



MEETING AGENDA

MEETING OF THE PLAN COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, November 10, 2021
7:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – October 13, 2021 Plan Commission Meeting

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District
- b) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

6. SCHEDULING OF PUBLIC HEARINGS – No discussion will take place regarding the requested application except to determine a time and date for the public hearing – The next regular Plan Commission meeting is scheduled to take place on Wednesday, December 8, 2021

- a) Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District

7. SIGN PERMIT REVIEW

- a) Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign
- b) Case A-26-2021 – 600 W. Ogden Avenue – ProMedica Skilled Nursing and Rehabilitation – Installation of a New Sign Face on an Existing Non-Conforming Ground Sign

8. PUBLIC MEETINGS

- a) Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

- b) Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

9. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. 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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MEMORIAL HALL
19 E. CHICAGO AVENUE, HINSDALE, IL
October 13, 2021
7:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Plan Commission was called to order by Chairman Cashman on Wednesday, October 13, 2021 at 7:31 PM.

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

PRESENT: Chairman Steve Cashman, Commissioner Julie Crnovich, Commissioner Jim Krillenberger, Commissioner Gerald Jablonski, Commissioner Anna Fiascone, Commissioner Mark Willobee, Commissioner Shelley Carter, Commissioner Patrick Hurley, Commissioner Cynthia Curry

ABSENT: None

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of the Minutes – September 8, 2021

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve the September 8, 2021 draft minutes, as submitted. The motion carried by the roll call vote of 6-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Willobee, Commissioner Fiascone, Chairman Cashman
Nays: None
Abstain: Commissioner Curry, Commissioner Hurley, Commissioner Carter
Absent: None

Public Hearing

a) Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of a new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-23-2021.

A motion was made by Commissioner Willobee, seconded by Commissioner Hurley to open the public hearing. The motion carried by a roll call vote of 9-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Willobee, Commissioner Fiascone, Commissioner Curry, Commissioner Hurley, Commissioner Carter, Chairman Cashman
Nays: None
Abstain: None
Absent: None

Stephen Hull, representing the sign company Doyle Signs, Inc., and Dr. Jordan Carqueville were present at the meeting to address the Commission. Mr. Hull provided a summary of the proposal and shared some examples with the Commission. Discussion followed about the color, size of the lettering, the surrounding landscape, and the illumination.

A motion was made by Commissioner Hurley, seconded by Commissioner Jablonski, to approve Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of a new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District. The motion carried by a roll call vote of 9-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Willobee, Commissioner Fiascone, Commissioner Curry, Commissioner Hurley, Commissioner Carter, Chairman Cashman
Nays: None
Abstain: None
Absent: None

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski to close the public hearing. The motion carried by a roll call vote of 9-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Willobee, Commissioner Fiascone, Commissioner Curry, Commissioner Hurley, Commissioner Carter, Chairman Cashman
Nays: None
Abstain: None
Absent: None

Public Meeting

a) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

Aaron Comes, the building owner, and David Szalko, the project architect, were present at the meeting to address the Commission and provided a summary of the proposed changes.

Mr. Comes went through a series of photographs to provide an understanding of the proposal. Mr. Comes stated that picture six (6) showed the historic red brick that will be preserved. Mr. Comes showed an example of the limestone base trim that will be added to the bottom of the wall to cover existing damage. Mr. Comes stated that wood slat trim would be installed under the overhangs on first and second floors.

Mr. Comes stated he would like to work with the Village and adjacent property owner in the future to replace the concrete in the public and private walkways to further beautify the space. Mr. Comes discussed a possibility of installing a gate in the future, similar to that of the adjacent theatre building and repainting the side wall the original white color.

Mr. Comes discussed the rear door installation to help with loading, improve aesthetics and provide a code compliant second egress. Mr. Comes stated he would like to have the unused wood telephone pole removed and plans to install an awning over the proposed rear door.

Mr. Comes stated he proposes to uncover and restore some of the original windows to allow more light into the building and paint the trim black. Mr. Szalko clarified the aluminum sign band in the front of the building will be painted a lighter shade of gray than shown on the exhibits, as recommended by the Historic Preservation Commission. Mr. Comes stated he would like to replace the current second story windows and discussed potential signage options for the future.

Commissioner Carter stated her concerns with signage that were addressed in Mr. Comes' summary and stated that she liked the Option B proposal that maintains the red brick, the idea of replacing the smaller front windows on the second floor with one large window, and using the lighter shade of gray on the aluminum band on the front of the building. It was stated that signage for the second floor would need to be further developed to meet Village codes.

Commissioner Fiascone stated she was fine with the black color on the front if the red brick is maintained but asked about the plan for the column on the front of the building. The applicant confirmed that the plan is to paint it.

Commissioner Willobee stated he was glad Option B was chosen and he liked it much better than the alternative option. Commissioner Willobee stated he was also fine with the black paint color with the red brick. Commissioner Willobee expressed he did not feel the awning over the rear door needed to match the other awnings nearby in the downtown and that he liked the one shown in the proposal.

Commissioner Crnovich stated that she liked that the brick would be left red, and she liked the improvements to the rear and the side of the building. Commissioner Crnovich stated it will also be an improvement to remove some of the nearby clutter such as outdoor dining tent and signage.

The question of the Plan Commission's preferred lighting design to be used for second floor lighting was introduced. The Commissioners were supportive of Mr. Comes' proposal and the future walkway lighting to beautify the space.

Mr. Comes discussed his desire for a future loading zone in the rear parking lot.

Commissioner Jablonski was supportive of the proposal.

Commissioner Hurley was also supportive of the project but had a question about the dark tint of the second floor, south facing windows shown in the rendering. Mr. Comes stated the windows will not be as dark as the rendering shows and he will want ample natural light on the second floor.

In response to a question about a time frame for the various parts of the project, Mr. Comes stated he would like to begin work as soon as possible with weather being taken into consideration for the aspects of the project included in this application.

Commissioner Krillenberger stated he also preferred Option B and felt the design was tasteful and thoughtful and stated that he appreciated the investment into the community by Mr. Comes.

Commissioner Curry stated that she liked the proposal and asked if Mr. Comes was certain he wanted to replace the second story windows with one large window. Mr. Comes and Mr. Szalko stated that one window would widen the view and provide improved visibility for a second-floor business. Ms. Salmon clarified the second-floor window is not part of this application and can be considered in a future application.

Chairman Cashman stated that he was supportive of maintaining the red brick and the size of the limestone base. Chairman Cashman felt the building changes will improve Hinsdale and will look even better once the outdoor dining tents are removed and the street traffic restored.

Commissioner Curry asked about the electric meters in between the buildings. It was confirmed that the meters would not be relocated and would remain tucked in between the buildings.

Mr. Comes asked the Commission about lighting preferences. Chairman Cashman responded that he preferred a more modern fixture in keeping with the building if the current gooseneck lighting would be removed.

A motion was made by Commissioner Curry, seconded by Commissioner Jablonski, to approve "Option B" of Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District. The motion carried by a roll call vote of 9-0 as follows:

Ayes:	Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Willobee, Commissioner Fiascone, Commissioner Curry, Commissioner Hurley, Commissioner Carter, Chairman Cashman
Nays:	None
Abstain:	None
Absent:	None

Sign Permit Review

a) Case A-10-2021 – 137 S. Garfield Street- Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board [Continued from the September 8, 2021 Plan Commission Meeting]

Sharon Olsen and Matt Klein were present at the meeting to address the Commission. Ms. Olsen gave an overview of the proposal that included a solid masonry structure, a limestone cap and a column made with original brick discovered in the Church building to match the building. Ms. Olsen stated the location of the sign is unchanged from the previous submittals and prairie grass and plant materials will surround the sign as shown in the landscape plan provided. Ms. Olsen stated the column of the sign will mimic the Church bell tower and contain an unlit brass logo. The Union Church logo will be backlit and contain the same light fixture in the previous proposal and bulletin board letters will be four (4) inches tall. The new proposal presented to the Commission at the meeting comes with a significantly larger cost to the church.

Commissioner Curry stated the sign was an improvement, liked the idea of using the matching brick found on the sign, and would like to see evergreens added to the landscape plan.

Commissioner Krillenberger stated the sign was spectacular.

Commissioner Hurley asked for clarifications on the size of the sign. Details were provided to address the concerns.

Commissioner Jablonski stated it looked great.

Commissioner Crnovich stated it was a huge improvement and the changes made and time spent to do so were appreciated. Commissioner Crnovich stated she liked the landscaping but was hoping the size of the sign would be decreased for a historic district in a residential area.

Commissioner Crnovich asked for the status of the Church's temporary sign policy. Ms. Olsen apologized on the Church's behalf for the large wood temporary sign displayed earlier in the year and discussed the newly adopted temporary sign policy. Ms. Olsen stated the policy had passed through all the Church Committees and took into consideration neighbor requests and the Village code requirements. Ms. Olsen shared a brief overview of the policy that allowed for the installation of temporary signage to be limited to Garfield Street only as well as a limitation on temporary sign size, duration of display time, and colors.

Commissioner Crnovich asked about the length of time the ground sign is going to be lit. Ms. Olsen responded the sign would be illuminated from dusk, exact time to change seasonally, until 10:00 pm, meeting the Village ordinance.

Commissioner Willobee stated the sign looked good.

Commissioner Fiascone stated that she too would like to see some evergreen plantings.

Chairman Cashman stated the sign looked fantastic and appreciated the expense and effort the Church made to arrive at this design. Chairman Cashman added that the sign in this proposal is much more in keeping with the beautiful church and will stand the test of time.

As part of the public comments, Mr. Jim Oles stated he would like to see the sign lights turned off and 9:00 PM. Ms. Olsen stated the sign would be on a timer and could be changed, but parking lot lights would need to be left on later for safety on nights when Church events ran lighter into the evening.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley to approve Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board, as submitted with the request to turn the sign light off at 9:00 pm. The motion carried by a roll call vote of 9-0 as follows:

Ayes:	Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Willobee, Commissioner Fiascone, Commissioner Curry, Commissioner Hurley, Commissioner Carter, Chairman Cashman
Nays:	None
Abstain:	None
Absent:	None

Adjournment

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to adjourn the meeting. The meeting was adjourned at 8:41 PM after a unanimous voice vote of 9-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 THE DERM INSTITUTE OF)
 CHICAGO, Case No. A-23-2021))
 920 North York Road.)

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter before the Hinsdale Plan Commission, at
 19 East Chicago Avenue, Hinsdale, Illinois, on
 October 13, 2021, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MS. SHELLEY CARTER, Member;
 MR. PATRICK HURLEY, Member;
 MS. ANNA FIASCONE, Member;
 MR. GERALD JABLONSKI, Member;
 MR. JIM KRILLENBERGER, Member;
 MS. CYNTHIA CURRY, Member;
 MS. JULIE CRNOVICH, Member; and
 MR. MARK WILLOBEE, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MS. BETHANY SALMAN, Village Planner;</div> <div>3 DR. JORDAN CARQUEVILLE, Petitioner;</div> <div>4 MR. STEPHEN HULL, Petitioner's Representative.</div> <div>5</div> <div>6</div> <div>7 CHAIRMAN CASHMAN: Case A-23-2021, 920</div> <div>8 North York Road, design review permit and sign</div> <div>9 permit review to allow the installation of new</div> <div>10 sign cabinet on existing ground sign base for</div> <div>11 The Derm Institute, located at 920 North York</div> <div>12 Road, in the O-2 limited office district.</div> <div>13 May I have a motion to open the</div> <div>14 Public Hearing?</div> <div>15 MR. WILLOBEE: So moved.</div> <div>16 MR. HURLEY: Second.</div> <div>17 CHAIRMAN CASHMAN: Can I have a roll</div> <div>18 call, please.</div> <div>19 MS. SALMON: Commissioner Curry?</div> <div>20 MS. CURRY: Aye.</div> <div>21 MS. SALMON: Commissioner</div> <div>22 Krillenberger?</div> <div>07:33:58PM</div>	<div>4</div> <div>1 Hull, H-u-l-l.</div> <div>2 DR. CARQUEVILLE: I'm Jordan</div> <div>3 Carqueville, C-a-r-q-u-e-v-i-l-l-e.</div> <div>4 CHAIRMAN CASHMAN: Would you like to</div> <div>5 give us a review of what you are proposing and</div> <div>6 then we will see if we have any questions?</div> <div>7 MR. HULL: Of course. My name is Steve</div> <div>8 Hull. I'm with Doyle Signs representing</div> <div>9 Dr. Jordan Carqueville, the owner and founder of</div> <div>10 The Derm Institute.</div> <div>11 We are here to propose this sign in</div> <div>12 the design district for The Derm Institute.</div> <div>13 What's being passed around right now is a</div> <div>14 visibility chart, the location of each -- the</div> <div>15 location of the sign and of course the distance</div> <div>16 according to Google Maps from the street corner</div> <div>17 of the sign. And you will see the character</div> <div>18 height of the chart, distance visibility, we</div> <div>19 have our colors laid out.</div> <div>20 What's not exactly shown on here is</div> <div>21 a night render. You may have in your bundle the</div> <div>22 proposed night view of the teal color that we</div> <div>07:35:55PM</div> <div>07:36:22PM</div>
<div>3</div> <div>1 MR. KRILLENBERGER: Aye.</div> <div>2 MS. SALMON: Commissioner Hurley?</div> <div>3 MR. HURLEY: Aye.</div> <div>4 MS. SALMON: Commissioner Jablonski?</div> <div>5 MR. JABLONSKI: Aye.</div> <div>6 MS. SALMON: Commissioner Crnovich?</div> <div>7 MS. CRNOVICH: Aye.</div> <div>8 MS. SALMON: Commissioner Willobee?</div> <div>9 MR. WILLOBEE: Aye.</div> <div>10 MS. SALMON: Commissioner Fiascone?</div> <div>11 MS. FIASCONE: Aye.</div> <div>12 MS. SALMON: Commissioner Carter?</div> <div>13 MS. CARTER: Aye.</div> <div>14 MS. SALMON: Chairman Cashman?</div> <div>15 CHAIRMAN CASHMAN: Aye.</div> <div>16 Do we have someone representing the</div> <div>17 applicant? Everyone who wants to speak on this</div> <div>18 matter we need to swear you in.</div> <div>19 (WHEREUPON, Mr. Hull and</div> <div>20 Dr. Carqueville were</div> <div>21 administered the oath.)</div> <div>22 MR. HULL: Stephen, S-t-e-p-h-e-n,</div> <div>07:34:42PM</div>	<div>5</div> <div>1 have right here. This is the accurate color</div> <div>2 representation of what the sign will be made of.</div> <div>3 It's the exact same material, exact same style.</div> <div>4 The white is translucent while the teal will be</div> <div>5 opaque at night so it will appear as black.</div> <div>6 Would you guys like to see this?</div> <div>7 (Indicating.)</div> <div>8 MR. KRILLENBERGER: Sure.</div> <div>9 CHAIRMAN CASHMAN: Thank you.</div> <div>10 Cindy, do you have any questions?</div> <div>11 MS. CURRY: I do. Are you tied to the</div> <div>12 teal color? Is that representative of something</div> <div>13 of the institute?</div> <div>14 MR. HULL: Absolutely. I'll have</div> <div>15 Dr. Jordan Carqueville speak in on that, the</div> <div>16 reason for the teal.</div> <div>17 DR. CARQUEVILLE: So originally it was</div> <div>18 different. We had, actually, the first</div> <div>19 chairwoman of Leo Burnett did our logo, she took</div> <div>20 Leo's job, so she's awesome, she lives here in</div> <div>21 Chicago, and she really wanted us to do a full</div> <div>22 array of color, including different skin types.</div> <div>07:37:02PM</div> <div>07:37:26PM</div>

<div>6</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div></div> <div><p>But we were advised by Steve, I think was talking to the board, that that might be too much color.</p><p>So we thought, okay, let's simplify it, and so we picked the color, really analyzed the look of the area and everything is very red and very -- red brick and there's the red McDonald's and there's the Dunkin' Donuts with lots of colors and I thought, let's just do something very elegant, calming, cool and non-offensive. So that's why I thought that color would be good. And blue has a calming affect on me.</p><p>MS. CURRY: I just had a concern because it is a gateway and in a significant historic area. I do actually like the night view, I like the black. I like the way it fits in. Yes, there's the McDonald's red sign. But other than that, you have the professional building, which is just to the north, which is called Graue Mill professional building, it's a wooden sign, a little discreet.</p></div> <div>07:38:03PM</div> <div>07:38:31PM</div>	<div>8</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div></div> <div><p>years, I have seen God awful signs and this is not one of them and so I'm actually very proud. There was a lot of thought that went into this, even more so than on my end because you guys worked with the actual designer to create the logo and everything else, the whole brand.</p><p>DR. CARQUEVILLE: It's the color inside the whole office, too, so it is tied to it and it is important.</p><p>MS. CURRY: Okay.</p><p>CHAIRMAN CASHMAN: Jim?</p><p>MR. KRILLENBERGER: I like the simplicity, I like the fact that it says what you do and looks great.</p><p>MR. HULL: Something I did not point out, I apologize. The sign in the middle here that is a to scale of what the actual sign will look like, it's just a portion. So the D, the I, is all to scale according to the plans you have in your hands right here and I just kind of wanted to showcase that. It's not super-obnoxiously large or anything like that. It's</p></div> <div>07:40:20PM</div> <div>07:40:45PM</div>
<div>7</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div></div> <div><p>Whereas, your sign where it's positioned is so close to the village of Hinsdale historic sign that it seems to me not to enhance the area right where it's located.</p><p>DR. CARQUEVILLE: We had a lot of positive feedback from the temporary sign that's up. It's gotten a lot of compliments. I was surprised even like a cardboard sign it's drawn people into our office, which is, obviously, very important to us, and people are just giving us a lot of compliments how it's just very tastefully done. So that is the feedback I have gotten, which made me not regret switching from the variation of colors. But I think that this has been very well-received in the past six weeks if that gives you any reassurance.</p><p>MR. HULL: To taper off of that, the blue, it's not a loud carnival blue, it's a very smooth blue. You know, I have been selling signs for about nine years.</p><p>Our organization has been in business for 105 years and I have seen in just 9</p></div> <div>07:39:08PM</div> <div>07:39:46PM</div>	<div>9</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div></div> <div><p>not even really high contrast either, the white and the blue are pretty decent.</p><p>CHAIRMAN CASHMAN: Pat?</p><p>MR. HURLEY: What are the total dimensions, is it 5 by 8? Is that what it is?</p><p>CHAIRMAN CASHMAN: Five feet by eight feet.</p><p>MR. HULL: Overall, yes, the cabinet is 5-foot tall, 8-foot wide, correct.</p><p>MR. HURLEY: What's the total inclusive of the brick base?</p><p>CHAIRMAN CASHMAN: 7, 8.</p><p>MR. HURLEY: I think it looks very nice and I'm envisioning driving on that stretch. I like it. I like the color choice actually, and I like the (inaudible) here for nighttime so I think it's very well done.</p><p>CHAIRMAN CASHMAN: Jerry?</p><p>MR. JABLONSKI: I like the fact that you guys have somebody from Leo Burnett involved from Chicago. It looks nice.</p><p>CHAIRMAN CASHMAN: Julie?</p></div> <div>07:41:11PM</div> <div>07:41:41PM</div>

<p style="text-align: center;">10</p> <p>1 MS. CRNOVICH: I'm going to start with</p> <p>2 the size of the letters is what, 14, the Derm is</p> <p>3 14 inches tall?</p> <p>4 MR. HULL: Correct. The D in Derm is</p> <p>5 14 and a half inches tall. I don't have the</p> <p>6 height of the Ns, obviously, it's just the way</p> <p>7 it's designed. But, yes, the overall height of</p> <p>8 the D is 14 and a half inches.</p> <p>9 MS. CRNOVICH: Being in the middle of</p> <p>07:42:16PM 10 historic overlay district, I was hoping it could</p> <p>11 be maybe a little smaller and also, do you have</p> <p>12 any plans for landscaping?</p> <p>13 DR. CARQUEVILLE: They did it all. We</p> <p>14 just opened about six weeks ago and that was one</p> <p>15 of the requirements. I researched it and it sat</p> <p>16 vacant for a long time. I think that there was</p> <p>17 a bank there before (inaudible) and then a bank</p> <p>18 and it was vacant for almost two years or so.</p> <p>19 So they washed the building, they did all the</p> <p>07:42:52PM 20 landscaping.</p> <p>21 MS. CRNOVICH: The base of the sign I</p> <p>22 like the brick.</p>	<p style="text-align: center;">12</p> <p>1 I recall. So, no, I believe it's slightly</p> <p>2 smaller. It's a little bit smaller.</p> <p>3 MR. WILLOBEE: So similarly, I drive by</p> <p>4 there every day, twice a day, and similar to the</p> <p>5 temporary sign jumps out at me right now, it's</p> <p>6 too large. So I know I didn't have time to read</p> <p>7 but (inaudible). It does the job. I know you</p> <p>8 guys are there but from the lettering is too</p> <p>9 large.</p> <p>07:44:23PM 10 MR. KRILLENBERGER: There's a picture</p> <p>11 of the temporary sign.</p> <p>12 MR. HULL: Something that's not really</p> <p>13 shown, I think the final plans you have in your</p> <p>14 hand, that was version 17. We went through 17</p> <p>15 revisions. I believe we started this process in</p> <p>16 March and the logo, because of the way it's</p> <p>17 designed, there is not a lot of room for</p> <p>18 manipulation, right. So if we were to decrease</p> <p>19 the sign, there's like a pinch in zoom. If we</p> <p>07:44:50PM 20 were to pinch in zoom on your phone, The Derm</p> <p>21 Institute logo we could decrease the size of the</p> <p>22 cabinet and it would still look overbearing. It</p>
<p style="text-align: center;">11</p> <p>1 Will this be illuminated at night,</p> <p>2 too?</p> <p>3 DR. CARQUEVILLE: Just the white</p> <p>4 portion.</p> <p>5 MR. HULL: The paper I passed out did</p> <p>6 not include the plans. But if you have the</p> <p>7 plans, there is a night render on there. The</p> <p>8 teal, the blue is not translucent, it's fully</p> <p>9 opaque. So the only thing that illuminates at</p> <p>07:43:19PM 10 night is the white copy.</p> <p>11 MS. CRNOVICH: Will it have a dimmer</p> <p>12 switch?</p> <p>13 MR. HULL: It can. Anything is</p> <p>14 possible. Yes, we can put one on there.</p> <p>15 MS. CRNOVICH: Thank you.</p> <p>16 CHAIRMAN CASHMAN: Mark?</p> <p>17 MR. WILLOBEE: So the temporary sign,</p> <p>18 is that the same scale?</p> <p>19 MR. HULL: I don't believe so. I think</p> <p>07:43:39PM 20 the temporary signs based off of code you are</p> <p>21 allowed X amount of square footage. And I think</p> <p>22 there's something else on the temporary sign if</p>	<p style="text-align: center;">13</p> <p>1 doesn't matter, it's just because the way it's</p> <p>2 this rectangle shape there's no other way to put</p> <p>3 it on there.</p> <p>4 Kind of like the McDonald's sign,</p> <p>5 right, the McDonald's sign in itself is more of</p> <p>6 a square, the white space around -- the equal</p> <p>7 white space around the logo, it's hard to work</p> <p>8 around. And same thing with this logo.</p> <p>9 Like I said, this is version 17</p> <p>07:45:18PM 10 that are in your hands right now because there</p> <p>11 was just a lot that went into it. So if we did</p> <p>12 bring the logo down, visually speaking there</p> <p>13 would have to be equal white space all the way</p> <p>14 around the logo and it may completely change the</p> <p>15 look of the sign. It's just the way the logo is</p> <p>16 designed.</p> <p>17 MS. CRNOVICH: I know the revision is</p> <p>18 in the packaging you submitted and thank you for</p> <p>19 giving us the measurement of the letters.</p> <p>07:45:46PM 20 CHAIRMAN CASHMAN: Anything else?</p> <p>21 MR. WILLOBEE: No, overall everything</p> <p>22 looks good. I would agree having a dimmable</p>

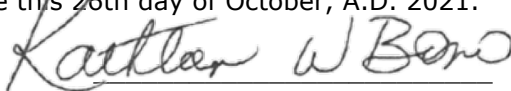
<p style="text-align: right;">14</p> <p>1 switch. I just don't like the size of the</p> <p>2 letters.</p> <p>3 MS. FIASCONE: So you are using the</p> <p>4 current space, correct?</p> <p>5 MR. HULL: Correct.</p> <p>6 MS. FIASCONE: Okay. That's the reason</p> <p>7 for the size?</p> <p>8 MR. HULL: Yes.</p> <p>9 MS. FIASCONE: I think it looks great.</p> <p>07:46:14PM 10 Is there a wall sign still on that building?</p> <p>11 DR. CARQUEVILLE: Yes. I think it's a</p> <p>12 dental office.</p> <p>13 MS. FIASCONE: Okay. I'm good.</p> <p>14 CHAIRMAN CASHMAN: Shelley?</p> <p>15 MS. CARTER: I like it, too. I like</p> <p>16 the color; I think it's pretty simple. If you</p> <p>17 could go down a little bit on The Derm, I</p> <p>18 probably would. I don't know if it's strongly</p> <p>19 enough to redesign the size of the sign. I</p> <p>07:46:50PM 20 think it's good.</p> <p>21 CHAIRMAN CASHMAN: One of our</p> <p>22 controversies was on the size. McDonald's is</p>	<p style="text-align: right;">16</p> <p>1 (No response.)</p> <p>2 Motion to approve Case A-23-2021 as</p> <p>3 submitted with the request to make the</p> <p>4 illumination dimmable.</p> <p>5 MR. HURLEY: So moved.</p> <p>6 MR. JABLONSKI: Second.</p> <p>7 CHAIRMAN CASHMAN: Can I have a roll</p> <p>8 call, please, Bethany?</p> <p>9 MS. SALMON: Commissioner Curry?</p> <p>10 MS. CURRY: Aye.</p> <p>11 MS. SALMON: Commissioner</p> <p>12 Krillenberger?</p> <p>13 MR. KRILLENBERGER: Aye.</p> <p>14 MS. SALMON: Commissioner Hurley?</p> <p>15 MR. HURLEY: Aye.</p> <p>16 MS. SALMON: Commissioner Jablonski?</p> <p>17 MR. JABLONSKI: Aye.</p> <p>18 MS. SALMON: Commissioner Crnovich?</p> <p>19 MS. CRNOVICH: Aye.</p> <p>20 MS. SALMON: Commissioner Willobee?</p> <p>21 MR. WILLOBEE: Aye.</p> <p>22 MS. SALMON: Commissioner Fiascone?</p>
<p style="text-align: right;">15</p> <p>1 about three feet high. You may recall we did</p> <p>2 the pride and that pride lettering is 14 inches</p> <p>3 tall. So I think it fits in my mind. I like</p> <p>4 the color.</p> <p>5 I do know, because I think you have</p> <p>6 been communicating with me and with Bethany, and</p> <p>7 I went on your website and saw the gradation of</p> <p>8 color and it's just a good idea but years ago we</p> <p>9 had Amita with a variation of colors. They were</p> <p>07:47:27PM 10 very upset when we told them they had to change</p> <p>11 the logo.</p> <p>12 DR. CARQUEVILLE: When you said that, I</p> <p>13 thought, he's so right. I don't like that look</p> <p>14 either.</p> <p>15 CHAIRMAN CASHMAN: I saw what the look</p> <p>16 was and then I saw how you did it and it's a</p> <p>17 nice job. I think it's tastefully done. I like</p> <p>18 the landscaping and it will be nice to have some</p> <p>19 life into this building. It's been pretty</p> <p>07:47:55PM 20 desolate over there.</p> <p>21 Other thoughts or commissioners</p> <p>22 want to talk about the letter size or anything?</p>	<p style="text-align: right;">17</p> <p>1 MS. FIASCONE: Aye.</p> <p>2 MS. SALMON: Commissioner Carter?</p> <p>3 MS. CARTER: Aye.</p> <p>4 MS. SALMON: Chairman Cashman?</p> <p>5 CHAIRMAN CASHMAN: Aye.</p> <p>6 Thank you very much.</p> <p>7 MR. KRILLENBERGER: Go forth and clear</p> <p>8 up our skin.</p> <p>9 CHAIRMAN CASHMAN: Do I need a motion</p> <p>07:48:38PM 10 to close the hearing?</p> <p>11 MS. SALMON: Yes.</p> <p>12 CHAIRMAN CASHMAN: Can I have a motion</p> <p>13 to close the Public Hearing, please?</p> <p>14 MR. KRILLENBERGER: So moved.</p> <p>15 MR. JABLONSKI: Second.</p> <p>16 CHAIRMAN CASHMAN: Can I have a roll</p> <p>17 call, please?</p> <p>18 MS. SALMON: Commissioner Curry?</p> <p>19 MS. CURRY: Aye.</p> <p>20 MS. SALMON: Commissioner</p> <p>21 Krillenberger?</p> <p>22 MR. KRILLENBERGER: Aye.</p>

1 MS. SALMON: Commissioner Hurley?
 2 MR. HURLEY: Aye.
 3 MS. SALMON: Commissioner Jablonski?
 4 MR. JABLONSKI: Aye.
 5 MS. SALMON: Commissioner Crnovich?
 6 MS. CRNOVICH: Aye.
 7 MS. SALMON: Commissioner Willobee?
 8 MR. WILLOBEE: Aye.
 9 MS. SALMON: Commissioner Fiascone?
 10 MS. FIASCONE: Aye.
 11 MS. SALMON: Commissioner Carter?
 12 MS. CARTER: Aye.
 13 MS. SALMON: Chairman Cashman?
 14 CHAIRMAN CASHMAN: Aye.
 15 (WHICH, were all of the
 16 proceedings had, evidence
 17 offered or received in the
 18 above entitled cause.)
 19
 20
 21
 22

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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 26th day of October, A.D. 2021.



KATHLEEN W. BONO
 C.S.R. No. 84-1423
 Notary Public, DuPage County

1	agree [1] - 13:22 allow [1] - 2:9 allowed [1] - 11:21 almost [1] - 10:18 ALSO [1] - 2:1 Amita [1] - 15:9 amount [1] - 11:21 analyzed [1] - 6:5 ANNA [1] - 1:17 apologize [1] - 8:16 appear [1] - 5:5 applicant [1] - 3:17 approve [1] - 16:2 area [3] - 6:6, 6:16, 7:4 array [1] - 5:22 Avenue [1] - 1:11 awesome [1] - 5:20 awful [1] - 8:1 Aye [4] - 2:20, 16:10, 17:19, 18:14 aye [23] - 3:1, 3:3, 3:5, 3:7, 3:9, 3:11, 3:13, 3:15, 16:13, 16:15, 16:17, 16:19, 16:21, 17:1, 17:3, 17:5, 17:22, 18:2, 18:4, 18:6, 18:8, 18:10, 18:12	C	17:13 code [1] - 11:20 color [12] - 4:22, 5:1, 5:12, 5:22, 6:3, 6:5, 6:11, 8:7, 9:15, 14:16, 15:4, 15:8 colors [4] - 4:19, 6:9, 7:14, 15:9 commencement [1] - 19:6 COMMISSION [1] - 1:3 Commission [1] - 1:10 commissioner [3] - 2:19, 16:9, 17:18 Commissioner [21] - 2:21, 3:2, 3:4, 3:6, 3:8, 3:10, 3:12, 16:11, 16:14, 16:16, 16:18, 16:20, 16:22, 17:2, 17:20, 18:1, 18:3, 18:5, 18:7, 18:9, 18:11 commissioners [1] - 15:21 communicating [1] - 15:6 complete [1] - 19:14 completely [1] - 13:14 compliments [2] - 7:7, 7:11 concern [1] - 6:14 contrast [1] - 9:1 controversies [1] - 14:22 cool [1] - 6:10 copy [1] - 11:10 corner [1] - 4:16 correct [5] - 9:9, 10:4, 14:4, 14:5, 19:14 COUNTY [2] - 1:2, 19:2 County [2] - 19:5, 19:21 course [2] - 4:7, 4:15 create [1] - 8:5 CRNOVICH [10] - 1:21, 3:7, 10:1, 10:9, 10:21, 11:11, 11:15, 13:17, 16:19, 18:6 Crnovich [3] - 3:6, 16:18, 18:5 current [1] - 14:4 CURRY [7] - 1:20, 2:20, 5:11, 6:14, 8:10, 16:10, 17:19 Curry [3] - 2:19,	16:9, 17:18 CYNTHIA [1] - 1:20
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7	7 [1] - 9:12 7:30 [1] - 1:12			
8	8 [2] - 9:5, 9:12 8-foot [1] - 9:9 84-1423 [1] - 19:21			
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**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of a new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District

PROPERTY: 920 N. York Road, Hinsdale, Illinois (PIN: 09-01-201-010)

APPLICANT: Doyle Signs, Inc.

REQUEST: Design Review Permit, Sign Permit Review

PLAN COMMISSION (PC) REVIEW: October 13, 2021

BOARD OF TRUSTEES 1ST READING: November 2, 2021

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from Doyle Signs, Inc. requesting approval of a Design Review Permit and Sign Permit Review to allow for the installation of a new internally-illuminated sign cabinet on the existing ground sign located at 920 N. York Road in the O-2 Limited Office District. The new sign cabinet will be utilized for The Derm Institute, a dermatologist office, which is occupying the first floor of the multi-tenant office building.

The public hearing notice and transcript are attached in Exhibit A. The application and exhibits are included in Exhibit B.

On October 13, 2021, following the conclusion of the public hearing on this matter, the Plan Commission recommended approval of the Design Review Permit and Sign Permit by a vote of nine (9) in favor and zero (0) opposed.

PUBLIC HEARING SUMMARY AND FINDINGS: At the public hearing held on October 13, 2021, Steve Hull from Doyle Signs, Inc., the sign contractor, and Dr. Jordan Carqueville with the Derm Institute were present at the meeting. Mr. Hull provided a brief overview of the proposed sign, handed out a visibility chart to the Commissioners, and presented samples of the sign materials and size. The applicant is proposing to install a double-sided, internally-illuminated sign cabinet on top of the existing brick base.

There was a discussion on the teal sign color. Commissioner Curry, in addition to several other Commissioners, noted that the color did not seem to match the character of the historic Graue Mill area. Dr. Carqueville noted that the business was unable to use their original color scheme and logo, which includes different skin tone shades. The number of colors exceeded the Village's three color limit required by the code, so they chose a cooling and calming shade of blue. It was noted that the temporary sign currently posted uses the same blue color and the business has gotten positive feedback from customers.

There was a discussion on the height of the sign, which was confirmed to be 7' 8-½" tall overall with a 5 foot tall and 8 foot wide sign cabinet. The tallest letters will be 14-1/4" tall. Several Commissioners noted that the size of the letters may be too large and recommended that the letters could be smaller.

A Commissioner asked if there were any landscaping improvements proposed at the base of the sign. Dr. Carqueville stated that, prior to opening, the business cleaned up a lot of the landscaping on site

and have already installed new plant material at the base of the sign. The tenant space had been vacant for some time and so the area needed to be cleaned up.

There was also a discussion on the illumination. The applicant confirmed that only the white text will be illuminated and the teal background is opaque, which meets code requirements. There was a discussion on potentially installing a dimmer switch, which Mr. Hull said was an option that could be looked at further. Several Commissioners stated that the applicant should consider using a dimmer switch for the lighting.

Commissioner Willobee asked for clarification if the temporary sign is the same size and scale as the proposed permanent monument sign cabinet. Mr. Hull stated that the temporary sign was slightly smaller in size.

Several Commissioners noted that the proposed lettering is too large, while others expressed support for the sign and stated the design was attractive. Mr. Hull stated that resizing the sign and lettering would be an issue due to the logo and they have gone through seventeen different versions of the sign design. Chairman Cashman stated that the proposed letters are of a similar size to the lettering recently recommended for approval by the Plan Commission as part of a sign permit for the monument sign on an adjacent property. There was a brief discussion on the sign code limitations on the number of colors.

