VILLAGE OF Hinsdale Est. 1873

MEETING AGENDA

Due to the ongoing public health emergency related to COVID-19 and consistent with the Governor Pritzker's most recent emergency declaration, Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically via Zoom.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, **public comment may also be made using Zoom** following the instructions below:

To join from a computer or a mobile device (PC, Mac, Linux, iPad, iPhone, Android), click on the following link or copy and paste the link into your browser:
https://us02web.zoom.us/j/84045363408?pwd=c2VyOGpJeVI5ZXozYTlQN29wQlg1QT09
Meeting ID: 840 4536 3408
Passcode: 842413

To join by phone: 1 312 626 6799
Meeting ID: 840 4536 3408
Passcode: 842413

MEETING OF THE
PLAN COMMISSION
Wednesday, April 14, 2021
7:30 P.M.
This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website
(Tentative and Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – March 10, 2021 Plan Commission Meeting

5. FINDINGS AND RECOMMENDATIONS

a) Case A-02-2021 – 5500 S. Grant Street – Hinsdale Township High School D86 – Exterior Appearance and Site Plan Review for various building and site improvements as part of Phase II referendum upgrades to Hinsdale Central High School

6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW – PUBLIC MEETING

a) Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

7. OTHER BUSINESS

8. ADJOURNMENT

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

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

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the 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.

Website: www.villageofhinsdale.org

Approved

MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
19 E. CHICAGO AVENUE, HINSDALE, IL
[CONDUCTED ELECTRONICALLY]
March 10, 2021
7:30 P.M.

Call to Order & Roll Call

Chairman Cashman called the meeting to order at 7:34 P.M. The meeting was conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

Roll call was taken and a quorum was present at the meeting.

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

ABSENT: None

ALSO PRESENT: Robb McGinnis, Director of Community Development, and Bethany Salmon, Village Planner

Chairman Cashman stated that due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically.

Public comment is permitted during the public hearing during that portion of the hearing. The Chairman asked persons wishing to make public comment to identify themselves before speaking, spelling their last name and stating their address.

Public Comment on Non-Agenda Items

Chairman Cashman asked for any public comments. There was no public comment pertaining to non-agenda items.

Approval of the Minutes – February 10, 2021

A motion was made by Commissioner Jablonski, seconded by Commissioner Crnovich, to approve the January 13, 2021 draft minutes as submitted. The motion carried by roll call vote as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman
Nays: None
Abstain: Commissioner Willobee
Absent: None

Exterior Appearance and Site Plan Review

1. **Case A-02-2021 – 5500 S. Grant Street – Hinsdale Township High School D86 – Exterior Appearance and Site Plan Review for various building and site improvements as part of Phase II referendum upgrades to Hinsdale Central High School**

The Commission, staff, and the petitioner attending the meeting.

Chairman Cashman recused himself for this request, stating he served as a member of a special committee for District 86, and asked Commissioner Crnovich to lead the discussion.

The project architect, Nick Graal, ARCON Associates, Inc., introduced several members of the project team attending the meeting and provided a PowerPoint presentation summarizing the proposed plans for Phase II of the referendum project for Hinsdale Township High School District 86, as described in the staff report. The proposed project is part of a multi-year improvement plan for the High School. Phase I of the project was previously approved by the Board of Trustees and is currently under construction.

Mr. Graal noted that the project entails six (6) zoning variances that received approval by the Zoning Board of Appeals (ZBA) on January 20, 2021 and will be scheduled for final approved by the Village Board at an upcoming meeting. The proposed variances would allow for the construction of accessory structures that exceed height requirements, the replacement and installation of chain-link fencing at various locations on site, and installation of parking lot light fixtures that exceed the allowable height to match the existing poles.

Mr. Graal stated that the overall intent of the project is to match the existing building aesthetically and architecturally as closely as possible to create a harmonious campus feel. Phase II will consist of a new grandstand and press box on the northwest side of the site, a new ticket booth building near the tennis courts and football field, pavement renovation work to several parking lots and courtyard/plaza areas, and replacement of backstops and chain-link fencing in several areas. Two building additions are also proposed.

The applicant noted that the proposed press box will be slightly shorter in height than the existing press box to improve sight lines from neighboring residential properties. Mr. Graal provided examples of the grandstand, press box, and ticket booth to show how the colors and appearance will generally look. To match school colors and provide a matching appearance throughout the campus, the riser boards on the grand stand will be painted red and the press box will be painted white with red trim.

Commissioner Krillenberger asked if any stadium lighting will be changed as part of the project. Mr. Graal confirmed that no stadium lighting will be impacted during this phase.

The proposed ticket booth is a new accessory structure, which will be constructed of red brick, a dark red shingle, red door, and white trim. The design is intended to match the existing Huddle House located at the south side of the football field.

Commissioner Krillenberger asked for clarification on the proposed changes to fencing. Mr. Graal stated fencing is to be installed where existing fencing is already located. The only new fencing will be located in the JV Softball Field at the southeast corner of the campus. Privacy fencing along the east side of the campus as part of Phase I has already been installed. Mr. Graal provided an overview of the backstops and fencing for the proposed sports fields, noting that brick stone knee walls have been incorporated into the design.

Mr. Graal described the Student Services and Special Education Addition, which will be located within the existing interior courtyard area and is intended to match the existing building. The Fine Arts Addition, new entrance and plaza, and parking on the east building elevation will be located off of Grant Street in the area previously used as a loading dock and parking lot area.

Commissioner Krillenberger asked where the loading dock and maintenance area were relocated to. Mr. Graal highlighted a portion of the building near the southeast corner where the Buildings and Grounds Maintenance Building and loading dock area were relocated to as part of Phase I of the project.

Mr. Graal also noted that there is some new lighting proposed and the only variance that is currently being requested is for the installation of new parking lot poles in the parking lot off of Grant Street to match the existing poles.

Commissioner Krillenberger noted that his concerns over the compatibility of the proposed building additions and brick color with the existing building have been addressed.

Commissioner Jablonski asked if proposed lights are code compliant. Director of Community Development Robb McGinnis stated that the parking lot lights are at or below the maximum lumen level allowed at the lot lines adjacent to neighboring residential properties. Village staff will inspect the lumen levels at night after the lights are installed to ensure the lights are not exceeding allowable limits. If they exceed the allowable limit, District 86 will be required to install light shields.

Commissioner Crnovich asked if the proposed lights will have shields. Mr. Graal stated that the lights will have dark sky cut offs.

Jason Oskorep, Director of Operations for District 86, stated that about half of the parking lot lights will shut off around 11:30pm at night. Half of the lights will stay on for safety and security purposes, accommodating athletic events or other events, and maintenance/custodian staff leaving the building at late hours. This is the current operation schedule used for the parking lot lighting.

Commissioner Crnovich asked any residents or neighboring properties have expressed concerns or contacted staff or the petitioner with questions. Director of Community Development Robb McGinnis and Mr. Graal stated that they have not received complaints or negative feedback.

Commissioner Fisher asked when the project will be finished. Mr. Graal noted that the work will range from approximately 12-18 months. The Fine Arts Addition should be largely completed in Fall 2021. The Student Services and Special Education Addition is more complex due to its location within the interior courtyard of the building and is anticipated to be completed in Summer 2022. Phase III of the referendum project for the High School includes all interior renovations and should also be completed by Summer 2022.

Commissioner Krillenberger asked for clarification on the ticket booth. Mr. Graal clarified that this is a new accessory structure and is centrally located between the football field, tennis courts, and soccer fields.

Commissioner Krillenberger asked for clarification if the proposed and existing brick will match. Mr. Graal noted that the brick to be used is currently being constructed on the natatorium and the building and grounds addition as part of Phase I. The existing campus includes several types of brick on different building additions and the intent to have the buildings match as closely as possible.

Commissioner Crnovich asked for clarification on the netting to be used on the fields. Mr. Graal provided a brief overview of the proposed plans and noted the proposed fencing, netting, and brick knee wall to be used on the various sports fields will match the work completed during Phase I in terms of design and materials.

Commissioner Crnovich supported the addition of accessible seating within the grand stand and the overall height will not exceed the existing height.

Director of Community Development Robb McGinnis asked Mr. Graal to explain some of the stormwater improvements on site. Mr. Graal provided an overview of the proposed changes, including the installation of a flat bottom basin at the baseball field at the southeast corner of the campus, and described many of the improvements that have already been completed as part of Phase I.

Commissioner Willobee noted that the stormwater features on site such as permeable pavers and bioswales could provide an opportunity for educational signage.

No additional members of the public spoke at the meeting.

A motion was made by Commissioner Willobee, seconded by Commissioner Unell, to recommend approval of the Exterior Appearance and Site Plan Review, as submitted, for Case A-02-2021, 5500 S. Grant Street, Hinsdale Central High School, Hinsdale Township High School District 86 for the proposed improvements as part of the Phase II referendum project. The motion carried by a vote of 8-0 (1 abstained), by roll call vote as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Willobee
Nays: None
Abstain: Chairman Cashman
Absent: None

Adjournment

The meeting was adjourned at 8:30 PM after a unanimous voice vote.

Respectfully submitted by Bethany Salmon, Village Planner

HINSDALE PLAN COMMISSION
FINDINGS AND RECOMMENDATION

Application: **Case A-02-2021 – Exterior Appearance and Site Plan Review for various building and site improvements *as part of Phase II referendum upgrades* to Hinsdale Central High School – Hinsdale Township High School District 86 located at 5500 S. Grant Street in the IB Institutional Buildings District**

Applicant: **ARCON Associates / Hinsdale Central High School / Hinsdale Township High School District 86**

Request: **Exterior Appearance and Site Plan Review**

DATE OF PLAN COMMISSION (PC) REVIEW: **March 10, 2021**

DATE OF BOARD OF TRUSTEES 1ST READING: **April 6, 2020**

SUMMARY OF REQUEST: The Village of Hinsdale received a request from architect ARCON Associates, Inc. on behalf of Hinsdale Township High School District 86 requesting approval for various building and site improvements as part of Phase II of the referendum upgrades to Hinsdale Central High School located at 5500 S. Grant Street in the IB Institutional Buildings District. The proposed improvements include the replacement of the grandstand and press box, construction of a new ticket booth building, pavement renovation work to several parking lots and courtyard/plaza areas, and the replacement of backstops and chain-link fencing in several areas. Two building additions are also proposed. A two (2) story, 20,710 square foot Student Services/Special Education Addition is proposed within the building's interior courtyard and a one (1) story, 10,300 square foot Fine Arts Addition and Entry Plaza is proposed on the east elevation facing Grant Street.

The proposed project is part of a multi-year improvement plan for the High School. Phase I of the project was previously approved by the Board of Trustees and is currently under construction.

Chairman Cashman recused himself for this request, stating he served on the special committee for District 86, and asked Commissioner Crnovich to lead the public meeting.

The project architect, Nick Graal, ARCON Associates, Inc., introduced several members of the project team attending the meeting and provided a PowerPoint presentation summarizing the proposed improvement plans for Phase II of the referendum project for Hinsdale Central High School.

PUBLIC MEETING SUMMARY & FINDINGS: In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission made the following findings of fact in accordance with the standards set forth in Section 11-604(F) and Section 11-605(E) of the Village's Zoning Code:

1. The applicant stated they completed the notification requirements for the public meeting. No public comment was made at the public meeting. Staff and the applicant stated that they have not received complaints or negative feedback from any members of the public prior to the meeting.

2. The site plan adequately meets code requirements and standards with respect to the proposed use and development with the exception of six (6) requested variations. The Zoning Board of Appeals (ZBA) recommended approval of six (6) zoning variations related to the applicant's development requests at a public hearing on January 20, 2021. Approval of the Exterior Appearance and Site Plan Review is contingent of the Board of Trustees approval of the associated variations with the project.

3. The use of the property, public high school, will remain unchanged and will provide a public service in the IB Institutional Buildings District. The proposed project is consistent with the existing use and will not have a significant impact on existing traffic patterns or surrounding properties.

4. The proposed project meets the quality of design and site development standards. The proposed design complements the existing character of the high school campus, surrounding neighborhood and aesthetics of Phase I of the referendum project previously approved and currently under construction.

5. The proposed project meets the visual compatibility standards. The applicant noted that overall intent of the project is to match the existing building aesthetically and architecturally as closely as possible to create a harmonious campus feel. The building additions will utilize brick that is currently being constructed on the natatorium and the building and grounds addition as part of Phase I of the project. New accessory structures, such as the ticket booth, press box, and grandstand, will be constructed with matching colors and materials to provide a cohesive appearance throughout the school campus.

6. The proposed building additions are compatible in height with the existing building. The applicant noted that the proposed press box will be slightly shorter in height than the existing press box to improve sight lines from neighboring residential properties. The Student Services and Special Education Addition will be located within an existing interior courtyard area and is not visible from any of the surrounding streets.

7. Open space and landscaping will be maintained or enhanced on site. The courtyard adjacent to the Student Services and Special Education Addition will be reconstructed and a new entrance area and outdoor plaza will be constructed adjacent to the Fine Arts Addition off of Grant Street. Existing trees will be protected during construction.

8. The applicant provided a description of several stormwater improvements as part of the project to ensure proper drainage on site, including the installation of a flat bottom basin at the baseball field at the southeast corner of the campus. Several other improvements have already been completed as part of Phase I. The applicant noted that the plans have been approved by the Village and the Flagg Creek Water Reclamation District.

9. The applicant noted that, overall, fencing is to be installed where existing fencing is already located. The only new fencing will be located in the JV Softball Field at the southeast corner of the campus. Privacy fencing along the east side of the campus as part of Phase I has already been installed to ensure screening between the school and adjacent residential properties.

10. Stadium lighting will not be modified as part of the project. Parking lot lights are at or below the maximum lumen level allowed at the lot lines adjacent to neighboring residential properties. Village staff will inspect the lumen levels at night after the lights are installed to ensure the lights are not exceeding allowable limits. If they exceed the allowable limit, District 86 will be required to install light shields. The applicant stated that the lights will have dark sky cut offs. About half of the parking lot lights will shut off around 11:30pm at night. Half of the lights will stay on for safety and security purposes, accommodating athletic events or other events, and maintenance/custodian staff leaving the building at late hours. This is the current operation schedule used for the parking lot lighting.

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of eight (8) ayes, zero (0) nays, and one (1) abstained, recommends to the President and Board of Trustees that the Exterior Appearance and Site Plan for various building and site improvements as part of the Phase II referendum project for Hinsdale Central High School - Hinsdale Township High School District 86 located at 5500 S. Grant Street be approved as submitted.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this day of _____, 2020.

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 9, 2021

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

April 14, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Dr. Cara VanWormer-Hartman

Subject Property: 110 E. Ogden Avenue (PIN: 09-01-202-002)

Site Area: 0.49 acres (21,602 square feet)

Existing Zoning & Land Use: O-2 Limited Office District – Vacant

Surrounding Zoning & Land Use:
North: R-4 Single-Family Residential District – (across Ogden Avenue) Single-Family Homes
South: R-4 Single-Family Residential District – Single-Family Homes
East: O-2 Limited Office District – Office
West: O-2 Limited Office District – Office

APPLICATION SUMMARY

The applicant requests approve of a Major Adjustment to an Exterior Appearance and Site Plan Review to allow for changes to the previously approved exterior façade, site plan, and landscape plan for a two-story medical office building located at 110 E. Ogden Avenue in the O-2 Limited Office District.

BACKGROUND

On March 16, 2020, the Board of Trustees approved an Exterior Appearance and Site Plan allowing for the expansion and redevelopment of the existing building at 110 E. Ogden Avenue by Ordinance No. O2020-07. The approved plans allowed for the construction of a second-story onto the existing one-story building, construction of a rear building addition, and improvements to the façade, parking lot, and site landscaping. Ordinance No. O2020-07 included the following conditions of approval:

- Color of Building. The Applicant shall revise the color of the building in the proposed plans reviewed by the Plan Commission from bright white to ivory or another more muted color.
- Fence Extension. The Applicant shall extend the existing white fence along the rear property line.
- After Hours Lighting. The Applicant shall dim the parking area lights to security levels during non-business hours.

REQUEST AND ANALYSIS

As summarized below, the applicant is proposing changes to the previously approved building elevations, site plan, and landscape plan.

Site Plan / Landscape Plan

Similar to the plans approved by Ordinance No. O2020-07, the applicant proposes to construct a second story and rear addition onto the existing one-story building, install new landscape bufferyard areas, restripe the existing parking lot, and install four (4) parking lot light poles. The parking lot will include 30 required parking spaces and the new landscape areas along the east, west, and south property lines will decrease lot coverage by approximately 7%.

