation

SCALE: 1/2" = 1'-0"

The site plan illustrates the layout of a proposed development. Key features include:

- Depressed Culvert:** A rectangular structure labeled "Depressed Culvert" with a width of 2.4 units.
- Masonry Trash Enclosure:** A rectangular structure labeled "Masonry Trash Enclosure" with a width of 2.0 units.
- Structures and Easements:** Various other structures and easements are shown, including a "10' Easement" and a "10' Easement" (labeled "10-0").
- Dimensions and Elevations:** Numerous numerical values are scattered throughout the plan, likely representing elevations or distances. These values range from 0.2 to 147.0.
- Orientation:** The plan is oriented with North at the top.

[illegible]

Property Line

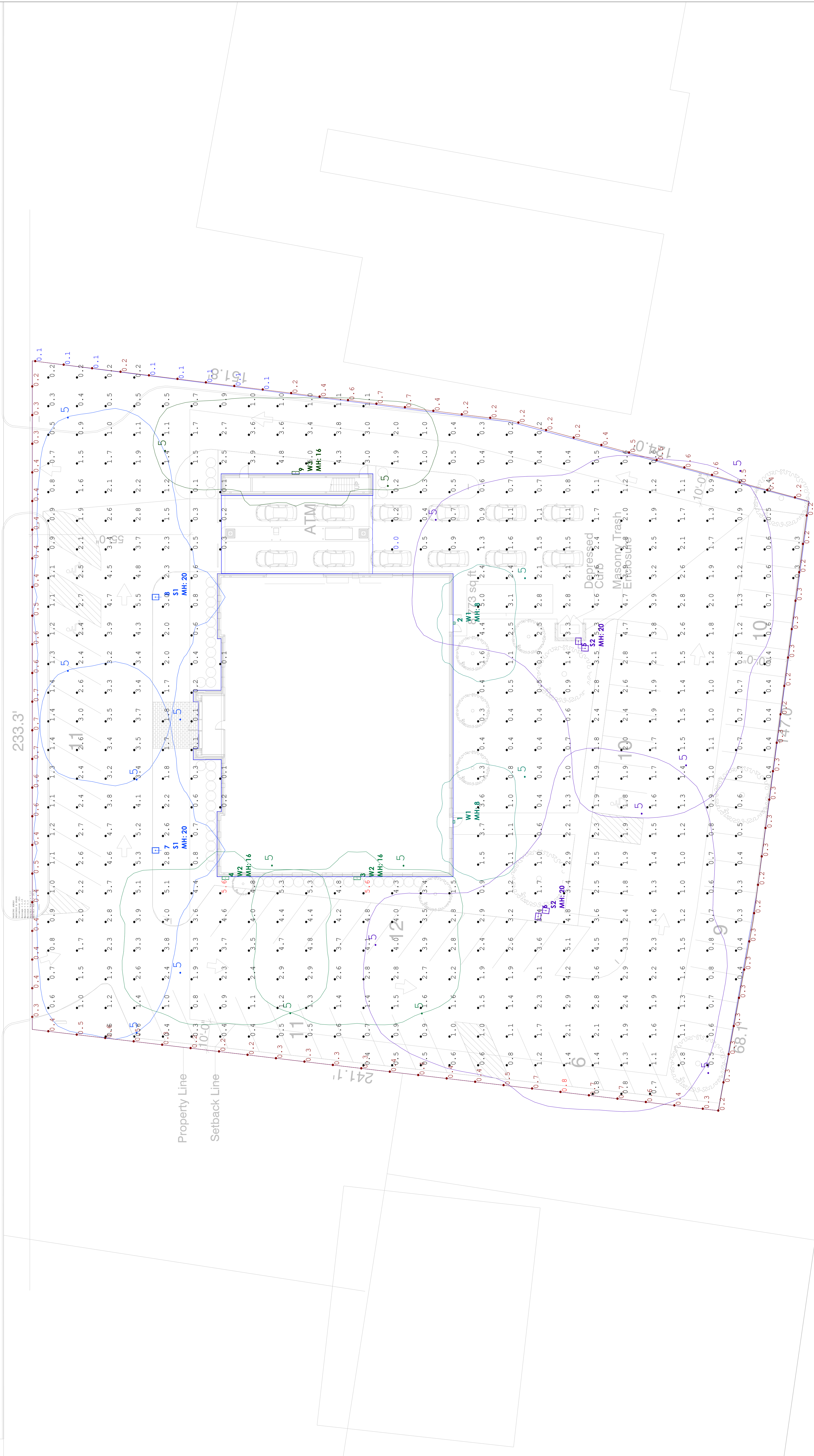
Setback Line

MH-20

MH-16

W2

0.1, 0.2, 0.5, 1.0, 1.5, 1.7, 2.0, 2.1, 2.2, 2.3, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0



SSS-B SERIES POLES

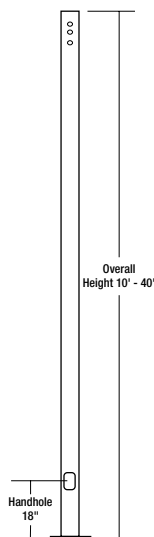
SQUARE STRAIGHT STEEL

Cat.#

Job

Type

Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38

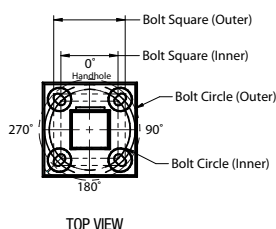
1 x 36 x 4 — TAB-36-M38

FINISH

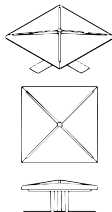
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

WAREHOUSE 'STOCKED' POLES:

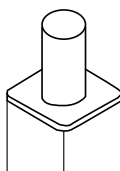
- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)



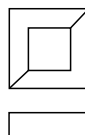
POLE CAP



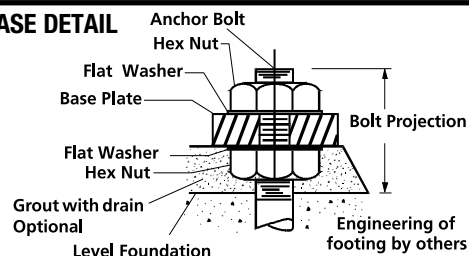
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

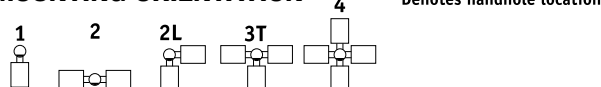
ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B - 25 - 40 - A/B/C - 2L - B3 - BLT - UL

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR' Removable Tenon (2.375 x 4.25) OT Open Top (includes pole cap)	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	HSC Internal Coating (Hubbell Seal) GFI² 20 Amp GFCI Receptacle and Cover EHH² Extra Handhole C05² .5" Coupling C07² .75" Coupling C20² 2" Coupling MPB² Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolts UL UL Certified

MOUNTING ORIENTATION



- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBT
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES - Order Separately

Catalog Number	Description
VM1 ³	1st mode vibration damper
VM2SXX	2nd mode vibration damper

DRILL PATTERN

- B1** Cruiser, "AM" arm
- B3** 2 bolt (2-1/2" spacing), Viper "A" arm
- S2** 2 bolt (3-1/2" spacing), Viper "AD" arm



Beacon Products • 701 Millennium Blvd, Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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SSS-B POLES-SPEC

FEBRUARY 24, 2020 3:58 PM

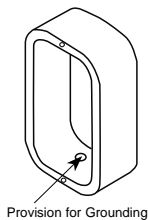
Attachment 1

ORDERING INFORMATION Cont.

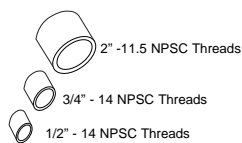
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

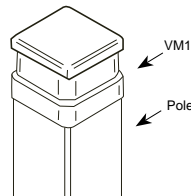
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



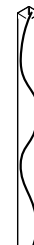
Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

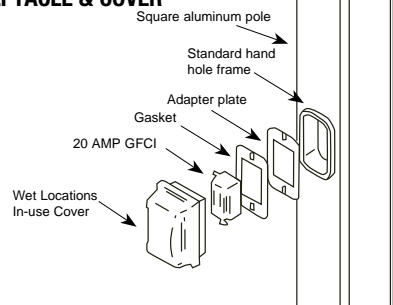
VM2SXX - VIBRATION DAMPER 2ND MODE



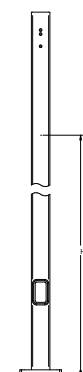
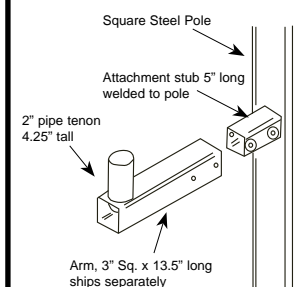
VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI - 20 AMP GFCI RECEPTACLE & COVER

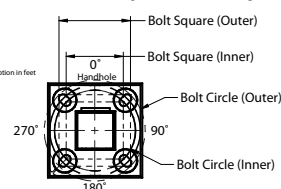


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-DB-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLI0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Beacon Products • 701 Millennium Blvd, Greenville, SC 29607 • Phone: 864-678-1000

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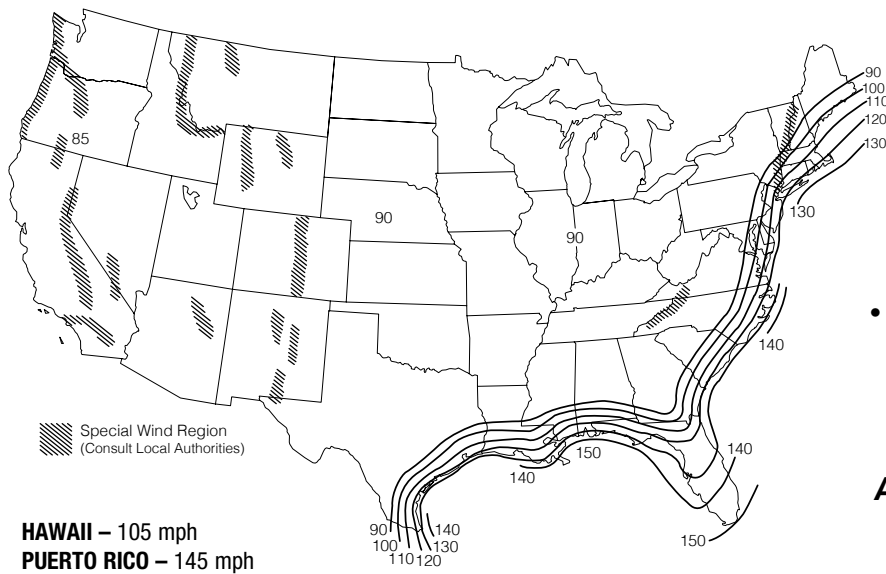


SSS-B POLES-SPEC

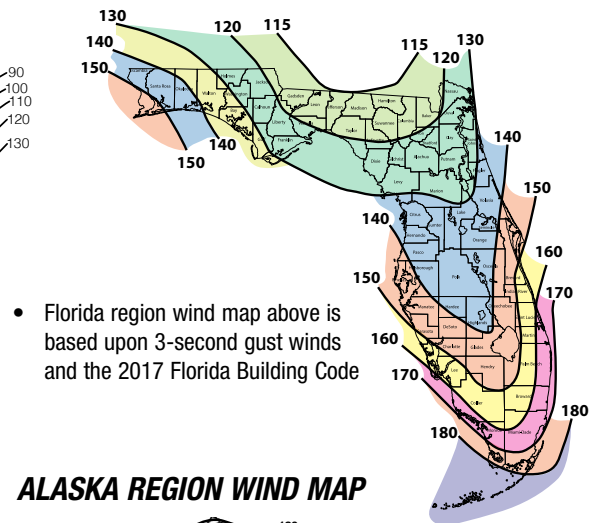
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Attachment 1