In recommending approval of the Design Review Permit and Sign Permit, the Plan Commission determined the standards set forth in Section 11-604(F), Section 11-605(E), Section 11-606(F), and Section 11-607(E) of the Village's Zoning Code have been met. Overall, the Commission expressed overall support for the project, noting that the proposed changes would be an improvement to the existing conditions and are visually compatible with the building and the surrounding area.

No members of the public provided comment at the meeting. Staff did not receive complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Design Review Permit and Sign Permit was made by Commissioner Hurley and seconded by Commissioner Jablonski. The vote carried by a roll call vote as follows:

AYES:	Commissioners Carter, Crnovich, Curry, Fiascone, Hurley, Jablonski, Krillenberger, Willobee and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	None

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of nine (9) ayes and zero (0) nays, recommended to the President and Board of Trustees approval of Case A-23-2021, for 920 N. York Road for a Design Review Permit and Sign Permit Review to allow for the installation of a new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District, as submitted.

Signed: _____
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

PROPERTY: 33 E. First Street, Hinsdale, IL (PIN: 09-12-129-011)

APPLICANT: TTS Granite, Inc. on behalf of Aaron Comes, owner of Frederick Lynn Haberdasshere

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: October 13, 2021

BOARD OF TRUSTEES 1ST READING: November 2, 2021

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from TTS Granite, Inc. on behalf of Aaron Comes, owner of Frederick Lynn Haberdasshere, requesting approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing two-story building located at 33 E. First Street in the B-2 Central Business District. Frederick Lynn Haberdasshere will offer custom apparel, accessories, home décor and lifestyle merchandise to customers and intends to occupy the second floor of the building. The first floor will be occupied by a separate tenant, which has not been determined yet.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and Potentially Significant according to the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in the International style and was designed by architect Philip Duke West in 1950 for use as his office.

The project was reviewed at a public meeting by the Historic Preservation Commission on October 7, 2021. Items discussed at the meeting include the preservation of the existing red brick, condition of the existing pedestrian walkway and future improvements to the building, painting of the trim and sign band area, and signage. The Historic Preservation Commission recommended approval of Case A-10-2021, the Exterior Appearance and Site Plan Review for 33 E. First Street, by a vote of 6-0 (1 absent), subject to the applicant constructing Option B and retaining the original red brick, using a lighter medium gray color on the intermediate architectural projection (sign band) to complement the black windows, and allowing the block wall on the side elevation to be painted.

The application and exhibits are included in Exhibit B.

PUBLIC HEARING SUMMARY AND FINDINGS: On October 13, 2021, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Aaron Comes, the property owner and owner of Frederick Lynn Haberdasshere, and David Szalko, the project architect from IJM Group Architects, provided an overview of the existing conditions and the proposed changes to the building, presented material samples for review, and answered questions from the Commissioners.

Mr. Comes stated that he would like to make improvements to the shared pedestrian walkway on the west side of the building. It was noted that the majority of the walkway is owned by the adjacent property owner of 29 E. 1st Street, currently occupied by Egg Harbor Cafe and Levato Salon on the first floor. Any improvements would require approval by the property owner.

As part of the current submittal, the appearance of the pedestrian walkway will be improved by painting the side block wall, which was previously painted. The existing door on the side of the building will be relocated to the rear of the building. Mr. Szalko stated that the side door and current egress path does not meet code requirements. The changes will help allow the building to meet code requirements. The telephone pole at the rear of the property will also be removed. In the future, he will look at addressing lighting, trash, cigarettes, and the cracking concrete. The building also has issues with visibility due to the front parkway tree and adjacent outdoor dining tent.

Based on the feedback from the Historic Preservation Commission, the applicant is proposing to complete Option B, which preserves the existing red brick. Mr. Szalko explained that Historic Preservation Commission expressed concerns over the use of dark gray or black on the building, so the applicant will be looking into using a lighter shade of gray.

Mr. Comes stated in the future that he would like to replace the large second floor window on the front façade with a large picture window. This proposal would have to be submitted under a separate Exterior Appearance and Site Plan Review. There was a brief discussion during the meeting on the original design of the second floor windows and what the building may have been originally designed with.

Signage will also be brought forward to the Plan Commission for review in the future. It was noted that per the sign code, the applicant will not be allowed to locate signage in the second floor window. The applicant will work with staff to look at alternative signage options for the future tenant spaces.

Commissioner Fiascone asked what the plans were for the front column. Mr. Szalko confirmed that the existing aluminum column will be painted over.

There was a discussion on the proposed rear awning above the new doorway as well as other awning styles used in the downtown. During the meeting, Commissioner Willobee noted that the proposed dome-shaped black awning added to the rear and is unique compared to other awnings in the downtown. Any plans for awnings on the side of the building in the future will require approval from the adjacent property owner.

Several Plan Commissioners expressed support for Option B as this would preserve the mid-century modern architectural style and unique features of the building. Commissioner Crnovich noted that the architect, Phillip Duke West, who constructed this building for his office, was an important architect in Hinsdale and designed the Police and Fire Station buildings.

There was a brief discussion over lighting. Chairman Cashman noted that future lighting fixtures could use a design that fits better with the style of the building. The applicant can consider switching out the gooseneck lighting with a more modern fixture.

Overall, the Commissioners expressed support for the project. In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. Overall, the Commission expressed support for the project, noting that the proposed changes would be an improvement to the existing conditions.

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Curry and seconded by Commissioner Jablonski. The vote carried by a roll call vote as follows:

AYES:	Commissioners Carter, Crnovich, Curry, Fiascone, Hurley, Jablonski, Krillenberger, Willobee and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	None

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of nine (9) ayes and zero (0) nays, recommended to the President and Board of Trustees approval of Case A-18-2021, an Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District, subject to the condition that the applicant construct Option B.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____



MEMORANDUM

DATE: November 5, 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-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio (Physical Fitness Facility) for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-2 Community Business District - **Scheduling of a Public Hearing**

FOR: November 10, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: IJKLM, LLC

Subject Property: 777 N. York Road, Unit 21 (PINs: 09-01-209-007; 09-01-209-010; 09-01-209-011; 09-01-209-031; 09-01-209-032)

Site Area: 3.7 acres

Existing Zoning & Land Use: B-1 Community General Business District – Gateway Square Shopping Center

Surrounding Zoning & Land Use:

North: B-3 General Business District – Gas Station, Convenience Store, Office Building

South: O-2 Limited Office District – Office; R-4 Single Family Residential District – Single-Family Detached Homes

East: R-4 Single Family Residential District – Single-Family Detached Homes

West: O-2 Limited Office District – (across York Road) Office, Animal Hospital

APPLICATION SUMMARY

The applicant requests approval of a Special Use Permit to allow for the operation of a physical fitness facility (martial arts studio) at 777 N. York Road, Unit 21 located in the B-1 Community Business District for Premier Martial Arts. Martial arts studios are classified as physical fitness facilities, which are considered a Special Use in the B-1 Community Business District.

It is requested that the public hearing for this application be scheduled for the next regular Plan Commission meeting on December 8, 2021.

REQUEST AND ANALYSIS

The tenant space is located in the Gateway Square Shopping Center, which consists of two one-story, multi-tenant buildings and 246 parking spaces. A mix of businesses currently operate within the shopping center including restaurants, retail, educational tutoring services, physical fitness facilities, beauty salons, and other services.



MEMORANDUM

Premier Martial Arts will provide mixed martial arts and self-defense classes to children and adults. According to the applicant, the studio will operate four (4) days a week from 3:00 PM to 9:00 PM. A total of two (2) employees will be on site at any one point in time and each class will have five (5) to twenty-five (25) students. Five (5) to six (6) classes will be held a day.

The proposed tenant space measures 1,742 square feet in size. As shown on the submitted interior floor plan, the space includes a lobby and sitting area, instructional classroom area, restrooms, and a small office area.

The applicant has provided a parking analysis for review. There are currently 246 spaces provided in the shopping center. With the addition of the proposed physical fitness facility a total of 194-201 spaces would be required depending if the existing three vacant spaces were utilized as a retail or service use in the future. Per Section 9-104, there are an excess of 45-52 spaces per code requirements. It should also be noted that the applicant used gross floor area to calculate parking requirements. Per the code, off-street parking requirements are calculated using net floor area, which is the gross floor area minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; public foyers and atria intended for general public use; exterior building walls; floor space devoted to off street parking and loading; and basement floor space used only for bulk storage. If using net floor area, the required parking would result in a lower number.

There are no proposed changes to the exterior of the building, with the exception of signage that will be reviewed via a Sign Permit in the future.

REVIEW PROCESS

Pursuant to Section 11-602, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

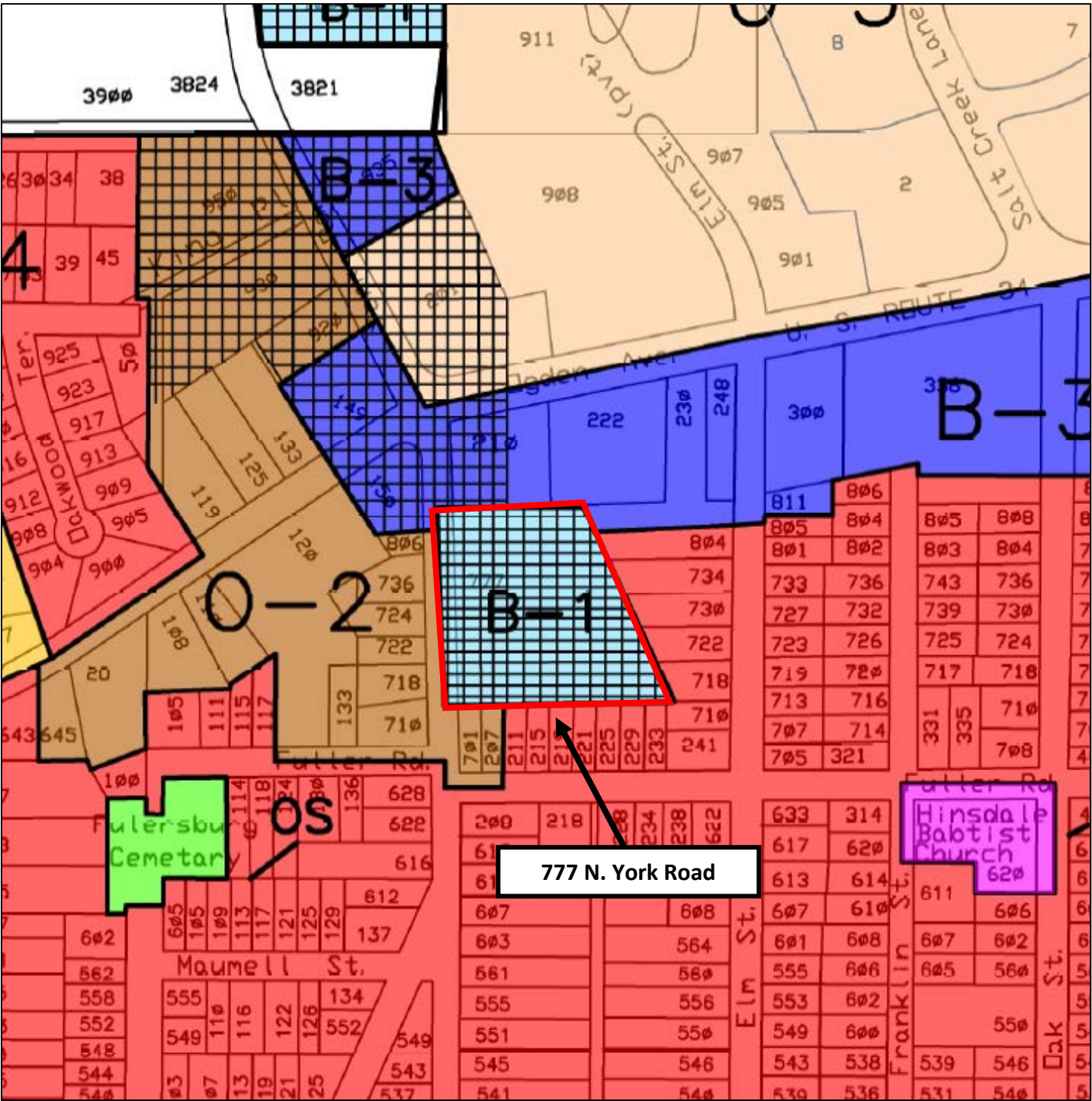
Within 60 days following the receipt of the recommendation of the plan commission, or its failure to act as above provided, the board of trustees shall either deny the application or, by ordinance duly adopted, shall grant the special use permit, with or without modifications or conditions. The failure of the board of trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the special use permit.

No Special Use Permit shall be recommended or granted unless the applicant shall establish that the Standards listed in Section 11-602(E) are met.

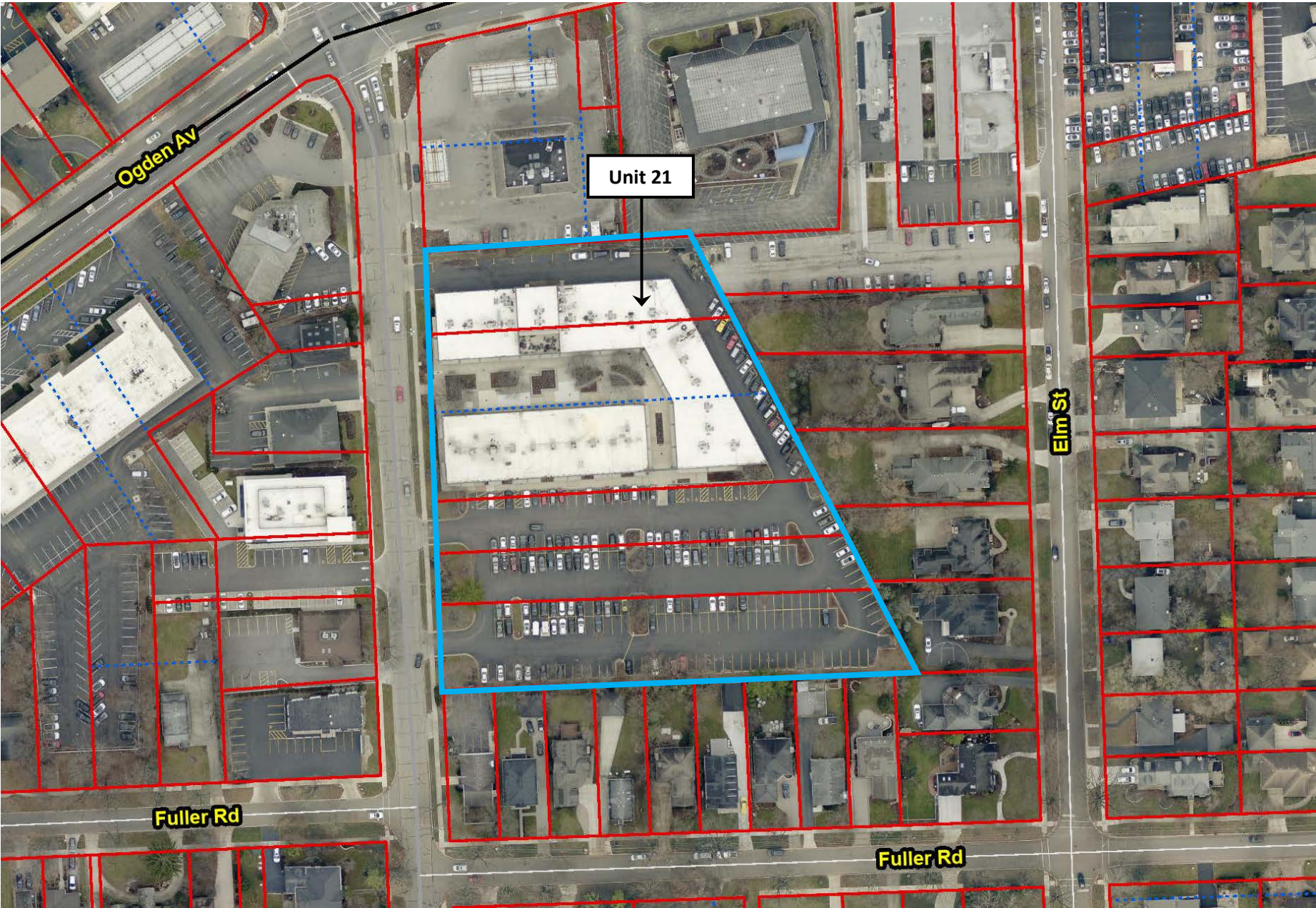
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Special Use Permit Applications and Exhibits

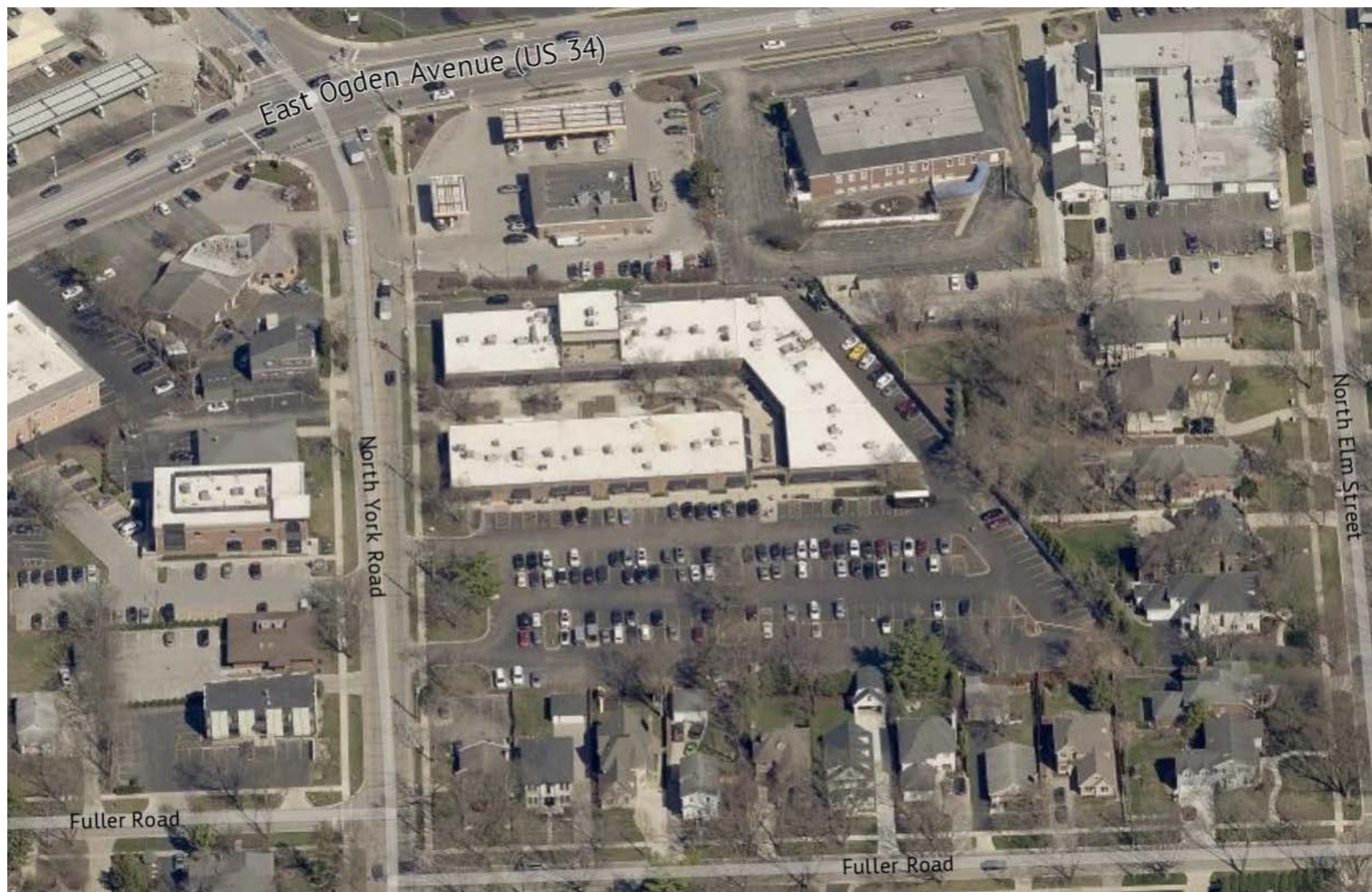
Village of Hinsdale Zoning Map and Project Location



Aerial View – 777 N. York Road, Unit 21



Birds Eye View – 777 N. York Road, Unit 21





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: IJKLM, LLC
Address: 9819 S. Millard
City/Zip: Evergreen Park 60805
Phone/Fax: (630) 442 / 8444
E-Mail: jmcclroy@becknellindustrial.com

Owner

Name: Hathaway Equities LLC
Address: 830 S. Buffalo Grove Rd., Suite 106
City/Zip: Buffalo Grove 60089
Phone/Fax: (847) 520-7000 /
E-Mail: cpmanagement.info@gmail.com

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

Name: Cathleen M. Keating
Title: Attorney
Address: 2215 York Road #550
City/Zip: Oak Brook, Illinois 60523
Phone/Fax: (630) 472-3407 / 630-472-0048
E-Mail: cmk@mccslaw.com

Name: GPN
Title: Architect
Address: 399 Lucerne Drive
City/Zip: Spartanburg, SC 29302
Phone/Fax: (864) 583-2215 / 864-583-2265
E-Mail: khenay@GPNArchitect.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) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 777 N. York Road, Unit 21

Property identification number (P.I.N. or tax number): 09 - 01 - 209 - 007
09-01-209-031, 032
09-01-209-010, 011

Brief description of proposed project: physical fitness facility and martial arts studio

General description or characteristics of the site: Gateway Square is a 1-story shopping center

offering restaurants, retail, services and other business uses. 1 building has 25,225 sf; the other building has 13,575 sf. It is served by 246 parking spaces.

Existing zoning and land use: B-1 Zoning District. Land use: shopping center

Surrounding zoning and existing land uses:

North: B-3 Retail, Office, Service

South: R-4 Single Family Residence

East: R-4 Single Family Residential

West: 0-2 Limited Office and R-4 SFR

Proposed zoning and land use: B-1 (unchanged) with Special Use Permit

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

☐ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested: _____
children's martial arts and fitness facility

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 777 N. York Rd.

The following table is based on the B-1 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250 sq. ft.	161,258 sq. ft.
Minimum Lot Depth	125 feet	275'
Minimum Lot Width	50 feet	431'
Building Height	30 feet	26.5'
Number of Stories	2	2
Front Yard Setback	25'	14.85'
Corner Side Yard Setback	25'	n/a
Interior Side Yard Setback	10'	30'/200'
Rear Yard Setback	20'	35'
Maximum Floor Area Ratio (F.A.R.)*	0.35	no change
Maximum Total Building Coverage*	n/a	n/a
Maximum Total Lot Coverage*	90%	no change
Parking Requirements	194-201 spaces required. (per attached parking analysis)	Existing 246 spaces
Parking front yard setback	10'	40'
Parking corner side yard setback	n/a	n/a
Parking interior side yard setback	10'	10'
Parking rear yard setback	10'	no change
Loading Requirements		
Accessory Structure Information	15'	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: Front yard setback and parking rear yard setback are pre-existing; no change is being made.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 15th day of October 2021, I/we have read the above certification, understand it, and agree to abide by its conditions.

By ISKM, LLC

Signature of applicant or authorized agent

Kevin / Jane McElroy, Mgr
Name of applicant or authorized agent

James McElroy
Signature of applicant or authorized agent

JAMES McELROY
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this

15 day of October

2021

Official Seal

Notary Public - State of Illinois

My Commission Expires Oct 19, 2022

Notary Public

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Cathleen M. Keating, 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 _____.

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

By: _____

Name: Cathleen M. Keating

Address: 2215 York Road, Suite 550, Oak Brook, Illinois 60523

Subscribed and sworn to before me

This _____ day of _____, 2021.

By: _____
Notary Public

PARKING ANALYSIS
GATEWAY SQUARE - 777 N. YORK ROAD

<u>USE</u>	<u>TOTAL SF</u>	<u>CODE REQ.</u>	<u>SPACES REQUIRED</u>
<u>Retail / Restaurant</u> ##1A, 4, 8, 10, 17-18, 22, 24, 25	19,016	1 space / 200 SF	96
<u>Services – general</u> ##1B, 7, 9, 9A, 13	6,418	1 space / 250 SF	26
<u>Fitness facilities</u> ##5-6, 21	4,355		
Design capacity - ##5-6	50	1 space for each 3	
#21	30	persons of design	
Total	80	capacity	27
<u>Health Service facilities</u> #11	2,747	1 space / 175 SF	16
<u>Vacant Spaces</u> ##14, 19, 23	7,174	1 space/200 (retail) 1 space/250 (service)	36 29
TOTAL SPACES REQUIRED*/	194-201 spaces (depending upon uses of vacant space)		
TOTAL SPACES PROVIDED	246 spaces		
PARKING OVERAGE	45-52 spaces (depending upon uses of vacant space)		

*/ Square footage of each rented space shown is gross SF, not net SF. Actual numbers of required spaces would be less if calculated based upon net SF.

GATEWAY SQUARE --- 777 N. York Road

SUMMARY OF TENANTS

Suite	Tenant	Sq. ft.	Type of use
1A	Hinsdale Sandwich Shop, Inc.	2,300	Restaurant
1B	I Design Salon	1,720	Hair Salon
4	Prime 'N Tender Meats	1,340	Butcher Shop
5, 6	Sparkfit dba Air Fitness	2,680	Gym
7	Gateway Cleaners	1,340	Dry Cleaner
8	Robert J. Wilkemeyer dba Avenue Eyewear	1,340	Eyewear and Opticians
9	A.B. Edward Enterprises, Inc.	975	Custom Home Builders
9A	Bien Assorti Nail Salon	1,043	Nail Salon
10	European Children's Shoes	703	Retail / Shoes
11	Impact Physical Therapy	2,747	Physical Therapy
13	Amazing Learners dba Kumon	1,340	Math & Reading Center
14	Available	3,955	
17, 18	M & W Food dba Hua Ting Restaurant	2,670	Restaurant
19	Available	2,336	
21	Available */	1,675	
22	Garden Berry Café Inc.	3,977	Restaurant
23	Available	883	
24	Everfast dba Calico Corners	5,046	Custom Window Treatments
25	Find Gold Mfg. Jewelers	1,640	Jewelry Store
		39,710	

*/ Suite 21 is the space currently under Lease to the Applicant, IJKLM, LLC, for a fitness facility / martial arts studio.

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>25'</u>
rear	<u>N/A</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>25'</u>	<u>15'</u>
interior side(s)	<u>10' /</u>	<u>30' / 200'</u>
corner side	<u></u>	<u></u>
rear	<u>20'</u>	<u>35'</u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u></u>	<u></u>
York Rd. Center:	<u></u>	<u></u>
Forest Preserve:	<u></u>	<u></u>

Building heights:

principal building(s):	<u>30'</u>	<u>26.5'</u>
accessory building(s):	<u>15'</u>	<u>15'</u>

Maximum Elevations:

principal building(s):	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>N/A</u>	<u>N/A</u>
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Total lot coverage:	<u>90%</u>	<u>no change</u>
---------------------	------------	------------------

Floor area ratio:	<u>.35</u>	<u>no change</u>
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Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

principal building(s):	<u></u>	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>	<u></u>

Number of off-street parking spaces required: 194-201 required; 246 provided.

Number of loading spaces required: N/A

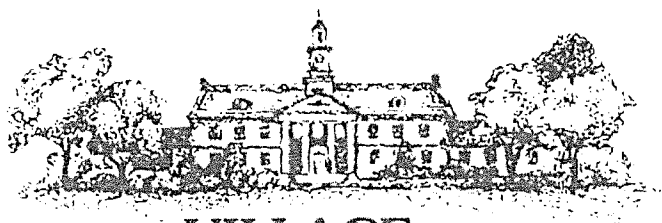
Statement of applicant:

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

IJKLM, Inc.
Applicant's printed name

Dated: October 1, 2021.



COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA

**VILLAGE
OF HINSDALE** FOUNDED IN 1873

Must be accompanied by completed Plan Commission Application

Address of proposed request: 777 N. York Road, Suite 21

Proposed Special Use request: 1,675 sq ft fitness facility/martial arts studio

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

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

The proposed use, a fitness facility/martial arts studio, will promote health and wellness of Hinsdale children and adults.

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed use is compatible with other uses in Gateway Square and is of a size (1,675 sf) which fits the neighborhood character of the Gateway Square shopping center. It will enhance public health and fitness.

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

Both Gateway Square and the surrounding areas are fully developed with a variety of retail, office, service and residential uses. A small fitness center/martial arts studio will serve the neighborhood and be convenient for residents to access.

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

Gateway Square is a fully developed shopping center with adequate streets, utilities, drainage, and other public facilities and services.

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

Students will use the facility from 3:00 to 9:00 p.m., 4 days/week. Only 1 class will be offered at a time. The capacity of the facility (max of 25 students) will not cause traffic congestion.

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

No new exterior construction is being performed. Applicant is only doing interior renovations, per interior drawings.

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

The existing Gateway Square shopping center complies with all zoning standards.

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

N/A

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

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

The proposed martial arts studio will provide athletic training and fitness services for Hinsdale children and adults in an area where these services are not currently provided; these programs will enhance fitness, wellness and confidence.

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

Applicant believes this location is the best place in Hinsdale in which to locate this business.

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

N/A - no new construction

*Lease / Proof of Ownership /
Ltr of Auth.*

September 28 2021

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue, Hinsdale, IL 60521
bsalmon@villageofhinsdale.org

Re: Application for Special Use – IJKLM, LLC d/b/a Premier Martial Arts
Gateway Square # 21
777 N. York Road
Hinsdale, Illinois 60521

Dear Ms. Salmon:

This letter constitutes authorization from the Hathaway Equities LLC, as owner of the Gateway Square shopping center, for IJKLM, LLC to file an application for a special use permit to operate a fitness facility/martial arts studio in Unit 21 of Gateway Square.

Hathaway Equities LLC

By: _____

Its _____

M. J. Pen



Chairman and Members of
Hinsdale Plan Commission
19 E. Chicago Ave.
Hinsdale, Illinois 60521

Re: Martial Arts Studio – Gateway Square

Dear Chairman and Commissioners:

Our company has agreed to lease space #21, consisting of 1,675 SF, at Gateway Square Shopping Center, for a mixed martial arts studio, offering classes for children and adults, under the Premier Martial Arts system.

Our Premier Martial Arts studio will provide mixed martial arts and self-defense classes designed to improve students' confidence by being able to defend themselves and their families. Our mixed martial arts system is a hybrid style that incorporates the techniques and concepts of Kickboxing, Israeli Krav Maga, Kali, and Submission Grappling.

Students will focus their training on acquiring and perfecting required skill sets. Students will gain confidence from a curriculum that teaches skills at which they can easily be proficient. Students will perform daily from skill and instinct and not from memorization. Students will be promoted based upon class attendance and skills; students will be individually ranked and promoted.

Students trained in Premier Martial Arts will be part of a positive, like minded, exciting group of people and they will feel included in one of the largest martial arts organizations in the world.

We offer the following specifics about our classes:

- Target age range for each class and length of each class
 - Tiny Champs Program: Ages 3 to 4 – 30 mins.
 - Little Champs Program: Ages 5 to 7 – 45 mins.
 - Premier Kids Program: Ages 8 to 12 – 60 mins.
 - Teen & Adult Training: Ages: 13+ – 1 hour 30 mins.
 - There are also black belt programs for all ages that are designed to take the students training to the next level. This special program is considered in the class time above.
- Minimum and maximum size of each class
 - Min / max students per week - 80 students to 220 students
 - Min / max students per class - 5 students to 25 students per class
 - 5 to 6 classes per day (4 days per week)

Hinsdale Premier Martial Arts

Studio Number 1

- Parent engagement
 - Parents have the option either to drop off their children at the studio and enjoy the shopping center (or run errands nearby), or to remain in the studio and observe the class. Our space will have a designated seating space for parents who choose to stay and observe.
- Hours of operation
 - 3:00PM to 9:00PM, four (4) days per week
- Goals of the business
 - To emphasize quality of performance and skill acquisition as the main requirements for advancement.
 - To focus our curriculum on self-protection and blended martial arts training.
 - To provide a workout that burns off more calories than virtually any other activity, while increasing lean muscle mass
 - To provide an exciting class instruction that improves consistency, which is the key to success in any activity
 - To encourage students to learn the self-discipline it takes to lose weight and keep it off
 - To provide training in the martial arts that is a fun and exciting part of a student's life.
- Estimated # of employees
 - Total employees in company: 2-3 Full time staff plus 2 owners of the business
 - Total employees on site at any one time: 2

Submitted with this letter are photos of actual PMA students and classes. We are excited about bringing Premier Martial Arts to Hinsdale and look forward to working with you to bring our dream to fruition.

IJKLM, LLC

By:

Kevin McElroy, Manager

James McElroy, Manager

Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4 OF THE TOWN OF FULLERSBURG (NOW KNOWN AS HINSDALE); THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF YORK ROAD (FORMERLY KNOWN AS CASS STREET), A DISTANCE OF 203.99 FEET, TO AN EXISTING IRON STAKE FOR THE POINT OF BEGINNING; THENCE EASTERLY, THIS LINE HEREAFTER REFERRED TO AS LINE "A", A DISTANCE OF 275.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHEAST 1/4 OF SECTION 1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOTS 23, 24 AND 25 OF SAID HINSDALE HIGHLANDS, A DISTANCE OF 478.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, ALSO BEING THE NORTH LINE OF LOT 26 OF SAID HINSDALE HIGHLANDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 26 AND ALONG THE NORTH LINE AND THE WESTERLY EXTENSION THEREOF OF WALKER'S FIRST ADDITION TO FULLERSBURG (NOW KNOWN AS HINSDALE) BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 507.28 FEET TO THE CENTER LINE OF SAID YORK ROAD, THENCE NORTHERLY, ALONG THE CENTER LINE OF SAID YORK ROAD, A DISTANCE OF 431.35 FEET TO THE WESTERLY EXTENSION OF LINE "A" AFORESAID; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION OF LINE "A", A DISTANCE OF 33.02 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF YORK ROAD (FORMERLY KNOWN AS CASS STREET) AS PLATTED ON SEVERSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHEAST 1/4 OF SECTION 1, LYING WESTERLY OF AND ADJOINING LOTS 1 AND 2 OF SAID SEVERSON'S SUBDIVISION; IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: GATEWAY SQUARE (777 N. YORK ROAD - HINSDALE, ILLINOIS)

SURVEYOR'S NOTES:

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1401 880013553 02 WITH AN EFFECTIVE DATE OF MARCH 17, 2014 AND LAST REVISED APRIL 4, 2014.

Q 22. PUBLIC UTILITY EASEMENT OVER THE EAST 10 FEET OF THE SOUTHERLY 54.7 FEET OF LOT 2, IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF SEVERSON'S SUBDIVISION, RECORDED DECEMBER 27, 1955 AS DOCUMENT 821797, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., DATED MARCH 7, 2005, AS JOB NO. 02-05-114. [SURVEYOR'S NOTE: PLOTTED ON DRAWING]

Q 23. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE 10 FOOT WIDE STRIP DESCRIBED IN "EXHIBIT A" OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, RECORDED MARCH 7, 1988 AS DOCUMENT 886-21281, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., DATED MARCH 7, 2005, AS JOB NO. 02-05-114. [SURVEYOR'S NOTE: PLOTTED ON DRAWING]

R 24. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY D/B/A SBC AMERITECH ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, RECORDED MARCH 7, 1988 AS DOCUMENT 886-21281, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., DATED MARCH 7, 2005, AS JOB NO. 02-05-114. [SURVEYOR'S NOTE: PLOTTED ON DRAWING]

P 27. RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND FALLING WITHIN YORK ROAD RUNNING ALONG THE WESTERLY LINE OF THE LAND. [SURVEYOR'S NOTE: RIGHTS NOT PLOTTABLE]

X 28. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES, IF ANY, AS DISCLOSED BY SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., AS JOB NO. 02-05-114, DATED MARCH 7, 2005, DEPICTING THE FOLLOWING: ELECTRIC METER AND LIFT STATION, ELECTRIC BOX, CATCH BASINS, MANHOLES, SANITARY MANHOLES AND OVERHEAD UTILITY SERVICE. [SURVEYOR'S NOTE: RIGHTS NOT PLOTTABLE]

PERMANENT INDEX NUMBER: 09-01-209-007, 09-01-209-010, 09-01-209-011, 09-01-209-031 & 09-01-209-032

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM YORK ROAD, A LEGALLY OPENED AND PUBLICLY USED AND MAINTAINED STREET.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE POSTED ADDRESS IS 777 N. YORK ROAD, HINSDALE

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0903H WITH A MAP EFFECTIVE DATE OF DECEMBER 16, 2004, SHOWS THAT THE PROPERTY FALLS WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 161,258 SQUARE FEET, OR 3.7020 ACRES, NOT INCLUDING 9,034 SQUARE FEET, OR 0.2074 ACRES TAKEN OR USED FOR YORD ROAD.