The existing building has a legal nonconforming front yard setback of 71.7 feet measured from the Ogden Avenue centerline and side yard setback of 3.17 feet from the east property line. The non-conforming front and side yard setbacks will be maintained with the second story addition. The rear building addition measures 35 feet wide and will extend approximately 22 feet to the south of the building, reducing the rear yard setback from the current 125'-5" to 103'-3". The addition will be setback 10 feet from the east side property line, conforming to the side yard setback required in the O-2 Limited Office District.

As a result of final engineering and site design, the applicant is proposing the following minor changes to the site plan and landscape plan:

- Reconfiguration of the sidewalk and landscape beds located to the rear (south) of the building
- Removal of the existing sidewalk directly adjacent to the building on the north and east sides.
- Removal of the narrow building foundation landscape bed and the construction of access ramps for the two entrances located on the west elevation. Per the applicant, as a result of engineering, a curb was needed for stormwater control measures, which eliminated the narrow planting bed.
- Substitution or reduction of plant material in the north, south, and east landscape bufferyards, including the removal of one canopy tree in the proposed west bufferyard yard area due to the inability to survive within a small planting bed and proximity to pavement.

There are no significant changes proposed to the building footprint or the parking lot configuration. The proposed building height, lot coverage, and floor area ratio (FAR) meet the requirements for the O-2 Limited Office District. The table below provides a comparison between the Village's code requirements, existing conditions on site, previously approved plans, and the current plans:

O-2 Limited Office District	Code Requirements	Existing Conditions	Approved Plans - March 16, 2020	Proposed Plans
Building Height Max. (height/stories)	40 feet / 3	12'-8" / 1	29'-8" / 2	30' / 2
Floor Area Ratio (FAR) Max.	0.5	0.13	0.32	0.32
Lot Coverage Max.	80%	87%	77.5%	78%

Building Elevations

The applicant is proposing major changes to the exterior elevations of the building, including alterations to the roof line, architectural features, building materials, windows, and entrances. The previous approval for the two-story building consisted of a flat roof, white EIFS, decorative horizontal wood banding and accent panels, stone veneer and cut stone caps, new windows, and new doors. The rear building addition

featured a central tower element for the interior covered in stone veneer and pitched metal roofs with EIFS and wood accent panels.

As shown on the proposed elevations, the flat roof has been replaced with a pitched roof on the majority of the building. Due to the changes to the roofline, the building height has been slightly increased to 30 feet, as measured by the mean height between the principal eave and the highest gable. As proposed, the building height meets the code requirements for the O-2 District.

The front elevation facing Ogden Avenue will consist of white EIFS, a two-story projecting central bay window covered in dark gray paneling and topped with a metal standing seam roof, eight (8) foot tall windows, and a dark gray pitched roof. The center portion of the building is primarily constructed of white EIFS and a mansard roof covered in dark gray shingles to screen mechanical equipment. The rear addition is similar to the original design and incorporates stone veneer on the central tower, horizontal wood siding, whiter EIFS, and pitched black metal standing seam roofs. As shown on the proposed elevations, the mansard roof and two screening walls composed of horizontal wood siding will be constructed to screen the rooftop mechanical units from view.

REVIEW PROCESS

The Board of Trustees, by ordinance duly adopted, may grant approval for a Major Adjustment to an approved Site Plan or Exterior Appearance Plan without referral to the Plan Commission upon finding that any changes will be in substantial conformity with the approved plans. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the approved plans, then the project may be referred to the Plan Commission for further consideration and review, followed by final consideration by the Village Board. Because the proposed changes are not in substantial conformity with the approved plans, the project has skipped a review by the Village Board and is being directly brought to the Plan Commission for review.

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan 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), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Any Site Plan Review required for a nonresidential property that is within two hundred fifty (250) feet from a single-family zoning district shall be subject to the notice requirements set forth in Section 11-604 and Section 11-303. The (south) rear lot line abuts two residential lots in the R-4 District.

ATTACHMENTS

1. Exterior Appearance/Site Plan Application Request and Exhibits
2. Zoning Map and Project Location
3. Aerial View of 110 E. Ogden Avenue
4. Birdseye View of 110 E. Ogden Avenue
5. Street View of 110 E. Ogden Avenue
6. Ordinance No. O2020-07 – Approved by the Board of Trustees March 16, 2020

VILLAGE OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Dr. Cara VanWormer-Hartman
Address: 230 E Odgen Ave
City/Zip: Hinsdale, IL 60521
Phone/Fax: (815) 218 /6110
E-Mail: caradc@gmail.com

Owner

Name: Zreczny, Nicole Trustee
Address: 43 Cresent Dr
City/Zip: Glencoe, IL 60022
Phone/Fax: (312) 521 /2666
E-Mail: jlabella@muchlaw.com Jason Labella - Attorney

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

Name: A William Styczynski, Studio 21 Architects
Title: Architect
Address: 5012 Fairview Ave
City/Zip: Downers Grove, IL 60515
Phone/Fax: (630) 789 /2513
E-Mail: Bill@studio21architects.com

Name: Ed Seifert, Intech Consultants Inc.
Title: Principal
Address: 1989 University Ln
City/Zip: Lisle, IL 60532
Phone/Fax: (630) 964 /5656
E-Mail: seifert@intechconsultants.com

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

1) N/A
2) _____
3) _____

II. SITE INFORMATION

Address of subject property: 110 E Odgen Ave

Property identification number (P.I.N. or tax number): 09 - 01 - 202 - 202

Brief description of proposed project: The building will be the new home of Therapeutic Health and other wellness type medical offices.

The project includes a second story addition above the existing single story building along with a single story addition to the south of the existing building.

The scope of work will include a change to the facade aling with changes to the existing parking lot configuration.

General description or characteristics of the site: The existing site consists of a windowless single story building and a relatively flat

parking lot under disrepair. The location of the building is existing but non-conforming regarding the north and east setbacks.

Existing zoning and land use: 0-2

Surrounding zoning and existing land uses:

North: R-4 South: R-4

East: 0-2 West: 0-2

Proposed zoning and land use: 0-2

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

- ■ Site Plan Approval 11-604
- ❑ Design Review Permit 11-605E
- ■ Exterior Appearance 11-606E
- ❑ Special Use Permit 11-602E
  Special Use Requested: _____
- ❑ Map and Text Amendments 11-601E
  Amendment Requested: _____
- ❑ Planned Development 11-603E
- ❑ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 110 E Odgen Avenue

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	25,000 SF	21,602/21,602 SF
Minimum Lot Depth	125'	236.28'/236.28'
Minimum Lot Width	100'	79'/79'
Building Height	30'	30'-0" /12'-8"
Number of Stories	3	2/1
Front Yard Setback	100' From Center of Ogden	71.71 / 71.71
Corner Side Yard Setback	N/A	N/A / N/A
Interior Side Yard Setback	10'	3.17 / 3.17
Rear Yard Setback	20'-0"	103'-3"/125'-5"
Maximum Floor Area Ratio (F.A.R.)*	.50=10,801 SF	.32= 6897SF/.13=2869SF
Maximum Total Building Coverage*	N/R	.17=3690SF/.13=2869SF
Maximum Total Lot Coverage*	.80=17,282 SF	.78=16,851sf/.87=18,644sf
Parking Requirements	1/175 Net SF, 5,255 Net SF, 30 Spaces	30 Spaces/15 Spaces
Parking front yard setback	100' to Center of Ogden	69.3'/56'
Parking corner side yard setback	N/A	N/A / N/A
Parking interior side yard setback	10'	0'/0'
Parking rear yard setback	10'	10' / 10'
Loading Requirements	N/R	N/R / N/R
Accessory Structure Information	N/A	N/A / N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: The lack of compliance shown are based on existing conditions of both the placement of the existing building on the lot and existing paved area. Based on our initial review of these plans and proposed improvements with the village staff, it was concluded that none of the non compliance issues would be a cause to reject the proposed improvement. The non compliance includes the front and east side building setbacks and side yard parking setbacks

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.

6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.

7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 9TH, day of MARCH, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

CARA VANWORMER
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 9th day of March, 2021.

Notary Public

OFFICIAL SEAL
TRACY L ZALUD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/26/21

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT
EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 110 E Ogden

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:
Standard Application: $600.00
Within 250 feet of a Single-Family Residential District: $800

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
   The footprint of the existing building remains as is with a second story addition added. The new ground level addition at the rear of the building will conform with all setbacks. The existing paved parking area has been reduced. A ten foot (10'-0") landscape buffer has been maintained along the rear property line. New plantings will be installed around the perimeter of the updated building and around the parking area where possible.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
   Stone veneer, horizontal siding & EIFS are being placed on the exterior of the updated structure. These are all materials used thought the village. The adjacent building to the west appears to be an EIFS or plaster finish.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

   The addition and façade changes to the structure will greatly improve the design of this outdated structure and will better match both the character and the scale of the surrounding commercial structures.

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.

   The vehicular access to the site will remain unchanged. However the parking and access arrangement will be updated to provide more landscape area while also providing for the parking requirements of the building.

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

   The new structure will be approximately 37'-3" to the top of the parapet, which although lower that adjacent structures will more closely conform in height.

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.

   The front facade is proportioned appropriately for the size and use of this building.

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.

   Windows have been added to all of the facades providing a pleasing amount of building fenestration. The existing building had no windows on the facades.

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.

   A pleasing rhythm of windows is provided on the front and side facades to avoid massive blank walls. A lower roof was added at the stairway location to reduce the massing and account for the lack of windows in the stairway area.

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.

   With the existing structure already in place, there is not a lot of flexibility as to the location of the building on the lot. However, the width of the building was not increased allowing for the open space to the west of the existing structure to remain.

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.

    Since the parking is located to the rear of the building, the entrances to both the first floor clinic and second floor offices are located toward the rear corner of the structure with a lower, human scale entry.

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 predominate exterior material relates to the building to the west. This will be an EIFS material with a baton pattern to provide shadow and interest. The building entrance is broken off from the main structure with a wood accent wall and a wood and glass lobby area.

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

The roof is compatible with the two adjacent structures, east roof shingled and west roof flat. A parapet is provided to provide equipment screening with out the need for separate equipment screening. Sloped roofs have been added to accent the entries and stairs.

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.

This structure will be of similar character as the adjacent structures, which are independent buildings without a lot of closure using walls.

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.

The scale of the building, although relatively smaller than the adjacent structures does provide a pleasant massing, along with a defined building entry.

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.

The non-directional character of the front elevation is a direct reflection of the limitations of this particular site. The building has been transformed from a windowless squat facade into a light and airy expression of a wellness clinic.

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.

This existing building had no redeeming characteristics from which to work from.

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.

   The use of the building as a health and wellness clinic is an allowed use in the O-2 zoning district.

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

   There have been no changes to any easements or right-of-ways.

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.

   The proposed changes greatly enhance the site by adding additional landscape area to the otherwise fully paved parking lot and modifications to the structure dramatically add to the visual interest of the property.

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

   The proposed changes to the property do no impact the adjacent properties in a negative fashion and only add to an aesthetic improvement.

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.

   Nothing has been proposed to the site plan that would impose any unreasonable hazards to safety. The access from Odgen Ave. remains unchanged and the flow within the parking lot has been improved. The traffic aisle to the west of the building has been increased in width to allow for proper two way traffic.

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

   The property to the east and west are open parking lots and are not being screened. However, there will be an enhanced landscape buffer to the residential property to the south.

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

   The proposed site development includes adding landscape areas that were not previously there and would be considered compatible to the adjacent commercial properties.

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.

   This site plan is not in connection with a special use permit.

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.

   The existing site drainage will remain relatively the same as the existing conditions.

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.

The site does not place unreasonable increased in utility needs based on the medical office use proposed.

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

The site remains the same in this respect.

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

There is nothing proposed for this site that has any adverse affect to the public health, safety, or general welfare.

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, CARA VANWORMER, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on 03/09/2021.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: _____

Name: CARA VANWORMER

Address: 230 E OGDEN AVE, HINSDALE, IL

Subscribed and sworn to before me

This 9th day of March, 2021.

By: _____
Notary Public

OFFICIAL SEAL
TRACY L ZALUD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/26/21

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: Dr. Cara VanWormer-Hartman

Owner's name (if different): Nicole Zreczny 1994 Trust

Property address: 110 E Ogden

Property legal description: [attach to this form]

Present zoning classification: O-2, Limited Office District

Square footage of property: 21,602 SF

Lot area per dwelling: N/A

Lot dimensions: 79' x 236'

Current use of property: B - Business

Proposed use:
- ☐ Single-family detached dwelling
- ☑ Other: B - Business (Medical Offices)

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

Brief description of request and proposal:

Construct additions to the existing building for medical offices

Plans & Specifications: [submit with this form]

	Provided:	**Required by Code:**
Yards:		
front:	71.71	100'
interior side(s)	3.17 / 39.73	10' /10'

	Provided:	Required by Code:
corner side	N/A	N/A
rear	103'-3"	20'
Setbacks (businesses and offices):		
front:	71.71	100"
interior side(s)	3.17 / 39.73	10" /10'
corner side	N/A	N/A
rear	103'-3"	20'
others:	N/A	N/A
Ogden Ave. Center:	71.71	100'
York Rd. Center:	N/A	N/A
Forest Preserve:	N/A	N/A
Building heights:		
principal building(s):	30'-0"	30'
accessory building(s):	N/A	N/A
Maximum Elevations:		
principal building(s):	35'-2"	30'
accessory building(s):	N/A	N/A
Dwelling unit size(s):	N/A	N/A
Total building coverage:	.17	N/A
Total lot coverage:	.78	.80
Floor area ratio:	.32	.50
Accessory building(s):	N/A	
Spacing between buildings:	[depict on attached plans]	
principal building(s):	N/A	
accessory building(s):	N/A	

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

Statement of applicant:

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

By: _____
Applicant's signature

Dr. Cara VanWormer-Hartman
Applicant's printed name

Dated: 3/9, 2021.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into as of the Effective Date (as defined in Section 23 below) by and between MICHAEL HARTMAN and DR. CARA VANWORMER (jointly and severally, "Buyer"), and the NICOLE ZRECZNY 1994 TRUST ("Seller").

WITNESSETH:

FOR AND IN CONSIDERATION of the Earnest Money (as defined below), the covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

1. Purchase and Sale. Seller agrees to sell, and Buyer agrees to purchase that certain real property located 110 E. Ogden Avenue, Hinsdale, Illinois, containing approximately .55 acres and being more particularly described on **Exhibit A** attached hereto and made a part hereof, together with all of Seller's right, title and interest in and to all easements, rights of way, tenements, hereditaments, privileges, licenses and appurtenances, reversions and remainders in any way belonging, remaining or appertaining thereto and together with all improvements located thereon, including but not limited to, the commercial building, fixtures and personal property located thereunder or thereon (collectively referred to as the "Property").

IN WITNESS WHEREOF, each of Seller and Buyer has caused this Purchase and Sale Agreement to be executed and sealed by its duly authorized representatives, all as of the day and year first above written.

