

MEETING AGENDA

PLAN COMMISSION Wednesday, January 8, 2020 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING 19 E. CHICAGO AVENUE, HINSDALE, IL

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of November 13, 2019, December 11, 2019 Plan Commission Meetings
- **5. SIGN PERMIT REVIEW**
 - a) Case A-41-2019 34 E. 1st Street Jeans & a Cute Top Shop 1 New Wall Sign

6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-39-2019 5500 S. Grant St. Hinsdale Central High School (Hinsdale Township High School District D86) / ARCON Associates – Exterior Appearance and Site Plan for various Improvements, including a new Natatorium. (concurrent with Zoning Board of Appeals V-05-19 application)
- **b)** Case A-46-2019 (*contingent on Village Board referral on Jan. 7, 2020*) 24 W. Hinsdale Ave. Michael Abraham Architects Major Adjustment to approved Exterior Appearance for new storefront façade (Initial Application Case A-18-2019).

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

a) Case A-23-2019 – Village of Hinsdale – Request to close the public hearing to secure a lighting engineer for the Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604). (continued from 10.09.19, 11.13.19, and 12.11.19 PC Meetings)

8. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD** at 789-7022 promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION November 13, 2019 MEMORIAL HALL 7:30 P.M.

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, November 13, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Mark Willobee, Troy Unell, Anna Fiascone, and Debra Braselton

ABSENT: Gerald Jablonski, Julie Crnovich and Jim Krillenberger

ALSO PRESENT: Chan Yu, Village Planner and applicant for cases: A-31-2019 and A-32-2019

Approval of Minutes – October 9, 2019

The Plan Commission (PC) unanimously approved the October 9, 2019, minutes, as submitted, 5-0, (3 absent).

<u>Findings and Recommendations</u> - Case A-25-2019 - 11 Salt Creek Lane - Normandy Builders - Text Amendment to add Design Work for Home or Office Remodeling and related Showrooms as a Special Use in the O-3 General Office District and concurrent Special Use Permit for Normandy Builders to operate at 11 Salt Creek Lane in the O-3 District.

The PC unanimously approved the Findings and Recommendations, as submitted, 5-0, (3 absent).

<u>Sign Permit Review</u> - Case A-31-2019 – 118 W. 1st Street – Bank of America/Merrill– 1 New Illuminated Wall Sign (Merrill) and 1 Illuminated Wall Sign Update (Bank of America)

A representative from Olympik Sign Company reviewed the proposed sign elements, including that the Bank of America changed their logo to reflect all upper case fonts, and the font colors of both signs would be white, however the Merrill logo will have blue in it.

Chairman Cashman commented that the changes to the new logo is very subtle and initially difficult to notice.

Commissioner Braselton asked if the proposed signs are the same size as the one being replaced.

The applicant replied exactly.

Commissioner Braselton asked if the logo of the bull could be smaller.

The applicant replied that they've done studies and that the proposed logo is the proportionate size for the proposed fonts.

Commissioner Willobee asked if they could shrink the entire sign.

The applicant said yes, but not too much.

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Chairman Cashman thought the proposed sign is pretty small on the building.

Commissioner Willobee agreed, but commented that he was thrown off a bit by the asymmetrical layout. He also had a question about a turn off time for the illumination and if it was an appropriate situation here, like the Chase Bank ground sign.

Chairman Cashman said he was not opposed to a shutoff time.

Commissioner Unell agreed a 10 PM shutoff time is fair.

Commissioner Fiascone agreed with the shutoff time, and commented that she thought the proposed sign size is OK for the size of the building.

The PC in general thought the sign looked cleaner and not so different than the current sign.

With no further questions or comments, the PC **unanimously approved** the sign application, with the condition it be turned off at 10 PM, 5-0, (3 absent).

<u>Sign Permit Review</u> - Case A-32-2019 - 6 Grant Street - JC Licht Hinsdale (Benjamin Moore Grant Square) - 1 Wall Sign Update (illuminated)

A representative from La Grange Sign & Lighting presented the request and explained the update emphasizes the "Licht" name, the "Epco" name has been dropped and the Benjamin Moore logo changed slightly. The applicant also corrected the gold color in the submitted exhibit. The proposed color, specified by Grant Square, is a flat black color.

Commissioner Willobee asked what the sign size is, and referred to some back and forth emails with Chan.

The applicant replied 42.7 SF without the backer panel.

Chan explained that is the size if you were to calculate it as one large sign versus two separate sign backings. Thus, the 42.7 SF is the "worst case" and largest sign area calculation if interpreted as one sign.

With no further questions or comments, the PC unanimously approved the sign application, 5-0, (3 absent).

<u>Public Hearing</u> - Case A-23-2019 – Village of Hinsdale – Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604).

Chairman Cashman stated that there is a request by the Village to continue this case to incorporate information and recommendations from Mr. Skokna, who introduced himself and spoke during the public hearing to offer his expertise to the Village with this application on October 9, 2019. To this end, the PC unanimously continued the public hearing for the December 11, 2019, meeting for Case A-23-2019, 5-0, (3 absent).

Adjournment

The meeting was adjourned at 7:41 p.m. after a unanimous vote. Respectfully Submitted by Chan Yu, Village Planner

Approved

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION December 11, 2019 MEMORIAL HALL 7:30 P.M.

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, December 11, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Debra Braselton, Michelle Fisher, Gerald Jablonski, Julie Crnovich,

Jim Krillenberger and Anna Fiascone

ABSENT: Troy Unell and Mark Willobee

ALSO PRESENT: Chan Yu, Village Planner, Mike D'Onofrio, Planning Consultant and applicants for

cases: A-33-2019, A-35-2019 and A-36-2019

Approval of Minutes - November 13, 2019

The Plan Commission (PC) unanimously approved the November 13, 2019, minutes, as submitted, 4-0, (2 abstained and 3 absent). However, 5 votes are necessary for approval or denial so this item will appear on the January 8, 2020, PC meeting agenda.

<u>Sign Permit Review</u> - Case A-33-2019 – 12 E. 1st Street – Glimpse Vision – 1 New Wall Sign (illuminated) A representative for Glimpse Vision reviewed that the company has rebranded, and the proposed sign is slightly longer than the existing sign. The sign would not be internally illuminated, however, would like to install 3 gooseneck external lights above the wall sign. Per the Historic Preservation Commission's (HPC) request, the white background has been revised to a more grey toned white.

Commissioner Jablonski asked if the current sign is temporary.

The applicant replied yes, the current sign banner is temporary.

Commissioner Jablonski asked if that is the same size as the proposed.

The applicant replied no, the banner is the size of the original sign. The proposed sign is slightly longer.

Commissioner Crnovich asked about painting the existing storefront.

The applicant stated that the storefront has already been painted a grey color, and will just be repainted with the same color.

Commissioner Crnovich asked if that would require exterior appearance review.

Chan responded that paint does not require a building permit and therefore does not trigger exterior appearance review.

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Commissioner Crnovich asked about the sample paint chips referenced in the application and noted by the HPC that the initial white color was too bright.

The applicant replied correct and approached the dais with said paint samples.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 6-0, (3 absent).

Sign Permit Review - Case A-35-2019 - 14 W. 1st Street - Work Shop - 1 New Wall Sign

The owner of the store Work Shop presented the request and explained the intent to paint the background a crème color.

Chairman Cashman asked if they planned to paint the crown.

The owner replied yes, the area is chipped and needs a fresh coat of paint.

Chairman Cashman asked Chan if they are looking at the sign with the backing.

Chan replied that he struggled with this application because the painted background would be applied to part of a building that the applicant wouldn't be able to take off like a wall sign- which is removable. The 2 examples provided in the memo included similar situations, however, both painted backgrounds were black or white, whereas the proposed background in this application is crème/pink. To this end, would the PC consider the painted background a sign backing, used to measure the area of the sign is the question.

Chairman Cashman named a few other examples of the same situation and did not recall measuring the background color as part of the area.

Commissioner Crnovich complimented the proposed sign and believes it is much better than the former orange colored background sign.

Commissioner Braselton asked the applicant what type of business is it.

The owner replied it is a retail store for women.

Commissioner Fisher commented that she thinks the proposed sign is beautiful.

With no further questions or comments, the PC unanimously approved the sign application, 7-0, (2 absent).

Sign Permit Review - Case A-36-2019 - 540 W. Ogden Ave. - Kensington School - 1 New Ground Sign

The architect and general contractor for Kensington school introduced the proposed ground sign, and described it as a white material also used on the new school building, as well in other Kensington schools in the region.

Chairman Cashman asked if this sign would look like the one at the Elmhurst location.

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The applicant replied yes, almost exactly like the Elmhurst location. He noted the submitted photo shows the ground sign at the Wheaton location.

Commissioner Jablonski asked about the setback and visibility on Ogden Avenue, and asked if it meets the code requirements.

Chan replied that it meets the 10' setbacks and the 100' sight distance triangle.

Commissioner Fisher asked if there will be any landscaping around the ground sign.

The applicant replied yes, some low plantings per the landscape plan initially submitted for the new school.

Commissioner Krillenberger asked if there would be any illumination.

The applicant replied no.

Commissioner Crnovich asked if there will be any onsite informational signs.

The applicant replied there will be one for the building, and a few informational signs for fire lanes and "do not enter" already.

Chairman Cashman asked if the north curb cut on Ogden is right hand turn only.

The applicant replied it is right-in and right-out only.

Chairman Cashman asked when the school is scheduled to open.

The applicant replied hopefully in April.

With no further signage questions or comments, the PC **unanimously approved** the sign application, 7-0, (2 absent).

<u>Public Hearing</u> - Case A-23-2019 – Village of Hinsdale – Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604).

Please refer to Attachment 1, for the transcript for Public Hearing Case A-23-2019

Chan provided a brief recap of the meeting with Mr. Skokna, who introduced himself and spoke during the public hearing on October 9, 2019, and Mr. D'Onofrio. Mr. Skokna's three (3) main recommendations, include: security lighting should be no great than 8,000 lumens per fixture; be aware of the different types of lighting fixtures, which illuminates in different patterns, and lastly, illumination standards should be measured by lumens, and not wattage. Planning consultant, Mr. D'Onfrio also introduced himself, and offered to respond to any questions or concerns by the PC.

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In general, after the discussion, the PC thought this was a great start, however, support the Village in hiring a lighting engineer to guide them and help with questions moving forward. To this end, the PC unanimously continued the public hearing for the January 8, 2020, meeting for Case A-23-2019, 6-0, (2 absent).

Adjournment

The meeting was adjourned at 8:14 p.m. after a unanimous vote. Respectfully Submitted by Chan Yu, Village Planner

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STATE OF ILLINOIS )

(COUNTY OF DU PAGE )
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BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:

(Case A-23-2019 - Village of Hinsdale -)

Proposed Text Amendment to the Hinsdale)

Zoning Code, Sections 9-101(D)(9),)

9-104(H)(2)(h) and 12-206, relating to)

the definitions of the lighting)

regulations (Section 11-604). (Continued)

From Oct. 9 and Nov. 13, 2019, PC)

Meetings.)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 11th day of December, 2019, at the hour of 7:30 o'clock p.m.

BOARD MEMBERS PRESENT:

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MR. STEPHEN CASHMAN, Chairman,
MS. DEBRA BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MS. MICHELLE FISHER, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member.
ALSO PRESENT:
MR. CHAN YU, Village Planner;
MR. MICHAEL D'ONOFRIO, Planning
Consultant.
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1	CHAIRMAN CASHMAN: Our next order of	1	MR. YU: Yes, correct. Yes. So in
2	business is a public hearing. If there is	2	terms of measurements of brightness, he
3	anyone here wishing to speak on this matter,	3	recommended lumens versus wattage. I included
4	they need to be sworn in. You are welcome to	4	attachment 7, which is a pretty good summary of
5	5 stay. It has to do with the lighting.		the definitions. It just looks like watts is
6	6 Does the Village consultant need to		more of a measurement of energy versus how
7	be sworn?	7	bright something is. And some of the questions
8	MR. YU: Yes, sure.	8	that the Commissioners had, good questions that
9	(Mr. D'Onofrio and Mr. Yu sworn.)	9	were brought up, the Village of Homer Glen,
07:51:47PM 10	CHAIRMAN CASHMAN: So this is	07:54:09PM 10	their lighting ordinance was brought up. And
11	Case A-23-2019, the Village of Hinsdale. It's a	11	some of the questions that Commissioner Jerry
12	proposed text amendment to the Zoning Code,	12	brought up was is there some sort of ratio of
13	Sections $9-101(D)(9)$, $09-104(H)(2)(h)$, and	13	lumens per the size of the lot, that was
14	12-206. It's related to the definitions of the	14	addressed in this lighting ordinance. They have
15	lighting regulations in Section 11-604. This	15	a pretty good, comprehensive glossary. So that
16	was originally heard on October 9 and was	16	I thought that maybe we could look at that
17	continued to November 13 and then continued to	17	ordinance to see if there is any good or bad
18	this meeting.	18	recommendations.
19	So do you want to give us an	19	I also brought our consultant, Mike
07:52:21PM 20	update, Chan? Read through some of this.	07:54:39PM 20	D'Onofrio, here to help us if there are any
21	MR. YU: Sure.	21	questions.
22	CHAIRMAN CASHMAN: And give us some	22	CHAIRMAN CASHMAN: What is your name?
	66		68
1	66 more food for thought.	1	MR. D'ONOFRIO: My name is Mike
1 2		1 2	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the
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	69		71
1	months ago. As I tell her, I married you for	1	MS. BRASELTON: The lighting zone
2	better or for worse but not for lunch; so	2	approach, Steve?
3	anyway	3	CHAIRMAN CASHMAN: And having it much
4	CHAIRMAN CASHMAN: I thought it was	4	more clear as a complete lighting ordinance,
5	interesting, the Homer glen example, because I	5	that really addresses it. I think ours, we have
6	kind of felt like we were chipping around the	6	lighting kind of spattered through our zoning
7	edges of this concept. And what was intriguing,	7	code.
8	and when I was looking at the recommendations,	8	MS. CRNOVICH: Right.
9	the Illuminating Engineering Society has a	9	CHAIRMAN CASHMAN: And I just think
07:56:09PM 10	document that they use to assist villages. It's	07:57:50PM 10	it's impossible to find. It trips people up
11	a model lighting ordinance. And it looks like a	11	because they don't know where to look. I think
12	lot of not all but some of the stuff that was	12	this is really fascinating. It defines like
13	in Homer Glen was based on this standard.	13	zones like zero, that would be next to
14	And maybe that's really just as far	14	Fullersburg. They want almost zero illumination
15	as establishing basically like a zoning map for	15	because they have nature right there. And then
16	lighting zones. And then as they have it here,	16	all the way up to a spot like the Land Rover
17	a maximum number of lumens per net acre. There	17	
	•	17	dealer where they have high illumination. It's
18 19	are different lumen lights for parking, hard	19	really good guides.
00	surfaces. It's really an interesting document.		I think it also gives a village a firm foundation because it's based on an
	And the fact that it was created by the		
21	Illuminating Engineering Society was kind of	21	organization that basically creates this and
22	intriguing.	22	determines standards for the Illuminating
1	70 Do you have a copy of that, that	_	72 Engineers. And Homer Glen, if you compare that
1		1	
3	document? MR. YU: Of the ordinance?	2	to this, I mean they have a lot of this in there.
	CHAIRMAN CASHMAN: Yes.	3	MS. CRNOVICH: I had a question. Does
5	MR. YU: Yes. It's actually	5	Hinsdale even have like an ordinance for
6	attachment 8.	6	residential lighting?
7	CHAIRMAN CASHMAN: It's a different	7	CHAIRMAN CASHMAN: No.
8	ordinance. This is the model ordinance. It's	8	MS. CRNOVICH: Like Homer Glen does.
9	much bigger. It's got guides in here for	9	Is that something we should be looking at?
40	basically like guys like you for all the	40	CHAIRMAN CASHMAN: Well, actually in
07:57:06PM 10	different sections. It's interesting, when you	07:58:41PM 10	there, there is a model ordinance for commercial
12	look at it compared to the Homer Glen, Homer	12	and there is model ordinance for residential.
13	Glen seems to be a short version; but they have	13	MS. CRNOVICH: Right. I see Homer Glen
14	definitely used a lot of that.	14	has the same thing. So like, let's say somebody
15	Did Homer Glen have a lighting zone	15	goes to build a house, they can do whatever they
16	map?	16	want with lighting?
17	MR. YU: No, it did not.	17	CHAIRMAN CASHMAN: Currently, yes.
18	MR. D'ONOFRIO: No, I don't believe so.	18	MS. CRNOVICH: Currently. And I have
19	CHAIRMAN CASHMAN: It looks like in the	19	noticed somewhere it's like I really think
07:57:27PM 20	exceptions But I really like that approach.	07:59:00PM 20	it's something we need. I mean as long as we
07:57:27PM 20	I think for the applicants it would make things	07:59:00PM 20	are doing all this now.
22	a lot simpler.	22	MS. FISHER: Do the baseball fields and
3 of 15 she	•		
25 5/10	William W. Bollo	, 550 0	34-7772.11.19 PC Minutes - Attachment 1

CHAIRMAN CASHMAN: They are exempted. MS. FISHER: I saw that. CHAIRMAN CASHMAN: Yes. MS. FISHER: If everything is going to at in one pile, perhaps CHAIRMAN CASHMAN: Well, the big thing of met like Troy on that because of Pierce If you live near Pierce Park and the beall field is illuminated, cutoff on those is huge because they were little I lid say park district land. The park ct was violating the village ordinance and right with all kinds of bleed over into abors' properties, but I think that we need dress it all. Parking lots, village-owned parking	1 2 3 4 5 6 7 8 9 0cc100PM 10 11 12 13 14 15	MR. JABLONSKI: It's family MS. CRNOVICH: Yes. MR. D'ONOFRIO: But at the same time most, what I would consider well-developed inner ring, outer ring, suburbs in the area don't have residential lighting. I have had a lot of experience over the years trying to negotiate disputes between neighbors and lighting. CHAIRMAN CASHMAN: That's what I was thinking. MR. D'ONOFRIO: There is very little in any zoning. MS. CRNOVICH: There is one house on my
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nd right with all kinds of bleed over into abors' properties, but I think that we need dress it all.		
nbors' properties, but I think that we need dress it all.		block, and they have like six exteriors lights
dress it all.	16	in the back; and it's just like really overkill.
	17	MS. BRASELTON: We could. There is no
	18	reason we can't. We don't have to do what
I hate how the Village is exempted from	19	CHAIRMAN CASHMAN: We always seem to
parking ordinance when it comes to	08:01:19PM 20	focus on not having commercial or institutional
scaping and screening. I think the Village	21	properties cause kind of glare to residential
ld be the standard bearer, not the exception	22	properties. But if one residential property is
74		76
e rule. But I think this is a nice It	1	causing glare to another, it's kind of the same
		thing.
, , , , ,		MS. BRASELTON: So if you were doing a
		new build or an addition, or something that
	_	would trigger a permit, then that could be
		triggering the application.
•		CHAIRMAN CASHMAN: Yes. I like the
		language in here. I thought it was excellent
		about what we had talked about before about when
·		does it kick in.
		MS. CRNOVICH: Yes, that took a lot of
	12	the confusion out of it.
•	13	CHAIRMAN CASHMAN: I even thought how
	14	we always restricted like illumination of signs,
	15	10 o'clock or whatever. I thought it
will want to keep their dark sky so they	16	interesting even their phrasing when they are
mit residential lighting.	17	talking about businesses, when they talk about
MR. JABLONSKI: Homer Glen is probably	18	staying open later, there was exceptions to
e of that, too.	19	that. There was a lot of good things in Homer
MR. D'ONOFRIO: Right.	08:02:08PM 20	Glen.
	21	MS. CRNOVICH: Something we could add,
		-
	mit residential lighting. MR. JABLONSKI: Homer Glen is probably e of that, too.	I would think we would want to lightly on the residential side because I that's not anything we really review. MS. CRNOVICH: Okay. CHAIRMAN CASHMAN: Residential. MS. CRNOVICH: That's true. MR. D'ONOFRIO: If I could add, based y experience, the only municipalities that rally would regulate residential are ones nave adopted Dark Sky Ordinances where they rying to limit Barrington, South agton, out there where you have large to lots, you will have communities like that will want to keep their dark sky so they mit residential lighting. MR. JABLONSKI: Homer Glen is probably to of that, too. MR. D'ONOFRIO: Right.

77			79
1	1 lights go back on.		all of the different businesses, public
2	MS. BRASELTON: In winter versus summer		entities, athletics. I thought it was
3	or	3	fascinating.
4	CHAIRMAN CASHMAN: Like a half hour	4	I just stumbled on it because I was
5	5 before sunset.		literally looking for recommendations on parking
6	6 MS. CRNOVICH: Before sunrise is where		lots, which Mr. Skokna was talking about because
7	I'm thinking. I know there are some places in	7	of Land Rover, and then stumbled on this whole
8	town like where the parking lot lights go on at	8	other thing. I actually downloaded another
9	5:00 in the morning, and they are adjacent to	9	document and that came along for free.
08:02:30PM 10	residential.	08:04:00PM 10	MS. CRNOVICH: That was interesting.
11	MR. KRILLENBERGER: Are you saying your	11	And since we started discussing this, I've been
12	house?	12	driving around the Village and looking at
13	MS. CRNOVICH: Yes.	13	different lights. You can tell which ones
14	MR. KRILLENBERGER: For example.	14	were precode, like Grant Square. You look at
15	MS. CRNOVICH: 5:15.	15	that. You look at the park. And then you look
16	CHAIRMAN CASHMAN: When is the first	16	at some of your smaller parks, and there is a
17	mass?	17	lot to learn.
18	MS. CRNOVICH: No. I think they	18	CHAIRMAN CASHMAN: That has all in the
19	started turning them on earlier because they	19	there about all the cutoffs, everything about
08:02:44PM 20	started leasing out, renting out parking spaces.	08:04:18PM 20	the fixtures, what's permitted and not
21	CHAIRMAN CASHMAN: For commuters?	21	permitted. I think there is even graphic
22 MS. CRNOVICH: Yes. They never used		22	examples, like Homer Glen is included in that.
	78		80
1	1 to. I have been meaning to talk to them about		MS. FISHER: My favorite part in here
2	that because it's pretty bright so I think maybe	2	is it says, No laser light source.
3	we need	3	MS. CRNOVICH: It should have no neon
4	CHAIRMAN CASHMAN: Those could come on	4	light source, which I think we do now; right?
5	at the security level, dimmed, where it's still	5	MR. YU: Right.
6	safe.	6	CHAIRMAN CASHMAN: I even think there
7	MS. CRNOVICH: Right.	7	is something in there regarding illuminated
8	CHAIRMAN CASHMAN: Safety illumination	8	signs. For example, the digital sign in front
9	is really helpful.	9	of Hinsdale Central. Those can be really
08:03:08РМ 10	MS. CRNOVICH: At 5:15 it's still dark.	08:05:07PM 10	bright, and there is code in there about they
11	MS. BRASELTON: But your point is	11	are dimmable and that they There are sensors
12	well-taken. They are a church. They operate as	12	you can purchase with those signs so as it gets
13	a church, not as a commuter parking lot.	13	darker they dim down, and so they vary during
14	MS. CRNOVICH: And that's the only	14	the day. But that one at Central I think is
15	reason I think about why because earlier there	15	pretty much full-bore 24/7. I don't know if
16	was nobody there in the building, I don't think,	16	that bothers the neighbors across the street
17	till 7:00 or 8:00. But yes, it's pretty bright.	17	from there because there is a fence in front
18	I don't know if that's something else we would	18	of it.
19	want to consider.	19	MS. CRNOVICH: I think there is.
08:03:32PM 20	CHAIRMAN CASHMAN: I wouldn't be	08:05:34PM 20	CHAIRMAN CASHMAN: But it's got to be
21	surprised if it wasn't in that model ordinance	21	pretty lit up there all the time.
22	because it seems like they have really addressed	22	MS. CRNOVICH: Uh-huh.
5 of 15 she	ets KATHLEEN W. BONO), CSR 630-8	³³⁴⁻⁷⁷ 12.11.19 PC Minutes - Attachment 1

	81		83	
1	CHAIRMAN CASHMAN: I mean I just think	1	CHAIRMAN CASHMAN: That's our expert	
2	there is a great opportunity. It doesn't seem	2	there.	
3	like we are in a huge hurry to get this done. I	3	MS. BRASELTON: I think we had	
4	4 think it's more important we get it done right.		Mr. D'Onofrio designated, but we also asked for	
5	5 I love that it's Homer Glen. It's		lighting I think.	
6	6 a great starting point. I just think this would		MR. YU: Yes, right. I talked to the	
7	really not just help you as a Village in	7	Village managers about that. I mean if that's	
8	reviewing these things, I think it's going to	8	something that Plan Commission officially wants,	
9	help the applicants. Someone is going to come	9	then I will ask again but	
08:06:00PM 10	in, and it's going to be obvious to them what	08:07:23PM 10	MR. JABLONSKI: Chan, it might make	
11	they can do and what they can't do. And whether	11	sense to reach out to this industry group and	
12	it's a parking lot for Hinsdale Orthopaedics or	12	see if they have some boilerplate they can sell	
13	whatever, I think it's just going to be easier	13	us for cheap.	
14	for everyone.	14	CHAIRMAN CASHMAN: That's what I gave	
15	MS. FIASCONE: And us.	15	them, clearly a boilerplate. It has one side	
16	CHAIRMAN CASHMAN: And for us.	16	describes here is this for parking lots; and	
17	MS. CRNOVICH: And for us, right.	17	then they have sample ordinance text next to it,	
18	MS. FIASCONE: It's hard to be	18	and it spells it all out. And if you compare	
19	consistent.	19	it, I think they used it, I think Homer Glen	
08:06:14PM 20	CHAIRMAN CASHMAN: Our code is kind of	08:07:48PM 20	started with that and decided things they didn't	
21	weird. Things are buried in there. It's hard	21	want that didn't apply, then they used that as	
22	to find them.	22	their guide.	
	82		84	
1	MS. CRNOVICH: Yes.	1	MR. JABLONSKI: Do you have the	
2			•	
_	MR. JABLONSKI: I would emphasize, if	2	staffing for someone to do the cut-and-paste or	
3	MR. JABLONSKI: I would emphasize, if you are going to add a lighting section, make	2 3	staffing for someone to do the cut-and-paste or are you the	
3	you are going to add a lighting section, make	3	are you the	
3 4	you are going to add a lighting section, make sure someone goes through and does a word search	3	are you the MR. YU: Yes. So I was going to say	
3 4 5	you are going to add a lighting section, make sure someone goes through and does a word search and strips out every other sentence or paragraph	3 4 5	are you the MR. YU: Yes. So I was going to say MR. JABLONSKI: You seem pretty busy right now, and it's not a small job.	
3 4 5 6	you are going to add a lighting section, make sure someone goes through and does a word search and strips out every other sentence or paragraph referring to lighting.	3 4 5 6	are you the MR. YU: Yes. So I was going to say MR. JABLONSKI: You seem pretty busy right now, and it's not a small job.	
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	85		87
1	and then see. And then maybe at our next	1	CHAIRMAN CASHMAN: And you have things
2	meeting, if you could have a lighting	2	about illuminating facades. If they have a lot
3	engineer	3	of glass, that's not permitted because of
4	MR. YU: Consultant, like a lighting	4	reflection off the glass. They are really
5	person?	5	against and this goes to the dark sky any
6	CHAIRMAN CASHMAN: Yes. Because then	6	up-lit illumination, that is really severely
7	we could Even if you wanted to look at a	7	limited.
8	draft of what you think makes sense of that. I	8	The Dark Sky organization also has
9	think Homer Glen did a good job. They didn't	9	a recommendation. It's only about a 10-page
08:08:48PM 10	take all of that. You can tell that's, maybe	08:10:21PM 10	document, but it's kind of intriguing. And it
11	they decided Homer Glen was so There weren't	11	seems to dovetail into this, into these
12	a lot of different areas, so they decided not to	12	standards as well. But it goes just a little
13	do all the zoning, lighting level or lighting	13	bit further about certain types of fixtures.
14	zones, in town.	14	Like it wants, what do they call it, they are
15	And I don't think we have a ton	15	full cut-off fixtures. It's more restrictive on
16	here. I think we basically have a residential	16	what types of fixtures you can use. But
17	lighting zone. We have the downtown, and then	17	basically wants no light going up, very
18	we have Ogden is maybe	18	restrictive.
19	MS. CRNOVICH: The big	19	MS. BRASELTON: It would be helpful if
08:09:14PM 20	MR. JABLONSKI: We have different types	08:10:45PM 20	we are going to look at that, if we could see it
21	of lighting. We have landscape lighting.	21	sooner rather than later. Because there is no
22	CHAIRMAN CASHMAN: And that's	22	way I would be able to read that on a Friday and
	86		88
1	all spelled out.	1	88 be able to come here the following Wednesday and
1 2		1 2	
	all spelled out.		be able to come here the following Wednesday and
2	all spelled out. MR. JABLONSKI: It's all probably going	2	be able to come here the following Wednesday and ask intelligent questions.
3	all spelled out. MR. JABLONSKI: It's all probably going to go to 20 or 30 different lighting	2	be able to come here the following Wednesday and ask intelligent questions. CHAIRMAN CASHMAN: Are you able to send
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	89		91
1	MS. CRNOVICH: And streetlights were	1	limiting residential, you are kind of opening
2	exempt from the Homer Glen, I noticed,	2	Pandora's box. I think for the box that you
3	ordinance.	3	might open, it would be a compared to if you
4	MR. JABLONSKI: They are.	4	don't do anything with it, it's a lot bigger
5	5 CHAIRMAN CASHMAN: The streetlights are		risk factor out there when you are telling
6	6 included in there because there are good		people your neighbor across the street doesn't
7	streetlights and poor streetlights.	7	like the light. And then you are going to use
8	MS. CRNOVICH: What kind do we have?	8	the full faith and credit of the Village Code to
9	CHAIRMAN CASHMAN: We have a mix.	9	tell people to change their light fixture, so
08:11:49PM 10	MS. CRNOVICH: We have a mix.	08:14:04PM 10	that's
11	CHAIRMAN CASHMAN: The newer ones are	11	CHAIRMAN CASHMAN: I think if we
12	better than the old ones. We have a mix.	12	started focusing on
13	MR. JABLONSKI: We have the 1990 ones.	13	MS. CRNOVICH: New construction.
14	CHAIRMAN CASHMAN: It's amazing. I	14	CHAIRMAN CASHMAN: And then commercia
15	remember as a kid you could tell where Chicago	15	institutions, which is what we review. This is,
16	was because the sky was orange. Head towards	16	if the Village ever wanted to extend this I
17	the orange, you will find Chicago. But they do	17	thought there was one phrase in here that was
18	have exceptions because, obviously,	18	interesting from Homer Glen, something about
19	municipalities have changes in all their	19	that the village manager or the designated
08:12:10PM 20	lighting. But if they start failing	08:14:26PM 20	MR. D'ONOFRIO: They can grant relief.
21	MS. CRNOVICH: That might be something,	21	CHAIRMAN CASHMAN: If something was
22	yes.	22	considered a nuisance. Because that's going on
	90		92
1	MR. KRILLENBERGER: So in the interest	1	anyway. If someone really has a problem with a
2	of saving a little money or making sure we have	2	neighbor, they are going to come in to the
3	continuity, the idea of bringing in a lighting	3	Village, and ultimately it gets to the trustees.
4	engineer, Mr. D'Onofrio, could you fulfill that	4	It starts with Kathleen and with you and Robb,
5	role?	5	and they work their way through it.
6	MR. D'ONOFRIO: I will claim to be able	6	MR. D'ONOFRIO: You know, I think what
7	to do a lot of things, but I'm not a lighting	7	you folks are dealing with here is really where
8	engineer. I couldn't do that for you, no.	8	the rubber meets the road is where the
9	MR. KRILLENBERGER: Okay. No. I	9	nonresidential abuts against the residential. I
08:12:47PM 10	appreciate your straightforward answer.	08:14:57PM 10	mean 9 times out of 10 that's where you are
11	CHAIRMAN CASHMAN: You had to be	11	trying to get out in front of that and say, How
12	responsible for everything in the code, not just	12	do I deal with it.
13	lighting.	13	Somebody told me, how do you eat an
14	MR. D'ONOFRIO: All I would say is make	14	elephant, one bite at a time. So maybe, you
15	it easily understandable for, as I say, people	15	know, you focus on what's really important, what
16	on that side of the counter and people on this	16	you are trying. And then if the other
17	side of the counter so everybody can read it and	17	residential stuff comes along or you say, We
18	understand what they have to do. And at the end	18	will look at that later, that's fine. But, you
40	af the day completely be a set to a set of 1991	4.0	
19	of the day somebody has got to go out and verify	19	know, if you are trying to, if you get
08:13:18PM 20	that it meets the standard; so you have it, so	08:15:21PM 20	90 percent; and you think that's what you are