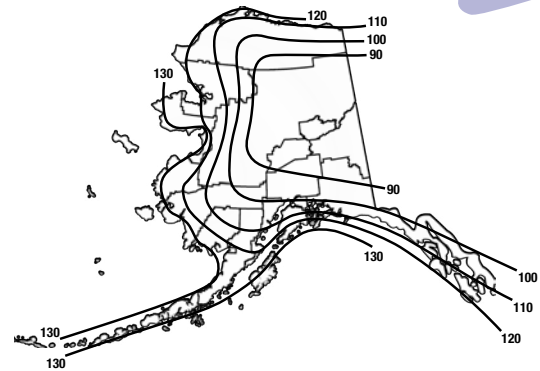
ASCE7-05 WIND MAP



FLORIDA REGION WIND MAP



ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-B-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-B-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-B-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-B-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-B-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-B-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-B-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-B-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-B-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-B-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-B-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-B-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-B-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-B-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-B-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-B-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-B-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-B-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-B-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-B-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-B-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-B-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-B-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-B-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR
SSS-B-30-60-C	24.3	20.5	14.6	12.2	10.2	6.8	4.2	2.2	1.3	0.5
SSS-B-35-60-C	16.6	13.5	8.6	6.6	4.9	2.1	NR	NR	NR	NR
SSS-B-40-60-C	10.6	7.9	3.7	2.1	0.6	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	115	120	130	140	150	160	170	180
SSS-B-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-B-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-B-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-B-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-B-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-B-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-B-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-B-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-B-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-B-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-B-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-B-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-B-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-B-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-B-20-50-B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9
SSS-B-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-B-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-B-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-B-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-B-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR
SSS-B-30-60-C	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-B-35-60-C	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-B-40-60-C	1.8	NR	NR	NR	NR	NR	NR	NR

NOTES

Wind-speed Website disclaimer:

Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HL/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HL010022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

VIPER S

SMALL VIPER LUMINAIRE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



*3000K and warmer CCTs only

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

Dimmable and with a shield option



OPTICS
STRIKE

RELATED PRODUCTS

8 [Viper Large](#)

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

CONTROLS (CONTINUED)

- Available with [Energent](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	4,045–16,216
Wattage Range	39–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.1–1.1

VIPER S

SMALL VIPER LUMINAIRE

ORDERING GUIDE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Example: VPS-24L-55-4K7-4W-UNV-A-DBT-TL-GENI-04-BC

CATALOG #

VPS	LED Engine	CCT/CRI ⁷	Distribution	Rotation	Voltage
Series					
VPS Viper Small	24L-39 39W, LED array 24L-55 55W, LED array 36L-65 65W, LED array 36L-80 80W, LED array 48L-110 110W, LED array 60L-136 136W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	FR Type 1/Front Row 2 Type 2 3 Type 3 4F (formerly 4) Type 4 4W Type 4 Wide 5QM Type 5QM 5R Type 5R (rectangular) 5W Type 5W (round wide) TC Tennis Court CR Corner Right CL Corner Left	Blank No rotation L Optic rotation left ⁵ R Optic rotation right ⁵	UNV 120-277V 347 347V 480 480V

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon WB Wall Bracket AD Universal Arm for square pole AD3 Adapter for 2.4"-4.1" round pole AD4 Adapter for 4.2"-5.3" round pole AD5 Adapter for 5.5"-5.9" round pole AD6 Adapter for 6.0"-6.5" round pole	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VG Verde Green Textured Color Option CC Custom Color	NXWE NX Wireless Enabled (module + radio) NXSPW_E Nx Wireless, PIR Occ. Sensor, Daylight Harvesting ² NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ² WIR Wireless Controls, wiSCAPE Control Options 7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control SCP/_F Programmable Occupancy Sensor w/ daylight control ^{1,2,6} GENI-XX ENERGENI ³ SWP SiteSync Pre-Commission ^{1,4} SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}	BC Backshield (available for FR, 2, 3, 4, 4W Optics) CD Continuous Dimming F Fusing TB Terminal Block

Notes:

- Not available with other wireless control or sensor options
- Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- Specify routine setting code (example GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
- Specify group and zone at time of order. See [www.hubbelllighting.com/sitesync](#) for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- Only available with FR, 2, 3, 4, 4W and 5R distributions
- Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

House Side Shield Accessories

- ☐ **HSS/VP-S/90-FB/XXX** 90° shield front or back
- ☐ **HSS/VP-S/90-LR/XXX** 90° shield left or right
- ☐ **HSS/VP-S/270-FB/XXX** 270° shield front or back
- ☐ **HSS/VP-S/270-LR/XXX** 270° shield left or right
- ☐ **HSS/VP-S/360/XXX** Full shield

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

Mounting Accessories

- ☐ **VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
- ☐ **VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
- ☐ **VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
- ☐ **VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm

Accessories and Services (Ordered Separately)

- ☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
- ☐ **SWUSB*** SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
- ☐ **SWTAB*** Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
- ☐ **SWBRG** SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
- ☐ **SW7PR+** SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC
- ☐ **BIRD-SPIKE-3** Bird Spikes

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

- ☐ **NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

wiSCAPE® Lighting Control

- ☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](#). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

VIPER S

SMALL VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

CONTROLS

SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 864-678-1000.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/
VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/

SiteSync only
SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.



NX Integrated Controls Reference								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
NX Networked – Wireless								
NXOFM-1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference								
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
Networked – Wireless								
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway

VIPER S

SMALL VIPER LUMINAIRE

DELIVERED LUMENS

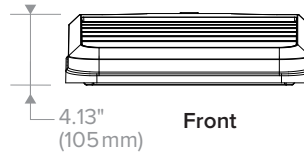
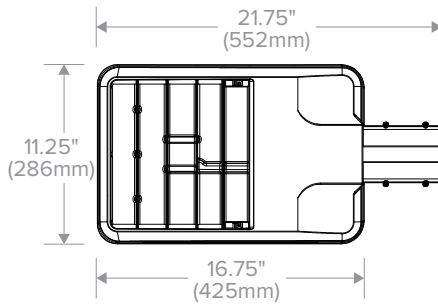
# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	500mA	39W	FR	4689	120	1	0	0	4665	120	1	0	0	4432	114	1	0	0
			2	4523	116	1	0	1	4500	115	1	0	1	4275	110	1	0	1
			3	4436	114	1	0	1	4414	113	1	0	1	4194	108	1	0	1
			4F	4362	112	1	0	2	4340	111	1	0	2	4123	106	0	0	2
			4W	4280	110	1	0	2	4258	109	1	0	2	4045	104	1	0	2
			5QM	4442	114	2	0	1	4420	113	2	0	1	4199	108	2	0	0
			5R	4472	115	2	0	2	4450	114	2	0	2	4227	108	2	0	2
			5W	4335	112	3	0	1	4336	111	3	0	1	4114	105	3	0	1
			TC	4561	117	1	0	1	4538	116	1	0	1	4311	111	1	0	1
			CL	4758	122	1	0	2	4758	122	1	0	2	4329	111	1	0	1
24	700 mA	55W	CR	4773	122	1	0	2	4773	122	1	0	2	4361	112	1	0	1
			FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4F	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5793	108	1	0	2	5909	110	1	0	2	5272	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	113	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	CL	6707	122	1	0	2	6707	122	1	0	2	6117	111	1	0	2
			CR	6729	122	1	0	2	6729	122	1	0	2	6143	112	1	0	2
			FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4F	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	8690	108	1	0	2	8864	110	1	0	2	7908	98	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
36	700 mA	80W	TC	7540	116	1	0	1	7694	118	1	0	1	7694	122	1	0	2
			CL	8179	126	2	0	2	8179	126	2	0	2	7467	115	1	0	2
			CR	8205	126	2	0	2	8205	126	2	0	2	7492	115	1	0	2
			FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4F	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	11587	108	1	0	3	11819	110	1	0	3	10544	98	1	0	3
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
48	700 mA	110W	5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
			CL	10060	126	2	0	2	10060	126	2	0	2	9184	115	2	0	2
			CR	10093	126	2	0	2	10093	126	2	0	2	9215	115	2	0	2
			FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	12275	114	2	0	2	10984	102	1	0	2
			4F	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	11609	108	1	0	3	11841	110	1	0	3	10564	98	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
60	700 mA	136W	5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			RC	12366	115	1	0	2	12619	118	1	0	1	11290	105	1	0	2
			CL	13414	122	2	0	3	13414	122	2	0	3	12246	111	2	0	2
			CR	13458	122	2	0	3	13458	122	2	0	3	12287	112	2	0	2
			FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4F	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14802	109	2	0	3	15104	112	2	0	3	13515	100	2	0	3

VIPER S

SMALL VIPER LUMINAIRE

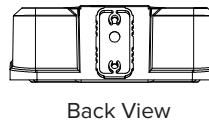
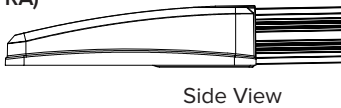
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

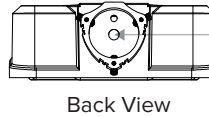
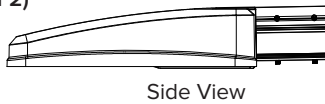


Weight	15.0 lbs (6.8 kg)
EPA	.67 ft ²

A Arm (formerly RA)

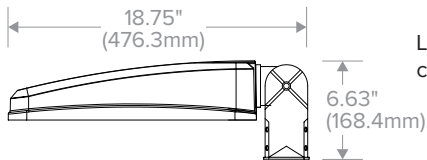


MAF (formerly SF2)



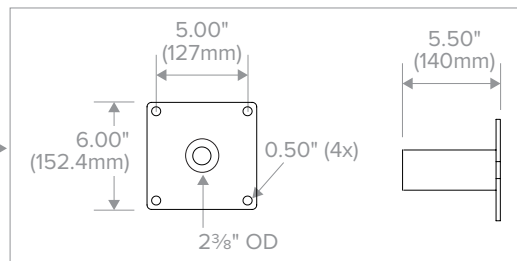
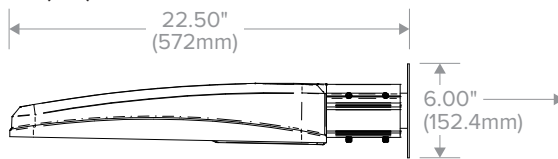
Accepts 2 3/8" OD tenon, min 5" long.

2 3/8" Adjustable Knuckle (K) (formerly PK2)

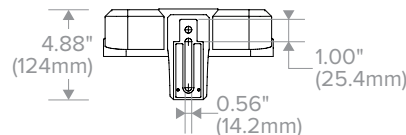
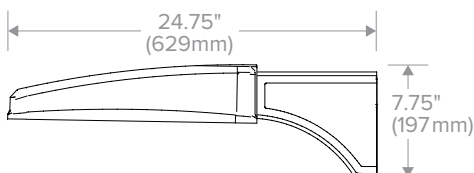


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

Wall Bracket (WB)



AD Decorative Arm



See [page 9](#) for mounting details.