BUYER:	SELLER:
Michael Hartman, Individually Dr. Cara Van Wormer, Individually Dated: December 31, 2019	NICOLE ZRECZNY 1994 TRUST By: _____ Name: NICOLE ZRECZNY Title: TRUSTEE Dated: ~~December ___, 2019~~ January 6, 2020

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

c UL us IP66 DLC LISTED DLC PREMIUM



RELATED PRODUCTS

Airo Cimarron LED Ratio Family

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL NX DISTRIBUTED INTELLIGENCE wiSCAPE

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONT'D)

- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–32,000
Wattage Range	25–227
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>238K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Optics Rotation		Voltage	
RAR1	Ratio Area Size 1	**80L-25**	25W - 3,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE II	Blank for no rotation		**UNV**	Universal 120-277V
		80L-50	50W - 6,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**L**	Optic rotation left	**120**	120V
		160L-70	70W - 9,000 Lumens	**5K7**	5000K, 70 CRI	**4W**	IES TYPE IV	**R**	Optic rotation right	**208**	208V
		160L-100	100W - 12,000 Lumens			**5QW**	IES TYPE V			**240**	240V
RAR2	Ratio Area Size 2	**320L-110**	110W - 15,000 Lumens							**277**	277V
		320L-140	140W - 18,000 Lumens							**347**	347V
		320L-165	165W - 21,000 Lumens							**480**	480V
		480L-185	185W - 24,000 Lumens								
		480L-210	210W - 27,000 Lumens								
		480L-240	240W - 30,000 Lumens								

ORDERING INFORMATION CONTINUED

Mounting		Color		Control Options Network		Options	
ASQ	Arm mount for square pole/flat surface	**BL**	Black textured	**NXWE**	NX Wireless Enabled (module + radio)	**BC**	Backlight control
ASQU	Universal arm mount for square pole/flat surface	**DB**	Dark bronze textured	**NXSPW_F**	NX Wireless, PIR Occ. Sensor, Daylight Harvesting[2]	**CD**	Continuous dimming
Mounting Round Poles		**GT**	Graphite textured	**NXSP_F**	NX, PIR Occ. Sensor, Daylight Harvesting[2]	**F**	Fusing (must specify voltage)
A_	Arm mount for round pole[1]	**GYS**	Light gray smooth	**Control Options Other**		**TB**	Terminal block
A_U	Universal arm mount for round pole[1]	**PS**	Platinum silver smooth	**SCP-40F**	Programmable occupancy sensor[4]	**2PF**	2 power feed with 2 drivers[3]
Mounting Other		**WH**	White textured	**7PR**	7-Pin twist lock receptacle		
WB	Wall bracket	**CC**	Custom color	**7PR-SC**	7-Pin receptacle with shorting cap		
MAF	Mast arm fitter for 2-3/8" OD horizontal arm			**7PR-MD40F**	Low voltage sensor for 7PR		
K	Knuckle			**7PR-TL**	7-Pin PCR with photocontrol		

Notes:

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height

3 Not available with 80 LED versions

4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-140-4K-3	18,000	140W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-140-4K-4W	18,000	140W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**RARRPA3DB**	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
☐	**RARA3UDB**	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
☐	**RARBC80L**	Ratio blacklight control 80L
☐	**RARBC160L**	Ratio blacklight control 160L
☐	**RARBC320L**	Ratio blacklight control 320L
☐	**RARBC480L**	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**RAR–ASQU–XX**	Universal arm mount for square pole/flat surface[2]
☐	**RAR–A_U-XX**	Universal arm mount for round poles[1,2]
☐	**RAR–RPA_–XX**	Round pole adapter[1, 2]
☐	**SETAVP-XX**	4" square pole top tenon adapter, 2 3/8" OD slipfitter[2]
☐	**RETAVP-XX**	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately[2]
☐	**BIRD–SPIKE–3**	Ratio size 1 bird deterrent/spikes
☐	**BIRD–SPIKE–4**	Ratio size 2 bird deterrent/spikes
☐	**RARWB–XX**	Wall bracket - use with Mast Arm Fitter or Knuckle[2]

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options	
Standalone	
SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control
Networked – Wireless	
WIR-RME-L	wiSCAPE External Fixture Module[1,2]
NX Networked – Wireless	
NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock

Notes:

1 Works with external networked photosensor

2 wiSCAPE Gateway required for system programming

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0˚ C	32˚ F	1.03
10˚ C	50˚ F	1.01
20˚ C	68˚ F	1.00
25˚ C	77˚ F	1.00
30˚ C	86˚ F	0.99
40˚ C	104˚ F	0.98
50˚ C	122˚ F	0.97

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

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

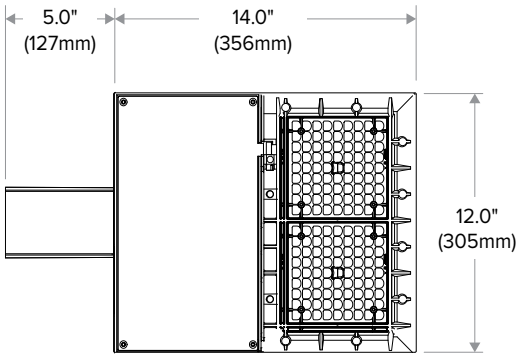
CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

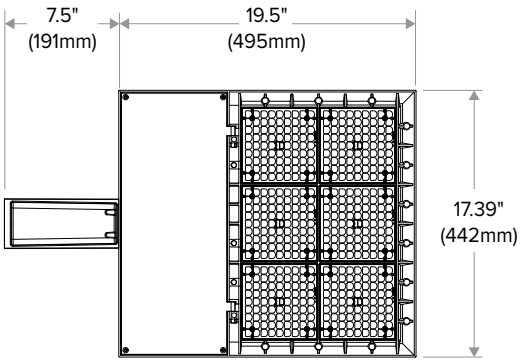
DIMENSIONS

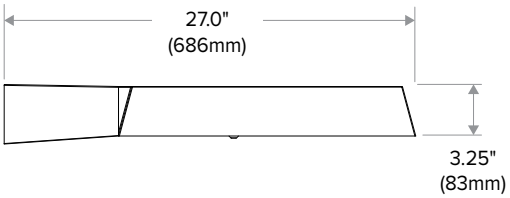
RAR1





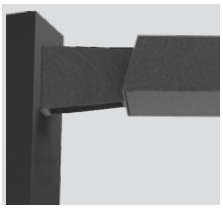
RAR2



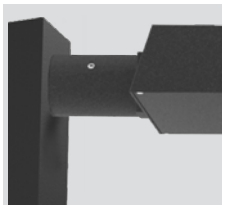


ADDITIONAL INFORMATION

MOUNTING



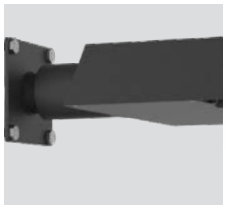
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



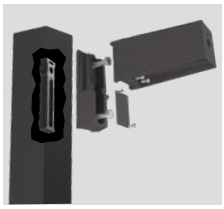
MAF – Fits 2-3/8" OD arms Roadway applications.



Knuckle – Knuckle mount 15˚ aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Wall Mount – Wall mount bracket designed for building mount applications.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"

SITESYNC 7-PIN MODULE



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

SiteSync LIGHTING CONTROL

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DATE: LOCATION:

TYPE: PROJECT:

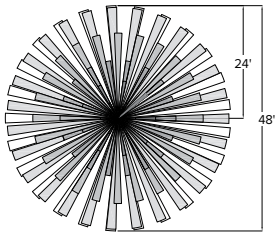
CATALOG #:

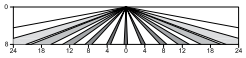
RATIO SERIES

AREA/SITE LIGHTER

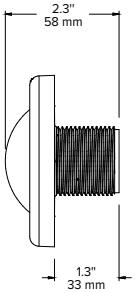
ADDITIONAL INFORMATION (CONT'D)

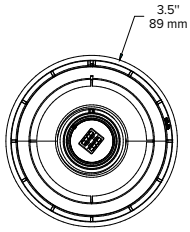
NXSP-14F



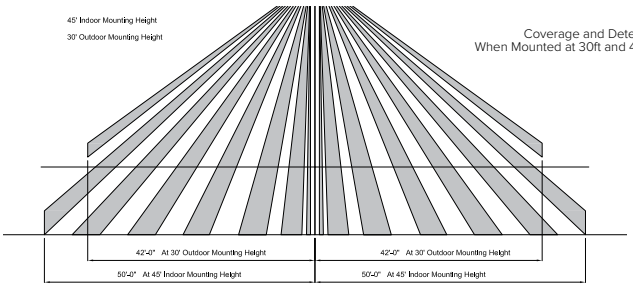


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

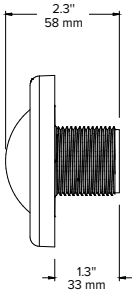


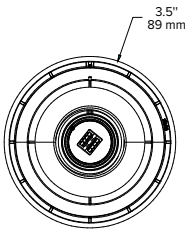


NXSP-30F

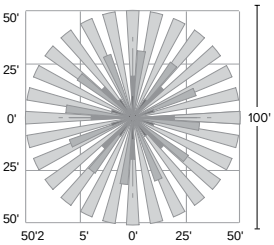


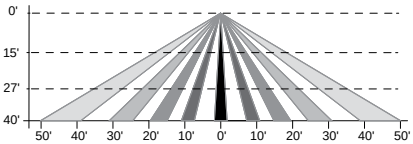
Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

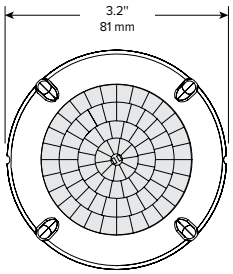


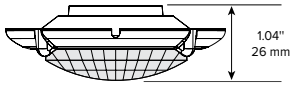


SCP-40F









RAR1 EPA

RAR-1	
EPA at 0˚	EPA at 30˚
.45ft.^{2} .13m^2	.56ft.^{2} .17m^2

RAR2 EPA

RAR-2	
EPA at 0˚	EPA at 30˚
.55ft.^{2} .17m^2	1.48ft.^{2} .45m^2

SHIPPING

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

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HUBBELL Lighting

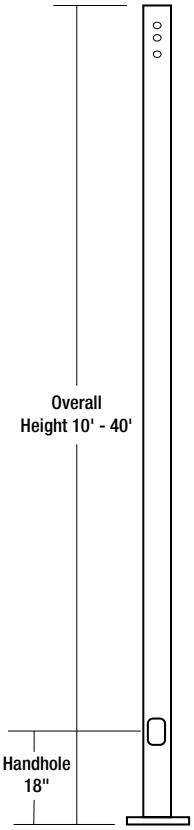
SSS-H SERIES POLES

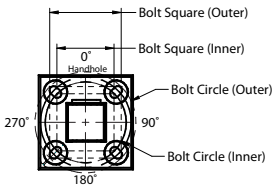
SQUARE STRAIGHT STEEL

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals





APPLICATIONS

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

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
  1 x 36 x 4 — TAB-36-M38

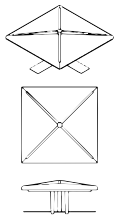
FINISH

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

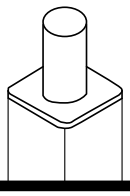
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern

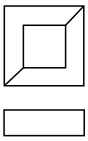
POLE CAP



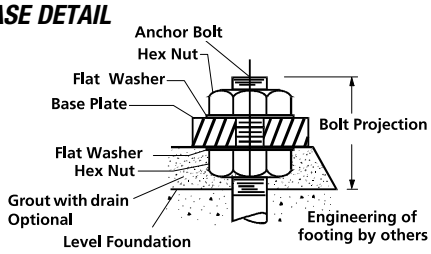
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

Reference page 2 for available configurations

ORDERING EXAMPLE:

SSS-H - 25 - 40 - A/B/C - 2L - S2 - DB - UL

SERIES	HEIGHT	SHAFT	THICKNESS
SSS-H Square Straight Steel Pole Hubbell Outdoor	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING	
1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
4	Four fixtures at 90°
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.38" x 4")
OT	Open Top (includes pole cap)

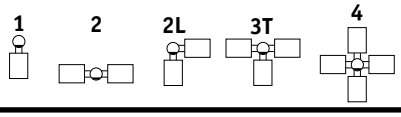
DRILL PATTERN	
S2	2 bolt, 3.5" pattern
B3	2 bolt, 2.5" spacing, Ratio

FINISH	
DB	Dark Bronze Textured
BL	Black Textured
WH	White Textured
GR	Gray Textured
PS	Platinum Silver Smooth
CC	Custom Color

OPTIONS	
GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[2]	Extra Handhole
C05[2]	.5" Coupling
C07[2]	.75" Coupling
C20[2]	2" Coupling
MPB[2]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

MOUNTING ORIENTATION

Denotes handhole location



ACCESSORIES- Order Separately

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

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "**TR**" notation. Example: **SSS-H-25-40-A-1-S2-TR-DB**
2 Specify option location using logic found on page 2 **(Option Orientation)**
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

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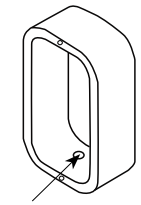
HUBBELL Lighting

ORDERING INFORMATION (Continued)

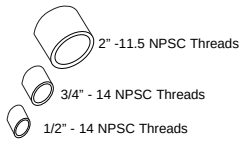
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"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

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

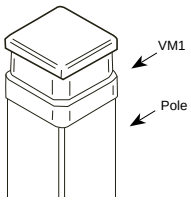
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

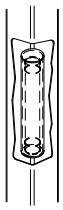


VM1 - VIBRATION DAMPER 1ST MODE



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

VM2 - VIBRATION DAMPER 2ND MODE



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

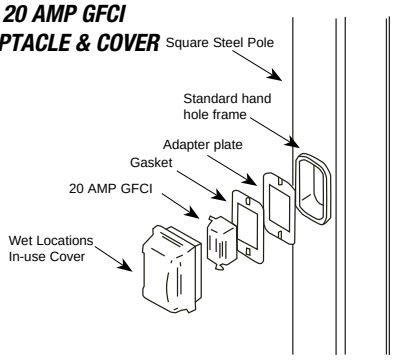
VM2SXX - VIBRATION DAMPER 2ND MODE



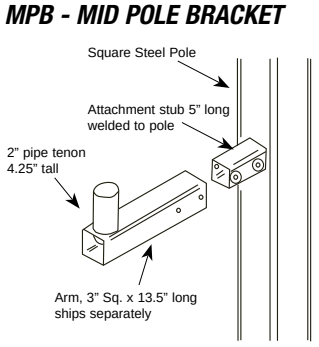
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

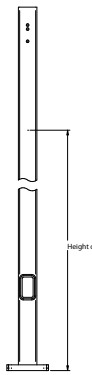
Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER



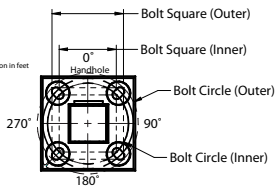
MPB - MID POLE BRACKET





OPTION ORIENTATION

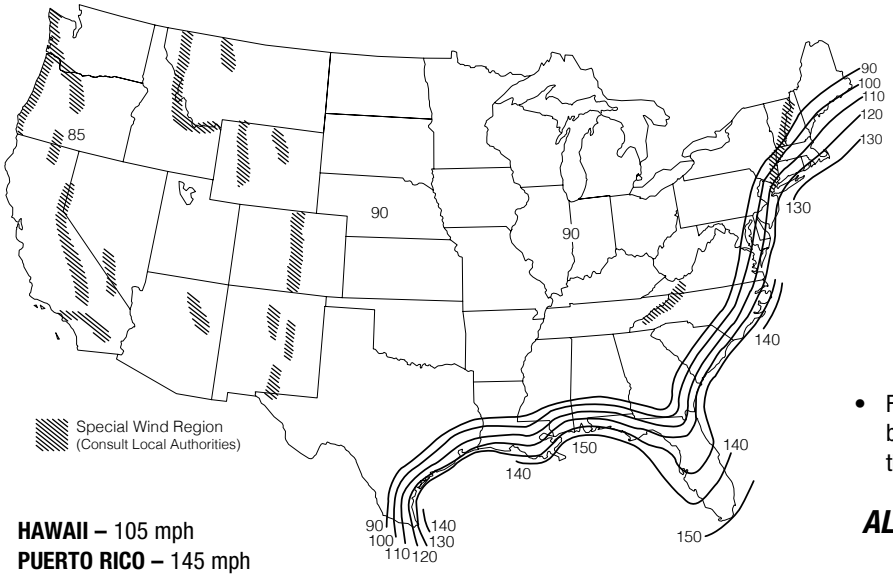
Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-H-20-40-A-TA-DB-C07-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1'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



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

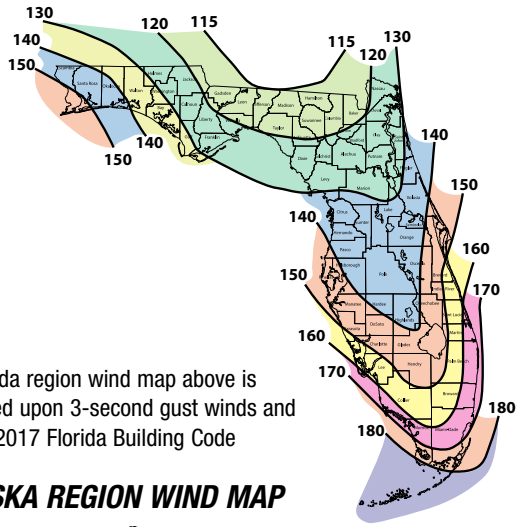
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ASCE7-05 WIND MAP



