



## MEETING AGENDA

### VILLAGE BOARD OF TRUSTEES

Tuesday, January 4, 2022

7:00 P.M.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois

(Tentative & Subject to Change)

**1. CALL TO ORDER/ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

- a) Special Meeting of November 30, 2021
- b) Regular Meeting of December 14, 2021

**4. VILLAGE PRESIDENT'S REPORT**

**5. CITIZENS' PETITIONS\*** (Pertaining to items appearing on this agenda)

**6. FIRST READINGS – INTRODUCTION\*\***

*Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by \*\*.)*

**Environment & Public Services (Chair Byrnes)**

- a) Approve the purchase of two (2) 2023 Peterbilt Model 548s through the Sourcewell Purchasing Agreement #060920-PMC, Bolingbrook, IL in the amount of \$440,267.28

**Zoning & Public Safety (Chair Stifflear)**

- b) Approve an Ordinance Approving a Special Use Permit to Operate a Physical Fitness Facility (Martial Arts Studio) in the B-1 Community Business Zoning District at 777 N. York Road, Unit 21 (IJKLM,LLC d/b/a Premier Marital Arts) \*\*
- c) Approve an Ordinance Approving a Final Plat of Subdivision (820 N. County Line Road)\*\*

**7. CONSENT AGENDA**

*All items listed below have previously had a First Reading of the Board or are considered Routine\*\*\* and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

**Administration & Community Affairs (Chair Posthuma)**

- a) Approval and payment of the accounts payable for the period of December 9, 2021 through December 30, 2021 in the aggregate amount of \$768,518.26 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk\*\*\*

**8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION**

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission\*\*\*\**

**Zoning & Public Safety (Chair Stifflear)**

- a) Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for an Existing Building – 4 N. Washington Street – J.P. Morgan Chase\*\* \*\* *(First Reading – December 14, 2021)*
- b) Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for Improvements to an Existing Building – 36 E. Hinsdale Avenue – Performance Wealth Management\*\* *(First Reading – December 14, 2021)*

**9. DISCUSSION ITEMS**

- a) Tollway update
- b) Tollway Flooding Event June 26, 2021

**10. DEPARTMENT AND STAFF REPORTS**

- a) Parks & Recreation

**11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

**12. CITIZENS' PETITIONS\*** (Pertaining to any Village issue)

**13. TRUSTEE COMMENTS**

**14. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)**

**15. ADJOURNMENT**

\*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

**\*\*The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.**

**\*\*\*Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than \$100,000.**

**\*\*\*\*Items included on the Non-Consent Agenda due to “emergency nature or time sensitivity” are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or documentation required by another government agency to complete essential infrastructure work.**

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 promptly contact Brad Bloom, ADA Coordinator, at 630-789-7007 **or by TDD at 630-789-7022** to allow the Village of Hinsdale to make reasonable accommodations for those persons.

**Website <http://villageofhinsdale.org>**

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
November 30, 2021**

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, November 30, 2021 at 6:30 p.m., roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Luke Stifflear, Michelle Fisher, Neale Byrnes, Scott Banke

Absent: Trustee Laurel Haarlow

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Fire Chief John Giannelli, Assistant to the Village Manager Trevor Bosack, Finance Director Andrea Lamberg, Assistant Finance Director Alison Brothen, Director of Community Development Robb McGinnis, Director of Public Services George Peluso Superintendent of Parks & Recreation Heather Bereckis, Human Resources Director Tracy McLaughlin and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance.

**APPROVAL OF MINUTES – None**

**VILLAGE PRESIDENT'S REPORT**

No report.

**CITIZENS' PETITIONS**

None.

**FIRST READINGS – INTRODUCTION\*\***

**Administration & Community Affairs (Chair Posthuma)**

- a) **Approve an Ordinance Amending Title 1 (Administration), Chapter 6 (Village Board of Trustees), Section 1-6-5(A) (Meetings of the Board) of the Village code relative to start time for the Village Board of Trustees meetings**

Trustee Posthuma introduced the item to change the start time of regular meetings of the Village Board from 7:30 p.m. to 7:00 p.m. Staff surveyed Board members for consensus, but the Village code must be updated to reflect the change.

The Board agreed to move this item to the consent agenda of their next meeting.



**b) Review the draft 2022 Annual Budget, for approval on December 14, 2021**

Trustee Posthuma introduced the item. Village Manager Kathleen Gargano thanked Finance Director Andrea Lamberg, Assistant Finance Director Alison Brothen, and Assistant to the Village Manager Trevor Bosack for their hard work on this budget. She said the highlights of the budget will be reviewed tonight, and the transmittal letter is a good summary. She also noted that the recent retirement of a Police officer will impact the personnel expenses. These changes will be reflected in the final document.

Ms. Lamberg made a PowerPoint presentation to review the budget for the Board, beginning with the 2021 projected General Fund operating results, noting the 25% reserve was easily met. General Fund revenues are primarily from property taxes, sales tax, and utility tax.

The Board discussed the effect closing the Tollway Oasis will have on these revenue numbers. Ms. Lamberg will report back with more definitive numbers. General Fund expenses were reviewed, with personnel and benefits being the largest portion. President Cauley suggested reviewing the reserve balance mid-year to see if funds over 25% could be used for other purposes. Ms. Lamberg reviewed the Water/Sewer Fund numbers that include the new tiered water rates. Ms. Gargano noted there is still water loss, but the watermain replacement program in the upcoming years will start to correct that loss. Director of Public Services George Peluso there is an annual leak detection survey that pinpoints leaks that are addressed throughout the year.

It was noted that road salt and fuel costs have increased, budgeted repairs and maintenance are higher because of deferred items during COVID. Parking deck maintenance costs are new, and historic preservation incentives are budgeted at \$30,000.