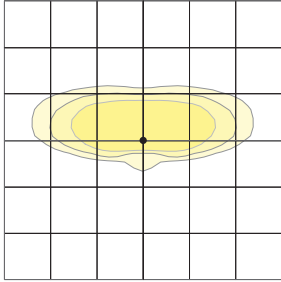
VIPER S

SMALL VIPER LUMINAIRE

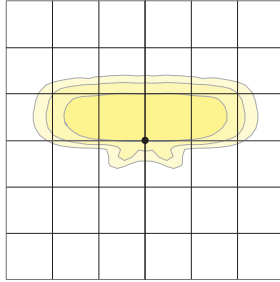
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

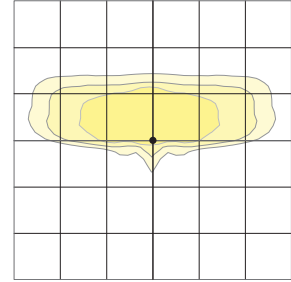
Type FR – Front Row/Auto Optic



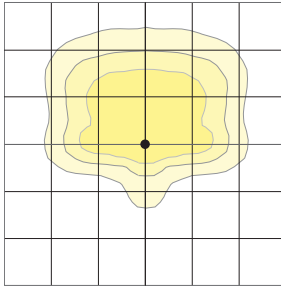
Type 2



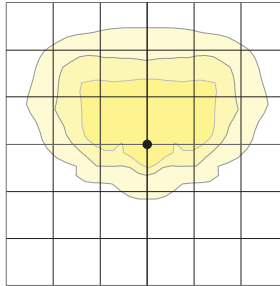
Type 3



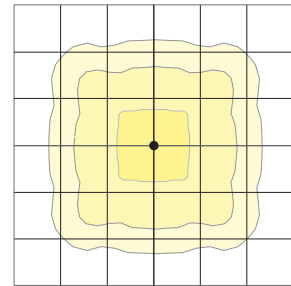
Type 4



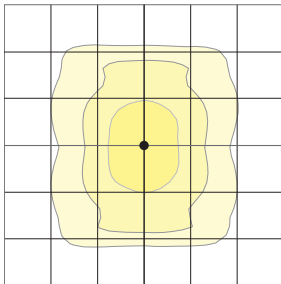
Type 4 Wide



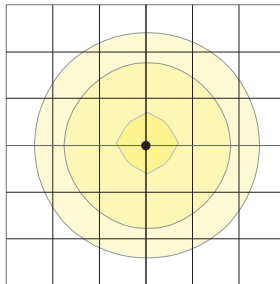
Type 5QM



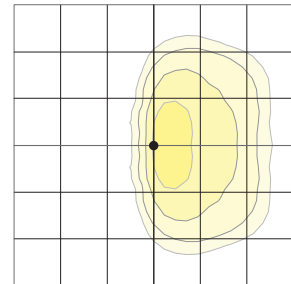
Type 5R (rectangular)



Type 5W (round wide)



Type TC



VIPER S

SMALL VIPER LUMINAIRE

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	1	500 mA	120	39	0.33
			277		0.14
			347		0.11
			480		0.08
24	1	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	525 mA	120	65	0.65
			277		0.28
			347		0.22
			480		0.16
		700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE						
Ambient Temp.	0	25,000	50,000	TM-21-11 60,000 ¹	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.97	0.95	0.95	0.92	>377,000

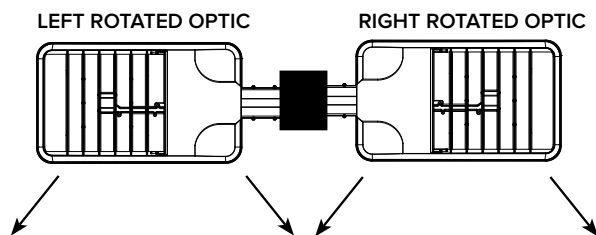
¹ Projected per IESNA TM-21-11.
Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0–10V control devices (occupancy sensors, external dimmers, etc.)

ADDITIONAL INFORMATION

ROTATION OPTIONS



VIPER S

SMALL VIPER LUMINAIRE

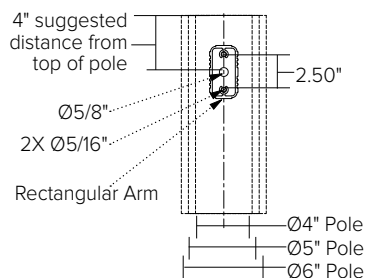
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION (CONTINUED)

DRILL PATTERN

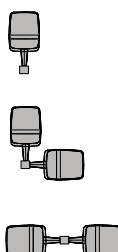
RECTANGULAR ARM (A)

Compatible with Pole drill pattern B3

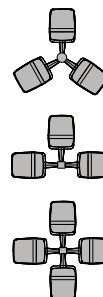


EPA

Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12



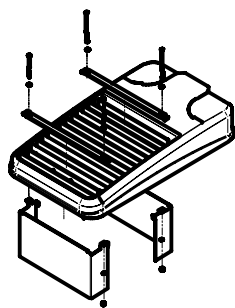
TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

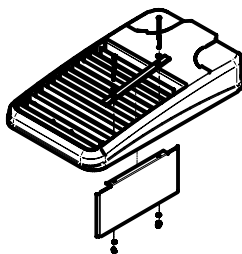
TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

- ☐ **SETAVP-XX** Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **RETAVP-XX** Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **SETA2XX** Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- ☐ **RETA2XX** Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only

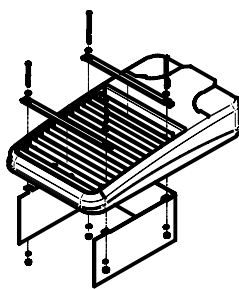
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



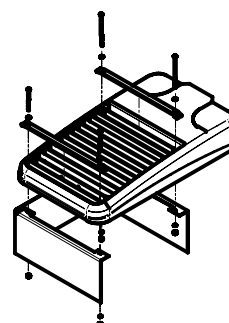
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



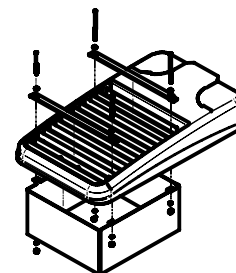
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)



HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



HSS/VP-S/360/XXX
Full shield
(1 shield shown)

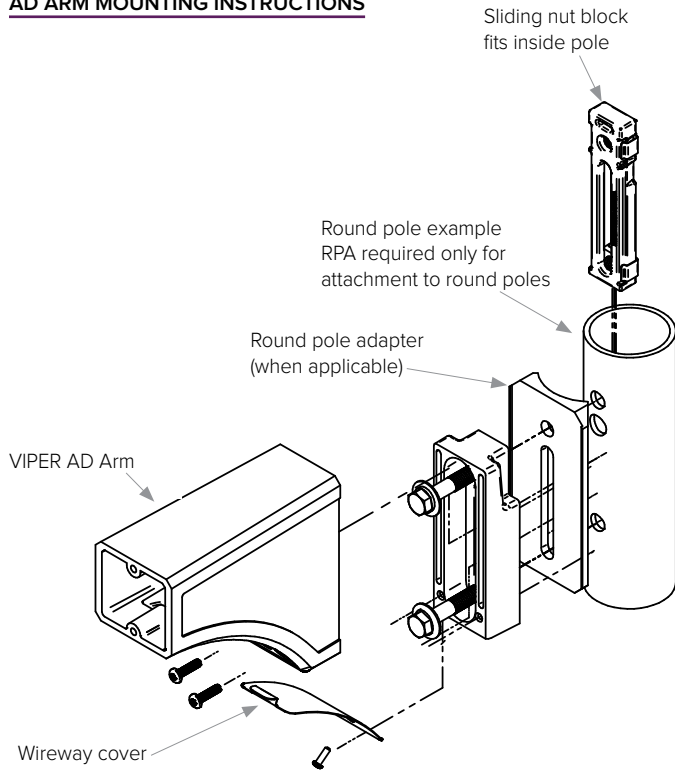
VIPER S

SMALL VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

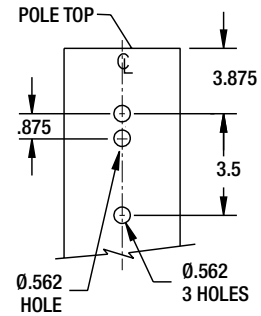
ADDITIONAL INFORMATION (CONTINUED)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2



GEOPAK Series 1

SIZE 1 - TRP1/QSP1/RD11

FEATURES

- GeoPak Series consists of three compact Geometric wall-pack shapes in four popular finishes
- "Normally On" emergency luminaire for architectural applications
- 12 high-power LEDs create 3115 lumens in AC and 658 lumens in emergency mode
- Environmentally friendly, long-life Lithium Iron Phosphate battery
- Standard Temperature Range: 0°C to 40°C, Optional Heater: -30°C to 40°C
- Zero uplight distributions
- Wet Location Listed to UL924



*3000K and warmer CCTs only



RELATED PRODUCTS

- [RD12 GeoPak](#)
[TRP2 GeoPak](#)
[QSP2 GeoPak](#)

SPECIFICATIONS

CONSTRUCTION

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance
- The LED bezel and trim-plate are made of stainless steel
- Five powder coat standard finishes, plus custom color options
- Wet Location Listed to UL924 and UL1598 Standard

OPTICS

- 12 high power LEDs delivering up to 3,000 lumens
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications
- Zero uplight (UO), dark sky, neighbor friendly

INSTALLATION

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories

ELECTRICAL

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Drivers IP66 and RoHS compliant
- UL 1598 listed for use in wet locations

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1471-2942
Wattage Range	13.9-28.2
Efficacy Range (LPW)	95-118
Fixture Projected Life (Hours)	L70>345K
Weights lbs. (kg)	10.5-11.5 (4.8-5.2)

GEOPAK SERIES 1

SIZE 1 - TRP1/QSP1/RD11

ORDERING GUIDE

Example: TRP2-24L30-3K7-2-UNV-DBT

CATALOG #

ORDERING INFORMATION

Series	# LEDs	Wattage	CCT/CRI	Distribution	Voltage
TRP1 Trapezoid	12L 12 LEDs	15 15 watts	3K7 3000K, 70 CRI	2 TYPE II	UNV 120-277V
RD11 Radius		20 20 watts	4K7 4000K, 70 CRI	3 TYPE III	1 120V
QSP1 Qtr-sphere		30 30 watts	5K7 5000K, 70 CRI	4 TYPE IV	2 208V
					3 240V
					4 277V

Color	Control Options Network	Options
BLT Black Matte Textured	PC Button Photocontrol	F ⁴ Fusing (only available with STD fixture configuration, 120-277V only)
BLS Black Gloss Smooth	SCP ^{2,3} Programmable occupancy sensor, factory default is 10% light output	E ¹ Battery pack (0°C)
DBT Dark Bronze Matte Textured	Spec SCP/SCO & SWPM Mount Height	EH ¹ Battery pack (-30°C) with heater
DBS Dark Brone Gloss Smooth	-8F Up to 8ft mount height	
GTT Graphite Matte Textured	-20F Up to 20ft mount height	
LGS Light Grey Gloss Smooth		
PSS Platinum Silver Smooth		
WHT White Matte Textured		
WHS White Gloss Smooth		
VGTT Verde Green Textured		
Color Option		
CC Custom Color		

Notes:

- 1 Voltage specific (120 or 277V only)
- 2 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
- 3 PCU option not applicable, included in sensor
- 4 Must specify input voltage (120, 208, 240 or 277)

ACCESSORIES (ORDERED SEPARATELY)

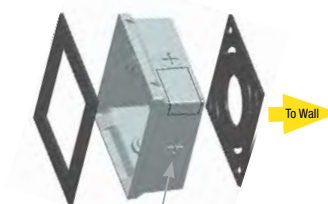
Catalog Number	Description
<input type="checkbox"/> SCP-REMOTE*	Remote control for SCP option. Order at least one per
<input type="checkbox"/> BB-GE0-XX	Black box with 4-1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

Notes:

- * Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.