	93		95
1	tell me how bright my porch light can be?	1	CHAIRMAN CASHMAN: How is it going with
2	coming in here. And then all your good work on	2	Land Rover?
3	the nonresidential stuff goes down the drain.	3	MS. BRASELTON: I'll talk to you later.
4	MS. BRASELTON: I think we would be	4	CHAIRMAN CASHMAN: Are they open yet?
5	delighted if anybody came here giving us	5	MS. BRASELTON: Oh, yes. No comment.
6	comments about any of this.	6	CHAIRMAN CASHMAN: Those are dimmable,
7	MR. D'ONOFRIO: I'm overstating the	7	though, right, that was required?
8	case, but controversies usually bring	8	MS. BRASELTON: Yes, it is required.
9	MS. CRNOVICH: I guess I was talking	9	Right.
40	about new construction. When some of them have	08:17:25PM 10	CHAIRMAN CASHMAN: So if they are not
08:15:52PM 10	so many exterior light fixtures on the outside	08:17:25PM 10	right on day one
12	of the house where it's excessive.	12	MS. BRASELTON: Well, Skokna lives next
13	MR. D'ONOFRIO: I'm not saying you	13	door.
14	shouldn't look at it. I'm just saying sometimes	14	MS. FIASCONE: The irony.
15	they are, you know and that makes perfect	15	MS. BRASELTON: Right? Exactly.
16	sense if that's what you're	16	This is a great, great start. I'm
17	MS. CRNOVICH: And what you are saying	17	so glad we are doing this. I just want to take
18	is right. No, I would have never even	18	a little time to make sure we do it right.
19	considered it.	19	CHAIRMAN CASHMAN: I totally agree.
08:16:12PM 20	MR. D'ONOFRIO: I have been looking at	08:17:48PM 20	MR. JABLONSKI: Thanks for finding that
21	the parade of horribles all the time, but that's	21	document.
22	just something to keep in mind when you are	22	MS. CRNOVICH: Good find.
	94		96
1	looking at these things.	1	CHAIRMAN CASHMAN: I'm like, What is
2	MR. YU: What really initiated it was,	2	this thing? I didn't know what it was. It came
3	you know, the vagueness of what security	3	with this other download. I'm like, Sample
4	lighting is, what time security lighting starts.	4	ordinance? And it was, because I had already
5	There is no color temperature standards in our	5	looked at this, and I said, Oh, this is where it
6	current zoning code. So Kelvin, there is no	6	came from. And maybe they are giving it away
7	mention of color. And then currently right now	7	with other purchases because they want you to
8	we just have the point 5 at the residential lot	8	spread the word.
9	line.	9	MR. JABLONSKI: Hire an engineer.
08:16:43PM 10		40	
	So through so many exterior site	08:18:13PM 10	CHAIRMAN CASHMAN: Hire an engineer,
11	So through so many exterior site plan reviews through the Plan Commission and	08:18:13PM 1U	CHAIRMAN CASHMAN: Hire an engineer, exactly.
11 12	- ,		
	plan reviews through the Plan Commission and	11	exactly.
12	plan reviews through the Plan Commission and Village board, that was always the sticking	11 12	exactly. MS. FISHER: Give Chan more work.
12 13	plan reviews through the Plan Commission and Village board, that was always the sticking point and that was what time do we shut these	11 12 13	exactly. MS. FISHER: Give Chan more work. CHAIRMAN CASHMAN: Okay. Do I have a
12 13 14	plan reviews through the Plan Commission and Village board, that was always the sticking point and that was what time do we shut these off. And yes, security lighting is mentioned in	11 12 13 14	exactly. MS. FISHER: Give Chan more work. CHAIRMAN CASHMAN: Okay. Do I have a motion to continue this? When is our
12 13 14 15	plan reviews through the Plan Commission and Village board, that was always the sticking point and that was what time do we shut these off. And yes, security lighting is mentioned in the zoning code; but it's not defined so that	11 12 13 14 15	exactly. MS. FISHER: Give Chan more work. CHAIRMAN CASHMAN: Okay. Do I have a motion to continue this? When is our January meeting? MR. YU: January 8. CHAIRMAN CASHMAN: Motion to continue
12 13 14 15 16 17	plan reviews through the Plan Commission and Village board, that was always the sticking point and that was what time do we shut these off. And yes, security lighting is mentioned in the zoning code; but it's not defined so that was a problem, too. CHAIRMAN CASHMAN: Something not as bright as full; but that came up, too.	11 12 13 14 15 16 17	exactly. MS. FISHER: Give Chan more work. CHAIRMAN CASHMAN: Okay. Do I have a motion to continue this? When is our January meeting? MR. YU: January 8. CHAIRMAN CASHMAN: Motion to continue this case A-23-2019 to our January 8 meeting.
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12 13 14 15 16 17 18 19	plan reviews through the Plan Commission and Village board, that was always the sticking point and that was what time do we shut these off. And yes, security lighting is mentioned in the zoning code; but it's not defined so that was a problem, too. CHAIRMAN CASHMAN: Something not as bright as full; but that came up, too. MS. CRNOVICH: So, Staff, do you go out	11 12 13 14 15 16 17 18	exactly. MS. FISHER: Give Chan more work. CHAIRMAN CASHMAN: Okay. Do I have a motion to continue this? When is our January meeting? MR. YU: January 8. CHAIRMAN CASHMAN: Motion to continue this case A-23-2019 to our January 8 meeting. MR. JABLONSKI: So moved.

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STATE OF ILLINOIS) ss.
COUNTY OF DU PAGE)

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I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.

Janice H. Heinemann CSR, RDR, CRR License No. 084-001391

KATHLEEN W. BONO, CSR 630-834-7779 PC Minutes - Attachment 1 of 15 sheets

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88:15 streetlights [5] - 85:20, 87:13, 87:16 Winnetka [1] - 68:8	•				
Streetights [5] -	• • •				
	sky [5] - 74:16, 87:5,	Succulgitis [5] -		winter [1] - 77:2	

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: January 8, 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: 34 E. 1st Street (Garfield Crossing) – Jeans & a Cute Top Shop – New Wall Sign

Case A-41-2019

Summary

The Village of Hinsdale has received a sign application from Pirok Design Inc., on behalf of Jeans & a Cute Top Shop, a new retail store requesting approval to install a new wall sign in the Garfield Crossing building at 34 E. First Street, in the B-2 Central Business District. The location is not in the Historic Downtown District.

Request and Analysis

The requested wall sign features white text and an orange logo made from PVC. The proposed sign is 3'-6" tall and 5'-8" wide for an area of approximately 19.8 SF. The sign is 14'-6" feet from grade and non-illuminated. The requested sign is Code compliant.

Process

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

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

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



MEMORANDUM

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

Attachments:

Attachment 1 – Sign Application and Exhibits

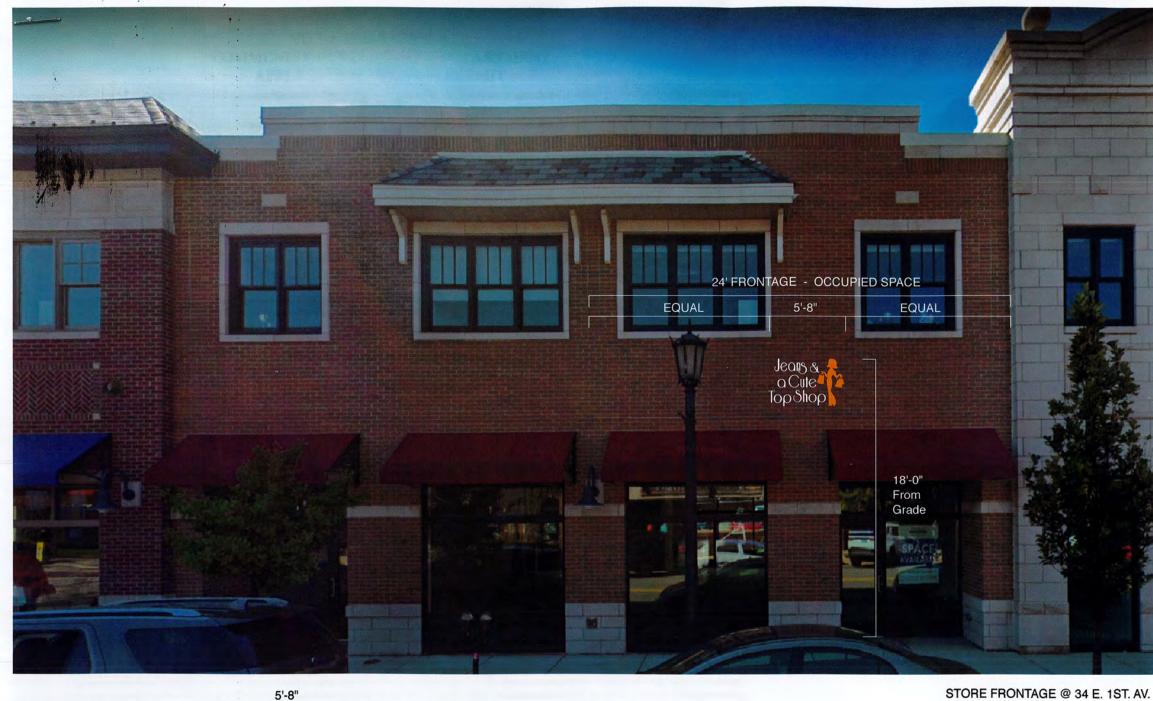
Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 34 E. 1st Street

Attachment 4 - Birds Eye View of 34 E. 1st Street

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor		
Name: Kevin Pirok Address: 42W793 Clover Hill Lane City/Zip: Elburn/IL/60119 Phone/Fax: (630) 365-9870 / E -Mail: kevin@pirokdesign.com Contact Name: Kevin Pirok	Name:Pirok Design, Inc. Address: 42W793 Clover Hill Lane City/Zip: Elburn/IL/60119 Phone/F ax: (630) 365-9870 / n/a E -Mail: _kevin@pirokdesign.com Contact Name: Kevin Pirok		
ADDRESS OF SIGN LOCATION: 34 E. 1st. Ave. (Gar ZONING DISTRICT: B2 SIGN TYPE: Wall Sign ILLUMINATION Non-illuminated	field Crossings)		
Sign Information: Overall Size (Square Feet): 19.831 (3'-6" x 5'-8") Overall Height from Grade: 18 Ft. Proposed Colors (Maximum of Three Colors): 1. White 2. Orange	Site Information: Lot/Street Frontage:		
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. October 21, 2019 Signature of Applicant Date 12-10-19 Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE			
Total square footage: x \$4.00 = Plan Commission Approval Date: Adm	(Minimum \$75.00) inistrative Approval Date:		



5'-8"

3'-6"

SCALE:1/8"=1'-0"

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

1/2" FLAT CUT OUT WHITE PVC LETTERS.

PROPOSED NON ILLUMINATED WALL SIGN

1/2" FLAT CUT OUT WHITE PVC FIGURE PRIMED & PAINTED ORANGE

ALL THREADED STUD MOUNT TO BRICK FASCIA

SQUARE FOOTAGE TABLE: SIGN HEIGHT - 3'-6 " X SIGN LENGTH - 5'-8" 3.5 X 5.666 = 19.831 SQUARE FEET

PVC LETTERS & FIGURE

3/16" THREADED ALUMINUM STUD. SILICONE ADHESIVE. VARIOUS LOCATIONS.

> LINE OF EXISTING AWNING-

END VIEW N.T.S.

design

WEBSITES

CLIENT: JEANS & A CUTE TOP SHOP LOCATION: 34 E. 1ST. ST., HINSDALE, IL DESCRIPTION: WALL SIGN DATE:9/12/2019 REVISION: 10/21/19

© PIROK DESIGN, INC. 9/12/2018 CUSTOM SIGNS

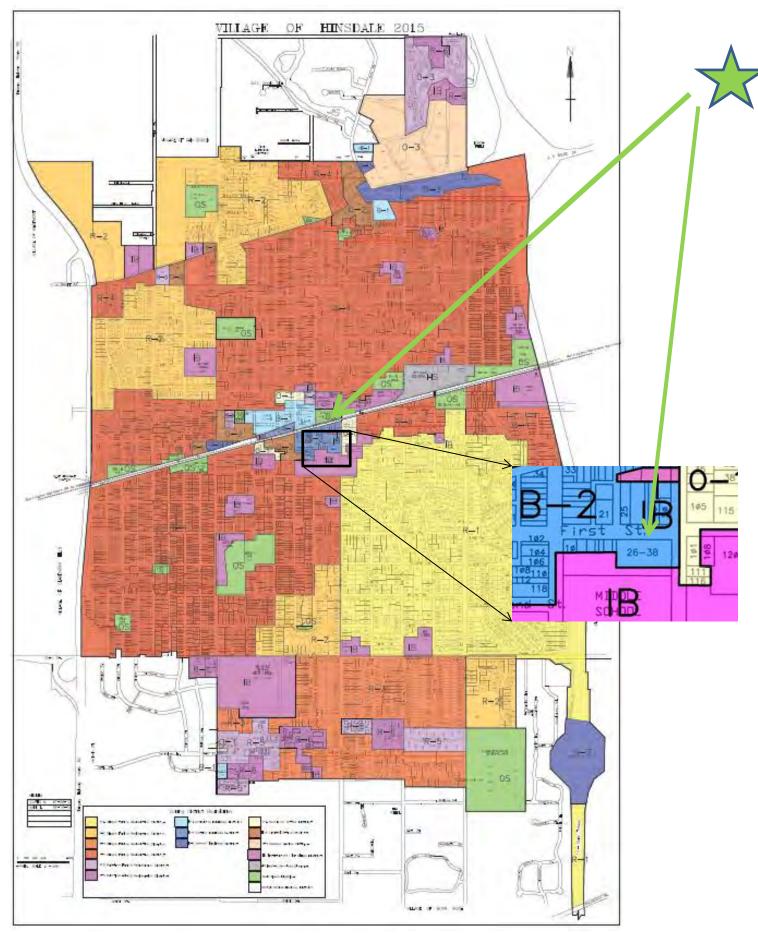
LOGO DESIGN GRAPHICS

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voice & fax: 630.365.9878 112 Dal Menoplrokdesign.com

Attachment 2: Village of Hinsdale Zoning Map and Project Location





Street View of 34 E. 1st Street (facing south) Google Fed XOffice **Proposed Sign Location** Attachment 3: ... • Soogle, Inc. Hinsdale, Illinois 36 E 1st St

Attachment 3

Birds Eye View of 34 E. 1st St. (facing south) Attachment 4:



MEMORANDUM

DATE: January 8, 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: 5500 S. Grant Street – Hinsdale Central High School/Hinsdale Township High School D86

Exterior Appearance and Site Plan for New Natatorium and various Renovations

Case A-39-2019 – IB Institutional Buildings District

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from ARCON Associates, Inc. on behalf of Hinsdale Township High School D86, requesting approval to construct a new 2-story, 33,040 SF natatorium in addition to various other site renovations at the Hinsdale Central High School at 5500 S. Grant Street. The majority of improvements will not affect the exterior appearance of the high school and related to replacing, for example, the: tennis courts and fencing, soccer field regrading and re-soddening, soccer field shelter and press box replacement, and football field turf replacement. The proposed project will not increase the student population.

This request is also being reviewed by the Zoning Board of Appeals (ZBA), concurrently, for five (5) variation requests related to the: (1) number of parking spaces, (2) parking lot landscape island and screening, (3) height limitation to install a baseball safety netting system, (4) height limitation and setback requirements on fences to replace the tennis court, track, baseball field backstop and various other athletic fencing, and (5) waive building setback, height and screening requirements for the 2 soccer field team shelters and press box (Attachment 5, case V-05-19).

Request and Analysis

The central project to the application is for the construction of a new 48-foot tall natatorium. The proposed brick and colors were chosen to match and be visually compatible to the existing buildings. The proposed location of the natatorium is at the center of the approximately 34.5 acre high school campus. The setback distance from the north lot line, bordering 55th Street to the north side of the natatorium is approximately 570 feet, and approximately 776 feet from the west lot line, bordering Madison Street. The south side of the natatorium building face is approximately 540 feet from the south lot line, bordering 57th Street, and approximately 400 feet from the east lot line, bordering Grant Street.

It should be noted that the natatorium would be behind (south of) the existing high school buildings from 55th Street and behind (west of) the existing building from Grant Street. The application includes street views from various sites. A relatively small, 1-story, 747 SF building and grounds structure is also being proposed approximately 185 feet from the Grant Street lot line and 416 feet from 57th Street lot line.



MEMORANDUM

Proposed changes to the site plan include parking reconfiguration to the existing parking lot at the corner of 57th Street and Grant Street, a new access road to the existing maintenance building (west of the aforementioned parking lot), and various fence replacement and baseball field sports safety netting installation.

Process

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

Attachments:

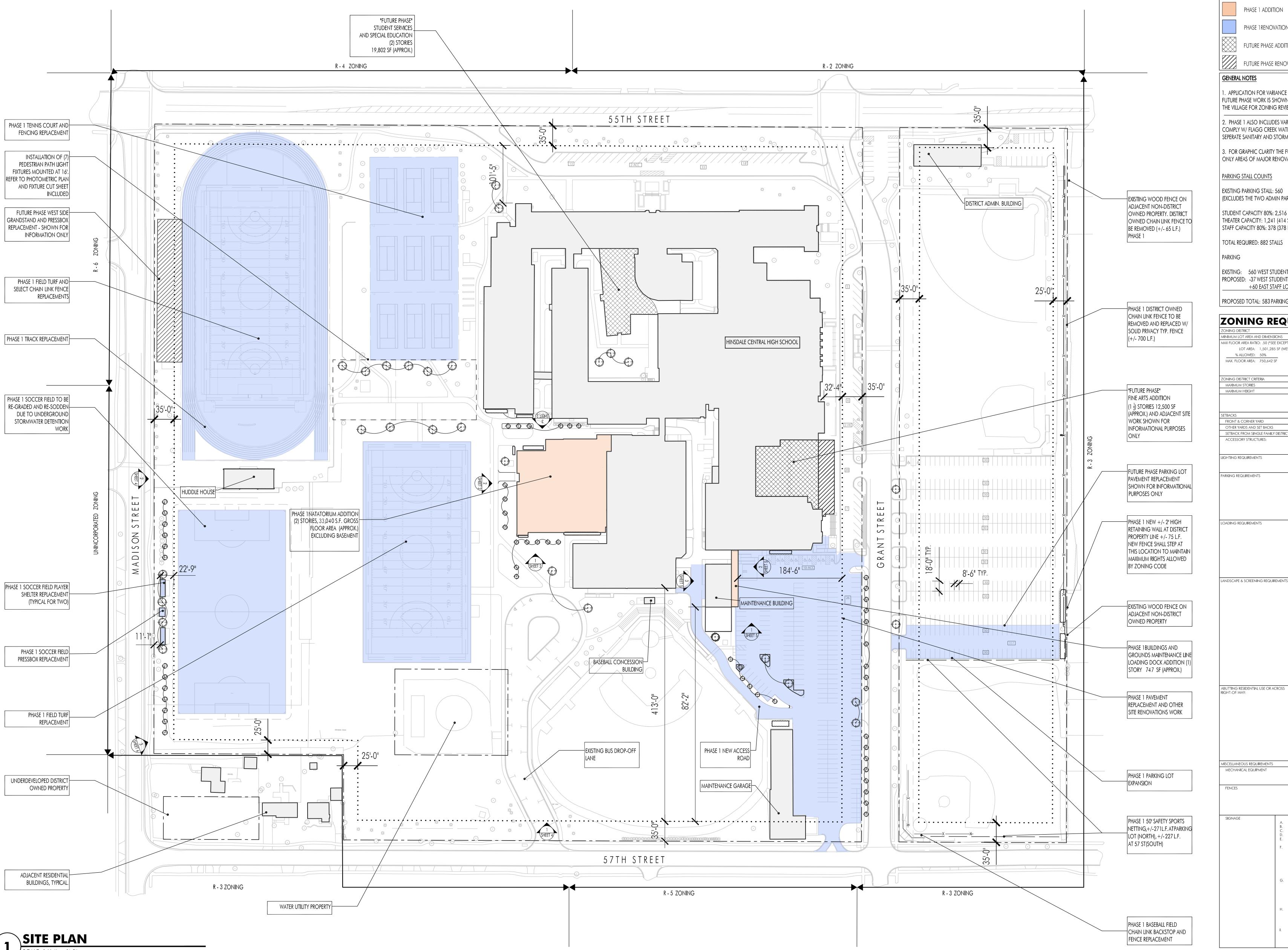
Attachment 1 – Exterior Appearance/Site Plan Application Request and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Street View of 5500 S. Grant Street (to illustrate the existing building color and materials)

Attachment 4 - Aerial View of 5500 S. Grant Street

Attachment 5 – ZBA Zoning Variation Cover Memo, case V-05-19, dated November 13, 2019



SITE PLAN NOTE BLOCKS • • • • • SETBACK LINE PHASE 1 ADDITION — – PROPERTY LINE PHASE 1RENOVATION FUTURE PHASE ADDITION LANDSCAPING FUTURE PHASE RENOVATION I . APPLICATION FOR VARIANCE IS FOR PHASE 1 (SUMMER 2020) WORK ONLY. FUTURE PHASE WORK IS SHOWN FOR REFERENCE ONLY AND WILL BE SUBMITTED TO THE VILLAGE FOR ZONING REVIEW AT A FUTURE DATE 2. PHASE 1 ALSO INCLUDES VARIOUS SITE UTILITY WORK FOR THE DISTRICT TO COMPLY W/ FLAGG CREEK WATER RECLAMATION DISTRICT REQUIREMENTS TO SEPERATE SANITARY AND STORM LINES THROUGHOUT THE SITE 3. FOR GRAPHIC CLARITY THE FULL SCOPE OF REFERENDUM WORK IS NOT SHOW, ONLY AREAS OF MAJOR RENOVATIONS AND BUILDING ADDITIONS PARKING STALL COUNTS EXISTING PARKING STALL: 560 (EXCLUDES THE TWO ADMIN PARKING LOTS) STUDENT CAPACITY 80%: 2,516 (504 PARKING STALLS) THEATER CAPACITY: 1,241 (414 STUDENT NEED IS GREATER) STAFF CAPACITY 80%: 378 (378 PARKING STALLS) TOTAL REQUIRED: 882 STALLS EXISTING: 560 WEST STUDENT STALLS PROPOSED: -37 WEST STUDENT LOT +60 EAST STAFF LOT PROPOSED TOTAL: 583 PARKING STALLS **ZONING REQUIREMENTS:** MINIMUM LOT AREA AND DIMENSIONS 350,000 SF: WIDTH 200 FT X DEPTH 250 FT MAX FLOOR AREA RATIO: .50 (*SEE EXCEPTION REQUIREMENTS, IF EXCEEDED) % ALLOWED: 50% MAINTENANCE GARAGE: 8,5945F HUDDLE HOUSE: 3,098 SOCCER FIELD STRUCTURES: 663 SF MAX. FLOOR AREA: 750,642 SF BASEBALL CONCESSIONS: 408 SF TOTAL FLOOR AREA: 567,538 SF ONING DISTRICT CRITERIA *MECHANICAL EQUIPMENT TO FOLLOW BUILDING HEIGHT LIMIT
*INCREASE REMOTE FROM SINGLE-FAMILY DISTRICTS: 1'
INCREASE (MAX 10') FOR EVERY 5' OVER A 25' SETBACK. *ACCESSORY STRUCTURES: 15' FRONT & CORNER YARD SETBACK FROM SINGLE FAMILY DISTRICTS ACCESSORY STRUCTURES: VHEN LOCATED IN SIDE OR REAR YARD CANNOT OCCUPY MORE THAN 30% OF REQUIRED YARD. LIGHTING REQUIREMENTS PERMITTED EXTERIOR LIGHTING SHALL NOT GLARE OR PUT IRECT RAYS OF LIGHT ONTO PUBLIC STREETS OR OTHER ROPERTY. 1/2 FOOT-CANDLE MAX AT RESIDENTAL LOT LINE PARKING REQUIREMENTS NOT IN FRONT OR CORNER SIDE YARDS, COMPLY WITH -CURB CUT WIDTHS: MAX 30' 90 DEG. SPACES: 9'W X 18'L; AISLE: 24' (2-WAY), 22'-6" (1-WAY) -1 FOR EACH 5 STUDENTS OR 1 FOR EACH 3 PERSONS OF AUDITORIUM DESIGN CAPACITY, WHICHEVER IS -PLUS 1 FOR EACH EMPLOYEE. <u>)CATION:</u> NOT CLOSER THAN FACADE TO R.O.W.

SHALL NOT OPEN ONTO FACADE FACING R.O.W. NOT WITHIN 50' OF INTERSECTION OF PRIVATE OR PUBLIC

FOR THE FIRST 150,000 SF, 1 FOR EACH 200,000 SF.

Parking Lot Screening: Buffered and Screened by a perimter Landscaped Open

ARKING LOT INTERIOR LANDSCAPING: (1) TREE, 3" OR GREATER, FOR EVERY (30) PARKING SPACES

CH TREE SHALL BE SURROUNDED BY A MINIMUM OF 36 SF

LANDSCAPED AREA.
-NO TREE MORE THAN 5' OUTSIDE THE PERIMETER OF PARKING

_OADING SPACES:
-IF VISIBILE FROM RESIDENTIAL ZONING, MUST BE SCREENED BY

FUSE CONTAINERS:
ULLY ENCOSED BY FENCE, WALL OR EVERGREEN HEDGE TO EIGHT TO COMPLETLY SCREEN FROM OTHER PROPERTIES AND

CANNOT BE LOCATED BETWEEN PRINCIPAL STRUCTURE AND EITHER ITS FRONT OR CORNER SIDE LOT LINE.

BUILDING SETBACKS GREATER THAN 15' IN HEIGHT:
-FRONT AND CORNER SIDE YARDS: EQUAL TO RESIDENTAL OR QUAL TO REQUIRED SETBACK, WHICHEVER IS GREATER OTHER YARDS: REQUIRED YARD OR 25', WHICHEVER IS

LANDSCAPING AND SCREENING: -FRONT AND CORNER SIDE YARDS: LANDSCAPED OPEN SPACE -SIDE AND REAR YARDS: LANDSCAPED OPEN SPACE A MIN. OF 5'

VIDE AND SCREEN 6' HIGH ALONG THE ENTIRE LENGTH OF

OUTDOOR ACTIVITY AREAS:
-PERIMETER LANDSCAPED OPEN SPACE OF 25' MIN. OR BUFFER FOUND BE VILLAGE MANAGER TO BE REASONABLY SUFFICIENT TO CREATE A VISUAL BARRIER, ABSORB AND DIFFUSE NOISE.

SHALL BE FULLY SCREENED BY PARAPET WALLS OR SCREENING OF SAME MATERIAL AS PRIMARY WALLS OR

materials allowed: -wood, aluminum, wrought Iron, brick, stone, C. WELDED WIRE OR PLASTIC FABRIC ARE PROHIBITED.

NO SIGN SHALL BE PLACED IN OR OVERHANG THE RIGHT-OF-

TOPS AND BOTTOMS

c. MAXIMUM AREA: ONE SF PER FOOT OF BUILDING

d. HEIGHT: 20' OR NO HIGHER THAN THE BOTTOM OF

FRONTAGE, MAX. 100 SF.

b. MAX. 50 SF PER FACE, MAX TWO FACES.

FROM ALL OTHER LOT LINES.

SHALL BE ELEVATED A MIN. OF 8 FT ABOVE GRADE. MULITIPLE SIGNS ON A SINGLE WALL SHALL ALIGN THE

ECOND FLOOR WINDOWS, WHICHEVER IS LESS

a. SHALL BE SURROUNDED BY A LANDSCAPED AREA OF 50

d. SETBACK: 10' FROM FRONT OR CORNER LOT LINES, 6'

NO SIGN SHALL CONTAIN MORE THAN (3) COLORS. PROJECTING SIGNS ARE PROHIBITED.

CORNER SIDE YARD: 8'

PYLON SIGNS ARE PROHIBITED. ROOF SIGNS ARE PROHIBITED.

GROUND OR PYLON SINGS:

6' FENCE, WALL OR EVERGREEN HEDGE, EXCEPT AS

ALL ISLANDS GREATER THAN 50 SF SHALL BE LANDSCAPED. PLANTING ISLANDS SHALL BE A MIN. OF 6' WIDE.

PACE OF AT LEAST 10' OR WIDTH OF REQUIRED YARD,

PANEL TRUCK: 10W X 30L X 15H

WINDOW SIGNS a. NO HIGHER THAN WINDOWS ON LOWEST LEVEL AGGREGATE AREA NOT TO EXCEED 25% OF THE AREA OF THE WINDOW IN WHICH THEY ARE EXHIBITED. ERECETED FOR NO LONGER THAN (14) DAYS TRANSLUCENT BACKGROUNDS PROHIBITED. WHITE INTERNAL LIGHT NOT EXCEEDING 50 FT-

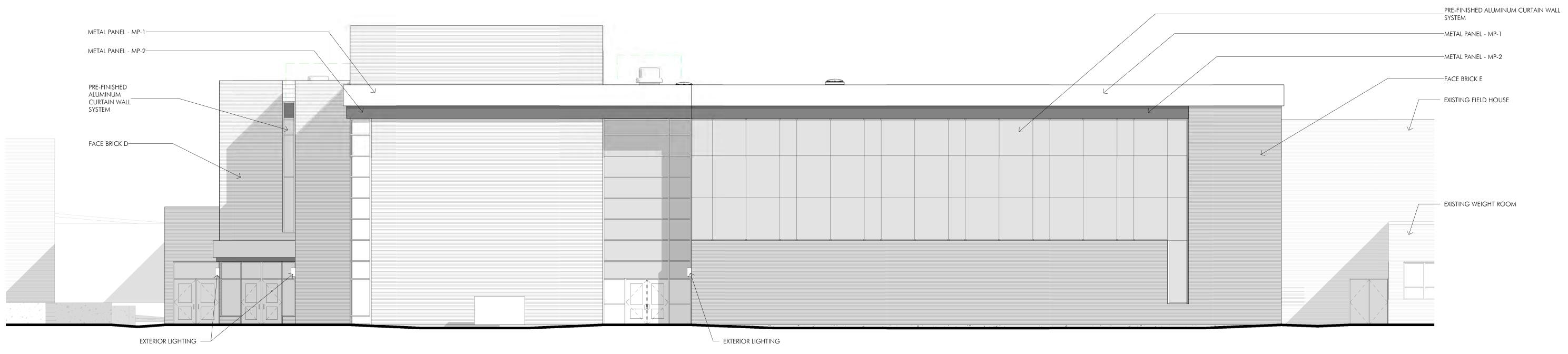
ARCON



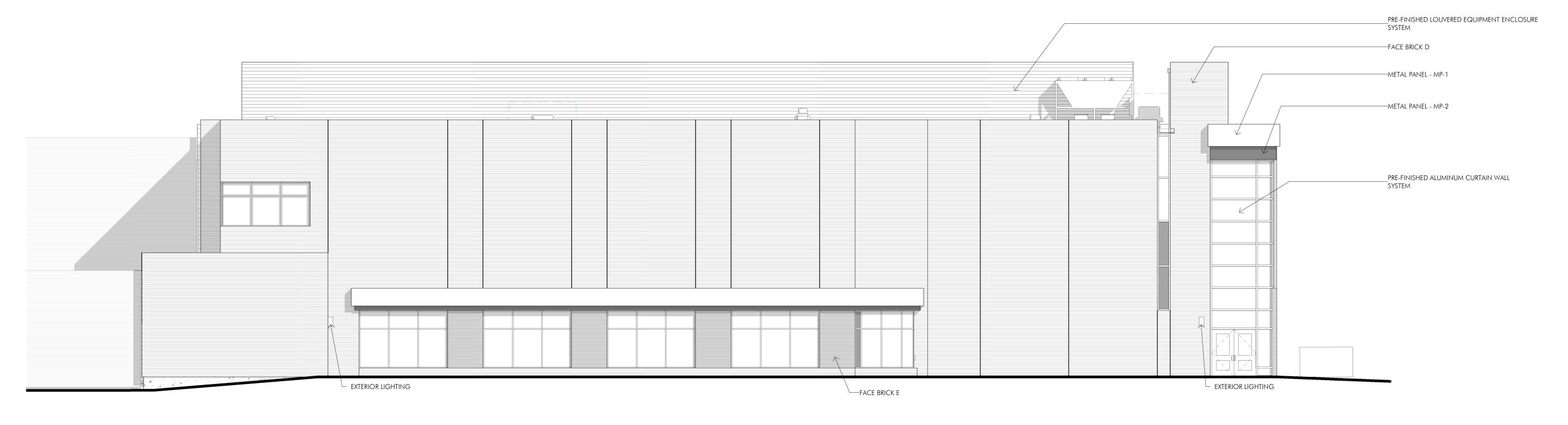
NOTE:

WALL MOUNTED
BUILDING SIGNAGE
TO BE DETERMINED
BUT WILL FOLLOW
REQUIREMENTS OF
CODE SEC. 9-106.