TABLE A - ITEM 6(a) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF HINSDALE ZONING MAP FINDS THE PROPERTY TO BE IN ZONE "B-1-COMMUNITY BUSINESS DISTRICT".

TABLE A - ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR AREAS OF INDIVIDUAL BUILDING FOOTPRINTS.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON, CONTAINS A TOTAL OF 246 EXISTING PAINTED PARKING SPACES, CONSISTING OF 240 REGULAR SPACES AND 6 DESIGNATED HANDICAPPED SPACES.

TABLE A - ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 14 DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING.

TABLE A - ITEM 16 OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS: EVIDENCE OF RECENT REPLACEMENT OF UTILITY POLES ALONG THE WEST AND NORTH LINES OF THE PROPERTY.

TABLE A - ITEM 18 OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL: NO OBSERVABLE EVIDENCE FOUND AT TIME OF LAST FIELD INSPECTION.

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE } SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:

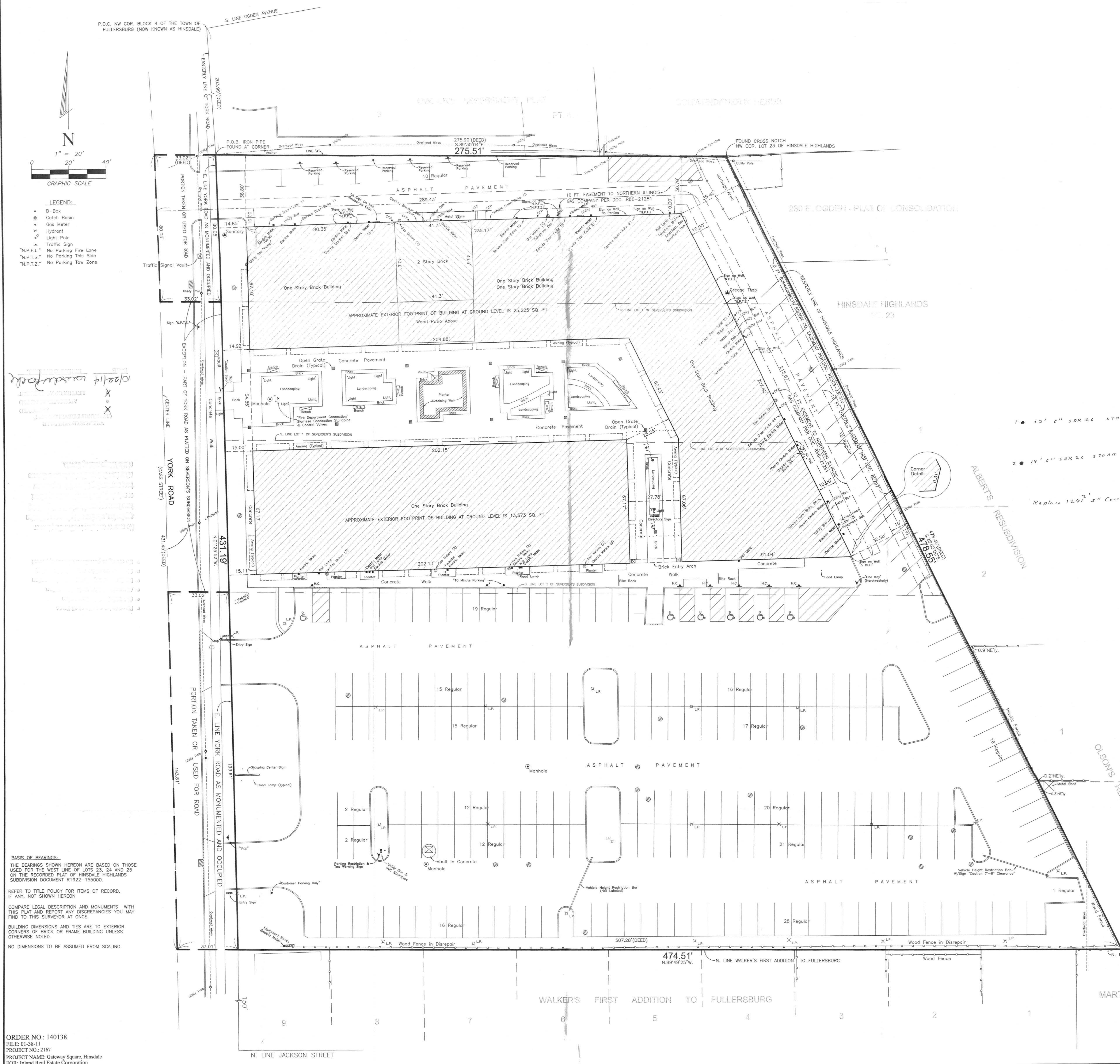
INLAND GATEWAY SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
HATHAWAY EQUITIES, LLC
CHICAGO TITLE INSURANCE COMPANY;

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 8, 9, 11(a), 14, 16, AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2, 2014. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 14TH DAY OF APRIL, A.D. 2014



THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409 (EXPIRES NOVEMBER 30, 2014)
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-4840 (EXPIRES APRIL 30, 2015)



ORDER NO.: 140138
FILE: 01-38-11
PROJECT NO.: 2167
PROJECT NAME: Gateway Square, Hinsdale
FOR: Inland Real Estate Corporation

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SOLE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE USED IN ANY WAY. WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT SHALL BE RETURNED TO THE ARCHITECT UPON DEMAND.

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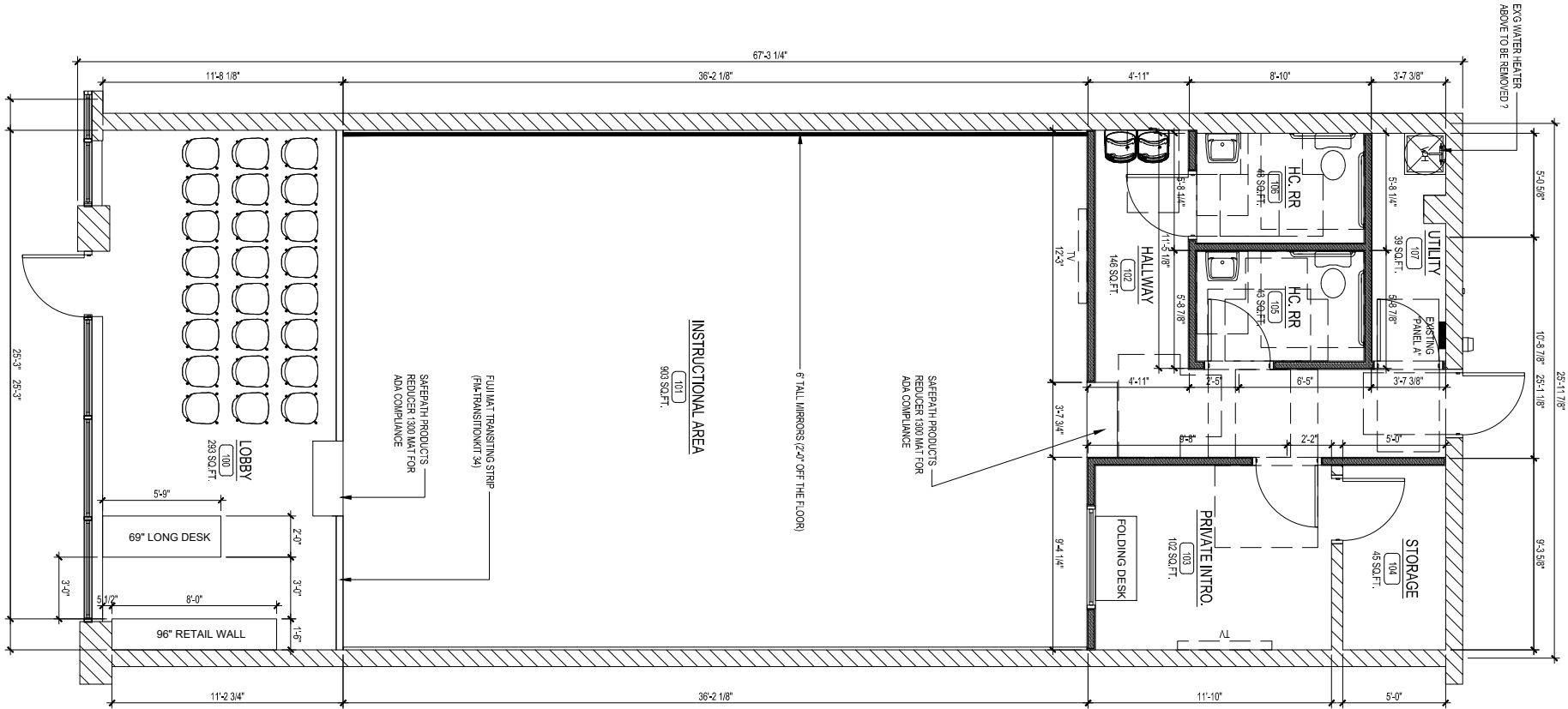
399 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F: 864.583.2265
www.GPNArchitecture.com

PROJECT NUMBER 21-179



777 NORTH YORK ROAD
UNIT 21
HINSDALE IL, 60521

1
PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

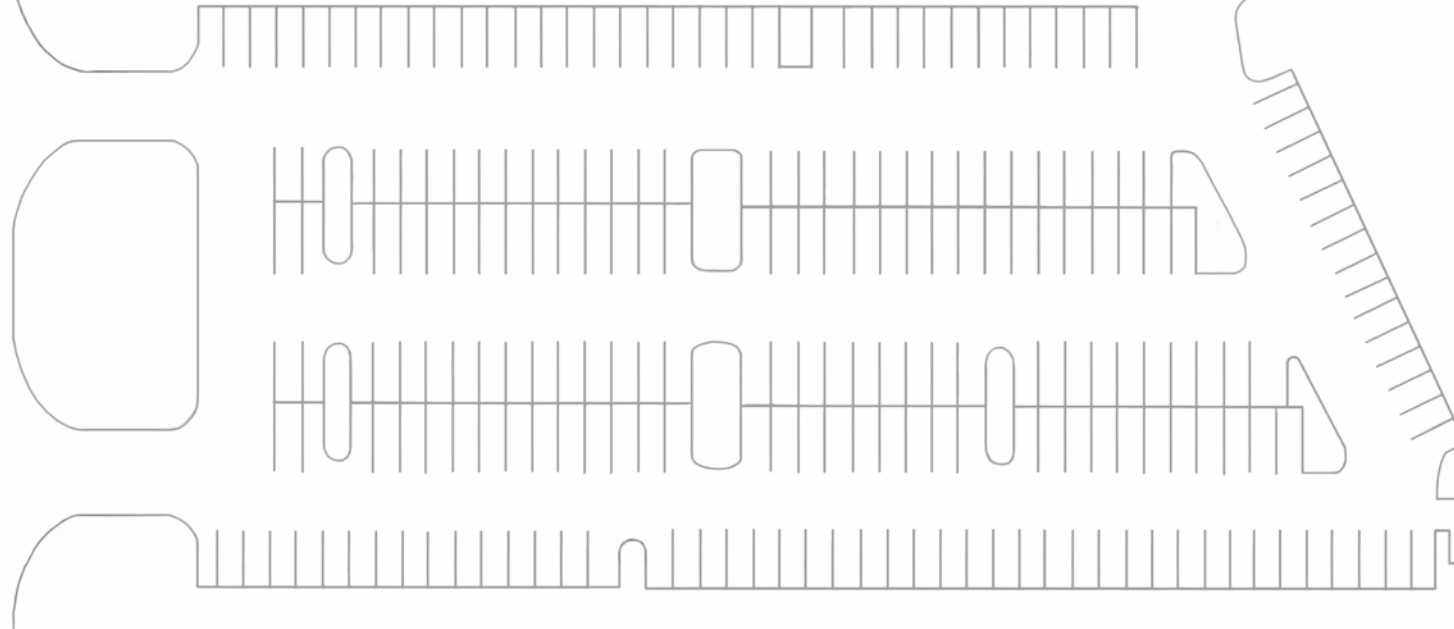
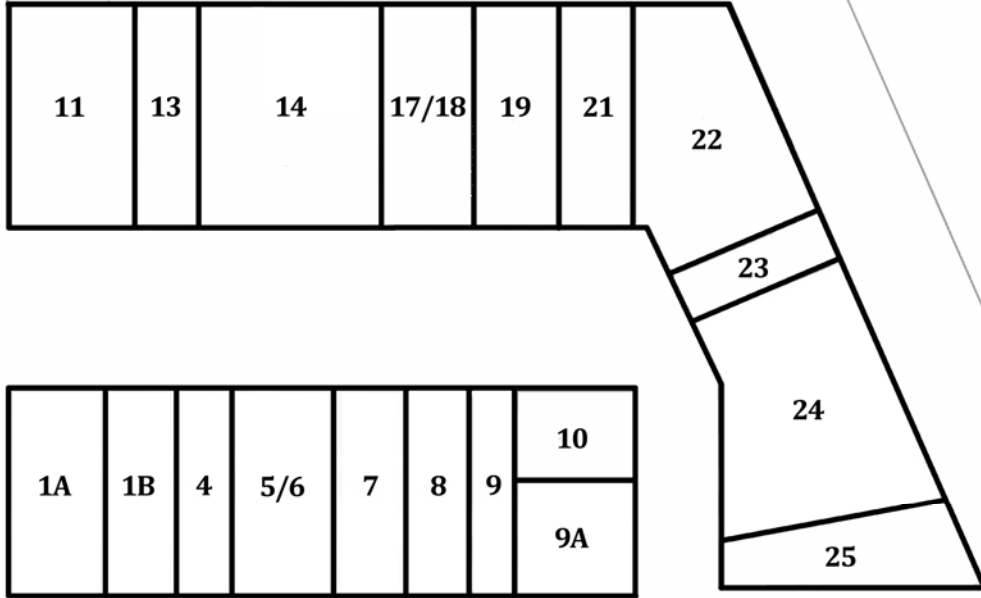


21-179 - Test-Fit Plan - Rev. 03 - 2021-09-03

SQUARE FOOTAGE ANALYSIS	
TOTAL LEASABLE SQUARE FOOTAGE -	1742 SQ. FT.
TOTAL USEABLE SQUARE FOOTAGE -	1640 SQ. FT.
INSTRUCTIONAL AREA (993 SF)	
LOBBY (263 SF)	= 55%
OTHER SPACE (444 SF)	= 18%
OTHER SPACE (444 SF)	= 27%
UNDER 2006 INTERNATIONAL BUILDING CODE -	
LIMITED TO 15 TOTAL OCCUPANTS WITH A SINGLE RESTROOM.	
OCCUPANCY LOAD = 29	
INSTRUCTIONAL AREA (993 SF / 50) = 19	
LOBBY (263 SF / 10) = 5	
BACK OFF-HOUSE (444 SF / 100) = 5	
UNDER 2006 INTERNATIONAL BUILDING CODE -	
LIMITED TO 15 TOTAL OCCUPANTS WITH A SINGLE RESTROOM.	

Ogden Avenue

York Road





MEMORANDUM

DATE: November 5, 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

RE: Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign

FOR: November 10, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Indifference Salon requesting approval to install one (1) wall sign and one (1) permanent window sign for their business located 6 W. Hinsdale Avenue. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall sign on the wood panel area over the storefront window, which was previously covered by a purple awning that served a former business. The proposed wall sign consists of non-illuminated, white vinyl letters attached to a black aluminum panel mounted to the white wood. The sign measures 23" tall and 57" wide, with an overall sign face area of 9.1 square feet.

Additionally, a permanent window sign with a semi-translucent, etched glass appearance is proposed on the bottom of the storefront window. The sign measures 9" tall and 65" wide, with a sign face area of 4 square feet. With the wall signage included, a total sign face surface area of 13.1 square feet is proposed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. Overall, the combined sign face area of the permanent window signage and the proposed wall sign is under the maximum 25 square feet of total sign face area allowed for the tenant space.

Meeting History

Historic Preservation Commission Meeting – November 3, 2021 - At the meeting, a representative from the sign contractor company provided an overview of the proposed signage and answered questions from the Commissioners. One Commissioner asked for clarification on why the sample material for the aluminum backer panel provided in the packet was white, but the plans showed that the background as



MEMORANDUM

black. The sign contractor confirmed that the aluminum is white in color, but black vinyl will be installed over the white to create a black background, leaving only the cut out letters white.

The sign contractor confirmed during the meeting that the sign panel will be installed over the existing white wooden space and no painting is proposed. One Commissioner noted it was important to ensure that the window sash and frame not be painted a different color so that it matches the other windows on the building and is consistent with the building's architecture.

There was also a discussion on the proposed permanent window signage. Staff confirmed that the sign will use an etched glass look for the background area and the clear glass will show through where the cut out letters are located. It is a simulated etched glass look, not true etched glass. The signage meets the Village's code requirements.

The Historic Preservation Commission recommended approval of the sign permit, Case A-28-2021 for 6 W. Hinsdale Avenue for Indifference Salon to allow for the installation of one (1) wall sign and one (1) permanent window sign, as submitted, by a vote of 4-0 (3 absent).

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

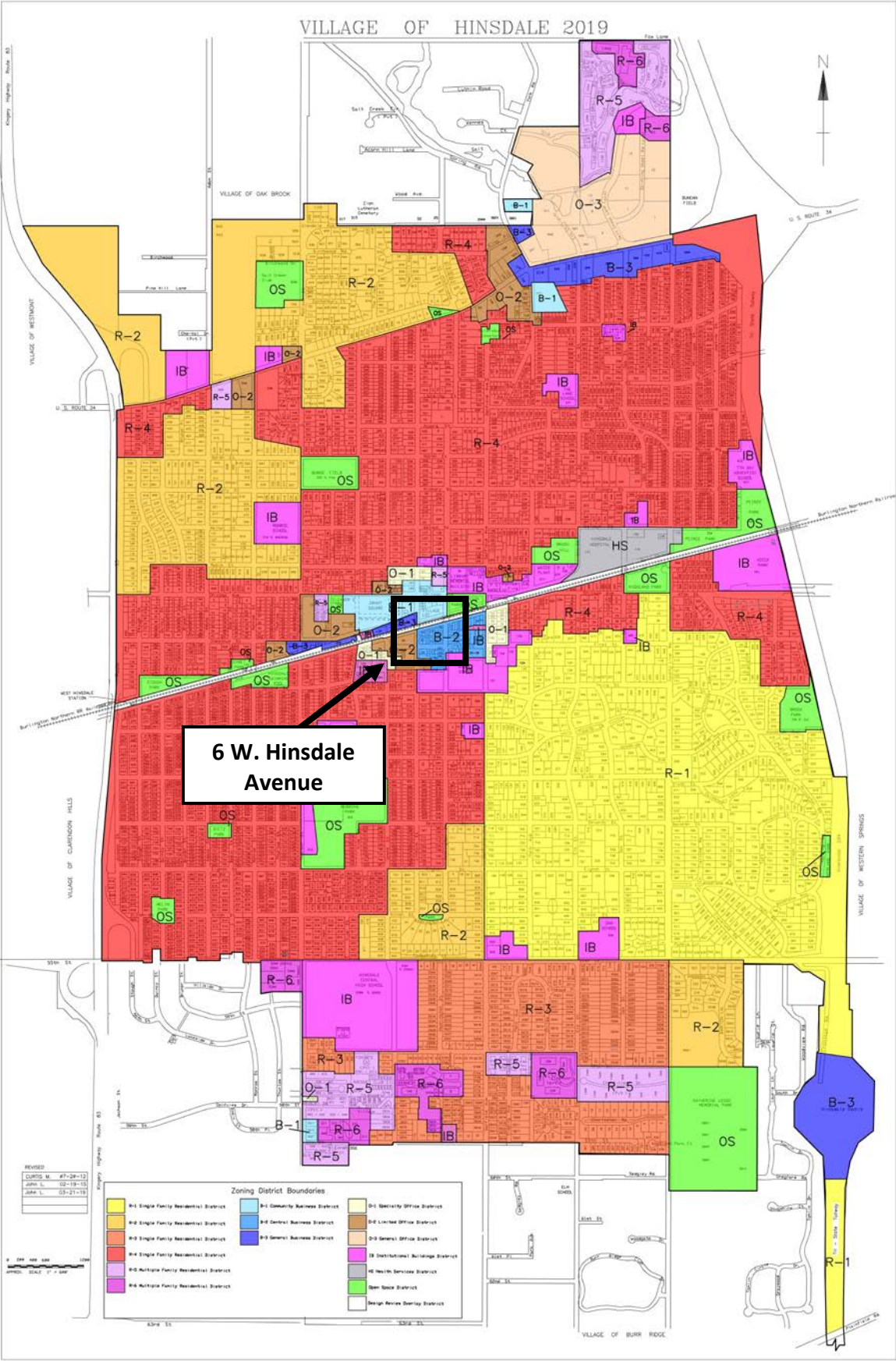
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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

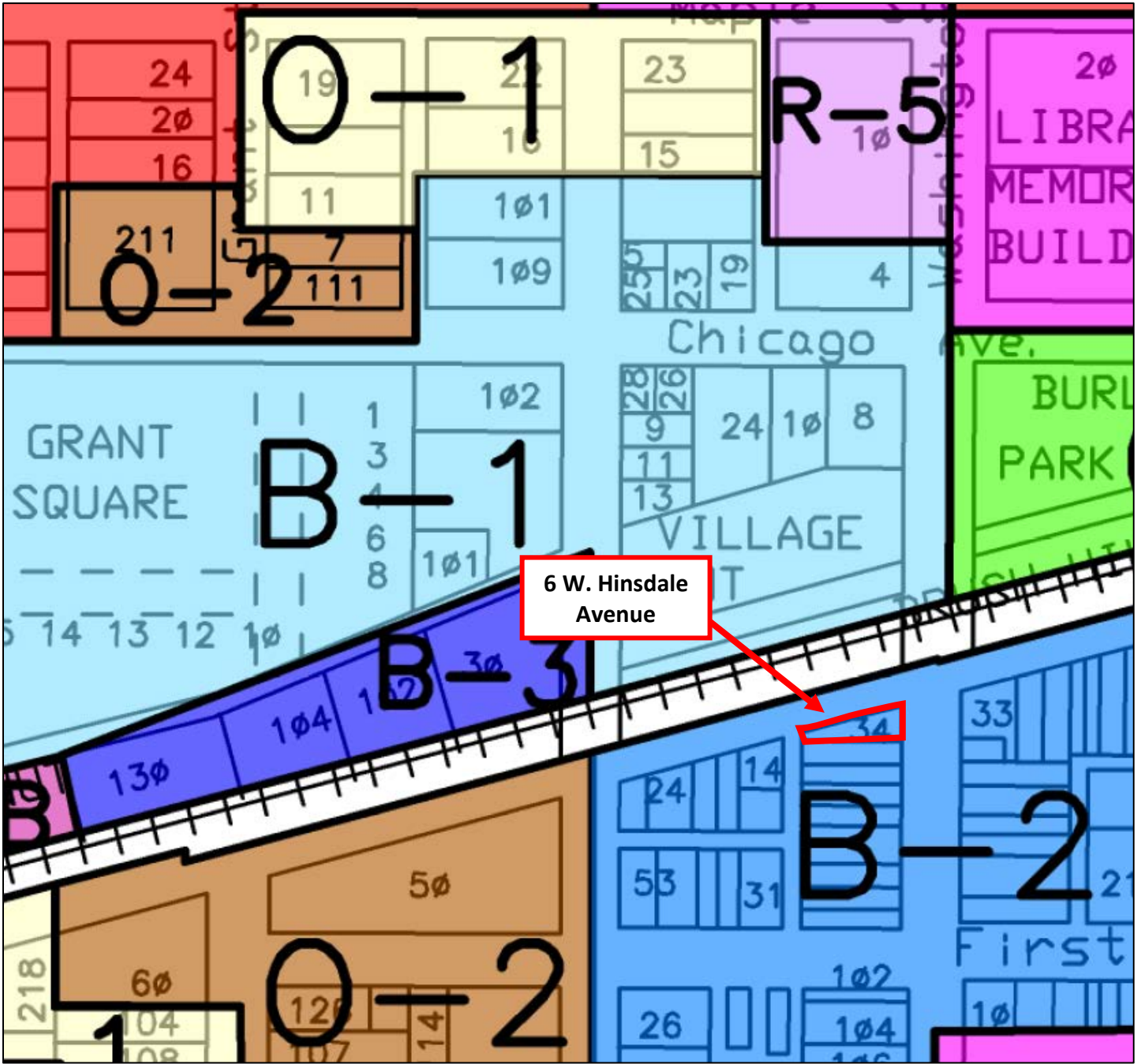
Attachments

1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits

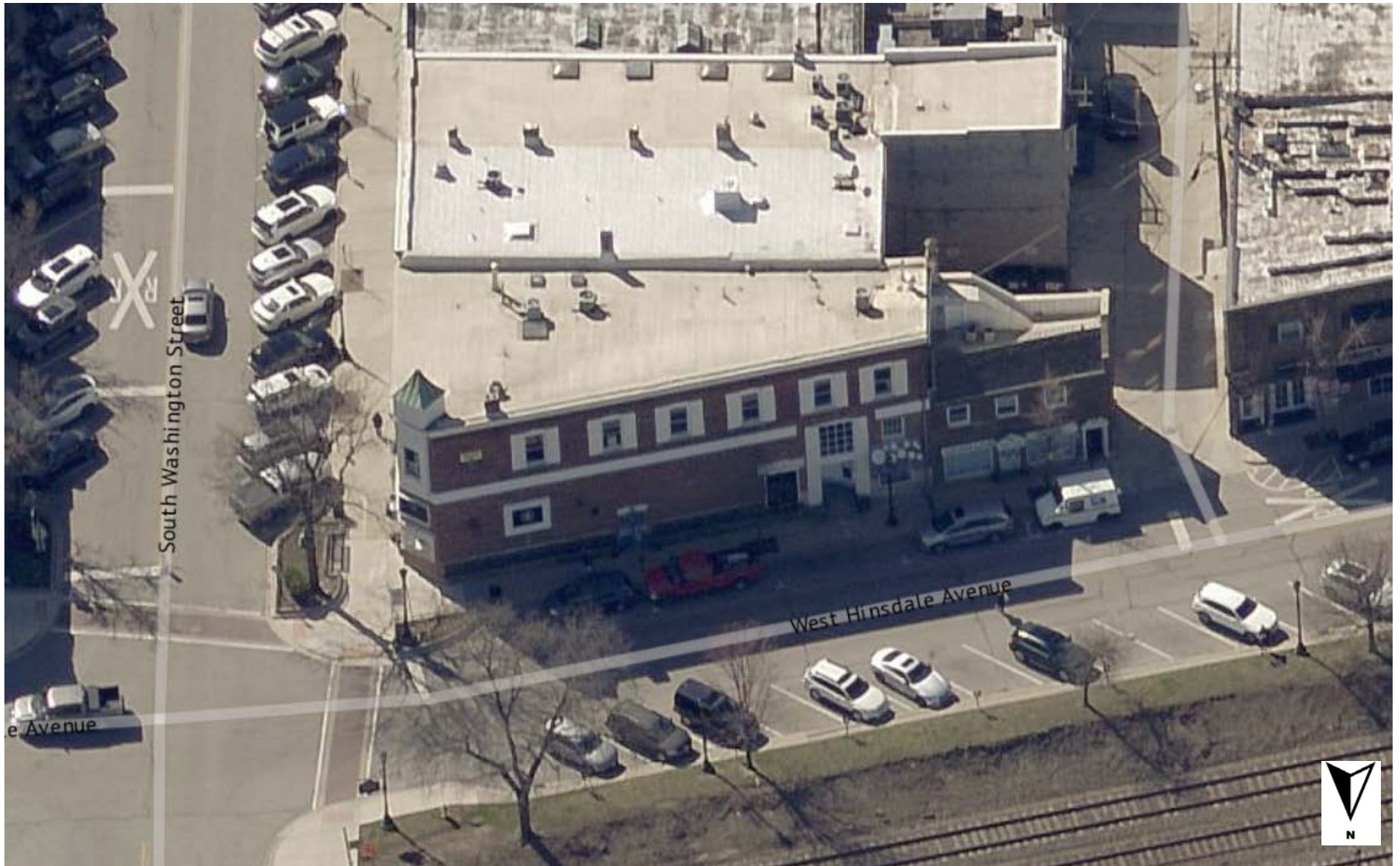
Village of Hinsdale Zoning Map and Project Location



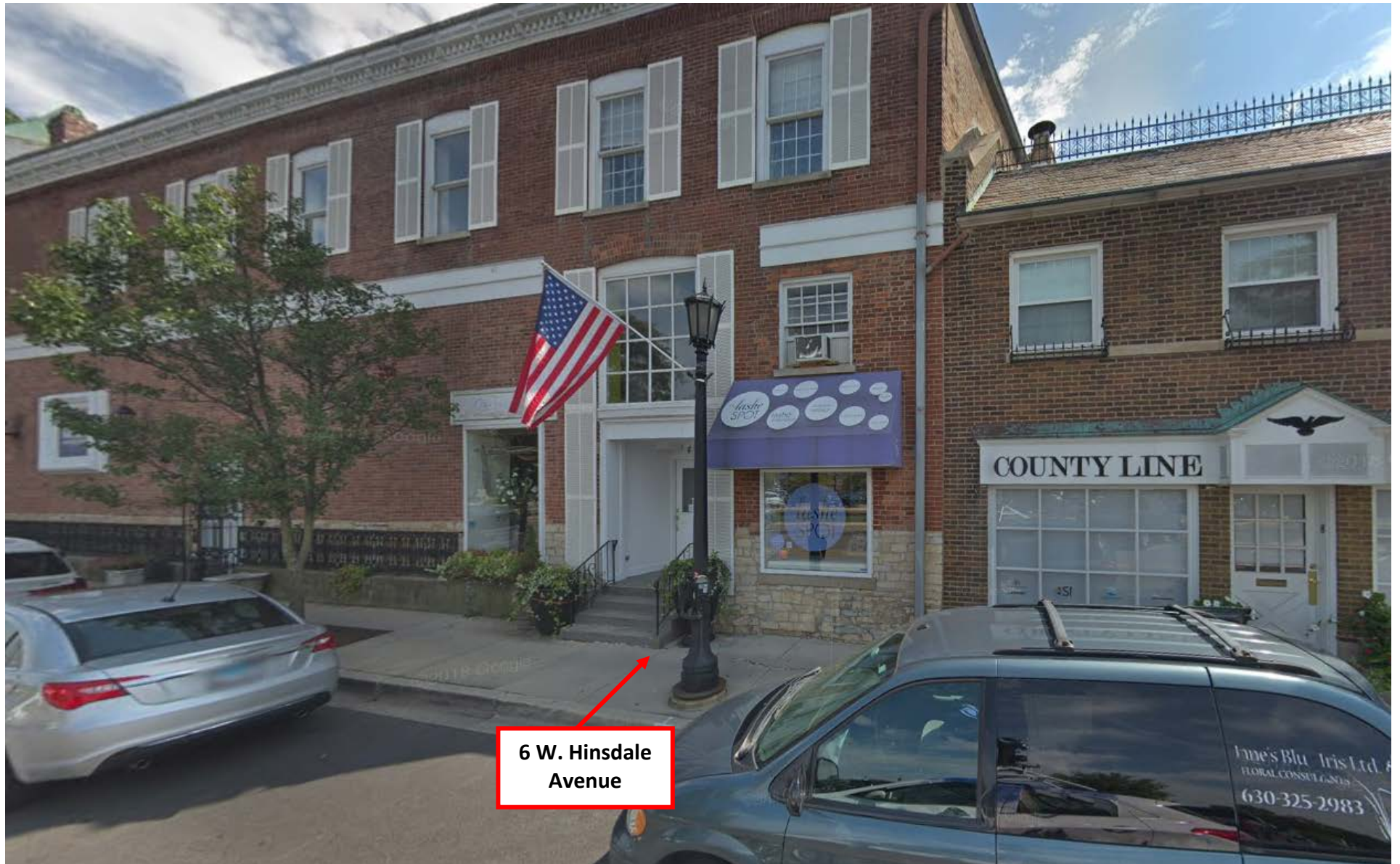
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 6 W. Hinsdale Avenue



Street View – 6 W. Hinsdale Avenue



Please note the purple awning for the former business has been removed since this photo was taken



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Indifference Salon
Address: 6West Hinsdale Ave
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 333 / 6852
E-Mail: vanessastt@comcast.net
Contact Name: Vanessa Camara

Contractor

Name: Independent Outdoor Ltd
Address: 5009 Chase/ P.O.Box 273
City/Zip: Downers Grove, IL 60515
Phone/Fax: (630) 960 / 2460
E-Mail: rwood@ioltd.net
Contact Name: Rick Wood

ADDRESS OF SIGN LOCATION: 6West Hinsdale Ave

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 9.1 sf (23" x 57")

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① black
- ② white
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: 16'

Existing Sign Information:

Business Name: none

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

10-4-21
Date

ATTACHED LETTER
Signature of Building Owner

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Indifference Salon

Address: 6West Hinsdale Ave

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 333 / 6852

E-Mail: vanessastt@comcast.net

Contact Name: Vanessa Camara

Contractor

Name: Independent Outdoor Ltd

Address: 5009 Chase/ P.O.Box 273

City/Zip: Downers Grove, Il 60515

Phone/Fax: (630) 960 / 2460

E-Mail: rwood@ioltd.net

Contact Name: Rick Wood

ADDRESS OF SIGN LOCATION: 6West Hinsdale Ave

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 4 sf (9" x 65")

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① translucent etched
- ② _____
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: 16

Existing Sign Information:

Business Name: none

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature] PREVIOUS/AGENT 10-4-21
Signature of Applicant Date

ATTACHED LETTER
Signature of Building Owner Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

September 30, 2021

Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

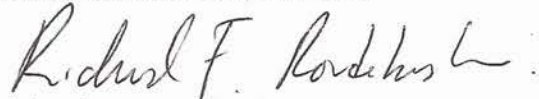
RE: 6 W. Hinsdale Avenue

To Whom it May Concern:

This letter shall serve as our approval of signage to be installed as designed and proposed by the tenant for the above referenced property.

Sincerely,

ROUDEBUSH PROPERTIES

A handwritten signature in dark ink, appearing to read "Richard F. Roudebush", is written over the typed name.

Richard F. Roudebush

PROJECT:

Indifference

SALON
6 West Hinsdale Ave., Hinsdale, IL
vanessastl@comcast.net
Vanessa Camara - 630-333-6852

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE house

DRAWN BY WRD

DATE 9-27-21

SCALE full

SHEET NO.

WORK ORDER

FILE NAME indiff01

REVISIONS:

9-28-21

9-30-21

This is an original unpublished drawing, submitted for your personal use, in connection with a project being planned for you by Independent Outdoor Ltd. which may be covered by Federal / State copyright laws. © It is not to be reproduced, copied or exhibited in any fashion without written permission of Independent Outdoor Ltd.