BB-GE0-XX – Mounted to luminaire



BB-GE0-XX
Fixture gasket 4 – 1/2" conduit entries Wall gasket

GEOPAK SERIES 1

SIZE 1 - TRP1/QSP1/RD11

PERFORMANCE DATA

Description	Drive Current	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
12	350mA	13.9	2	1635	118	1	1	1	1577	113	1	1	1	1497	108	1	1	1
			3	1613	116	1	0	1	1556	112	1	0	1	1477	106	1	0	1
			4	1607	116	0	0	1	1550	111	0	0	1	1471	106	0	0	1
	500mA	19.9	2	2268	114	1	1	1	2176	109	1	1	1	2077	104	1	1	1
			3	2245	113	1	0	1	2140	108	1	0	1	2049	103	1	0	1
			4	2229	112	0	0	1	2150	108	0	0	1	2041	103	0	0	1
	700mA	28.2	2	2942	104	1	1	1	2885	102	1	1	2	2721	96	1	1	1
			3	2912	103	1	0	1	2836	101	1	0	1	2685	95	1	0	1
			4	2892	103	1	0	1	2789	99	1	0	1	2674	95	1	0	1

ELECTRICAL DATA

INPUT POWER CONSUMPTION

Drive Current (mA)	Input Voltage (V)	System Power (W)	Current (Amps)
350mA	120	13.9	0.12
	277		0.05
500mA	120	19.9	0.17
	277		0.07
700mA	120	28.2	0.24
	277		0.10

Battery backup units consume additional power during charging (maximum 32.2 watts for E, 50.7 watts for EH)

INPUT POWER CONSUMPTION

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.95	0.91	>345,000
40°C / 104°F	1.00	0.96	0.95	0.82	0.87	>268,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

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

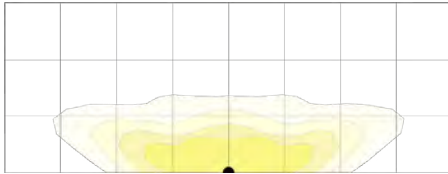
GEOPAK SERIES 1

SIZE 1 - TRP1/QSP1/RD11

PHOTOMETRY

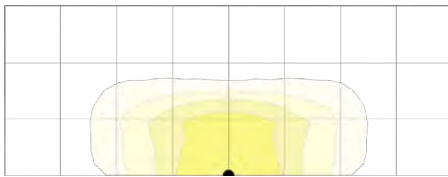
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

Type II



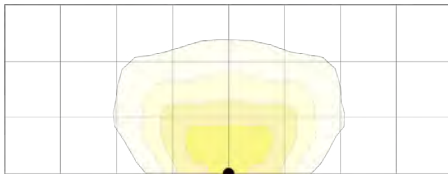
Mounting Height: 10'

Type III



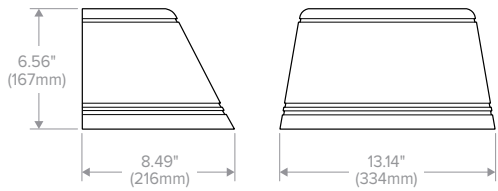
Mounting Height: 10'

Type IV (Forward throw)

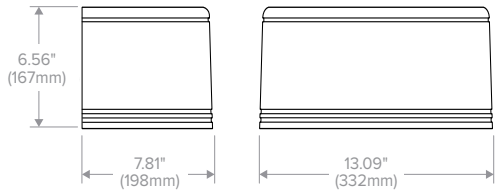


Mounting Height: 10'

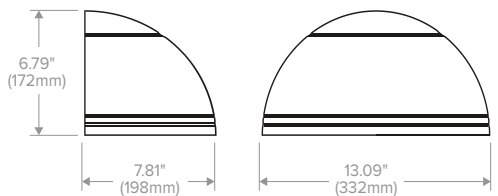
DIMENSIONS



Trapezoid
(TRP1)



Round
(RD11)



Quartersphere
(QSP1)

GEOPAK SERIES 1

SIZE 1 - TRP1/QSP1/RD11

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION

GEOPAK - BATTERY BACK UP

Functional Circuitry: Transient surge protection device on AC input. Upon failure of the normal utility power, an LED driver is automatically activated to power the emergency LEDs. Upon resumption of normal utility power, the LED driver is turned off, and the battery is recharged through a micro-controller based 3-stage charger. The battery is a maintenance-free Lithium Iron Phosphate (LiFePo) type. A low voltage battery disconnect (LVD) feature protects the battery from severe damage during prolonged power failures. Manual testing is available at any time using the push-to-test button. The optional heater features a heating wrap and thermostat to maintain optimal battery temperature during charge or discharge. The GeoPak includes the following features:

- Battery re-charge within 24 hours
- AC Lock-out circuit
- Self-diagnostics monitors LED status, LED driver circuit, battery capacity and charger function and displays any fault detection by means of a flashing code.

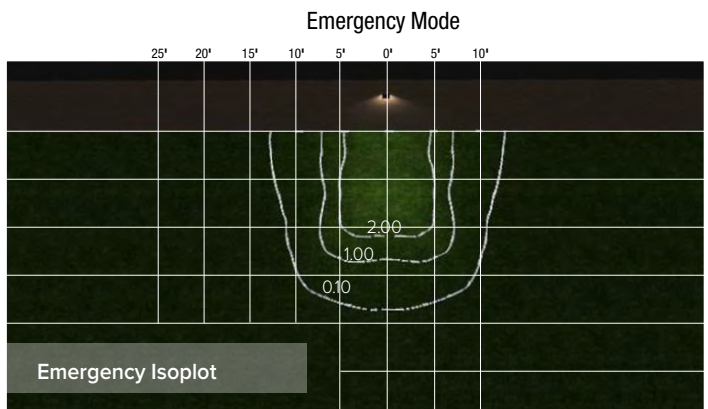
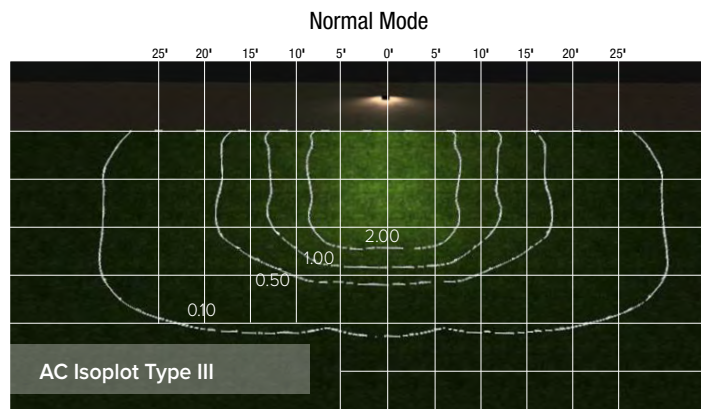
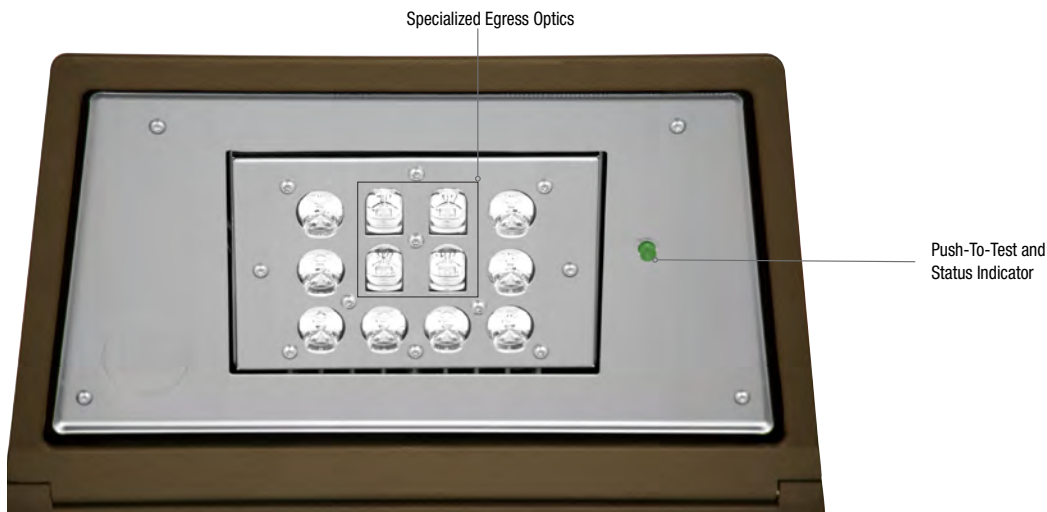
- Self-Test feature runs a 1 minute test once a month and an alternating 30 or 60 minute test once every 6 months. Multi-color LED indicator provides visible fault detection and charging status.
- User initiated 1, or 90-minute system test feature
- 15 minute re-transfer delay
- Automatic unit transfer in brown-out conditions (below 80% of nominal AC input voltage).
- Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

EMERGENCY PHOTOMETRIC PERFORMANCE (1 FC AVERAGE .1 FC MINIMUM)

28' multi-unit spacing at 10' MH with 0/30/10 reflectances on a 6' path

26' x 10' single unit coverage at 10' MH with 0/30/10 reflectances

6' x 19' forward throw coverage at 10' MH with 0/30/10 reflectances



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions.

Diagrams for illustration purposes only, please consult factory for application layout.