With respect to public safety pensions, the State requires 90% funding by 2040. Ms. Lamberg will provide the Board with the dollar amounts necessary to get to this level.

Trustee Posthuma asked if there are any bonds with higher interest rates that we can prepay. Ms. Lamberg has reached out to our bond advisor.

The Board agreed that staff did a great job on the budget; Ms. Lamberg thanked Ms. Brothen and Mr. Bosack for their significant efforts in the production of the 2022 Annual Budget.

**SECOND READINGS / NON-CONSENT AGENDA – ADOPTION – None**

**REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

No reports.

**CITIZENS' PETITIONS**

None.

**TRUSTEE COMMENTS**

None.

**ADJOURNMENT**

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Banke moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of November 30, 2021.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Haarlow

Motion carried.

Meeting adjourned at 7:29 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
December 14, 2021**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, December 14, 2021 at 7:34 p.m., roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Laurel Haarlow, Luke Stifflear, Michelle Fisher, Neale Byrnes, Scott Banke

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Fire Chief John Giannelli, Assistant to the Village Manager Trevor Bosack, Finance Director Andrea Lamberg, Director of Community Development Robb McGinnis, Superintendent of Parks & Recreation Heather Bereckis, Director of Public Services George Peluso, HR Director Tracy McLaughlin and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**a) Regular Meeting of November 16, 2021**

Trustee Posthuma moved to **approve the minutes of the regular meeting of November 2, 2021, as presented.** Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** Trustee Haarlow

**ABSENT:** None

Motion carried.

**VILLAGE PRESIDENT'S REPORT**

President Cauley pointed out that tonight's agenda includes the approval of the 2022 Budget, following Board review of the draft document on November 30. The document before the Board reflects changes following that review; the reduction in wage and benefits as a result of the retirement of a police officer, the elimination of an \$800,000 transfer from the General Fund to the Water Fund, adjustment of budgeted legal fees to account for pending litigation, and a \$150,000 increase in contingency funds.

He also reported that, following feedback from residents, an additional leaf pickup has been scheduled for Thursday, December 16, and the DuPage County 7-day rolling positivity rate for COVID-19 is at 6%

## **APPROVAL OF SALARY INCREASE - VILLAGE MANAGER**

President Cauley introduced the item asking the Board to approve a 3% salary increase for Village Manager Kathleen Gargano. He complimented her job performance, stating she is competent, enthusiastic and well-liked by residents. He noted that this increase is consistent with area Village managers in comparable communities, as is her overall compensation package.

Trustee Byrnes moved to **approve an increase in the Village Manager's salary by 3%**. Trustee Haarlow seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## **CITIZENS' PETITIONS**

None.

## **FIRST READINGS – INTRODUCTION**

### **Zoning & Public Safety (Chair Stifflear)**

**a) Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for an Existing Building – 4 N. Washington Street – J.P. Morgan Chase**

Trustee Stifflear introduced the item for the Chase Bank building to install (2) parking lot light poles, and (1) wall mounted light in order to increase safety on site for customers and employees. He noted the property has no single-family district within 250' feet of the subject property. He explained that several different plan iterations were reviewed to protect Eve Assisted Living residents. The height of the light poles and the foot-candle illumination of the proposed lighting is code compliant. The Plan Commission unanimously recommended Board approval (5-0) on the condition that a light shield be included on the east side to stop any glare to Eve Assisted Living. The applicant agreed to do that.

Mr. Tim Messick, architect, and Mr. Jon Krissoff from Chase Bank, addressed the Board and described the current parking lot illumination, and stressed the safety and security of employees parking in the west lot. They plan to have the lights on overnight as there is a 24-hour ATM on premises. Discussion followed. There was a question as to whether or not the lights can only be on during business hours. Director of Community Development Robb McGinnis will verify the code requirements.

The Board agreed to move this item forward for a second reading at their next meeting.

**b) Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for Improvements to an Existing Building – 36 E. Hinsdale Avenue – Performance Wealth Management**

Trustee Stifflear introduced the item noting this is a second floor business proposing changes to the front and rear façade. This property is in the B-2 historic downtown district, therefore, the Historic Preservation Commission (HPC) and the Plan Commission (PC) reviewed the application. They made minor adjustments that have been incorporated by the applicant.

The amended plans were reviewed by architects Mr. Jim Prisby and Mr. Steve Cashman, both of whom agree the suggested changes have been incorporated.

Mr. Mike Zalud, architect for the project, addressed the Board summarizing the changes requested. The main change was not to cover the limestone detail on the building. The new signage was approved by the Plan Commission, but will be installed below the limestone feature. The shutters will be removed, and the awning color in the rear of the building will be changed from black to blue, so they can direct customers to the blue awning. The dark blue does not fight with existing black awning.

The Board agreed to move this item forward for a second reading at their next meeting.

## **CONSENT AGENDA**

### **Administration & Community Affairs (Chair Posthuma)**

- a) Trustee Haarlow moved **Approval and payment of the accounts payable for the period of November 11, 2021 through December 8, 2021 in the aggregate amount of \$1,861,341.64 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Posthuma seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

*The following items were approved by omnibus vote:*

- b) **Approve an Ordinance Amending Title 1 (Administration), Chapter 6 (Village Board of Trustees), Section 1-6-5(A) (Meetings of the Board) of the Village code relative to start time for the Village Board of Trustees meetings (First Reading – November 30, 2021)**
- c) **Approve the Annual Meeting Schedule 2022**

### **Environment & Public Services (Chair Byrnes)**

- d) **Award year two of the Custodial Services Bid #1669 to Bravo Service, Inc., for 2022 custodial services within Village facilities, in the amount not to exceed \$72,900**

### **Zoning & Public Safety (Chair Stifflear)**

- e) **Approve payment to Currie Motors, Frankfort, Illinois for the purchase of one new patrol fleet vehicle in the amount of \$35,910**