Non-Illuminated signage

White: 3M high performance cut graphics-flat

2 Mil thickness cast vinyl

Flat Black: alumMax panel- s/s screws paint black

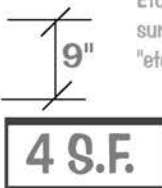


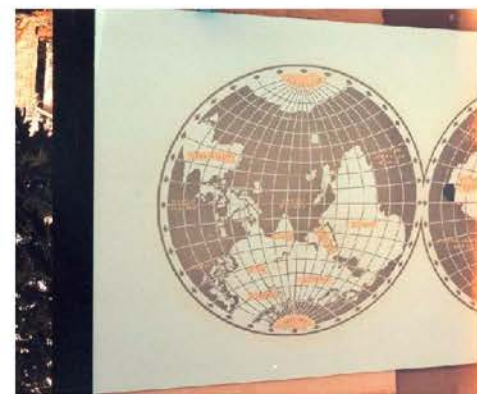
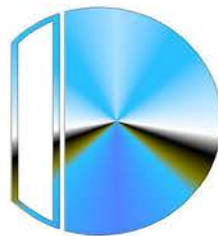
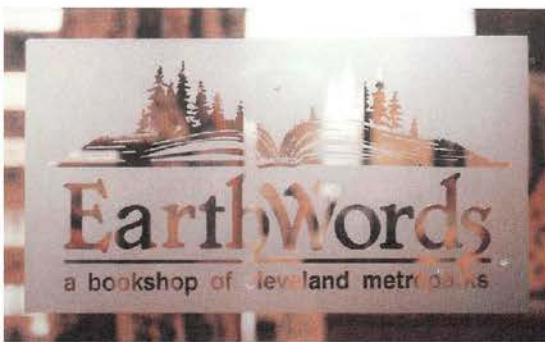
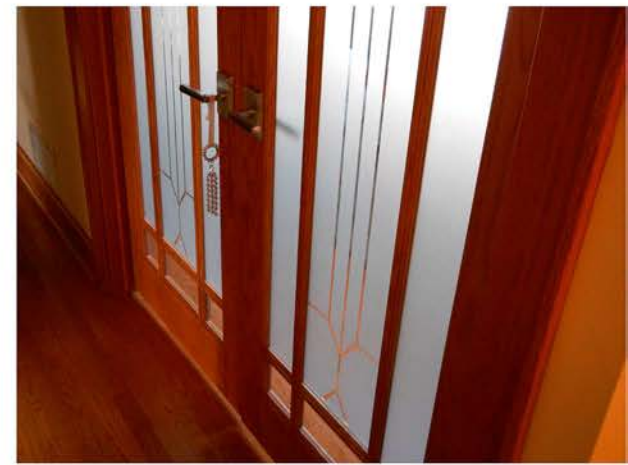
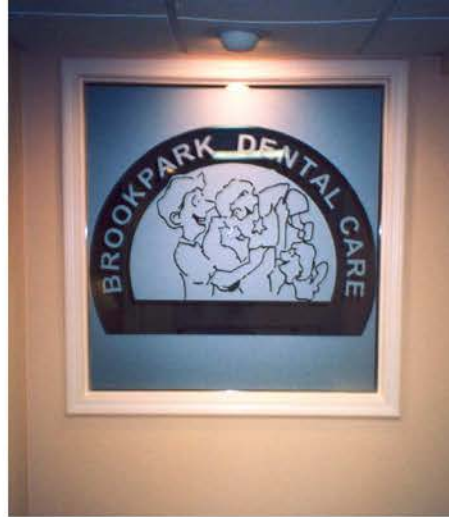
OTHER TENANT
AT BUILDING
Black panel background
and white graphics



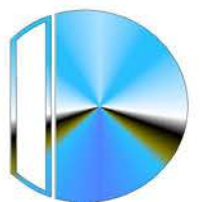
THIS WINDOW SPACE IS REPRESENTATIVE
OF CLEAR GLASS AND TO REMAIN AS CLEAR GLASS

Etched look background: letters are the actual glass
surface apply etched- HighPerformance Exterior3M cut graphics
"etched" is a milky white semi translucent vinyl material





etched
look
examples





MEMORANDUM

DATE: November 5, 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

RE: Case A-26-2021 – 600 W. Ogden Avenue – ProMedica Skilled Nursing and Rehabilitation – Installation of a New Sign Face on an Existing Non-Conforming Ground Sign

FOR: November 10, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Gardner Signs, Inc. seeking approval to install a new sign face on the existing ground sign located at 600 W. Ogden Avenue in the R-5 Multiple Family Residential District. The sign will be utilized by ProMedica Skilled Nursing and Rehabilitation, a nursing home facility (formerly ManorCare).

Request and Analysis

Per Section 9-106, ground signs are not permitted in any residential district, including the R-5 Multiple Family Residential District. As a result, the existing sign is considered non-conforming and is subject to the regulations listed in Section 10-106 of the Zoning Code. No non-conforming sign shall be changed or altered in any manner that would increase the degree of its non-conformity, be enlarged or expanded, be structurally altered to prolong its useful life, or be moved in whole or in part to any other location where it would remain non-conforming. A change in sign message which does not otherwise violate the provisions of the Zoning Code is allowed.

The applicant is requesting approval to install a new sign face on each side of the existing ground sign along Ogden Avenue. As shown on the signage plans, there are no proposed changes to the existing brick structure, which measures 18' 2" wide and 3' 1-½" tall. The proposed sign will consist of non-illuminated, flat cut-out aluminum letters and a logo, which will be stud mounted onto the existing brick base. The logo consists of three shades of green and the letters will be white.

The proposed sign face area will be smaller in size than the existing sign face. The existing sign face measures 14' 9" wide and 1' 7-½" tall, with a sign face area of 23.9 square feet. The proposed sign face measures 9' 11-½" wide and 1' 6-½" tall with a sign face area of 15.3 square feet.

Per the applicant, there are no changes to the existing external spot lights. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light



MEMORANDUM

upon adjacent property or streets. Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of 10:00 P.M. and 7:00 A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

The applicant has not provided additional details on changes to the landscaping around the base of the signs, however, the plans include a note stating "Landscaping during growing season will require lower plantings for sign visibility."

It should be noted that the former sign for ManorCare was recently removed from the existing brick base and the applicant installed a new sign face for ProMedica without prior approval of a Sign Permit. A notice of violation was sent to the applicant requiring that approval of a Sign Permit by the Plan Commission.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

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

Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Sign Application and Exhibits

VILLAGE OF HINSDALE 2021

600 W. Ogden Avenue

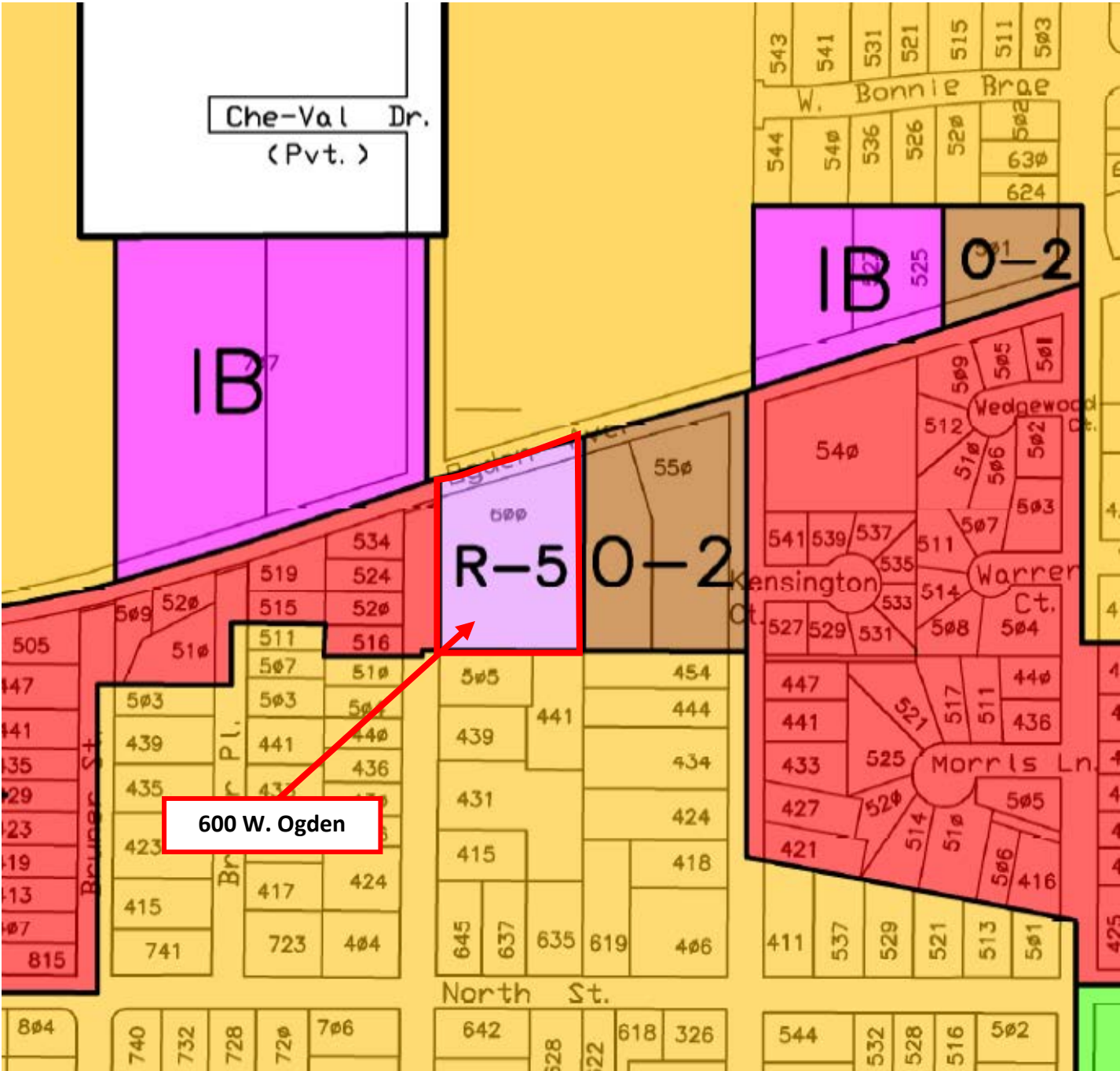
Zoning District Boundaries

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Open Space District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Office District
- O-2 Office District
- O-3 Office District
- HS Health Services District
- B-3 Design Review Overlay District

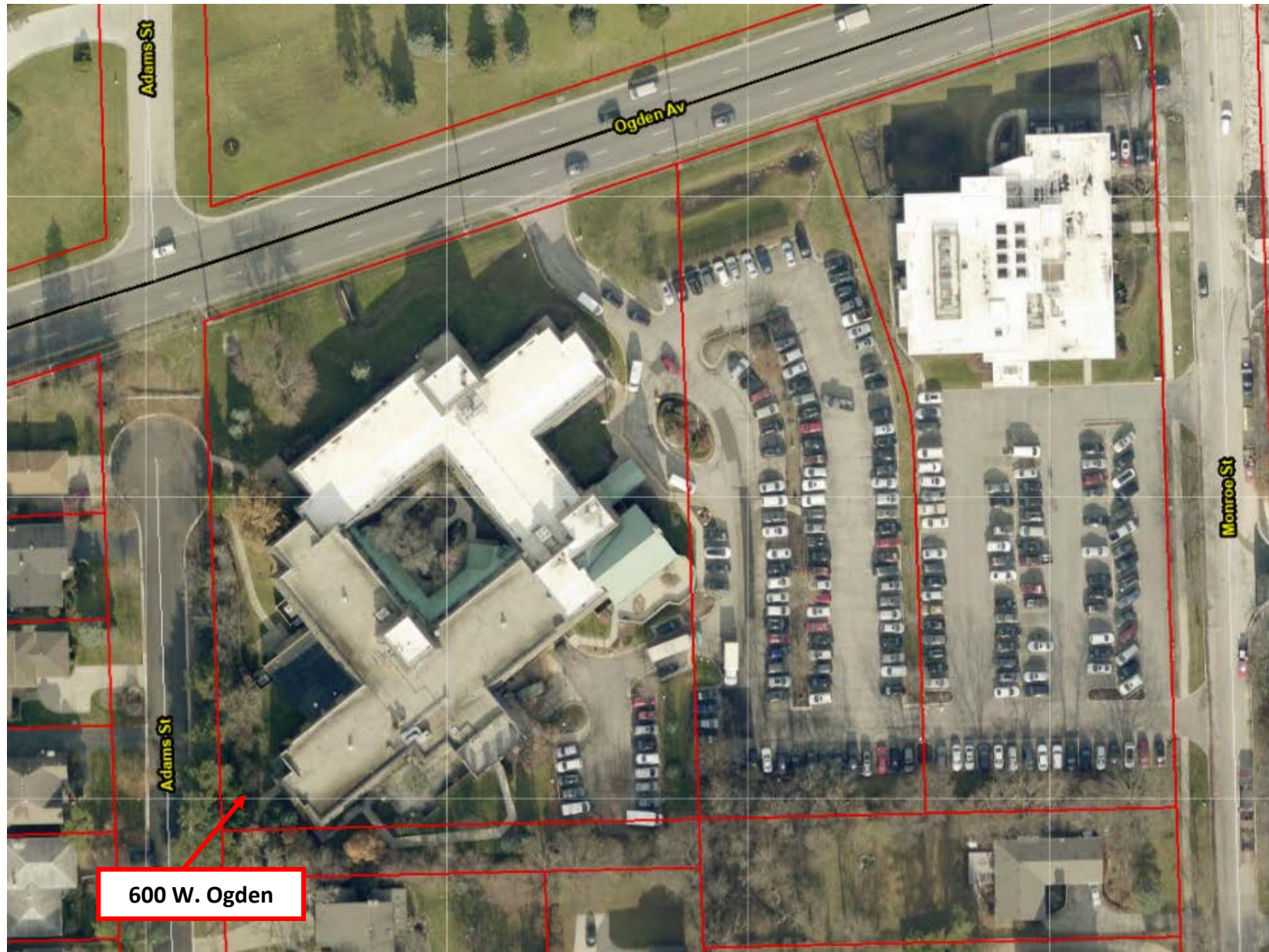
Scale: 1" = 100'

North Arrow

Village of Hinsdale Zoning Map and Project Location



Aerial View – 600 W. Ogden Avenue



Street View – 600 W. Ogden Avenue





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

Applicant

Name: Gardner Signs Inc.
Address: 1087 Naughton Rd.
City/Zip: Troy, MI 48083
Phone/Fax: (248) 689 / 1900 x 100
E-Mail: evictor@gardnersigns.com
Contact Name: Edie Victor

Contractor

Name: Gardner Signs Inc.
Address: 1087 Naughton Rd
City/Zip: Troy, MI 48083
Phone/Fax: (248) 689 / 9100 x 100
E-Mail: evictor@gardnersigns.com
Contact Name: Edie Victor

ADDRESS OF SIGN LOCATION: 600 W Ogden

ZONING DISTRICT: Other

SIGN TYPE: Other

ILLUMINATION Up Lit

Sign Information:

Overall Size (Square Feet): 15.35 (1'-6-1/2" x 9'-11-1/2")

Overall Height from Grade: 3'-1-1/2" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② Green
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: ManorCare

Size of Sign: 23.97 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Edie Victor

Signature of Applicant

10/12/2021

Date

SEE ATTACHED

Signature of Building Owner

10/12/21

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Site Plan for Replacement Wall Letters - ProMedica Hinsdale 600 W Ogden Ave-Hinsdale IL

Existing Sign Setback from Ogden Avenue East



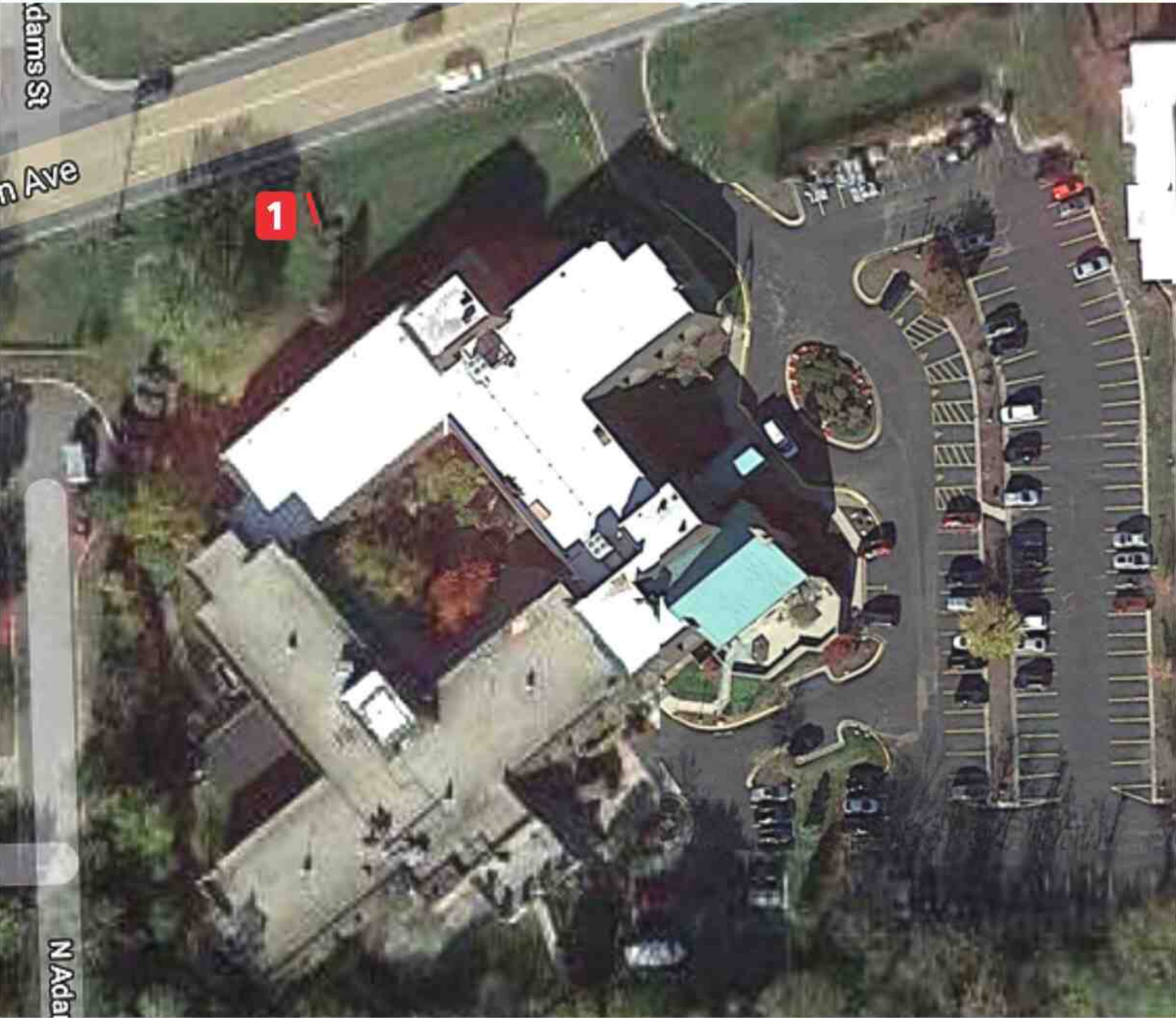
Existing Sign Setback from Ogden Avenue West



Existing Sign Setback from Ogden Avenue West



Site Plan - Arial View - of Ground Sign Location



Gardner
signs

MICHIGAN
1087 Naughton Dr
Troy, MI 48083
(248)689-9100 T
(248)689-9101 fax

OHIO
3800 Airport Hwy
Toledo, OH 43615
(419)385-6669 T
(419)385-7046 fax

CLIENT: ProMedica Hinsdale
PROJECT: Rebranding
LOCATION: 600 W Ogden Ave
Hinsdale, IL
SALESPERSON: Jeff Prymas
DESIGNER: dmf
DATE: 8-16-2021
SCALE: Noted
REVISIONS: 8-19-2021 9-10-2021 9-30-2021
10-12-2021
FILE: ProMedica-Heartland\0000 ProMedica\ILLINOIS\ProMedica Hinsdale_600 W Ogden Ave-Hinsdale IL

SALES AUTHORIZATION

SIGNED BY:
DATE:

DESIGN AUTHORIZATION

SIGNED BY:
DATE:

PRODUCTION AUTHORIZATION

CLIENT APPROVAL:

DATE:

PRODUCTION APPROVAL:

DATE:

DESIGN AND COLOR RENDERING COPYRIGHT ©2021 BY GARDNER SIGNS, INC. SUBMITTED FOR YOUR USE WITH THIS DESIGN PROJECT. IT IS NOT TO BE TRANSMITTED, USED, COPIED, ALTERED OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADEMARKS) REMAINS THE EXCLUSIVE PROPERTY OF GARDNER SIGNS, INC.

COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS.

Rebranding - ProMedica Hinsdale 600 W Ogden Ave-Hinsdale IL

Scope of Project for GSI:

- 1. Remove and Discard Existing Letters from Monument Wall
- 2. Fabricate New FCO Letters and Logo Icon
- 3. Install New Wall Sign

Non-Illuminated Flat, Cut-Out, Aluminum Letters and Logo Icon

Qty: 2 sets - 1 for each side of wall
1/4" Aluminum Painted to Match ProMedica Color Standards
Mount Flush to Monument Wall with Aluminum Studs and Silicone

COLOR KEY

Paint:

MP 35735 Lime Green (PMS 361C Lime Green)

MP00441 Kelly Green (PMS 340C Kelly Green)

MP18125 Vivid Green (PMS 355C Vivid Green)

White

Logo Icon Detail:

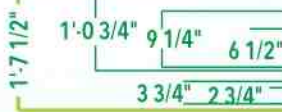
PMS 361C
3M 3630-136
Lime Green

PMS 355C
3M 3630-156
Vivid Green

PMS 340C
3M 3630-146
Kelly Green

Existing Double Sided Monument Wall and Letters - 3/8" = 1'-0" Scale

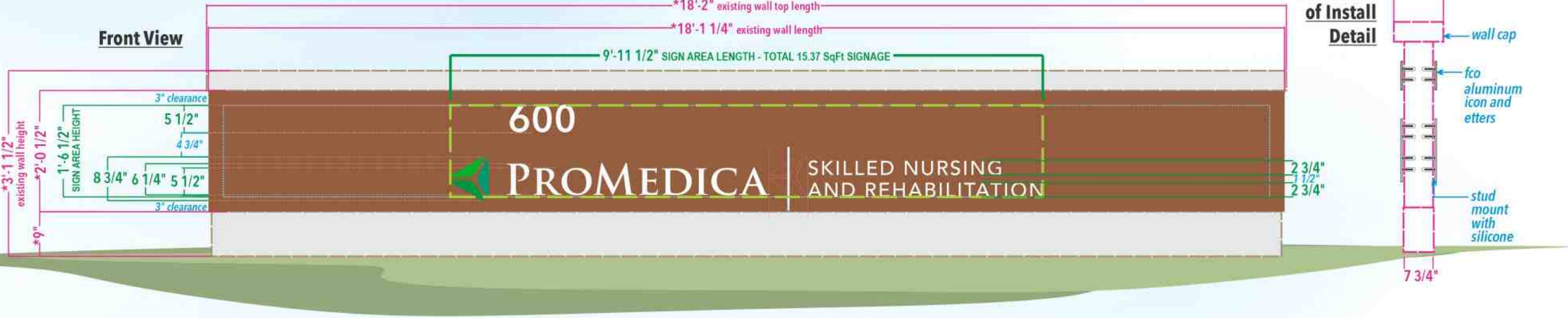
*WALL DIMENSIONS ARE REPRESENTED IN PINK ON DRAWING BELOW



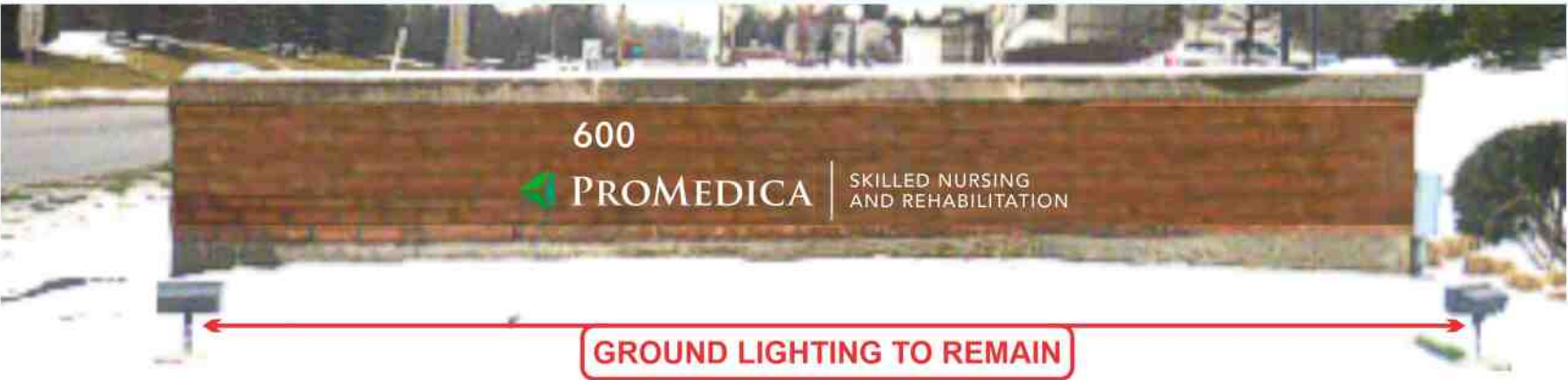
1 LTSNRCUSTOM

Proposed FCO Letter and Logo Icon Wall Sign

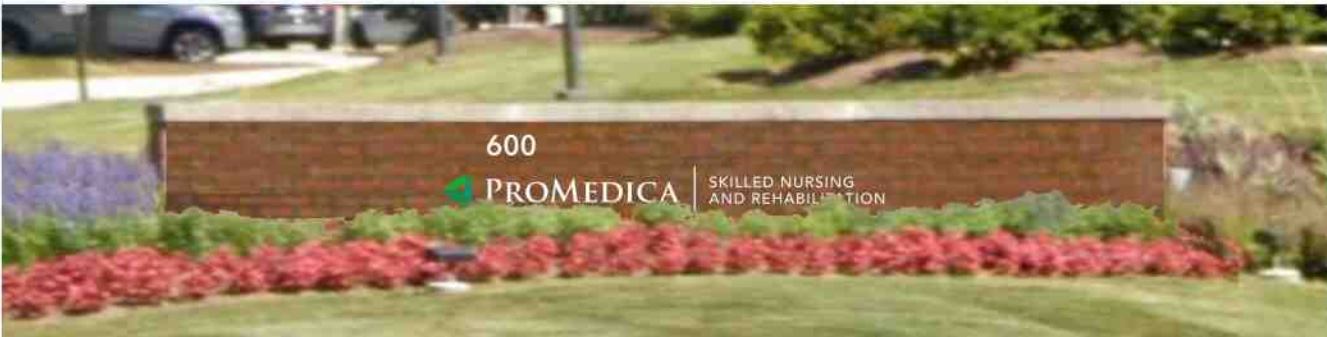
1/2" = 1'-0" Scale



Existing Wall with Proposed New Letters and Logo Icon - 3/8" = 1'-0" Scale



NOTE: LANDSCAPING DURING GROWING SEASON WILL REQUIRE LOWER PLANTINGS FOR SIGN VISIBILITY



Gardner
signs

MICHIGAN
1087 Naughton Dr
Troy, MI 48083
(248)689-9100 T
(248)689-9101 fax

OHIO
3800 Airport Hwy
Toledo, OH 43615
(419)385-6669 T
(419)385-7046 fax

www.gardnersigns.com

CLIENT:	ProMedica Hinsdale
PROJECT:	Rebranding
LOCATION:	600 W Ogden Ave Hinsdale, IL
SALESPERSON:	Jeff Prymas
DESIGNER:	dmf
DATE:	8-16-2021
SCALE:	Noted
REVISIONS:	8-19-2021 9-10-2021 9-30-2021
FILE:	ProMedica-Heartland\0000 ProMedica\ILLINOIS\ProMedica Hinsdale_600 W Ogden Ave-Hinsdale IL

SALES AUTHORIZATION
SIGNED BY:
DATE:

DESIGN AUTHORIZATION
SIGNED BY:
DATE:

PRODUCTION AUTHORIZATION
CLIENT APPROVAL:
DATE:
PRODUCTION APPROVAL:
DATE:

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**MICHIGAN**

1087 Naughton Dr
Troy, MI 48063
PHONE (248) 689-9100

OHIO

3800 Airport Hwy
Toledo, OH 43615
PHONE (419) 385-6669

FLORIDA

3410 Electronics Way
West Palm Beach, FL 33407
PHONE (800) 537-2236

Letter of Authorization and Representation

Individual / Company Name: Gardner Signs Inc.
Street Address: 3800 Airport Hwy
City/State/Zip: Toledo, Ohio 43615
Phone Number: 419-467-7558 Email Address: jprymas@gardnersigns.com
I/We Manor Care of Hinsdale IL, LLC, owner(s) of the property located at:
600 W. Ogden Ave., Hinsdale, IL 60521

Hereby authorize Gardner Signs (as listed above) to act as my/our designated agent and representative in the following zoning matter(s) to acquire all necessary sign permits on behalf of Promedica.

RISB
Property owner(s) Signatures

Rich Snoddy
Printed Name(s)

10/13/21
Date

Property Owner's- Mailing Address: 100 Madison Ave., Toledo, OH 43604

Phone Number(s): 240-355-8538 Email Address: Rich.Snoddy@ProMedica.org

Sworn to and subscribed in my presence, this 13 day of October, 2021.



JENNIFER RAHE
Notary Public, State of Ohio
My Commission Expires:
11/29/2025

Jennifer Rahe
Notary Public

www.gardnersigns.com
ESTABLISHED 1945



INTERNATIONAL SIGN ASSOCIATION



Midwest Sign Association

State of Illinois Department of Public Health

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

Ngozi Ezike, M.D.
Director

Issued under the authority of
The State of Illinois
Department of Public Health

EXPIRATION DATE	ID. NUMBER
01/06/2022	0049445
LONG TERM CARE LICENSE SKILLED	CATEGORY BGBE 202
UNRESTRICTED	202 TOTAL BEDS

BUSINESS ADDRESS
LICENSEE
MANOR CARE OF HINSDALE IL, LLC

PROMEDICA SKILLED NURSING HIN
600 WEST OGDEN AVENUE
HINSDALE IL 60521
EFFECTIVE DATE: 07/01/21

The face of this license has a colored background. Printed by Authority of the State of Illinois • 5/16

← DISPLAY THIS PART IN A
CONSPICUOUS PLACE



Office of the Secretary of State Jesse White

ilsos.gov

cyberdriveillinois.com is now ilsos.gov

Corporation/LLC Search/Certificate of Good Standing

LLC File Detail Report

File Number	02332272
Entity Name	MANOR CARE OF HINSDALE IL, LLC
Status	ACTIVE

Entity Information

Principal Office
333 N. SUMMIT STREET
TOLEDO, OH 43604

Entity Type
LLC

Type of LLC

Foreign

Organization/Admission Date
Tuesday, 11 September 2007

Jurisdiction
DE

Duration
PERPETUAL

Agent Information

Name
C T CORPORATION SYSTEM

Address
208 SO LASALLE ST, SUITE 814
CHICAGO , IL 60604

Change Date
Tuesday, 11 September 2007

Annual Report

For Year
2021

Filing Date
Saturday, 10 July 2021

Managers

Name

Address

HCR IV HEALTHCARE, LLC

333 N. SUMMIT STREET

TOLEDO, OH 43604

Assumed Name

ACTIVE

PROMEDICA SKILLED NURSING AND REHABILITATION (HINSDALE)

ACTIVE

MANORCARE HEALTH SERVICES-HINSDALE

Series Name

NOT AUTHORIZED TO ESTABLISH SERIES

[Return to Search](#)

[File Annual Report](#)

[Adopting Assumed Name](#)

[Articles of Amendment Effecting A Name Change](#)

[Change of Registered Agent and/or Registered Office](#)

(One Certificate per Transaction)



MEMORANDUM

DATE: November 5, 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-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

FOR: November 10, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Courtland, LLC

Subject Property: 36 E. Hinsdale Avenue (PIN: 09-12-129-005)

Existing Zoning & Land Use: B-2 Central Business District – Beauty Salon (Salon Lofts) on the First Floor / Vacant on the Second Floor

Surrounding Zoning & Land Use:

North: OS Open Space District – (across Burlington Northern Railroad) Burlington Park

South: IB Institutional Buildings District – Village-Owned Parking Lot

East: B-2 Central Business District – Restaurant / Offices

West: B-2 Central Business District – Restaurant / Barbershop

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and changes to front and rear façade of the existing two-story building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District.

BACKGROUND

The first floor tenant space is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth, which operates an office specializing in financial planning and wealth management.

The subject property is located in the Downtown Historic District. According to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area, the building is classified as a Contributing Structure in the Historic District. The building was constructed in 1924 and features Two-Part Commercial Block architecture. According to the 2003 Downtown Survey, the building was formerly used as a garage for a Ford Motor Dealership once located in the adjacent building at 40 E. Hinsdale Avenue and was later converted into a toy store.



MEMORANDUM

The building has been altered over time. According to the 2003 Downtown Survey, the transom areas above the storefront windows have been bricked over. Additionally, on March 20, 2018, the Village Board approved an Exterior Appearance Plan to modify the front and rear façade of the two-story building (Ordinance No. O2018-12). On the front façade facing Hinsdale Avenue, a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront. At the rear of the building, an overhead door and awning were removed and replaced with new entrance doors and awnings. A new brick clad elevator tower was also constructed on the roof.

REQUEST AND ANALYSIS

The applicant is requesting several changes to the front and rear façade of the building and approval to install a new wall sign for Performance Wealth Management located on the second floor of the building. The proposed changes are summarized below.

Exterior Changes to the Front Façade

- **Door Surround for the Second Floor Tenant Space** – A new surround / trim constructed of wood to be painted white will be installed around the alcove and entrance door to the second floor tenant space.
- **Lighting** – Three black gooseneck lights will be installed above the new door surround to illuminate the signage area. The light fixtures have an overall height of 15.5" and would extend a total of 17" from the building. The applicant has submitted light fixture information for review.

The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

- **Shutters** – Shutters are proposed on both sides of the three existing second floor windows. The shutters will be constructed of a PVC composite material that is painted a dark navy color ("Hale Navy"), feature a raised panel design. As shown on the plans, the shutters measure 5.8' tall and 2' wide. The existing windows measure 6' tall and 7.5' wide.
- **Wall Sign** – One (1) new wall sign is proposed in the frieze / upper trim area of the door surround. The proposed wall sign measures 1' 6-3/8" tall and 5' 6" wide, with an overall sign face area of 8.42 square feet. The wall sign consists of non-illuminated, flat cut out letters and a logo constructed of aluminum in gold and a dark navy blue color that will be pin-mounted to the wood surround.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

It should be noted that Performance Wealth Management is allowed less signage area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate storefront entrance.



MEMORANDUM

Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants. On May 9, 2018, the Plan Commission approved 40.5 square feet of signage for Salon Lofts out of the maximum 50 square feet of signage for the two tenant spaces in the building as allowed by the owner. Therefore, Performance Wealth would be allowed a maximum of 9.5 square feet of signage. As proposed, the signage complies with the Village's code requirements.

Exterior Changes to the Rear Facade

- Awning Fabric – Two black awnings with a matching design are currently located above the two entrance doors at the rear of the building. The applicant is proposed to remove the black awning fabric on the left side of the rear elevation and reskin it with a dark navy blue fabric to match Performance Wealth Management's branding colors. The awning measures 9' 4" wide and 3' tall and will have a covered side similar to the current design. No signage is proposed on the awning.

MEETING HISTORY

Historic Preservation Commission Meeting – November 3, 2021 – Mike Zalud, representing Courtland, LLC, the general contractor for the project, provided an overview of the proposed changes to the building and answered questions from the Commissioners. No public comment was made at the meeting.

A summary of the items discussed is provided below:

- Shutters – The Commission expressed concern over the proposed second floor shutters, which will be less than half of the width of the windows and would be an inappropriate change to the historic building. The building would be better left without shutters and if the applicant really wanted to dress up the second floor windows, planter boxes or iron work could be explored as an alternative.
- Door Surround for the Second Floor Tenant Space – The entrance and alcove for the second floor was added in 2018 and was intended to be a secondary entrance, with the central primary entrance serving Salon Lofts. The Commission expressed concern that the new entrance header would be taller than the existing main entrance for Salon Lofts and the adjacent storefront windows, making it visually more prominent than the primary entrance. It was recommended that the secondary entrance should be designed to look like a secondary entrance. This could be achieved by reducing the height of the top header / pediment to be shorter than the existing header for Salon Lofts or roughly align with the top of the storefront windows.