USE OF TRADEMARKS AND TRADE NAMES

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GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Type I, II, III and IV distributions for a wide variety of applications
- Integral battery backup options
- Control capabilities offer additional energy savings options
- Zero uplight distributions
- Inverted mounting capable for under canopy and facade lighting



RELATED PRODUCTS

- [RD11 GeoPak](#)
[TRP1 GeoPak](#)
[QSP1 GeoPak](#)



*3000K and warmer CCTs only

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

OPTICS

- 24 or 32 high power LEDs deliver up to 10,800 lumens
- Up to 146 lumens per watt
- Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward throw)
- 3000K - 70 CRI, 4000K - 70 CRI and 5000K - 70 CRI, CCT nominal

INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Black box accessory available for surface conduit application

ELECTRICAL

- Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor $\geq 90\%$
- THD (Total Harmonic Distortion) $<20\%$

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- 20kA surge protection (series); Automatically takes fixture off-line when device is consumed
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

CONTROLS

- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Photocell and occupancy sensor options available for complete on/off and dimming control

CONTROLS (CONTINUED)

- In addition, GeoPak Size 2 can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync for more details

CERTIFICATIONS

- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Zero uplight (U0), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,200-11,000
Wattage Range	28-87
Efficacy Range (LPW)	112-146
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	16-18 (7.3-8.2)

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

ORDERING GUIDE

Example: TRP2-24L30-3K7-2-UNV-DBT

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Secondary Mounting
TRP2 Trapezoid	24L-30 24 LEDs, 30 watts	3K7 3000K, 70 CRI	1 TYPE I	UNV 120-277V	BLANK Downlight Only
RD12 Radius	24L-50 24 LEDs, 50 watts	3K8 3000K, 80 CRI	2 TYPE II	120 120V	
QSP2 Qtr-sphere	24L-70 24 LEDs, 70 watts	4K7 4000K, 70 CRI	3 TYPE III	208 208V	
	24L-90 24 LEDs, 90 watts	4K8 4000K, 80 CRI	4 TYPE IV	240 240V	
	32L-70 32 LEDs, 70 watts	5K7 5000K, 70 CRI		277 277V	
	32L-90 32 LEDs, 90 watts			UHV ¹ 347/480V	
				347 ¹ 347V	
				480 ¹ 480V	

Color	Control Options Network	Options
BLT Black Matte Textured	PC Button Photocontrol	SF ² Single fuse & fuse holder
BLS Black Gloss Smooth	SCP ^{3,4} Programmable occupancy sensor, factory default is 10% light output	DF ² Double fuse & fuse holder
DBT Dark Bronze Matte Textured	SCO ³ Sensor Control, On/Off	E ^{2,6} Battery pack (0°C)
DBS Dark Brone Gloss Smooth	Spec SCP/SCO & SWPM Mount Height	EH ^{2,6} Battery pack (-30°C) with heater
GTT Graphite Matte Textured	-8F Up to 8ft mount height	2DR ⁵ Dual Drivers
LGS Light Grey Gloss Smooth	-20F Up to 20ft mount height	2PF ^{5,6} Dual power feeds
PSS Platinum Silver Smooth		CS Comfort shield
WHT White Matte Textured		
WHS White Gloss Smooth		
VGt Verde Green Textured		
Color Option		
CC Custom Color		

Notes:

- 1 70 & 90 watt versions only
- 2 Must specify voltage (120, 277 or 347V only for SWP & SWP, 120 or 277V only for E & EH)
- 3 PCU option not applicable, included in sensor
- 4 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustabl dimming with automatic daylight calibration and different time delay settings
- 5 Not available with 30w version
- 6 Battery option not compatible with 2 power feeds

ACCESSORIES (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> SCP-REMOTE*	Remote control for SCP option. Order at least one per
<input type="checkbox"/> BB-GEO-XX	Black box with 4-1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"
<input type="checkbox"/> SWUSB**	SiteSync loaded on USB flash drive (Windows based only)
<input type="checkbox"/> SWTAB**	SiteSync Windows Tablet
<input type="checkbox"/> SWBRG+	SiteSync Wireless Bridge Node

Notes:

- * Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.
- ** When ordering with SiteSync, one of the following interface options must be chosen an ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
- + If needed, an additional Bridge Node can be ordered

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

INPUT POWER CONSUMPTION

# of LEDs	Drive Current (mA)	Input Voltage (V)	Current (Amps)	System Power (w)
24	350mA	120	0.23	28
		277	0.10	28
	625mA	120	0.41	49
		277	0.18	49
	900mA	120	0.59	71
		277	0.25	71
		347	0.20	71
		480	0.15	71
	70	120	0.72	87
		277	0.31	87
		347	0.25	87
		480	0.18	87
32	110	120	0.56	67
		277	0.24	67
		347	0.19	67
		480	0.14	67
	140	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

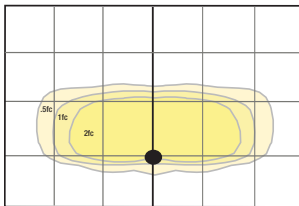
PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
24	350mA	28	1	4,075	146	1	0	0	4,065	146	1	0	0	3,660	131	0	0	0
			2	3,747	134	1	0	1	3,738	134	1	0	1	3,366	121	1	0	1
			3	3,756	135	1	0	1	3,747	134	1	0	1	3,374	121	1	0	1
			4	3,656	131	0	0	1	3,647	131	0	0	1	3,284	118	0	0	1
	625mA	49	1	6,329	130	1	0	0	6,313	130	1	0	0	5,685	117	1	0	0
			2	5,820	120	1	0	1	5,806	119	1	0	1	5,228	108	1	0	1
			3	5,833	120	1	0	2	5,819	120	1	0	2	5,240	108	1	0	2
			4	5,678	117	1	0	2	5,664	117	1	0	2	5,100	105	1	0	2
	900mA	71	1	8,613	122	1	0	1	8,592	122	1	0	1	7,737	110	1	0	1
			2	7,921	112	1	0	2	7,902	112	1	0	2	7,115	101	1	0	2
			3	7,939	112	1	0	2	7,920	112	1	0	2	7,131	101	1	0	2
			4	7,728	109	1	0	2	7,709	109	1	0	2	6,942	98	1	0	2
	1100mA	87	1	10,791	124	1	0	1	10,765	124	1	0	1	9,694	112	1	0	1
			2	9,924	114	2	0	2	9,900	114	1	0	2	8,915	103	1	0	2
			3	9,946	115	1	0	2	9,922	114	1	0	2	8,935	103	1	0	2
			4	9,682	112	1	0	2	9,659	111	1	0	2	8,696	100	1	0	2
32	650mA	67	1	8,621	129	1	0	1	8,600	128	1	0	1	7,744	116	1	0	1
			2	7,928	118	1	0	2	7,909	118	1	0	2	7,122	106	1	0	2
			3	7,946	119	1	0	2	7,927	118	1	0	2	7,137	107	1	0	2
			4	7,735	115	1	0	2	7,716	115	1	0	2	6,948	104	1	0	2
	850mA	83	1	10,806	130	1	0	1	10,780	130	1	0	1	9,705	117	1	0	1
			2	9,938	120	2	0	2	9,914	119	1	0	2	8,927	108	1	0	2
			3	9,960	120	1	0	2	9,936	120	1	0	2	8,947	108	1	0	2
			4	9,695	117	1	0	2	9,672	117	1	0	2	8,709	105	1	0	2

PHOTOMETRY

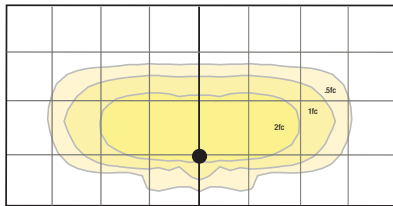
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

TRP2-24L-50-4K7-1



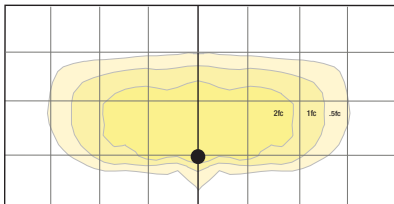
Mounting Height: 15'

TRP2-24L-50-4K7-2



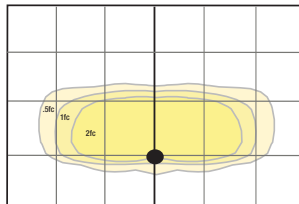
Mounting Height: 15'

TRP2-24L-50-4K7-3



Mounting Height: 15'

TRP2-24L-50-4K7-4

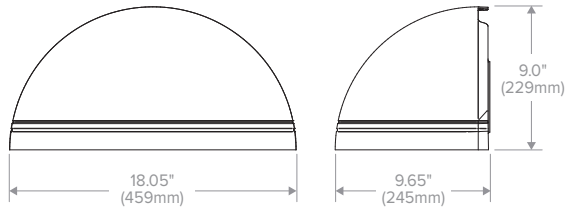


Mounting Height: 15'

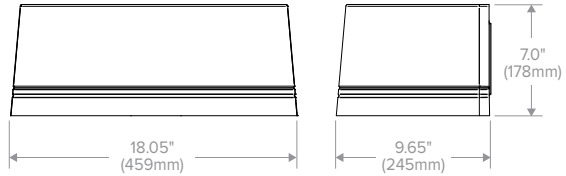
GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

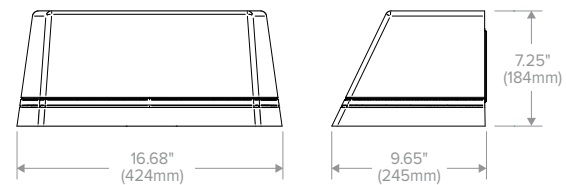
DIMENSIONS



QSP2
Weight:
15 lbs (6.8 kg)



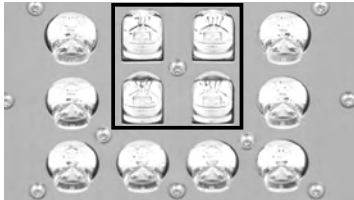
RD12
Weight:
16 lbs (7.3 kg)



TRP2
Weight:
16 lbs (7.3 kg)

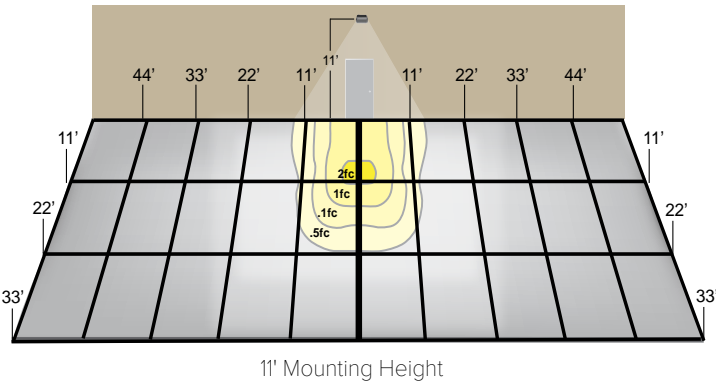
ADDITIONAL INFORMATION (CONT'D)

E & EH EMERGENCY BATTERY BACKUP



24 or 32 high power LEDs generate up to 11,000 lumens in normal mode and use 4 LEDs for up to 700 lumens in emergency mode.

PHOTOMETRICS - BATTERY BACK UP



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

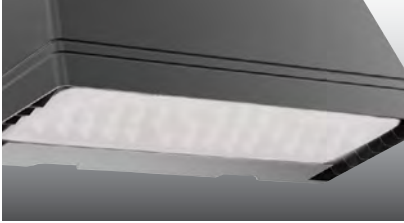
GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION (CONT'D)

COMFORT SHIELD



Comfort shield option utilizes a frosted acrylic lens that softens output and improves uniformity. Available from the factory or as an accessory for field installation.