1 PRESENTATION-POOL-SOUTH ELEVATION 1/8" = 1'-0"







3 PRESENTATION-POOL-NORTH ELEVATION

1/8" = 1'-0"



Hinsdale Township High School District 86



NORTHWEST VIEW

SOUTHWEST VIEW

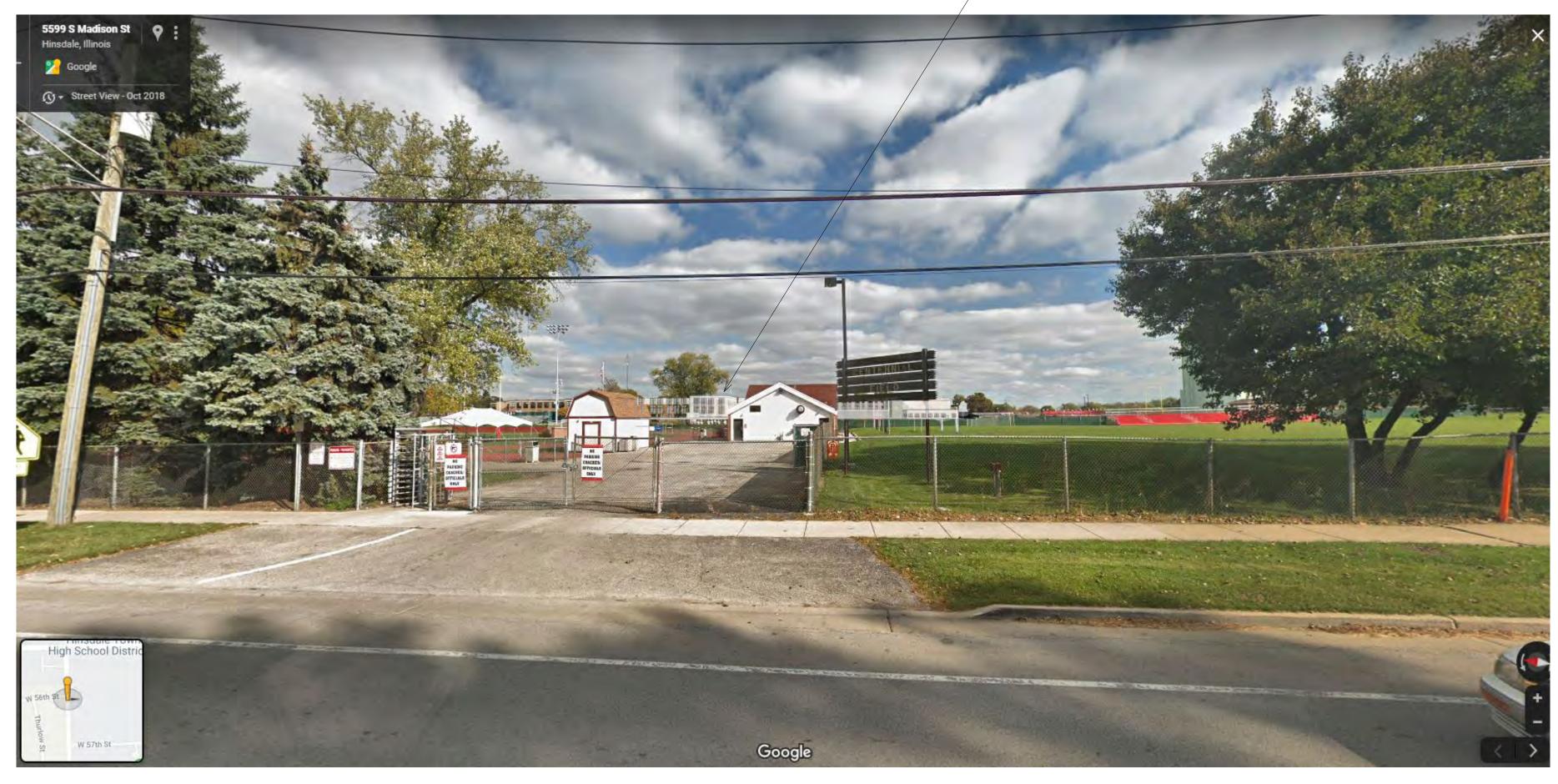




—— POOL ADDITION

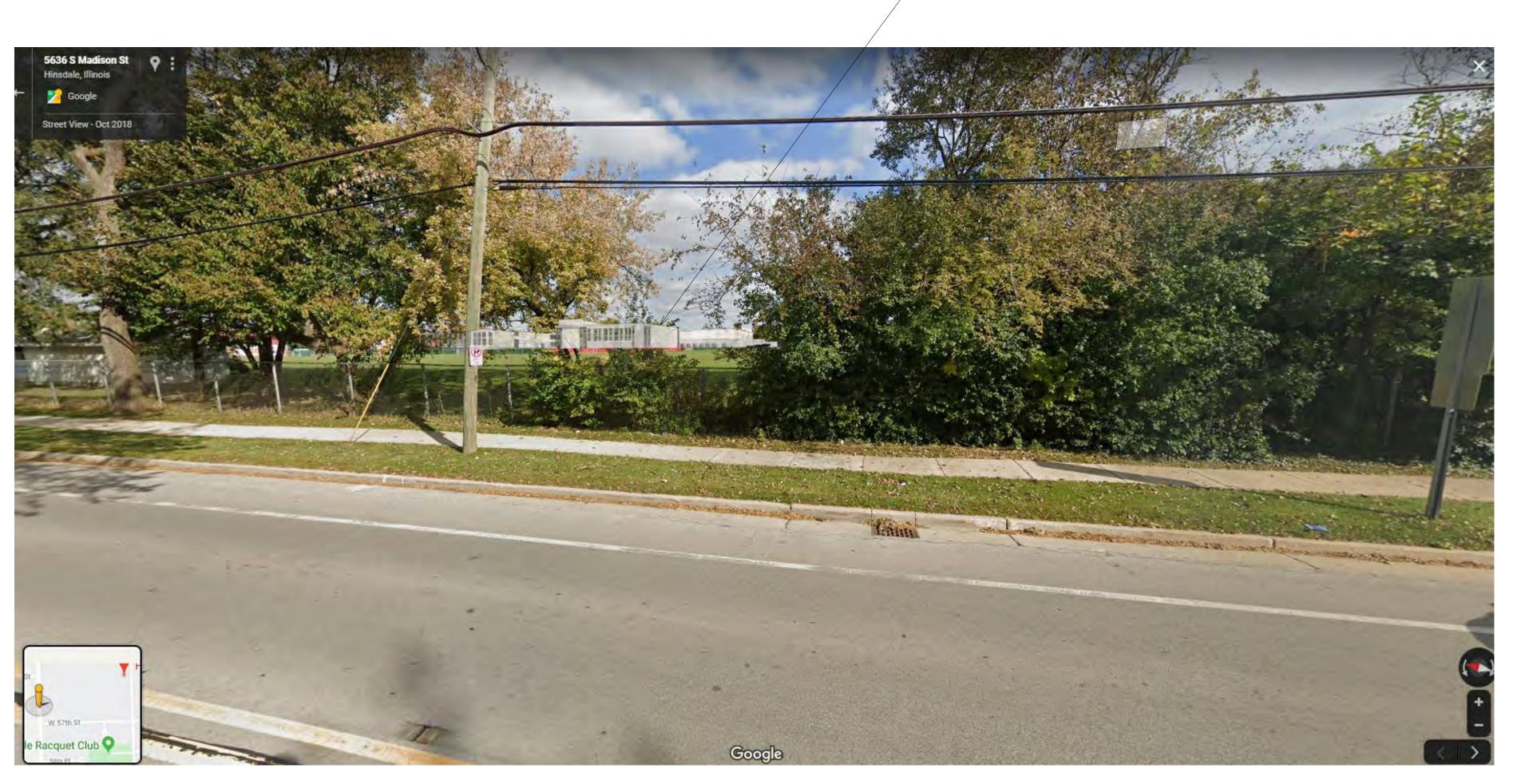


STREET VIEW 1. 57TH STREET AND BUS LOOP WITH BUILDING ADDITION



STREET VIEW 2. MADISON AT 56TH STREET WITH BUILDING ADDITION

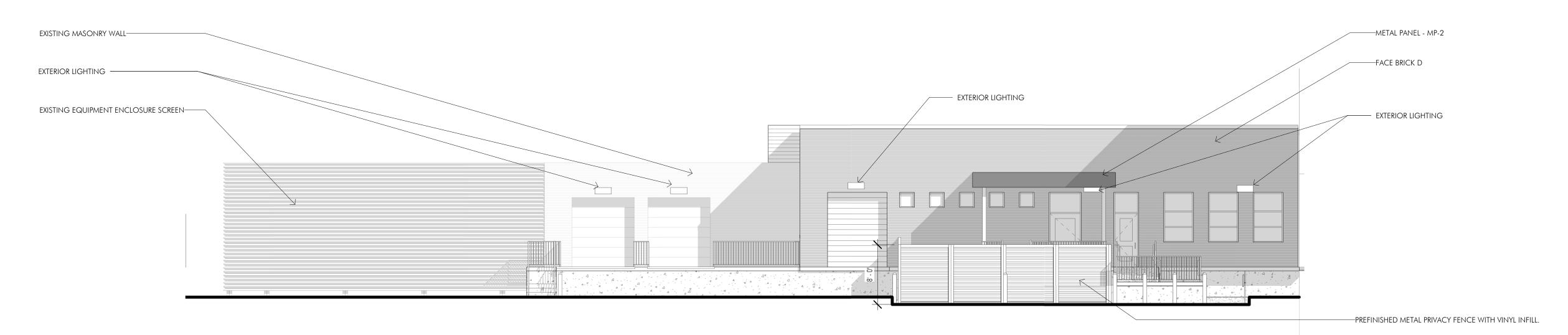
- POOL ADDITION



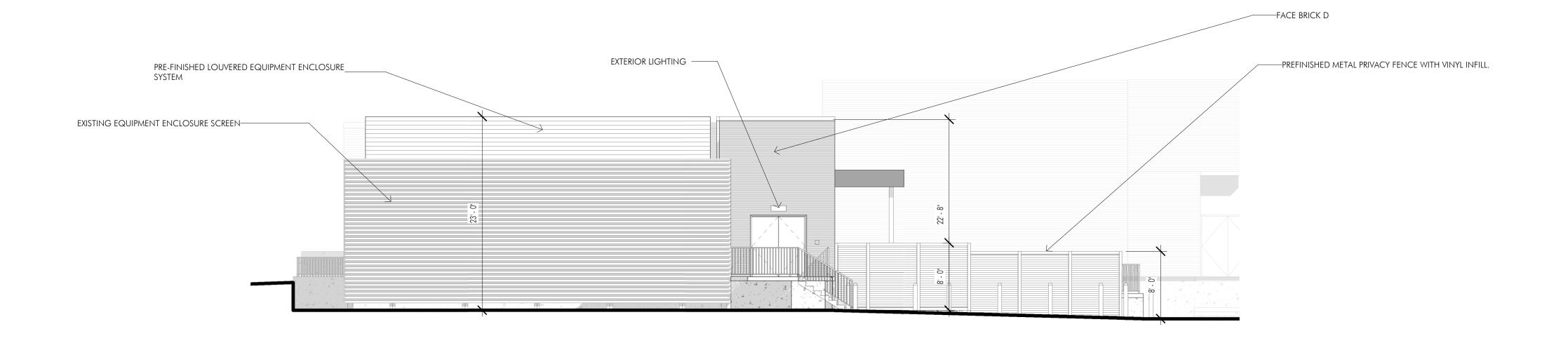
STREET VIEW 3. MADISON AT SOCCER FIELD WITH BUILDING ADDITION



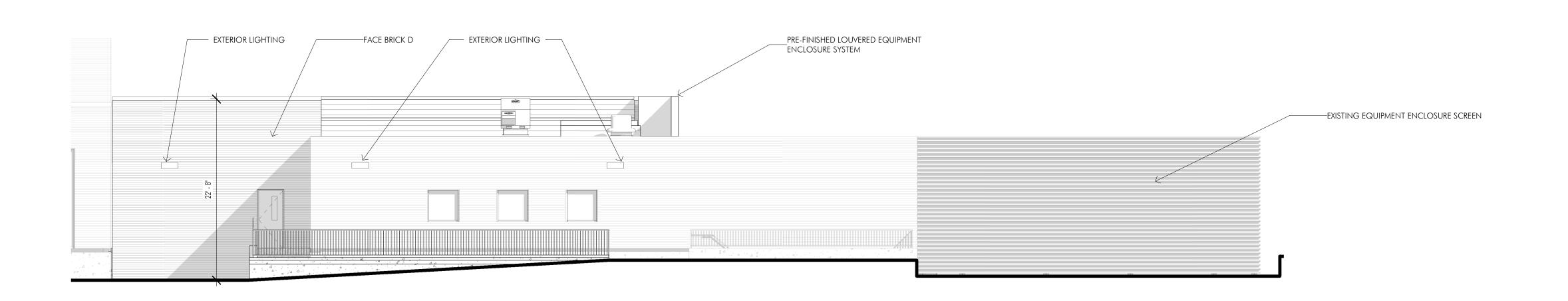
STREET VIEWS OF POOL ADDITION



1 PRESENTATION-B&G-EAST ELEVATION 1/8" = 1'-0"



PRESENTATION-B&G-SOUTH ELEVATION 1/8" = 1'-0"



3 PRESENTATION-B&G-WEST ELEVATION 1/8" = 1'-0"





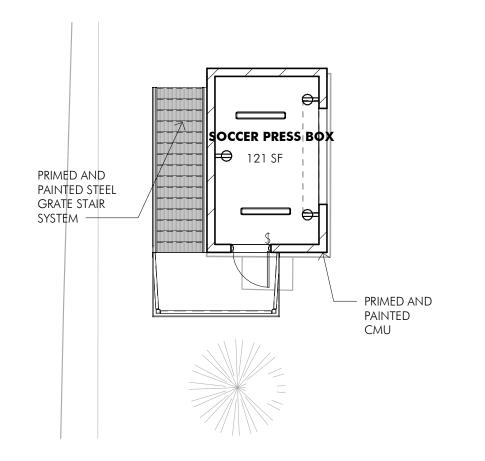


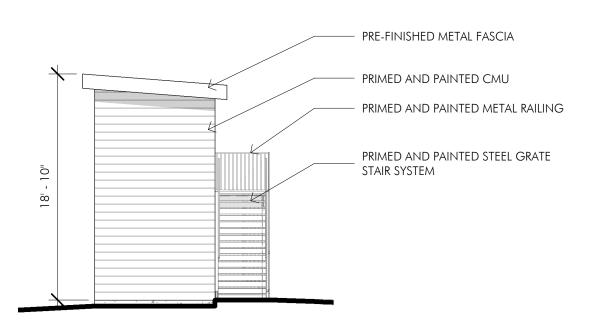
EXTERIOR - B & G - VIEW 1 EXTERIOR - B & G - VIEW 2

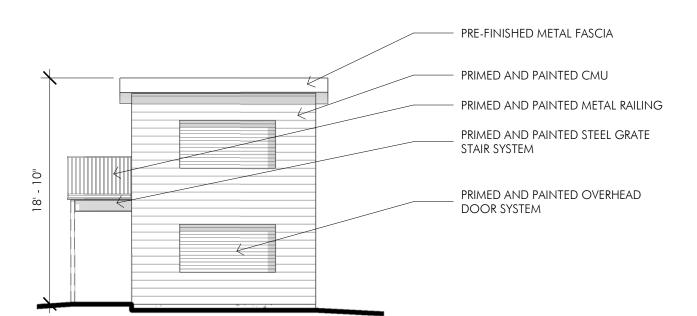


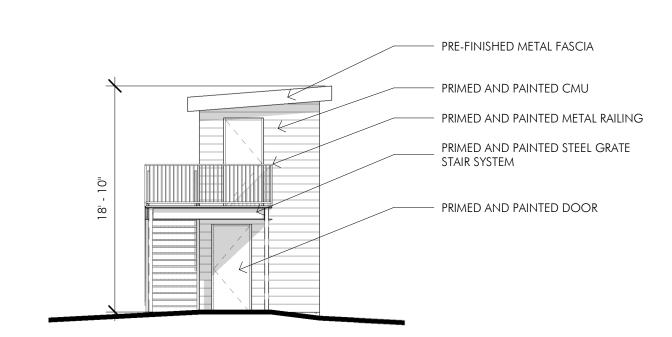


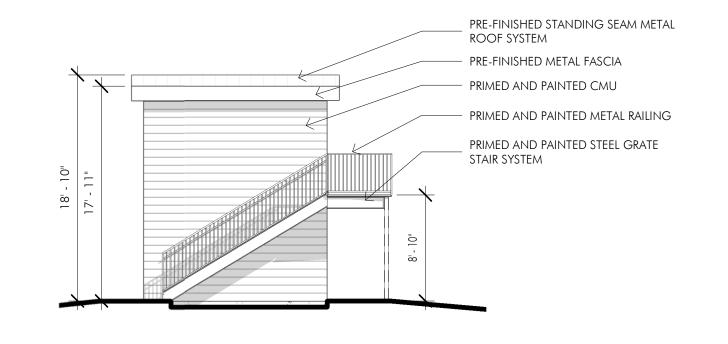












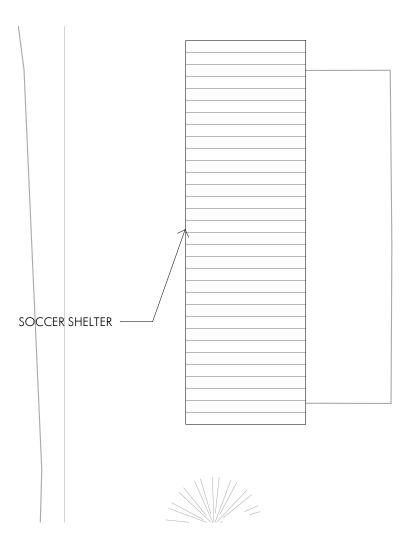




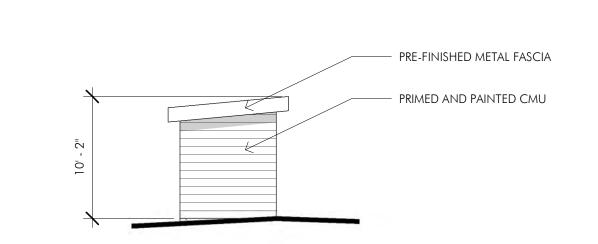


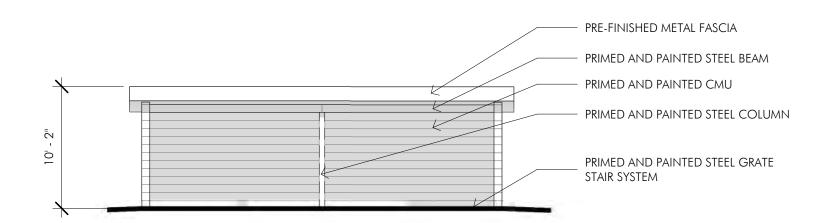


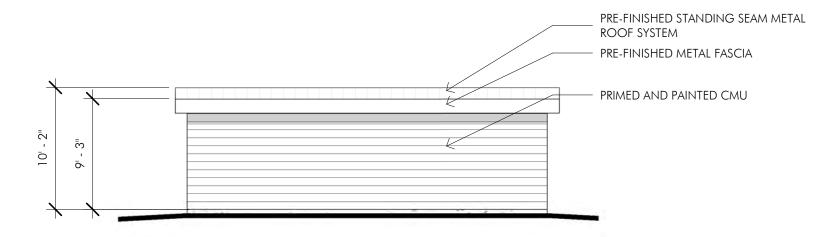




ARCON







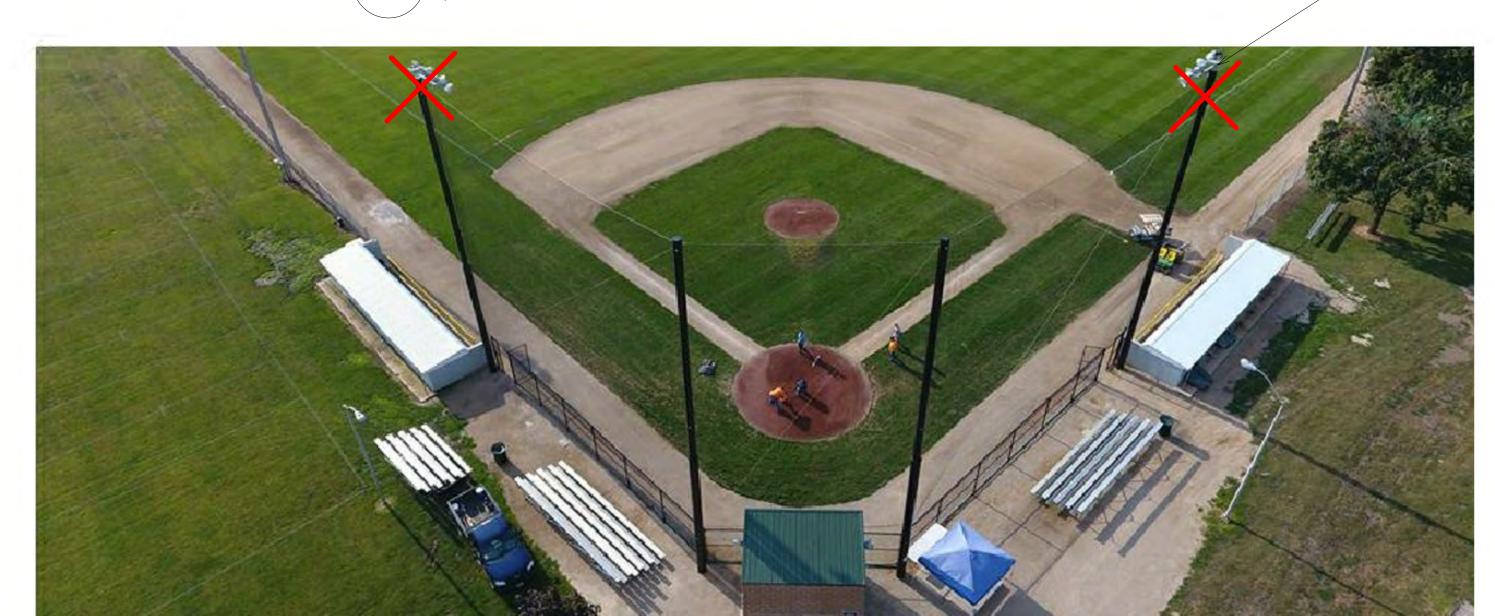
SOCCER SHELTER-WEST



SOCCER SHELTER-SOUTH/NORTH







PROPOSED INSTALLATION AT JUNIOR VARSITY BASEBALL FIELD DOES NOT INCLUDE LIGHT FIXTURES, TYP.

PROPOSED INSTALLATION

AT JUNIOR VARSITY

BASEBALL FIELD DOES

NOT INCLUDE LIGHT

FIXTURES, TYP.



EX.1 NEW FENCE, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY.

EX.1 NEW 50' SPORTS NETTING, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY, REFER TO PLANS FOR PROPOSED CONFIGURATION.

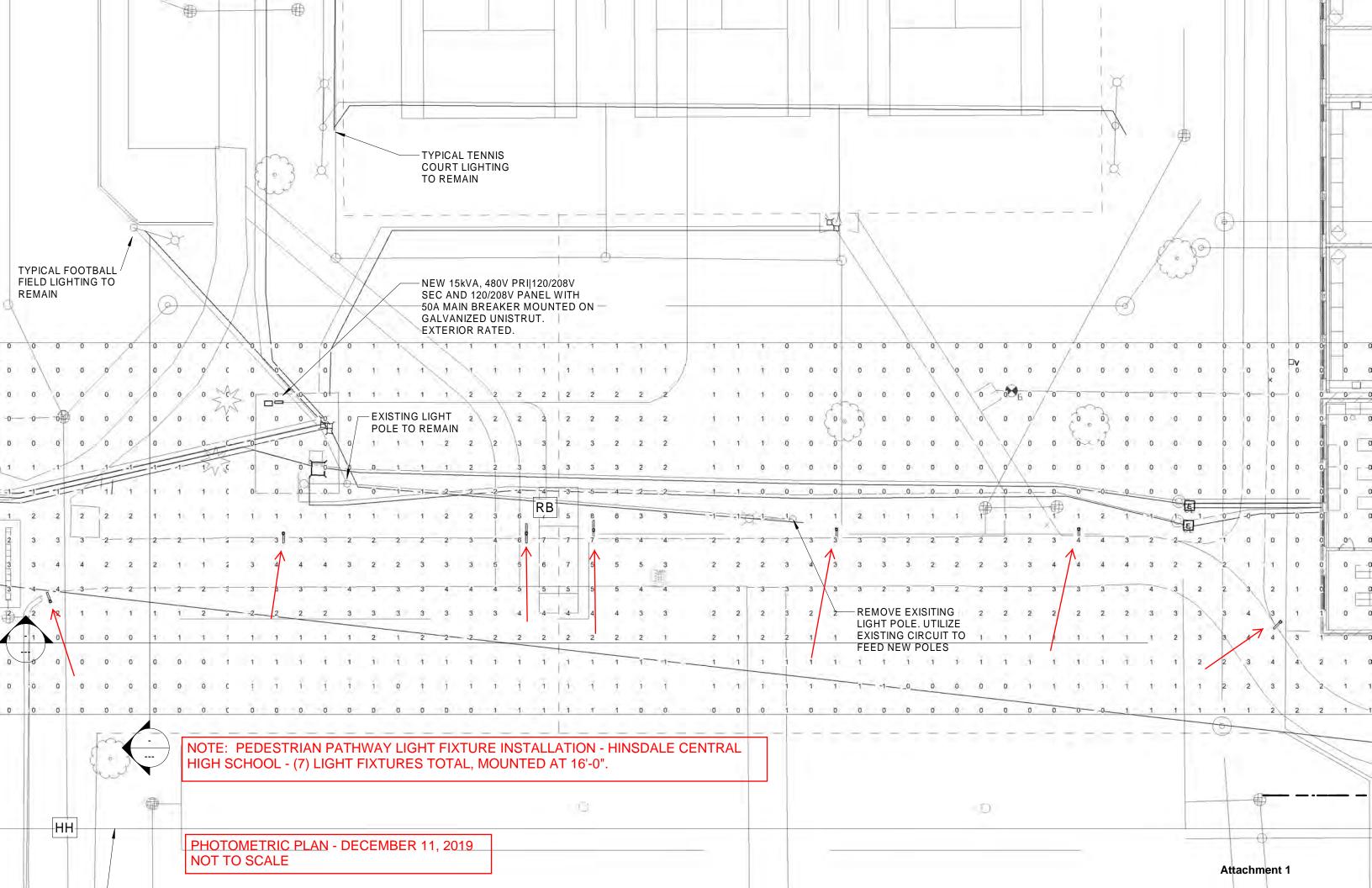


EX.2 NEW 50' SPORTS NETTING, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY, REFER TO PLANS FOR PROPOSED CONFIGURATION.

EX.2 NEW FENCE, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY.

SOCCER SHELTERS





FEATURES

- Integral Motion Sensor
- wiScape enabled
- IDA approved
- 20kV/10kA surge protection
- ANSI C136.41 receptacle
- IES Type II, III and IV distributions
- 3000K, 4000K, 5000K CCT
- Integral thermal protection
- 0-10V dimming ready
- IP66 optical system
- 120-277, 347 and 480VAC input

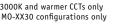












ORDERING CODE 2 6 7 8 9 10 3 4 5 1 Model **Optics** Optical Finish **Light Engine** Controls Voltage Mounting Mounting Options Fixture Finish Fuse

1. MODEL

4" wide luminaire

K41 Sinale fixture K42 Two fixtures 180° apart K43 Three fixtures 90° apart K44 Four fixtures 90° apart

2. OPTICS

Distribution Type, see "Luminaire Performance" on page 3

T2 IES Type II T3 IES Type III IES Type IV T4

3. OPTICAL FINISH

Standard white or may choose one. See 'Luminaire Performance' on page 3 for detail.

Optics in Matte Black finish MO FΩ Optics in fixture finish

4. LIGHT ENGINE

Lumen package, see 'Luminaire Performance' on page 3 for detail

7050 5000K CCT, CRI 70, 64 watts 7040 4000K CCT, CRI 70, 64 watts 3000K CCT, CRI 70, 64 watts 7030 5050 5000K CCT, CRI 70, 46 watts 4000K CCT, CRI 70, 46 watts 5040 3000K CCT, CRI 70, 46 watts 5030

560nm monochromatic amber and or custom lumen package available by request. 1

5. CONTROL **Options**

MCPCR 7-pin Receptacle WIR wiScape connectivity WIRSC wiScape + motion sensor SCP Motion sensor + Photocell 4 **SWP** SiteSvnc Pre-commissioned 5

SWPM SiteSync Pre-commissioned + Motion Sensor⁵

Accessories:

SCPREMOTE Handheld commissioning tool 4 **SWUSB** SiteSync loaded on USB flash drive (Windows® operating system only) 6

SiteSync Windows® based Tablet 6 **SWTAB SWBRG** SiteSync Wireless Bridge Node 6 SW7PR SiteSync 7-Pin Module NXOFM-1R1D-UNV NX 7-pin Module

6. FUSE

(may choose one)

120, 277, 347 Volt input SF DF 208, 240, 480 Volt input

7. VOLTAGE

120-277VAC input standard or may choose one

347 347VAC input 480 480VAC input

8. MOUNTING

Integral Pole

PS410-125 10' luminaire height. PS412-125 12' luminaire height. PS414-125 14' luminaire height. PS416-125 16' luminaire height. PS418-125 18' luminaire height. PS420-125 20' luminaire height.

Tenon Mount

TA23 Slips over a 2 3/8" / 60mm Ø x 4" / 102mm tall tenon

Side Mount

SMK Mounts to the side of a square pole,

K41 only

Wall Mount

WMK K41 only

9. MOUNTING OPTIONS

Twin mount at staggered heights

Mounting holes for a fixture at 180°, K41-... PS4... only, may choose one

TS8 8' from bottom 10' from bottom TS10 TS12 12' from bottom 14' frrom hottom **TS14 TS16** 16' from bottom **TS18** 18' from bottom

Pole Accessories

May choose one

GFI GFCI receptacle, 24" from top of pole **RBC** Duplex receptacle box with clear cover,

wiring device(s) not included

10. FIXTURE FINISH

Standard Color

Antique Green **AGN** BL Black BI T Matte Black **CRT** Corten Dark Bronze DB DGN Dark Green GT Graphite LG Light Grey Matte Aluminum MAL Bronze Metallic **MDB** MG Medium Grey Titanium TT WH Arctic White **WDB** Weathered Bronze Verde Blue VBU

Premium Color

SHK Shamrock SPP Salt and Pepper SFM Seafoam

WCP Weathered Copper RAL RAL 4 digit Color CUSTOM Custom Color

Contact factory

- Handheld commissioning tool is required to separately configure or adjust any number of SCP sensors
- Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
- When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.



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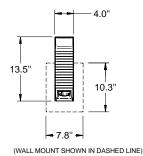
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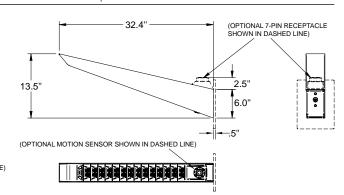
| 1 |

Side Mounted Luminaire

Mounts to the side of 4"/102mm square pole.