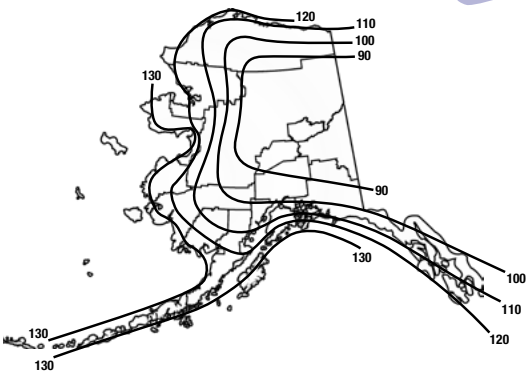
HAWAII – 105 mph
PUERTO RICO – 145 mph

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



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

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
SSS-H-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-H-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-H-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-H-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-H-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-H-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-H-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-H-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-H-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-H-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-H-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-H-20-50-B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSS-H-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-H-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-H-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-C	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-C	1.8	NR	NR	NR	NR	NR	NR	NR

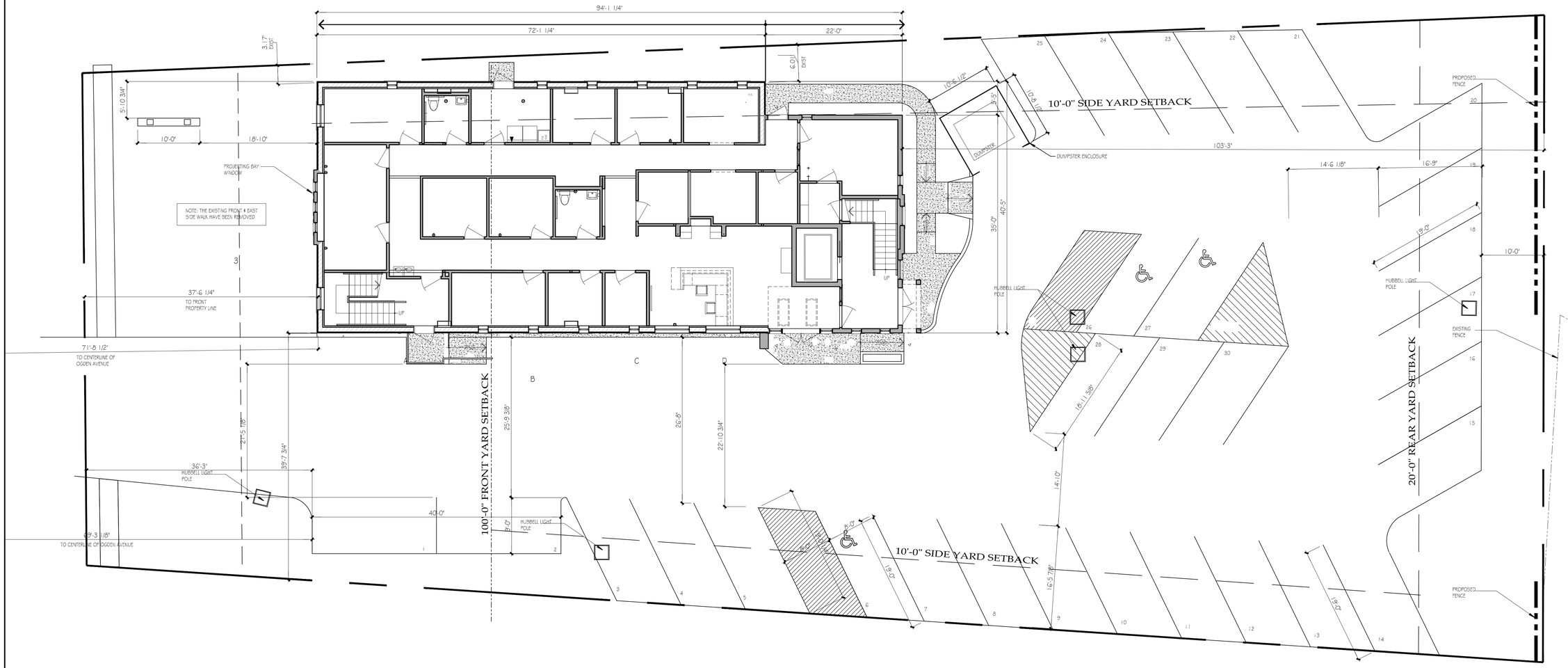
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NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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

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SITE PLAN FOR 110 EAST OGDEN AVENUE

SCALE 1/8"=1'-0"

BUILDING WITH ADDITION	6,897 square feet	5,263 net square feet
BUILDING HEIGHT	30' 0"	
BUILDING STORIES	2 STORIES	
FAR	6,897 SF / 21,602 SF	= 0.319
FAR (NET) 5,225/SITE	5,225 SF / 21,602 SF	= 0.242
LOT COVERAGE	16,851 SF / 21,602 SF	= 0.780

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DATE
02/22/21

REVISIONS

PROJECT
19157

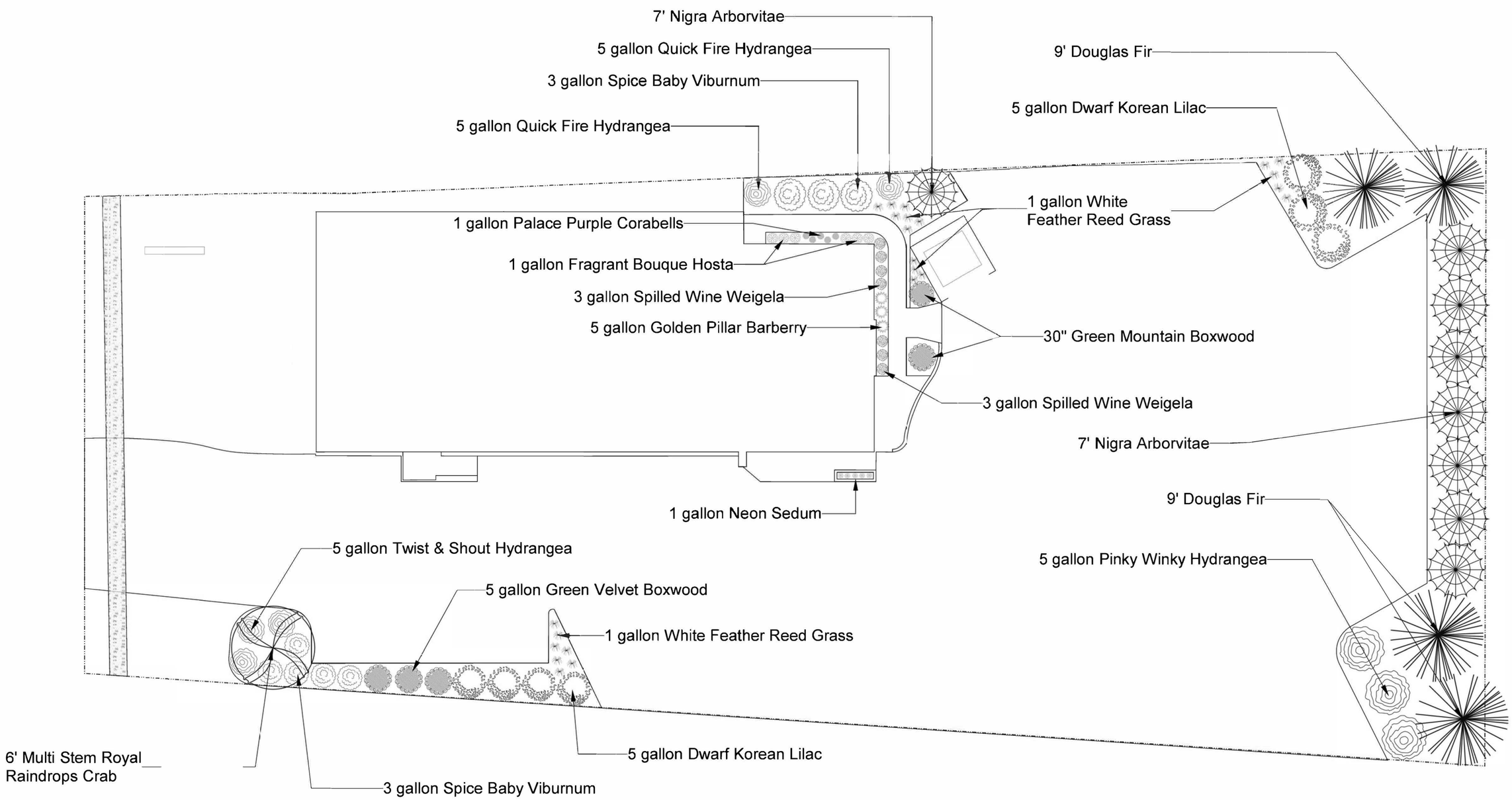
SHEET
A1.0

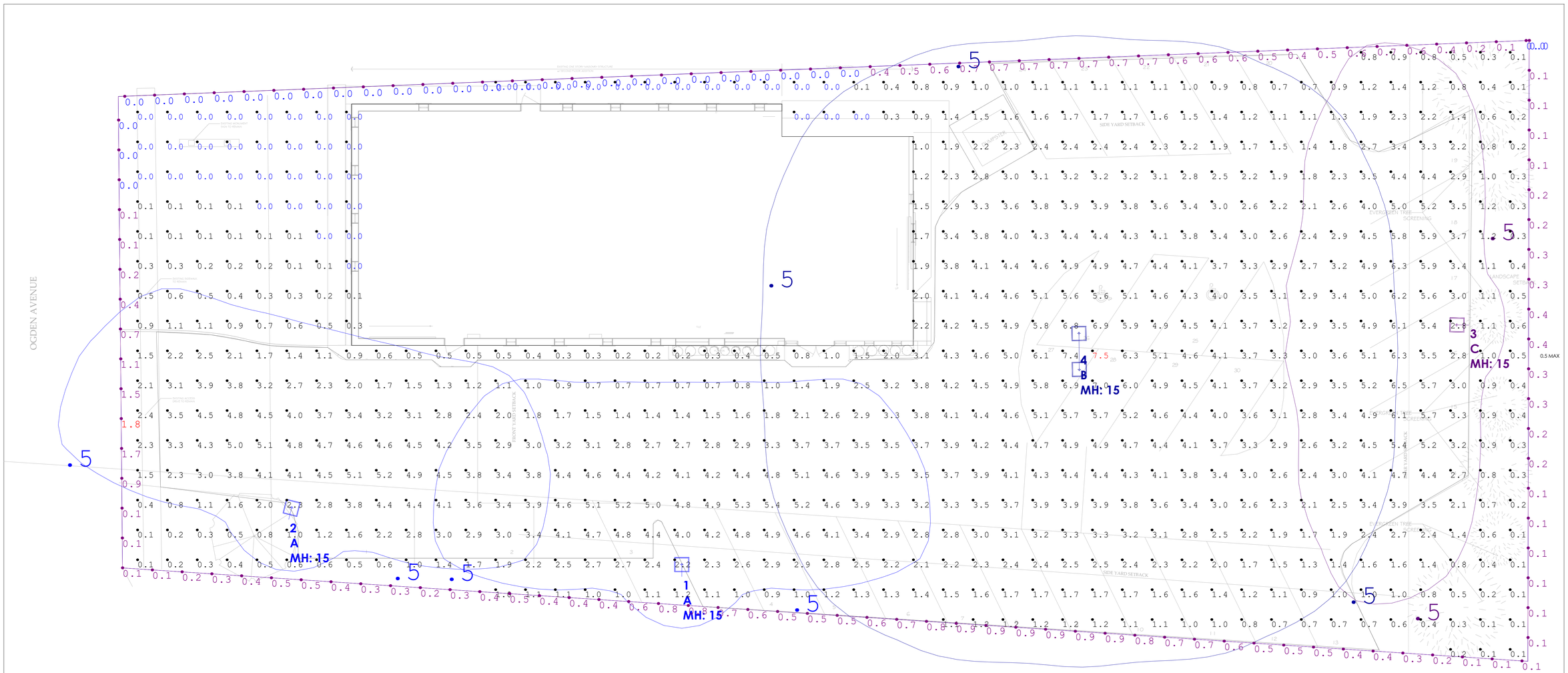
Project:
110 E Ogden Ave
Hinsdale, IL 60521

Design by:
CMS Landscapes Inc

5719 Pershing Ave
Downers Grove, IL 60516
Phone: (630)319-1380
info@cmslandscapes.com

Scale: 1/8"=1'0"





Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Description
	2	A	RAR-2-320L-110--3K7-4-BC	SINGLE	100	100	7947	7947	0.900	RAR-2-320L-110--3K7-4-BC
	1	B	RAR2-320L-110-3K7-5QW-2	2 @ 180 DEGREES	100.3	200.6	14629	29258	0.900	RAR2-320L-110-3K7-5QW
	1	C	RAR-2-320L-110-3K7-3-BC	SINGLE	105	105	8506	8506	0.900	RAR-2-320L-110-3K7-3-BC

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINE	Illuminance	Fc	0.37	1.8	0.0	N.A.	N.A.	READINGS @ GRADE
PROPERTY_Planar	Illuminance	Fc	2.44	7.5	0.0	N.A.	N.A.	READINGS @ GRADE
PARKING	Illuminance	Fc	3.29	7.5	0.7	4.70	10.71	READINGS @ GRADE

Luminaire Location Summary							
LumNo	Tag (Qty)	Label	X	Y	Z	Orient	Tilt
1	A (1)	RAR-2-320L-110-	971.385	-670.353	15	90	0
2	A (1)	RAR-2-320L-110-	905.521	-660.781	15	75.988	0
3	C (1)	RAR-2-320L-110-	1103.266	-628.237	15	178.904	0
4	B (2)	RAR2-320L-110-3	1037.956	-632.64	15	270.59	0

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

lighting application drawings are being provided to the recipient of this document at recipient's request to aid in the recipient's lighting design decision process. All decisions created by use of the following lighting application drawings are the sole responsibility of the recipient. PG-Enlighten LLC and its employees and agents shall not be responsible for any decisions made by the recipient based on the information contained herein. The numbers used in the following drawings are estimates from the author involved in either the use of a computer 3D light level analysis or a manufacturers isolated photometric test report. Actual field conditions may vary from actual measurements in various ways that will affect the actual light levels obtained. The analysis is mathematical model and assumes perfect conditions. Actual conditions will vary from the model in ways that PG-Enlighten LLC cannot predict or control. Some of the factors that affect actual light levels are: variations in the actual reflectance values of room surfaces, obstructions not considered in the model, voltage variations, dirt accumulation on luminaires, lamp burnout, and temporary changes in the environment. Calculations do not guarantee against dark areas. Post-installation measurements should be taken by qualified lighting professionals to verify that the lighting system is performing as designed. PG-Enlighten LLC and its employees and agents shall not be responsible for any decisions made by the recipient based on the information contained herein, including freelances and application notices. The presence of objects not shown in the drawings may affect the results. Actual luminaire performance may vary from the values in the drawings. All references to brand names are for the purpose of specifying a standard of quality. All references to brand names are for the purpose of specifying a standard of quality.

enlighten

#	Date	Comments

Revisions

Drawn By: Joeli Collins
Drawn By: joeli.collins@pg-enlighten.com
Date:1/22/2020
Scale: 1" = 8'

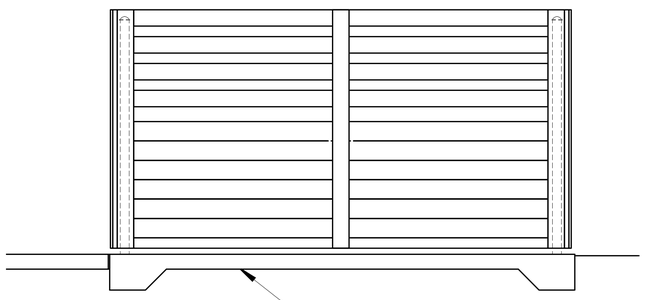
Project Name:
THERAPEUTIC HEALTH ASSOCIATES, LLC

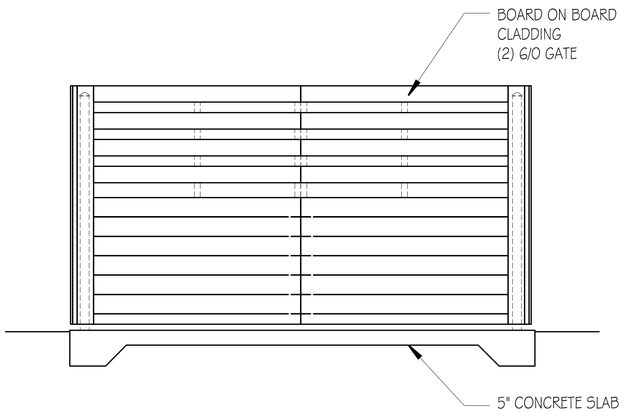
Location:
110 E. OGDEN AVE, HINSDALE, IL