Trustee Banke moved to **approve the Consent Agenda, as presented.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

### Administration & Community Affairs (Chair Posthuma)

- a) **Approve an Ordinance Levying Taxes for Corporate Purposes for the Fiscal Year of the Village of Hinsdale, Illinois Commencing on January 1, 2021 and Ending on December 31, 2021 in the aggregate amount of \$14,286,413** (*First Reading – November 16, 2021*)  
Trustee Posthuma introduced the final approval of the tax levy and six bond issues.
- b) **Approve a Resolution abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$2,710,000 General Obligation Refunding Bonds (Library Fund Tax Alternate Revenue Source), Series 2013A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)
- c) **Approve a Resolution abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$2,025,000 General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2014A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)
- d) **Approve a Resolution abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$5,000,000 General Obligation Bonds (Alternate Revenue Source), Series 2014B, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)
- e) **Approve a Resolution abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$9,775,000 General Obligation Bonds (Alternate Revenue Source), Series 2017A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)
- f) **Approve a Resolution abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$20,000,000 General Obligation Bonds (Alternate Revenue Source), Series 2018A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)
- g) **Approve a Resolution abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$2,655,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)

Trustee Posthuma read each item and moved to approve Items a-g. Trustee Haarlow seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried

- h) **Approve an Ordinance abating a portion of the tax hereto levied for the year 2021 to pay the principal of and interest on \$1,575,000 Special Service Area Number Thirteen Bonds, Series 2012B, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 16, 2021*)

Trustee Posthuma introduced the item to approve a property tax refund with monies from an excess fund balance for Special Service Area #13.

Trustee Posthuma moved to **Approve an Ordinance abating a portion of the tax hereto levied for the year 2021 to pay the principal of and interest on \$1,575,000 Special Service Area Number Thirteen Bonds, Series 2012B, of the Village of Hinsdale, DuPage and Cook Counties, Illinois.** Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried

i) **Approve the 2022 Annual Budget** (*First Reading – November 30, 2021*)

Trustee Posthuma introduced the item that was reviewed by the Board at the November 30 special meeting. Minor modifications have been included in this final draft, as noted by the Village President in his opening remarks.

Trustee Posthuma moved to **Approve the 2022 Annual Budget.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

j) **Approve Blanket Purchase Orders for Calendar Year 2022 totaling \$684,537 and waiving the competitive bid requirements, where applicable** (*First Reading – November 16, 2021*)

Trustee Posthuma introduced the item explaining this item approves multiple invoices from the same vendor throughout the year. The list of vendors is the same as last year.

Trustee Posthuma moved to **Approve Blanket Purchase Orders for Calendar Year 2022 totaling \$684,537 and waiving the competitive bid requirements, where applicable.** Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried

k) **Approve participation in the National Opioid Settlement Agreement and Authorizing the Village Manager to Execute the Related Participation Agreements and any other Documents Necessary to Facilitate Participation**

Trustee Posthuma introduced that item that is being presented as a second reading due to time sensitivity. The Village must opt in by January 2, 2022 to participate. In July 2021, a

nationwide settlement was announced in multi-district federal litigation against opioid distributors and manufacturers. This is a \$22.7 billion settlement, of which Illinois is expected to receive 3.3% of the proceeds. Opting in will release all claims against the named parties, and the proceeds must be used to mitigate opioid abuse in the Village. The Board agreed there was no reason not to participate.

Trustee Posthuma moved to **Approve participation in the National Opioid Settlement Agreement and Authorizing the Village Manager to Execute the Related Participation Agreements and any other Documents Necessary to Facilitate Participation.** Trustee Fisher seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried

#### **Zoning & Public Safety (Chair Stifflear)**

- l) **Waive competitive bidding and award a contract to Orbis Solutions for the repair of the Railroad Security Camera System at a cost not to exceed \$33,451** (*First Reading – November 16, 2021*)

Trustee Stifflear introduced the item explaining the Village has already received IRMA insurance money for the repair, but must pay back the deductible of \$25,000. Orbis Solutions currently provides our IT services and is familiar with the security system.

Trustee Stifflear moved to **Waive competitive bidding and award a contract to Orbis Solutions for the repair of the Railroad Security Camera System at a cost not to exceed \$33,451.** Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried

#### **DISCUSSION ITEMS**

- a) **Tollway update**

Assistant Village Manager/Director of Public Safety Brad Bloom said there is no update at this time.

- b) **Tollway Flooding Event June 26, 2021**

Village Manager Gargano reported there has been no further resident communication, and 50% of the claims are in the process of being settled.



## DEPARTMENT AND STAFF REPORTS

- a) Community Development – October & November
- b) Engineering

The report(s) listed above were provided to the Board. There were no additional questions regarding the content of the department and staff reports.

Ms. Gargano thanked the Board for their direction and support, she thanked the engaged community members for their input, and thanked the talented co-workers she serves with on behalf of the Board and residents.

## REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

## CITIZENS' PETITIONS

None.

## TRUSTEE COMMENTS

Trustee Byrnes commented it was a good year for Hinsdale, all things considered. Trustee Stifflear added that in addition to her professionalism and leadership, Ms. Gargano is 'in the trenches' whenever necessary.

President Cauley wished all a Merry Christmas and Happy New Year.

## ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Banke moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of December 14, 2021**. Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried

Meeting adjourned at 8:14 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk

Public Services &  
Engineering

**AGENDA SECTION:** First Read  
**SUBJECT:** Capital Equipment Purchase – Roadway Truck Unit #5  
**MEETING DATE:** January 4, 2021  
**FROM:** Rich Roehn, Superintendent of Public Services  
Garrett Hummel, Management Analyst

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**Recommended Motion**

Approve the purchase of two (2) 2023 Peterbilt Model 548s through the Sourcewell Purchasing Agreement #060920-PMC, Bolingbrook, IL in the amount of \$440,267.28

**Background**

Purchased in 2003, Roadway Truck #5 is a three-ton truck with a dump body, plow, auger box and spreader. This truck is used for snow and ice removal in the winter and dry material hauling in the summer. The Department's vehicle replacement policy calls for the replacement of large trucks every 12-15 years. The current Unit #5 will be 19 years old this upcoming year. Originally scheduled in the 5-Year CIP for replacement in 2021, Roadway Truck #5 was deferred until 2022 during last year's Budget discussions. The CY 2022 Budget includes \$190,000 for the purchase of this vehicle.

In preparation for the purchase of Unit #5, Public Services staff contacted Peterbilt to begin the process of ordering a replacement. Public Services was informed that lead times and prices have drastically increased due to supply chain issues. Peterbilt explained that if the Village placed an order in early 2022, the truck would not be delivered until the second quarter of 2023.

Anticipating continued supply chain issues and knowing that there are other critical pieces of equipment scheduled for upcoming years, Public Services recommends accelerating the order of Roadway Truck #4 to 2022 from 2023. Unit #4 is scheduled in the 5-Year CIP for replacement in 2023. Similar to Unit #5, Roadway Unit #4 is a three-ton truck with a dump body, plow, auger box and spreader. Purchased in 2008, the truck will be 15 years old at the time of replacement, which is consistent with the Department's vehicle replacement policy.

By placing orders for Units #5 and Unit #4 in 2022, Public Services should receive both in 2023.

**Discussion & Recommendation**

Through the Sourcewell Purchasing Agreement #060920-PMC, the Village will be taking advantage of pricing that has already been competitively bid. Due to supply chain issues and escalating material costs, Public Services was informed that the cost per truck would be \$220,133.64, which is a roughly 16% increase from the \$190,000 that was quoted during budget preparation.

Although these trucks are more expensive than anticipated, both vehicles are vital pieces of equipment for snow and ice management. The Village would be replacing vehicles that are at or past their useful life as defined by the department's replacement policy. Public Services can budget

for the price increase in the 2023 Budget due to the fact that Units #4 & #5 wouldn't be received until 2023. Public Services recommends the purchase of both Units #4 & #5.

**Budget Impact**

The CY 2022 Budget includes \$190,000 for the purchase of Unit #5. The 5-Year CIP includes \$190,000 in 2023 for the purchase of Unit #4. Since delivery of both trucks will not be until 2023, the Village will update the 2023 CIP to reflect the higher cost. If the Village Board approves the orders of both trucks, the Village would budget, pay for and receive the vehicles in 2023. The total cost for both trucks is \$440,267.28, which is \$60,267.28 over budget.

To help offset the price increase and bring the total cost to the Village closer to the original budgeted amount, Public Services recommends auctioning off the older replacement trucks in lieu of accepting the offered trade-ins. Public Services estimates the auction value to be \$15,000 per vehicle. Including the auctioned vehicles, Public Services estimates the total cost for replacing the two trucks to be \$410,000, which is roughly 8% or about \$30,000 over planned costs.

	Amount
Planned (\$190,000/per truck)	\$380,000.00
Peterbilt Quote - Sourcewell	\$440,267.28
Estimated Auctioned Amount	\$30,000.00
<b>Total Cost*</b>	<b>\$410,267.28*</b>

**\*The costs of the replacement vehicles will be included in CY2023 CIP Budget. There is no budget overage impact to the CY2022 Budget.**

**Village Board and/or Committee Action**

N/A

**Documents Attached**

1. Peterbilt Quote
2. Sourcewell Agreement #060920-PMC

# VEHICLE PURCHASE ORDER - ILLINOIS

Dealer Name **Peterbilt Illinois**

aka JX Truck Center-Bellingbrook

SUBJECT TO THE TERMS AND CONDITIONS BELOW AND ON THE REVERSE SIDE OF THIS ORDER, THE DEALER AGREES TO SELL AND THE BUYER AGREES TO PURCHASE THE VEHICLE(S) DESCRIBED BELOW.

Salesperson: **TOR LARKIN** New ☒ Used ☐ Estimated Delivery Date: **2023**

Buyer's Name: **Hinsdale public works** Buyer's Phone: **630 789 7000** Drivers License # & State of Issue: \_\_\_\_\_ Drivers License Expiration Date: \_\_\_\_\_

Address: **19 E Chicago Ave** City: **Hinsdale** State: **IL** Zip: **60521** County: \_\_\_\_\_

FET (VIN): No \_\_\_\_\_ Sales Tax (VIN): No \_\_\_\_\_ USDOT #: \_\_\_\_\_ FEIN/SSN: \_\_\_\_\_ Insurance Company: \_\_\_\_\_ Policy or Binder #: \_\_\_\_\_

Quantity	Stock #	Year	Make	Model	Color	Mileage	VIN	Base Sale Price	FET	Finance Company	Contact Information
2	TBD	2023	peterbilt	548	green			\$ 104,086.64	\$ -		

## "Trade-In Information"

(See Paragraphs 3 & 4 on reverse side)

Year	Make	Model	VIN	Trade Allowance	Est. Lien Payoff	Equity	Lienholder Payoff Contact Information

Admin Fee	Title (Per Unit)	Reg/Plates (Per Unit)	Options by Fee (Per Unit)	API (Per Unit)	Ext Service Contract (Per Unit)	Ext Service Contract Description
\$ 300.00	\$ -	\$ 158.00			\$ 115,739.00	Comment section