MODEL	K41SMK
OVERALL HEIGHT	13.5" / 343mm
OVERALL LENGTH	32.4" / 823mm
OVERALL WIDTH	4" / 102mm
WEIGHT	15 lbs.
EPA	1.03



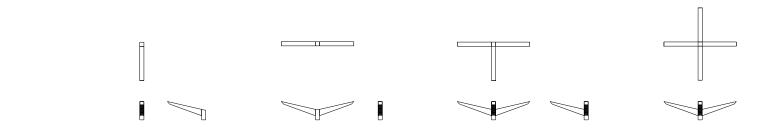


Integral Pole Luminaire See page 6 for height and mounting detail * Weight and EPA for fixtures only

MODEL	K41PS4XX-125	K42PS4XX-125	K43PS4XX-125	K44PS4XX-125
Overall Length	36.4" / 925mm	10" / 254mm	36.4" / 925mm	68.9" / 1750mm
Overall Width	10" / 254mm	68.9" / 1750mm	68.9" / 1750mm	68.9" / 1750mm
WEIGHT	15 lbs.	30 lbs.	45 lbs.	60 lbs.
EPA*	1.03	2.06	2.61	2.61

Tenon Mount Luminaire

Slips over a 2 3/8"/60mm diameter by 4"/102mm tall tenon



MODEL	K41TA23	K42TA23	K43TA23	K44TA23
Overall Height	17.5" / 445mm	17.5" / 445mm	17.5" / 445mm	17.5" / 445mm
Overall Length	36.4" / 925mm	10" / 254mm	36.4" / 925mm	68.9" / 1750mm
Overall Width	4" / 102mm	68.9" / 1750mm	68.9" / 1750mm	68.9" / 1750mm
WEIGHT	18.5 lbs.	33.5 lbs.	48.5 lbs.	63.5 lbs.
EPA*	1.33	2.42	2.61	2.61



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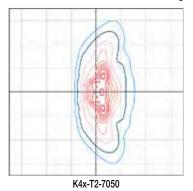
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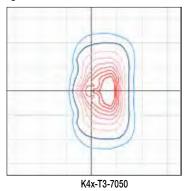
LUMINAIRE PERFORMANCE

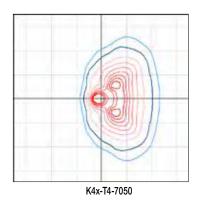
	Configu	ration		Ordering Code															
				Bright White (5000K)				Neutral White (4000K)					Warm White (3000K)						
Light Engine	Optical Finish	Distribution	Ordering Code	Delivered	Efficacy	BU	G Rati	ng	Delivered	Efficacy	BU	G Rati	ng	Delivered	Efficacy	Bl	JG Ratir	1g	Average System
				Lumens	(Lm/W)	В	U	G	Lumens	(Lm/W)	В	U	G	Lumens	(Lm/W)	В	U	G	Watts
					7050					7040					70:	30			
	Standard	Type 2	T2	6932	108	2	2	2	6775	106	2	2	2	6536	102	2	2	2	
	White	Type 3	T3	6952	108	1	2	1	6795	106	1	2	1	6554	102	1	2	1]
	Wille	Type 4	T4	7691	120	2	2	2	7516	117	2	2	2	7250	113	2	2	1	
	Fixture	Type 2	T2-FO	5614	87	2	2	2	5486	85	2	2	2	5292	83	2	2	2	64
7000 series	Matched	Type 3	T3-FO	5788	84	1	2	1	5646	82	1	2	1	5456	79	1	2	1	04
	Materieu	Type 4	T4-FO	6131	96	2	2	2	5992	94	2	2	2	5780	90	2	2	1	
		Type 2	T2-MO	5602	88	2	0	1	5475	86	2	0	1	5281	83	1	0	1	
	Matte Black	Type 3	T3-MO	5773	90	1	0	1	5656	88	1	0	1	5442	85	1	0	1	
		Type 4	T4-MO	6117	96	2	0	1	5979	93	2	0	1	5767	90	2	0	1	
	,				5050				5040					5030					
	Standard	Type 2	T2	5239	113	1	2	1	5234	114	2	2	1	4999	108	1	2	1	
	White	Type 3	T3	5130	111	1	2	1	5125	112	1	2	1	4895	106	1	2	1	
	Willia	Type 4	T4	5456	118	1	2	1	5451	118	1	2	1	5207	113	1	2	1	
	Fixture	Type 2	T2-FO	4003	87	1	2	1	4010	87	2	2	1	3820	83	1	2	1	
5000 series	Matched	Type 3	T3-FO	4048	88	1	2	1	4044	88	1	2	1	3863	84	1	2	1	46
	Matorieu	Type 4	T4-FO	4503	98	1	2	1	4524	98	1	2	1	4297	93	1	2	1	
		Type 2	T2-MO	4003	87	1	0	1	4000	87	1	0	1	3820	83	1	0	1	
	Matte Black	Type 3	T3-MO	4048	88	1	0	1	4045	88	1	0	1	3863	84	1	0	1	
		Type 4	T4-MO	4503	98	1	0	1	4499	98	1	0	1	4297	93	1	0	1	

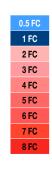
⁻MO.ies files should be used for -FO configurations in application layouts.

ISOLINE TEMPLATES 14' Mounting Height







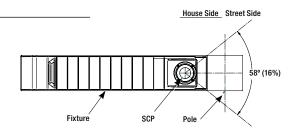


ELECTRICAL CHARACTERISTICS

Ordering Code	LED Current (mA)	System Wattage (W)	Input							Dimming Range (V)	Source/ Sink Current	Inrush Current Peak									
						Hz	Min. Power	wer THD	(A)			T@50% (µs)									
			120	277	347	480	112	HZ Factor	(%)		(mA)	120	277	347	480	120	277	347	480		
70XX	700	64	0.5	0.23	0.2	0.13	E0/60	. 0.0	20	0-10	1	15	20	41	60	_	0	10			
50XX	500	46	0.4	0.17	0.1	0.10	50/60	>0.9	20		1	10	32	41	63) 0	0	l it	55		

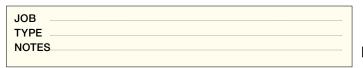
SENSOR DETECTION RANGE

		SI	SENSOR MOUNTING HEIGHT									
		8'	10'	12'	14'	16'	18'	20'	RATIO			
COVERAGE	SCP	20'	25'	30'	35'	40'	45'	50'	1:2.5			
DIAMETER	WIRSC	16'	20'	24'	28'	32'	36'	40'	1:2			





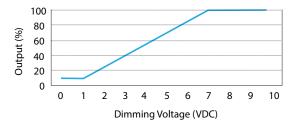
ARCHITECTURAL AREA LIGHTING 17760 Rowland Street I City of Industry I CA 91748 **architectural** area **lighting** P 626.968.5666 | F 626.369.2695 | www.aal.net Copyright © 2014 September 18, 2018 12:46 PM P 626.968.5666 | F 626.369.2695 | www.aal.net



TM-21 LIFETIME CALCULATION

Ambient	Projec	ted Lui	Reported L70			
Environment °C	25	50	60 (TM-21)	75	100	>60Khrs.
25	98%	95%	94%	92%	90%	>UUNIII 5.
40	98%	96%	95%	03%	91%	





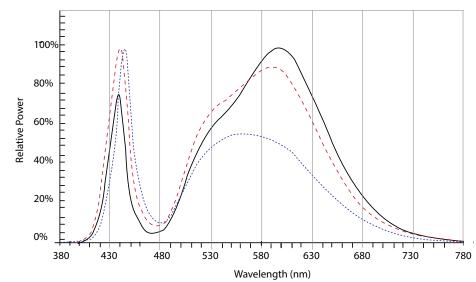
Note: Fixture does not dim to off, fixture dims to 10% minimum output.

COLOR CHARACTERISTICS

Value		Ordering Code									
value	XX30	XX40	XX50								
Rf	69	69	71								
Rg	99	99	98								
CCT(K)	3122	3852	5020								
Duv	0.001	0.0004	0.0005								
CIE Ra	74	73	74								

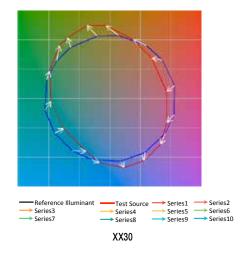
Note: TM-30 reported at the discrete LED level, not fixture level.

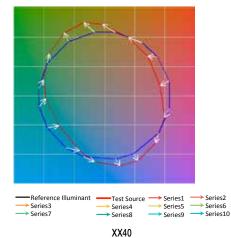
SPECTRAL POWER DISTRIBUTION COMPARISON

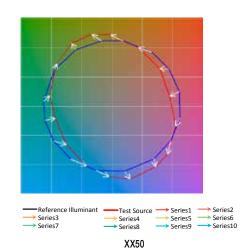




COLOR VECTOR GRAPHIC







architectural arealighting

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JOB **TYPE** NOTES. | 4 |

SPECIFICATIONS

HOUSING

- Housing shroud shall be of fabricated 5052-H32 aluminum alloy with a rear mounting interface that shall be of fabricated 304 stainless steel.
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

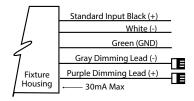
OPTICAL ARRAY

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Each MCPCB and optic shall be sealed to an extruded 6063-T6 aluminum alloy heat spreader and sealed with a continuous one piece injection molded silicone rubber gasket. IP66.
- Patent Pending design of optical array shall independently shield each LED optic across the length of the aperture.
- Optical surfaces shall be painted white unless the optional fixture finish (FO) or matte black finish (MO) is selected.
- Optional matte black finish optics (MO) are required to meet UO classification with zero percent uplight.
- Optional fixture finish optical surfaces (FO) shall not exceed BUG ratings of the standard white finish and shall be greater than or equal to the delivered lumens of the optional matte black optical surface finish (MO).

ELECTRICAL

- Drivers shall be in direct contact with the aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- · Drivers shall be U.L recognized.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment.
 Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system or ANSI C136 receptacle option shall be provided with 0-10 purple and gray dimming leads.



CONTROLS

- Wireless enabled fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Up to 1000' wireless range may be reduced by physical obstructions between lighting fixtures.
- Motion Sensor shall use passive infrared (PIR) sensing technology that reacts to changes in infrared energy (moving body heat) within the coverage area. Careful consideration must be given to obstructions that may block the sensor's line of sight.
- Factory default settings for SCP option shall be:

High mode: 10VLow mode: 1V

Ramp-up rate: disabledFade-down rate: disabled

Photocell: OffSensitivity: Full

- Time Delay: Fade to low: 5 minutes

- Time Delay: Fade to off: 1 hour

MOUNTING AND INSTALLATION

- Integral pole mount luminaires shall require assembly of fixture(s) to the pole, mounting hardware, anchor bolts and anchor bolt template shall be included. See page 6 for additional considerations specific to the integral pole.
- Tenon mount luminaires shall require assembly of fixture(s) to the tenon adapter, mounting hardware shall be included.
 Tenon adapter shall be secured to the tenon with eight 5/16-18 stainless steel set screws.

- Side mount luminaires shall be supplied with hardware compatible with AAL mountings.
- Twin mounted staggered height fixtures shall be configured separately.

SERVICING

- Service access to the optical array and driver assembly shall be via a tool-less internal latch and have an audible click.
- Optical array shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the optical array shall be able to be removed for service by lifting the assembly up off the rear hinge and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- ANSI C136.31-2010 4G Vibration tested and compliant.
- IEC 66262 Mechanical Impact Code IK10
- IDA approved, 3000K and warmer CCTs only.

Warranty / Terms and Conditions of Sale Download:

http://www.hubbelllighting.com/resources/ warranty/



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JOB	
TYPE	
NOTE	S

| 5 |

SPECIFICATIONS

Integral Pole

	HEIGHT	SHAFT			MAXIMUM ALLOWABLE EPA (MPH)										
MODEL	OVERALL	POLE	SECTION	WT	85	90	100	110	120	130	140	150			
K4X-PS410-125	10' 7.5" / 3.24m	10'	4" SQ x .125"	28 lbs	15.4	13.5	10.4	8.1	6.4	5.0	4.0	3.1			
K4X-PS412-125	12' 7.5" / 3.85m	12'	4" SQ x .125"	32 lbs	11.8	10.2	7.6	5.7	4.3	3.2	2.3	1.6			
K4X-PS414-125	14' 7.5" / 4.46m	14'	4" SQ x .125"	37 lbs	9.1	7.7	5.5	3.9	2.6	1.7	0.95	0.33			
K4X-PS416-125	16' 7.5" / 5.07m	16'	4" SQ x .125"	42 lbs	6.9	5.7	3.8	2.3	1.3	0.46	-	-			
K4X-PS418-125	18' 7.5" / 5.68m	18'	4" SQ x .125"	48 lbs	4.9	3.9	2.2	0.95	0.01	-	-	-			
K4X-PS420-125	20' 7.5" / 6.29m	20'	4" SQ x .125"	53 lbs	3.2	2.2	0.75	-	-	-	-	-			

* - Consult factory for thicker shaft profiles and or custom heights not shown above.

CONSTRUCTION

- Base shall be cast aluminum #356 alloy and be heat treated to a T-6 condition.
- Shaft shall be extruded aluminum 6061 alloy and heat treated to a T-6 condition.
- Anchor bolts shall be hot dip galvanized steel.
 Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided.
 Anchor bolt for poles are 3/4" x 24" x 3".

WARNINGS

- Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.
- AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.
- The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage may be attached to an AAL pole unless approved by AAL.
- If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising there from.

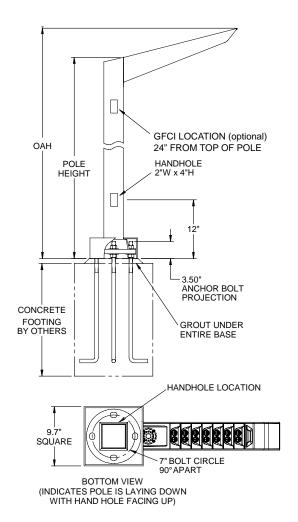
CAUTION

 Poles should never be erected without the luminaire installed. Warranty is voided if the pole is erected without the luminaire.

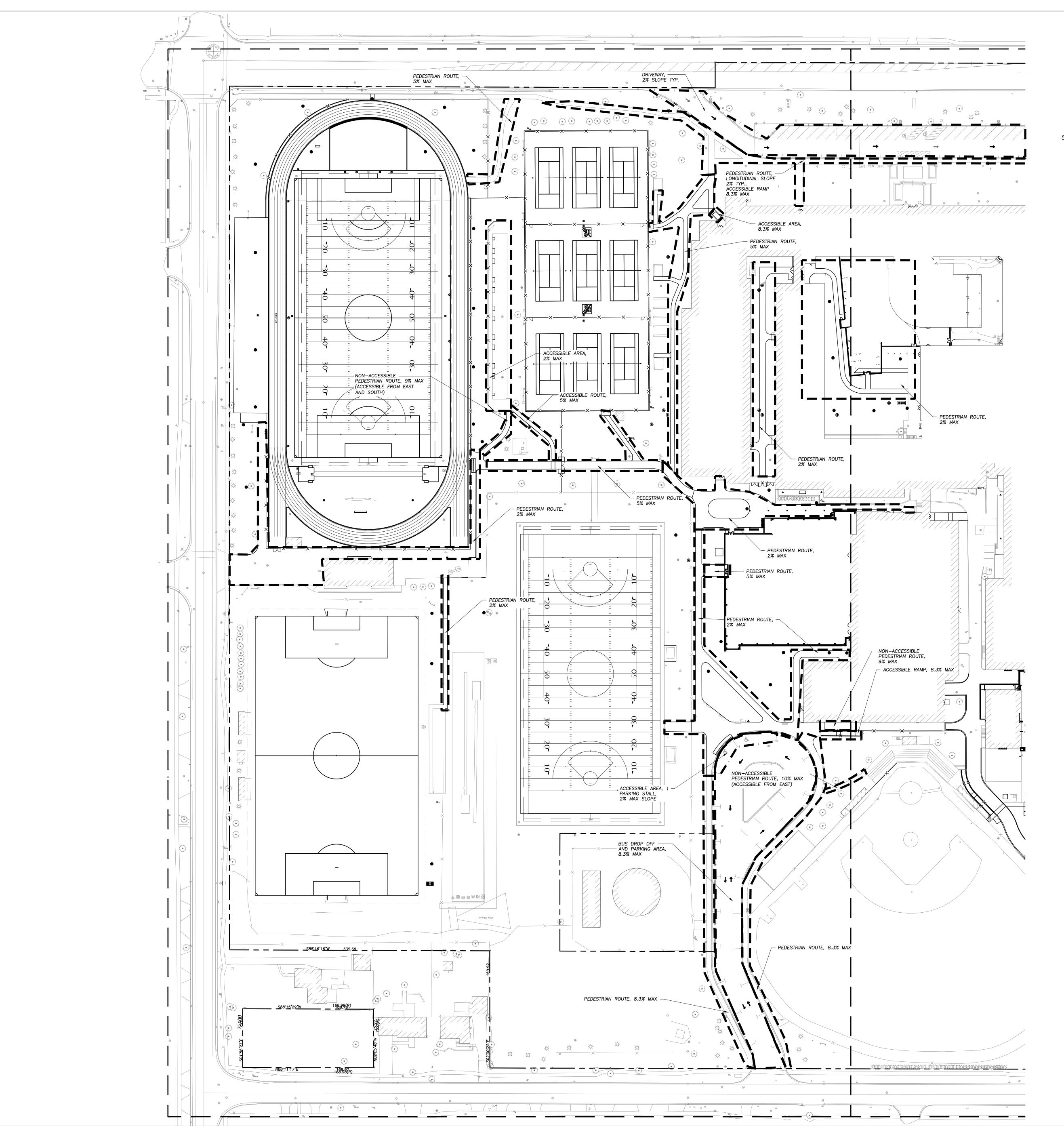
WARRANTY / TERMS AND CONDITIONS OF SALE

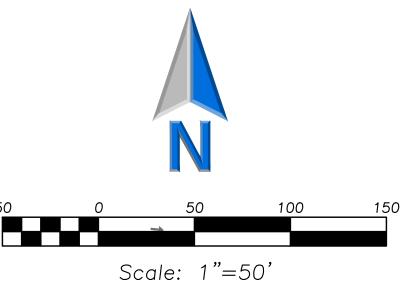
Download:

http://www.hubbelllighting.com/resources/warranty/



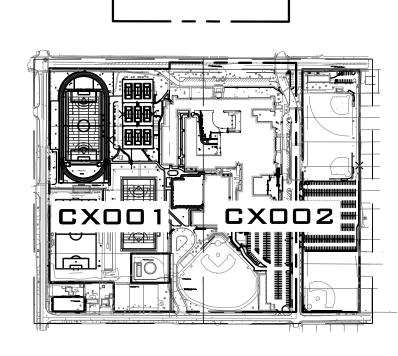














construction managers
roof & masonry consultants
landscape architects

2050 south finley road, suite 40
lombard, illinois 60148

www.arconassoc.com

p: 630.495.1900

2020 REFERENDUM WORK

Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521 and

and Hinsdale South High School 7401 S. Clarendon Hills Rd. Darien, Illinois 60561

and

Administration Center 5500 S. Grant Street Hinsdale, Illinois 60521 for

the BOARD of EDUCATION Hinsdale Township High School District 86

5500 S Grant Street Hinsdale, Illinois 60521



Civil:
Eriksson Engineering
Associates, Ltd.
135 S Jefferson Street
Suite 135
Chicago, IL 60661
p: 312.463.0551

Structural: 20/10 Engineering Group, LLC 1216 Tower Road Schaumburg, IL 60173 p: 847.882.2010

Mechanical/Electrical:
Mechanical Services
Associates
111 S Virginia Street
Crystal Lake, IL 60014
p: 815.788.8901

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02	10/25/19	

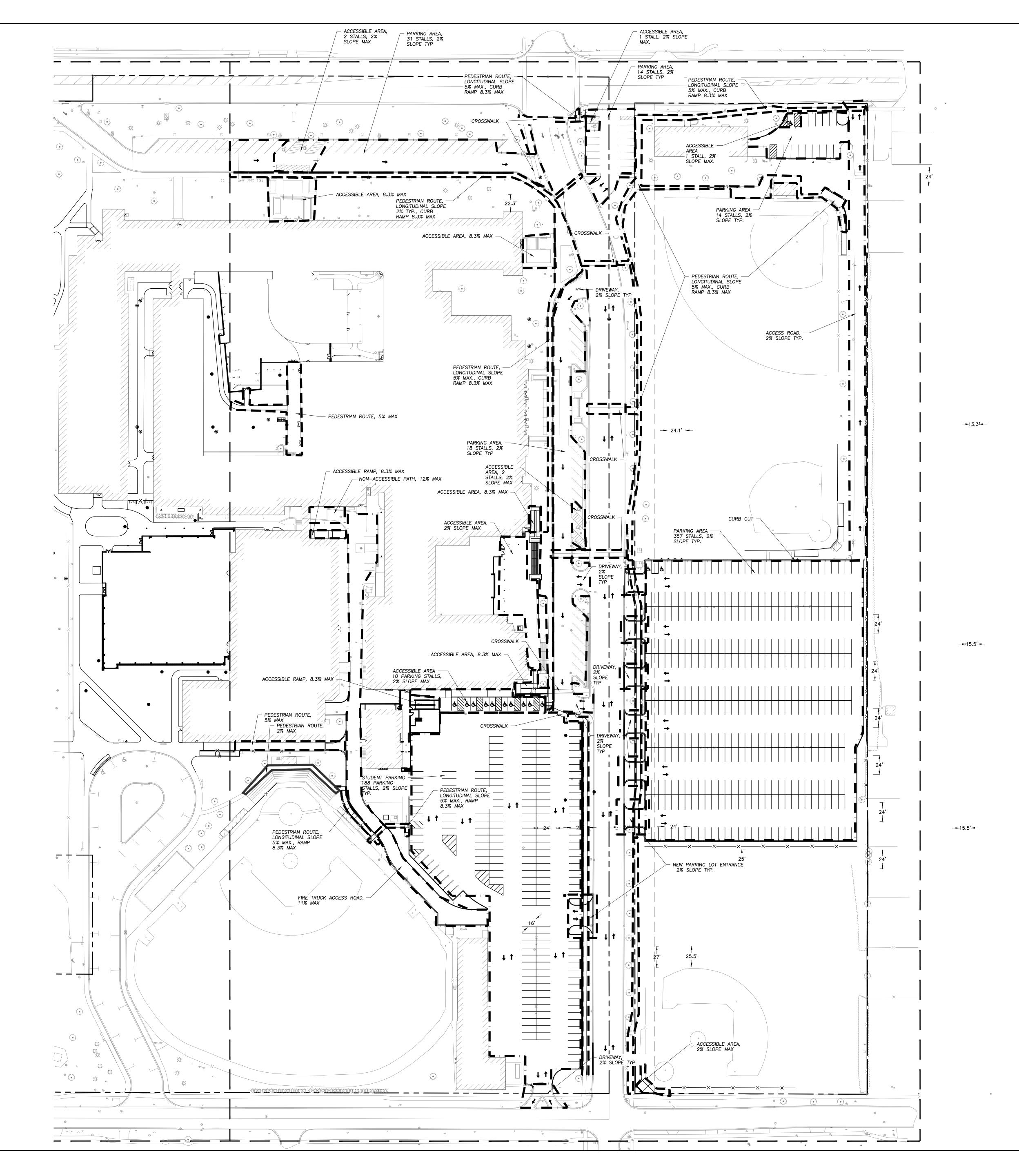
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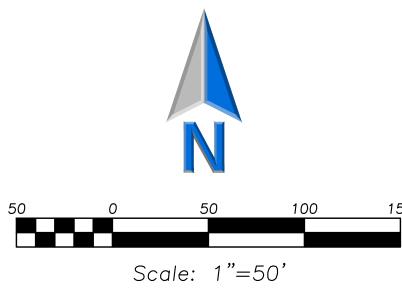
Number: IBD Issue

Date. Drawn hv: JG

Sheet Title
CIRCULATION
EXHIBIT

Sheet Number









EMAIL INFO@EEA-LTD.COM



roof & masonry consultants landscape architects

2050 south finley road, suite 40

p: 630.495.1900 www.arconassoc.com

lombard, illinois 60148

2020 REFERENDUM

Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521 and

Hinsdale South High School 7401 S. Clarendon Hills Rd. Darien, Illinois 60561

and Administration Center 5500 S. Grant Street Hinsdale, Illinois 60521

for

the BOARD of EDUCATION Hinsdale Township High School District

5500 S Grant Street Hinsdale, Illinois 60521



Civil:
Eriksson Engineering
Associates, Ltd.
135 S Jefferson Street
Suite 135
Chicago, IL 60661
p: 312.463.0551

Structural: 20/10 Engineering Group, 1216 Tower Road Schaumburg, IL 60173 p: 847.882.2010

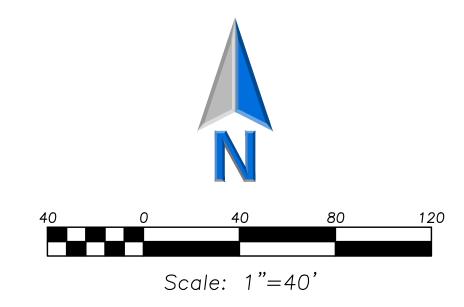
Mechanical/Electrical: Mechanical Services Associates 111 S Virginia Street Crystal Lake, IL 60014 p: 815.788.8901

REVISIONS			
No.	Date	Ву	
01	10/07/19		
02	10/25/19		

Project Number: TBD Issue <u>Date:</u> Oct 07, 2019

Sheet Title
CIRCULATION
EXHIBIT

Sheet Number



EASEMENT AGREEMENT FOR THE CITY OF HINSDALE— PARCEL 4A PER DOC. NO. R91-056252

10' EASEMENT FOR 16" WATER PIPE
PER DOC. NO. 787197

DETENTION FACILITY

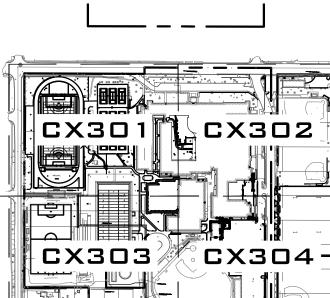
INFILTRATION AREAS TO REMAIN



ASSOCIATES, LTD. 145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864 EMAIL INFO@EEA-LTD.COM

LE	G	E١	1 D)

LEGEND			
	Storm Sewer		
	Sanitary Sewer		
	Combined Sewer		
w	Water Main		
G	Gas Line		
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roof & masonry consultants landscape architects

2050 south finley road, suite 40 lombard, illinois 60148 p: 630.495.1900 www.arconassoc.com

2020 REFERENDUM at

Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521 and

Hinsdale South High School 7401 S. Clarendon Hills Rd. Darien, Illinois 60561

Administration Center 5500 S. Grant Street Hinsdale, Illinois 60521 for

and

the BOARD of EDUCATION Hinsdale Township School District

) S Grant Street dale, Illinois 60521



Civil:
Eriksson Engineering
Associates, Ltd.
135 S Jefferson Street
Suite 135
Chicago, IL 60661
p: 312.463.0551

Structural: 20/10 Engineering Group, LLC 1216 Tower Road Schaumburg, IL 60173 p: 847.882.2010

Mechanical/Electrical:
Mechanical Services
Associates
111 S Virginia Street
Crystal Lake, IL 60014
p: 815.788.8901

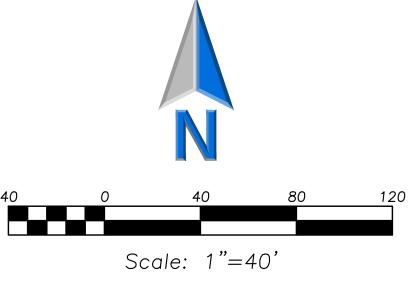
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Number: TBD

Issue Date: Oct 07, 2019 Drawn

UTILITY EXHIBIT

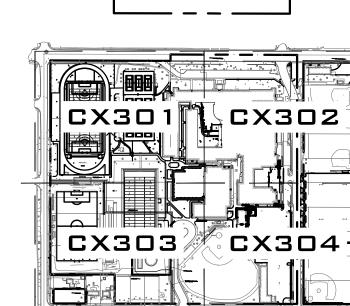
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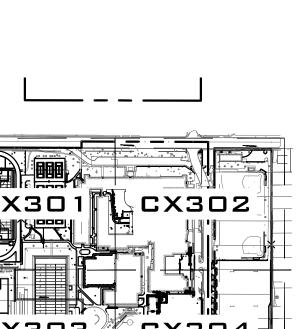


145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINDIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864 EMAIL INFO@EEA-LTD.COM



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LEGEND			
	Storm Sewer		
	Sanitary Sewer		
	Combined Sewer		
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REFERENDUM

Hinsdale Central

55th and Grant

Hinsdale, Illinois 60521 and

Hinsdale South High School

Administration

5500 S. Grant

7401 S. Clarendon

Darien, Illinois 60561

High School

Streets

Hills Rd.

and

Center

Street

2020

at

p: 630.495.1900

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5500 S Grant Street Hinsdale, Illinois 60521



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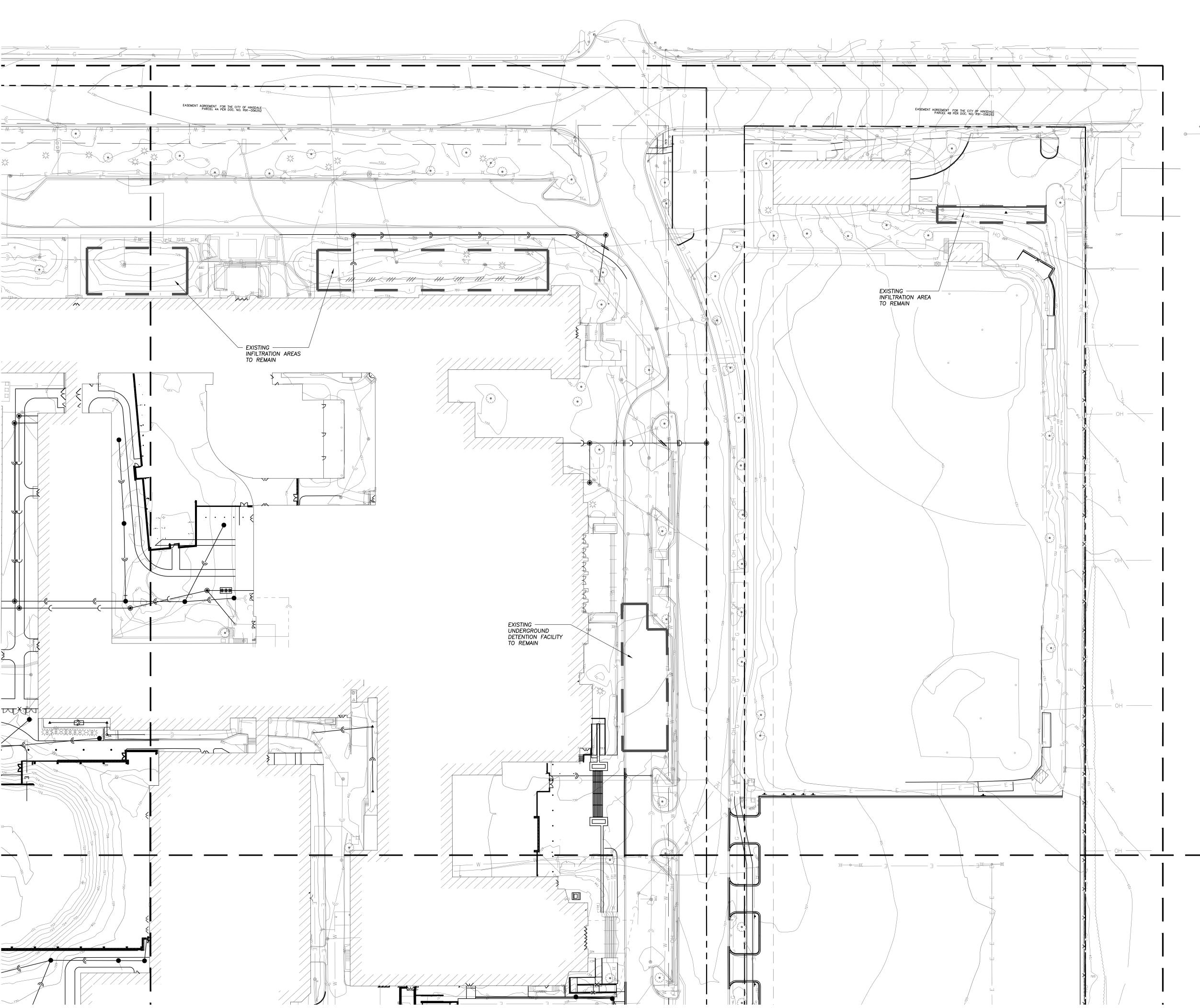
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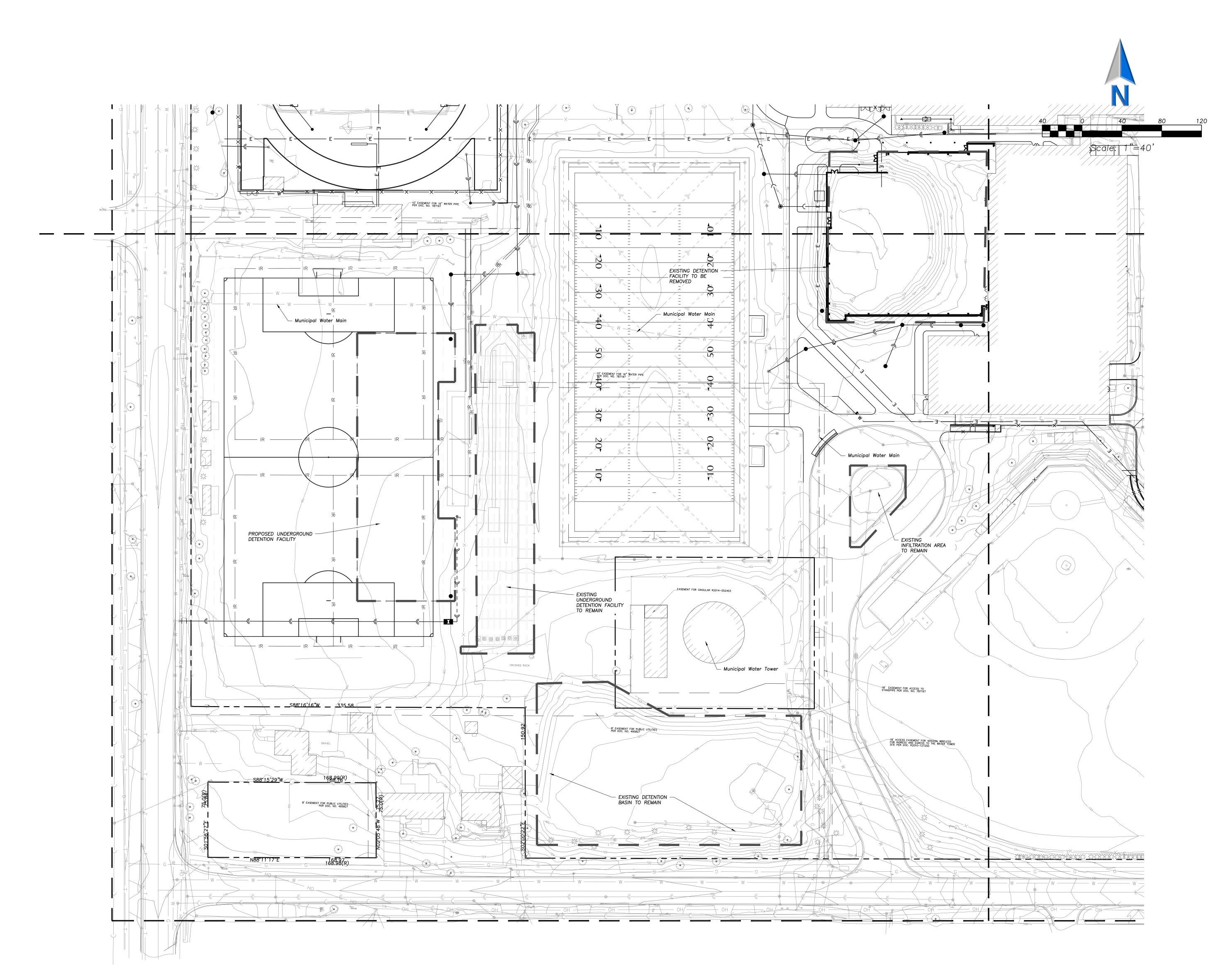
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UTILITY EXHIBIT