CONTROL OPTIONS



Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%)

USE OF TRADEMARKS AND TRADE NAMES

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Zoning Analysis

Zoning Data - 222 E Ogden Ave

Zoning Basis	Existing Zoning		Notes
	B-3	Proposed B-3	
Net Site Area:	58,894	58,894	Note 1
Permitted Uses	Note 2	Bank/Offices	
Max Floor Area Ratio:	0.50	0.28	Note 6
Max. F.A.R. Area:	29,447	16,425	
Max. Total Lot Coverage	53,005 (90%)	47,314 (80.3%)	Note 6
Max. Building Coverage	NA	NA	
Min. Lot Area & Dimensions			Note 6
PD	None	None	
All Other Uses (sf)	6,250	58,894	
Lot Width, feet	50	233.3	
Lot Depth, feet	125	241.1	
Required Yards/Setbacks (feet):			
Front & Corner Yards	25	100	
Front Setback, from Ogden Ave CL	100	100	
Side Yard & Setback	10	24.667	
Rear Yard & Setback	20	107	
Max. Building Ht (feet.):			Note 6
Principal structures, feet	30	30	
Principal structures, stories	2	2	
Building Wall Separation			
Facing Interior Side Property Line (ft)	12	24.667	
Facing Other Front/Rear Walls (ft)	30	107	
On-Site Open Space (sf)	NA	NA	
Ground Floor Commercial Space			
Max Floor Area (sf)	NA	NA	
Min. Floor Area (sf)	NA	NA	
Min. Fl to Fl height (ft)	NA	NA	
Building Programmatic Usage			
Finance (sf)	-	2,732	
Business/Office (sf)	-	13,693	
Min. Required Auto Parking:			
Finance, Insurance, & Real Estate	1,250	11	Note 3, 4, 7, 8, 10, 11
Business & Prof Office (10k-50k sf)	1,275	50	
Drive-In Lanes	2	2	
Drive-in Stacking (cars)	6	6	
Req'd Offstreet Loading:			Note 8
Office Uses	Note 5	1	Note 5

Notes:

1. Site Area is per information provided in ALTA Survey dated July 19, 2018
2. Special Use for the following is permitted in a B-3 district subject to an issuance of a special use permit: (1) Depository & non-depository credit institutions, not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot and only subject to additional provisions (2) Drive-in depository and non depository credit institutions, but only subject to additional provisions, and (3) Automatic teller machines when not attached to the principal structure on the lot.
3. Required stacking spaces leading to each drive-in window
4. Any fraction shall require one additional parking space.
5. 1 required loading space for the first 10,000-100,000 sf of gross area
6. See Sec. 5-110: Bulk, Space, and Yard Requirements
7. Widths: The total width of driveways measured at the lot line on a parcel of property used for nonresidential purposes shall not exceed one-half (1/2) the lot frontage, and no single driveway approach shall exceed thirty feet (30') measured at the property line. The width of the driveway approach measured at the curb shall in no case be greater than five feet (5) more than the width measured at the lot line.
8. Location Of Drives: On a parcel of property used for nonresidential purposes, no driveway approach shall be located within five feet (5') of the property line, or within ten feet (10') of any other driveway approach as measured at the property line. Additionally, no new driveway approach for secondary access to or from a commercially-zoned property shall be permitted to be created onto a street where the access drive is directly adjacent to, or directly across from a residentially-zoned district.
9. Location Of Drive-In Lanes: Drive-in lanes shall not be permitted in any front or corner side yard; provided, however, only that a required access drive aisle from the public street to the drive-in lanes may traverse a front or corner side yard in a manner that minimizes the lot coverage within that front or corner side yard.
10. Per the 1:250 and 1:275 parking space requirements, the proposed 16,425 sf building would require 61 parking spaces. The current site plan provides 69 spaces.
11. Per 9-104-G-2b: Off street parking for uses specified in this subsection shall not be located in required front or corner side yards.

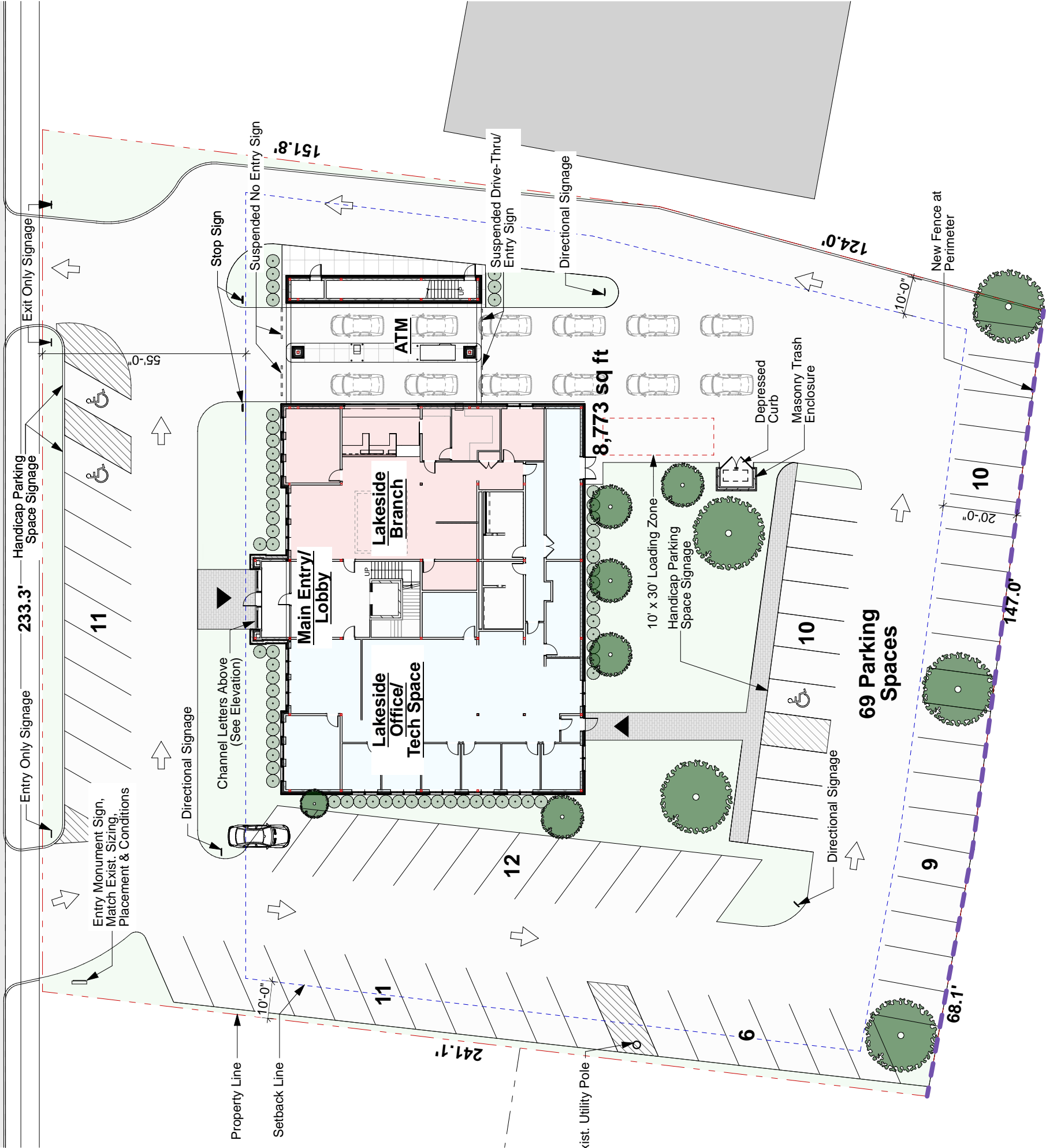


Pappageorge Haymes Partners
www.pappageorgehaymes.com

E. OGDEN AVE

Lakeside Bank - Hinsdale
222 E. Ogden Ave
Hinsdale, Illinois

Site Plan
Scale: 1" = 30'



1ST FLOOR SF SUMMARY:	
Branch Bank SF:	2,732 sf
Lakeside Office/Tech Space:	4,613 sf
Common Area:	1,428 sf
TOTAL 1st Floor Plate:	
	8,773 sf
TOTAL BUILDING SF:	
	16,425 sf

TOTAL SF SUMMARY:	
Branch Bank SF:	2,732 sf
Lakeside Office/Tech Space:	12,265 sf
Common Area:	1,428 sf
TOTAL BUILDING SF:	
	16,425 sf

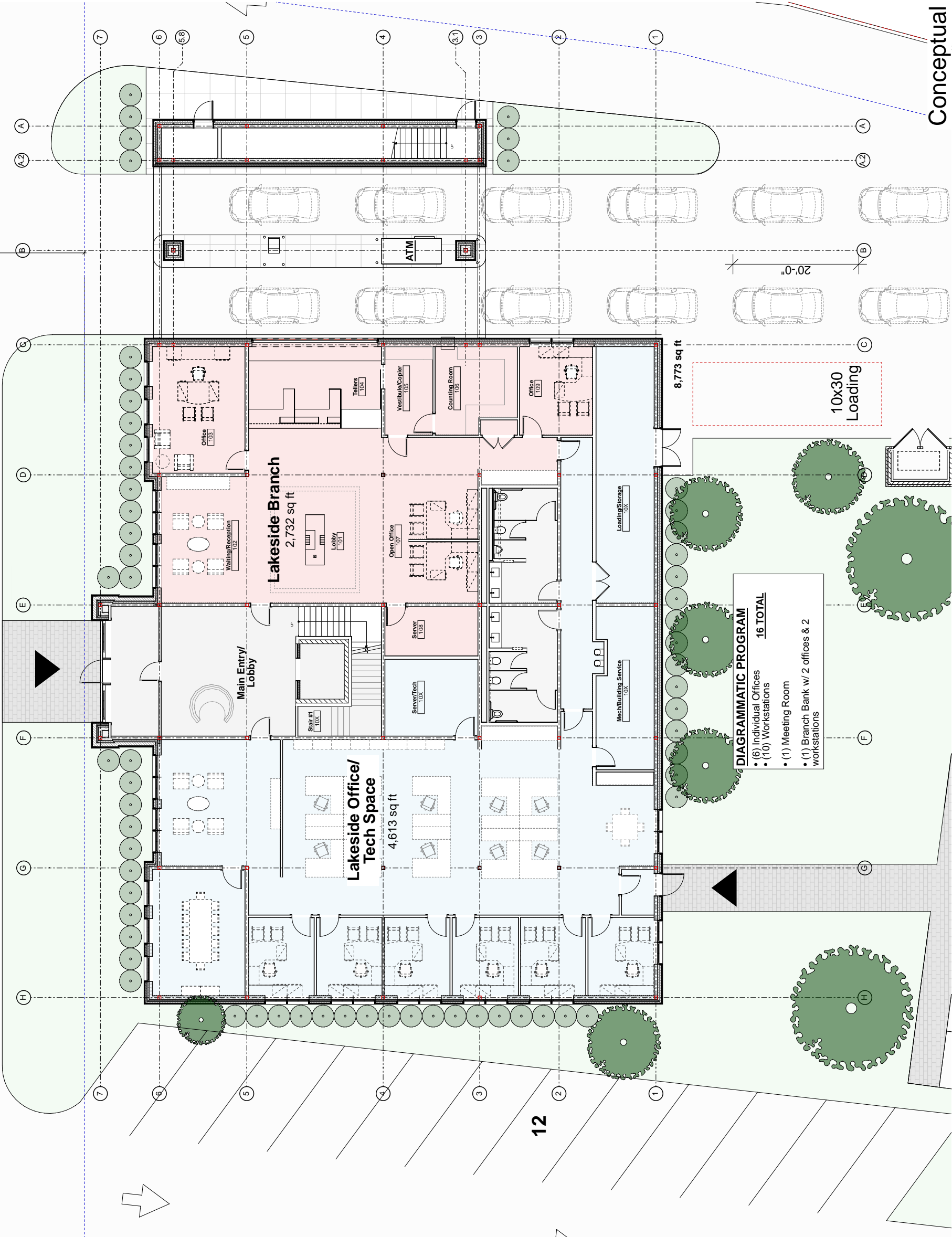


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Lakeside Bank - Hinsdale
222 E. Ogden Ave
Hinsdale, Illinois

First Floor Plan

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



1ST FLOOR SF SUMMARY:

Branch Bank SF:	2,732 sf
Lakeside Office/Tech Space:	4,613 sf
Common Area:	1,428 sf
TOTAL 1st Floor Plate:	8,773 sf
TOTAL BUILDING SF:	16,425 sf



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DIAGRAMMATIC PROGRAM

- (6) Individual Offices
- (10) Workstations
- (1) Meeting Room
- (1) Branch Bank w/ 2 offices & 2 workstations

16 TOTAL

10x30
Loading



DIAGRAMMATIC PROGRAM

• (4) Executive Offices

• (6) Individual Offices

• (18) Workstations

• (1) Meeting Rooms

28 TOTAL

2ND FLOOR SF SUMMARY:

Total 2nd Floor Plate:	7,652 sf
TOTAL BUILDING SF:	16,425 sf

Lakeside Bank

Lakeside Bank

developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Lakeside Bank
Address: 1350 S Michigan Avenue
City/Zip: Chicago, 60605
Phone/Fax: (312) 852 / 9990
E-Mail: dpinkerton@lakesidebank.com

Owner

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

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

Name: Peter Coules, Jr./ Patrick C. McGinnis
Title: Attorney
Address: 15 Salt Creek Lane, Suite 312
City/Zip: Hinsdale, 60521
Phone/Fax: (630) 920 / 0406
E-Mail: peter@donatellcoules.com

Name: Pappageorge Haymes
Title: Architect
Address: 640 N. LaSale Drive, #400
City/Zip: Chicago, 60654
Phone/Fax: (312) 337 / 3344
E-Mail: srezabek@pappageorgehaymes.com

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) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 222 East Ogden Avenue, Hinsdale

Property identification number (P.I.N. or tax number): 09 - 01 - 209 - 003

Brief description of proposed project: Lakeside Bank with two lane drive-thru lanes. New construction building.