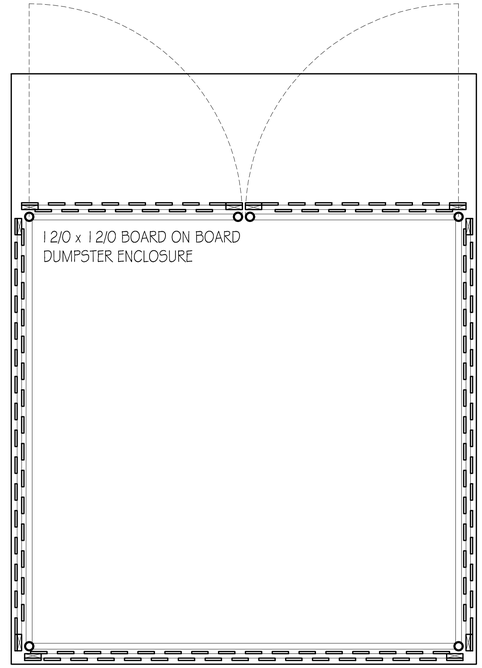






PROPOSED ELEVATIONS

SCALE 1/2"=1'-0"



PROPOSED TRASH ENCLOSURE PLAN

SCALE 1/2"=1'-0"

COPYRIGHT 2020, STUDIO21 ARCHITECTS

Therapeutic Health Associates, LLC
110 East Ogden Avenue, Hinsdale, Illinois

studio21 architects
5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE
02/22/21

REVISIONS

PROJECT
19157

SHEET
A4.5



PROPOSED SOUTH ELEVATON



PROPOSED NORTH ELEVATON

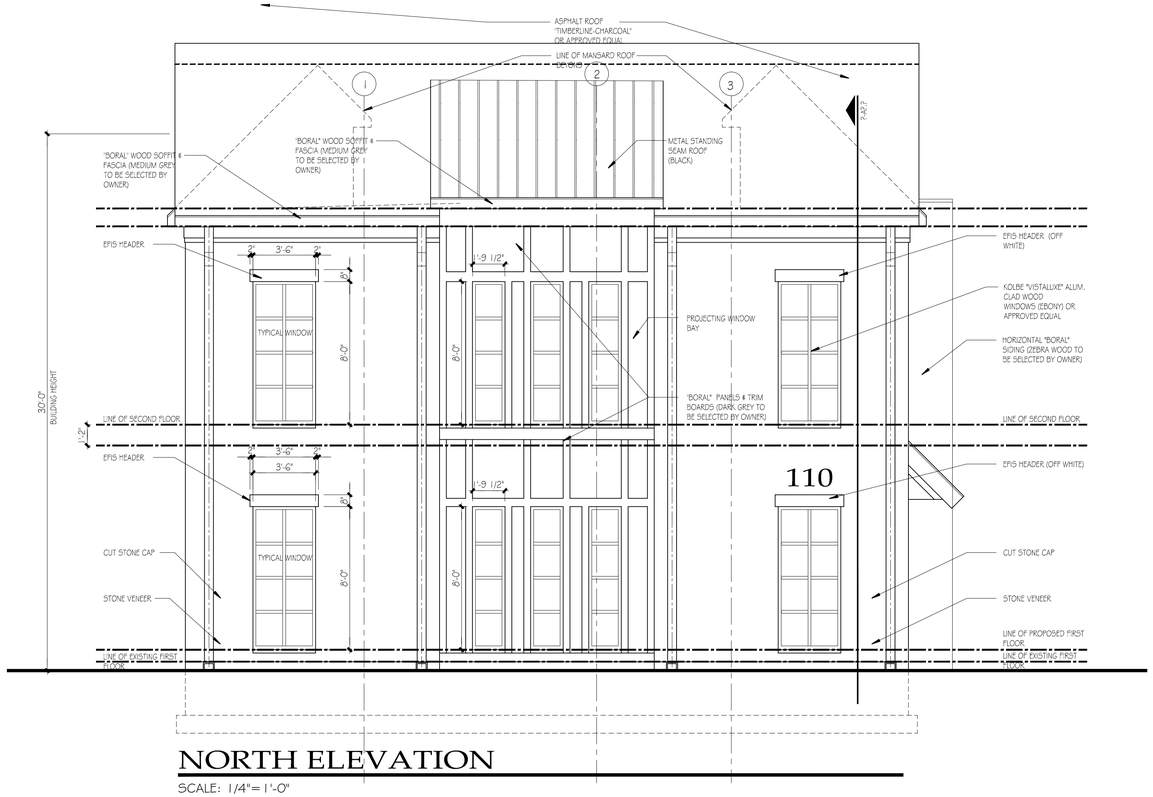
Therapeutic Health - 110 E. Ogdon Ave. Hinsdale, IL



PROPOSED East ELEVATON

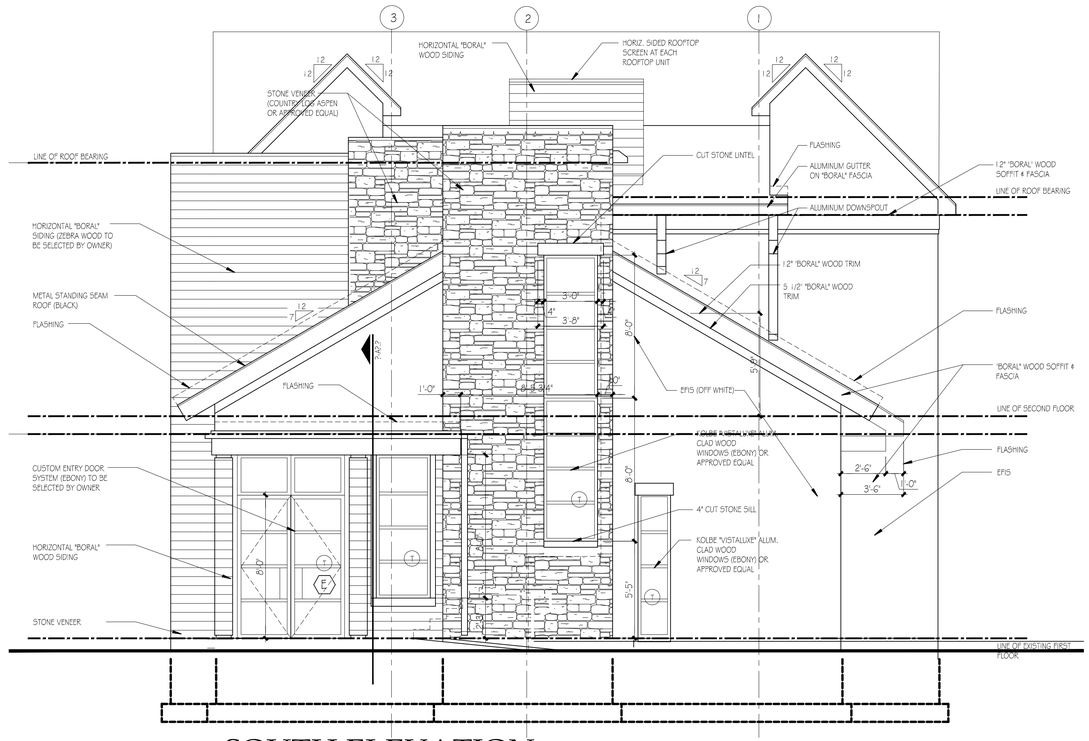


PROPOSED WEST ELEVATON



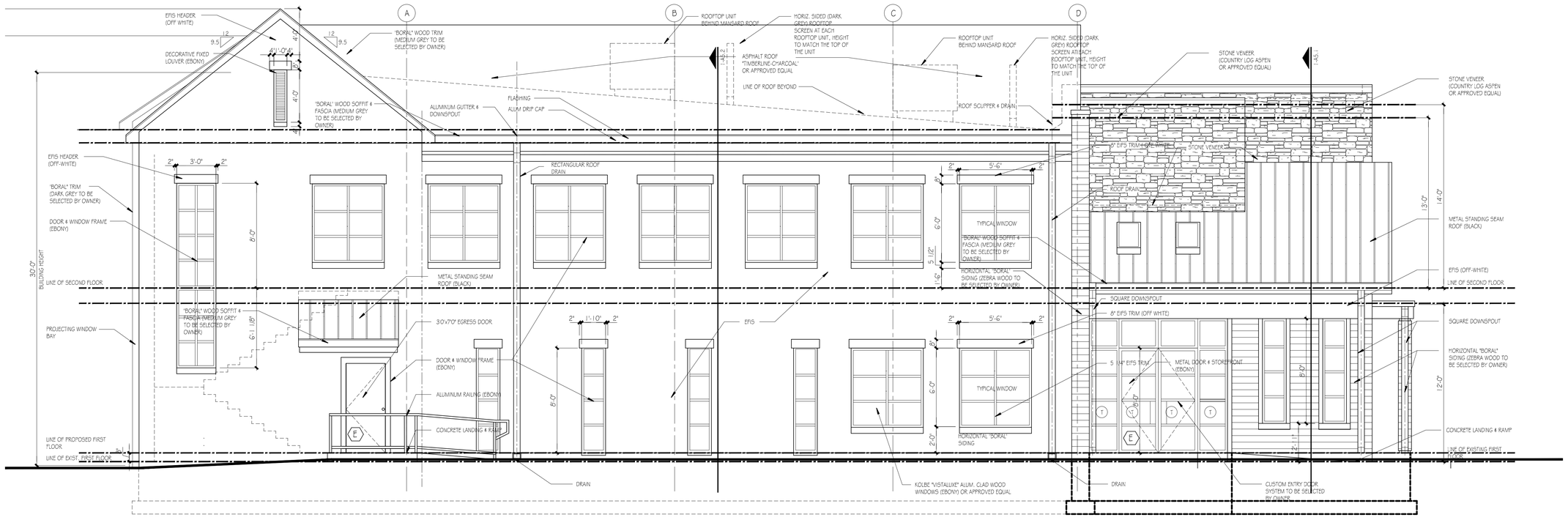
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

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Therapeutic Health Associates, LLC
110 East Ogden Avenue, Hinsdale, Illinois

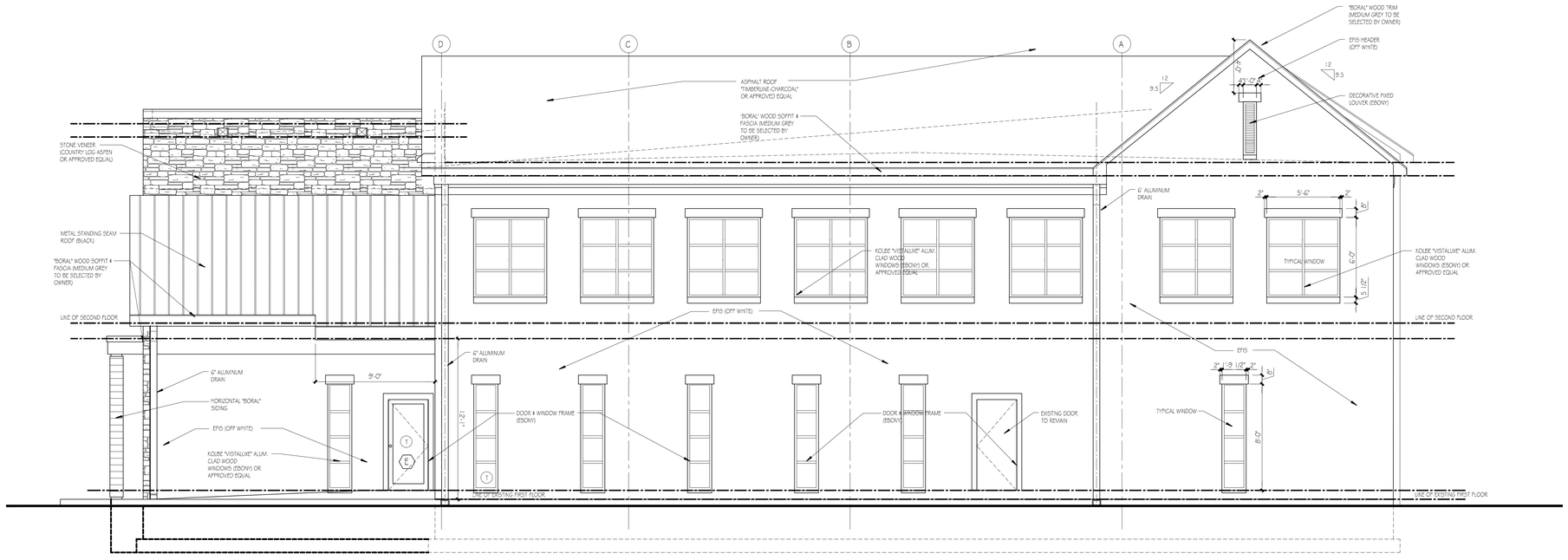
studio21 architects
5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE
02/22/21

REVISIONS

PROJECT
19157

SHEET
A4.0



EAST ELEVATION

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

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Therapeutic Health Associates, LLC
110 East Ogden Avenue, Hinsdale, Illinois

studio21 architects
5012 Fairview Ave.
Downers Grove, IL 60515
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studio21architects.com

DATE
02/22/21

REVISIONS

PROJECT
19157

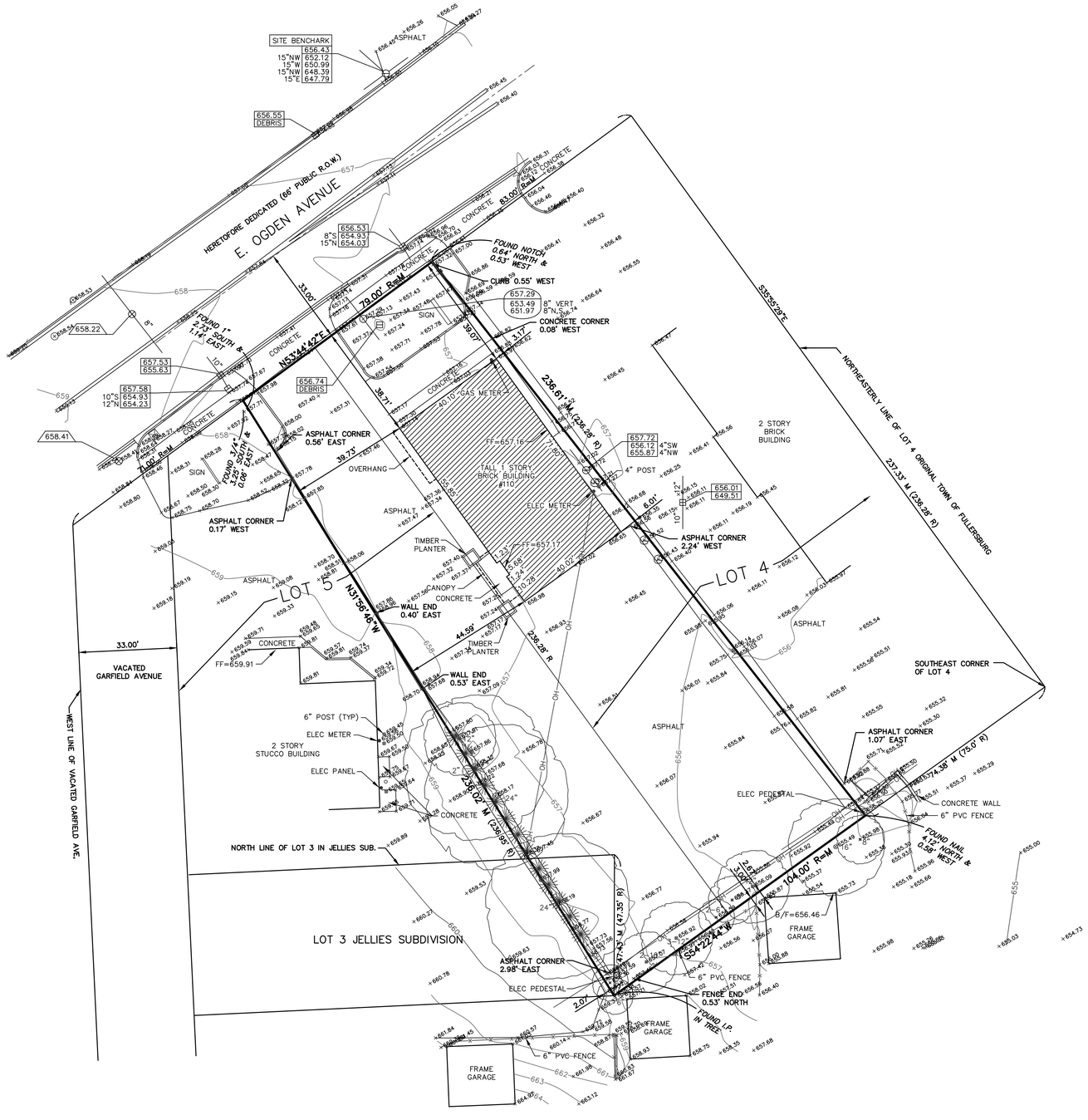
SHEET
A4.1

PLAT OF SURVEY

OF

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURG (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND ORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 110 E. OGDEN AVENUE, HINSDALE, ILLINOIS