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145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864 EMAIL INFO@EEA-LTD.COM

LEGEND

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	Sanitary Sewer			
<u> </u>	Combined Sewer			
W	Water Main			
G	Gas Line			
—— E ———	Electrical Cable			
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2020 REFERENDUM at

Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521 and

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Center 5500 S. Grant Street Hinsdale, Illinois

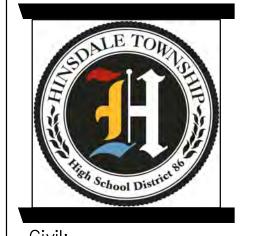
Administration

and

60521 for BOARD of EDUCATION

Hinsdale Township High School District

5500 S Grant Street Hinsdale, Illinois 60521



Civil:
Eriksson Engineering
Associates, Ltd.
135 S Jefferson Street
Suite 135
Chicago, IL 60661
p: 312.463.0551

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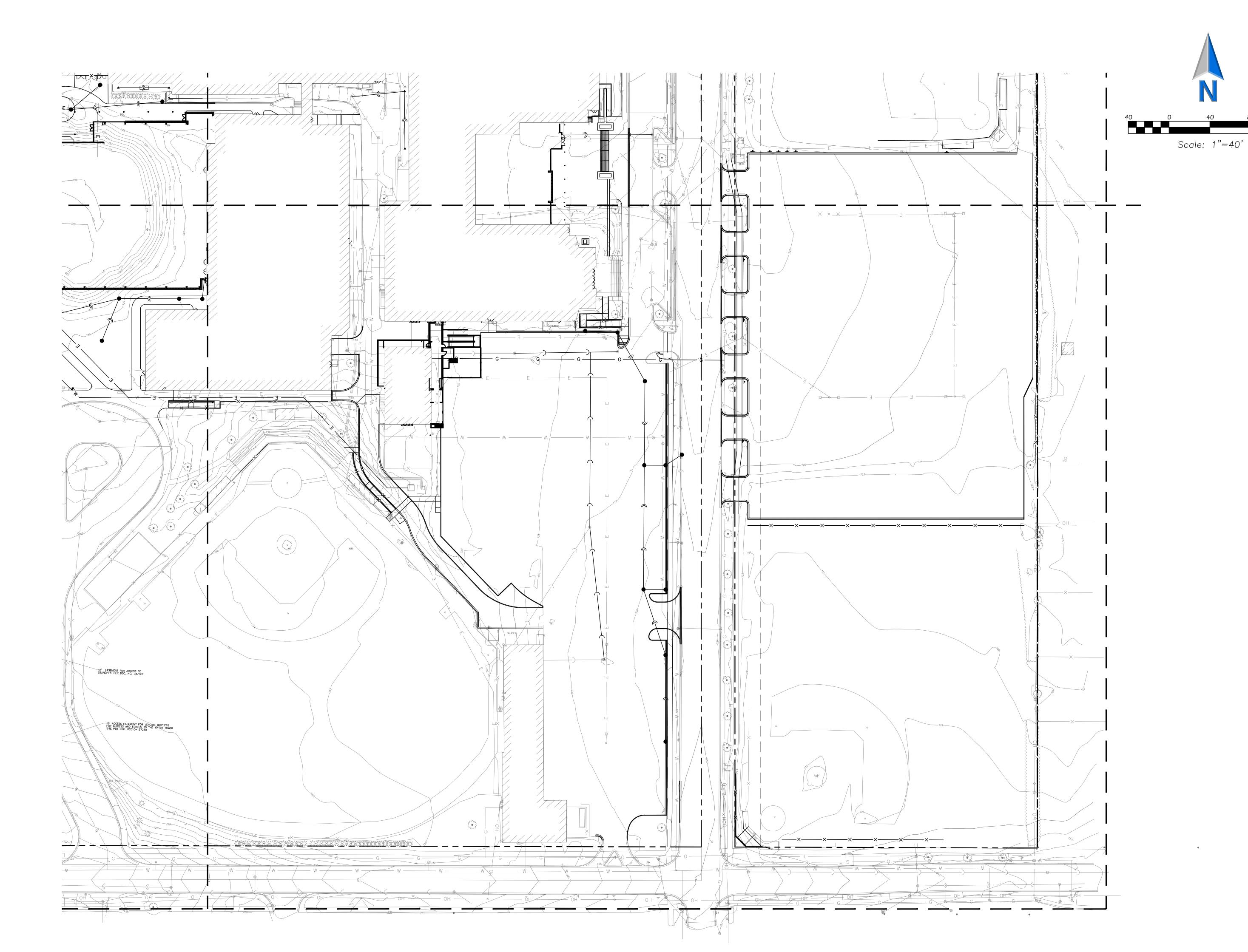
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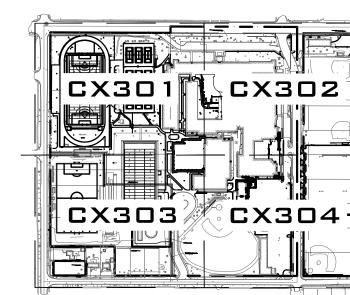
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LEGEND

LEGEND				
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2020 REFERENDUM WORK

Hinsdale Central High School 55th and Grant Streets

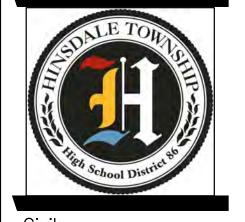
Hinsdale, Illinois 60521 and Hinsdale South High School 7401 S. Clarendon Hills Rd.

Darien, Illinois 60561 and Administration Center

5500 S. Grant Street Hinsdale, Illinois 60521 for

BOARD of EDUCATION Hinsdale Township High School District

5500 S Grant Street Hinsdale, Illinois 60521



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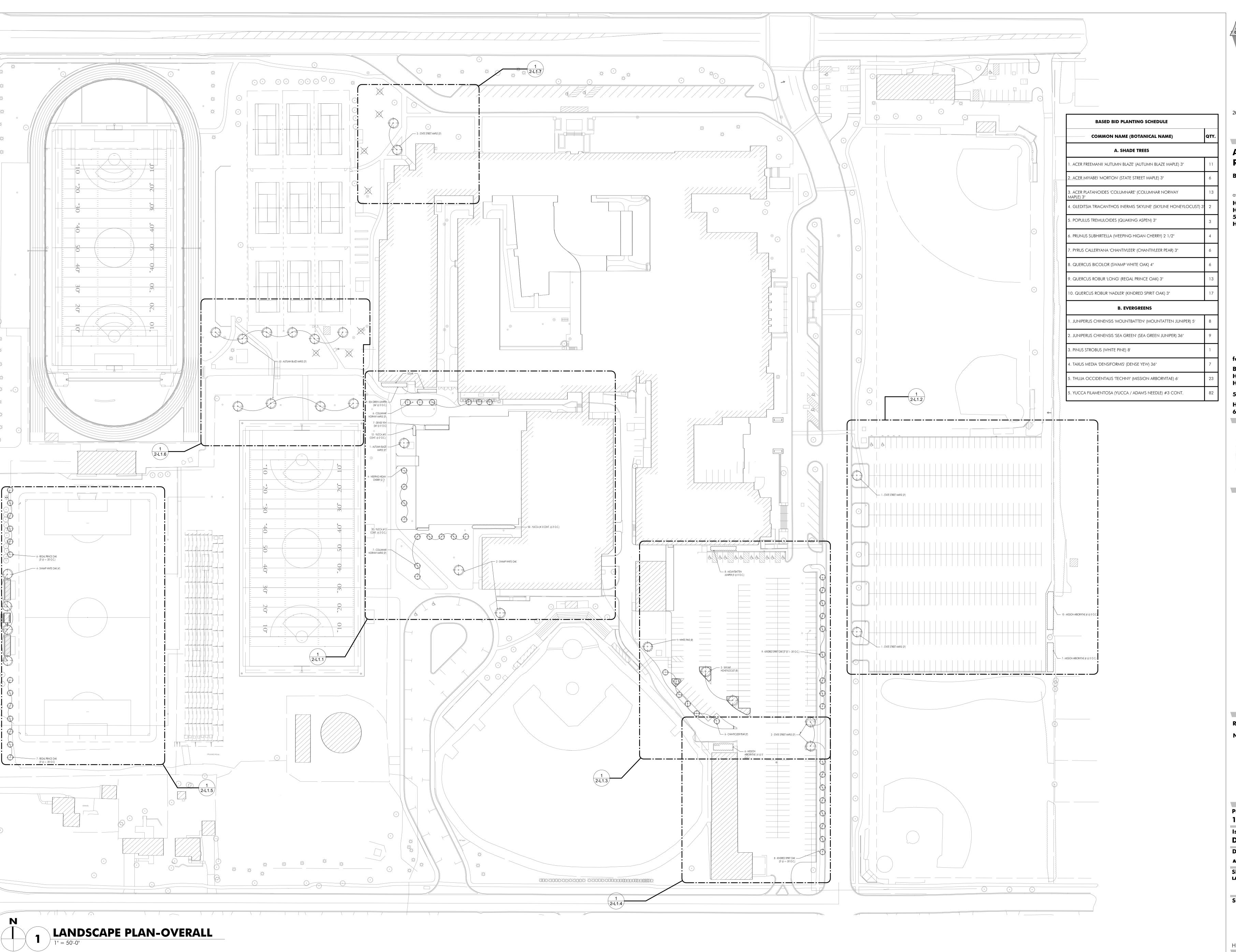
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UTILITY EXHIBIT

Sheet Number





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lombard, illinois 60148

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ADDITIONS AND RENOVATIONS
BID PERIOD 2

at
Hinsdale Central
High School
55th and Grant Streets
Hinsdale, Illinois 60521

for the BOARD of EDUCATION Hinsdale Township High School District 86

5500 South Grant Street Hinsdale, Illinois 60521



PROGRESS DRAWING.
CONSTRUCTION

REVISIONS

Project Number: 19048

Issue Date:
December 6, 2019

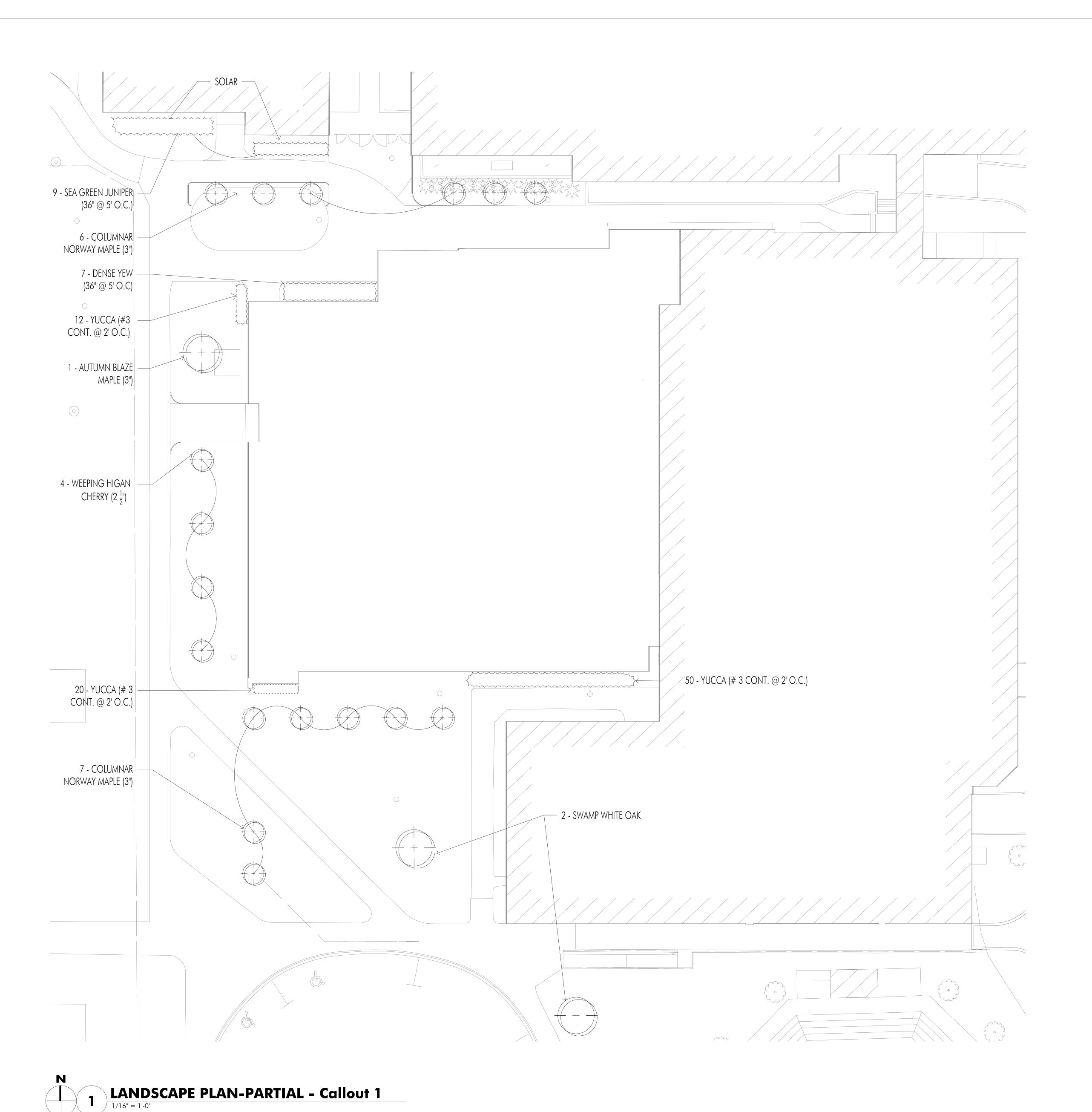
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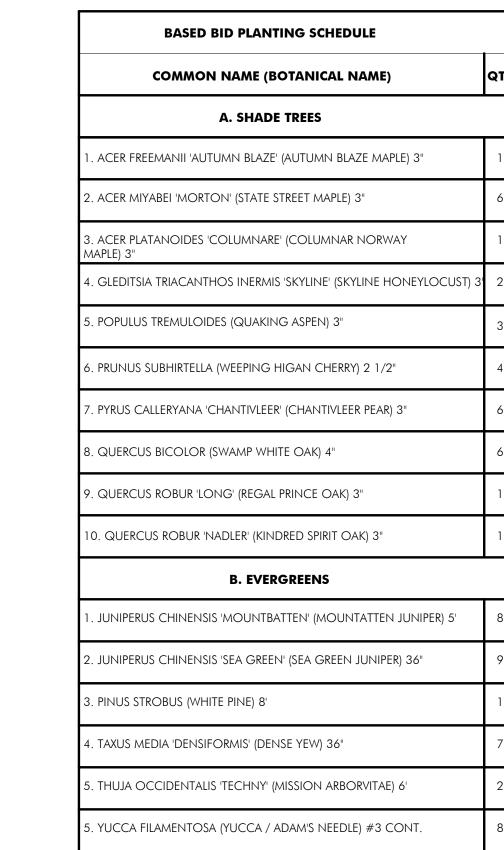
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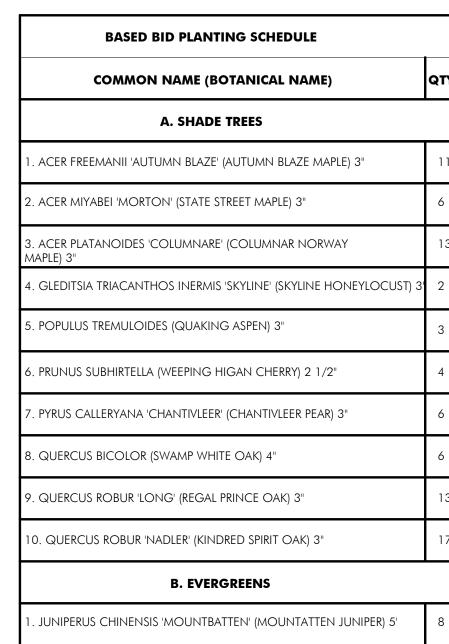
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HINSDALE CENTRAL







construction managers roof & masonry consultants landscape architects 2050 south finley road, suite 40 lombard, illinois 60148 p: 630.495.1900 www.arconassoc.com **ADDITIONS AND RENOVATIONS BID PERIOD 2**

Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521

for the **BOARD of EDUCATION** Hinsdale Township
High School District 86 **5500 South Grant Street** Hinsdale, Illinois 60521





REVISIONS

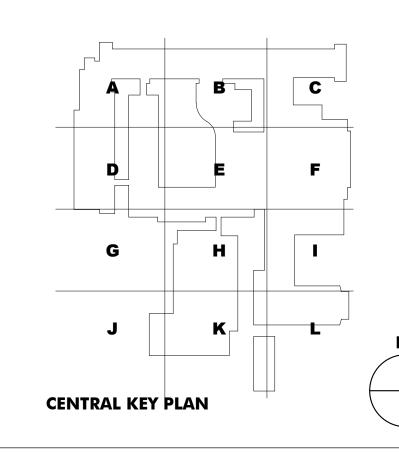
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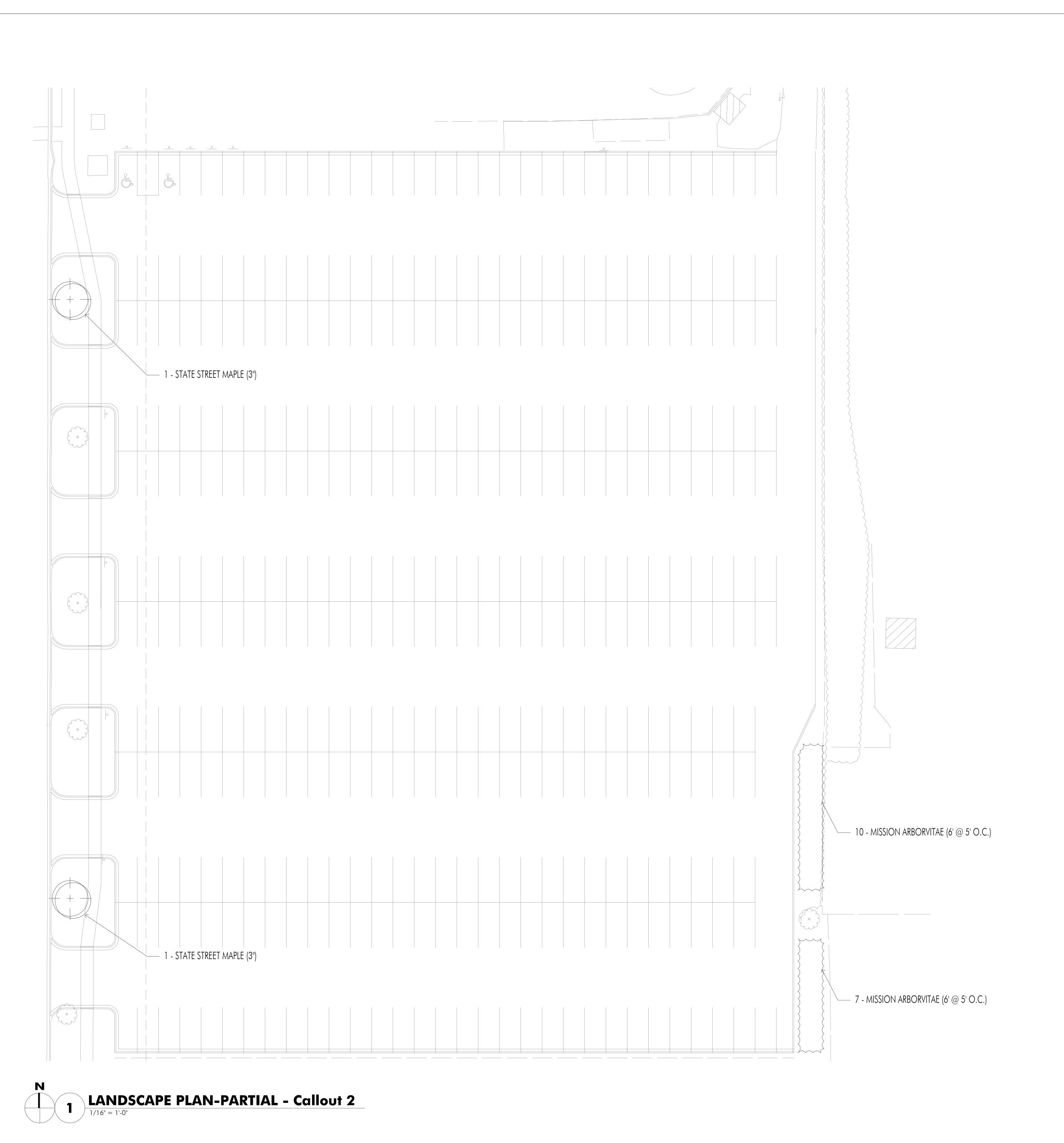
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Drawn by:

LANDSCAPE PLAN-PARTIAL

2-L1.1 HINSDALE CENTRAL





COMMON NAME (BOTANICAL NAME)	QT			
A. SHADE TREES				
1. ACER FREEMANII 'AUTUMN BLAZE' (AUTUMN BLAZE MAPLE) 3"	1			
2. ACER MIYABEI 'MORTON' (STATE STREET MAPLE) 3"	6			
3. ACER PLATANOIDES 'COLUMNARE' (COLUMNAR NORWAY MAPLE) 3"	13			
4. GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' (SKYLINE HONEYLOCUST) 3	2			
5. POPULUS TREMULOIDES (QUAKING ASPEN) 3"	3			
6. Prunus Subhirtella (Weeping Higan Cherry) 2 1/2"	4			
7. PYRUS CALLERYANA 'CHANTIVLEER' (CHANTIVLEER PEAR) 3"	6			
8. QUERCUS BICOLOR (SWAMP WHITE OAK) 4"	6			
9. QUERCUS ROBUR 'LONG' (REGAL PRINCE OAK) 3"	13			
10. QUERCUS ROBUR 'NADLER' (KINDRED SPIRIT OAK) 3"	17			
B. EVERGREENS	-			
1. JUNIPERUS CHINENSIS 'MOUNTBATTEN' (MOUNTATTEN JUNIPER) 5'	8			
2. JUNIPERUS CHINENSIS 'SEA GREEN' (SEA GREEN JUNIPER) 36"	9			
3. PINUS STROBUS (WHITE PINE) 8'	1			
4. TAXUS MEDIA 'DENSIFORMIS' (DENSE YEW) 36"	7			
5. THUJA OCCIDENTALIS 'TECHNY' (MISSION ARBORVITAE) 6'	23			
5. YUCCA FILAMENTOSA (YUCCA / ADAM'S NEEDLE) #3 CONT.	82			

CENTRAL KEY PLAN



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ADDITIONS AND RENOVATIONS

BID PERIOD 2

Hinsdale Central
High School
55th and Grant Streets
Hinsdale, Illinois 60521

BOARD of EDUCATION Hinsdale Township High School District 86

5500 South Grant Street
Hinsdale, Illinois
60521





REVISIONS

No. Date

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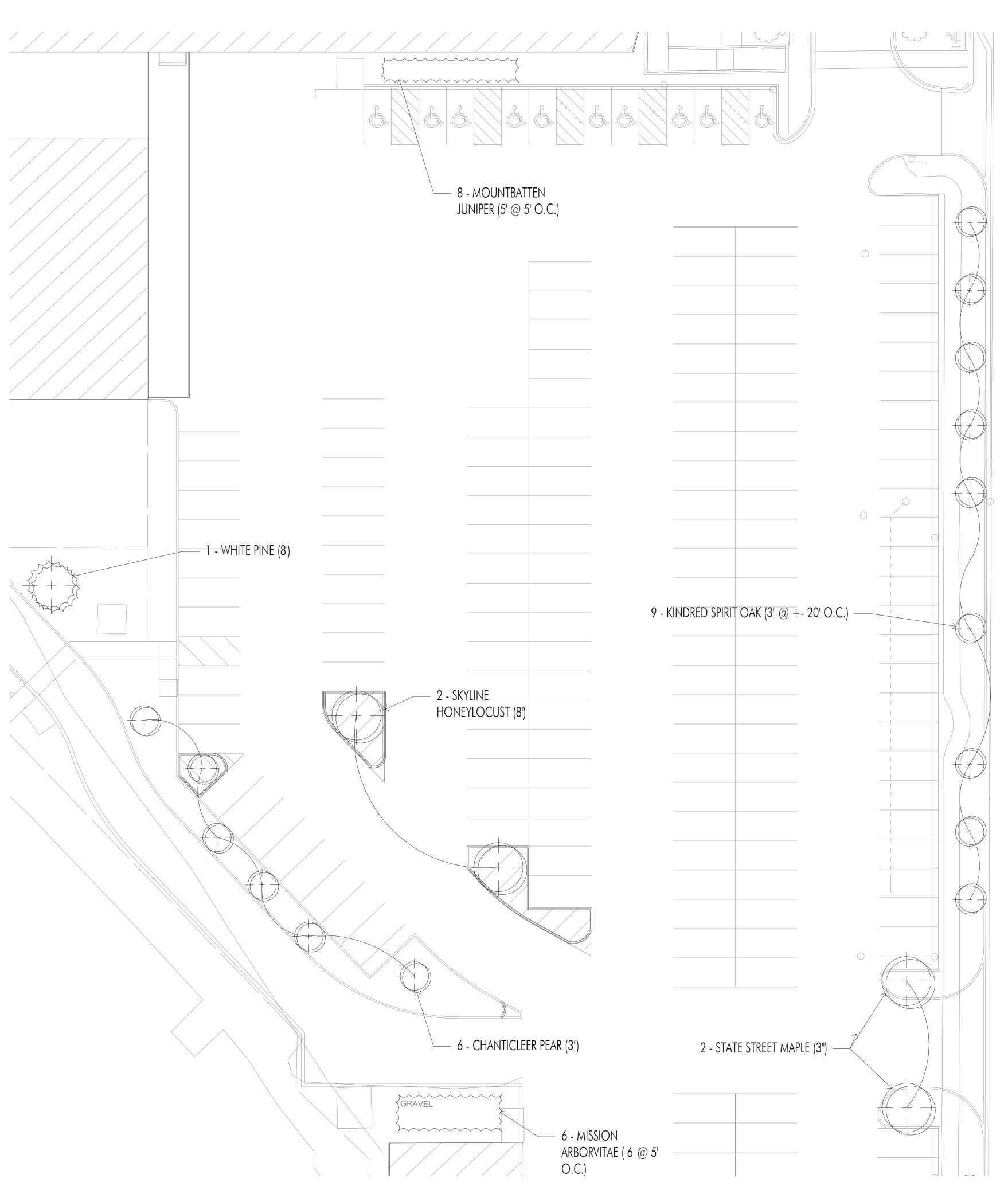
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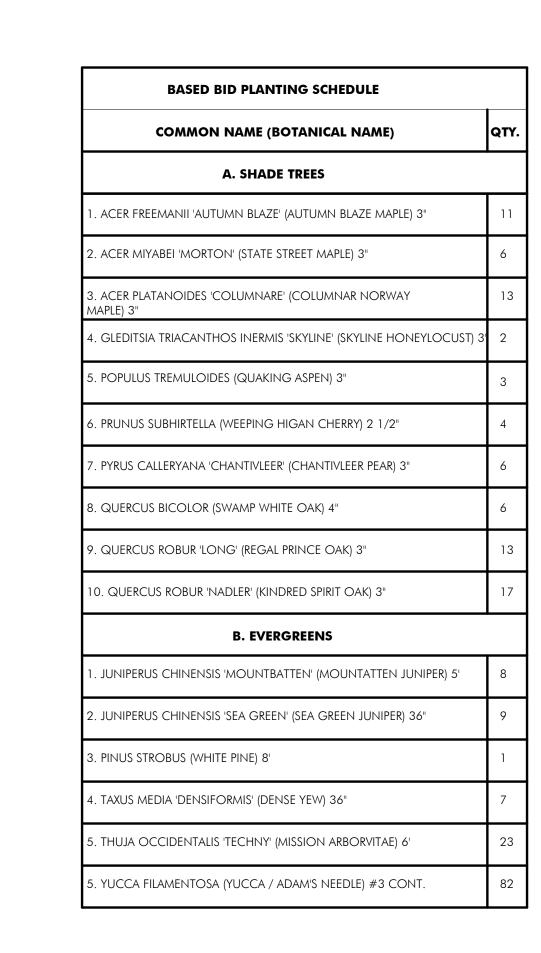
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HINSDALE CENTRAL



1 LANDSCAPE PLAN-PARTIAL - Callout 3





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ADDITIONS AND
RENOVATIONS

BID PERIOD 2

Hinsdale Central
High School
55th and Grant Streets
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois
60521