General description or characteristics of the site: Empty medical offices

Existing zoning and land use: B-3

Surrounding zoning and existing land uses:

North: B-3

South: B-3 and B-1

East: B-3

West: B-3

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: 222 East Ogden, Hinsdale

The following table is based on the B-3 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250 sq.ft.	58,894 sq.ft.
Minimum Lot Depth	125'	241.1'
Minimum Lot Width	50'	233.3'
Building Height	30'	30'
Number of Stories	2	2
Front Yard Setback	100' from central line of Ogden	over 100' from central line
Corner Side Yard Setback	25'	100'
Interior Side Yard Setback	10'	24.667'
Rear Yard Setback	20'	107'
Maximum Floor Area Ratio (F.A.R.)*	29,447	16,425
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	53,005 (90%)	47,314 (80.3%)
Parking Requirements		
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements	6 cars for stacking	6 cars for stacking
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: _____

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 19th day of July, 2020, I/We have read the above certification, understand it, and agree to abide by its conditions.

Patrick C. McGinnis
Signature of applicant or authorized agent

Signature of applicant or authorized agent

Patrick C. McGinnis
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 15th day of

July, 2020.

Lana Pietrantonio
Notary Public





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 222 East Ogden Avenue, Hinsdale, IL 60521

Proposed Special Use request: Two lane Drive-thru for Bank

Is this a Special Use for a Planned Development? ☒ **No** ☐ **Yes** (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit 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 Plan Commission and Board of Trustees should weigh, among other factors, 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.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
See attached.
2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.
See attached.

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

See attached.

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

See attached.

5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

See attached.

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

See attached.

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

See attached.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

See attached.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

See attached.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Not applicable.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

The design of the new building will complement the surrounding properties and does not create any adverse use of existing landscaping or sceneries.

1. The use (Bank and Bank offices) and two lane drive-thru is an allowable use in the B-3 Zoning District, as a Special Use. The B-3 District is a general business district that is intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes. Lakeside Bank, and their offices, being on Ogden Avenue, meets this criteria.
2. A Bank and its office located on Ogden Avenue is a relatively low intensity of use for the property, and therefore does not have an adverse impact on the adjacent properties nor on the public health, safety, or general welfare of the area. There are no zoning variances requested with the plan which is a demolition of a building that has been vacant for well over one (1) year. The new building fits in nicely with the surrounding B-3 and B-1 uses.
3. South is Shell gas station; East is Hinsdale Medical Building that houses Shred 45, BU Wellness & Med Spa, Therapeutic Health, & Molecular. Next to that is Koshgarian Rug Cleaners Avanti Hair Salon, State Farm, & Sterling & Knight Jewelry & Pawn. Across Ogden are office buildings, medical buildings, and parking. 222 Ogden Avenue uses two (2) curb cuts, not changing and all self-encompassing property with no going onto neighboring properties.
4. No changes to any public facilities are necessary. The use of the property as a Bank and offices has had and will continue to have no negative impact on any public services. The use is not more intensive than medical offices.
5. This has not been an issue nor will the request create an issue as use not more intensive and a traffic study by KLOA has been provided. At this time, branch hours to be 8:00 a.m. to 5:00 p.m. Drive Thru will have the same hours. The operations staff hours will be 7:00 a.m. to 6:00 p.m. with most staff working 8:00 a.m. to 5:00 p.m.
6. The existing structure will be removed and has no significant features and a new building erected. There is no additional lot coverage of impervious sources.
7. Applicant is seeking a variation to grant a Special Use for two drive-thrus. There are no residential properties that abut this property and all stacking will face Ogden (on East side of building).
8. All of the conditions of the approved special use are being met. There are no long hours and less hours than the Shell gas station and to the South. No noise nor other concerns with a Bank and its offices. In fact, this property has been vacant and well over one (1) year and exempt from property taxes as it is owned by a Not For Profit.

For the Code and Plan purposes the proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the office comprehensive plan.

The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

There will be no interference with surrounding development. The proposed use and development will be constructed arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

There will be no traffic congestion as the proposed use and development will not cause undue traffic congestions nor draw significant amounts of traffic through residential streets.

The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed use and development will be a public benefit at the particular location requested which is necessary and desirable to provide a service or a facility that is in the interest of the public convenience of that will contribute to the general welfare of the neighborhood or community.

For the alternative locations, Ogden Avenue to such extent can meet public goals by the location of the proposed use and development.

For the proposed use and development all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through the building design, site design, landscaping, and screening.

9. Bank and drive-thru will serve needs of residents of Hinsdale and no negative impact on any neighbors. Best along Ogden Avenue in the B-3 with all abutting properties being B-3 and B-1.

MEMORANDUM TO: David Pinkerton
Lakeside Bank

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: July 14, 2020

SUBJECT: Traffic Evaluation
Proposed Office Building and Branch Bank
Hinsdale, Illinois

This memorandum summarizes the results and findings of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed office building and a branch bank to be located in Hinsdale, Illinois. The site of the development, which contains a vacant approximate 25,400 square-foot medical office building, is located on the south side of Ogden Avenue just east of York Road. As proposed, the site will be redeveloped to contain an approximate 16,500 square-foot office building that will include an approximate 2,800 square-foot branch bank. The branch bank is proposed to have two drive-through lanes on the east side of the office building. Access to the development is proposed to be provided via the two existing access drives on Ogden Avenue. A copy of the proposed site plan is provided in the Appendix. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The purpose of this evaluation was to summarize the characteristics of the roadway system, estimate the peak hour trips to be generated by the development, review the access system, and examine the adequacy of the stacking for the drive-through lanes.

Roadway System and Access Characteristics

Ogden Avenue (U.S. Route 34) is a northeast-to-southwest, major arterial roadway that has a full access interchange with I-294. In the vicinity of the site, Ogden Avenue has two lanes in each direction divided by a striped median. Separate left-turn lanes are provided at most intersections, including the signalized intersections of York Road and Salt Creek Lane/Oak Street and the unsignalized intersection of County Line Road. Ogden Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 35 miles per hour, and carries an Average Annual Daily Traffic (AADT) volume of 34,600 vehicles (IDOT 2017) within the immediate vicinity of the site.

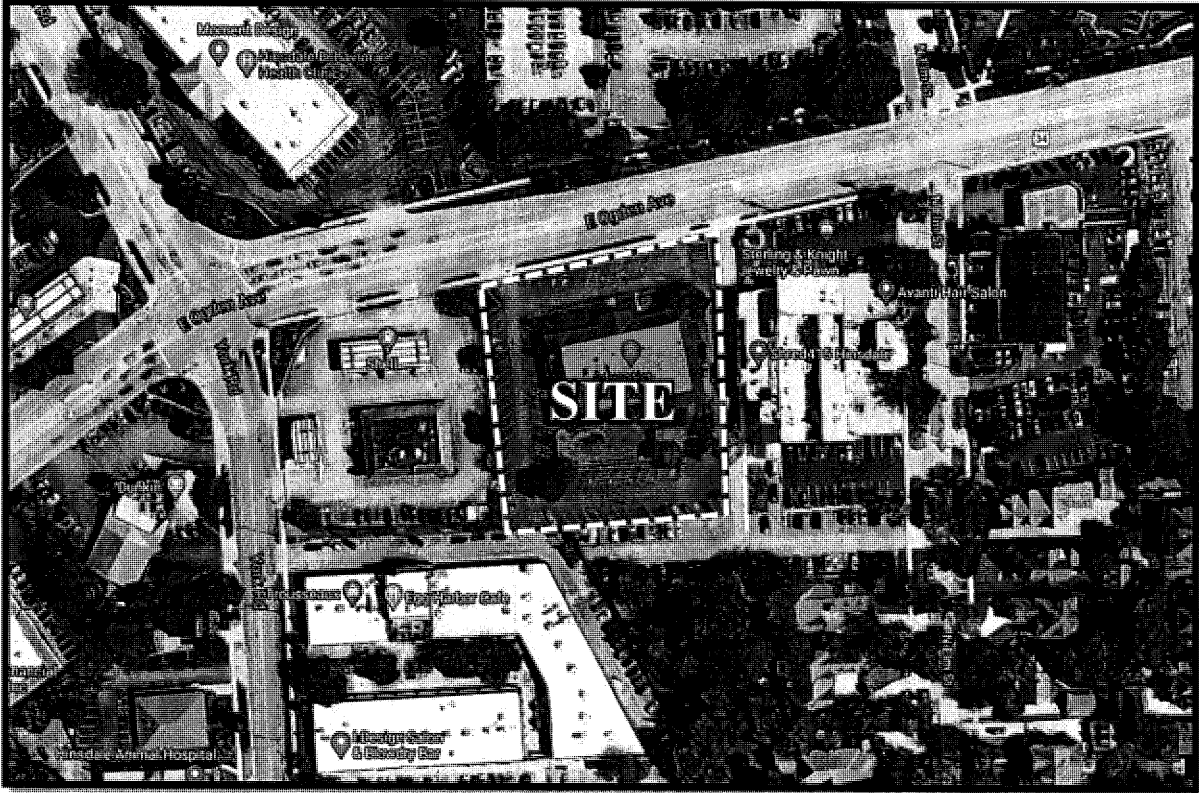


Figure 2

Access to the site is currently provided via two, one-way access drives located on Ogden Avenue. The western access drive is located at the west end of the site and provides inbound only access via one inbound lane. Inbound left-turn movements to the site are accommodated via the Ogden Avenue westbound left-turn lane serving York Road. The eastern access drive is located at the east end of the site and provides outbound only access via one outbound lane. A sign is currently located at the outbound access drive prohibiting outbound left-turn movements from 7:00 to 9:00 A.M. and from 4:00 to 6:00 P.M.

Crash Analysis

KLOA, Inc. obtained crash data¹ from IDOT for the most recent past five years available (2014 to 2018) for the intersections of Ogden Avenue with the two access drives. According to IDOT, no crashes occurred at the two access drives between 2014 and 2018.