## IMPORTANT BUYER INFORMATION

- Any warranties from a Manufacturer or supplier, including warranties on any Dealer-installed Non-Manufacturer accessories, are those, not Dealer's, and only with Manufacturer or other supplier will be liable for performance under those warranties. All goods, services and Vehicles sold by Dealer are sold "AS IS". (SEE PARAGRAPH 10 ON REVERSE SIDE). This disclaimer in no way affects the Manufacturer's Vehicle Warranty.
- If this is a credit sale or lease, this Order is not binding on the Buyer, until the Buyer can cancel it and recover the deposit, and Buyer receives a document containing the required financial or lease disclosure, which shall control.
- The actual purchase price for a credit sale may be negotiable with this Dealer. This Dealer may assign this purchase price to the buyer to receive a part of the license charge.
- This salesperson has no authority to make, and Dealer shall not be bound by, any promises or representations unless they are written on this order and approved by Dealer's authorized representative.
- Unless otherwise noted, the Buyer will be the registered owner/lessee of the Vehicle.
- The installment contract, lease or other document signed by the Buyer may require the Buyer to defend claims arising from or related to the purchase, lease or financing of the Vehicle to limiting arbitration.
- LIMITATION OF ACTION:** Any suit or claim for attention (if applicable) arising out of or relating to the purchase of the Vehicle described herein against the Dealer by the Buyer must be filed no more than 180 days after the date of the delivery date of the Vehicle. (SEE PARAGRAPH 15 ON THE REVERSE SIDE).

TOTAL SELLING PRICE: \$ 439,651.28

ADMIN FEE: \$ 300.00

TITLE & PLATE FEES: \$ 316.00

OPTIONAL ERT FEE: \$ -

LESS: TRADE ALLOWANCE (AS APPRAISED) \$ -

PLUS: ESTIMATED PAYOFF ON TRADE IN: \$ -

SALES TAX: \_\_\_\_\_

LESS: CASH DEPOSIT: \_\_\_\_\_

AMOUNT DUE AT DELIVERY (CASH OR FINANCE): \$ 440,267.28

\*Funds must be certified bank check or electronic wire to arrive back at time of payment

## BUYER'S REPRESENTATIONS

I have read the material printed on the back hereof and I understand and agree to it as part of this Order, as if it were printed above my signature. I understand that the entire agreement affecting this purchase, and no other agreement or understanding of any nature concerning same, has been made or entered into, in whole or in part, between me and the Dealer, and that this Order, together with all attachments hereto, contains the entire agreement between me and the Dealer. By signing herein, I authorize the Dealer to release financial information to the Dealer that includes, but is not limited to, information regarding loan amounts and details regarding the financing of the equipment based on the terms of this document.

This Order is not binding until Dealer's authorized representative signs here.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dealer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_



The Order on the reverse side hereof includes the following terms and conditions:

- Rev 01/03/20



Peterbilt Illinois-Joliet (P128)  
535 East S. Frontage Rd  
Bolingbrook, Illinois 60440

Stock

Tor Larkin  
Cell Phone:  
Office Phone: 630-972-2720  
Email: tlarkin@jxe.com

Stock Order

## Vehicle Summary

Unit		Chassis	
Model:	Model 548	Fr Axle Load (lbs):	20000
Type:	Full Truck	Rr Axle Load (lbs):	23000
Description 1:	Hindsdale	G.C.W. (lbs):	43000
Description 2:	Single axle		
Application		Road Conditions:	
Intended Serv.:	Snowplow	Class A (Highway)	100
Commodity:	Other Commodity	Class B (Hwy/Mtn)	0
		Class C (Off-Hwy)	0
		Class D (Off-Road)	0
Body			
Type:	End Dump	Maximum Grade:	6
Length (ft):	24	Wheelbase (in):	172
Height (ft):	13.5	Overhang (in):	60
Max Laden Weight (lbs):	1000	Fr Axle to BOC (in):	69.5
		Cab to Axle (in):	102.5
		Cab to EOF (in):	162.5
Trailer		Overall Comb. Length (in):	272
No. of Trailer Axles:	0		
Type:			
Length (ft):	0		
Height (ft):	0		
Kingpin Inset (in):	0		
Corner Radius (in):	0		
Restrictions		Special Req.	
Length (ft):	40		
Width (in):	102		
Height (ft):	13.5		

Approved by:

Date:

Note: All sales are F.O.B. designated plant of manufacture.

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100% Complete

Date: December 20, 2021

Deal: Hindsdale

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Sales Code	Std/ Opt	Description	\$ List	Weight
<b>Base Model</b>				
0005481	S	<b>Model 548</b>	108,586	10,860
0091200	S	<b>Other Commodity</b>	0	0
0093150	O	<b>Snowplow</b> Truck which is configured for mounting a snowplow to the front. May also have dump or other body.	0	0
0095170	O	<b>End Dump</b>	0	0
0098170	S	<b>United States Registry</b> Canadian Registry Package Requires Air Conditioning Excise Tax Canada, Speedometer to be KPH ipo MPH, Daytime Running Lights and Rubber Battery Pad in Bottom of Battery Box.	0	0
<b>Configuration</b>				
0200700	S	<b>Not Applicable</b> Secondary Manufacturer	0	0
<b>Frame &amp; Equipment</b>				
0514000	O	<b>10-3/4" Steel Rails To 354"</b> 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000 psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair	240	261
0611300	S	<b>Heavy Duty 5-Piece Crossmember BOC IPO Standard</b> Class 5, 6, 7	0	20
0611330	O	<b>Zinc Coated Anti Corrosion Treated Frame Rails</b> Requires Frame Rail Code. Zinc Phosphate coating will replace the standard frame rail primer and provide added corrosion prevention for your customer's operating in severe conditions or in climates where vehicle rust is common.	362	2
0611790	S	<b>Aluminum Frame Rail Crossmembers</b> Excludes suspension	0	0
0612230	O	<b>Custom Wheelbase or Overhang</b> Engineering approval may be required.	350	0
0644090	S	<b>EOF Square without Crossmember</b> End-of-frame square without crossmember. For use with body builder installed crossmember.	0	0
0651010	S	<b>Peterbilt Rear Mudflaps and Straight Hangers</b> Mudflaps aid in protecting the frame and undercarriage from road salt, grime and debris that can cause rust and corrosion. Mud flaps also shield other vehicles from gravel, rocks and road spray.	0	0
<b>Front Axle &amp; Equipment</b>				
1011890	O	<b>PACCAR FX-20 Steer Axle 20,000 lbs. 4" Drop</b> Axle is designed for applications with a gross axle weight rating (GAWR) of 20,000 pounds. Front axle is designed for demanding applications such as construction, heavy haul, refuse, and other vocational uses. Robust forged steel beam construction for long-lasting	1,678	137