REVISIONS

No. Date

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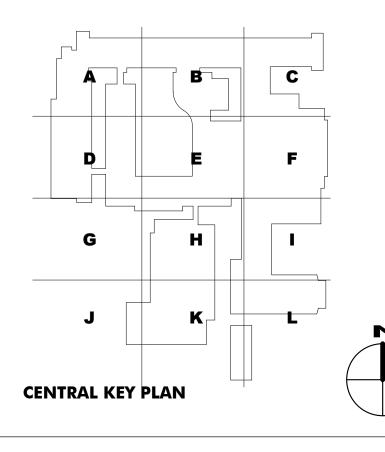
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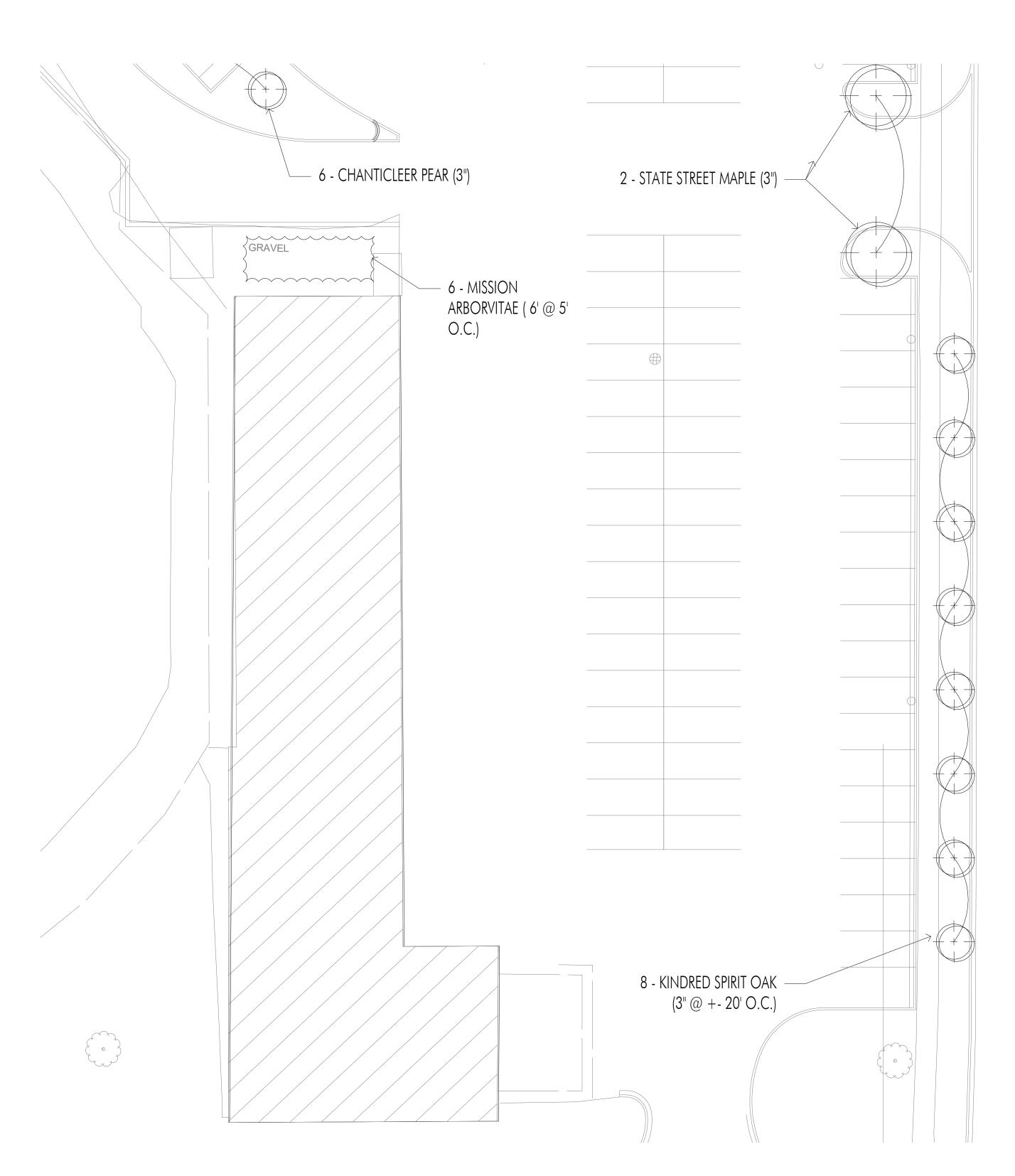
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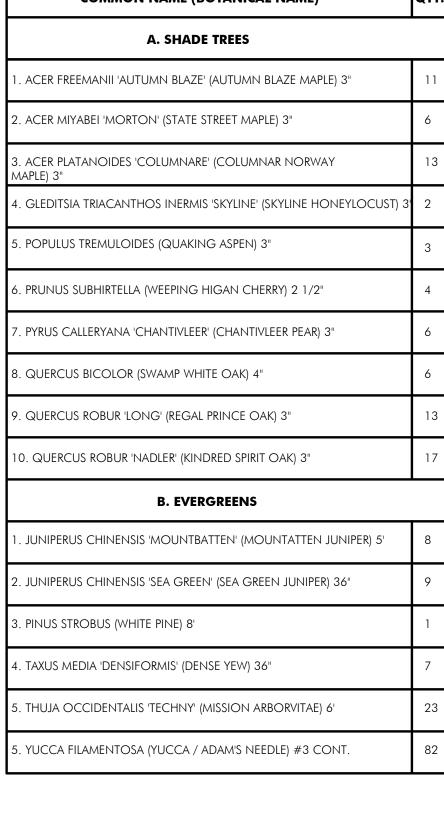
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RENOVATIONS BID PERIOD 2

Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521

BOARD of EDUCATION Hinsdale Township High School District 86 **5500 South Grant Street**



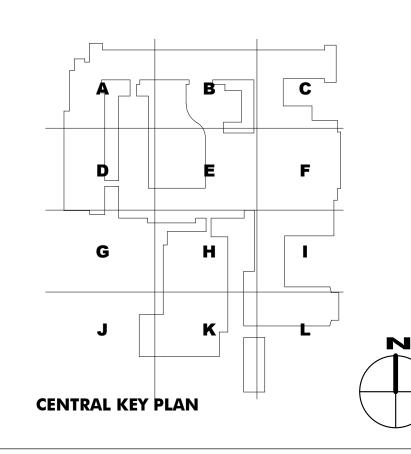


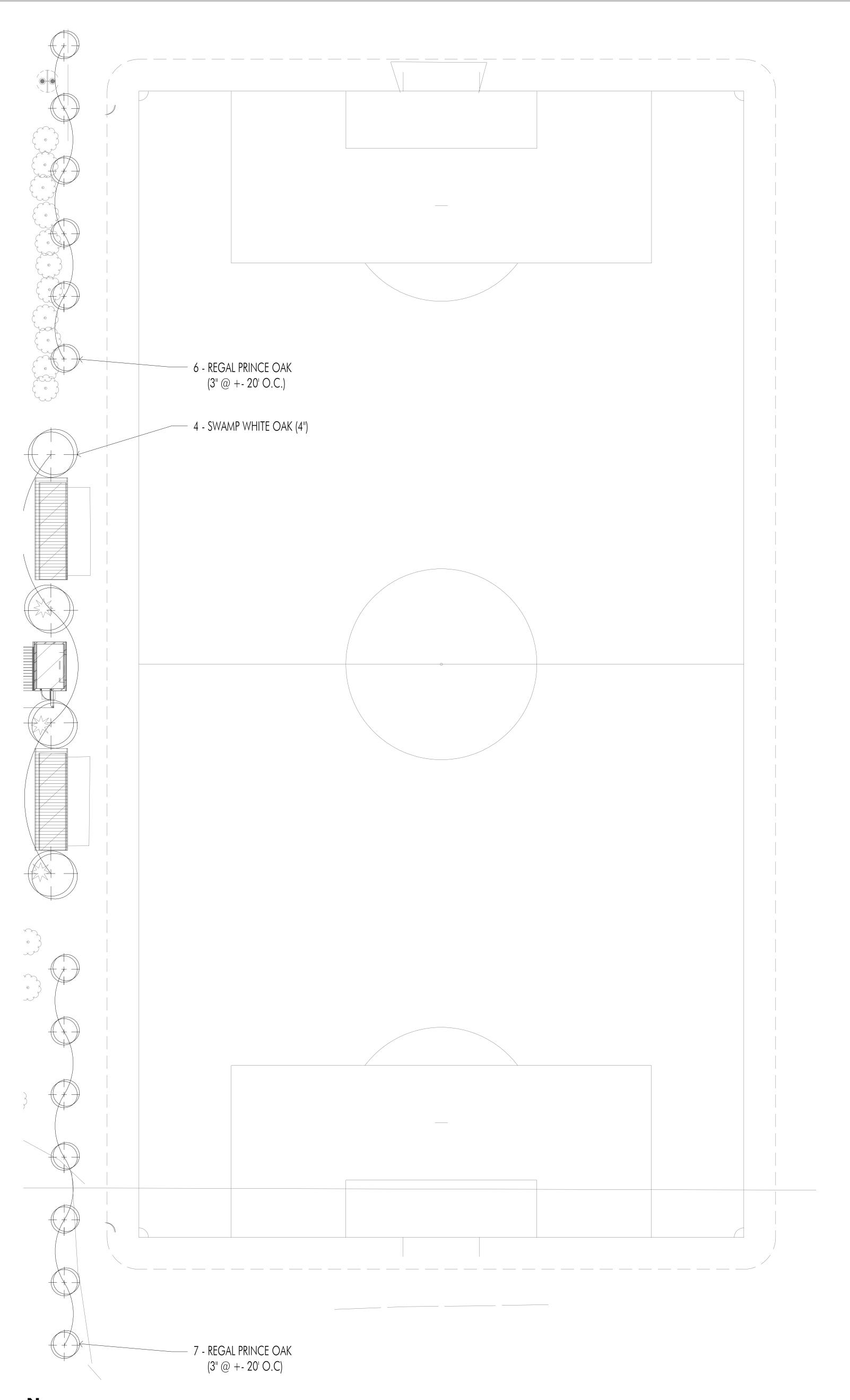
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COMMON NAME (BOTANICAL NAME)	G
A. SHADE TREES	
1. ACER FREEMANII 'AUTUMN BLAZE' (AUTUMN BLAZE MAPLE) 3"	
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ADDITIONS AND RENOVATIONS
BID PERIOD 2

at
Hinsdale Central
High School
55th and Grant Streets
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86

5500 South Grant Street
Hinsdale, Illinois





REVISIONS

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Author

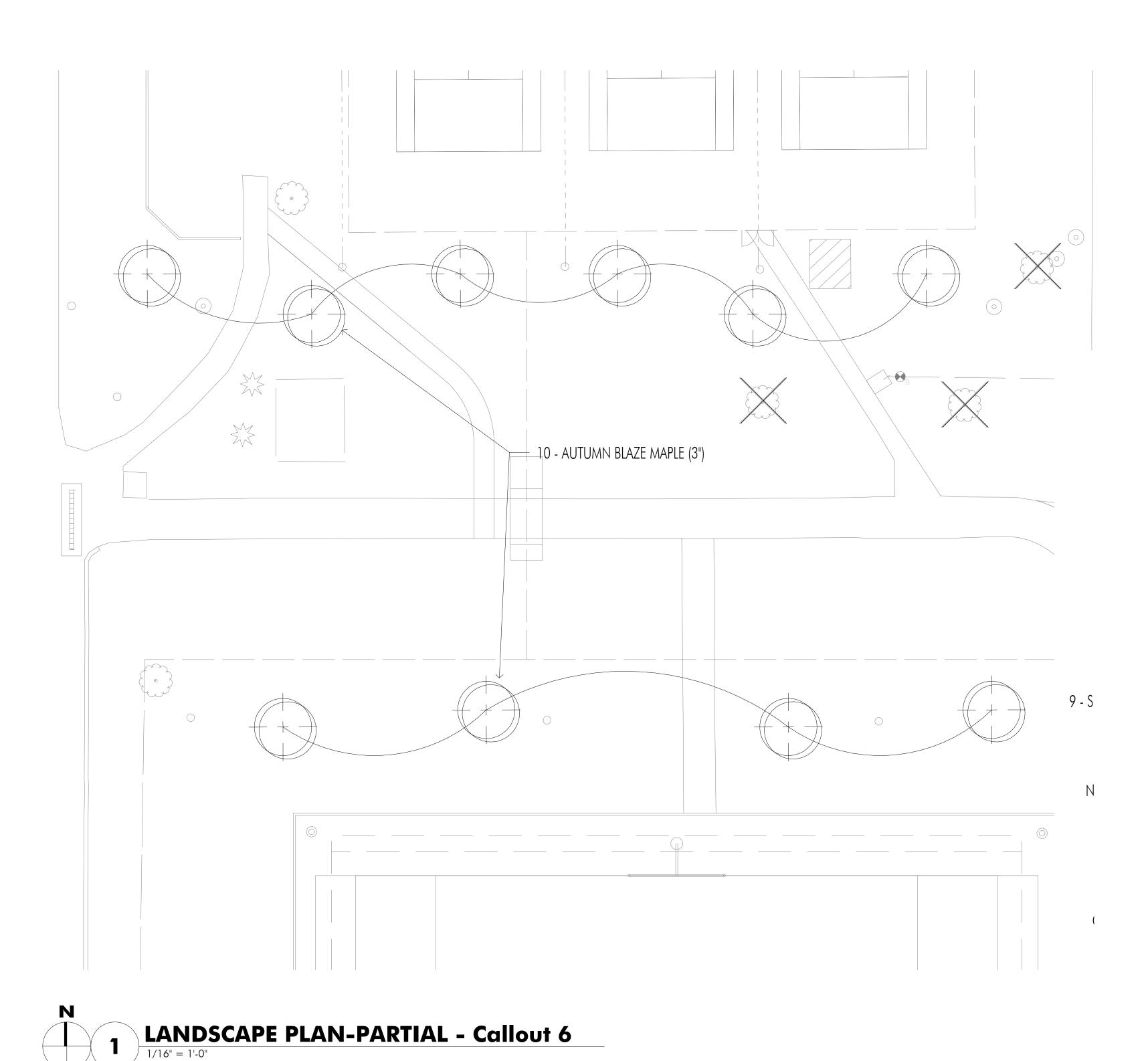
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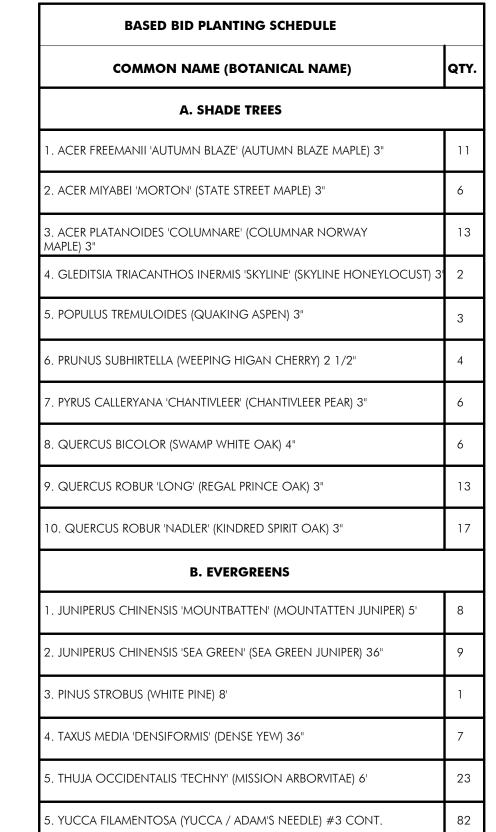
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HINSDALE CENTRAL

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CENTRAL KEY PLAN







High School 55th and Grant Streets Hinsdale, Illinois 60521

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ADDITIONS AND

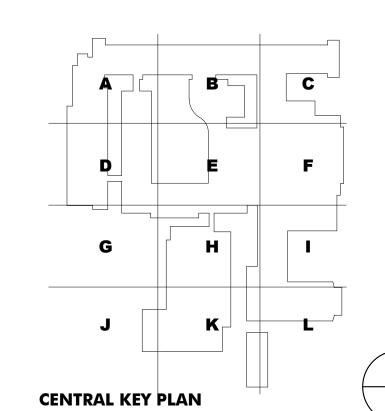
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BOARD of EDUCATION Hinsdale Township High School District 86 **5500 South Grant Street**





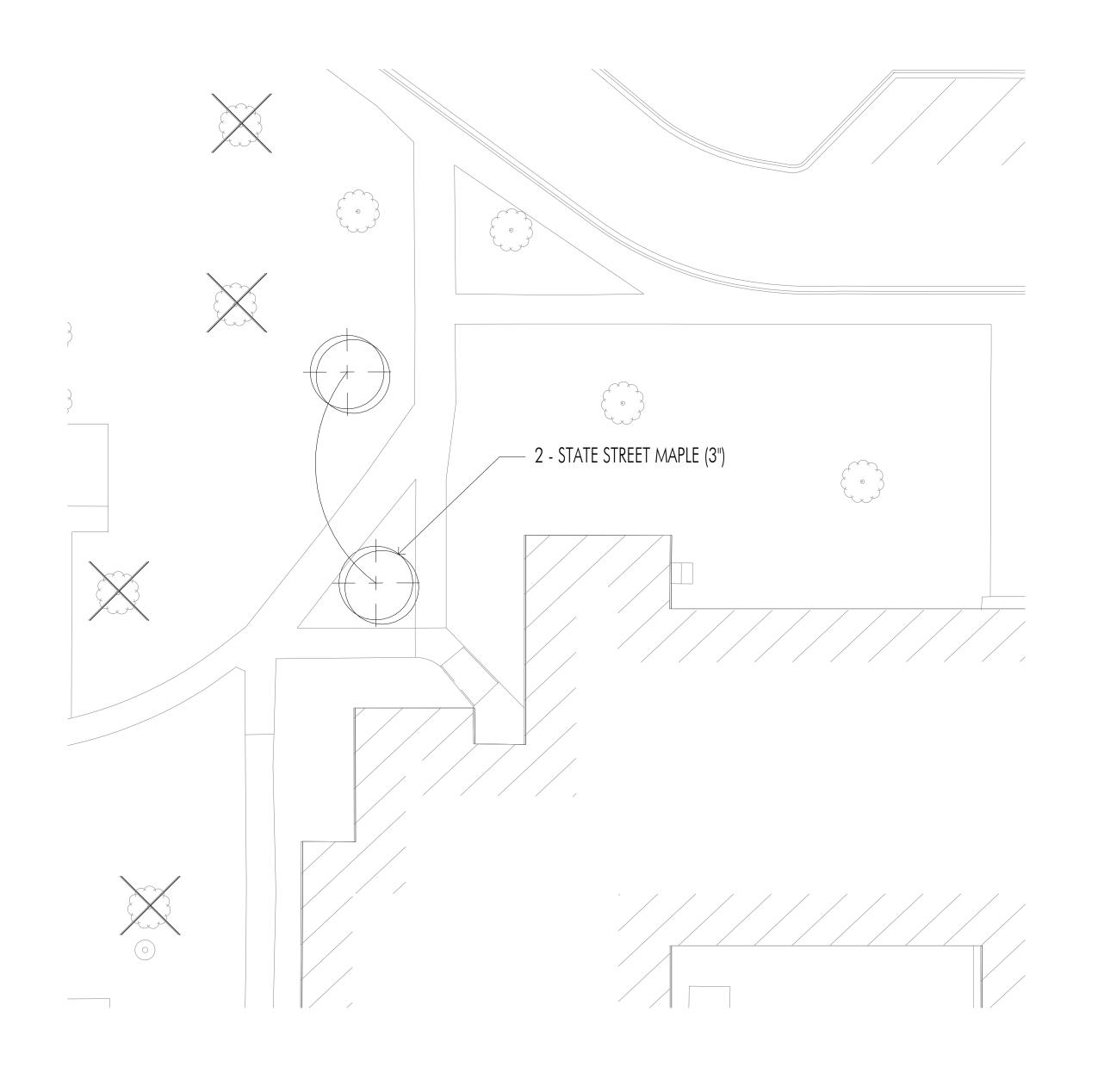


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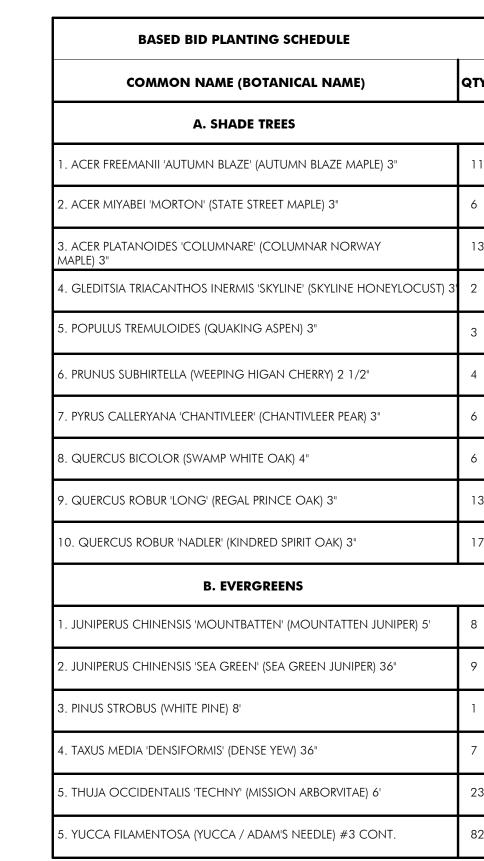
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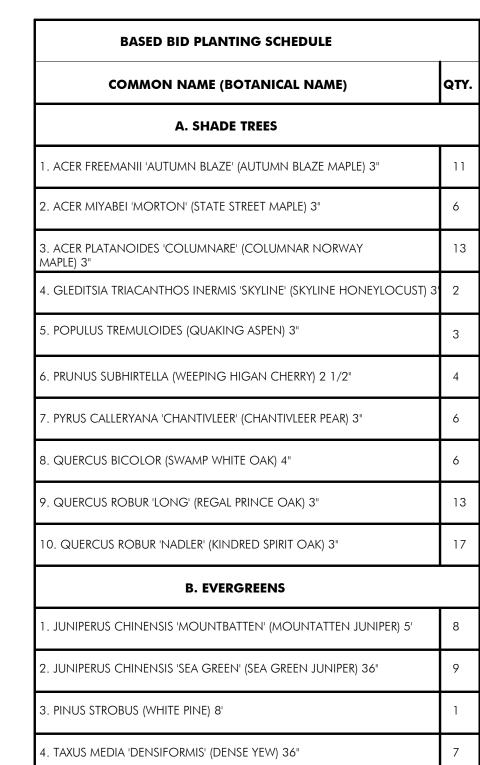
LANDSCAPE PLAN-PARTIAL

Sheet Number



LANDSCAPE PLAN-PARTIAL - Callout 7







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ADDITIONS AND RENOVATIONS

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Hinsdale Central High School 55th and Grant Streets Hinsdale, Illinois 60521

BID PERIOD 2

for the **BOARD of EDUCATION** Hinsdale Township High School District 86

5500 South Grant Street





REVISIONS

Project Number: 19048

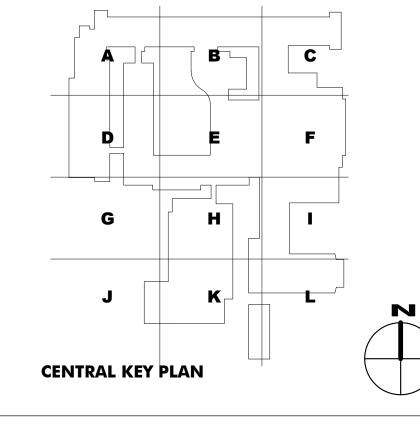
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LANDSCAPE PLAN-PARTIAL

Sheet Number

2-L1.7 HINSDALE CENTRAL





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

Name: Hinsdale Township High School D86

I. GENERAL INFORMATION

Name: ARCON Associates, Inc.

Applicant

Address: 2050 S. Finley Road, Suite 40	Address: 5500 S. Grant Street
City/Zip: Lombard, IL 60148	City/Zip: Hinsdale, IL 60521
Phone/Fax: () PH: 630-495-1900	Phone/Fax: () PH: 630-655-6100
E-Mail: ntgraal@arconassoc.com	E-Mail: tprentis@hinsdale86.org
	Litara Addansa Tirarian N
Others, if any, involved in the project (i.e. Arcl	nitect, Attorney, Engineer)
Name: Dorothy McCarty Title: Cotter Consulting / Owner's Rep. Address: 745 McClintock Drive, Suite 130 City/Zip: Burr Ridge, IL 60527 Phone/Fax: () PH: 708-574-1046 E-Mail: D.McCarty@cotterconsulting.com	Name: Kerry Pipal Hodges, Loizzi, Eisenhammer, Rodick & Kohn, Title: LLP / Attorney Address: 3030 Salt Creek Lane, Suite 202 City/Zip: Arlington Heights, IL 60005 Phone/Fax: () PH: 847-670-9000 E-Mail: kpipal@hlerk.com
Disclosure of Village Personnel: (List the name, act of the Village with an interest in the owner of record, the application, and the nature and extent of that interest) 1) Steve Cashman, Hinsdale IL, Chair of Hinsdale Facilities Committee Member 2)	Applicant or the property that is the subject of this

Owner

II. SITE INFORMATION

Address of subject property: 5500 S. Grant Street						
multiple, see attached ALTA Commitment Property identification number (P.I.N. or tax number): submitted as proof of ownership for P.I.N #s.						
Brief description of proposed project:						
Additions and Renovations to Hinsdale Central High School - Phase 1 Improvements						
General description or characteristics of the site:						
Existing Public High School Campus						
Existing zoning and land use: IB-Institutional						
Surrounding zoning and existing land uses:						
North:R-2 / R-4	South: R-3 / R-5					
East: R-3	West: R-6					
Proposed zoning and land use: IB-Institutional						
Please mark the approval(s) you are seeking and	attach all applicable applications and					
standards for each approval requested:						
☑ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E Amendment Requested:					
☐ Design Review Permit 11-605E	- International Requestion.					
☑ Exterior Appearance 11-606E	D. Diamed Development 44 0005					
☐ Special Use Permit 11-602E	□ Planned Development 11-603E					
Special Use Requested:	 □ Development in the B-2 Central Business District Questionnaire 					

TABLE OF COMPLIANCE

Address of subject property:	5500 South Grant Street			
The following table is based of	n the	IB	_Zoning District.	

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development	
Lot Area (SF)	350,000 SF	1,501,285 SF	NO CHANGE	
Lot Depth	250'	1263'	NO CHANGE	
Lot Width	200'	1252'	NO CHANGE	
Building Height	50'	VARIES BUT 47'-6" MAX.	48'-0" (Natatorium Addition)	
Number of Stories	NOT LISTED	2 STORIES	2 STORIES	
Front Yard Setback	35'	VARIES BUT > 35'	NO CHANGE	
Corner Side Yard Setback	35'	VARIES BUT > 35'	NO CHANGE	
Interior Side Yard Setback	25'	VARIES BUT > 25'	NO CHANGE	
Rear Yard Setback	25'	NOT APPLICABLE	NOT APPLICABLE	
Maximum Floor Area Ratio (F.A.R.)*	.50 / 750,643 SF	.32 / 477,311 SF	.34 / 511,098 SF	
Maximum Total Building Coverage*	NOT LISTED	17% / 254,937 SF	19% / 280,272 SF	
Maximum Total Lot Coverage*	NOT LISTED	83% / 1,246,348 SF	81% / 1,221,013 SF	
Parking Requirements	882 STALLS	560 STALLS	583 STALLS	
Parking front yard setback	35'	>35'	NO CHANGE	
Parking corner side yard setback	35'	WITHIN SETBACK	NO CHANGE	
Parking interior side yard setback	25'	>25'	NO CHANGE	
Parking rear yard setback	25'	WITHIN SETBACK	NO CHANGE	
Loading Requirements	(3)	(4)	NO CHANGE	
Accessory Structure Information SAME AS BUILDING EXCEPT IN REAR OR SIDE YARDS		WITHIN SETBACK	NO CHANGE	

^{*} Must provide actual square footage number and percentage.

Where any lack of com application despite such		he reason	and explain t	he Village's	authority	v, if any, to appr	ove the
SEE ATTACHED SHEET							

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.
 - Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

	IN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR
PAYMENT.	,
On the 3rd day of December, 201	م ، I/We have read the above certification, understand it, and agree
to abide by its conditions.	
Danie Moutin	Aluth
Signature of applicant or authorized agent	Signature of applicant or authorized agent
Jammy Prentiss	Nicholas GRAAL
Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN	

SUBSCRIBED AND SWORN to before me this 3 day of December , 2019.

Cotta J Han Notary Public

OFFICIAL SEAL CATHERINE T HANNON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 11/18/21



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

5500 S. Grant Street

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.

- 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 is 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

Exterior Appearance and Site Plan Review Criteria

Exterior Appearance Review

- 1. Open Spaces: Quality of open spaces in setbacks remain unchanged. Quality of open spaces between buildings is maintained to a maximum as much as possible.
- 2. Materials: The proposed materials are designed to match and be visually compatible to the existing campus and buildings.
- 3. General Design: The proposed design is held to the highest standards for K-12 facilities and is proposed to match the existing building(s). The proposed design complements the existing character of the high school campus and surrounding neighborhood.
- 4. General Site Development:
 - a. Quality of landscaping proposed is to match existing quality.
 - b. No changes to recreational quality is proposed.
 - c. Pedestrian access within the site is proposed to improve.
 - d. Auto access within the site is proposed to improve.
 - e. Parking within the site is proposed to improve.
 - f. Loading dock is proposed to improve (servicing of the property).
 - g. No increase in vehicular traffic patterns is proposed. The additions do not increase the student population of the school.
 - h. To the maximum extent that is feasible, the proposed site plan retains existing trees and shrubs. Where removal is necessary, replacement landscaping is proposed.
- 5. Height: The proposed additions are visually compatible with the adjacent buildings on the campus.
- 6. Proportion of Front Façade: The proposed front facades of the additions are designed to be visually compatible and proportioned to the existing buildings on the campus.
- 7. Proportion of Openings: The proposed windows and doors of the additions are designed to be visually compatible and proportioned to the existing buildings on the campus. They are also designed to fit the use of the addition. For example, daylighting within the pool addition.
- 8. Rhythm of solids and voids in front facades: The proposed front façade of the additions are designed to be visually compatible to the existing buildings on campus and reflect the function of the buildings.
- 9. Rhythm of spacing and buildings on streets: The pool and buildings/grounds additions are setback significantly on the site, which helps to aid screening of the buildings to the adjacent properties. The soccer field accessory structures are one-for-one replacements of existing structures.
- 10. Rhythm of entrance porch and other projections: Does not apply.
- 11. Relationship of materials and texture: The predominant materials of the additions are proposed to match to the existing predominant materials of the existing buildings on campus.
- 12. Roof Shapes: The proposed additions have roof shapes that match to existing campus and building conditions.
 - a. Main buildings low slope roofs with perimeter parapet walls.
 - b. Athletic buildings metal shed roofs

- 13. Walls of continuity: Proposed building facades, walls, fences and landscape masses are designed to form a cohesive wall of enclosure along public ways and be visually compatible with the surrounding area.
- 14. Scale of building: The proposed additions are of size and mass that are visually compatible in relation to existing open spaces, buildings, public ways, windows and doors. The proposed design complements the existing campus and building aesthetics.
- 15. Directional expression of front elevation: The directional expression of the front elevations of the proposed additions are designed to blend into the existing expressions of the buildings on campus.
- 16. Special consideration for existing buildings: Additions proposed are designed to complement the existing campus and building aesthetics.

Site Plan Review

- 1. The proposed site plan shall meet the specified standards of the Zoning Code except has already submitted for Zoning variance (previously submitted to the Village under separate cover).
- 2. The proposed site plan does not interfere with any easements or rights-of-way.
- 3. The proposed site plan does not destroy, damage, modify or interfere with the enjoyment of significant natural, topographical or physical features of the site. Most of the conditions are proposed for the existing to remain unchanged.
- 4. No change of use is proposed. Existing use of Public High School remains unchanged. The proposed site plan will not be unreasonably injurious or detrimental to the use and enjoyment of the surrounding properties. The proposed site plan includes improvements (new fence at east property line, protection netting at junior varsity baseball field) that will improve conditions for the surrounding properties.
- 5. The proposed site plan does not increase overall student population at the school. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or pedestrian circulation paths, no changes to existing conditions are proposed. The loading area is proposed to be relocated to allow for future building expansion in a future phase. Revised pedestrian and vehicular circulation paths have been proposed around the buildings and grounds link addition. These have been reviewed with the local fire department as well for emergency vehicle access.
- 6. Existing site landscape screening remains unchanged. Improvements are being proposed on the east property line, along the alleyway that abuts to adjacent residential properties.
- 7. The proposed structures and landscaping keep with the existing level of amenity and are compatible with the use of the site (Public High School).
- 8. Not applicable. The proposed site plans submitted are not in connection with an application for a special use permit.
- 9. The proposed site plan will not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The design team has been in close contact with the Village and Flagg Creek Water Reclamation District in this regard. The project also proposes significant improvements to comply with Flagg Creek Water Reclamation District requirements.

- 10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site, and will fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. The design team has been in close contact with the Village, COMED, NICOR and Flagg Creek Water Reclamation District in this regard. The project also proposes significant improvements to comply with Flagg Creek Water Reclamation District requirements.
- 11. The proposed site plan provides for the required public use designated on the Official Map, IB-Institutional. Existing is a public high school campus, no change is proposed.
- 12. The proposed site plan does not adversely affect the public health, safety or general welfare of the public. Addition proposed does not increase the student population size of the facility, existing safety items (crosswalks, etc.) remain in-place, and additional items are proposed to increase safety (nets proposed at junior varsity baseball field).