Development Traffic Generation and Comparison

As proposed, the site will be redeveloped to contain an approximately 16,500 square-foot office building that will include an approximate 2,800 square-foot branch bank. The number of peak hour trips estimated to be generated by the proposed development was based on the “General Office Building” (Land-Use Code 710) and “Bank with Drive-Through Lane” (Land-Use Code 912) vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). In addition, it is important to note that surveys conducted by ITE have shown that approximately 40 percent of trips made to banks are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic.

For comparison purposes, the volume of traffic that the current approximate 25,400 square-foot vacant medical office building could generate was also determined. It is our understanding that the basement of the medical office building was built out as medical offices and classrooms for a day care center. While a day care center typically has higher trip generation rates than medical office, the traffic estimated to be generated by the current building was estimated assuming the entire building was occupied with medical office uses. The “Medical/Dental Office Building” (Land-Use Code 720) ITE trip rates were used to estimate the traffic generated by the medical office building.

Table 1 summarizes the trips projected to be generated by the proposed office development and branch bank and the traffic generated by the existing medical office building.

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 1
ESTIMATED TRAFFIC VOLUMES

Land Uses	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Development						
Office Building – 13,700 s.f.	14	2	16	3	13	16
Branch Bank – 2 Drive-Through Lanes	11	7	18	26	28	54
Total	25	9	34	29	41	70
Existing Development						
Medical Office Building – 25,400 s.f.	51	15	66	25	63	88

From Table 1 it can be seen that the proposed office building with branch bank will generate approximately one-half the trips during the morning peak hour and slightly fewer trips during the evening peak hour compared to the trips that the existing 25,400 square-foot medical office building could generate. Further, it is important to note that approximately 40 percent of the trips generated by the bank during the evening peak hour will be pass-by trips and not new trips to the roadway system. As such, the proposed office building and branch bank will generate a similar volume of new trips, if not less than, the existing medical office building.

Proposed Access System

Access to the office building and branch bank is proposed to be provided via the existing two, one-way access drives located on Ogden Avenue as summarized below:

- The western access drive is located at the west end of the site and will continue to provide inbound only access to the site via one inbound lane. Inbound left-turn movements to the development will continue to be provided via the Ogden Avenue westbound left-turn lane serving York Road.
- The eastern access drive is located at the east end of the site and will continue to provide outbound only access. This access drive is approximately 30 feet wide and should be striped to provide a separate right-turn lane and a separate left-turn lane. Both lanes should be under stop sign control. In addition, a “Do Not Enter” sign should be installed at this access drive facing Ogden Avenue. Further, the sign prohibiting outbound left-turn movements from 7:00 to 9:00 A.M. and from 4:00 to 6:00 P.M. is proposed to be removed as part of the redevelopment. With the elimination of the left-turn restriction, the access should be monitored in the future to ensure that it is providing efficient and orderly access from the site. If necessary, the outbound left-turn movements can be prohibited during the peak periods.

Proposed Drive-Through Stacking

As proposed, stacking for six vehicles will be provided within each drive-through lane without blocking the circulation system. The Village of Hinsdale zoning ordinance requires a total of six stacking spaces per lane. In addition, observations and surveys performed at numerous banks in the Chicagoland area show that the maximum stacking within a drive-through lane is three to four vehicles. Further, previous information provided at other banks indicates that approximate 50 percent of the patrons use the drive-through facilities while approximately 50 percent of the patrons park and enter the bank. With a projected evening peak hour volume of approximately 26 inbound vehicles, it can be seen that approximately 13 patrons will use the two drive-through lanes which averages to six to seven patrons per lane in one hour. As such, the stacking provided for the proposed drive-through lanes will be sufficient to accommodate the drive-through peak demand and meets the requirements of the Village.



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

Address of proposed request: 222 East Ogden Avenue

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.

See Attached.

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

See Attached.

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

See Attached.

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.

See Attached.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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

See Attached.

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.

See Attached.

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

See Attached.

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.

See Attached.

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

See Attached.

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

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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

See Attached.

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

See Attached.

1. The proposed building leaves the same amount of space between surrounding buildings and does not lessen the current setback between spaces, streets & facades.
2. The proposed building uses quality materials that match surrounding buildings and makes the surrounding area look nicer and upgraded quality. A Masonry building that matches the Hinsdale office park.
3. The design and quality of the proposed building matches with the character of the surrounding buildings and neighborhood.
4. The proposed site plan and building allows for better quality than the current site plan.
5. The height of the proposed building and structure is visually compatible with surrounding buildings and meets Zoning Code requirements.
6. The proposed width to the height of front elevation is visually compatible with surrounding buildings and does not take away from any less open spaces on the current site plan.
7. The proposed width to the height of the windows is visually compatible with surrounding buildings.
8. The relationship of solids to voids in the front facade of the proposed building is visually compatible with surrounding buildings and neighborhood.
9. The proposed building uses the same amount of open spaces in between current buildings and does not take away any open space to surrounding buildings or neighborhood.
10. The proposed site uses the same entrances and other projections to sidewalks as the current site uses. The proposed site meets Zoning Code requirements.
11. The materials and texture will use brick which surrounding buildings also use and is visually compatible. The building to the East is pure masonry and to the West is the shell gas station.
12. The roof shape of the building is compatible with the surrounding buildings and meets Zoning Code requirements.
13. Building facades are met with the required Zoning Codes and in fact, are visually related and compatible with surrounding buildings.

14. The size and mass of buildings and structures are visually compatible with surrounding buildings and meet Zoning Code requirements. There are no porches or balconies on the proposed structure.
15. The character of the front elevation of the proposed building meets Zoning Code requirements, as well as fits with the surrounding buildings. The width and orientation of the building is the same as what exists today.
16. N/A

REVIEW CRITERIA – Site Plan Review

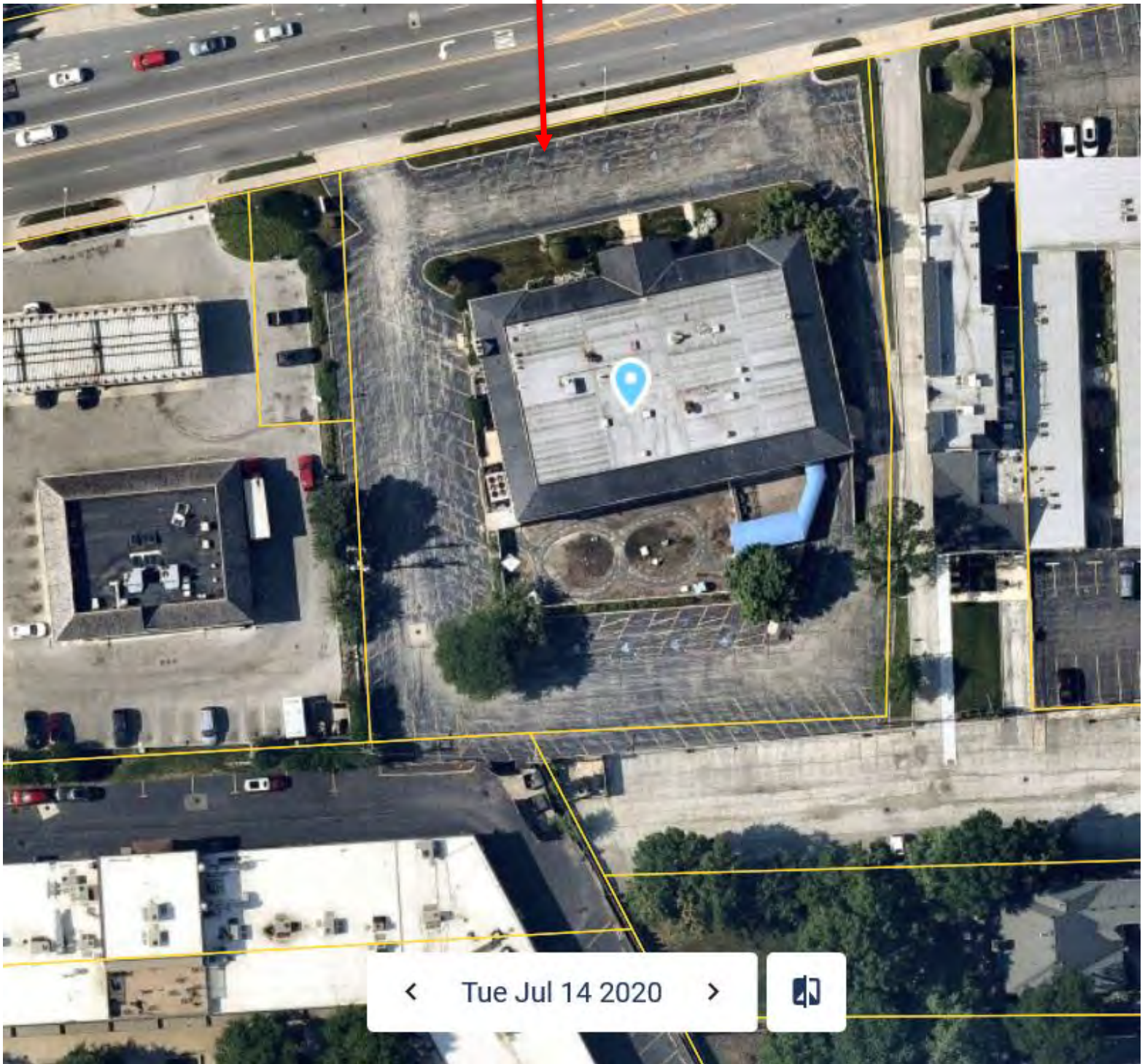
1. The proposed site plan meets all required standards by the Zoning Codes.
2. The proposed site plan does not interfere or change any easements and rights-of-way.
3. The proposed site plan will help all the above as the current building on the site is deuterating.
4. The proposed site plan will not affect any surrounding property with any less community enjoyment. In fact the setbacks are the same or greater than what exists today.
5. There was a traffic study preformed for the current proposed site plan and it does not create any traffic congestion or hazards. The traffic will flow the same, if not smoother.
6. The proposed site plan provides the same amount, if not more, of shielding from or for the nearby uses and buildings.
7. The proposed structure and landscaping will in fact brighten the neighboring properties and match with neighboring structures and landscaping. The proposed structure will not lack amenity to any neighboring structures or current uses. The existing structure is in need of repair, the parking lot is in bad shape, lower lines need to be repaired and the garbage container is not enclosed.
8. The application and site plans submitted does not affect any of the space that is currently being used. The plans allow for continued space and maintenance.

9. The proposed site plan has proper drainage and will not create any erosion. The site will be properly paved and equipped with proper materials and drainage that will serve the community.
10. The proposed site plan does not place any unwarranted or unreasonable burdens on specified utility systems on the site and it satisfactorily integrates the site's utilities into the overall existing and planned utility system serving the Village and the community.
11. The proposed site plan does provide for allowed public uses.
12. The proposed site plan does not adversely affect the public health, safety, or general welfare. In fact, the proposed site plan is tearing down a deuterated building to build something that benefits the general public. In fact, the property ownership today does not pay any real estate taxes and Lakeside Bank would put the property back on the tax roles and the Village of Hinsdale and schools will benefit from same.

Attachment 3: Street View of 222 E. Ogden Avenue (facing south)



Attachment 4: Aerial View of 222 E. Ogden Avenue



Attachment 5: Bird's-Eye View of 222 E. Ogden Avenue (facing south)