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		performance. It utilizes innovative tapered kingpin roller bearings for more efficient operation and improved steering efficiency.		
		The PACCAR Steer Axle comes standard with the PACCAR warranty of 5 years, 750,000 miles.		
1114030	O	<b>Taper Leaf Springs, Shocks 20,000 lb</b> Standard with Heavy Resistance Shocks.	661	110
1243050	O	<b>Power Steering Sheppard HD94 Dual</b> For use with 16,000 to 20,000 lb. axle ratings.	890	80
1250250	O	<b>Power Steering Reservoir Frame Mounted w/Cooler</b> A power steering cooler helps reduce the heat of the power steering fluid. This is commonly used with systems that may experience more stress from towing or off-road driving.	161	2
1354855	O	<b>PHP10 Iron PreSet Hubs-Air Disc</b>	706	25
1380290	O	<b>Bendix Air Disc Front Brakes</b> Bendix air disc front brakes use a floating caliper design to provide foundation braking on all axles and complies with reduced stopping distance regulations.	-84	30
1380490	O	<b>PACCAR FX Wide Track IPO Standard</b> 71in KPI IPO 69in front axle for improved turning radius.	0	15

#### Rear Axle & Equipment

1511110	S	<b>Meritor RS23-160 23,000 lb</b>	0	0
1616370	O	<b>PHP10 Iron PreSet Hubs</b>	0	0
1680450	O	<b>Rear Brake Camshaft Reinforcement</b> Rear brake camshaft reinforcement helps guard against wear and corrosion.	11	9
1680490	O	<b>Gusseted Cam Brackets, Drive Axle(s)</b>	24	2
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0	0
1680950	S	<b>Stability System Not Selected Or Not Available</b>	0	0
1682430	S	<b>Anti-Lock Braking System (ABS) 4S4M</b> ABS-6. Includes air braking system.	0	0
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	0	0

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Sales Code	Std/ Opt	Description	\$ List	Weight
1687010	S	<b>Bendix Air Cam Rear Drum Brakes 16.5x7</b> Bendix Air Cam Rear Drum Brakes to fit all heavy haul, construction, refuse and highway truck and tractor applications. Includes Automatic Slack Adjusters & Outboard Mounted Brake Drums.	0	0
1706140	O	<b>Ratio 6.14 Rear Axle</b>	0	0
1811210	O	<b>Peterbilt Air Trac 23,000 lb Light Weight</b>	987	110
1920385	O	<b>Air Springs, Internal Bumpers</b> Air Trac / Air Leaf suspensions	54	0
<b>Engine &amp; Equipment</b>				
2074407	O	<b>PACCAR PX-9 330@2000 GOV@2200 1000@1200</b> Productivity (2021 Emissions)  N21350 C121 68....Maximum Accelerator Pedal Ve N21370 C128 68....Maximum Cruise Speed (P059) N21460 C132 1400..Max PTO Speed (P046) N21520 C133 5.....Timer Setting (P030) N21610 C188 39....Low Ambient Temperature Thre N21620 C189 60....Intermediate Ambient Tempera N21630 C190 80....High Ambient Temperature Thr N21550 C206 35....Engine Load Threshold (P516) N21340 C209 120...Hard Maximum Speed Limit (P1 N21510 C225 YES...Enable Idle Shutdown Park Br N21450 C231 NO....Gear Down Protection (P026) N21570 C233 NO....Idle Shutdown Manual Overrul N21440 C234 NO....Engine Protection Shutdown (P N21480 C238 NO....Auto Engine Brake in Cruise N21470 C239 NO....Cruise Control Auto Resume (P N21430 C333 0.....Reserve Speed Limit Offset (P N21410 C334 0.....Maximum Cycle Distance (N202 N21590 C382 YES...Enable Hot Ambient Automatic N21500 C395 0.....Expiration Distance (N209) N21530 C396 YES...Enable Impending Shutdown Wa N21540 C397 60....Timer For Impending Shutdown N21320 C399 120...Standard Maximum Speed Limit N21400 C400 252...Reserve Speed Function Reset N21420 C401 10....Maximum Active Distance (N20 N21330 C402 0.....Expiration Distance (N207)	2,266	0
2091130	S	<b>VMUX Electronics Architecture</b>	0	0
2091305	O	<b>Engine Idle Shutdown Timer Enabled</b>	0	0
2091315	O	<b>Enable EIST Ambient Temp Override</b>	0	0
2091372		<b>Eff EIST NA Expiration Miles</b>	0	0
2091640		<b>Effective VSL Setting NA</b>	0	0