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

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

Applicant's name:	ARCON Associates, Inc. / Nicholas Graal					
Owner's name (if different):	: Hinsdale Township High School District 86					
Property address:	Hinsdale Central High School - 5500 S. Grant Street					
Property legal description:	[attach to this form]					
Present zoning classification	n: IB, Institutional Buildings					
Square footage of property:	1,501,285 SF					
Lot area per dwelling:	N/A - no dwelling on-site					
Lot dimensions:	1263' x 1252'					
Current use of property:	Public High School					
Proposed use:	☐ Single-family detached dwelling ✓ Other: No Change					
Approval sought:	 ☐ Building Permit ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Design Review ☐ Other: 					
Brief description of request	and proposal:					
Additions and Renovations to Hinso	dale Central High School - Zoning approval for Phase 1 work					
Plans & Specifications:	[submit with this form]					
Pr	ovided: Required by Code:					
Yards:						
front: interior side(s)	>35' >25' />25' /25'					

Provided:	Required by Code:		
corner side rear	>35' N/A	35' 25'	
Setbacks (businesses ar front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	N/A		
Building heights: principal building(s):	48'	50'	
accessory building(s)	-	40'	
Maximum Elevations:			
principal building(s): accessory building(s)	2 stories 2 stories	not listed	
Dwelling unit size(s):	N/A	N/A	
Total building coverage:	19%	not listed	
Total lot coverage:	81%	not listed	
Floor area ratio:	.34	.50	
Accessory building(s):	Same requirements as building except rear/side yards		
Spacing between buildin	gs:[depict on attache	ed plans]	
principal building(s): accessory building(s)	See Plans : See Plans		
Number of off-street park Number of loading space		d: <u>882</u>	
Statement of applicant:			
understand that any omiss	sion of applicable or location of the Certific	in this form is true and complete. I relevant information from this form could cate of Zoning Compliance.	
Nicholas Graal Applicant's printed			
Dated: 12/11	, 20 <u>19</u> . -2-		

ATTACHMENT A

Hinsdale Township High School District 86

Hinsdale Central High School

5500 S. Grant Street, Hinsdale, Illinois 60521

PARCEL I:

LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL II:

THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THENORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL III:

THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THENORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IV:

THE NORTH HALF OF THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL V:

THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF) OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL VI:

THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL VII:

THE NORTH HALF OF LOT 4 (EXCEPT THE EAST 200 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL VIII:

LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IX:

LOT 5 (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL X:

THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XI:

THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XII:

THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XIII:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XIV:

LOTS 11 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 2, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.



ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J Gilmore President

Jeffrey S. Robinson Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50000317 (4-24-18) Page 1 of 16 ALTA Commitment for Title Insurance (8-1-16) Illinois

COMMITMENT CONDITIONS

1. **DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II-Exceptions; and
 - (g) a counter-signature by the company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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		Illinois

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Transaction Identification Data for reference only:

First American Title Insurance Company - Metro Commercial Title e-mail: cmcc.il@firstam.com

Center

27775 Diehl Rd, Warrenville, IL 60555

Phone: (866)563-7707

Commitment No.: 2977574

Property Address: 5500 S. Grant Street, Hinsdale, IL 60521

Revision Date: July 18, 2019; July 23, 2019

Escrow e-mail: figures.il@firstam.com

Customer Reference:

SCHEDULE A

Commitment Date: June 25, 2019 8:00 AM

Policies to be issued:

(a) ALTA® Owner's Policy Proposed Insured: None Proposed Policy Amount: \$0.00

(b) ALTA® Loan Policy
Proposed Insured: NONE
Proposed Policy Amount: NONE

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

Fee Simple

The Title is, at the Commitment Date, vested in:

Board of Education Hinsdale Township High School District No. 86, as to Parcel I;

Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III;

Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V;

County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI;

County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and Lots 11, 12, 13 and 15 of Parcel XIV;

Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel

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VIII;

Hinsdale Township High School District #86, as to Parcel IX;

Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X;

Board of Education, Hinsdale Township High School District 86, as to Parcel XI;

Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII;

Board of Eduction Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV;

and

Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV

5. The Land is described as follows: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

E Weinstein

First American Title Insurance Company

By:

Authorized Countersignature

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ALTA Commitment for Title Insurance (8-1-16)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment No.: 2977574

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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ALTA Commitment for Title Insurance (8-1-16)

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment No.: 2977574

SCHEDULE B, PART II

Exceptions (Continued)

- 1. Rights or claims of parties in possession not shown by the public records.
- 2. Easements or claims of easements, not shown by Public Records.
- 3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
- 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
- 6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 7. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-017 (Affects Parcels I through VII)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-008 (Affects Parcel VIII)

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Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-011 (Affects Parcel IX)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

10. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-012 (Affects Parcel X)

Note for informational purposes 2018 taxes:

1st Installment in the amount of 0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of 0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

11. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-013 (Affects Parcel XI)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

12. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-014 (Affects Parcel XII)

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		Illinois

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

13. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-015 (Affects Parcel XIII)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

14. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-101-027 (Affects Parcel XIV)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019) 2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

- 15. We should be furnished with evidence of payment of charges to the Sanitary District as noted herein through the month of closing.
- 16. We should be furnished with evidence of payment of Special Service Area charges. If paid through the real estate tax bill, please provide a copy of the detailed tax bill reflecting SSA as a line item.
- 17. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
- 18. We should be provided evidence of appropriate compliance with Illinois Statutes regarding the purchase/sale of the land by the Board of Education Hinsdale Township High School District No. 86, as to Parcel I; Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V; County Board of School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI; County Board School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI; County Board School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and

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Lots 11, 12, 13 and 15 of Parcel XIV; Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel VIII; Hinsdale Township High School District #86, as to Parcel IX; Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X; Board of Education, Hinsdale Township High School District 86, as to Parcel XI; Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII; Board of Eduction Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV: and Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV.

- 19. Upon a conveyance or mortgage of the land, a certified copy of proper resolutions passed by the authorized representative(s) of Illinois authorizing the execution of the deed of conveyance or mortgage should be furnished.
- 20. We should be furnished with a certificate of Good Standing from the Illinois Secretary of State for Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV, a Corporation of Illinois.
- 21. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
- 22. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
- 23. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of DuPage County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
- 24. It appears that the land described herein lies within the municipal boundaries of Hinsdale, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
- 25. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
 - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2016; and (ii) the Laws of the State of Illinois.

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		Illinois

- b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
- 26. Note: The premises in question are located within the Flagg Creek Sanitary District which is accepting federal grants for pollution control pursuant to Public Law 92-500. The District must charge user charges separate from ad valorem taxes, which charges may be a continuing lien on the property. Attention is directed to ordinance recorded as document R75-19171.

Note: The Company should be provided with a letter from the Sanitary District stating all fees in connection with said services are paid current through the date of closing. The telephone number is of the Flagg Creek Sanitary District is (630)323-3299.

- 27. Flagg Creek Water Reclamation District Amended Ordinance No. 756 recorded as document no. R2009-037066 requiring payment of user charges prior to sale or transfer of real estate and further requiring evaluation of connection permits for sales of commercial property, and the terms and conditions contained therein.
- 28. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- 29. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
- 30. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
 - 31. Easements for public utilities, as shown on the plat of subdivision.

 (Affects the East 8 feet of Parcel VIII; the North 5 feet of Parcels IX, X and XI)
- 32. Terms and conditions of the easement provisions noted on the plat of subdivision.
- 33. Building setback line(s) as shown on the plat of subdivision. (Affects the West 25 feet of Parcel XIV)
- 34. Agreement for easements for the Village of Hinsdale recorded as document no. 787107 for a cast iron water pipe, and the terms and conditions contained therein.

(Affects Parcels I, II, III and XIII)

35. Easement agreement with the Village of Hinsdale recorded as document no. R91-056252 for the purpose of installing highway improvements, and the terms and conditions contained therein.

(Affects Parcels I, XIII and XIV)

36. Memorandum of grant of easement recorded as document no. R2010-127250, made by and between Board of Education of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, and the terms and conditions contained therein.

(Affects Parcel XIII)

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		Illinois

- 37. Memorandum of easement agreement recorded as document no. R2014-052403 made by and between Board of Education of Hinsdale Township High School District 86 and New Cingular Wireless PCS, LLC, and the terms and conditions contained therein.
- 38. Agreement between the Village of Hinsdale and the Board of Education of School District 86 recorded as document no. R2001-056072 for the regulation of traffic, and the terms and conditions contained therein.
- 39. Agreement between the Village of Hinsdale and Hinsdale Township High School District 86 recorded as document no. R2019-001680, and the terms and conditions contained therein.
- 40. The property is subject to restrictions contained in Paragraph 5 of a contract dated October 21, 1997, as disclosed by a Trustee's Deed recorded as document no. R97-183981.

(Affects Parcel VIII)

41. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded February 19, 2019 as document number R2019-011437.

Note: Land use restrictions/limitations: None

(Affects Parcels I through VII; XIII and XIV)

42. Ordinance recorded as document no. 603845 annexing property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcels, I, II, III, IV and XIII)

43. Ordinance recorded as document no. 910424 annexing certain property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcel XIV)

- 44. Ordinance No. 093-36 recorded as document no. R93-303069 establishing Special Service Area Number 7, and the terms and conditions contained therein.
- 45. Ordinance No. O94-3 recorded as document no. R94-022094 establishing Village of Hinsdale Special Service Area No. 7, and the terms and conditions contained therein.
- 46. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED

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Form 50000317 (4-24-18)	Page 12 of 16	ALTA Commitment for Title Insurance (8-1-16)
		Illinois

WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

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		Illinois

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment File No.: 2977574

The Land referred to herein below is situated in the County of Dupage, State of IL, and is described as follows:

Parcel I:

Lots 1 and 2, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel II:

The East 350 feet of the North half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel III:

The East 350 feet of the South half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel IV:

The North half of the North half of Lot 3 (except the East 350 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel V:

The South half of the North half (except the East 350 feet thereof) of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VI:

The South half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VII:

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The North half of Lot 4 (except the East 200 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VIII:

Lot 1, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel IX:

Lot 5 (except the East 150 feet thereof), in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel X:

The West 75 feet of the East 150 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel XI:

The East 75 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel XII:

The East 60 feet of the South half of Lot 4, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel XIII:

The East half of the Northwest quarter of the Northwest quarter of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, excepting therefrom the South 33 feet thereof, in DuPage County, Illinois.

Parcel XIV:

Lots 11 through 20, both inclusive, in Block 2, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13,

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Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Note: For informational purposes only, the land is known as :

5500 S. Grant Street Hinsdale, IL 60521

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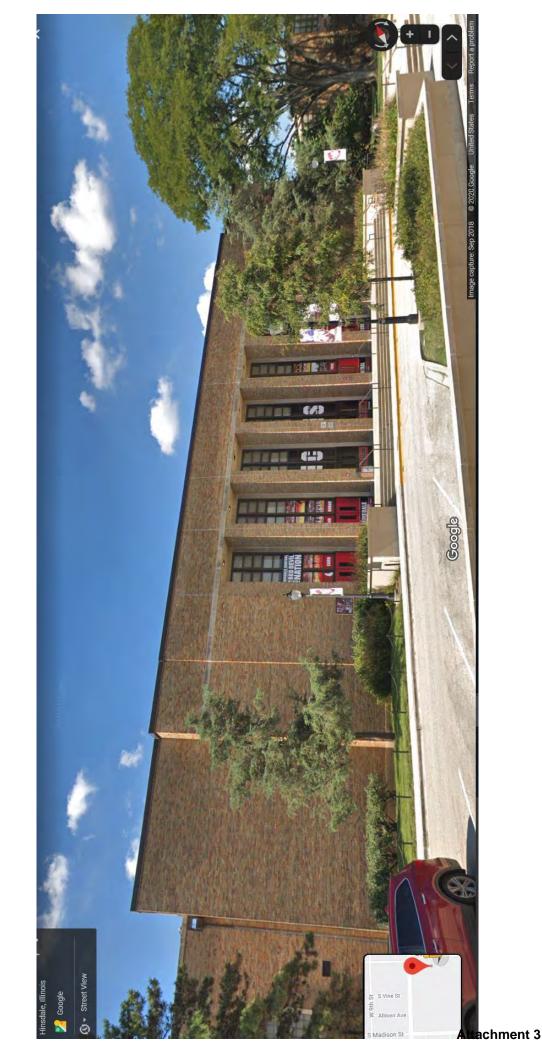
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		Illinois

Attachment 2: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 HINSDALE CENTRAL HIGH SCHOOL IB STATE OF SPECIES

are near surface

Attachment 3: Street View of 5500 S. Grant St. (example of existing building material/color) **Facing west from Grant Street**



Vertical Fri Oct 18 2019

Attachment 4: Aerial View of 5500 S. Grant St. (proposed new Natatorium building location)



MEMORANDUM

DATE: January 8, 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: 24 W. Hinsdale Ave. – Michael Abraham Architects – Major Adjustment to the Exterior

Appearance for Brick Building Façade color change - Case A-46-2019 - B-2 Central

Business District and Historic Downtown District

Request and Analysis

On August 6, 2019, the Board of Trustees approved Ordinance O2019-27, approving an exterior appearance plan for façade improvements at 24 W. Hinsdale Avenue. Per the Ordinance exhibit, the colored front elevation illustrated the original red brick façade on the building and noted "existing brick to remain" (Attachment 2). This major adjustment request seeks retroactive approval for stained brick, from the natural red to a "translucent charcoal" color.

The applicant discovered deteriorated and inconsistently colored brick with holes in the masonry after removing the canopy and siding from the façade. The structural supports were also found to be compromised. The applicant states that in an initial attempt to tuckpoint and replace the bricks resulted in a patchy appearance. This is a request to keep the charcoal colored stain because removing the stain would be impossible and replacing the brick would be an economic hardship (Attachment 1).

Process

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

Attachments:

Attachment 1 – Major Adjustment and Exterior Appearance Application

Attachment 2 - Approved Exterior Appearance Ordinance O2019-27 (August 6, 2019)

Attachment 3 - Street View of 24 W. Hinsdale Avenue (former façade of Hartley's Cycle Shoppe LTD.)

Attachment 4 - Zoning Map and Project Location



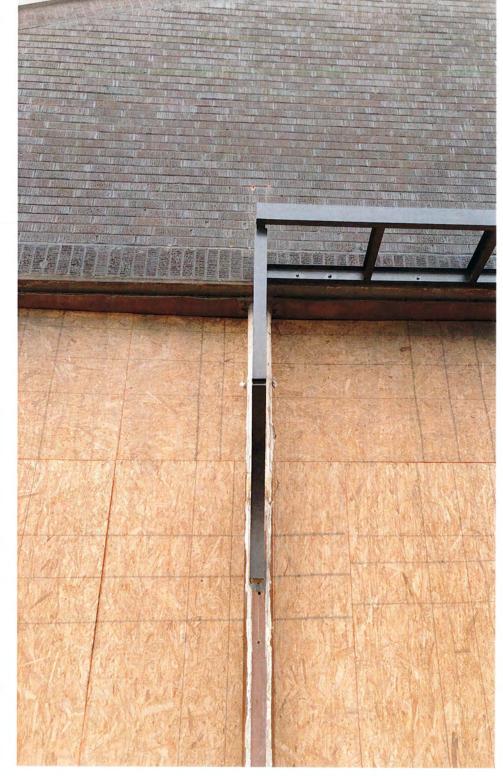






michael-abraham.com 630.655.9417





MICHAEL ABRAHAM ARCHITECTURE

michael-abraham.com 630.655.9417





MAJOR ADJUSTMENT TO SITE PLAN / EXTERIOR APPEARANCE COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request:

Proposed Site Plan / Exterior Appearance request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-604(I)(2) of the Hinsdale Zoning Code regulates: any adjustment to a site plan approved by the board of trustees that is not authorized by subsection I1 of this section shall be considered to be a major adjustment and shall be granted only upon application to and approval by the board of trustees. The board of trustees, by ordinance duly adopted, may grant approval for a major adjustment without referral to the plan commission upon finding that any changes in the site plan as approved will be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment is not in substantial conformity with the site plan as approved, then the board of trustees shall refer the request to the plan commission for further consideration and review as provided in subsection E of this section.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

We are seeking approval for a change of color appearance from natural brick to stained translucent charcoal brick. All other elements of the facade are to remain the same with the exception of the color of the sign which would change to brass.

2. Explain the reason for the proposed major adjustment.

As part of the renovation we stripped the canopy and siding from the facade only to discover varying and deteriorating brick and major holes in the masonry. In addition the structural supports were compromised. We enforced the structural supports and tuckpointed while replacing the bricks as close as possible to the originals. The result was patchy. Unexpectedly, we needed to equalize the appearance and fast so we applied a masonry stain. The stain is penetrating and impossible to remove. The facade is a structural element and if we sought to replace the brick it would be an improbable engineering feat and economic hardship. The stain is the best solution both

Version 2018 aesthetically and functionally.



DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

24 W. Hinsdale

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.

- Open spaces. The quality of the open space between buildings and in setback spaces between street and facades. N/A
- 2. Materials. The quality of materials and their relationship to those in existing adjacent structures.
 - The existing brick that was on the building remained as is. Due to the removal of the canopy, it was evident that new brick needed to be replaced but would never be an exact match which forced the decision to paint the building.
- 3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

The design of the building is not changing as initially proposed in meetings. There was a decision to paint the building due to brick conditions new vs. old.

- 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.
 N/A
- Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
 N/A
- 6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 7. Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

 n/a
- 8. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

 n/a
- 9. Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 10. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

 n/a
- 11. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The decision to paint the building was due to existing brick conditions. There are a number of buildings on the block and within the historic district of Hinsdale that are painted brick. We will not be the only building to have painted brick and there was a reason because of the differentiation between existing and matching the new which would look not cohesive.

- 12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 n/a
- 13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

 n/a
- 14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
 N/a
- 15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
 n/a
- 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. The overall look of a painted brick facade is seen in buildings throughout village so our building. The overall shape of elevation is remaining the only thing that is being changed is the color from what was initially proposed. The paint is pentrating and impossible to remove so we feel that is the only route we had to take in order to get the facade to look right.

REVIEW CRITERIA - Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> 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.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: Luxury Investments LLC - Saverio Burdi	Name: Luxury Investments LLC - Saverio Burdi
Address: 24 W. Hinsdale Ave	Address: 24 W. Hinsdale Ave
City/Zip: Hinsdale, IL 60521	City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 642 9166 /	Phone/Fax: (312) 642 9166 /
E-Mail: rinoburdi@hotmail.com	E-Mail: rinoburdi@hotmail.com
Others, if any, involved in the project (i.e. Arch	itect, Attorney, Engineer)
Name: Michael Abraham	Name:
Title: architect	Title:
Address: 148 Burlington Ave.	Address:
City/Zip: Clarendon Hills, IL 60514	City/Zip:
Phone/Fax: (630) 655 9417 /	Phone/Fax: ()/
E-Mail: ma@michael-abraham.com	E-Mail:
Disclosure of Village Personnel : (List the name, add of the Village with an interest in the owner of record, the A application, and the nature and extent of that interest)	dress and Village position of any officer or employee Applicant or the property that is the subject of this
1)	
2)	
3)	

II. SITE INFORMATION

Address of subject property: 24 W. Hinsdale Ave, Hin	nsdale, IL 60521
Property identification number (P.I.N. or tax numb	per): <u>09 - 12 - 121 - 002</u>
Brief description of proposed project: New storefron	nt windows at front facade. New retail space at first floor.
Existing zoning and land use: B-2 Surrounding zoning and existing land uses:	
North:	South:
East:	West:
Proposed zoning and land use: B-2 Mercantile	
Please mark the approval(s) you are seeking a	and attach all applicable applications and
standards for each approval requested:	77. Strain and Marie Marie Strain Strain Branch Strain Str
☐ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E
☐ Design Review Permit 11-605E	Amendment Requested:
☑ Exterior Appearance 11-606E	
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property:2	24 W. Hinsdale Ave, Hinsdale, IL 60521				
The following table is based on the	B-2	Zoning District.			

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	N/A		
Lot Depth	N/A		
Lot Width	N/A		
Building Height	N/A		
Number of Stories	N/A		
Front Yard Setback	N/A		
Corner Side Yard Setback	N/A		
Interior Side Yard Setback	N/A		
Rear Yard Setback	N/A		
Maximum Floor Area Ratio (F.A.R.)*	N/A		
Maximum Total Building Coverage*	N/A		
Maximum Total Lot Coverage*	N/A		
Parking Requirements	N/A		
Parking front yard setback	N/A		
Parking corner side yard setback	N/A		
Parking interior side yard setback	N/A		
Parking rear yard setback	N/A		
Loading Requirements	N/A		
Accessory Structure Information	N/A		

* Must provide actual square footage number and percentage.

here any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the oplication 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 kink of building materials or plantings used for fencing or screening.
 - 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	<u>19</u> , da	ay of	December	, 20 19	, I/We ł	nave read the	above	certification	, understand it, a	and
agree to	o abide by its condi	tions.								
	1	U								
	Signature of applic	ant or	authorized agen	t 3	Signature c	f applicant or	authoriz	zed agent		
	SAVARIO BU	101								
	Name of applicant	or au	thorized agent	1	Name of ap	plicant or aut	horized	agent		
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Page 7 of 8

VILLAGE OF HINSDALE

ORDINANCE NO. O2019-27

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE PLAN FOR FACADE IMPROVEMENTS AT 24 W. HINSDALE AVE.

WHEREAS, Michael Abram Architects on behalf of owner Rino Burdi (the "Applicant") has submitted an application (the "Application") seeking an exterior appearance plan approval related to building façade work to the existing building at 24 W. Hinsdale Ave. (the "Subject Property"). The Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Subject Property is located in the Village's B-2 Central Business Zoning District and is currently improved with a one story commercial building. On the front façade, the Applicant seeks to remove a current wood shingle canopy / roof feature and sign and replace it with new fixed windows. Additionally, the Applicant seeks to enlarge the existing circular window in keeping with the building's original historic design. The proposed work is depicted in the Exterior Appearance Plans attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on June 12, 2019, the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance Plan on a vote of seven (7) ayes, zero (0) nays, and two (2) absent, as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit C and made a part hereof. The Plan Commission has filed its report of Findings and Recommendation regarding the approval sought in the Application with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

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

- **SECTION 1:** Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.
- <u>SECTION 2</u>: Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Section 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance Plan attached to, and by this reference, incorporated into this Ordinance as <u>Exhibit B</u> (the "Approved Plans"), subject to the conditions set forth in Section 3 of this Ordinance.
- **SECTION 3:** Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:
 - A. <u>Compliance with Plans</u>. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as <u>Exhibit B</u>.
 - B. <u>Compliance with Codes, Ordinances, and Regulations.</u> Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
 - C. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- **SECTION 4:** <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.
- <u>SECTION 5</u>: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.
- **SECTION 6:** Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this <u>6th</u> day of <u>August</u> , 2019, roll call vote as follows:	pursuant	to a
AYES: Trustees Posthuma, Banke, Stifflear, Haarlow, Byrnes	3_	
NAYS: None	-	
ABSENT: Trustee Hughes	_	
APPROVED by me this 6th day of August attested to by the Village Clerk this same day.	, 2019,	and
La Coul		_
Thomas K. Cauley, Jr., Village Presiden	t	
Christine M. Briston		
Christine M. Bruton, Village Clerk		
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICAN CONDITIONS OF THIS ORDINANCE:	IT TO	TḤE
By:		
Its: Pecinowit		
Date: July 7 , 2019		

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (ATTACHED)

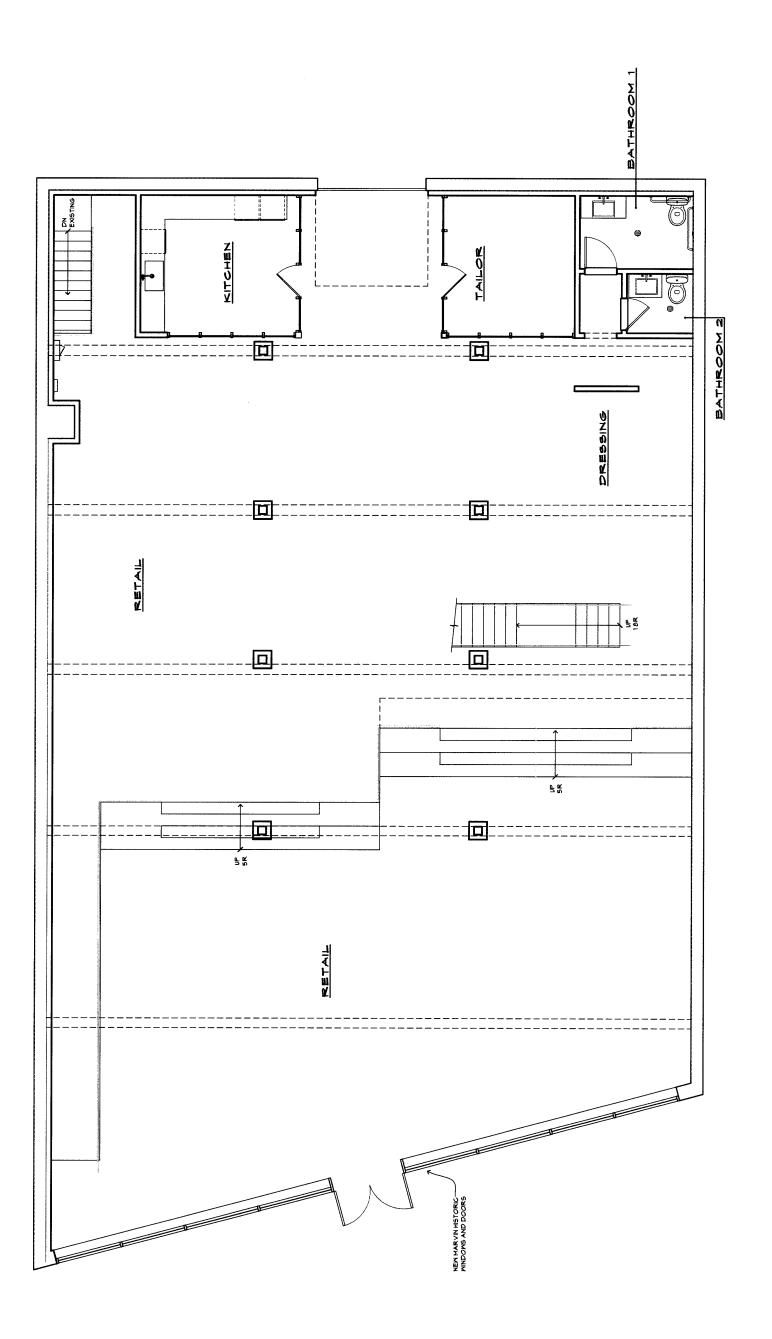
P.I.N.: 09-12-121-002

COMMONLY KNOWN AS: 24 W. HINSDALE AVENUE, HINSDALE, IL 60521

EXHIBIT B

APPROVED EXTERIOR APPEARANCE PLANS (ATTACHED)

PROPOSED FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

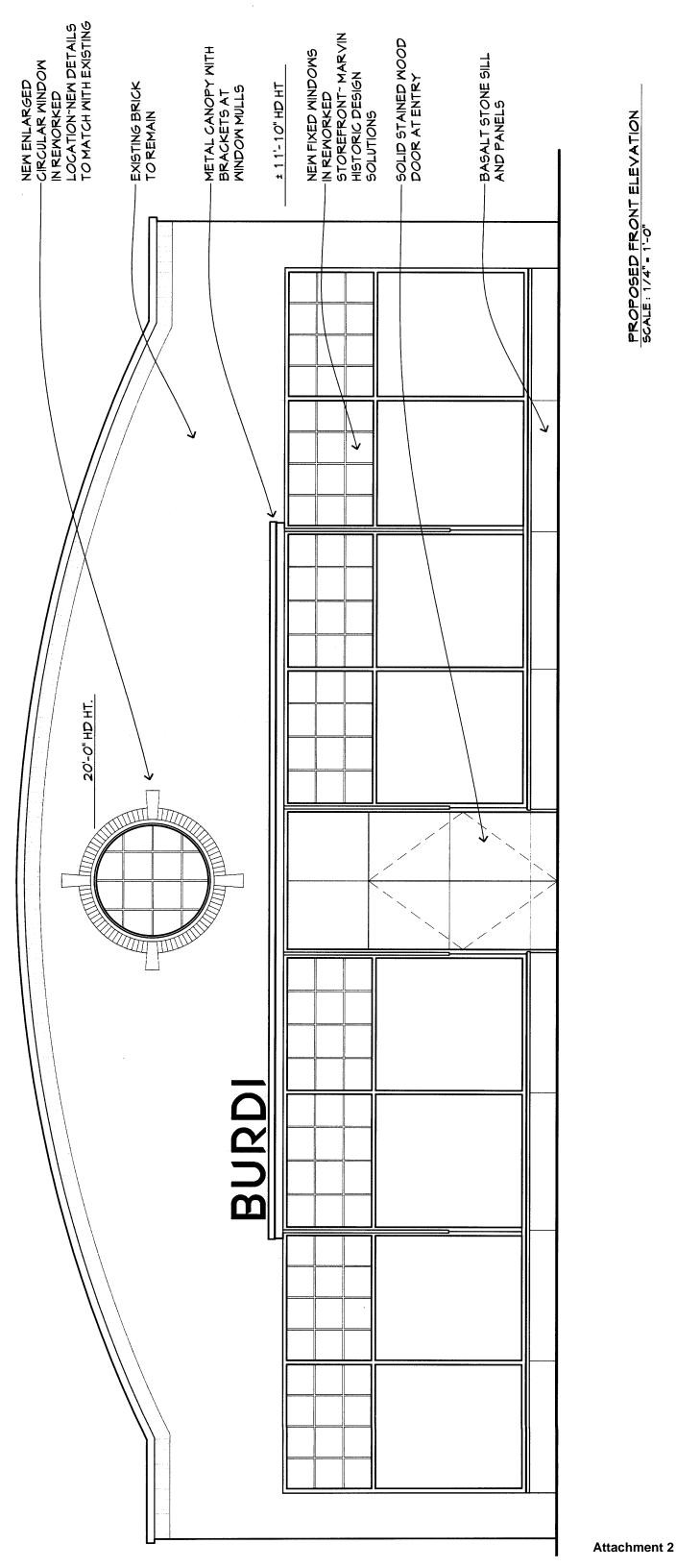


michael-abraham.com 630.655.9417

PROPOSED FRONT ELEVATION SCALE: 1/4" - 1'-0"

MICHAEL ABRAHAM A R CHITECTURE

148 Burlington Avenue Clarendon Hills Illinois 60514 michael-abraham.com 630,655.9417





michael-abraham.com 630.655.9417



MICHAEL ABRAHAM
A R C H I T E C T U R E

1148 BUTILING LOSS 1144

CLEAN CONTROL OF STREET CONTROL OF S

EXHIBIT C

FINDINGS AND RECOMMENDATION (ATTACHED)

HINSDALE PLAN COMMISSION

RE: Case A-18-2019 - Applicant: Michael Abraham Architects - 24 W. Hinsdale Avenue

Request: Exterior Appearance and Site Plan in the B-2 Central Business District

DATE OF PLAN COMMISSION (PC) REVIEW:

June 12, 2019

DATE OF BOARD OF TRUSTEES 1ST READING:

July 16, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The PC heard testimony from the applicant's architect, Ms. Margaret Morun, on behalf of the building owner, Mr. Rino Burdi (24 W. Hinsdale Ave.). She reviewed the plans to rehab the front façade of the building to mirror the historic and original architecture of the building. It should be noted that the applicant included photos of the storefront from 1926 and 1930. Ms. Morun stated the plan is to keep the brick, change the windows, enlarge the existing circular window and install a metal canopy. It was clarified that the PC is not reviewing the sign shown in the exhibit.
- A Plan Commissioner asked if all the brick is staying. The applicant responded yes, but they will replace some of the white perimeter brick to match the rest of the façade brick and color.
- Mr. Rino Burdi stated that it is his goal to bring the façade back to what it originally looked like. In general, the PC expressed appreciation for preserving the historical elements of the original building façade.
- 4. A Plan Commissioner asked why they would like to expand the circular window. The building owner stated that you can see the original size from the interior of the building, and would like to bring the original size back. Both the owner and architect agreed that it'd also be more proportionate to the proposed new and larger windows.
- A Plan Commissioner asked if there are plans for the back of the building. The architect stated they plan to replace the sliding door with a garage door.
- 6. The proposed façade rehab request is to establish (the building owner's) a men's retail store to the subject property, located in the B-2 Central Business District. The PC in general, supports the plans and complimented the selected architectural firm, Michael Abraham Architecture.

IL RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:

A.1

HARTLEY'S CYCLE SHOPPE LTD Google 0 24 W Hinsdale Ave Hinsdale, Illinois Soogle Soogle

Attachment 3: Street View of 24 W. Hinsdale Ave. (facing south)

Attachment 4: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 STATE OF CHIPMEN org Benz Bardon

Definition of "Substantial Conformity" per the Zoning Code Section 12-206

Substantial Conformity: For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

- A. Does not increase the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use; and
- B. Does not increase building coverage by more than ten percent (10%) of the percentage of the previously approved plan; and
- C. Does not change the orientation of any building by more than two percent (2%) compared to the previously approved plan; and
- D. Does not decrease open space; and
- E. Does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
- F. Does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
- G. Does not change or relocate rights of way shown on the previously approved plan in any manner or to any extent that would decrease their functionability, adversely affect their relation to surrounding land use and rights of way elements, or reduce their effectiveness as buffers or amenities; and
- H. Does not alter the percentage of any land use in any stage of the development by more than ten (10) percentage points as compared to its percentage in the previously approved plan; and
- I. Does not delay any stage of the previously approved development schedule by more than twelve (12) months: and
- J. Does not violate any applicable law or ordinance; and
- K. Does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.