As proposed, the proposed rectangular pediment cap and pilasters for the new entrance surround also would conflict with the existing brick pilaster and limestone courses at the corner of the building and the adjacent storefront window. It was recommended that the pilasters for the new entrance be made narrower so that the trim doesn't extend into the storefront windows of Salon Lofts or the decorative limestone and brick work.

With the reduction to the height of the pediment / top header, the Commission was okay with the proposed gooseneck lighting and signage area also being lowered in height.



MEMORANDUM

The Historic Preservation Commission recommended approval of Case A-25-2021, an Exterior Appearance and Site Plan Review for 36 E. Hinsdale Avenue – Performance Wealth Management, by a vote of 4-0 (3 absent), subject to the following conditions:

- The second-floor shutters are eliminated
- The height of the pediment is reduced to the point where the top of the cap aligns with either the bottom of the limestone to the east or the top of the window to the west.
- The pilasters are narrowed in width to reflect the new pediment height and so that the pediment will not encroach the adjacent window

REVIEW PROCESS

Exterior Appearance & Site Plan 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.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

Sign Permit Review - Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

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



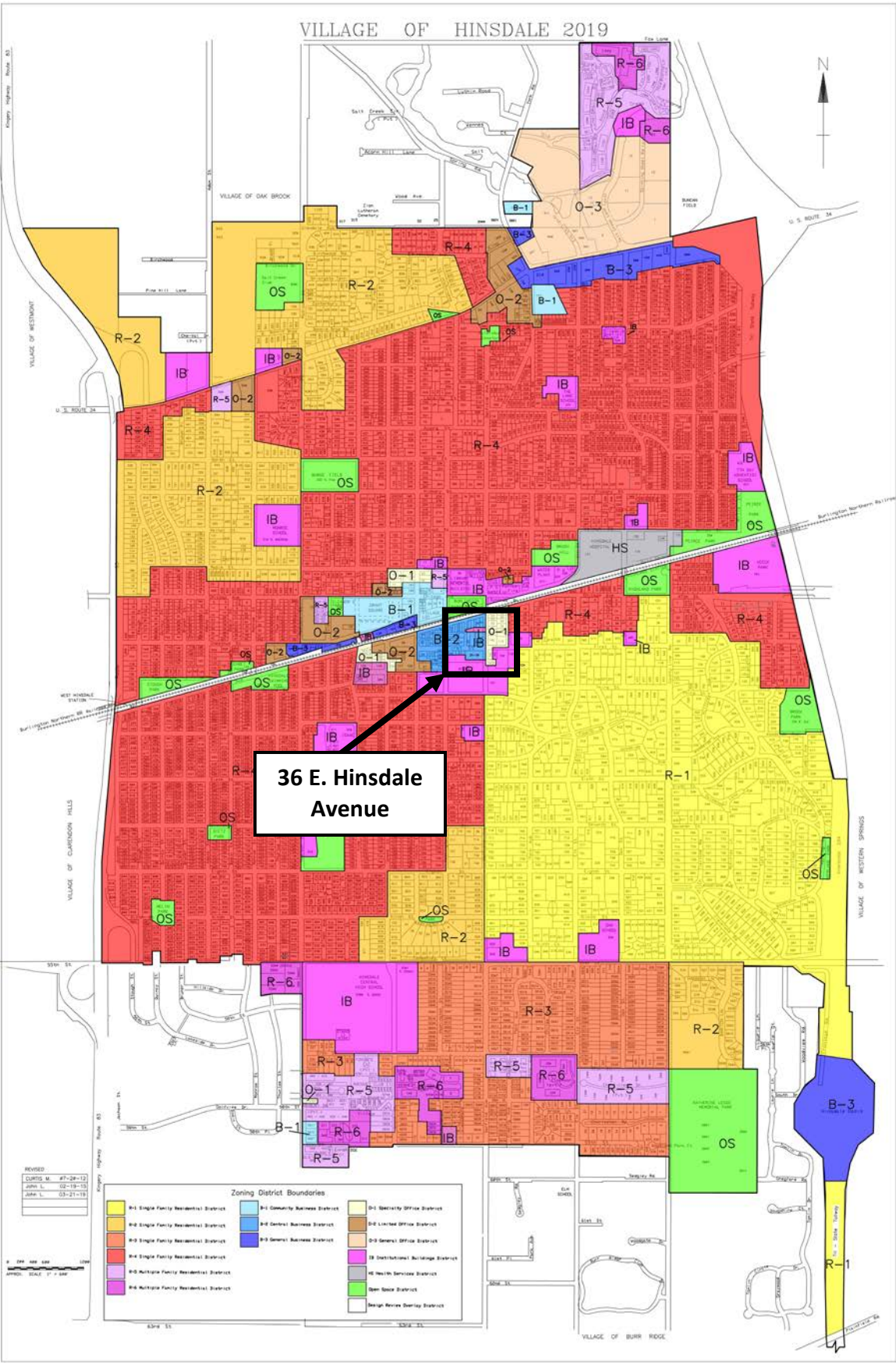
MEMORANDUM

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

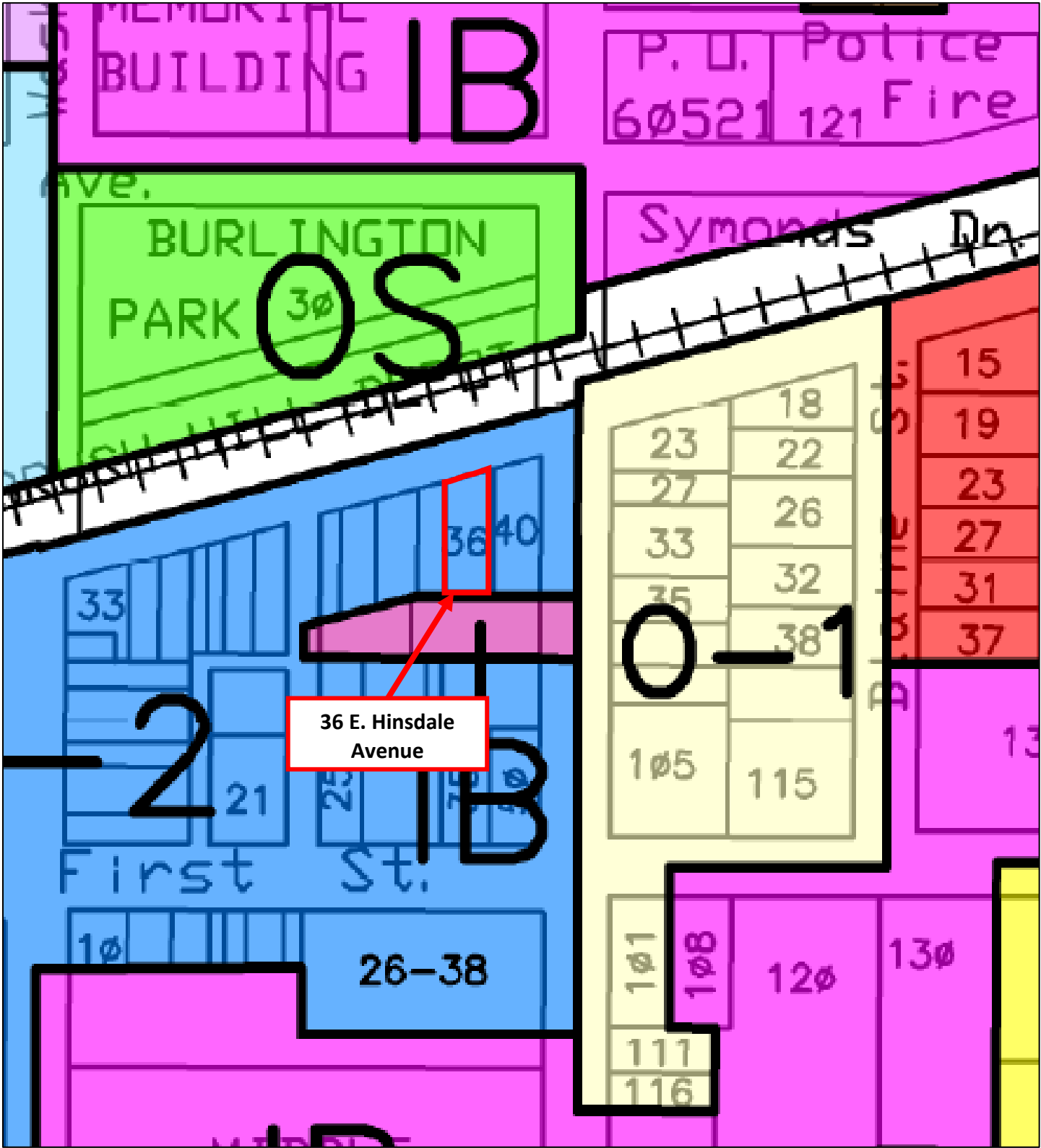
ATTACHMENTS

1. Zoning Map and Project Location
2. Birdseye View
3. Street View
4. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Exterior Appearance Review, Site Plan Review, Sign Permit Review Applications and Exhibits

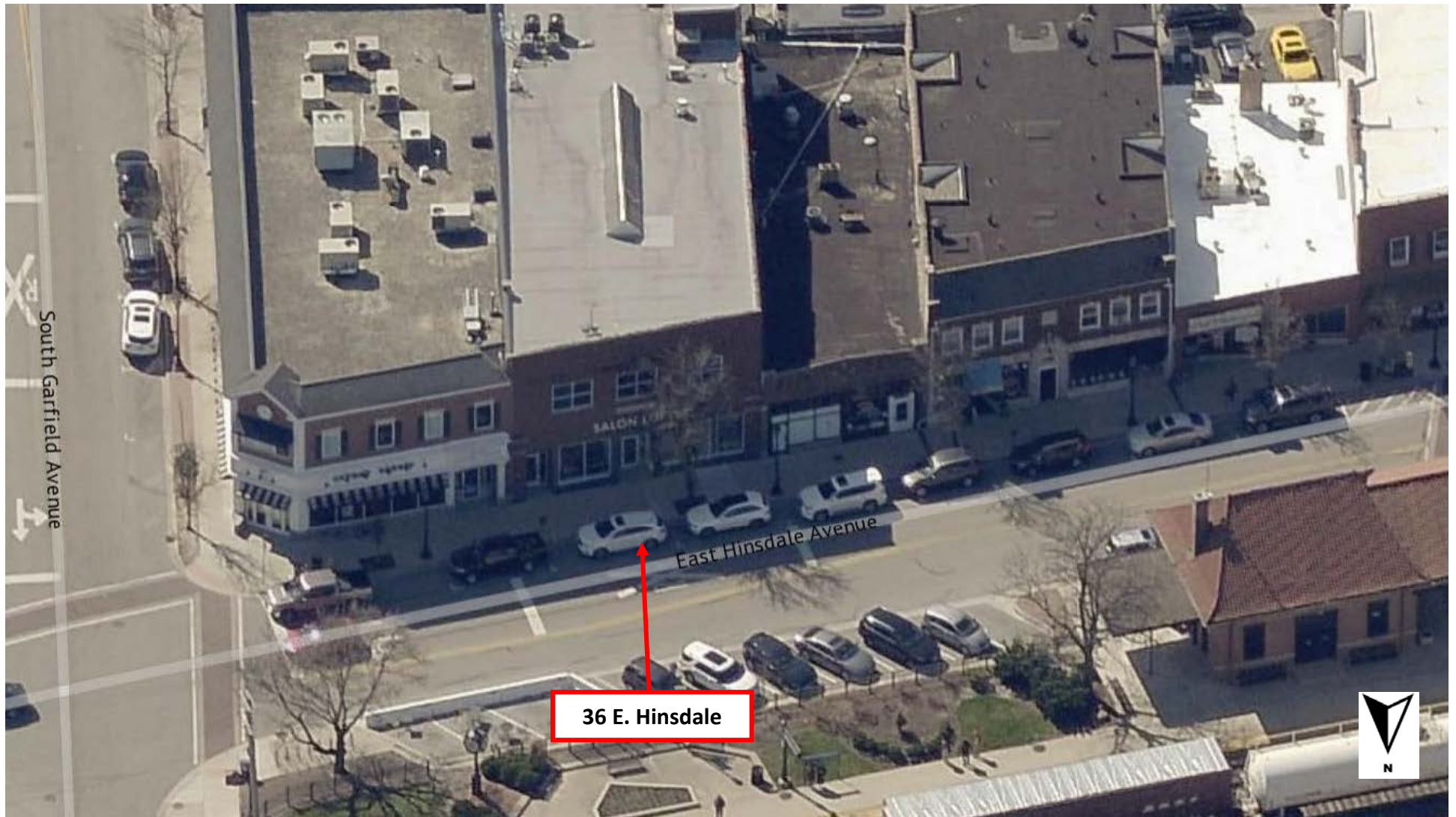
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 36 E. Hinsdale Avenue



Birds Eye View – 36 E. Hinsdale Avenue



Street View – 36 E. Hinsdale Avenue



CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

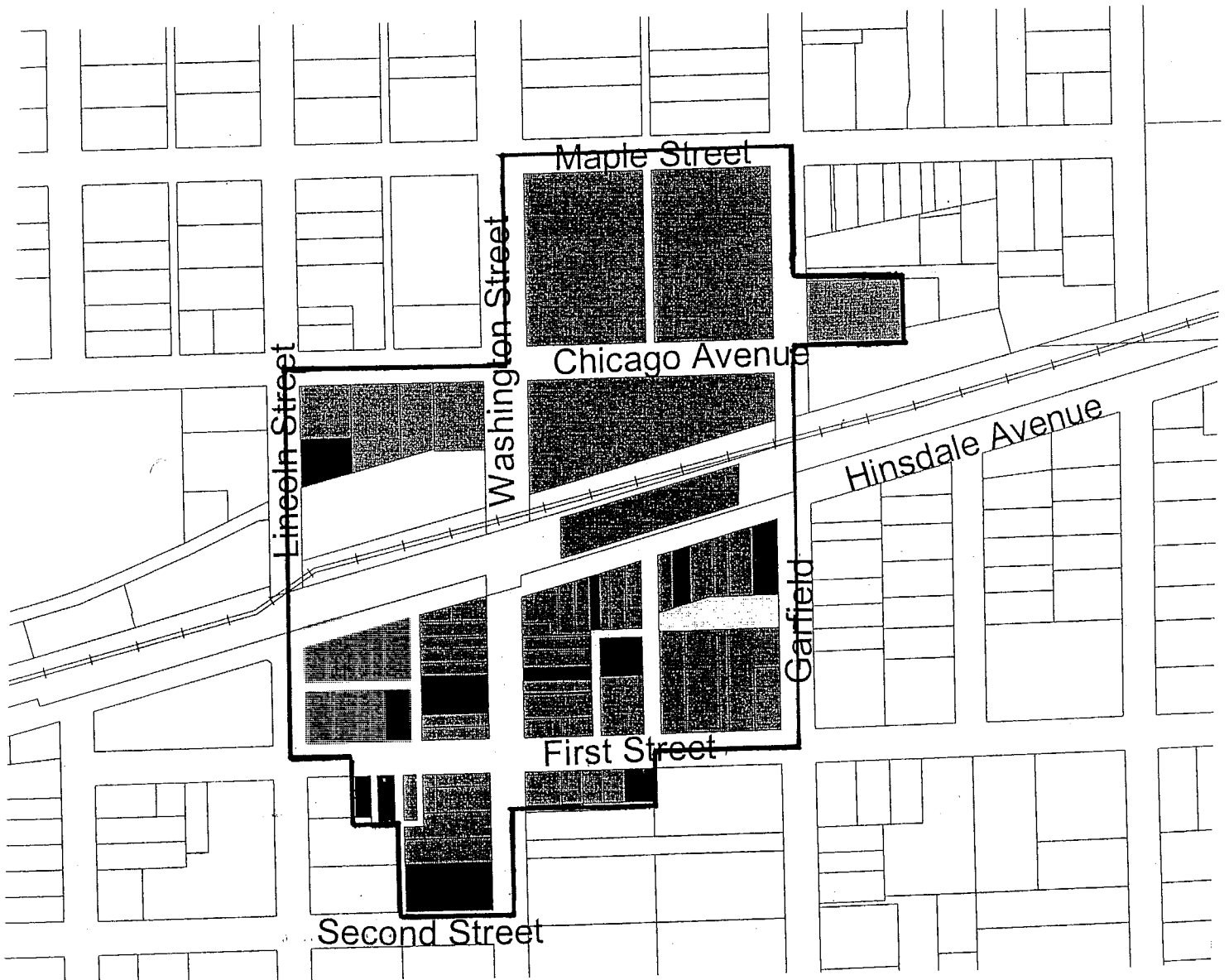
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

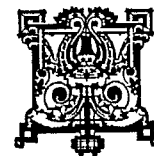
1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

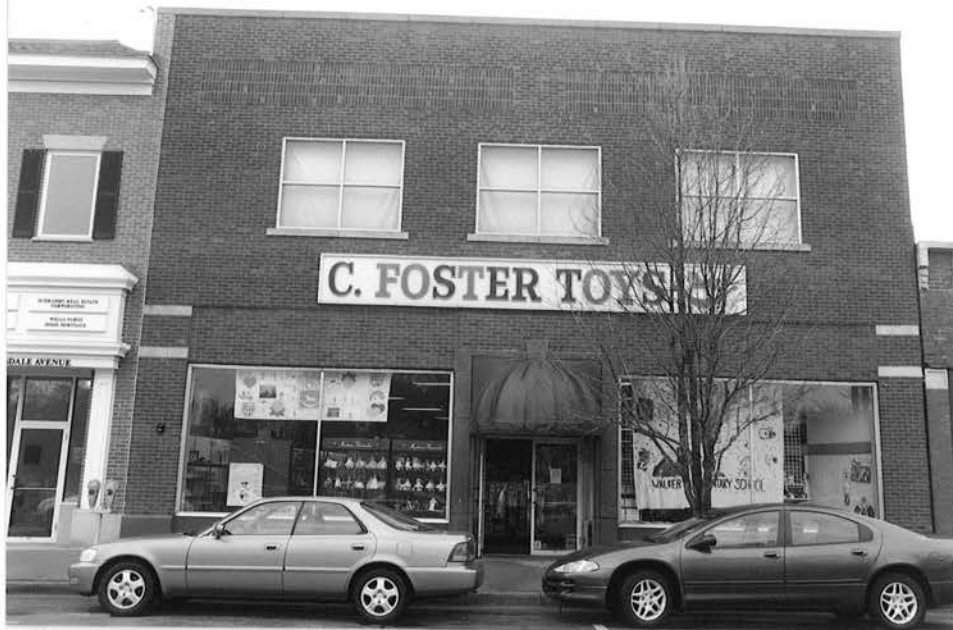
Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

24	E	HINSDALE	AV	Two Part Commercial Block	Commercial style	1909	C	Mohr Building		
26-26.5	E	HINSDALE	AV	One Part Commercial Block		1957	NC			
28-30	E	HINSDALE	AV	Two Part Commercial Block	Classical; Renaissance Revival	1928-30	C	Clineff's Home Restaurant Building	Flaks, Francis A.	
32-34	E	HINSDALE	AV	One Part Commercial Block	Commercial Style	1912	C			
36	E	HINSDALE	AV	Two Part Commercial Block		1924	C			Brown & Loehman
40	E	HINSDALE	AV	Two Part Commercial Block	Neo-Traditional	1998	NC			
8	W	HINSDALE	AV	Two Part Commercial Block	Colonial Revival	c. 1927	C			
14-16	W	HINSDALE	AV	Two Part Commercial Block	Colonial Revival	1926	C	Old Post Office	Zook, R. Harold	William Soltwisch and Sons
18	W	HINSDALE	AV	One Part Commercial Block		c. 1902	C			
20	W	HINSDALE	AV	Two Part Commercial Block		1894	C			
24	W	HINSDALE	AV	One Part Commercial Block	Commercial style	1923	C	Fleck Automobile Building		
28	W	HINSDALE	AV	One Part Commercial Block		1922	C	McClintock Building/Auto Dealership		
13	S	LINCOLN	ST	One Part Commercial Block		c. 1920	NC			
53	S	LINCOLN	ST	Freestanding	Colonial Revival	c. 1935	C			
109		SYMONDS	DR	Post Office	Georgian Revival	1939-40	C	United States Post Office - Hinsdale, IL	Simon, Louis A.	
40-46		VILLAGE	CT	Strip Mall	Colonial Revival	1908, 1960s	NOC			
33-35	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne; Classical	1900	C			Frosher, Adolph

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	36
DIRECTION	E
STREET	HINSDALE
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	
STOREFRONT INTEGRITY	minor alterations		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS		NO OF STORIES	2
BEGINYEAR	1924	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	Building permit #583	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	plate glass
WALL MATERIAL 2 (original)		WINDOW TYPE	awning; display
		WINDOW CONFIG	grouped
SIGNIFICANT FEATURES	Three bay façade; grouped metal windows at 2nd floor with stone sills below; 2 rectangular brick panels at top with stacked bond (4 rows)		
ALTERATIONS	Brick appears to have been sandblasted		

**STOREFRONT
FEATURES**

Flushed, central entry configuration; stone entry surround (Art Deco) and bulkhead; plate glass display windows; simple corner piers with simple limestone capitals

**STOREFRONT
ALTERATIONS**

Transom has been bricked in above display windows with similar brick as the façade

HISTORIC INFORMATION**HISTORIC
NAME****COMMON
NAME**

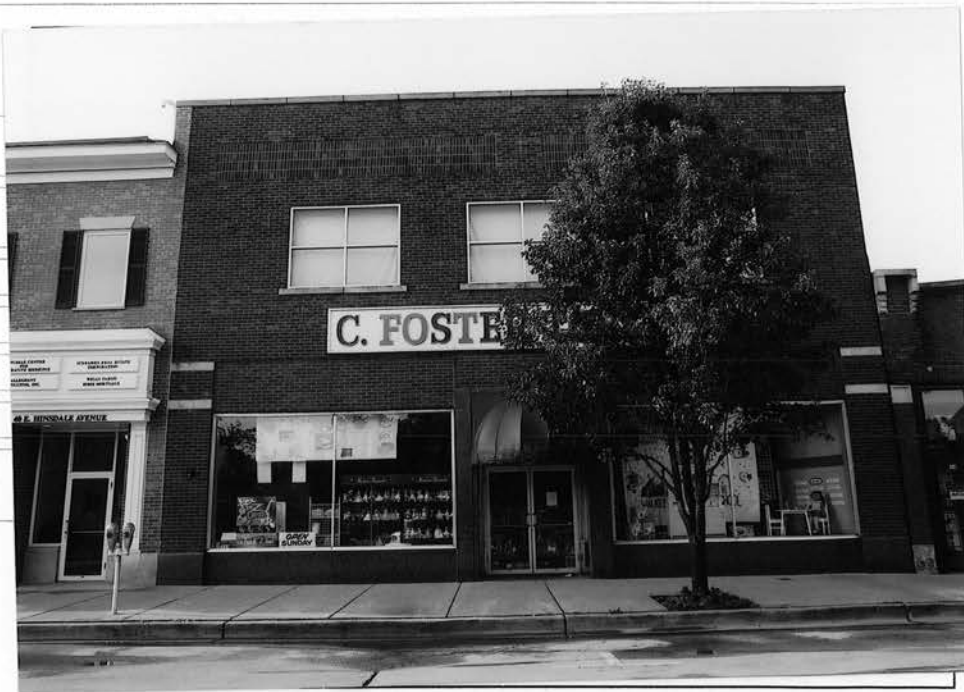
C. Foster Toys

COST

\$15,000

ARCHITECT**ARCHITECT2****BUILDER**

Brown & Loehman

**ARCHITECT
SOURCE****HISTORIC
INFO**

Built by owner, the Buchholz brothers operated a Ford dealership next door for many years (sources: building permits and Ziegweid)..

LANDSCAPE

Midblock on busy commercial street; sidewalks at front; tree in front of store; railroad tracks across the street; parallel parking at front

PHOTO INFORMATION**ROLL1**

5

FRAMES1

6

ROLL2

8

FRAMES2

10a

ROLL3**FRAMES3****DIGITAL
PHOTO ID**

d:\hinsdale036e.j
pg

SURVEY INFORMATION**PREPARER**

Jennifer Kenny

**PREPARER
ORGANIZATION**

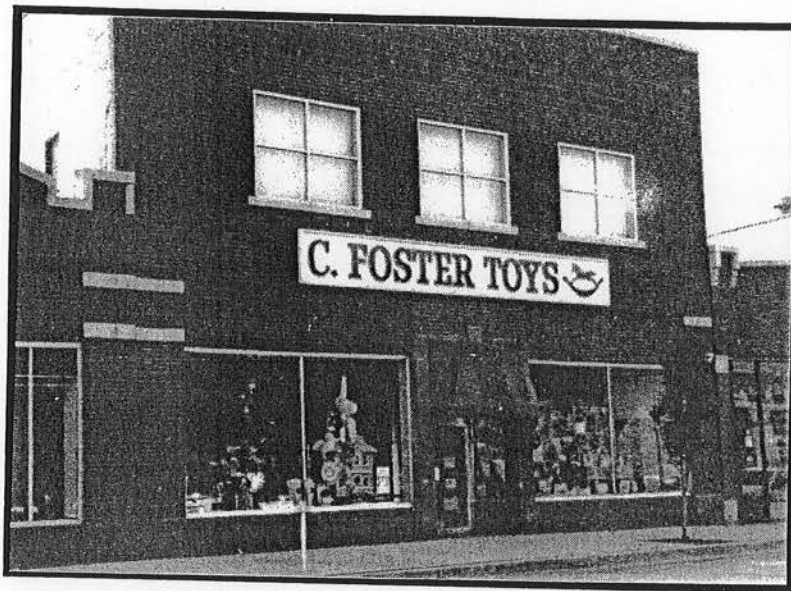
Historic Certification
Consultants

SURVEYDATE

6/25/03

SURVEYAREA

DOWNTOWN



36 EAST HINSDALE AVENUE
Foster Toys

The Buchholz brothers had this building built in 1924-25 for their Ford-Lincoln dealership which began next door, at 40 East Hinsdale Avenue, in 1917.

The Buchholz brothers continued their dealership here for many years until Charles J. Foster bought the building and the business and continued to carry on the Ford dealership until the business was converted to a toy store now operated by Mr. Foster's son, Charles O. Foster.

Later owners of the building were Henry Bosse and Mr. and Mrs. Charles O. Foster, the current owners.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60585
Phone/Fax: (312) 428 / 9080
E-Mail: mike@courtlandgc.com

Owner

Name: Performance Wealth Managment
Address: 36 E. Hinsdale - 2nd floor
City/Zip: Hinsdale, IL 60521
Phone/Fax: (636) 686 / 5715
E-Mail: rgough@performancewealthpartners.c

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

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

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

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

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

II. SITE INFORMATION

Address of subject property: 36 E. Hinsdale Avenue

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 005

Brief description of proposed project: Add decorative surround around door to 2nd floor from side windows, and change awning in alley at rear door

General description or characteristics of the site: Existing downtown brick building with direct access

Existing zoning and land use: B-2 - Storage

Surrounding zoning and existing land uses:

North: OS

South: IB

East: B-2

West: B-2

Proposed zoning and land use: B-2 Office - Wealth Management

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: 36 E Hinsdale

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2500	6975 / 6975
Minimum Lot Depth	125	142.5 / 142.5
Minimum Lot Width	20	45.2 / 45.2
Building Height	30	34.5 / 34.5*
Number of Stories	2	2 / 2
Front Yard Setback	0	0 / 0
Corner Side Yard Setback	0	0 / 0
Interior Side Yard Setback	0	0 / 0
Rear Yard Setback	20	21 / 21
Maximum Floor Area Ratio (F.A.R.)*	2.5 X	1.33 / 1.33 9315 SF
Maximum Total Building Coverage*	80%	83% 5768 / 83% 5768*
Maximum Total Lot Coverage*	100%	100% / 100%
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	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: _____

* EXISTING - NON CONFORMING

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 4TH day of OCTOBER, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

MICHAEL ZALUD
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 4TH day of OCTOBER, 2021.

Notary Public

ERIN LEIGH PAHR
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 27, 2025

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: Courtland, LLC

Owner's name (if different): Performance Wealth

Property address: 36 E. Hinsdale, Avenue

Property legal description: [attach to this form]

Present zoning classification: B-2, Central Business District ☐

Square footage of property: 6975 SF

Lot area per dwelling: _____

Lot dimensions: 45.2 x 142.5

Current use of property: Salon Lofts 1st floor

Proposed use: ☐ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

Add trim detail for entrance to 2nd floor, shutters, and change awining in alley

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>46.77</u>	<u>20</u>
interior side(s)	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>

Provided:**Required by Code:**

corner side

0

0

rear

0

0

Setbacks (businesses and offices):

front:

0

0

interior side(s)

0 /

0 /0

corner side

0

0

rear

21

20

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

34.5*

30

*Existing non conforming

accessory building(s):

Maximum Elevations:

principal building(s):

34.5*

30

*Existing non conforming

accessory building(s):

Dwelling unit size(s):

Total building coverage:

83%*

80%

Total lot coverage:

100%

100%

Floor area ratio:

1.33

2.5X

Accessory building(s):

None

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

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

MICHAEL ZOLUP

Applicant's printed name

Dated:

OCTOBER 4, 2021.



September 15, 2021

Property Address:

36 E. Hinsdale, Avenue
Hinsdale, IL 60521

RE: Letter of Authorization

To Whom it May Concern:

As owner / owners representative of the above referenced property, I grant permission for Courtland, LLC and it's authorized agents to install signage, entrance trim, and shutters at this location. Courtland, LLC and its authorized agents may also secure all necessary permits as required by the Village of Hinsdale.

Signed:

Jane M. Foster

Printed Name:

JANE M. FOSTER

Title:

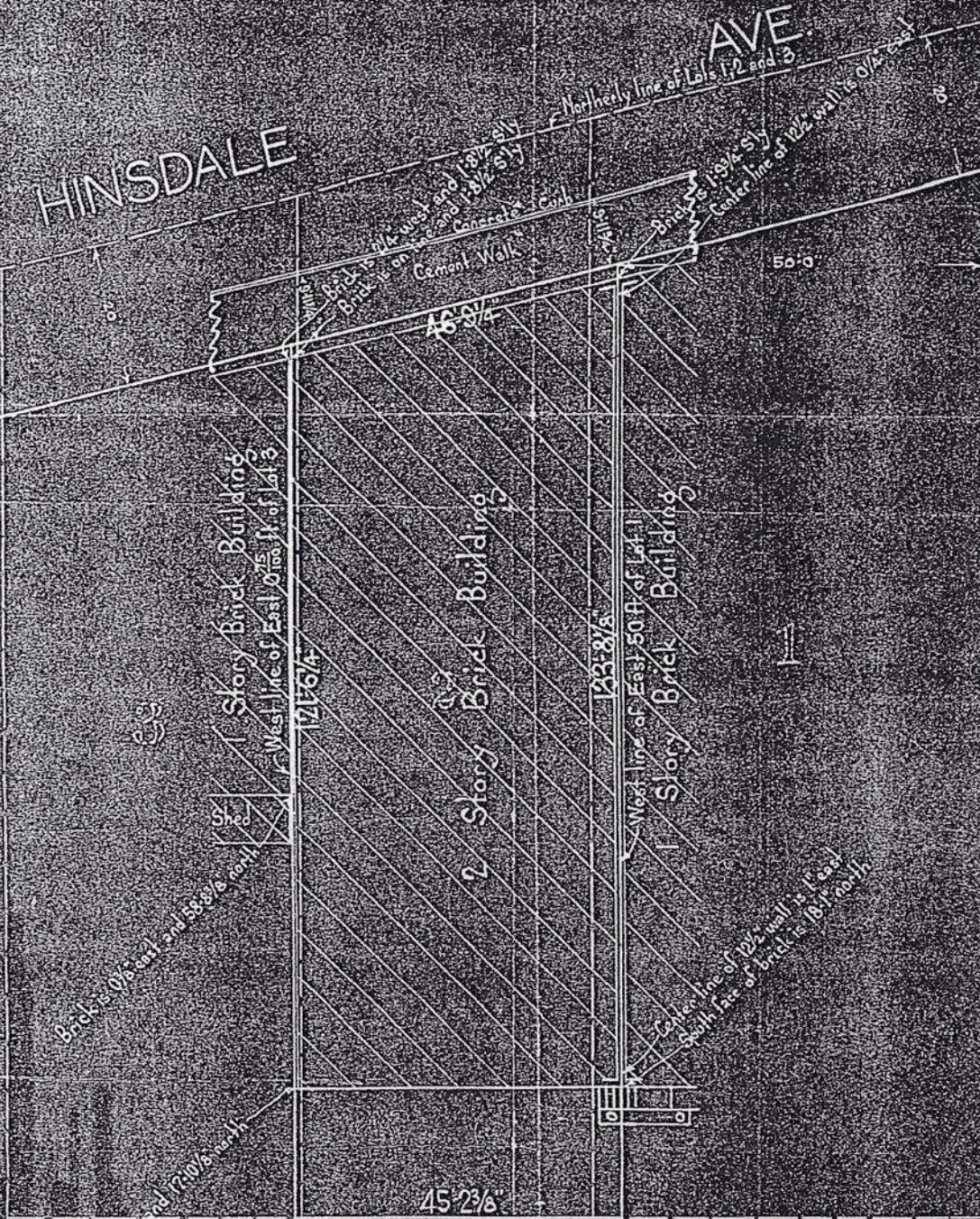
Owner

CHICAGO, BURLINGTON

PLAT OF SURVEY

HINSDALE

AVE.



STATE OF ILLINOIS) ss
COUNTY OF COOK)
CHICAGO GUARANTEE
certifies that a survey has been
of the property described above
drawn is a correct representation

PLAT A

HOLCER & COMPANY INC.

REAL ESTATE CONSULTANTS

located in close proximity to service employment in the Village of Oak Brook to the north and along the Tri-State Tollway; and downtown Chicago is an approximate 30-minute drive via the Eisenhower Expressway.

More specifically, the subject property is situated on the south side of Hinsdale Avenue, between Garfield and Washington Streets, immediately south of the Burlington Northern Railroad right-of-way. Again, this location in the central business district of Hinsdale is immediately south of the commuter train station. The subject is bordered by two-story commercial properties to the east and west. A public parking lot and hardware store are to the south with office properties further to the east/southeast across Garfield Avenue. This area has experienced continued upgrading and includes restaurants, specialty shops, financial and other service uses. As such, it is considered well suited for local commercial use.

Property Description

The B-2, Central Business District-zoned site is trapezoidal in shape with 46.77 feet of frontage on the south side of Hinsdale Avenue with depths of 142.5 and 155.75 feet along the west and east property lines, respectively, and 45.2 feet at the rear property line, indicating a total area of 6,975 square feet. The topography is flat and at grade with the adjacent street and properties, and on-site drainage appears to be adequate. According to the Federal Emergency Management Agency's, Flood Insurance Rate Map 170105-0004-B, dated January 16, 1981, it is not located within a designated flood hazard area. It is specifically assumed that soil conditions are adequate to support the existing building improvement over its reasonable economic life. The property is served by all normal urban utilities, including sanitary sewer, water, natural gas, electricity, telephone service and storm water drainage.