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2092016	O	Typical Operating Speed 62 MPH	0	0
2092032	O	Powertrain Optimized for Performance Best analysis for vehicles used in vocational applications or with heavy GCWRs.	0	0
2140220	O	CARB Engine Idling Compliance DECLINED By Dealer/Customer	0	0
2140670	O	EPA Emission Warranty	0	0
2513060	S	PACCAR 160 Amp Alternator, Brushed PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.	0	0
2522110	S	PACCAR 12V Starter, N/A PACCAR MX Engines PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.	0	0
2538030	S	2 PACCAR Premium 12V Starting Batteries 2000 CCA Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	0	0
2621130	O	Belt Driven Variable Speed Fan Clutch PX9 Engine PX7/ PX9/L9N/B6.7N. The belt-driven fully variable speed fan drives communicate directly with the PX9 ECM through the included electronic controller, managing the fan speed to match the exact amount of cooling required. The optimized setup creates smoother engagements, reduces noise and frees up available horsepower. These fan drives are also maintenance-free. A belt, additional pulleys, idlers, tensioners, and a drive hub are included to drive the fan.	716	0
2723210	S	18.7 CFM Air Compressor N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	0	0
2812210	S	VGT Exhaust Brake (Variable Geometry Turbo). Provides approximately 90-100 HP of retardation and is part of the turbocharger.	0	0
2921110	S	PACCAR Fuel/Water Separator Standard Service PACCAR Fuel/Water separator standard service intervals. High efficiency media protects critical engine components.	0	0
2921210	S	No Fluid Heat Option for Fuel Filter	0	0
2921320	O	12V Heat for Fuel Filter Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.	61	0
3114270	S	High Efficiency Cooling System Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. Chevron Delo Extended Life Coolant (NOAT) extends maintenance intervals reducing	0	0

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Sales Code	Std/ Opt	Description	\$ List	Weight
		maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 579/367 FEPTO 1325 sq in, 567/365/367: 1440 sq in, 365 FEPTO: 1184 sq in, 389/367 HH: 1669 sq in, 348: 1000 sq in, 520: 1242 sq in.		
3211140	S	(1) Air Cleaner Engine Mounted	0	0
3365270	O	Exhaust Single RH Side of Cab DPF/SCR right-hand Under Cab.	377	29
3381770	O	Curved Tip Standpipe(s)	42	1
3387870	O	24" Ht, 5" Dia Chrome, Clear Coat Standpipe(s)	240	0

### Transmission & Equipment

4052110	O	Allison 3000 RDS-P Transmission, Gen 5 Rugged Duty Series. Includes Rear Transmission Support except on MX engines, Mobil Delvac Automatic Transmission Fluid, and Water-Oil Heat Exchange. Also includes features that monitor the transmission fluid, filter and clutch condition. Will display percent life remaining for the transmission fluid, filter and clutches on the shift selector. This information may be displayed using the Mode and Up and Down buttons. A wrench icon will also be included to indicate when the transmission fluid, filter or clutches need servicing. Suited for vehicles operating on/off highway and/or requiring PTO operation. Forward ratios: 1st-3.49, 2nd-1.86, 3rd-1.41, 4th-1.00, 5th-0.75, 6th-0.65. Reverse ratios: DR-(5.03).	6,515	459
4210080	S	1710 HD Driveline, 1 Midship Bearing	0	0
4240020	O	Automatic Transmission Oil Cooler Vocational Hood Only	823	13
4252890	O	Allison FuelSense 2.0 Not Desired	0	0
4252940	O	Allison Neutral At Stop Neutral at Stop features and benefits: Reduces or eliminates the load on the engine when vehicle is stopped, can help lower fuel consumption and CO2 emissions, and is included in FuelSense 2.0 Plus and Max packages only.	0	0
4256640	O	Allison 6-Speed Configuration, Close Ratio Gears 3000 Series Transmissions.	0	0
4256980	O	Seat Mounted Lever Shifter	1,556	4
4257110	O	LH Mounted Trans PTO Provisions	31	0

### Air & Trailer Equipment

4510210	O	Bendix AD-HF EP Air Dryer, Heater Coalescing filter, extended purge. Bendix AD-HF air filters protects the life of your engine system and components. Proven PuraGuard oil coalescing technology in the the air dryer cartridge. This oil coalescing	196	-2
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		filter ensures the removal of oil and oil aerosols before they can contaminate the moisture removing desiccant.		
4540420	S	Nylon Chassis Hose	0	0
4543340	O	Aluminum Painted Air Tanks All air tanks are aluminum with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	-35	-45
4612900	O	AE Connection EOF, 7-Way Socket, Connection EOF Strapped to the rail	462	15
<b>Tires &amp; Wheels</b>				
5064010	O	FF: BR 20ply 315/80R22.5 M870 Efficiency Rating: Fair Diameter= 42.8 inches; SLR= 19.9 inches The Bridgestone M870 is a high scrub All-Position Radial tire designed specifically for urban waste collection.	663	94
5168400	O	RR: BR 16Ply 11R22.5 M770	1,042	64
5190004	O	Code-rear Tire Qty 04	0	0
5210550	O	FF: Accur Std Armor 29039PK 22.5X9.00 PHP10-5 Hand Holes	364	80
5311020	S	RR: Accur Std Armor 51455PK 22.5X8.25 PHP10-5 hand holes.	0	0
5390004	O	Code-rear Rim Qty 04	0	0
5410280	O	Accuride Black Wheels IPO White	0	0
<b>Fuel Tanks</b>				
5584100	O	D-Shaped Aluminum 70 Gallon Fuel Tank LH U/C Non-slip step LH under cab	209	0
5602070	O	Location LH U/C 70 Gallon	0	0
5652890	S	DEF Tank Mounted LH BOC Models 220 and 520 mounted left hand back-of-cab.	0	0
5652980	S	DEF To Fuel Ratio Between 1:1 And 2:1	0	0
5655019	S	DEF Tank Small, HD 14 Gal 2.1M MD 5.5 Gal	0	0
<b>Battery Box &amp; Bumper</b>				
6010780	O	Aluminum Space Saver Battery Box RH BOC Battery access from side	159	-84