SCALE: 1" = 20'

BASIS OF BEARING – ASSUMED

LEGEND

EXISTING

- SANITARY SEWER
- OVERHEAD WIRES
- FENCE
- FIRE HYDRANT
- VALVE IN VAULT
- MANHOLE WITH CLOSED LID
- MANHOLE WITH OPEN LID
- POWER POLE
- GUY WIRE
- HAND HOLE
- PEDESTAL
- SIGN
- CURB & GUTTER
- ×000.00 SPOT ELEVATION
- 713 CONTOUR
- TREE
- PINE
- SHRUB
- CALLOUT FOR SANITARY MANHOLE
- CALLOUT FOR WATER STRUCTURE
- CALLOUT FOR STORM STRUCTURE

CONTROL BENCHMARKS:

DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN01001 PID: DK3129
LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OGDEN AVENUE AND MADISON STREET.
ELEVATION 704.86 (NAVD 88)

DUPAGE COUNTY GEODETIC SURVEY MONUMENT: 0139 PID: DK3198
LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF HINSDALE AVENUE AND GARFIELD AVENUE.
ELEVATION 688.82 (NAVD 88)

SITE BENCHMARK:

RIM OF STORM STRUCTURE LOCATED NORTH OF SITE.
ELEVATION 654.43 (NAVD 88)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

WE, **INTECH CONSULTANTS**, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DATED THIS _____DAY OF _____ A.D., 20____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
MY LICENSE EXPIRES/RENEWS 11-30-2020

ABBREVIATIONS

M = MEASURED DIMENSION
R = RECORD DIMENSION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY

ORDERED BY STUDIO 21 ARCHITECTS

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS 60532
PHONE: 630-964-5656
ENGINEERS – SURVEYORS
ILLINOIS REGISTRATION No. 184-001040

PREPARED: 12-31-19

SHEET No. 1 of 1 JOB No.: 2019-007

11614 Algonquin Rd.
Huntley, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 458-1710
Fax: (847) 458-1712

ORDER NO. 18-0640

Jens K. Doe
Professional Land Surveyors, P.C.

ALTA/NSPS LAND TITLE SURVEY
of

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURG (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 110 E. OGDEN AVE., HINSDALE, ILLINOIS.

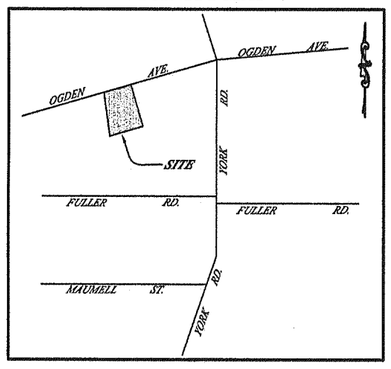
N
W E
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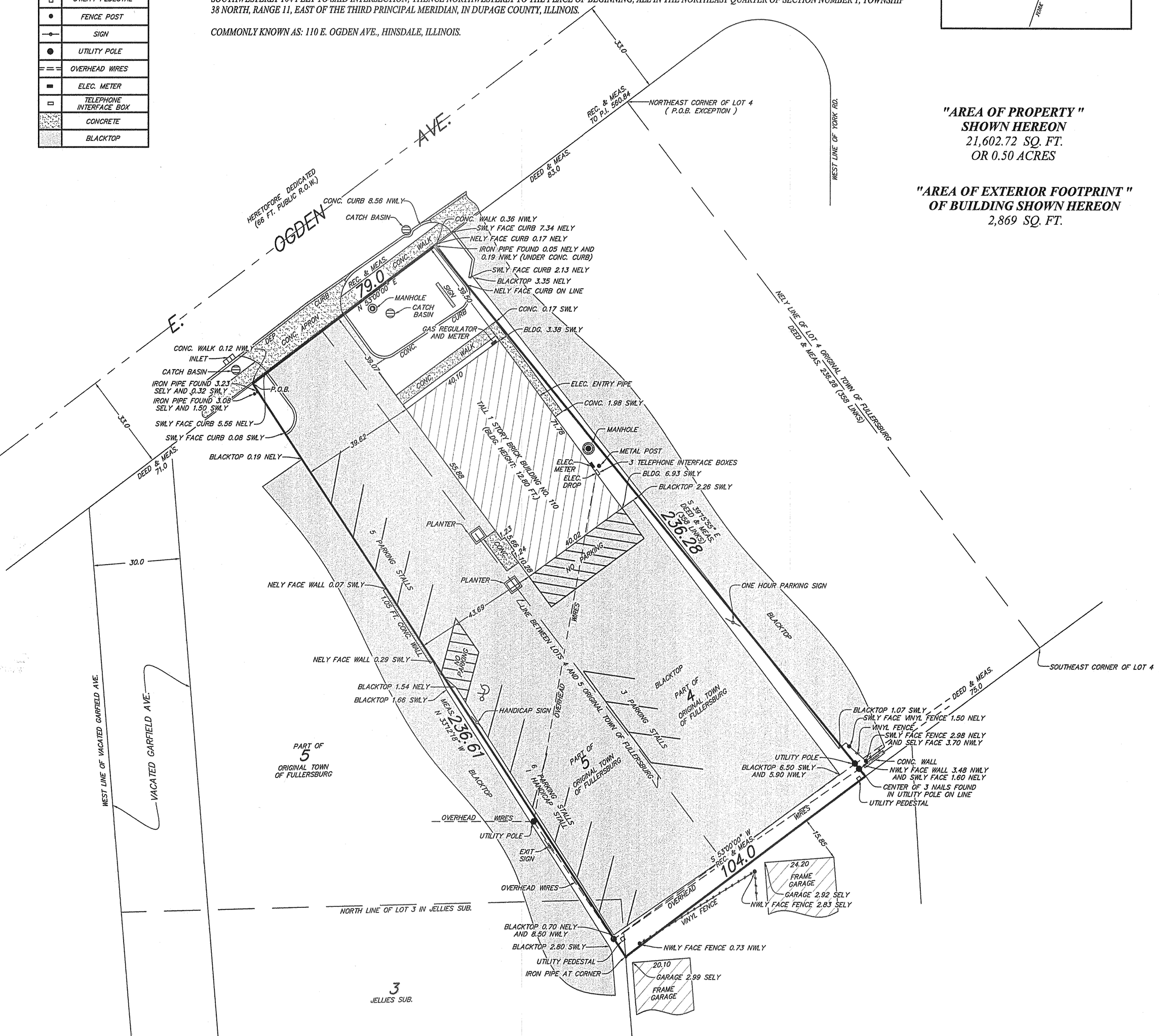
Scale - 1 inch = 25 feet

LEGEND

◉	MANHOLE
⊖	CATCH BASIN
▫	UTILITY PEDESTAL
•	FENCE POST
—o—	SIGN
●	UTILITY POLE
= = =	OVERHEAD WIRES
▬	ELEC. METER
▭	TELEPHONE INTERFACE BOX
	CONCRETE
	BLACKTOP

VICINITY MAP





"AREA OF PROPERTY " SHOWN HEREON
21,602.72 SQ. FT.
OR 0.50 ACRES

"AREA OF EXTERIOR FOOTPRINT " OF BUILDING SHOWN HEREON
2,869 SQ. FT.

NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy ***MUST*** *Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : October 30, 2018.

ORDERED BY:
MUCH SHELIST, P.C.

NOTE :

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN GREATER ILLINOIS TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 20006912, EFFECTIVE DATE : OCTOBER 19, 2018.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE " X " (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUANL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17043C903H. EFFECTIVE DATE : DECEMBER 16, 2004.

TOTAL NUMBER OF STRIPED PARKING STALLS SHOWN HEREON = 15 WHICH INCLUDES 1 HANDICAP STALL.

THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON.

THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.

THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY SJOWN HEREON.

STATE OF ILLINOIS)
COUNTY OF COOK)

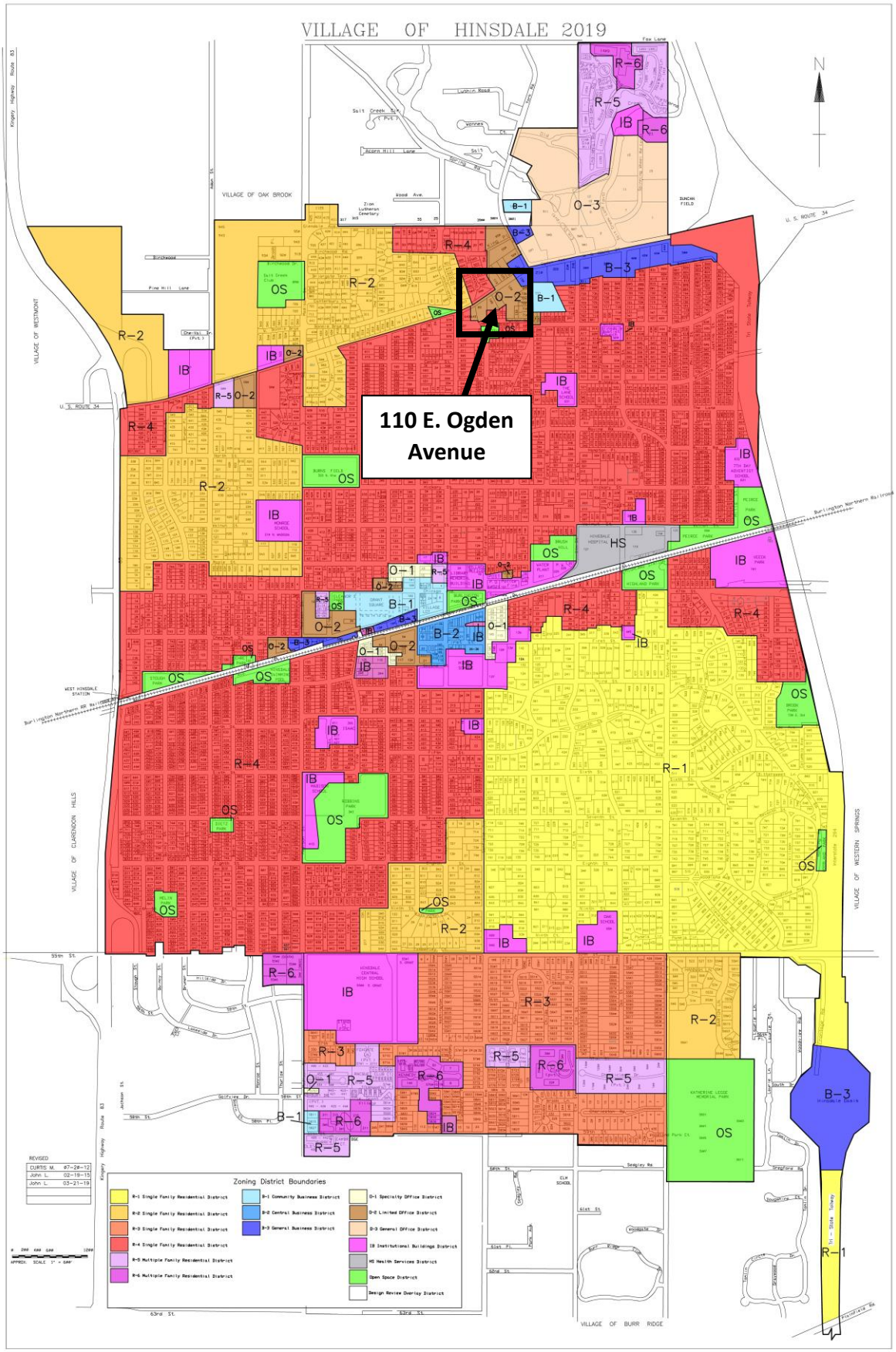
JENS K. DOE PROFESSIONAL LAND SURVEYORS P.C., DOES HEREBY CERTIFY TO : ***HJM 110, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY; AND GREATER ILLINOIS TITLE COMPANY*** *THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS " JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a, b1, c), 8, 9, 11 (visible utilities only), 14, 16, 17 AND 19 OF TABLE " A " THEREOF.*
THE FIELD WORK WAS COMPLETED ON OCTOBER 30, 2018.

DATED THIS 6TH DAY OF NOVEMBER, 2018.

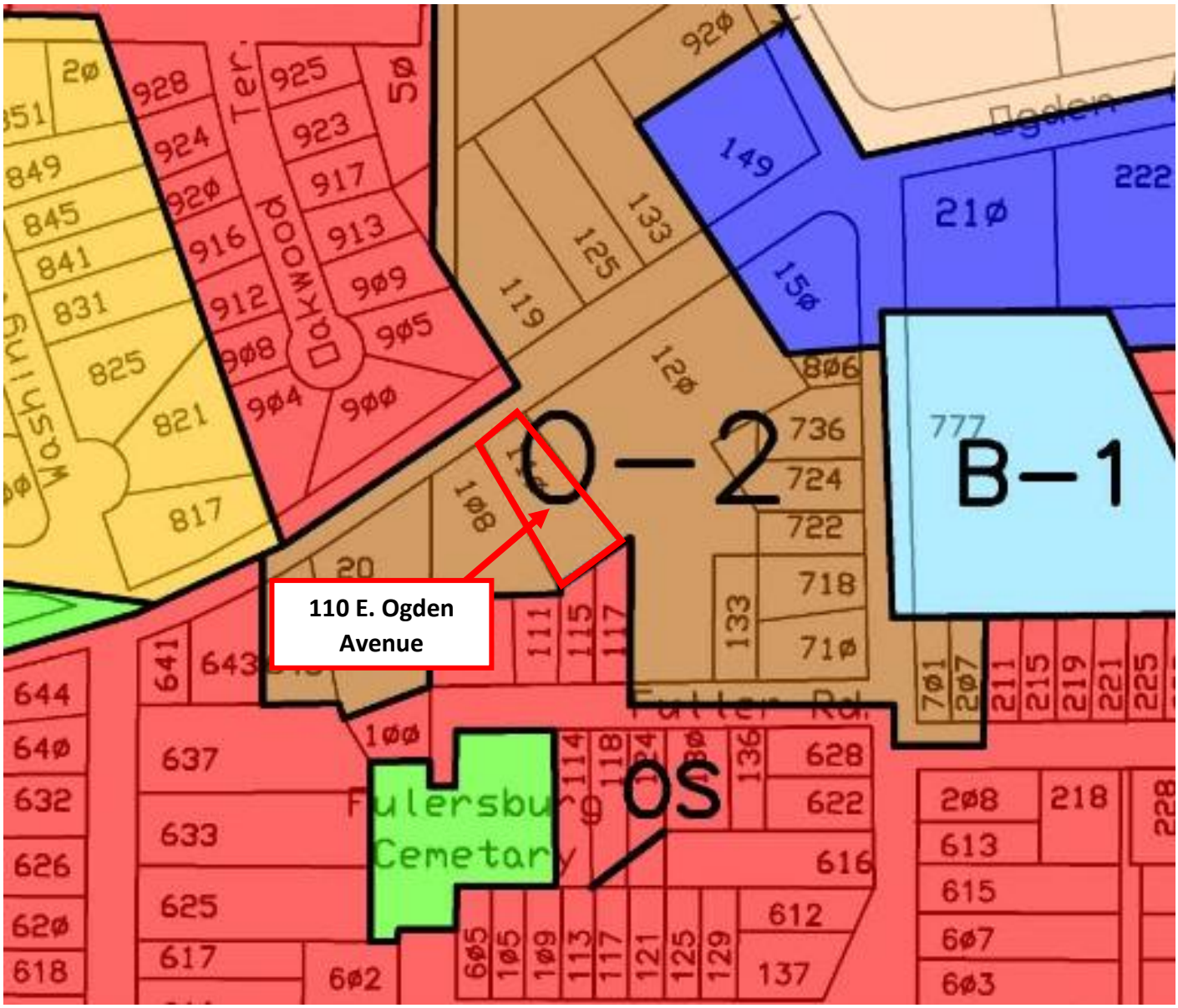
PROFESSIONAL LAND SURVEYOR
KEVIN DUFFY
3228
HARWOOD HTS
ILLINOIS
STATE OF ILLINOIS

KEVIN DUFFY
(ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228)
MY LICENSE EXPIRES 11-30-20

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 110 E. Ogden Avenue



Birds Eye View – 110 E. Ogden Avenue (Looking South)



Street View – 110 E. Ogden Avenue



VILLAGE OF HINSDALE

ORDINANCE NO. O2020-07

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN FOR EXPANSION AND REDEVELOPMENT OF AN EXISTING BUILDING – DR. VANWORMER-HARTMAN - 110 E. OGDEN AVENUE

WHEREAS, Studio21 Architects, on behalf of Dr. Cara VanWormer-Hartman (the "Applicant") has submitted an application (the "Application") seeking exterior appearance and site plan approval for the construction of a second story and other redevelopment of the existing commercial building at 110 E. Ogden Avenue (the "Subject Property"). The Subject Property is located in the O-2 Limited Office Zoning District and is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Subject Property is currently improved with a vacant one-story commercial building. In addition to the second story addition, comprehensive façade and rear parking lot landscaping improvements are also proposed. The Applicant desires to purchase and occupy the Subject Property as a medical office building with future medical office tenants. The proposed improvements are depicted in the Exterior Appearance and Site 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 February 12, 2020, 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 and Site Plans on a vote of six (6) ayes, zero (0) nays, and three (3) 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; 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 11-604F of the Zoning Code governing site plan review, and 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.