The property is improved with an 85-year-old, two-story and basement, masonry-constructed, retail/storage building. The total gross building area is approximately 11,536 square feet which includes a 5,768 square foot, ground-floor retail (C. Foster Toy Store) and 5,768 square feet of storage space on the second floor, plus an unfinished basement. The first floor is used primarily as retail space, plus a small office section with storage available in the basement and the high ceiling, unfinished second floor. On an overall basis, the design and utility of the improvement are considered good for ground floor retail purposes and basement storage. The second floor has the potential for office/residential uses which would require partitioning, mechanical equipment, restrooms and finishes as well as front and rear ingress/egress which would reduce the

R94-055020

94 MAR -7 AM 10:15

RECORDER
DU PAGE COUNTY

QUITCLAIM DEED

The Grantor, JANE M. FOSTER, married to CHARLES O. FOSTER, of Hinsdale, Du Page County, Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quitclaims unto JANE MARLOWE FOSTER, AS TRUSTEE OF THE JANE MARLOWE FOSTER DECLARATION OF TRUST DATED MAY 1, 1990, Grantee, of 513 West North Street, Hinsdale, Illinois 60521, and unto all and every her successor or successors in trust under said Declaration of Trust, all interest in the following described Real Estate situated in the County of Du Page, State of Illinois, to wit:

Lot 1 (except the East 49.35 feet thereof), all of Lot 2 and the East .75 feet of Lot 3 in Lake's Subdivision of Lots 1, 3 and 4 in Block 2 of the Original Town of Hinsdale, in the East 1/2 of the Northwest 1/4 of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 4, 1871, as Document 14562, in Du Page County, Illinois.

PIN: 09-12-129-005

Address of Property: 36 East Hinsdale Avenue, Hinsdale, Illinois 60521

TO HAVE AND TO HOLD said real estate with the appurtenances and upon the trusts and for the uses and purposes in said Declaration of Trust set forth.

And the said Grantor does hereby waive and release all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CHARLES O. FOSTER, married to JANE M. FOSTER, joins in this deed for the sole purpose of releasing and waiving all rights of and to homestead in said real estate.

IN WITNESS WHEREOF, the Grantor and said Charles O. Foster have hereunto set their hands and seals this 14th day of February, 1994.

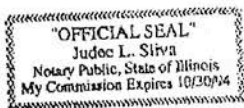
Jane M. Foster (Seal)
Jane M. Foster

Charles O. Foster (Seal)
Charles O. Foster

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANE M. FOSTER and CHARLES O. FOSTER, wife and husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of February, 1994.



Judith L. Silva
Notary Public
Commission expires: 10-30-94

This instrument was drafted by:

Marvin S. Helfand
Defrees & Fiske
200 South Michigan Avenue, Suite 1100
Chicago, Illinois 60604

Please send subsequent tax bills to:

Jane M. Foster, Trustee
513 West North Street
Hinsdale, Illinois 60521

After recording, please return to preparer.

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph C, Section 4, of the Real Estate Transfer Tax Act.

Dated this 14th day of Feb 1994.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

Contractor

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

ADDRESS OF SIGN LOCATION: 36 E. Hinsdale Avenue

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Down Lit



Sign Information: Front Elevation

Overall Size (Square Feet): 8.42 (1-6 3/8 x 5'-6")

Overall Height from Grade: 13'-6" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② Navy Blue (HC-155)
- ③ Gold

Site Information:

Lot/Street Frontage: 46'-9 1/4"

Building/Tenant Frontage: 8'-6"

Existing Sign Information:

Business Name: Salon Lofts

Size of Sign: 26.94 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Signature of Applicant

Dana M. Foster
Signature of Building Owner

Date

9/16/2021

Date

9/17/2021

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

Contractor

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

ADDRESS OF SIGN LOCATION: 36 E. Hinsdale Avenue

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Other

ILLUMINATION None



Sign Information: Alley Awning

Overall Size (Square Feet): _____ (_____ x _____)

Overall Height from Grade: 8'-6" Ft.

Proposed Colors (Maximum of Three Colors):

① MARINE BLUE

② _____

③ _____

Site Information:

Lot/Street Frontage: 46'-9 1/4"

Building/Tenant Frontage: 8'-6"

Existing Sign Information:

Business Name: Salon Lofts

Size of Sign: 13.5 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

9/16/2021
Date

Jane M. Foster
Signature of Building Owner

9/17/2021
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



PERFORMANCE WEALTH

**36 E Hinsdale Avenue
Hinsdale, IL 60521**

Building Sign
Awning
Reception Wall Sign
Elevator Wall Sign

**OLYMPIK
SIGNS**

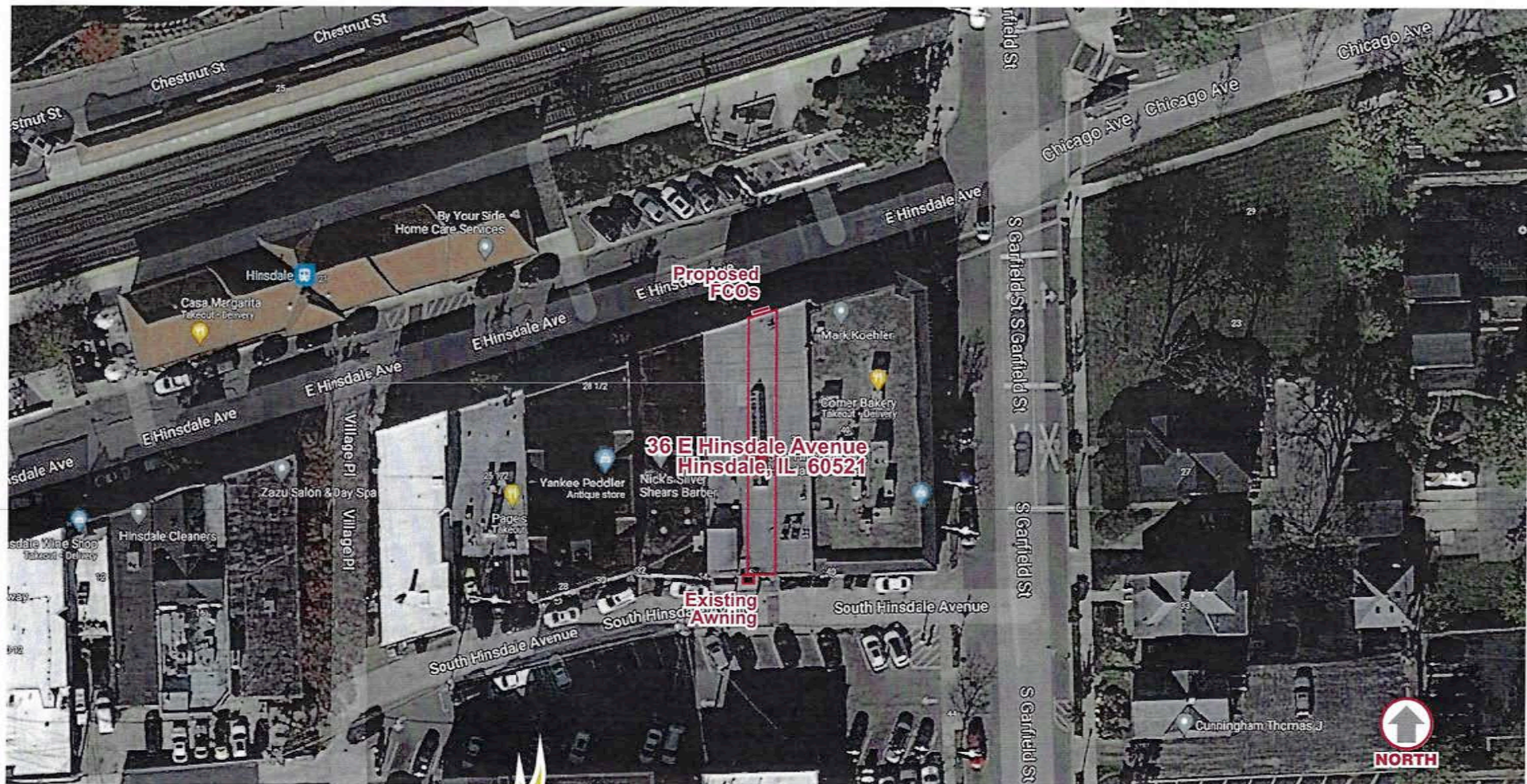
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Lombard, IL 60148

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● 09-10-21



Site Plan -



**PERFORMANCE
WEALTH**

**OLYMPIK
SIGNS**

account representative / client
ROB WHITEHEAD /
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

job#: 21-8746
06-10-21
rev.# 09-10-21

Comments:

SITE PLAN

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Street Views of Site -



PERFORMANCE
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account representative / client
ROB WHITEHEAD
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

36 E Hinsdale Avenue
Hinsdale, IL 60521

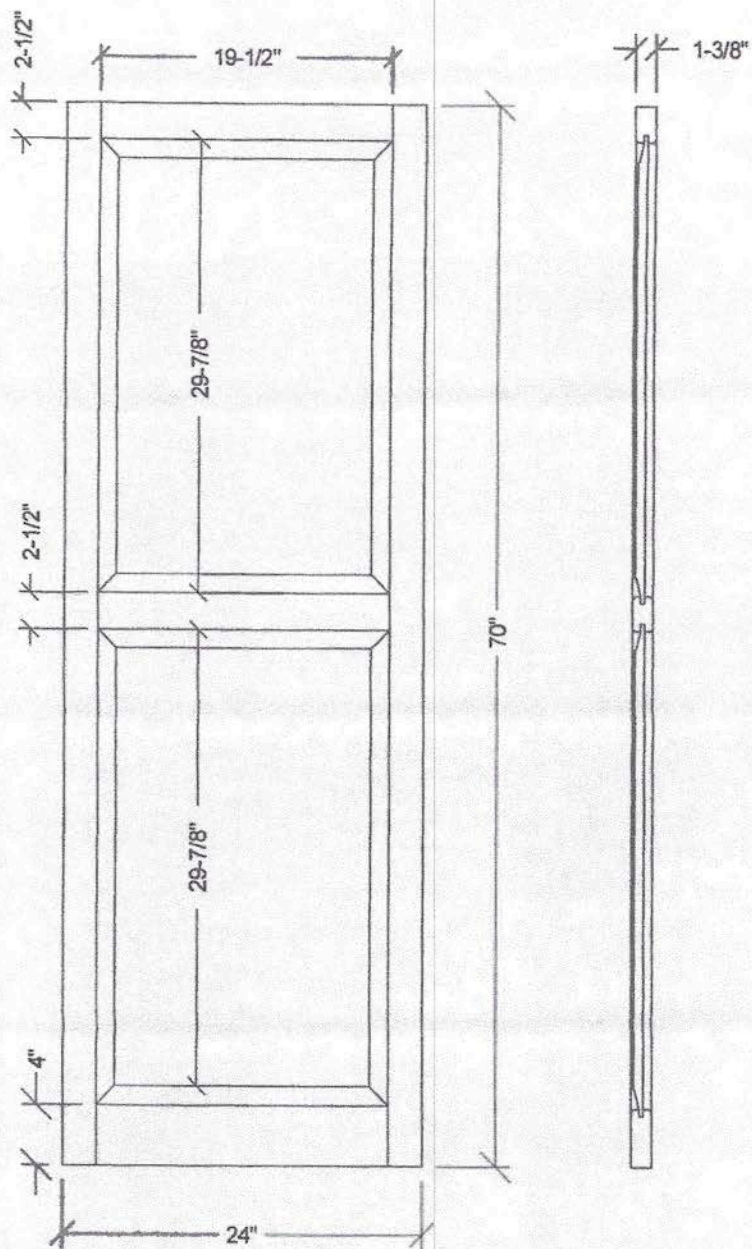
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PAMELA F

job#: 21-8746
• 06-10-21
• rev.# 09-10-21

Comments:

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Shutter Color - Navy Blue (HC-154)

Exterior Colors - 36 E. Hinsdale



Hale Navy HC-154

- Wood Shutters



White OC-151

- Entrance Trim (new wood)



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Small Gooseneck Light

SKU: LS-15859

Categories: [Gooseneck & Sign Lighting \(https://www.ledspot.com/sign-gooseneck-lighting/\)](https://www.ledspot.com/sign-gooseneck-lighting/), [Gooseneck Sign Lighting \(https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/\)](https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/), [Small Gooseneck Light \(https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/small-gooseneck-light/\)](https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/small-gooseneck-light/)

~~\$123.43~~ **\$111.09**

Paint Color

Black (Standard) ▾

Clear

1

ADD TO CART

(https://www.ledspot.com/wp-content/uploads/2020/01/1487347133_small-gooseneck-light-1.jpg)

Description

Additional information

Reviews (0)

Documents (1)

Description

Extending 16 inches from its mount, the Small Gooseneck Light suits smaller lighting applications with a classic gooseneck design. The fixture sits at lower mounting heights to illuminate small signs and murals. Its durable aluminum material comes in many colors to match any environment. Bulb not included.

**Please consult with LED Spot for lead time estimates.*

SHOP BY

[Parking Lot Lighting & Poles \(/parking-lot-lighting\)](#)

+

[Athletic & Sports Field Lighting \(/sports-lighting\)](#)

+

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Gooseneck & Sign Lighting (/sign-gooseneck-lighting)	+
Wall Pack & Security Lights (/wall-mount-lighting)	+
Decorative Pole Lighting (/decorative-pole-lighting)	
Commercial Indoor Lighting (/indoor-commercial-lighting)	+
Landscape & Outdoor Lighting (/commercial-landscape-lighting)	+

Commercial Lighting Info (<https://www.ledspot.com/ls-commercial-lighting-info/>)

Photometric Design (<https://www.ledspot.com/ls-photometric-design/>)

Online Power Cable Calculator (<https://www.ledspot.com/ls-power-cable-calculator/>)

Batting Cage Lighting Kits (<https://www.ledspot.com/ls-commercial-lighting-info/sports-athletic-lighting/baseball-field-lighting/batting-cage-lighting-kits/>)

Landscape Lighting Contractors (<https://www.ledspot.com/ls-commercial-lighting-info/electrical-contractors/landscape-lighting-contractors/>)

Display Case Lighting (<https://www.ledspot.com/ls-commercial-lighting-info/restaurant-lighting/display-case-lighting/>)

Ask a Lighting Expert (<https://www.ledspot.com/ls-ask-a-lighting-expert/>)

Quote Request (<https://www.ledspot.com/ls-quote-request/>)

Retrofitting Parking Lot Lighting & Security Lighting Systems Using LED (<https://www.ledspot.com/ls-commercial-lighting-info/retrofitting/retrofitting-parking-lot-lighting-security-lighting-systems-using-led/>)

([//www.ledspot.com/contact-us](https://www.ledspot.com/contact-us))

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CONTACT US

Led Spot
7447 Harwin Drive
Houston, Tx 77036
USA

(800) 239-2939

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[Sign Lights \(/ls-commercial-lighting-info/sign-lights/\)](#)

[Commercial Light Poles \(/ls-commercial-lighting-info/parking-lot-lighting/light-poles/\)](#)

[Landscape Lighting \(/ls-commercial-lighting-info/landscape-outdoor-lighting/\)](#) [Lighting Manufacturers \(/manufacturers\)](#)

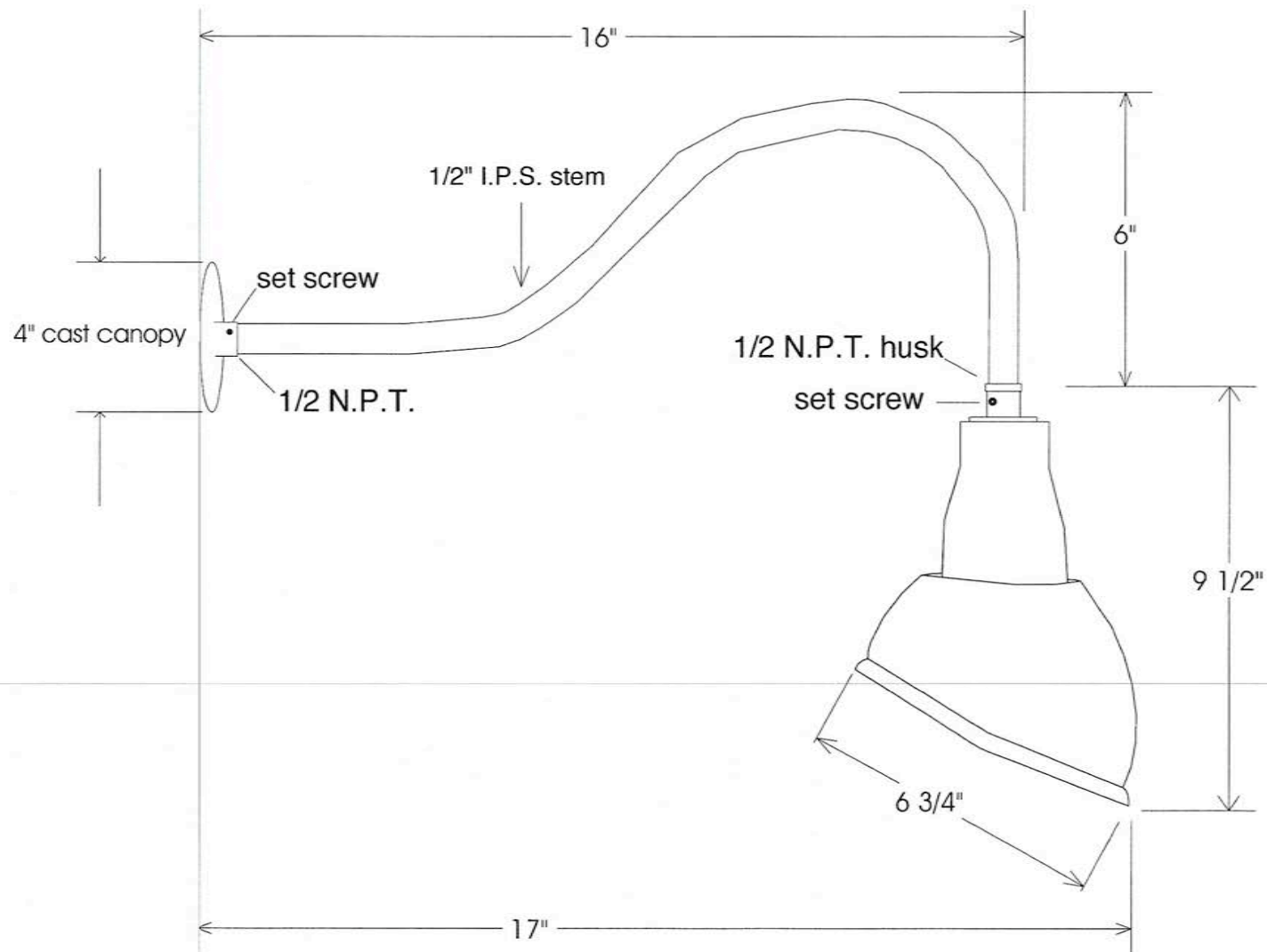
[My Cart \(/cart/\)](#) [My Account \(/my-account/\)](#) [Order Status \(/my-account/orders/\)](#) [Checkout \(/checkout/\)](#) [Returns](#)



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Unless Otherwise Specified:

Dimensions in Inches
 Tolerances: Fractional ±
 Angular: Mach ± Bend ±
 Two Place Decimal ±
 Three Place Decimal ±

Construction: All Aluminum

Pipe Size: 1/2"

Lamp: 1-100A

Name

Date

Drawn

T.A.R.

11/29/10

Checked

03/12/12

ENG Appr.

MFR Appr.

QA

Comments

CAD Generated Drawing
 Do Not Manually Update

15/859

Size

Drawing No.

Rev

A

0001

A

Scale

1:3

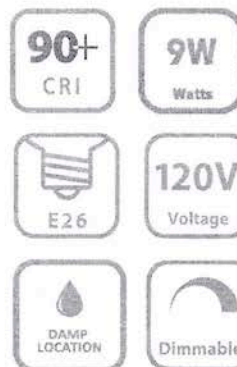
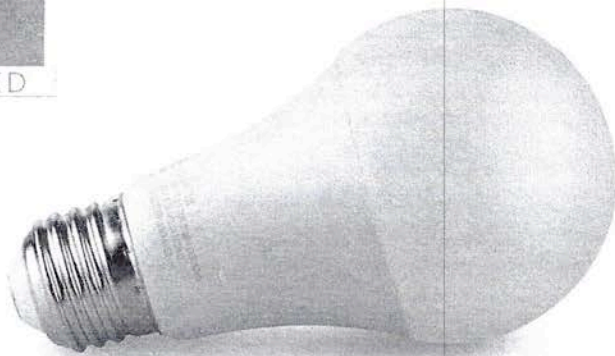
CAD File

Sheet

1 of 1

90+ LIGHTING

A19 BULB 9W



High quality of light and color rendering (90+ CRI, 50+ R9),
with low flicker, flicker <30%,
Smooth dimming. Dimming lower than 10%.

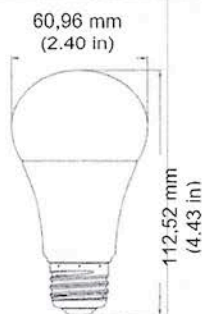


ELECTRICAL SPECIFICATIONS

MODEL NO.	LUMEN	POWER	CCT	BEAM	CRI	PF	CBCP
SE-350.069	800LM	9W	2700K	270°	>90	>0.9	-
SE-350.070	800LM	9W	3000K	270°	>90	>0.9	-

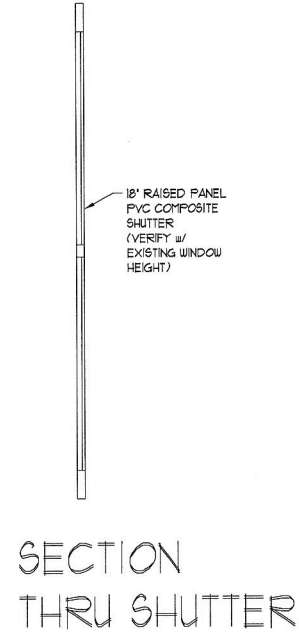
MECHANICAL SPECIFICATIONS

MODEL NO.	MEASURES	WEIGHT	OPERATIONAL TEMPERATURE	INNER BOX QTY	MASTER CARTON QTY
SE-350.069	2.40in X 4.43in	2.15oz	-20°C - 40°C	12pcs	48pcs
SE-350.070	2.40in X 4.43in	2.15oz	-20°C - 40°C	12pcs	48pcs





EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

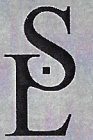


Wood Painted entrance trim
See sign drawings



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

SCHWARZ • LEWIS



SCHWARZ • LEWIS
Design Group, Inc.
1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630.537.1416
www.schwarzlewis.com

Tenant Build Out
36 East Hinsdale Ave. Second Floor
Hinsdale, IL.

ELEVATIONS

DATE	1-14-21
DATE	2-10-21
DESIGN	
DESIGNED FOR PERMIT	1-14-21 (6mm) 2-10-21 (permit)
DESIGNED FOR CONSTRUCTION	
DRAWN BY	FS
CHECKED BY	WDS
1-25-21	Permit Revisions
3-2-21	Permit Revisions
4-8-21	Permit Revisions
4-8-21	Client Revisions
6-1-21	Added Roof Terrace
8-6-21	Signage

SHEET NO.

A2.0



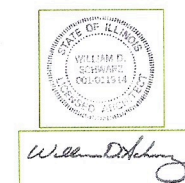
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



OPTION 1
RE-SKIN EXISTING AWNINGS
w/ THERMAL APPLIED
LOGO & COPY
(SEE SIGN DRAWINGS)

PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

EXP. 11-30-2022
8-11-2021



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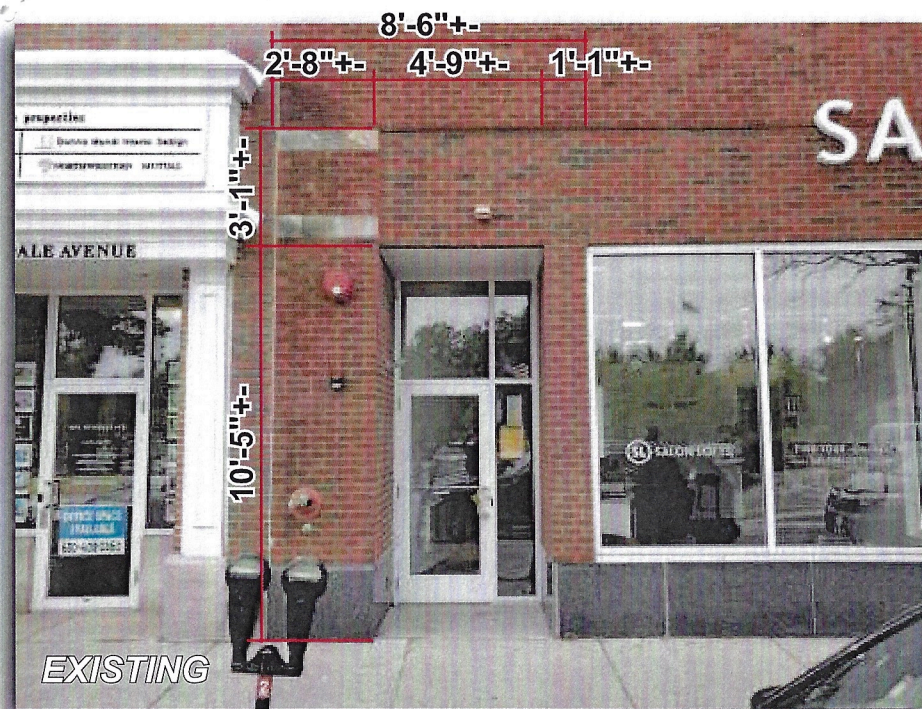
Tenant Build Out
36 East Hinsdale Ave. Second Floor
Hinsdale, IL.

ELEVATIONS

DATE	1-14-21
REVISED	2-10-21
DESIGNED FOR PERMIT	1-14-21 (draw) 2-10-21 (permit)
DESIGNED FOR CONSTRUCTION	
DRAWN BY	FS
CHECKED BY	WDS
1-25-21	Permit Revisions
3-2-21	Permit Revisions
4-8-21	Permit Revisions
4-8-21	Client Revisions
6-1-21	Added Roof Terrace
8-6-21	Signage

SHEET NO.

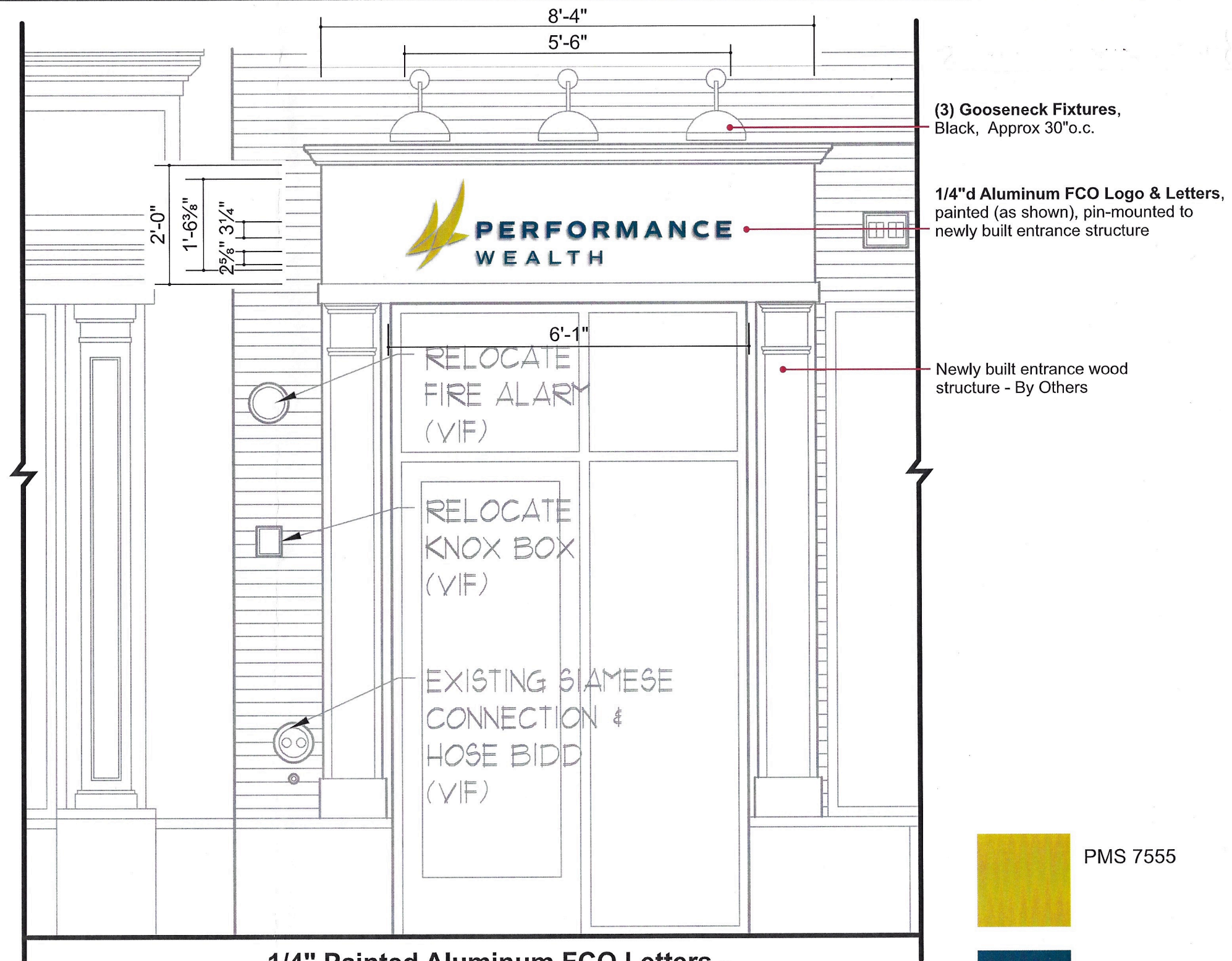
A2.1



North Building Elevation - Before



North Building Elevation - AFTER

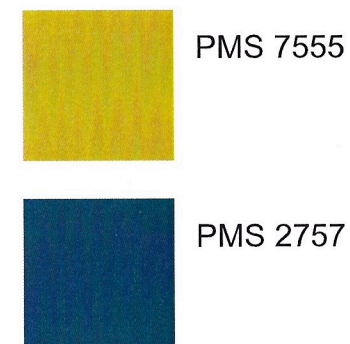


1/4" Painted Aluminum FCO Letters -

Scale 1/2" = 1'-0"

Qty: (1) Required | Square Footage: 8.42

1/4"deep Aluminum Flat Cut Out (FCO) Letters, pin mounted to newly built entrance structure. Field survey required prior to fabrication. Drawing for concept purposes only.



36 E Hinsdale Avenue
Hinsdale, IL 60521

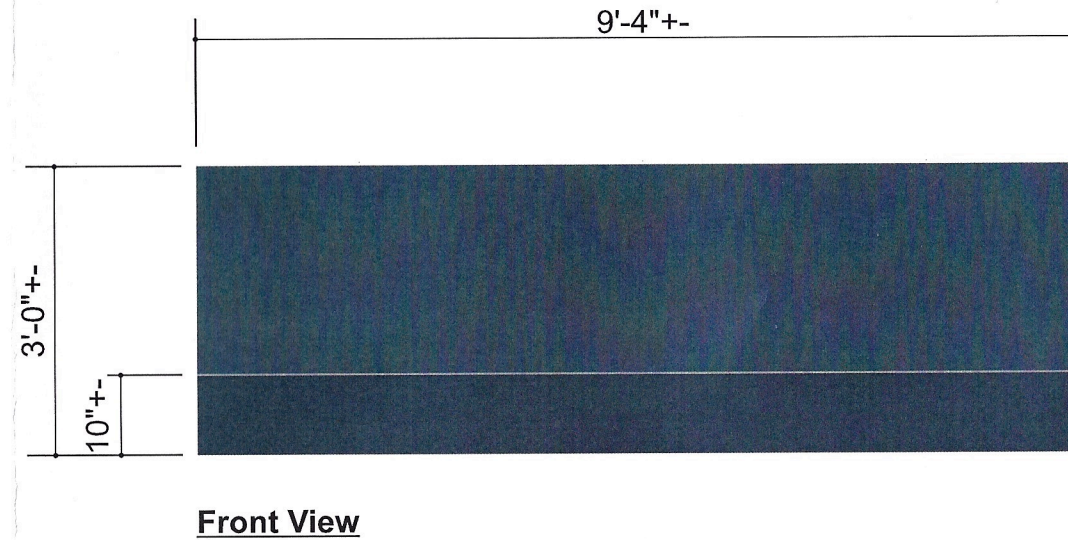
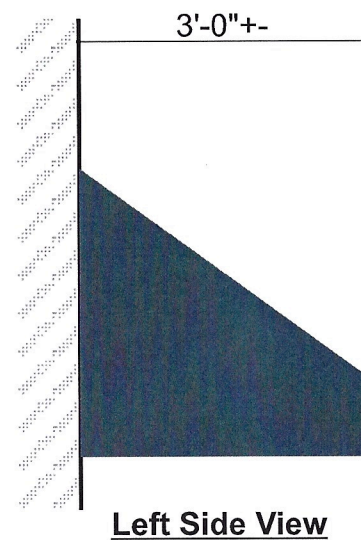
drawn by
PAMELA F
job#: 21-8746
06-10-21
rev.# 09-30-21

Comments:

SIGN LAYOUT



South Building Elevation - Before



Reskin Existing Entrance Awning -

Scale 1" = 1'-0"

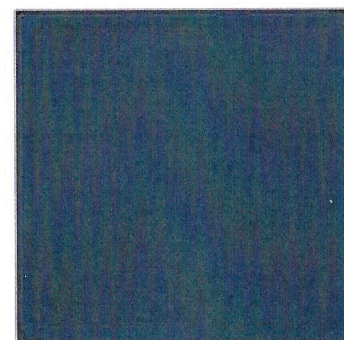
Qty: (1) Required

Sunbrella fabric covering (as shown). Thermal applied Logo and Copy.

Field survey required prior to fabrication. Drawing for concept purposes only.



South Building Elevation - AFTER



Marine Blue

SKL 4675-0000



**PERFORMANCE
WEALTH**

36 E Hinsdale Avenue
Hinsdale, IL 60521

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1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

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drawn by
PAMELA F

• job#: 21-8746
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Comments:

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MEMORANDUM

DATE: November 5, 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-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

FOR: November 10, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Terron Wright

Subject Property: 4 N. Washington Street (PIN: 09-01-331-010)

Existing Zoning & Land Use: B-1 Community Business District – Bank

Surrounding Zoning & Land Use:

North: R-5 Multiple Family Residential District – Eve Assisted Living and Memory Care

South: B-1 Community Business District – (across Chicago Avenue) Gas Station and Convenience Store, Office Building

East: IB Institutional Buildings District – (across Washington Street) Memorial Building – Hinsdale Public Library / Village Hall

West: B-1 Community Business District – Multi-tenant Office Building

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light in the parking lot of Chase Bank located at 4 N. Washington Street in the B-1 Community Business District.

The existing two-story building is occupied by Chase Bank and the site contains two parking lot areas located on the east and west sides of the building. The north side of the subject property is directly adjacent to Eve Assisted Living located in the R-5 Multiple Family Residential District. The subject property is not located in the Downtown Historic District and therefore the project does not require a review by the Historic Preservation Commission.

REQUEST AND ANALYSIS

The applicant is requesting to install two (2) parking lot light poles and one (1) wall-mounted light. According to the applicant, the proposed lighting will provide customers and employees safety and comfort. Details on the proposed changes are provided below:

MEMORANDUM

- Parking Lot Light Poles - One light pole is proposed in the landscape bufferyard along the west property line adjacent to the rear alley and the other light is proposed in the landscape area adjacent to the driveway and a parking space on the east side of the building. The Viper S Small Viper Luminaire fixture manufactured by Beacon Products has a 55W LED array with a color temperature of 3000K. The aluminum fixture and the pole will utilize a black matte textured finish. A 90° shield will be installed on the right side of the fixture along the rear alley on the west property line to reduce light spilling onto the Eve Assisted Living and Memory Care property to the north. A fixture with a wider distribution is proposed for the light near the front parking lot area near Washington Avenue. The fixture, light pole, and concrete based will have a combined height of twelve (12) feet.
- Wall-Mounted Light - One (1) wall-mounted light is proposed on the west façade, which will be mounted 12' from grade. The proposed light fixture, LNC2 Small LitePak manufactured by Hubbell Outdoor Lighting, Inc., will consists of 18 LEDs with a color temperature of 3000K. The aluminum fixture will have a matte black textured finish.