MEMORANDUM

DATE: January 8, 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: Request to close the Public Hearing for Text Amendment to add Definitions to the existing

Lighting Regulations to engage a Lighting Engineer Request by the Village of Hinsdale - Case A-23-2019

Request and Analysis

At the October 9, 2019, Plan Commission (PC) meeting, the PC discussed this application and in general, believed it was a good start to amending the current lighting regulations of the Zoning Code. A Hinsdale resident, Mr. Skokna introduced himself and spoke during the public hearing to offer his expertise to the Village with this application. On November 6, 2019, Village staff and consultant, Mr. D'Onofrio, reviewed the application with Mr. Skokna for his input. To incorporate Mr. Skokna's recommendations into the application, the PC continued the public hearing on November 13, 2019, for the December 11, 2019, PC meeting.

At the December 11, 2019, PC meeting, Chan, Village Planner, provided a brief summary of the meeting with Mr. Skokna, who introduced himself and spoke during the public hearing on October 9, 2019, and Mr. D'Onofrio. Mr. Skokna's three (3) main recommendations, include: security lighting should be no greater than 8,000 lumens per fixture; be aware of the different types of lighting fixtures, which illuminate in different patterns; and lastly, illumination standards should be measured by lumens, and not wattage. Planning consultant, Mr. D'Onofrio, was present at the public hearing and offered to respond to any questions or concerns by the PC. In general, the PC thought it was a great start, however, recommended that the Village hire a lighting engineer to guide them and help with questions moving forward (Attachment 1). To this end, staff is requesting to close the public hearing to engage a lighting engineer.

During previous planned development and site plan applications, the PC and Village Board spent considerable time discussing appropriate lighting levels. The fundamental issue is that that the current Zoning Code language is vague and outdated. The latter is due to the technological advances of the lighting industry. For example, the Village's Code references foot candles but not the amount of energy, units of illuminance and color temperature. These units of measurements have become less dependent on one another and can be manipulated to meet the code requirements, but still impose unnecessary light pollution. It is important that the Village's Zoning Code be made current and reference existing technologies.

The below red text represents the proposed changes to the Village's current zoning code Section 9-101(D)(9) to help guide the public, potential applicants and the Village through the zoning review process as it relates to lighting:

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

"Exterior Lighting: Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one half $\binom{1}{4}$ 0.1 foot-candle at any residential lot line and a maximum color temperature of 3,000 Kelvin. If the subject property is adjacent to residential property, a light dimming switch must be a function/option of the lighting fixture."

- (a) Security lighting levels begin one hour after business closing but no later than 9 PM, and a maximum of 15,000 lumens per fixture.
- (b) Lighting for recreational purposes operated/managed by a private entity may request for lighting no later than 9 PM.

In addition to planned developments and site plan applications, changes are necessary to parking lot and garage security level lighting, the Section 9-104(H)(2)(h) language below is also vague and should match the above Section 9-101(D)(9) language. The text amendment request, shown below in red text, would define the: unit of illuminance, color temperature, security level time standard and ties the two code Sections together:

"Lighting: Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduced to security levels at all times of nonuse defined as 15,000 lumens per fixture, 0.1 foot-candle at any residential lot line, and a maximum color temperature of 3,000 Kelvin. Security levels begin one hour after closing but no later than 9 PM. If the subject property is adjacent to residential property, a light dimming switch must be a lighting fixture function/option."

In 2018, the Village of Hinsdale hired planning consultant, Mike D'Onofrio, to review and make recommendations to various zoning projects inclusive of. Mr. D'Onofrio has considerable experience having 30+ years of experience in Community Development including working for the Village of Winnetka. The red text are staff recommendations based on the previous discussions and site specific conditions of the Ordinance O2018-02 of the Site Plan and Exterior Appearance Plan for Redevelopment for an Auto Dealership at 336 E. Ogden Avenue.

Process

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

Attachments:

Attachment 1 – December 11, 2019 Plan Commission Public Hearing Transcript

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STATE OF ILLINOIS )

(COUNTY OF DU PAGE )
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BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:

(Case A-23-2019 - Village of Hinsdale -)

Proposed Text Amendment to the Hinsdale)

Zoning Code, Sections 9-101(D)(9),)

9-104(H)(2)(h) and 12-206, relating to)

the definitions of the lighting)

regulations (Section 11-604). (Continued)

From Oct. 9 and Nov. 13, 2019, PC)

Meetings.)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 11th day of December, 2019, at the hour of 7:30 o'clock p.m.

BOARD MEMBERS PRESENT:

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MR. STEPHEN CASHMAN, Chairman,
MS. DEBRA BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MS. MICHELLE FISHER, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member.
ALSO PRESENT:
MR. CHAN YU, Village Planner;
MR. MICHAEL D'ONOFRIO, Planning
Consultant.
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1 of 15 sheets

	65		67
1	CHAIRMAN CASHMAN: Our next order of	1	MR. YU: Yes, correct. Yes. So in
2	business is a public hearing. If there is	2	terms of measurements of brightness, he
3	anyone here wishing to speak on this matter,	3	recommended lumens versus wattage. I included
4	they need to be sworn in. You are welcome to	4	attachment 7, which is a pretty good summary of
5	stay. It has to do with the lighting.	5	the definitions. It just looks like watts is
6	Does the Village consultant need to	6	more of a measurement of energy versus how
7	be sworn?	7	bright something is. And some of the questions
8	MR. YU: Yes, sure.	8	that the Commissioners had, good questions that
9	(Mr. D'Onofrio and Mr. Yu sworn.)	9	were brought up, the Village of Homer Glen,
07:51:47PM 10	CHAIRMAN CASHMAN: So this is	07:54:09PM 10	their lighting ordinance was brought up. And
11	Case A-23-2019, the Village of Hinsdale. It's a	11	some of the questions that Commissioner Jerry
12	proposed text amendment to the Zoning Code,	12	brought up was is there some sort of ratio of
13	Sections 9-101(D)(9), 09-104(H)(2)(h), and	13	lumens per the size of the lot, that was
14	12-206. It's related to the definitions of the	14	addressed in this lighting ordinance. They have
15	lighting regulations in Section 11-604. This	15	a pretty good, comprehensive glossary. So that
16	was originally heard on October 9 and was	16	I thought that maybe we could look at that
17	continued to November 13 and then continued to	17	ordinance to see if there is any good or bad
18	this meeting.	18	recommendations.
19	So do you want to give us an	19	I also brought our consultant, Mike
07:52:21PM 20	update, Chan? Read through some of this.	07:54:39PM 20	D'Onofrio, here to help us if there are any
21	MR. YU: Sure.	21	questions.
22	CHAIRMAN CASHMAN: And give us some	22	CHAIRMAN CASHMAN: What is your name?
	66		68
1	66 more food for thought.	1	68 MR. D'ONOFRIO: My name is Mike
1 2		1 2	
	more food for thought.		MR. D'ONOFRIO: My name is Mike
2	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered	2 3	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the
3	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered	2 3	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the
2 3 4	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and	3 4	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of
2 3 4 5	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and recommendations. Essentially there were three	2 3 4 5	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of kind of special projects, and one of them was
2 3 4 5 6	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and recommendations. Essentially there were three main ones. Number one, the proposed security	2 3 4 5 6	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of kind of special projects, and one of them was looking at your lighting regulations.
2 3 4 5 6 7	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and recommendations. Essentially there were three main ones. Number one, the proposed security lighting level of 15,000 lumens per fixture, he	2 3 4 5 6 7	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of kind of special projects, and one of them was looking at your lighting regulations. In a previous life, I was a
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2 3 4 5 6 7 8 9	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and recommendations. Essentially there were three main ones. Number one, the proposed security lighting level of 15,000 lumens per fixture, he thought was way too bright. He recommended a maximum of 8,000 lumens.	2 3 4 5 6 7 8 9	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of kind of special projects, and one of them was looking at your lighting regulations. In a previous life, I was a community development director in Winnetka for 16 years. And prior to that, I was in
2 3 4 5 6 7 8 9 07:52:50PM 10	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and recommendations. Essentially there were three main ones. Number one, the proposed security lighting level of 15,000 lumens per fixture, he thought was way too bright. He recommended a maximum of 8,000 lumens. He also wanted staff to be aware of	2 3 4 5 6 7 8 9 07.55-11PM 10	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of kind of special projects, and one of them was looking at your lighting regulations. In a previous life, I was a community development director in Winnetka for 16 years. And prior to that, I was in Des Plaines for 12. So I sat where this guy
2 3 4 5 6 7 8 9 07-52-50PM 10	more food for thought. MR. YU: Sure. In October we had a residential neighbor, Nick Skokna, who offered to meet with the staff to offer his thoughts and recommendations. Essentially there were three main ones. Number one, the proposed security lighting level of 15,000 lumens per fixture, he thought was way too bright. He recommended a maximum of 8,000 lumens. He also wanted staff to be aware of the different types of fixtures. This is	2 3 4 5 6 7 8 9 07:55:11PM 10	MR. D'ONOFRIO: My name is Mike D'Onofrio. I'm a planning consultant with the firm of GovTempsUSA. I have been engaged by the Village beginning back in 2018 to do a number of kind of special projects, and one of them was looking at your lighting regulations. In a previous life, I was a community development director in Winnetka for 16 years. And prior to that, I was in Des Plaines for 12. So I sat where this guy sits for a lot of years. So I'm here to answer
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69 71 months ago. As I tell her, I married you for 1 MS. BRASELTON: The lighting zone 1 better or for worse but not for lunch; so 2 approach, Steve? 2 3 anyway --3 CHAIRMAN CASHMAN: And having it much 4 CHAIRMAN CASHMAN: I thought it was more clear as a complete lighting ordinance, interesting, the Homer glen example, because I that really addresses it. I think ours, we have kind of felt like we were chipping around the 6 lighting kind of spattered through our zoning 6 edges of this concept. And what was intriguing, 7 7 code. and when I was looking at the recommendations, 8 MS. CRNOVICH: Right. 8 the Illuminating Engineering Society has a 9 CHAIRMAN CASHMAN: And I just think 9 07:56:09PM 10 document that they use to assist villages. It's it's impossible to find. It trips people up 07:57:50PM 10 11 a model lighting ordinance. And it looks like a because they don't know where to look. I think lot of -- not all but some of the stuff that was this is really fascinating. It defines like in Homer Glen was based on this standard. zones like zero, that would be next to 14 And maybe that's really just as far 14 Fullersburg. They want almost zero illumination as establishing basically like a zoning map for because they have nature right there. And then 15 15 lighting zones. And then as they have it here, all the way up to a spot like the Land Rover 16 16 a maximum number of lumens per net acre. There dealer where they have high illumination. It's 17 17 are different lumen lights for parking, hard really good guides. 18 18 19 surfaces. It's really an interesting document. 19 I think it also gives a village a 07:56:43PM **20** And the fact that it was created by the 07:58:17PM **20** firm foundation because it's based on an 21 Illuminating Engineering Society was kind of 21 organization that basically creates this and intriguing. determines standards for the Illuminating 22 22 70 72 1 Do you have a copy of that, that Engineers. And Homer Glen, if you compare that document? 2 to this, I mean they have a lot of this in 3 MR. YU: Of the ordinance? 3 there. CHAIRMAN CASHMAN: Yes. 4 MS. CRNOVICH: I had a question. Does 4 MR. YU: Yes. It's actually Hinsdale even have like an ordinance for 5 attachment 8. 6 residential lighting? 6 7 CHAIRMAN CASHMAN: It's a different 7 CHAIRMAN CASHMAN: No. MS. CRNOVICH: Like Homer Glen does. ordinance. This is the model ordinance. It's 8 much bigger. It's got guides in here for Is that something we should be looking at? 9 07:57:06PM 10 basically like guys like you for all the 07:58:41PM 10 CHAIRMAN CASHMAN: Well, actually in 11 different sections. It's interesting, when you there, there is a model ordinance for commercial look at it compared to the Homer Glen, Homer and there is model ordinance for residential. 12 Glen seems to be a short version; but they have MS. CRNOVICH: Right. I see Homer Glen 13 13 definitely used a lot of that. has the same thing. So like, let's say somebody 14 14 15 Did Homer Glen have a lighting zone goes to build a house, they can do whatever they 15 want with lighting? 16 map? 16 17 MR. YU: No, it did not. 17 CHAIRMAN CASHMAN: Currently, yes. 18 MR. D'ONOFRIO: No, I don't believe so. 18 MS. CRNOVICH: Currently. And I have noticed somewhere it's like -- I really think 19 CHAIRMAN CASHMAN: It looks like in the 19 07:57:27PM **20** exceptions -- But I really like that approach. 07:59:00PM **20** it's something we need. I mean as long as we I think for the applicants it would make things are doing all this now. 21 21 a lot simpler. MS. FISHER: Do the baseball fields and 22 22

	73		75
1	the soccer fields, what does that group	1	MR. JABLONSKI: It's family
2	CHAIRMAN CASHMAN: They are exempted.	2	MS. CRNOVICH: Yes.
3	MS. FISHER: I saw that.	3	MR. D'ONOFRIO: But at the same time
4	CHAIRMAN CASHMAN: Yes.	4	most, what I would consider well-developed inner
5	MS. FISHER: If everything is going to	5	ring, outer ring, suburbs in the area don't have
6	be put in one pile, perhaps	6	residential lighting.
7	CHAIRMAN CASHMAN: Well, the big thing	7	I have had a lot of experience over
8	in my mind because of that, and that's where I	8	the years trying to negotiate disputes between
9	kind of met like Troy on that because of Pierce	9	neighbors and lighting.
07:59:21PM 10	Park. If you live near Pierce Park and the	08:01:00PM 10	CHAIRMAN CASHMAN: That's what I was
11	baseball field is illuminated, cutoff on those	11	thinking.
12	lights is huge because they were little I	12	MR. D'ONOFRIO: There is very little in
13	should say park district land. The park	13	any zoning.
14	district was violating the village ordinance	14	MS. CRNOVICH: There is one house on my
15	left and right with all kinds of bleed over into	15	block, and they have like six exteriors lights
16	neighbors' properties, but I think that we need	16	in the back; and it's just like really overkill.
17	to address it all.	17	MS. BRASELTON: We could. There is no
18	Parking lots, village-owned parking	18	reason we can't. We don't have to do what
19	lots, I hate how the Village is exempted from	19	CHAIRMAN CASHMAN: We always seem to
07:59:46PM 20	our parking ordinance when it comes to	08:01:19PM 20	focus on not having commercial or institutional
21	landscaping and screening. I think the Village	21	properties cause kind of glare to residential
22	should be the standard bearer, not the exception	22	properties. But if one residential property is
	74		76
1	74 to the rule. But I think this is a nice It	1	76 causing glare to another, it's kind of the same
1 2		1 2	
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2 3 4	to the rule. But I think this is a nice It gives you opportunities. I would think we would want to tread lightly on the residential side because I	3 4	causing glare to another, it's kind of the same thing. MS. BRASELTON: So if you were doing a new build or an addition, or something that
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1 .	77	1	79		
1	3 3		all of the different businesses, public		
2	MS. BRASELTON: In winter versus summer	3	entities, athletics. I thought it was		
3			fascinating.		
			I just stumbled on it because I was		
_			literally looking for recommendations on parking		
_	6 MS. CRNOVICH: Before sunrise is where		lots, which Mr. Skokna was talking about because of Land Rover, and then stumbled on this whole		
8	7 I'm thinking. I know there are some places in		other thing. I actually downloaded another		
9	town like where the parking lot lights go on at 5:00 in the morning, and they are adjacent to	8	document and that came along for free.		
		08:04:00PM 10	MS. CRNOVICH: That was interesting.		
	10 residential.		And since we started discussing this, I've been		
12	11 MR. KRILLENBERGER: Are you saying your 12 house?		driving around the Village and looking at		
13			different lights. You can tell which ones		
14			were precode, like Grant Square. You look at		
15	MS. CRNOVICH: 5:15.	14 15	that. You look at the park. And then you look		
16	CHAIRMAN CASHMAN: When is the first	16	at some of your smaller parks, and there is a		
17	mass?	17	lot to learn.		
18	MS. CRNOVICH: No. I think they	18	CHAIRMAN CASHMAN: That has all in the		
19	started turning them on earlier because they	19	there about all the cutoffs, everything about		
08:02:44PM 20	started leasing out, renting out parking spaces.	08:04:18PM 20	the fixtures, what's permitted and not		
21	CHAIRMAN CASHMAN: For commuters?	21	permitted. I think there is even graphic		
22	MS. CRNOVICH: Yes. They never used	22	examples, like Homer Glen is included in that.		
	78		80		
1	to. I have been meaning to talk to them about	1	MS. FISHER: My favorite part in here		
2	that because it's pretty bright so I think maybe	2	is it says, No laser light source.		
3	we need	3	MS. CRNOVICH: It should have no neon		
4	CHAIRMAN CASHMAN: Those could come on	4	light source, which I think we do now; right?		
5	at the security level, dimmed, where it's still	5	MR. YU: Right.		
6	safe.	6	CHAIRMAN CASHMAN: I even think there		
7	MS. CRNOVICH: Right.	7	is something in there regarding illuminated		
Ω	8 CHAIRMAN CASHMAN: Safety illumination		siana. Fan arranda tha diaital aina in formt		
	9 is really helpful.		signs. For example, the digital sign in front		
	is really helpful.	9	of Hinsdale Central. Those can be really		
	MS. CRNOVICH: At 5:15 it's still dark.	9 08:05:07PM 10	of Hinsdale Central. Those can be really bright, and there is code in there about they		
9 08:03:08PM 10 11	MS. CRNOVICH: At 5:15 it's still dark. MS. BRASELTON: But your point is		of Hinsdale Central. Those can be really bright, and there is code in there about they are dimmable and that they There are sensors		
9 08:03:08PM 10 11 12	MS. CRNOVICH: At 5:15 it's still dark. MS. BRASELTON: But your point is well-taken. They are a church. They operate as	08:05:07PM 10 11 12	of Hinsdale Central. Those can be really bright, and there is code in there about they are dimmable and that they There are sensors you can purchase with those signs so as it gets		
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	81		83
1	CHAIRMAN CASHMAN: I mean I just think	1	CHAIRMAN CASHMAN: That's our expert
2	there is a great opportunity. It doesn't seem	2	there.
3	like we are in a huge hurry to get this done. I	3	MS. BRASELTON: I think we had
4	think it's more important we get it done right.	4	Mr. D'Onofrio designated, but we also asked for
5	I love that it's Homer Glen. It's	5	lighting I think.
6	a great starting point. I just think this would	6	MR. YU: Yes, right. I talked to the
7	really not just help you as a Village in	7	Village managers about that. I mean if that's
8	reviewing these things, I think it's going to	8	something that Plan Commission officially wants,
9	help the applicants. Someone is going to come	9	then I will ask again but
08:06:00PM 10	in, and it's going to be obvious to them what	08:07:23PM 10	MR. JABLONSKI: Chan, it might make
11	they can do and what they can't do. And whether	11	sense to reach out to this industry group and
12	it's a parking lot for Hinsdale Orthopaedics or	12	see if they have some boilerplate they can sell
13	whatever, I think it's just going to be easier	13	us for cheap.
14	for everyone.	14	CHAIRMAN CASHMAN: That's what I gave
15	MS. FIASCONE: And us.	15	them, clearly a boilerplate. It has one side
16	CHAIRMAN CASHMAN: And for us.	16	describes here is this for parking lots; and
17	MS. CRNOVICH: And for us, right.	17	then they have sample ordinance text next to it,
18	MS. FIASCONE: It's hard to be	18	and it spells it all out. And if you compare
19	consistent.	19	it, I think they used it, I think Homer Glen
08:06:14PM 20	CHAIRMAN CASHMAN: Our code is kind of	08:07:48PM 20	started with that and decided things they didn't
21	weird. Things are buried in there. It's hard	21	want that didn't apply, then they used that as
22	to find them.	22	their guide.
	82		84
1	MS. CRNOVICH: Yes.	1	84 MR. JABLONSKI: Do you have the
1 2		1 2	
	MS. CRNOVICH: Yes.		MR. JABLONSKI: Do you have the
2	MS. CRNOVICH: Yes. MR. JABLONSKI: I would emphasize, if	2	MR. JABLONSKI: Do you have the staffing for someone to do the cut-and-paste or
3	MS. CRNOVICH: Yes. MR. JABLONSKI: I would emphasize, if you are going to add a lighting section, make sure someone goes through and does a word search and strips out every other sentence or paragraph	2	MR. JABLONSKI: Do you have the staffing for someone to do the cut-and-paste or are you the MR. YU: Yes. So I was going to say MR. JABLONSKI: You seem pretty busy
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1	and then see. And then maybe at our next	1	CHAIRMAN CASHMAN: And you have things
2	meeting, if you could have a lighting	2	about illuminating facades. If they have a lot
3	engineer	3	of glass, that's not permitted because of
4	MR. YU: Consultant, like a lighting	4	reflection off the glass. They are really
5	person?	5	against and this goes to the dark sky any
6	CHAIRMAN CASHMAN: Yes. Because then	6	up-lit illumination, that is really severely
7	we could Even if you wanted to look at a	7	limited.
8	draft of what you think makes sense of that. I	8	The Dark Sky organization also has
9	think Homer Glen did a good job. They didn't	9	a recommendation. It's only about a 10-page
08:08:48PM 10	take all of that. You can tell that's, maybe	08:10:21PM 10	document, but it's kind of intriguing. And it
11	they decided Homer Glen was so There weren't	11	seems to dovetail into this, into these
12	a lot of different areas, so they decided not to	12	standards as well. But it goes just a little
13	do all the zoning, lighting level or lighting	13	bit further about certain types of fixtures.
14	zones, in town.	14	Like it wants, what do they call it, they are
15	And I don't think we have a ton	15	full cut-off fixtures. It's more restrictive on
16	here. I think we basically have a residential	16	what types of fixtures you can use. But
17	lighting zone. We have the downtown, and then	17	basically wants no light going up, very
18	we have Ogden is maybe	18	restrictive.
19	MS. CRNOVICH: The big	19	MS. BRASELTON: It would be helpful if
08:09:14PM 20	MR. JABLONSKI: We have different types	08:10:45PM 20	we are going to look at that, if we could see it
21	of lighting. We have landscape lighting.	21	sooner rather than later. Because there is no
22	CHAIRMAN CASHMAN: And that's	22	way I would be able to read that on a Friday and
	86		88
1	all spelled out.	1	be able to come here the following Wednesday and
2	MR. JABLONSKI: It's all probably going	2	ask intelligent questions.
3	to go to 20 or 30 different lighting	3	CHAIRMAN CASHMAN: Are you able to send
4	CHAIRMAN CASHMAN: Well, the lighting	4	drafts out to us?
5	zone is basically it's the environment because	5	MR. YU: Yes. I think I can send
6	they say the environment impacts what you should	6	drafts as long as there is no response to the
7	permit within that environment.	7	entire group.
8	MR. JABLONSKI: And then pulling from	8	CHAIRMAN CASHMAN: Do not reply all?
9	the other	9	MR. YU: Right, exactly.
08:09:34PM 10	CHAIRMAN CASHMAN: So if there is the	08:11:09PM 10	MS. BRASELTON: Just give them a link
11	residential area, they want everything to be	11	to whatever.
12	very low lumens, very limited lighting, just the		CHAIRMAN CASHMAN: You could send 9
13 14	most minimum safety lighting. But if you are in a commercial area and trying to sell widgets or	13 14	emails, separate emails. MS. CRNOVICH: If you could send us the
15	cars, then the bar is raised and allows you to	15	link to that document and the Dark Sky one.
16	do more in that area because	16	CHAIRMAN CASHMAN: That one you had to
17	MR. JABLONSKI: Right. But parking	17	buy.
18	would be different than buildings, which would	18	MS. CRNOVICH: You have to buy, okay.
19	be different than signs.	19	MR. JABLONSKI: It's unrealistic for us
08:09:54PM 20	CHAIRMAN CASHMAN: It has all kinds	08:11:30PM 20	to even think about dark sky. Dark sky is for
21	MR. JABLONSKI: You could have five	21	desert, mountain, farm communities. We have
22	different sub things.	22	streetlights. We already are not
7 of 15 she			
			Allaciilleiit i

89 91 1 MS. CRNOVICH: And streetlights were 1 limiting residential, you are kind of opening 2 exempt from the Homer Glen, I noticed, 2 Pandora's box. I think for the box that you 3 ordinance. might open, it would be a -- compared to if you 4 MR. JABLONSKI: They are. don't do anything with it, it's a lot bigger 5 CHAIRMAN CASHMAN: The streetlights are 5 risk factor out there when you are telling 6 included in there because there are good 6 people your neighbor across the street doesn't 7 streetlights and poor streetlights. 7 like the light. And then you are going to use 8 MS. CRNOVICH: What kind do we have? 8 the full faith and credit of the Village Code to 9 CHAIRMAN CASHMAN: We have a mix. tell people to change their light fixture, so MS. CRNOVICH: We have a mix. that's --08:11:49PM 10 10 11 CHAIRMAN CASHMAN: The newer ones are 11 CHAIRMAN CASHMAN: I think if we better than the old ones. We have a mix. 12 12 started focusing on --13 MR. JABLONSKI: We have the 1990 ones. 13 MS. CRNOVICH: New construction. 14 CHAIRMAN CASHMAN: It's amazing. I 14 CHAIRMAN CASHMAN: And then commercial 15 remember as a kid you could tell where Chicago 15 institutions, which is what we review. This is, was because the sky was orange. Head towards if the Village ever wanted to extend this -- I 16 16 17 the orange, you will find Chicago. But they do 17 thought there was one phrase in here that was have exceptions because, obviously, interesting from Homer Glen, something about 18 18 19 municipalities have changes in all their 19 that the village manager or the designated --08:12:10PM **20** lighting. But if they start failing --08:14:26PM **20** MR. D'ONOFRIO: They can grant relief. 21 MS. CRNOVICH: That might be something, 21 CHAIRMAN CASHMAN: If something was 22 yes. 22 considered a nuisance. Because that's going on 90 1 MR. KRILLENBERGER: So in the interest anyway. If someone really has a problem with a of saving a little money or making sure we have neighbor, they are going to come in to the 3 continuity, the idea of bringing in a lighting Village, and ultimately it gets to the trustees. engineer, Mr. D'Onofrio, could you fulfill that It starts with Kathleen and with you and Robb, 4 role? 5 5 and they work their way through it. 6 MR. D'ONOFRIO: I will claim to be able MR. D'ONOFRIO: You know, I think what 6 to do a lot of things, but I'm not a lighting you folks are dealing with here is really where 7 engineer. I couldn't do that for you, no. the rubber meets the road is where the 8 9 MR. KRILLENBERGER: Okay. No. I nonresidential abuts against the residential. I 9 08:12:47PM 10 appreciate your straightforward answer. 08:14:57PM 10 mean 9 times out of 10 that's where you are 11 CHAIRMAN CASHMAN: You had to be trying to get out in front of that and say, How 11 do I deal with it. responsible for everything in the code, not just 12 12 13 lighting. 13 Somebody told me, how do you eat an 14 MR. D'ONOFRIO: All I would say is make elephant, one bite at a time. So maybe, you 14 it easily understandable for, as I say, people know, you focus on what's really important, what 15 15 on that side of the counter and people on this 16 16 you are trying. And then if the other 17 side of the counter so everybody can read it and residential stuff comes along or you say, We 17 18 understand what they have to do. And at the end 18 will look at that later, that's fine. But, you 19 of the day somebody has got to go out and verify know, if you are trying to, if you get 08:13:18PM **20** that it meets the standard; so you have it, so 08:15:21PM **20** 90 percent; and you think that's what you are it's easy to meet, and be careful of your going for, maybe you get that rather than having 21 21 22 stretch. I think when you start talking about a whole roomful of people -- You are going to 22

	02		05
	93		95
1	tell me how bright my porch light can be?	1	CHAIRMAN CASHMAN: How is it going with
2	coming in here. And then all your good work on	2	Land Rover?
3	the nonresidential stuff goes down the drain.	3	MS. BRASELTON: I'll talk to you later.
4	MS. BRASELTON: I think we would be	4	CHAIRMAN CASHMAN: Are they open yet?
5	delighted if anybody came here giving us	5	MS. BRASELTON: Oh, yes. No comment.
6	comments about any of this.	6	CHAIRMAN CASHMAN: Those are dimmable,
7	MR. D'ONOFRIO: I'm overstating the	7	though, right, that was required?
8	case, but controversies usually bring	8	MS. BRASELTON: Yes, it is required.
9	MS. CRNOVICH: I guess I was talking	9	Right.
08:15:52PM 10	about new construction. When some of them have	08:17:25PM 10	CHAIRMAN CASHMAN: So if they are not
11	so many exterior light fixtures on the outside	11	right on day one
12	of the house where it's excessive.	12	MS. BRASELTON: Well, Skokna lives next
13	MR. D'ONOFRIO: I'm not saying you	13	door.
14	shouldn't look at it. I'm just saying sometimes	14	MS. FIASCONE: The irony.
15	they are, you know and that makes perfect	15	MS. BRASELTON: Right? Exactly.
16	sense if that's what you're	16	This is a great, great start. I'm
17	MS. CRNOVICH: And what you are saying	17	so glad we are doing this. I just want to take
18	is right. No, I would have never even	18	a little time to make sure we do it right.
19	considered it.	19	CHAIRMAN CASHMAN: I totally agree.
08:16:12PM 20	MR. D'ONOFRIO: I have been looking at	08:17:48PM 20	MR. JABLONSKI: Thanks for finding that
21	the parade of horribles all the time, but that's	21	document.
22	just something to keep in mind when you are	22	MS. CRNOVICH: Good find.
	•		
	94	_	96
1	looking at these things.	1	CHAIRMAN CASHMAN: I'm like, What is
2	looking at these things. MR. YU: What really initiated it was,	2	CHAIRMAN CASHMAN: I'm like, What is this thing? I didn't know what it was. It came
3	looking at these things. MR. YU: What really initiated it was, you know, the vagueness of what security	3	CHAIRMAN CASHMAN: I'm like, What is this thing? I didn't know what it was. It came with this other download. I'm like, Sample
2 3 4	looking at these things. MR. YU: What really initiated it was, you know, the vagueness of what security lighting is, what time security lighting starts.	3 4	CHAIRMAN CASHMAN: I'm like, What is this thing? I didn't know what it was. It came with this other download. I'm like, Sample ordinance? And it was, because I had already
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2 3 4 5 6 7 8 9 08-16-43PM 10 11 12 13 14 15 16 17 18 19	looking at these things. MR. YU: What really initiated it was, you know, the vagueness of what security lighting is, what time security lighting starts. There is no color temperature standards in our current zoning code. So Kelvin, there is no mention of color. And then currently right now we just have the point 5 at the residential lot line. So through so many exterior site plan reviews through the Plan Commission and Village board, that was always the sticking point and that was what time do we shut these off. And yes, security lighting is mentioned in the zoning code; but it's not defined so that was a problem, too. CHAIRMAN CASHMAN: Something not as bright as full; but that came up, too. MS. CRNOVICH: So, Staff, do you go out	2 3 4 5 6 7 8 9 08:18:13PM 10 11 12 13 14 15 16 17 18 19	CHAIRMAN CASHMAN: I'm like, What is this thing? I didn't know what it was. It came with this other download. I'm like, Sample ordinance? And it was, because I had already looked at this, and I said, Oh, this is where it came from. And maybe they are giving it away with other purchases because they want you to spread the word. MR. JABLONSKI: Hire an engineer. CHAIRMAN CASHMAN: Hire an engineer, exactly. MS. FISHER: Give Chan more work. CHAIRMAN CASHMAN: Okay. Do I have a motion to continue this? When is our January meeting? MR. YU: January 8. CHAIRMAN CASHMAN: Motion to continue this case A-23-2019 to our January 8 meeting. MR. JABLONSKI: So moved.

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1
          MS. CRNOVICH: Aye.
2
          CHAIRMAN CASHMAN: Aye.
3
          MR. JABLONSKI: Aye.
          MS. FISHER: Aye.
5
          MS. BRASELTON: Aye.
          MR. KRILLENBERGER: Aye.
6
               * * *
7
              (Whereupon further proceedings in
8
             the above-entitled cause was
9
             continued to January 8, 2020, at
10
             7:30 p.m.)
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STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.

Janice H. Heinemann CSR, RDR, CRR

License No. 084-001391

	T	T	T	T
0	8	70:21, 81:9	93:4, 95:3, 95:5, 95:8,	80:14
		application [1] - 76:6	95:12, 95:15, 96:20,	certain [1] - 87:13
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