SECTION 2: Approval of Exterior Appearance and Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, adopts the Findings and Recommendation of the Plan Commission, and approves the Exterior Appearance and Site Plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (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. Compliance with Plans. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.

B. Compliance with Codes, Ordinances, and Regulations. 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. Building Permits. 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.

D. Color of Building. The Applicant shall revise the color of the building in the proposed plans reviewed by the Plan Commission from bright white to ivory or another more muted color.

E. Fence Extension. The Applicant shall extend the existing white fence along the rear property line.

F. After Hours Lighting. The Applicant shall dim the parking area lights to security levels during non-business hours.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation

ADOPTED this 16th day of March, 2020, pursuant to a roll call vote as follows:

AYES: Trustees Posthuma, Stifflear, Hughes, Byrnes

NAYS: None

ABSENT: Trustees Banke and Haarlow

APPROVED by me this 16th day of March, 2020, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: _____

Its: owner

Date: March 16, 2020

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURGE (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND ORE PARTICULARY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF THE BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-01-202-202-0000
COMMONLY KNOWN AS: 110 E. OGDEN AVENUE, HINSDALE, IL 60521



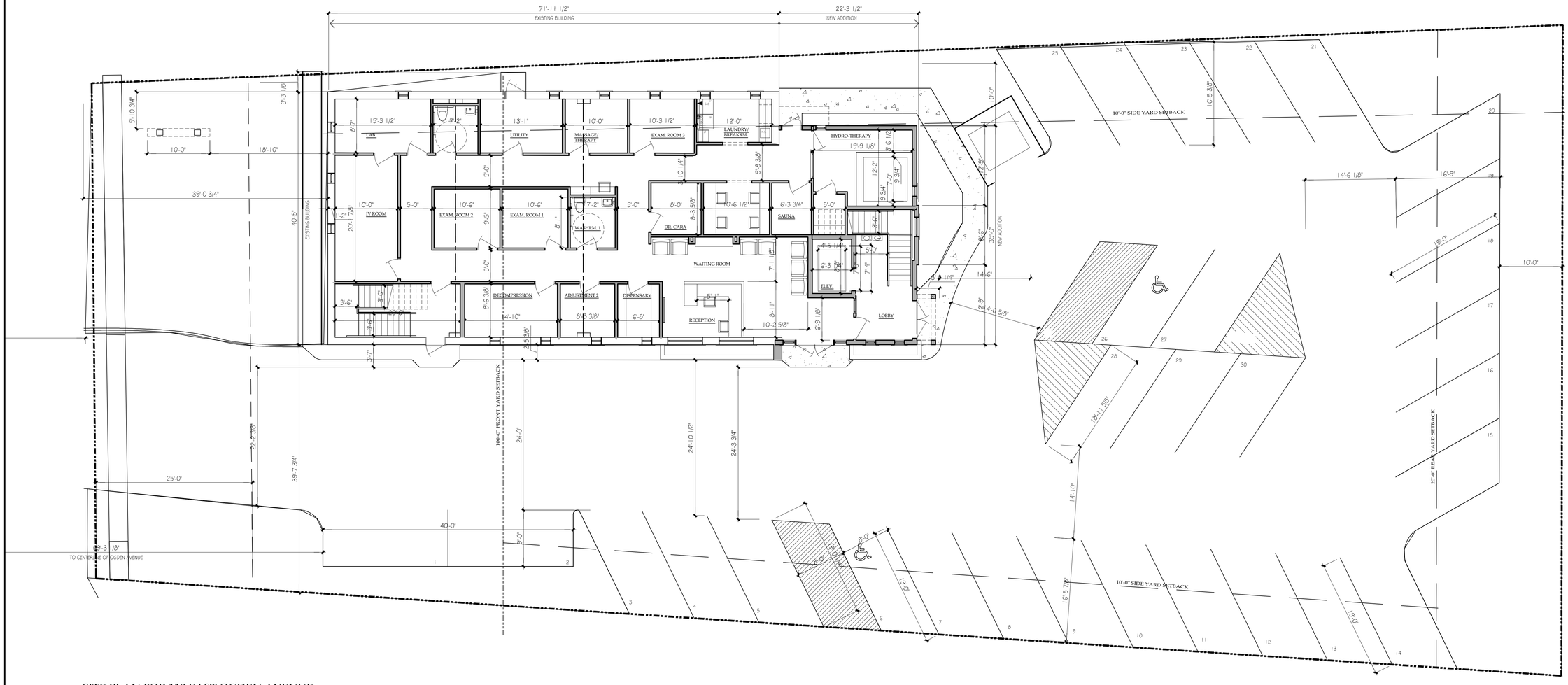
REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting


REVISED Darker White Facade post PC Meeting
REVISED Darker White Facade post PC Meeting
REVISED Darker White Facade post PC Meeting


REVISED Darker White Facade post PC Meeting
REVISED Darker White Facade post PC Meeting
REVISED Darker White Facade post PC Meeting



SITE PLAN FOR 110 EAST OGDEN AVENUE

SCALE 1/8"=1'-0"

BUILDING WITH ADDITION	6,897 square feet	5,225 net square feet
PARKING REQUIRED FOR		30 cars
PARKING FOR PROPOSED BUILDING		30 cars

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Therapeutic Health Associates, LLC

110 East Ogden Avenue, Hinsdale, Illinois

studio21 architects
5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

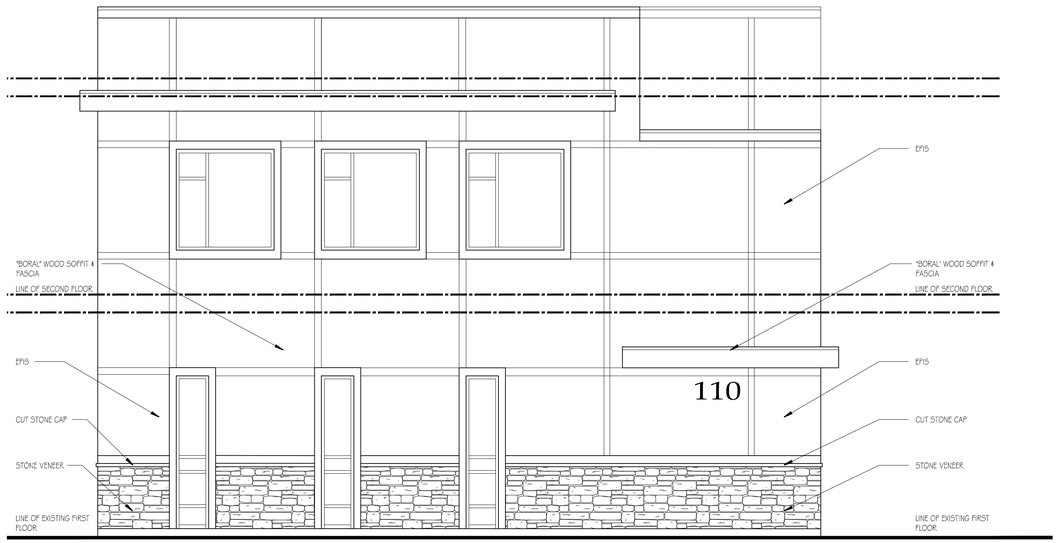
DATE
01/28/20

REVISIONS

PROJECT
19157

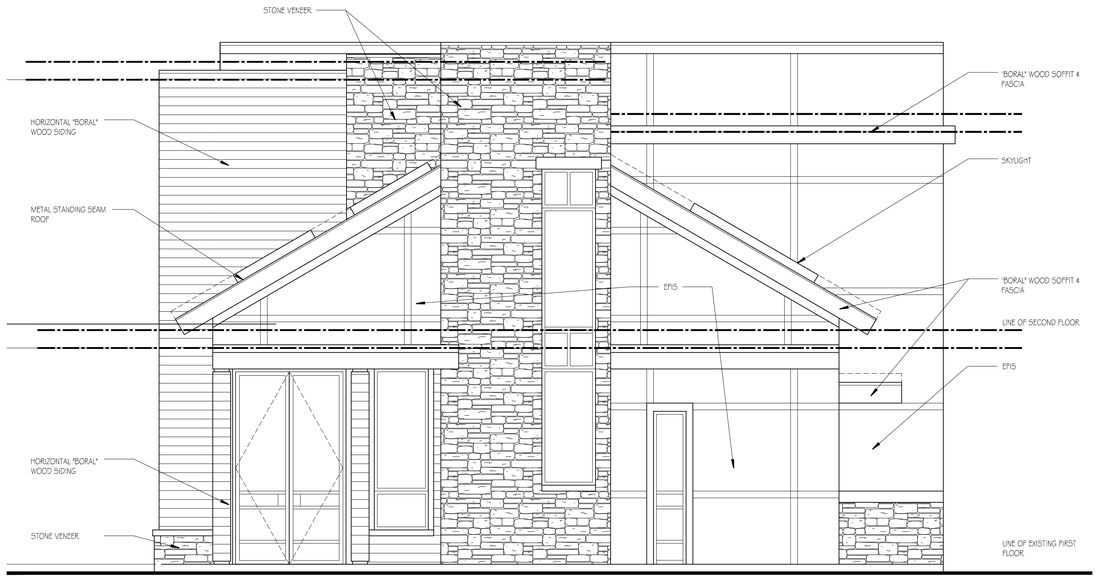
SHEET
A1.0

Attachment 1



NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

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110 East Ogden Avenue, Hinsdale, Illinois

studio21 architects
5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

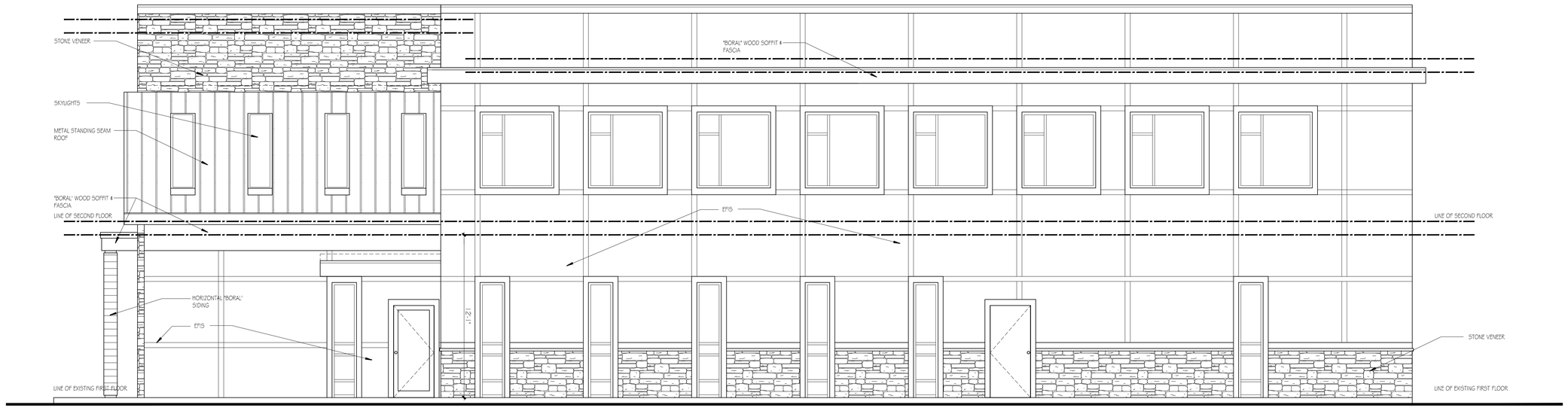
DATE
01/28/20

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19157

SHEET
A4.0

Attachment 1



EAST ELEVATION

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

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studio21 architects
5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE
01/28/20

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19157

SHEET
A4.1

Attachment 1



VIEW FROM NORTHWEST
SCALE: 1/4"=1'-0"



VIEW FROM SOUTHWEST
SCALE: 1/4"=1'-0"



VIEW FROM WEST
SCALE: 1/4"=1'-0"