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

Per Section 9-101(D)(9), "Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half ($\frac{1}{2}$) foot-candle at any residential lot line." As shown on the proposed photometric plan, the lighting levels will less than 0.5 footcandles along the north lot line abutting the assisted living facility.

REVIEW PROCESS

Exterior Appearance & Site Plan 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.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.



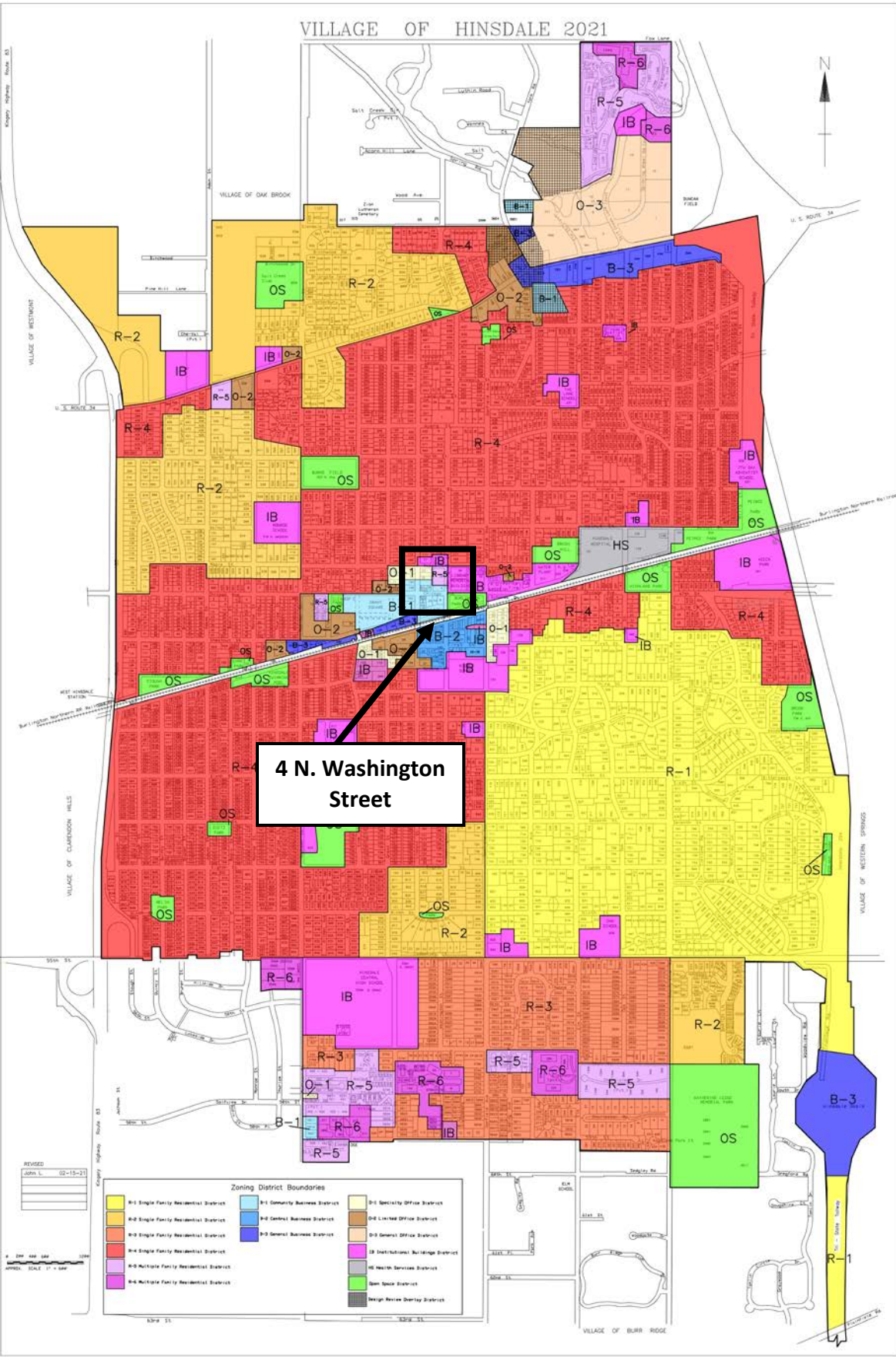
MEMORANDUM

The subject property is not located within 250 feet from a single-family zoning district, therefore, the applicant is not required to provide public notice via the newspaper, certified mail, or signage for this project.

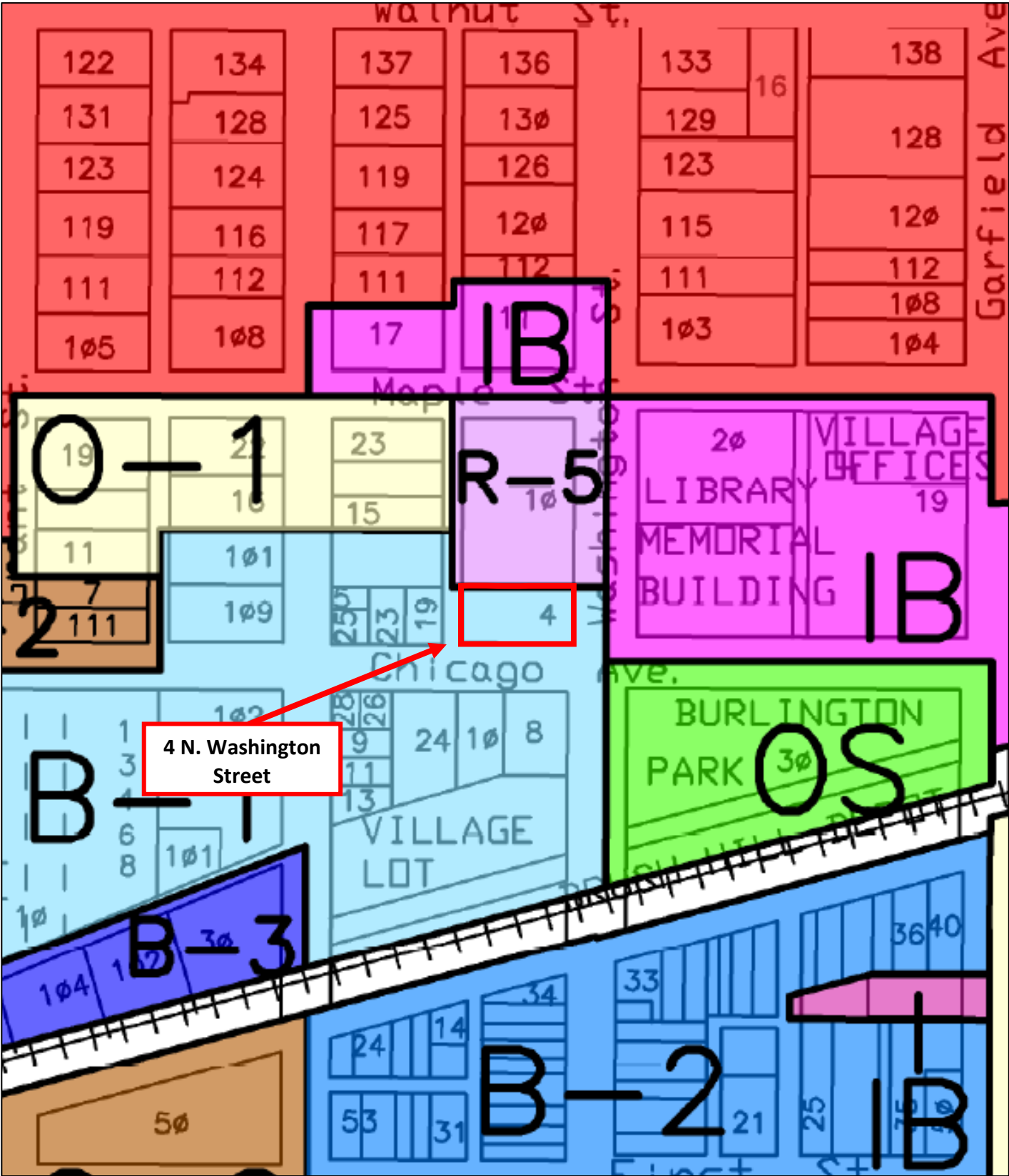
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Exterior Appearance / Site Plan Review Applications and Exhibits

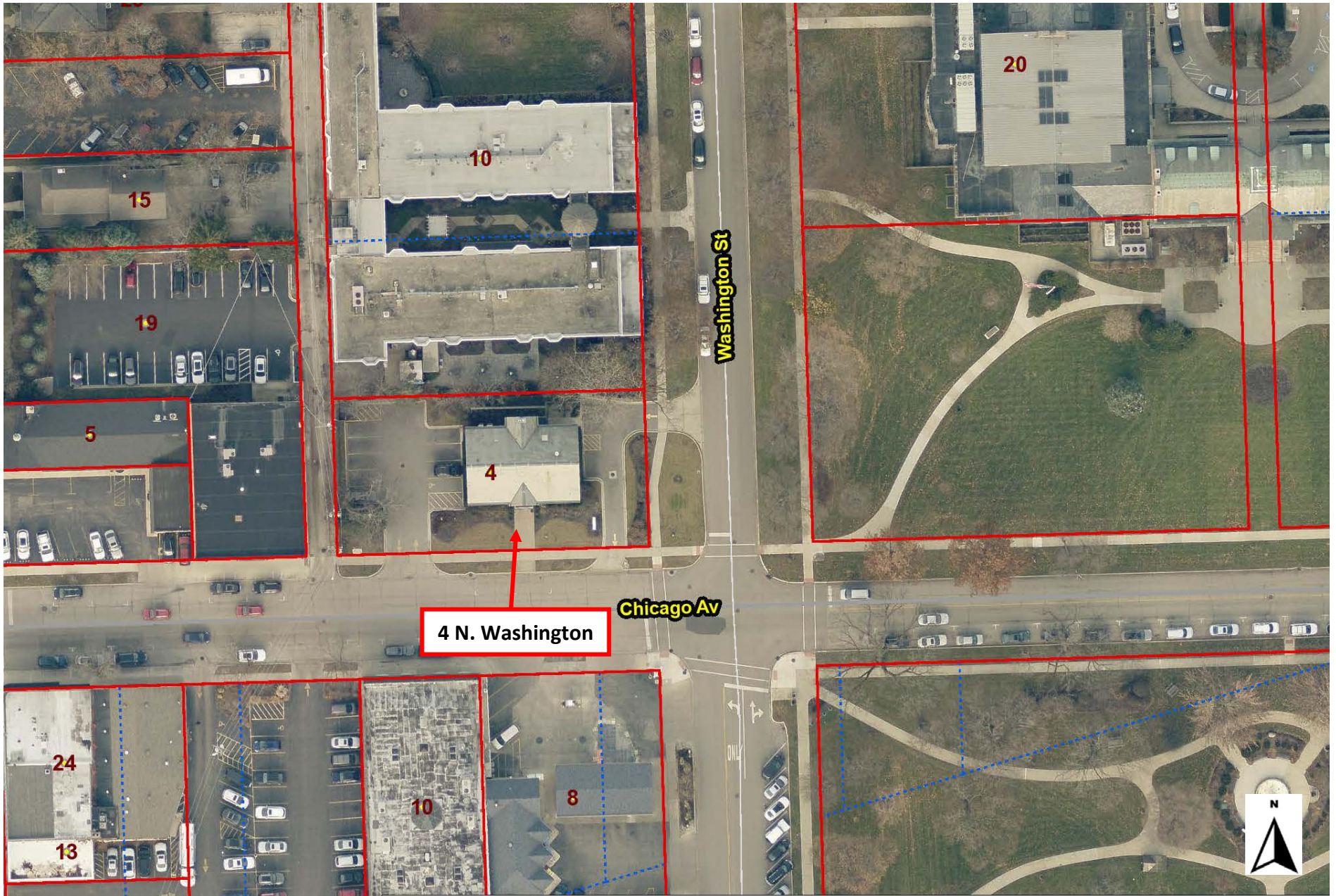
Village of Hinsdale Zoning Map and Project Location



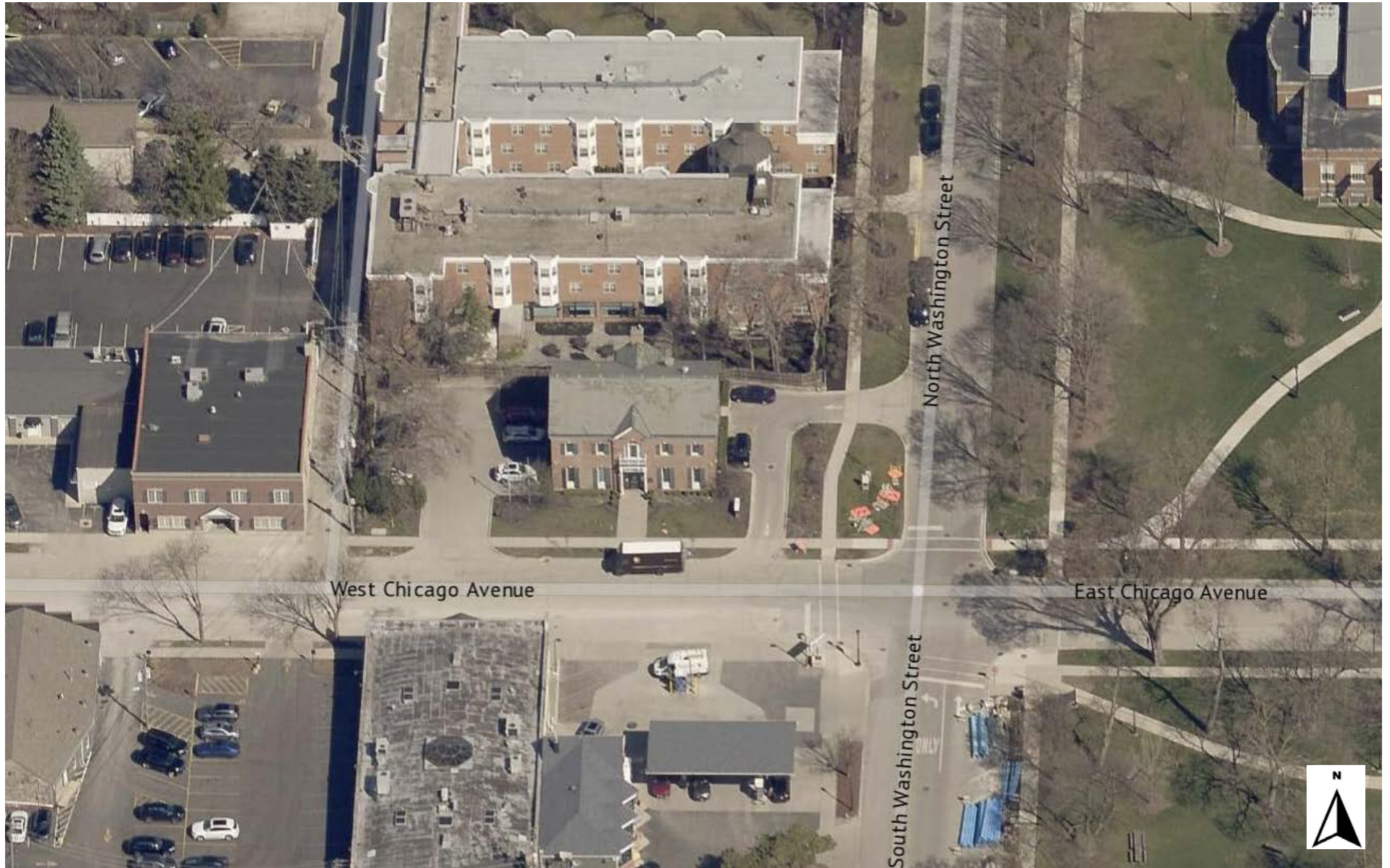
Village of Hinsdale Zoning Map and Project Location



Aerial View – 4 N. Washington



Birds Eye View – 4 N. Washington Street



Street View – 4 N. Washington



Street View – 4 N. Washington





**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Terron Wright
Address: 200 S. MICHIGAN AVE. SUITE 1020
City/Zip: CHICAGO, IL 60604
Phone/Fax: (⁵⁶¹) 628 / 9485
E-Mail: WRIGHT@TAPCHICAGO.COM

Owner

Name: JP MORGAN CHASE
Address: 1111 POLARIS PKWY.
City/Zip: COLUMBUS, OH 43240
Phone/Fax: (³¹²) 320 / 9594
E-Mail: KENNETH.J.COLLIANDER@CHASE.COM

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

Name: John Halleran
Title: TAP PRESIDENT
Address: 200 S MICHIGAN AVE. #1020
City/Zip: CHICAGO, IL 60604
Phone/Fax: (³¹²) 583 / 9800
E-Mail: halleran@tapchicago.com

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

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

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

II. SITE INFORMATION

Address of subject property: 4 N. WASHINGTON ST.

Property identification number (P.I.N. or tax number): 090 - 133 - 1010 - _____

Brief description of proposed project: ADDITION OF (2) TWO LIGHT POLES and (1) ONE WALL MOUNTED LIGHT FIXTURE IN THE EXISTING PARKING LOTS TO PROVIDE CUSTOMERS AND EMPLOYEES WITH SAFETY AND COMFORT.

General description or characteristics of the site: EXISTING TWO-STORY BANKING CENTER ON THE CORNER OF CHICAGO AND WASHINGTON, WITH (2) TWO PARKING LOTS ON THE WEST AND EAST SIDES.

Existing zoning and land use: B-1

Surrounding zoning and existing land uses:

North: R-5

South: B-1

East: I-B

West: B-1

Proposed zoning and land use: B-1

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: 4 N. WASHINGTON ST.

The following table is based on the B-1 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250	13939.2
Minimum Lot Depth	125'	185'
Minimum Lot Width	50'	100'
Building Height	30' MAX.	24'
Number of Stories	2 MAX.	2
Front Yard Setback	25'	25'
Corner Side Yard Setback	25'	35'
Interior Side Yard Setback	10'	60'
Rear Yard Setback	20'	20'
Maximum Floor Area Ratio (F.A.R.)*	0.35	
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	90%	20%
Parking Requirements	1 FOR EACH 250 SF OF NET FLOOR AREA	11 STANDARD, 1 ACCESSIBLE (12 TOTAL)
Parking front yard setback		EXISTING - NO CHANGE
Parking corner side yard setback		EXISTING - NO CHANGE
Parking interior side yard setback		EXISTING - NO CHANGE
Parking rear yard setback		EXISTING - NO CHANGE
Loading Requirements	75' MAX. ALONG CURB	EXISTING - NO CHANGE
Accessory Structure Information	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: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the _____, day of _____, 2_____, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

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

Notary Public

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.
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On the 1 day of OCTOBER, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

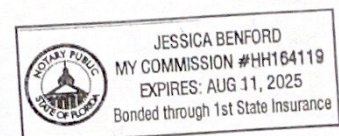
TERON WRIGHT
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

[Signature]
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 1 day of OCTOBER, 2021.

[Signature]
Notary Public



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: TERRON WRIGHT

Owner's name (if different): JP MORGAN CHASE

Property address: 4 N. WASHINGTON ST.

Property legal description: [attach to this form] SEE ALTA SURVEY EXHIBIT

Present zoning classification: B-1, Community Business District 

Square footage of property: 2,700 SF

Lot area per dwelling: 13939.2

Lot dimensions: 160' x 75'

Current use of property: RETAIL BANKING CENTER

Proposed use: ☐ Single-family detached dwelling
☒ Other: EXISTING USE

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

Brief description of request and proposal:

ADDITION OF (2) TWO LIGHT POLES AND (1) ONE WALL MOUNTED FIXTURE IN THE EXISITING PARKING LOTS.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____ _____ / _____

Provided:

Required by Code:

corner side
rear

Setbacks (businesses and offices):

front:	<u>25'</u>	<u>25'</u>
interior side(s)	<u>60' /</u>	<u>10' / 10'</u>
corner side	<u>35'</u>	<u>25'</u>
rear	<u>20'</u>	<u>20'</u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u></u>	<u></u>
York Rd. Center:	<u></u>	<u></u>
Forest Preserve:	<u></u>	<u></u>

Building heights:

principal building(s):	<u>EXISTING</u>	<u></u>
accessory building(s):	<u></u>	<u></u>

Maximum Elevations:

principal building(s):	<u>EXISTING</u>	<u></u>
accessory building(s):	<u></u>	<u></u>

Dwelling unit size(s):

Total building coverage:	<u>EXISTING</u>	<u>N/A</u>
Total lot coverage:	<u>EXISTING</u>	<u>90% MAX.</u>
Floor area ratio:	<u>EXISTING</u>	<u>0.35 MAX.</u>

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>EXISTING</u>	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>	<u></u>

Number of off-street parking spaces required: 1/250SF

Number of loading spaces required: 1

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:

Terron Wright
Applicant's signature

TERRON WRIGHT
Applicant's printed name

Dated: 9/17, 2021



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

Address of proposed request: 4 N. WASHINGTON ST.

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.

Existing open green space between building and right-of-way to remain.

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

Existing masonry building with no changes made to exterior structure.

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

Existing building and site plan to remain. Currently fits within the existing character of the Village.

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.

All existing landscaping, recreation, pedestrian access, auto access, parking, and traffic patterns to remain.

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

No modifications to the existing two-story building. Proposed site lighting 12' above finished grade.

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.

No modifications to the front facade.

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.

No modifications to existing openings.

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.

No modifications to existing solids or voids in the front facade.

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.

No modifications or additions to existing building structure.

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.

No modification to existing sidewalks and entrances.

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.

No modifications to the materials and texture of the existing facade.

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

No modification to roof, existing to remain.

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.

No modification to building facades and appurtenances, existing to remain.

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.

No modification to the scale of building, existing to remain.

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.

No modification to the directional expression of front elevation, existing character to remain.

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.

Existing building to remain untouched. No modification or matching of materials necessary.

REVIEW CRITERIA – Site Plan Review

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

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

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

All specified standards are taken into account to respect the proposed use.

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

No modifications made to the existing easements and rights-of-way.

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.

Proposed lighting to be placed in an area in which no natural, physical features of the site will be modified.

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

Proposed site lighting will provide customers and employees with feelings of safety and comfort when walking to their vehicles or cars at night. In addition, the proposed site lighting will not negatively impact the adjacent property to the north, as the proposed foot candle is 0.0 at the northern property line.

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.

No modification to existing public traffic routes.

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

Existing site screening to remain.

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

No modification to landscaping, existing to remain.

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.

N/A

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.

No modifications to existing grade, existing drainage system to remain.

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.

N/A

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

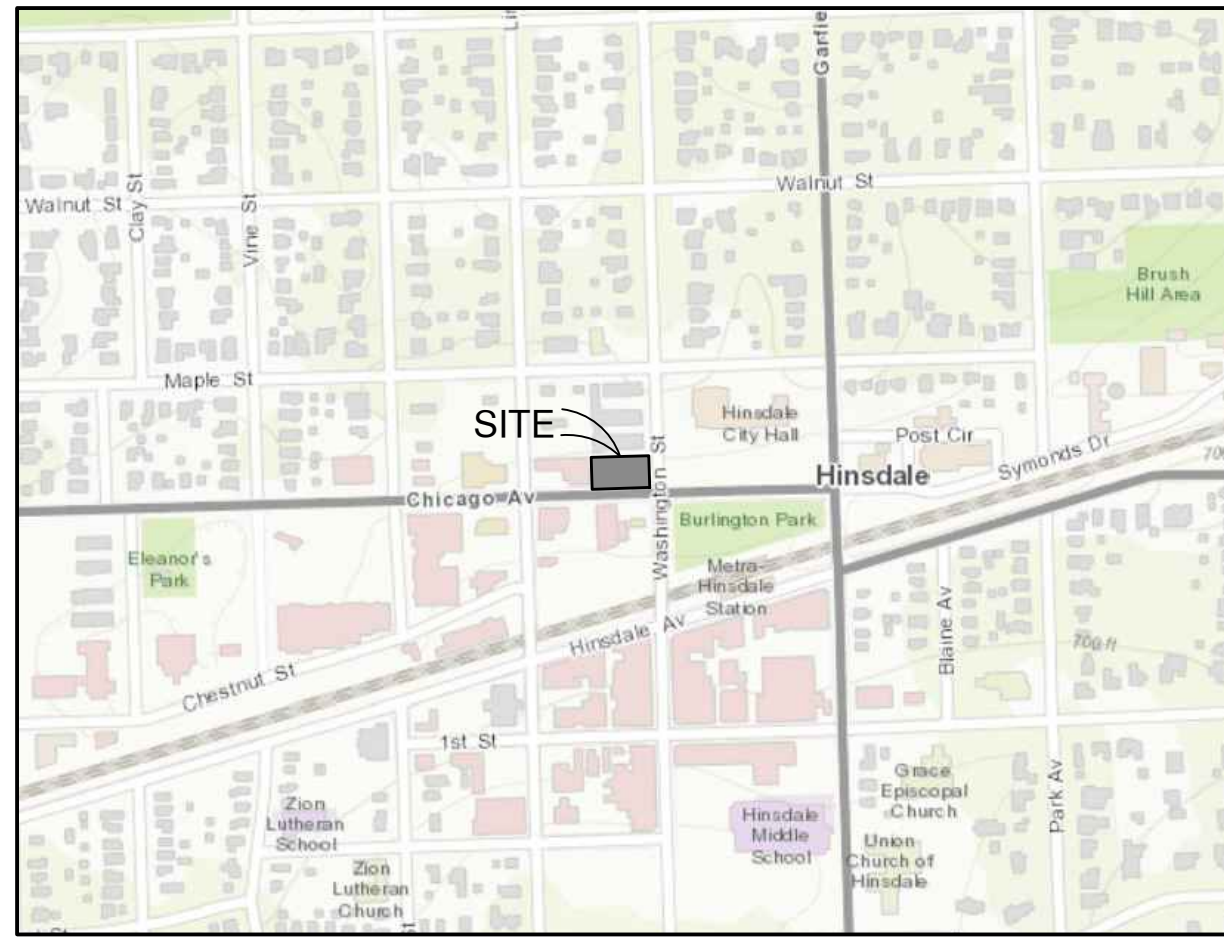
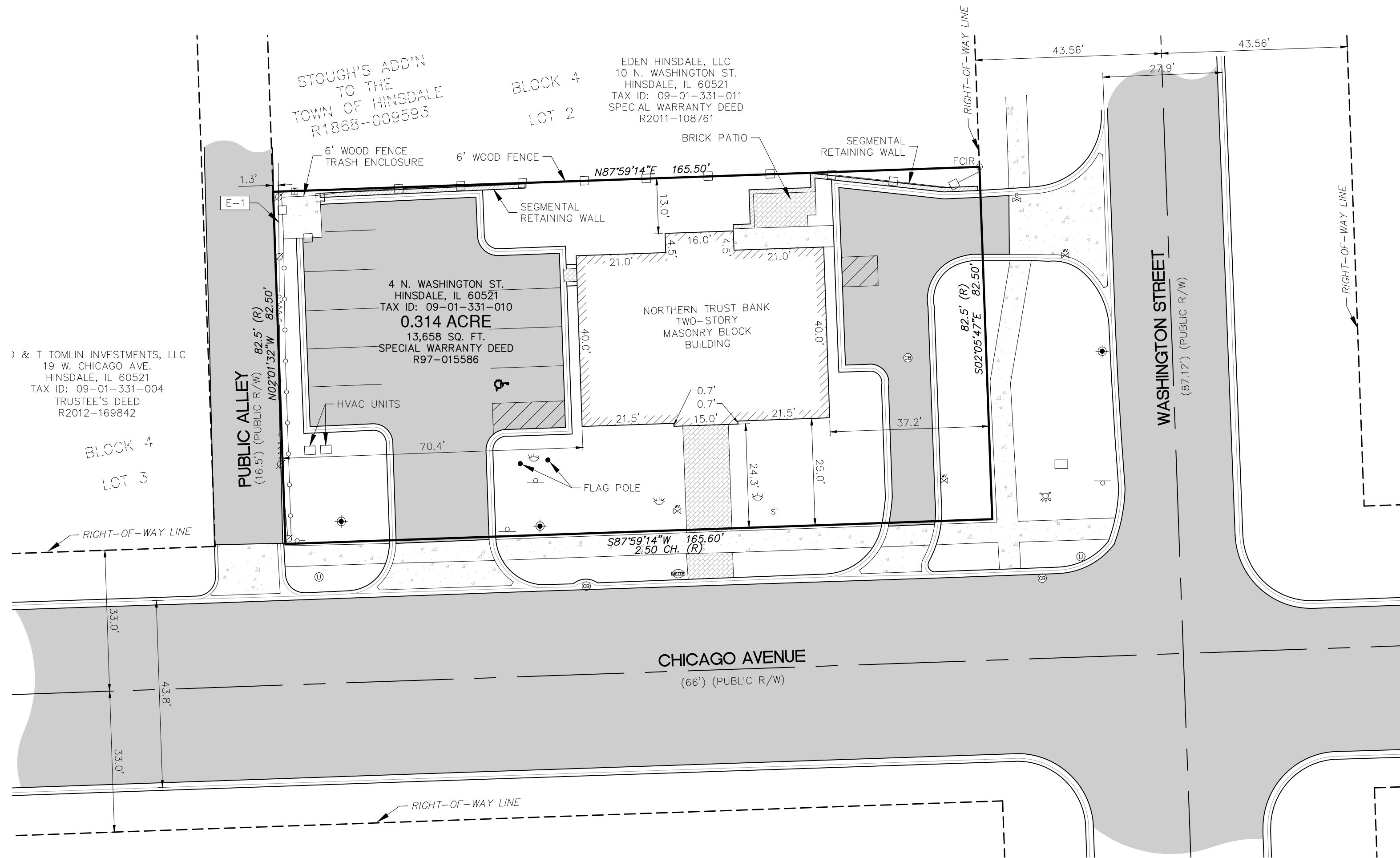
N/A

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

Proposed site lighting will positively affect the customer, employee, and overall public safety around existing parking lot and building.

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 2, BLOCK 4, STOUGH'S ADDITION TO THE TOWN OF HINSDALE,
PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF HINSDALE, DUPAGE COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE

DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. 17009589WF, WITH AN EFFECTIVE DATE OF JUNE 7, 2017)
The land referred to in this Commitment is described as follows:
THE SOUTH 82.5 FEET OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

SURVEYORS NOTES:

- THE BEARING BASIS FOR THE SITE IS ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), U.S. FOOT.
- DATE OF SURVEY: AUGUST 22, 2017.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- SQUARE FOOTAGE:
A. GROSS LAND AREA OF PARCEL
0.314 ACRE, (13,658 SQUARE FEET).
B. NET LAND AREA OF PARCEL (DOES NOT INCLUDE ROAD RIGHT-OF-WAY)
N/A - NO ROAD RIGHT-OF-WAY LOCATED ON PARCEL.
- AS PERTAINING TO GENERAL REQUIREMENTS, 4. RECORDS RESEARCH - THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, RECORDS WERE RESEARCHED BY METRO CONSULTING ASSOCIATES (NOT PROVIDED) ON AUGUST 17, 2017.

SCHEDULE B II EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. 17009589WF, WITH AN EFFECTIVE DATE OF JUNE 7, 2017)

1-19	NOT A SURVEY MATTER
20	Leaking Underground Storage Tank Environmental Notice recorded June 17, 2005 as Document Number R2005-127114. (AFFECTS SUBJECT PROPERTY)(BLANKET EASEMENT-NOT PLOTTED)
21	Leaking Underground Storage Tank Environmental Notice recorded June 17, 2005 as Document Number R2005-127115. (AFFECTS SUBJECT PROPERTY)(BLANKET EASEMENT-NOT PLOTTED)
22	NOT A SURVEY MATTER

ENCROACHMENTS:

E-1	OVERHEAD UTILITIES ENCROACH ONTO THE SUBJECT PROPERTY TO THE MAXIMUM EXTENT OF 1.3 FEET LOCATED ON THE WEST SIDE OF THE SUBJECT PROPERTY. MAY OR MAY NOT CONSTITUTE AN ENCROACHMENT.
-----	--

SURVEYORS CERTIFICATE:

To: (i) JPMorgan Chase Bank, National Association, a national banking association; (ii) Chicago Title Insurance Company; (iii) The Architects Partnership, Ltd; and (iv) 4 North Washington, Hinsdale, L.L.C., an Illinois limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork as completed on August 22, 2017.

Jeffrey S. Evans, PS
Professional Surveyor No. 3473
jEvans@MetroCA.net

Dated: 08/23/2017

3473
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
JEFFREY S. EVANS
HINSDALE, ILLINOIS

LEGEND			
	EX. PROPERTY LINE		EX. OVERHEAD ELECTRIC
	EX. PLATTED LOT LINE		EX. UTILITY POLE
	EX. CURB/PAVEMENT		EX. GROUND LIGHT
	EX. WOOD FENCE		EX. PARKING METER
	EX. SIGN		EX. CONCRETE
	EX. LIGHT POLE		EX. BRICK PAVERS
	EX. MONITOR WELL		EX. ASPHALT
	EX. HYDRANT		RECORD DISTANCE
	EX. WATER VALVE		FIELD MEASURED DISTANCE
	EX. SANITARY MANHOLE		FOUND MONUMENTATION AS NOTED
	EX. SANITARY MANHOLE		
	EX. STORM INLET/CATCH BASIN		
	EX. GAS VALVE		
	EX. TELEPHONE RISER		

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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METRO CONSULTING ASSOCIATES
Relationships | Reputation | Results
800.525.6016 www.metroca.net



CLIENT NAME: THE ARCHITECTS PARTNERSHIP, LTD.

ALTA/NSPS LAND TITLE SURVEY

4 NORTH WASHINGTON STREET

PART OF LOT 2, BLOCK 4, STOUGH'S ADDITION

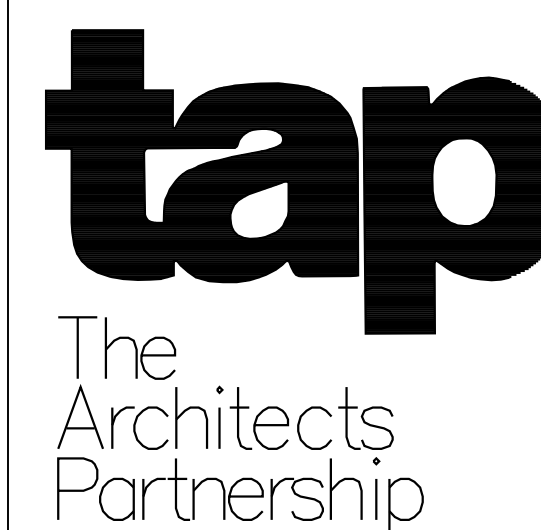
VILLAGE OF HINSDALE, DUPAGE COUNTY,

ILLINOIS

GRAPHIC SCALE 0' 10' 20' 40'	
SCALE: 1" = 20' (24"x36" DRAWINGS ONLY)	
MCA JOB #:	1051-17-8289
DATE:	08/23/2017
DRAWN BY:	JU
CHECK BY:	TM
PM:	BO
BOOK/CREW:	BS
SECTION:	1
TOWNSHIP:	38N
RANGE:	11E
COMMUNITY:	HINSDALE
COUNTY:	DUPAGE
SHEET:	1 OF 1



ARCHITECT/ENGINEER OF RECORD



SEA

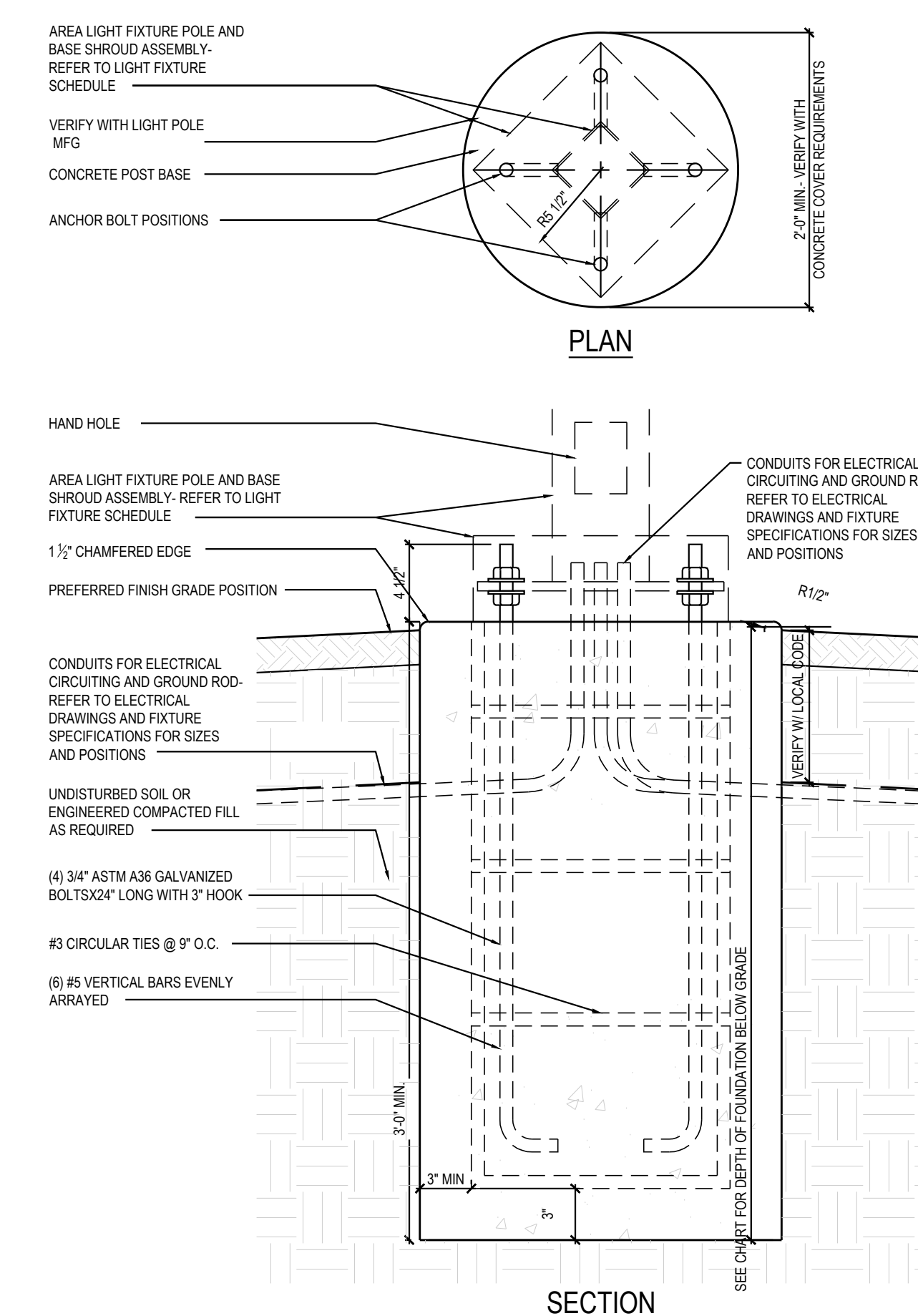
[illegible]

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.0



A diagram showing a candle on a circular base. A vertical line passes through the center of the circle, and a horizontal line also passes through the center. The candle is represented by a thick vertical bar on the vertical line, positioned above the circle.

2 LIGHT POLE BASE DETAIL
A1.0 1-1/2" = 1'-0"



LNC2

SMALL LED LITEPAK

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available for fast service
- Full cut-off, neighbor friendly, IDA approved
- Optional photocontrol for additional energy savings



*3000K and warmer CCTs only

See Certification Specifications

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments

OPTICS

- Zero uplight distributions using individual acrylic
- LED optics provide IES type II, III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- Prismatic refractor lens provides ~10% uplight for increased vertical footcandles and forward light projection ideal for security lighting
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Optional 1/2" conduit hubs available (standard for sensor, SiteSync and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L-070 configuration
- Minimum operating temperature is -40°C/-40°F (excludes 12L-035 and P15 configurations)
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)
- 9, 12 and 18 LED configurations available see pages 2 and 3 for electrical and photometric details

CONTROLS

- Universal button photocontrol
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Dual Driver and Dual Power Feed option for 18L-070 versions

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 CSAC22.2#250.0-24 for wet locations
- Made-to-order versions are IP-65 rated
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

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

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	



*Shown with CS acrylic diffuser

RELATED PRODUCTS

θ [LNC](#)

θ [INC3](#)

θ [LNC4](#)

KEY DATA	
Lumen Range	2600–4100
Wattage Range	29–42
Efficacy Range (LPW)	85–112
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

LNC2

SMALL LED LITEPAK

W1

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: LNC2-9L-3K-2-U-DBT-PCU

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	IES Distribution	Voltage	Mounting
LNC2 Small LitePak LNC2	9L 9 LEDs 12L 12 LEDs 18L 18 LEDs P15 15w Prismatic Refractor P25 25w Prismatic Refractor P35 35w Prismatic Refractor	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI AM Amber ⁹	070 700mA 035 350mA (12L & 18L only)	2 Type II ¹ 3 Type III ¹ 4 Type IV ¹ FT Forward Throw (Prismatic Refractor only)	U 120-277V 1 120V 2 208V 3 240V 4 277V 5 480V ⁸ F 347V ⁸	Leave blank for down position NV Inverted ²

Finish	Control Options	Options
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	SCP Occupancy Sensor Programmable (Dim) ^{4,5} PCU Universal Button Photocontrol SWP SiteSync Pre-Commission ⁶ SWPM SiteSync Pre-commission w/ OCC Sensor ^{6,7} Specify SCP Height 8F Up to 8ft mount height 20F Up to 20ft mount height	EH Battery Backup Unit with Heater (-30°C) ³ E Battery Backup Unit (0°C) ³ F Fuse & Fuse-Holder (not available with Battery Backup) ³ CS Comfort Shield (N/A with Prismatic Refractor) 2DR Dual Driver (18L - 700mA only) 2PF Dual Power Feed (18L - 700mA only) CH Surface Conduit Hubs

Notes:

- IES distributions only available with 9L, 12L, and 18L versions
- Not available with occupancy sensor, battery backup or prismatic refractor options
- Must specify voltage (120 or 277 only for E & EH)
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
- PCU option not applicable, included in sensor
- 18L - 700mA versions only. Not available with 2DR or 2PF options. Must specify group and zone information at time of order
- Specify time delay; dimming level and mounting height
- 12L - 700mA version only

W1 proposed mounting height: 12' above finished grade

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	Distribution	CCT/CRI	Voltage	Distribution	Weight lbs. (kg)	Finish	Options
LNC2-12LU-4K-3-DB	2,662	29W	3	4000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB	2,868	29W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB-PC-U	2,868	29W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	Photocell *
LNC2-18LU-4K-3-DB	3,806	42W	3	4000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB	4,106	42W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB-PC-U	4,106	42W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	Photocell *
LNC2-P35-4K-PCU	4,025	37W	FT	4000K/70CRI	120-277V	FT	7.0 (13.3)	Bronze	Photocell
LNC2-P35-PCU	4,108	37W	FT	5000K/70CRI	120-277V	FT	7.0 (13.3)	Bronze	Photocell

REPLACEMENT PART - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> SCP-Remote	Remote control for SCP option. Order at least one per project to program and control fixtures*

Notes:

- * IES distributions only available with 9L, 12L and 18L versions



PERFORMANCE DATA

STANDARD 9, 12 AND 18L VERSIONS

# Of LEDs	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
9	700mA	21W	2	2,083	97	1	0	1	2,072	97	1	0	1	1,927	90	1	0	1
			3	1,972	92	0	0	1	1,962	92	0	0	1	1,825	85	0	0	1
			4	2,097	98	0	0	1	2,087	98	0	0	1	1,941	91	0	0	1
12	350mA	14W	2	1,513	110	0	0	1	1,506	109	0	0	1	1,440	104	0	0	1
			3	1,433	104	0	0	1	1,426	103	0	0	1	1,364	99	0	0	1
			4	1,524	110	0	0	1	1,543	112	0	0	1	1,476	107	0	0	1
	700mA	29W	2	2,777	97	1	0	1	2,763	97	1	0	1	2,570	90	1	0	1
			3	2,629	92	1	0	1	2,616	91	1	0	1	2,433	85	1	0	1
			4	2,797	98	1	0	1	2,783	97	1	0	1	2,588	90	1	0	1
18	350mA	21W	2	2,270	107	1	0	1	2,259	106	1	0	1	2,074	97	1	0	1
			3	2,149	101	0	0	1	2,138	100	0	0	1	1,963	92	0	0	1
			4	2,286	107	0	0	1	2,275	107	0	0	1	2,125	100	0	0	1
	700mA	43W	2	4,261	99	1	0	1	4,240	98	1	0	1	3,943	91	1	0	1
			3	4,033	93	1	0	1	4,014	93	1	0	1	3,733	86	1	0	1
			4	4,290	99	1	0	1	4,270	99	1	0	1	3,971	92	1	0	1

PRISMATIC REFRACTOR

# Of LEDs	Nominal Wattage	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
1	15W	FT	1,741	132	0	3	2	1,706	129	0	3	2	1,648	125	0	3	2
	25W		2,929	117	1	3	2	2,806	112	1	3	2	2,773	111	1	3	2
	35W		4,108	112	1	3	3	4,025	110	1	3	3	3,889	106	1	3	3

Notes:
* Lumens values are from photometric tests 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. LNC2-12L battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

PROJECTED LUMEN MAINTENANCE

STANDARD 9, 12 AND 18L VERSIONS

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.95	>635,000

PRISMATIC REFRACTOR

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.94	0.89	0.87	0.80	>160,000
40°C / 104°F	0.99	0.93	0.88	0.86	0.78	>150,000

* Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs). Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.



ELECTRICAL DATA

STANDARD 9, 12 AND 18L VERSIONS

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
9	700mA	120	0.18	21
		277	0.08	21
12	350mA	120	0.12	14
		277	0.05	14
	700mA	120	0.24	29
		277	0.10	29
		347	0.08	29
		480	0.06	29
18	350mA	120	0.18	21
		277	0.08	21
	700mA	120	0.36	43
		277	0.16	43

PRISMATIC REFRACTOR

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
1	350mA	120	0.11	13
		277	0.05	13
	600mA	120	0.21	25
		277	0.09	25
	900mA	120	0.31	37
		277	0.13	37

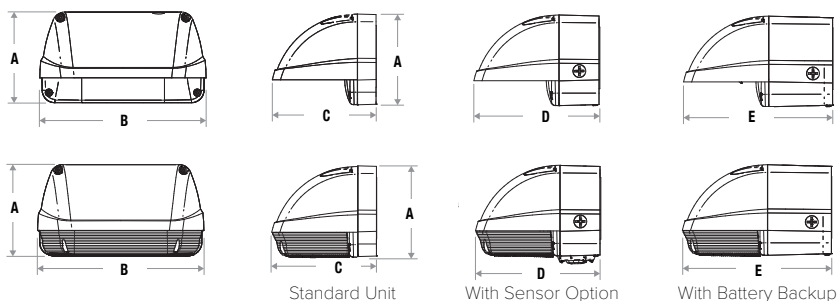
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Standard 9, 12, 18L and Prismatic Versions

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

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

DIMENSIONS



A	B	C	D	E
5.54" (141 mm)	10.16" (258 mm)	6.33" (161 mm)	7.64" (194 mm)	9.10" (231 mm)



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

NV - INVERTED MOUNTING OPTIONS



*Requires Factory Installed Lens Option

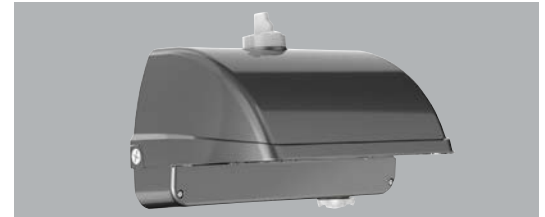
Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

SCP - PROGRAMMABLE OCCUPANCY SENSOR



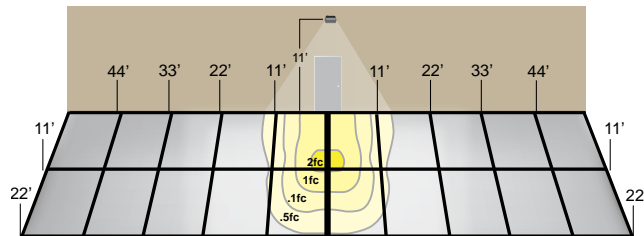
Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%) Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information

SWP & SWPM - SITESYNC™



When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project locations Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

LNC2 - BATTERY BACK UP



11' Mounting Height

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

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

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

E & EH EMERGENCY BATTERY BACKUP



Standard versions utilize 9, 12 or 18 High Power LEDs to generate 1,600 - 4,200 lumens in Normal Mode and use 4 LEDs for up to 700 lumens in Emergency Mode. Prismatic refractor versions utilize 1 COB LED to generate approximately 900 lumens in emergency mode.

USE OF TRADEMARKS AND TRADE NAMES

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SSS-B SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

Job

Type

Approvals

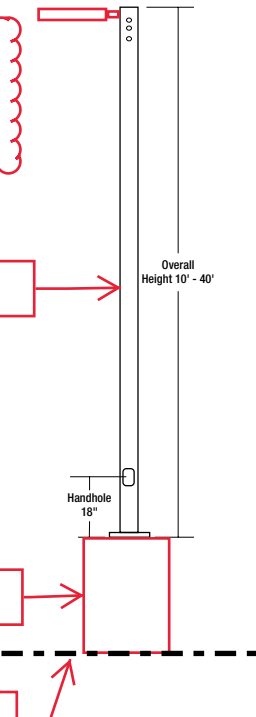


max mounting
height with
fixture arm:
12' above
finished grade

10' high pole
height

2' high concrete
pole base

existing grade



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 flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

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

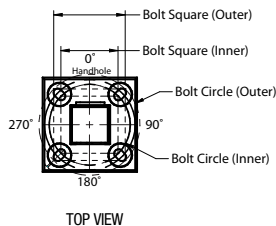
1 x 36 x 4 — TAB-36-M38

FINISH

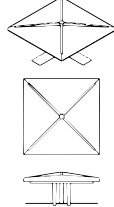
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

WAREHOUSE 'STOCKED' POLES:

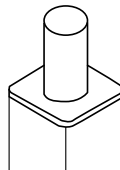
- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)



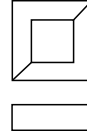
POLE CAP



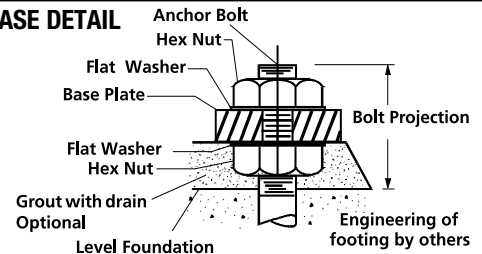
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

ORDERING EXAMPLE:

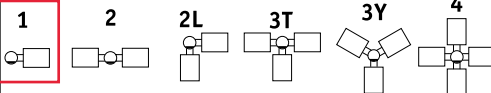
Reference page 2 for available configurations

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

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

MOUNTING ORIENTATION

Denotes handhole location



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

ACCESSORIES - Order Separately

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

DRILL PATTERN

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



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HUBBELL
Lighting

SSS-B POLES-SPEC

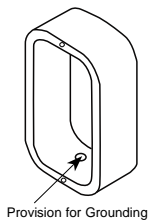
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ORDERING INFORMATION Cont.

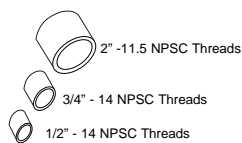
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"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

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

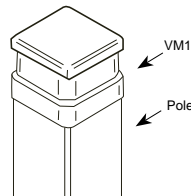
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



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

VM2 - VIBRATION DAMPER 2ND MODE



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

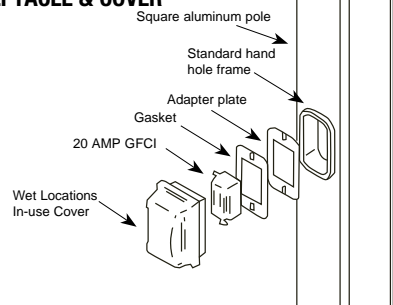
VM2SXX - VIBRATION DAMPER 2ND MODE



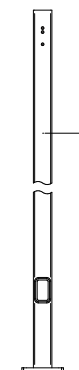
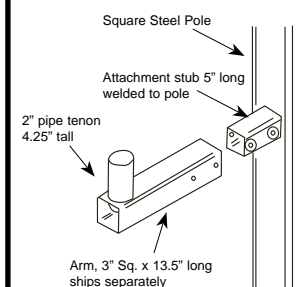
VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

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

GFI - 20 AMP GFCI RECEPTACLE & COVER

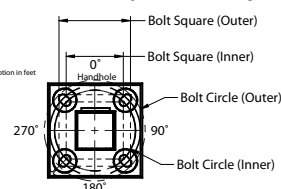


MPB - MID POLE BRACKET



OPTION ORIENTATION

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



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLL/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.



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

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

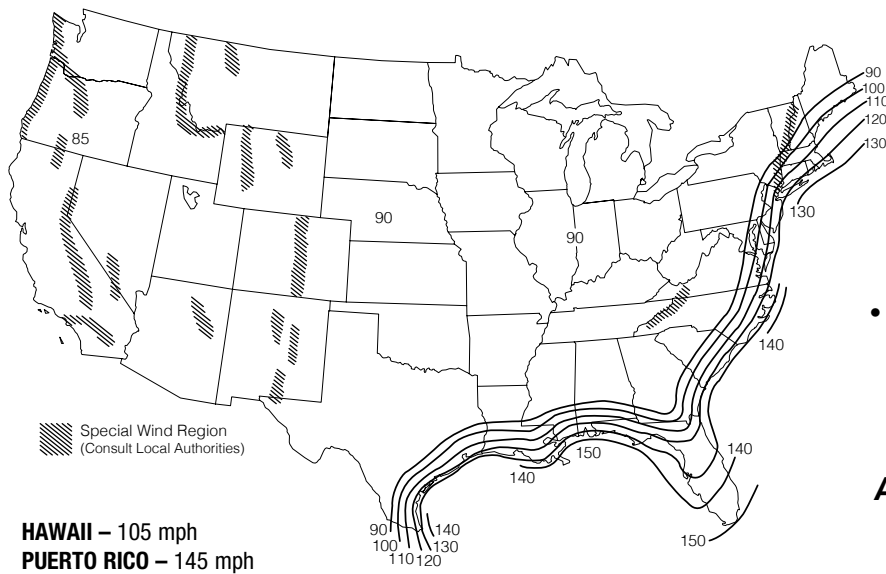
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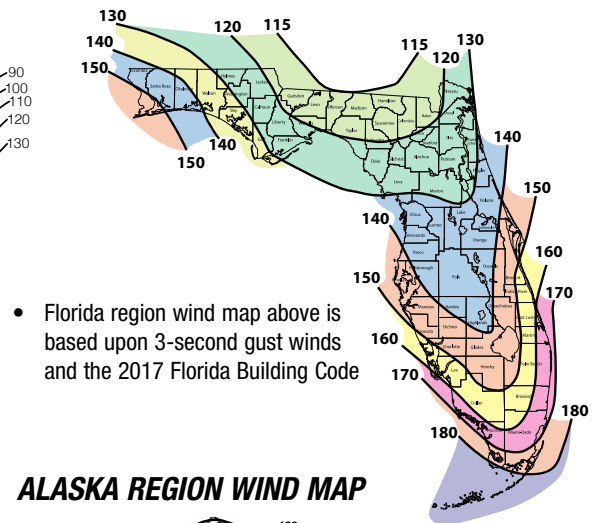
SSS-B POLES-SPEC

JULY 28, 2020 8:45 AM

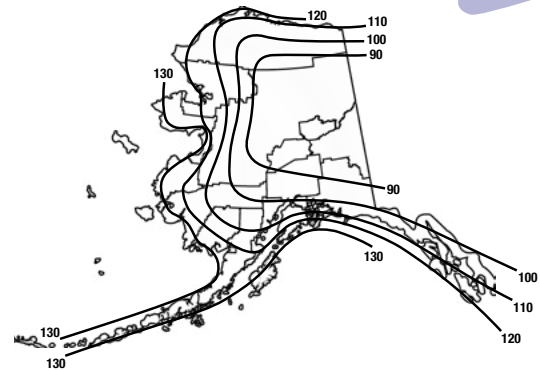
ASCE7-05 WIND MAP



FLORIDA REGION WIND MAP



ALASKA REGION WIND MAP



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

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

NOTES

Wind-speed Website disclaimer:

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

NOTES

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

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

VIPER S

SMALL VIPER LUMINAIRE

S1 & S2

FEATURES

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



*3000K and warmer CCTs only



See Certification Specifications

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

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

OPTICS

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

INSTALLATION

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

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)

ELECTRICAL (CONTINUED)

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

CONTROLS

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

OPTICS STRIKE



RELATED PRODUCTS

[Viper Large](#)

CONTROLS (CONTINUED)

- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#).

WARRANTY

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

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

VIPER S

SMALL VIPER LUMINAIRE

S1 & S2

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

CATALOG #

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

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

Mounting				
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon WB Wall Bracket AD Universal Arm for square pole AD3 Adapter for 2.4"–4.1" round pole AD4 Adapter for 4.2"–5.3" round pole AD5 Adapter for 5.5"–5.9" round pole AD6 Adapter for 6.0"–6.5" round pole				

Color			
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color			

Control Options			
NXWE NX Wireless Enabled (module + radio) NXSPW_F Nx Wireless, PIR Occ. Sensor, Daylight Harvesting ⁷ NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ⁷ WIR Wireless Controls, wiSCAPE Control Options 7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control SCP/_F Programmable Occupancy Sensor w/ daylight control ^{1,2,6} GENI-XX ENERGENI ³ SWP SiteSync Pre-Commission ^{1,4} SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}			

Options			
BC Backshield (available for FR, 2, 3, 4, 4W Optics) CD Continuous Dimming F Fusing TB Terminal Block			

House Side Shield Accessories

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

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

Mounting Accessories

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

Notes:

- Not available with other wireless control or sensor options
- Specify mounting height; 8' = 8' or less, 40' = 14' to 30'
- Specify routine setting code (example GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
- Specify group and zone at time of order. See [www.hubbelllighting.com/sitesync](#) for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- Only available with FR, 2, 3, 4, 4W and 5R distributions
- Specify mounting height; 8=8', 30=30'

Accessories and Services (Ordered Separately)

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

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

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

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

wiSCAPE® Lighting Control

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

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



VIPER S

SMALL VIPER LUMINAIRE

S1 & S2

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

CONTROLS

SiteSync — Precommissioned Ordering Information:

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



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

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

SiteSync only
SiteSync with Motion Control

SiteSync 7-Pin Module:

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



SW7PR

NX Distributed Intelligence™ Lighting Controls:

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



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

wiSCAPE™:

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



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



VIPER S

SMALL VIPER LUMINAIRE

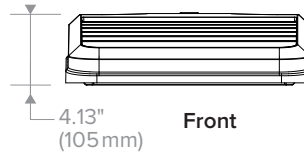
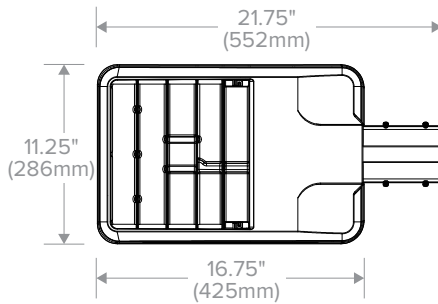
S1 & S2

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

DELIVERED LUMENS

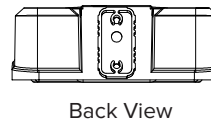
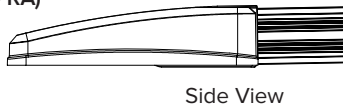
# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	500mA	39W	FR	4689	120	1	0	0	4665	120	1	0	0	4432	114	1	0	0
			2	4523	116	1	0	1	4500	115	1	0	1	4275	110	1	0	1
			3	4436	114	1	0	1	4414	113	1	0	1	4194	108	1	0	1
			4F	4362	112	1	0	2	4340	111	1	0	2	4123	106	0	0	2
			4W	4280	110	1	0	2	4258	109	1	0	2	4045	104	1	0	2
			5QM	4442	114	2	0	1	4420	113	2	0	1	4199	108	2	0	0
			5R	4472	115	2	0	2	4450	114	2	0	2	4227	108	2	0	2
			5W	4335	112	3	0	1	4336	111	3	0	1	4114	105	3	0	1
			TC	4561	117	1	0	1	4538	116	1	0	1	4311	111	1	0	1
			CL	4758	122	1	0	2	4758	122	1	0	2	4329	111	1	0	1
			CR	4773	122	1	0	2	4773	122	1	0	2	4361	112	1	0	1
			FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
24	700 mA	55W	2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4F	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5793	108	1	0	2	5909	110	1	0	2	5272	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	113	1	0	1	6309	118	1	0	1	5645	105	1	0	1
			CL	6707	122	1	0	2	6707	122	1	0	2	6117	111	1	0	2
			CR	6729	122	1	0	2	6729	122	1	0	2	6143	112	1	0	2
			FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
36	560 mA	65W	3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4F	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	8690	108	1	0	2	8864	110	1	0	2	7908	98	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
			TC	7540	116	1	0	1	7694	118	1	0	1	7694	122	1	0	2
			CL	8179	126	2	0	2	8179	126	2	0	2	7467	115	1	0	2
			CR	8205	126	2	0	2	8205	126	2	0	2	7492	115	1	0	2
			FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
36	700 mA	80W	4F	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	11587	108	1	0	3	11819	110	1	0	3	10544	98	1	0	3
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
			CL	10060	126	2	0	2	10060	126	2	0	2	9184	115	2	0	2
			CR	10093	126	2	0	2	10093	126	2	0	2	9215	115	2	0	2
			FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	12275	114	2	0	2	10984	102	1	0	2
			4F	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
48	700 mA	110W	4W	11609	108	1	0	3	11841	110	1	0	3	10564	98	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			RC	12366	115	1	0	2	12619	118	1	0	1	11290	105	1	0	2
			CL	13414	122	2	0	3	13414	122	2	0	3	12246	111	2	0	2
			CR	13458	122	2	0	3	13458	122	2	0	3	12287	112	2	0	2
			FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4F	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14802	109	2	0	3	15104	112	2	0	3	13515	100	2	0	3
60	700 mA	136W	5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2
			TC	15458	115	1	0	2	15834	118	1	0	2	14113	105	1	0	2
			CL	16768	123	3	0	3	16768	123	3	0	3	15309	113	2	0	3
			CR	16823	124	3	0	3	16823	124	3	0	3	15359	113	2	0	3

DIMENSIONS

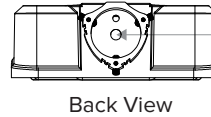
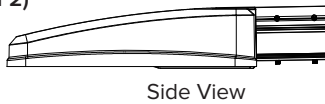


Weight	15.0 lbs (6.8 kg)
EPA	.67 ft ²

A Arm (formerly RA)

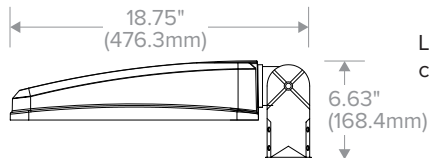


MAF (formerly SF2)



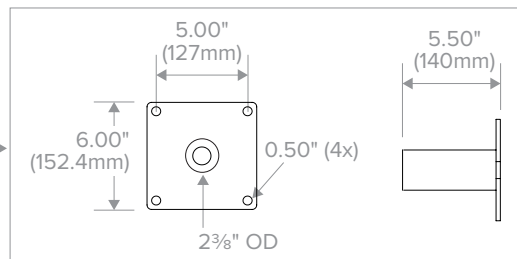
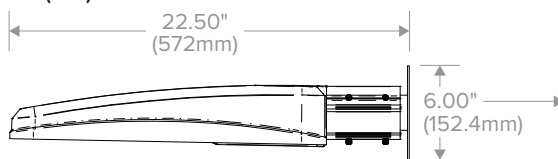
Accepts 2 3/8" OD tenon, min 5" long.

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

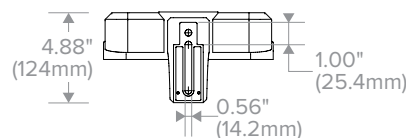
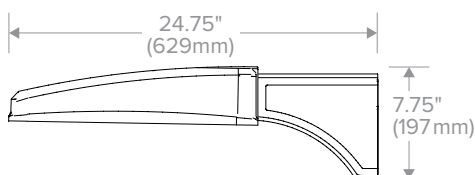


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

Wall Bracket (WB)



AD Decorative Arm

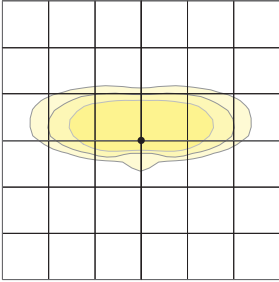


See [page 9](#) for mounting details.

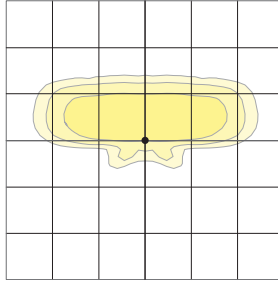
PHOTOMETRY

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

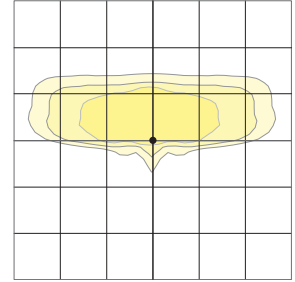
Type FR – Front Row/Auto Optic



Type 2

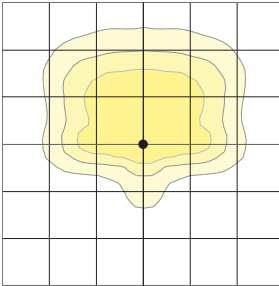


Type 3



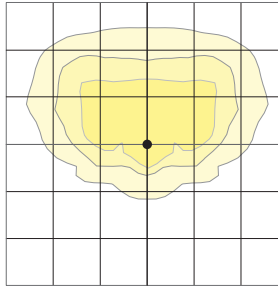
Type 4

S1 only

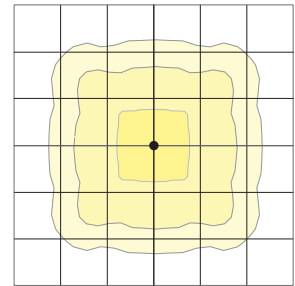


Type 4 Wide

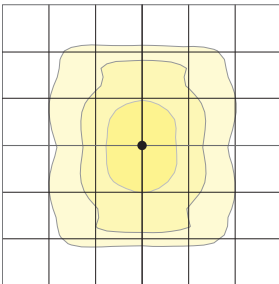
S2 only



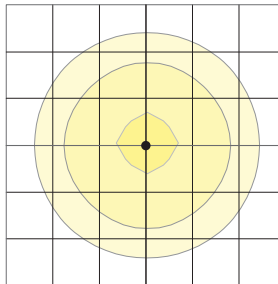
Type 5QM



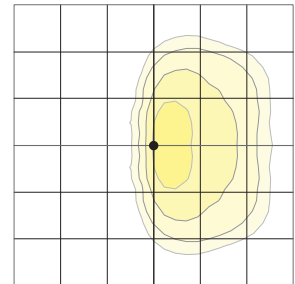
Type 5R (rectangular)



Type 5W (round wide)



Type TC



VIPER S

SMALL VIPER LUMINAIRE

ELECTRICAL DATA

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

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

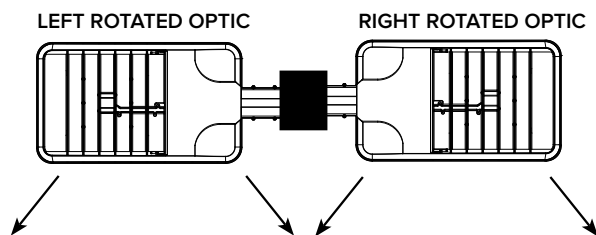
¹ Projected per IESNA TM-21-11.
Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LIFESHIELD™ CIRCUIT

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

ADDITIONAL INFORMATION

ROTATION OPTIONS

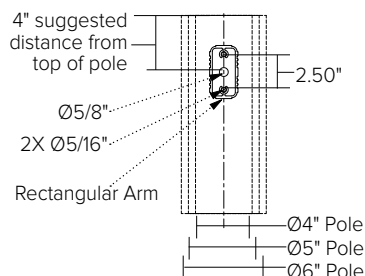


ADDITIONAL INFORMATION (CONTINUED)

DRILL PATTERN

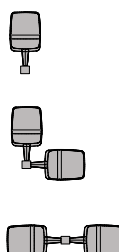
RECTANGULAR ARM (A)

Compatible with Pole drill pattern B3

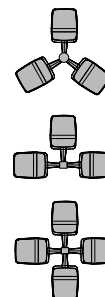


EPA

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



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



TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

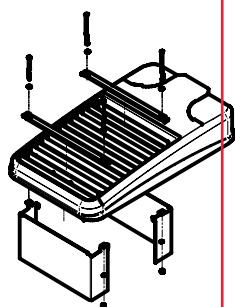
(2 3/8" OD tenon)

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

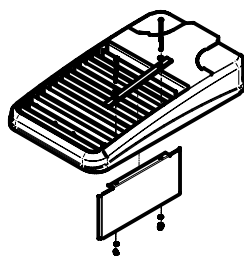
- ☐ **SETAVP-XX** Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **RETAVP-XX** Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **SETA2XX** Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- ☐ **RETA2XX** Round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

S1 only

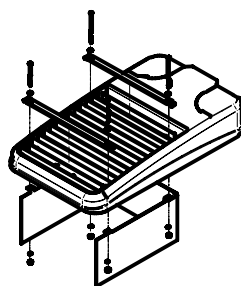
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



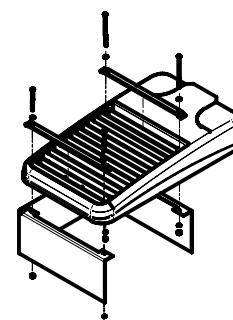
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



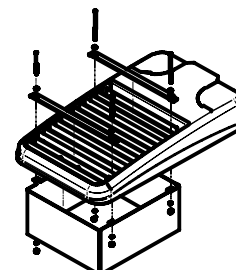
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



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



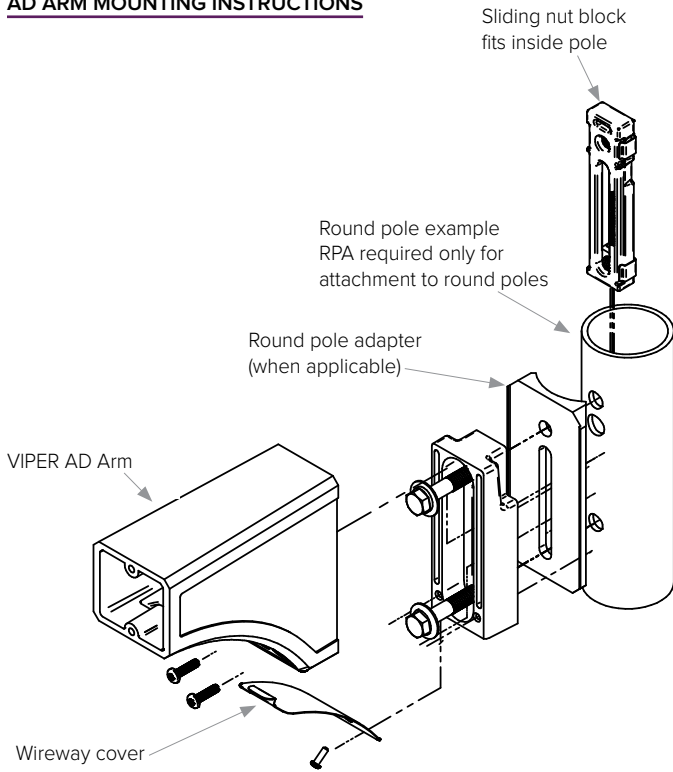
HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



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

ADDITIONAL INFORMATION (CONTINUED)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2