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DATE
01/28/20

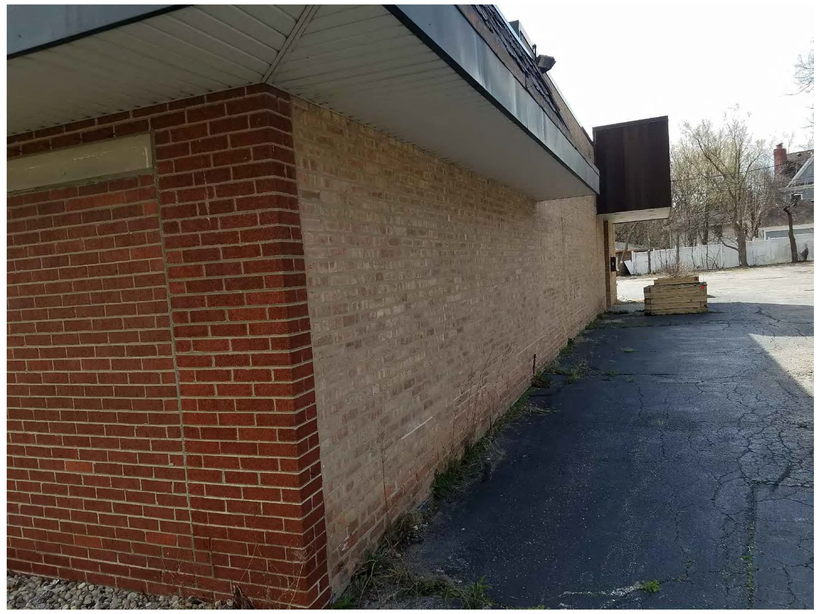
REVISIONS

PROJECT
19157

SHEET
A6.0

Attachment 1









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studio21architects.com

DATE
01/28/20

REVISIONS

PROJECT
19157

SHEET
A5.0

Attachment 1



Attachment 1





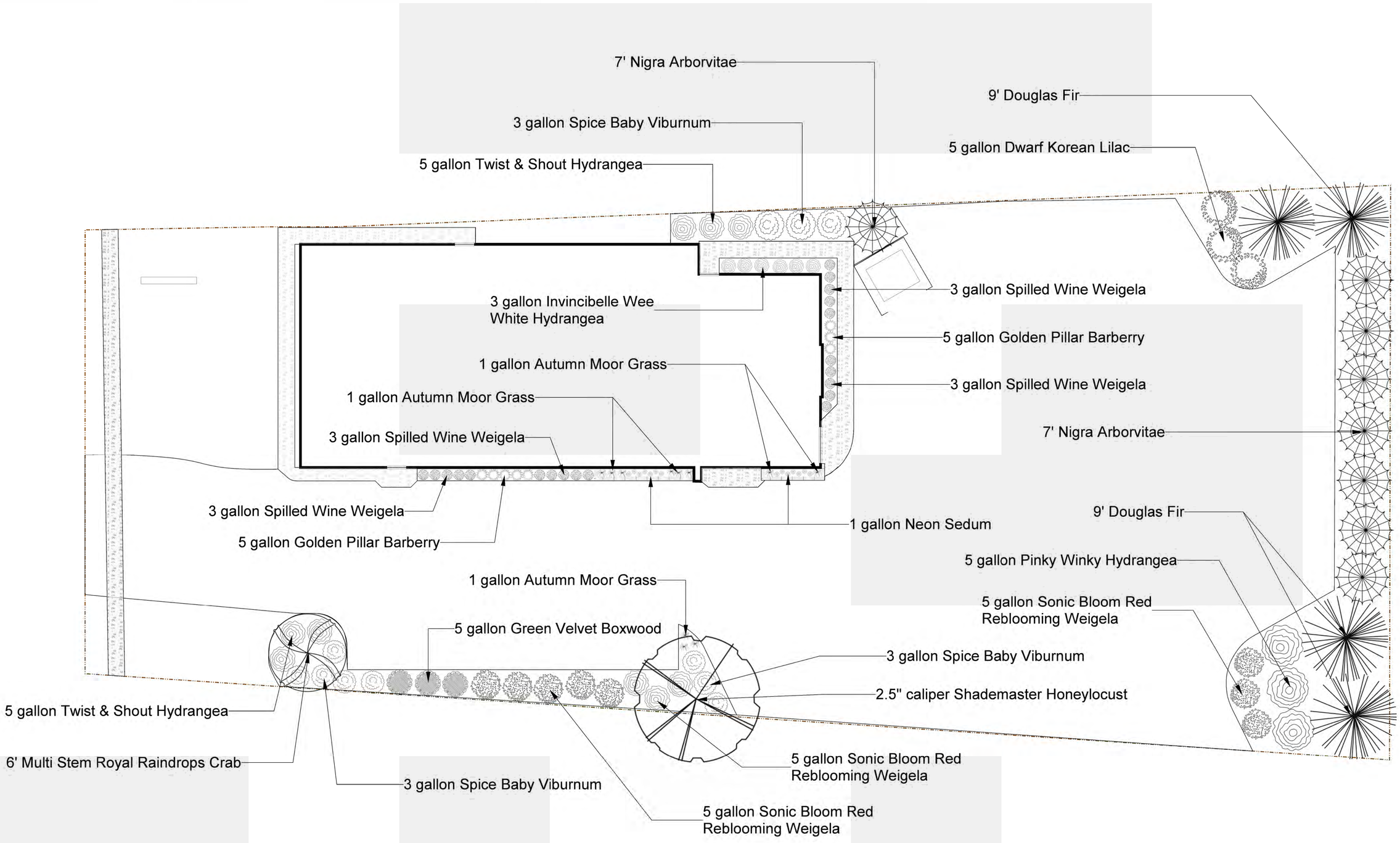
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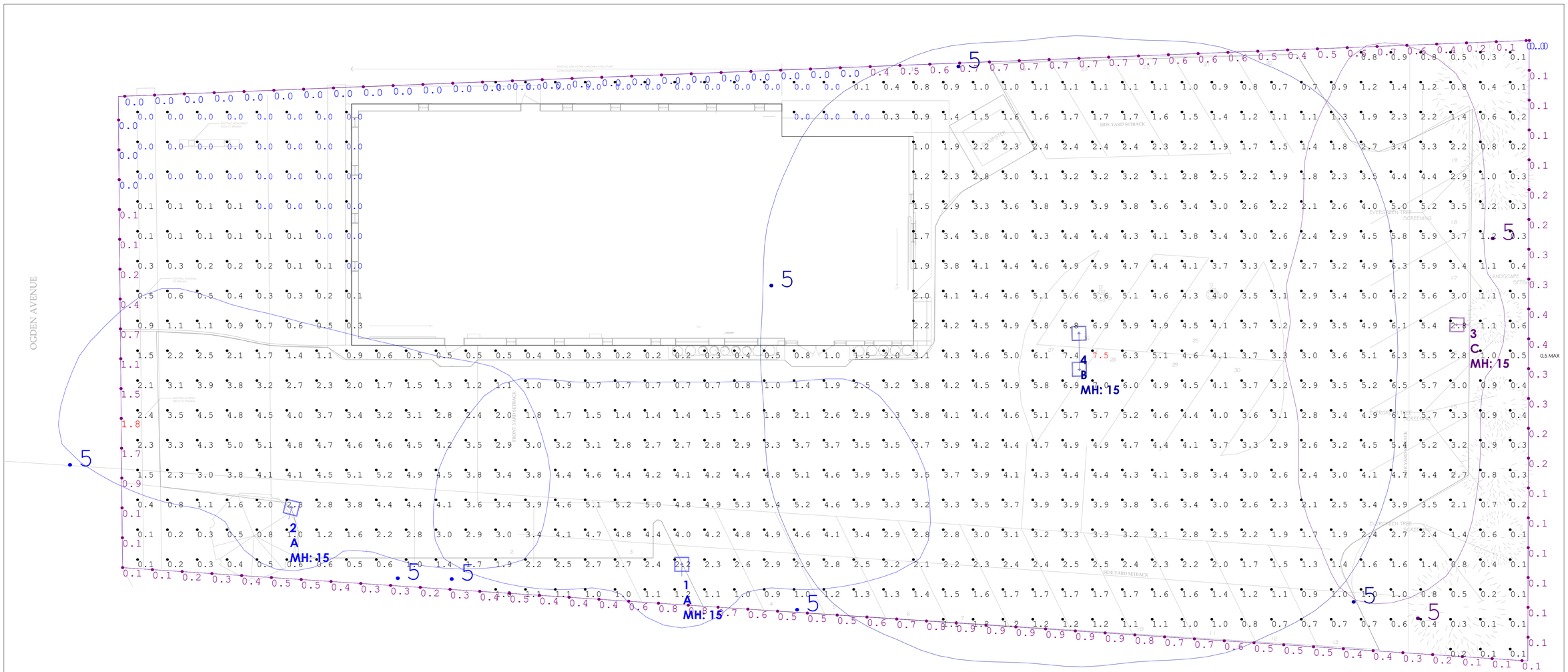
Project:
110 E Ogden Ave
Hinsdale, IL 60521

Design by:
CMS Landscapes Inc

5719 Pershing Ave
Downers Grove, IL 60516
Phone: (630)319-1380
info@cmslandscapes.com

N
Scale: 1/8"=1'0"




OGDEN AVENUE
SIDE YARD SETBACK
REAR YARD SETBACK
LANDSCAPE SETBACK
DRIVE AISLE
DRIVE AISLE
DRIVE AISLE

11614 Algonquin Rd.
Huntley, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 458-1710
Fax: (847) 458-1712

ORDER NO. 18-0640

Jens K. Doe
Professional Land Surveyors, P.C.

ALTA/NSPS LAND TITLE SURVEY
of

N
W E
S

Scale - 1 inch = 25 feet

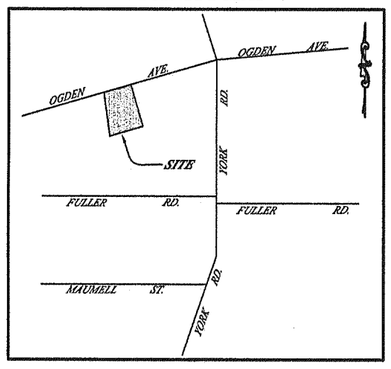
LEGEND

◉	MANHOLE
⊖	CATCH BASIN
▫	UTILITY PEDESTAL
•	FENCE POST
—o—	SIGN
●	UTILITY POLE
= = =	OVERHEAD WIRES
▬	ELEC. METER
▭	TELEPHONE INTERFACE BOX
	CONCRETE
	BLACKTOP

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURG (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

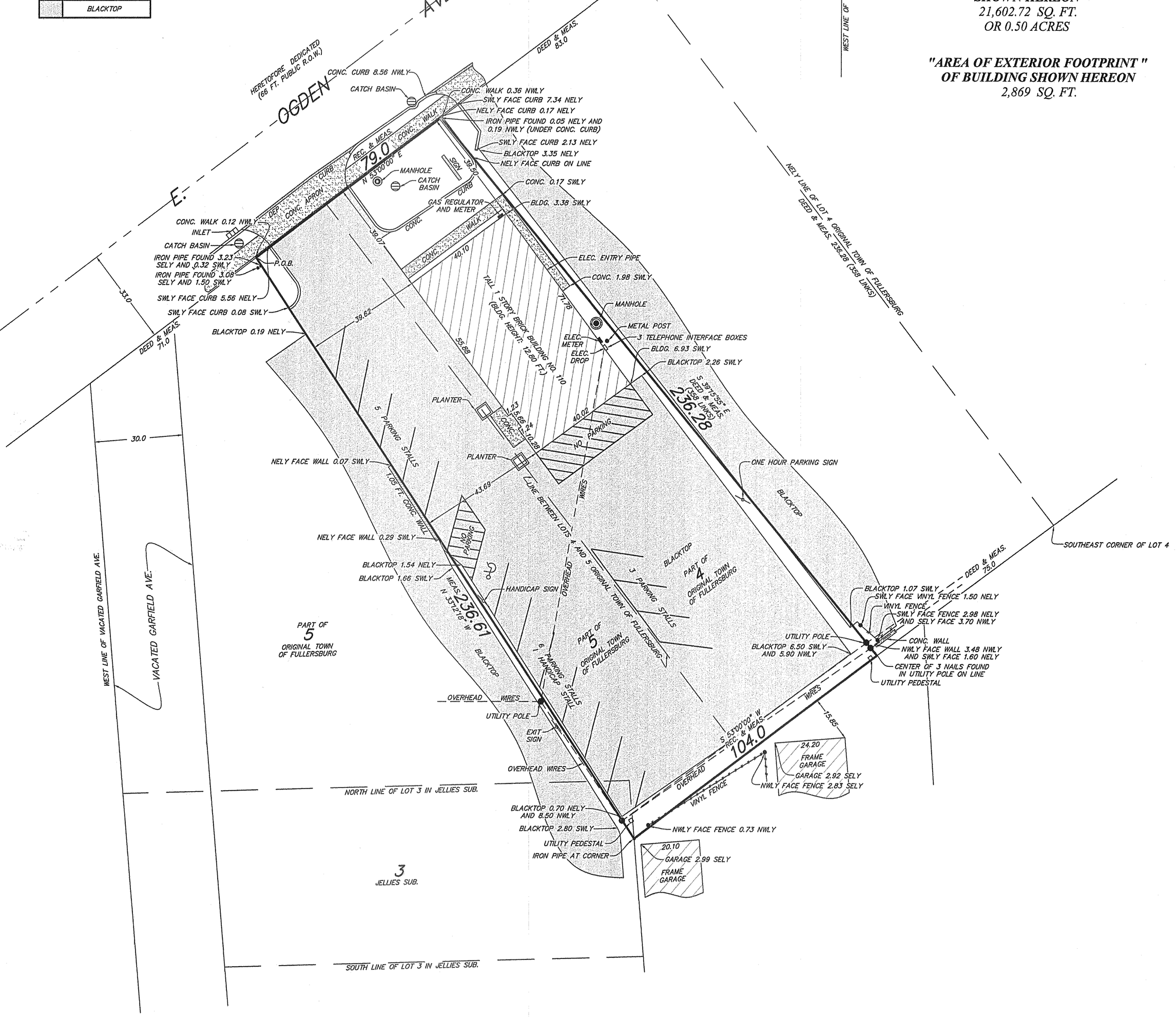
COMMONLY KNOWN AS: 110 E. OGDEN AVE., HINSDALE, ILLINOIS.

VICINITY MAP



"AREA OF PROPERTY " SHOWN HEREON
21,602.72 SQ. FT.
OR 0.50 ACRES

"AREA OF EXTERIOR FOOTPRINT " OF BUILDING SHOWN HEREON
2,869 SQ. FT.



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy ***MUST*** *Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : October 30, 2018.

ORDERED BY:
MUCH SHELIST, P.C.

NOTE :

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN GREATER ILLINOIS TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 20006912, EFFECTIVE DATE : OCTOBER 19, 2018.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE " X " (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUANL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17043C903H. EFFECTIVE DATE : DECEMBER 16, 2004.

TOTAL NUMBER OF STRIPED PARKING STALLS SHOWN HEREON = 15 WHICH INCLUDES 1 HANDICAP STALL.

THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON.

THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.

THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY SJOWN HEREON.

STATE OF ILLINOIS)
COUNTY OF COOK)

JENS K. DOE PROFESSIONAL LAND SURVEYORS P.C., DOES HEREBY CERTIFY TO : ***HJM 110, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY; AND GREATER ILLINOIS TITLE COMPANY*** *THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS " JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a, b1, c), 8, 9, 11 (visible utilities only), 14, 16, 17 AND 19 OF TABLE " A " THEREOF.*
THE FIELD WORK WAS COMPLETED ON OCTOBER 30, 2018.

DATED THIS 6TH DAY OF NOVEMBER, 2018.

PROFESSIONAL LAND SURVEYOR
KEVIN DUFFY
3228
HARWOOD HTS
ILLINOIS
STATE OF ILLINOIS

KEVIN DUFFY
(ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228)
MY LICENSE EXPIRES 11-30-20

EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

HINSDALE PLAN COMMISSION

Application: Case A-02-2020 – Applicant: Dr. Cara VanWormer-Hartman

Request: Exterior Appearance/ Site Plan – 110 E. Ogden Avenue in the O-2 Limited Office District

DATE OF PLAN COMMISSION (PC) REVIEW: **February 12, 2020**

DATE OF BOARD OF TRUSTEES 1ST READING: **March 3, 2020**

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant, Dr. Cara VanWormer Hartman. She reviewed her profession and services as a chiropractic physician in Hinsdale, and owns the clinic at 230 E. Ogden Avenue. Due to the growth at her current location, is seeking a larger space and believes the subject property at 110 E. Ogden Avenue is a nice option. The goal of the exterior appearance plan is to provide a modern day wellness center. The second story addition would be helpful by bringing in a like-minded tenant to the site to help with the cost and complement their medical office services ((11-604(F)(1) and 11-606(E)).

2. The project architect, Mr. Bill Styczynski of Studio21 introduced himself and reviewed the proposed architecture and site plan improvements. He reviewed that the lot is a nonconforming size, and the plan is to add a second floor onto the existing building. The nonconforming aspects of the front building setback and lot coverage was also briefly discussed. While reviewing the site plan, it was shown that the parking spaces met the requirements for medical office use and improving lot coverage with landscaping was also achieved. The building material, elevation illustrations, landscape and photometric plans were also presented via PowerPoint. The light fixtures would have internal baffles to shield light from the property line ((11-604(F)(1) and 11-606(E)).

3. The Plan Commission Chair referenced a neighbor's letter, which asked to consider extending the existing white fence along the rear property line. The architect stated that they anticipated that this needed to be addressed as part of the project ((11-604(F)(1)(f)).

4. The Plan Commission Chair asked what the hours of operation are. The applicant stated currently, 9AM to 7PM, Mon., Weds. through Friday, and 9AM to 3 PM on Saturday. However, with this new location, they would be open on Tuesday. A follow-up question was if they will dim the lights after hours. The architect replied that the fixtures are dimmable and programmable. To this end, the Chair stated that the PC would like it dimmed to security levels after hours ((11-604(F)(1)(f)).

5. A Plan Commission asked if the Village allowed EIFS due to the historical issues. Chan replied that he reviewed this with the Building Commissioner and it is permitted ((11-605(E)(2)(g)).

6. A Plan Commission asked if the proposed color of the building, which is a bright white, could be toned down. The applicant replied yes, and referenced a home in the vicinity that is more of an ivory color. On the other hand, they had some renderings done in a grey color but it appeared to be too dark and did not achieve the intended positive bright wellness vibe ((11-606(E)).

7. In general, the Plan Commission commented that the proposed request looks great, a huge improvement, and complimented the easy to follow and thorough application. ((11-604(F) and 11-606(E)).

8. A Plan Commission asked about client rotation and staff, in the context of traffic. The applicant responded that they currently have 5 staff members, and would have 7 at the new location. The patient flow she anticipates would be 3-5 people an hour. The PC Chair mentioned that some of the morning traffic would be less of a concern due to her 9AM opening ((11-604(F)(1)(g)). .

9. A Plan Commission complimented the refuse location per the site plan. The architect provided and reviewed the elevation drawings for the refuse container and paint to match the building ((11-604(F)(1)(h)). .

10. There were no public comments at the Plan Commission public meeting on February 12, 2020 (11-604(E)).

11. The PC Chair complimented the shorter rear design of the building, which is smaller in scale, and faces the residential district (11-606(E)).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, with the condition that the applicant consider: a more toned down building color, extending the existing rear residential fence, and dimming the lights to security level after hours, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes,", and three (3) "Absent," recommends that the President and Board of Trustees approve the application as stated.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this day of _____, 2020.