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Sales Code	Std/ Opt	Description	\$ List	Weight
6030630	O	Aluminum Battery Box Cover	66	4
6040550	S	Aftertreatment Aluminum Non-Slip Cab Entry Aftertreatment right-hand under cab step. DPF/SCR for diesel engines, catalyst for natural gas engines. On Models 579 specifying chassis fairings, the box is aerodynamic.	0	0
6121770	O	Steel Bumper Tapered Painted Two tow points, painted same color as frame	463	40
<b>Cab &amp; Equipment</b>				
6510170	O	Vocational 109" BBC Alum Cab and Metton Hood with Stationary grille.	1,882	15
6540160	O	Thermal Insulation Package in Cab Includes thick, closed-cell foam in floor, special mylar-faced foam in walls and roof structure.	67	2
6800180	O	Hood Crown - Bright Finish ipo Molded Gray The hue may be slightly different in the Molded Gray Hood Crown vs. Molded Gray Bumper.	89	0
6800340	O	Rubber Fender Lips 4" Extra Wide	213	8
6917320	S	Seats Inc. Driver Seat	0	0
6927320	S	Seats Inc. Passenger Seat	0	0
6930500	O	Drivers Armrest - RH Only	28	2
6930800	O	Black Seat Color IPO Standard Color	0	0
6939110	S	Toolbox Under Passenger Seat Non-Suspension Seat	0	11
6939400	S	Air Ride Driver	0	0
6939420	O	High Back Driver	8	0
6939470	S	Vinyl Driver	0	0
6939510	S	Non-Air Ride Passenger	0	0
6939520	O	High Back Passenger	8	0
6939570	S	Vinyl Passenger	0	0
7000025	O	Steering Wheel With Multi-Function Includes Peterbilt logo on horn button , audio volume, seek, mute and mode button on LH pod with cruise control on/off/cancel, set/resume and accelerate/coast on the right pod.	263	4
7001520	S	Adjustable Steering Column - Tilt/Telescope	0	0

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Sales Code	Std/Opt	Description	\$ List	Weight
7036130	O	Interior Grey/Black - Curved Roof	197	0
7210540	S	Day Cab Rear Window Day cab rear window flush to back of cab.	0	0
7210550	S	1-Piece Glass Rear Cab Window Fixed	0	0
7230060	S	1-Piece Curved Windshield	0	0
7230360	S	Power Door Locks and Power Window Lifts Standard	0	0
7322010	S	Combo Fresh Air Heater/Air Conditioner With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	0	0
7410040	O	Outside Sunvisor - Stainless Steel Not available with 2.1M high roof sleeper.	230	4
7510060	O	Aero Rear View Mirror Housing, Bright Finish	173	3
7514010	O	Peterbilt Aero Rear View Mirror, Motorized Includes top mirror with motorized, adjustable dual axis heated glass. Bottom mirror is an integrated convex surface. Includes black textured arms with breakaway feature.	109	3
7514050	S	Look Down Mirror Over Passenger Door with Black Housing	0	0
7610500	S	Air Horn Mounted Under Cab	0	0
7722120	O	ConcertClass, AM/FM, Weatherband, 3.5 Aux	331	11
7725710	O	Standard Speaker Package For Cab (2) Speakers	50	4
7728030	O	Radio Mute When In Reverse For automatic or automated transmission	0	0
7728040	O	Bluetooth Phone and Audio Requires USB Port	46	0
7728050	O	USB Port	46	0
7851480	S	Peterbilt Electric Windshield Wipers With Intermittent Feature.	0	0
7852020	O	Cab Air Suspension	150	15
7852050	O	Auto Reset Circuit Protection Daycab and Sleeper	19	0
7900090	O	Triangle Reflector Kit, Ship Loose Florescent triangle emergency road flares are designed to meet and exceed all DOT standards.	18	13
7900310	O	Fire Extinguisher, Mounted Outboard Driver Seat Hazmat approval UL listed/rated ABC	53	9
7901130	O	Backup Alarm (107 DB)	35	3

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8011850	O	<b>Transmission Oil Temperature (Main)</b> Located in Digital Cluster Display.	24	0
8021380	S	<b>Air Restriction Indicator</b> Mounted on air cleaner, intake piping, or firewall	0	0
8070860	S	<b>Main Instrumentation Panel</b> Digital Cluster 7" Display includes: Physical (Analog) - Speedometer, Tachometer, Oil Pressure, Coolant Temp and Display Gauges - Fuel Level, DEF Level, DPF Filter Status, Fuel Economy, Volts Telltale, OAT and Primary Air Pressure, Secondary Air Pressure for air brake trucks.	0	0
8111110	S	<b>Headlights Composite Fender Mounted</b> Integral park, turn, and side marker	0	0
8120980	S	<b>(5) Marker Lights, Aero LED</b>	0	0
8133450	O	<b>(2) Brackets F/O Beacon/Strobe, Roof Mounted</b> (2) brackets for furnished by owner beacon / strobe lights roof mounted. Located above each door toward rear, includes switch and wiring.	244	4
8134160	S	<b>Self-Canceling Turn Signal</b>	0	0
8140080	S	<b>LED Stop/Turn/Tail/Backup</b> Bracket mounted left-hand / right-hand end of frame	0	-7
8140850	S	<b>Moveable EOF Crossmember For Mounting Tail Lights</b> Square end of frame with or without end of frame crossmember	0	1

#### Paint

8530770	S	<b>(1) Color Axalta Two Stage - Cab/Hood</b> Base Coat/Clear Coat N85020 A - 791801EY JADE MIST GREEN N85700 BUMPER L0001EA BLACK N85500 CAB ROOF 791801EY JADE MIST GREEN N85300 FENDER 791801EY JADE MIST GREEN N85200 FRAME L0001EA BLACK N85400 HOOD TOP 791801EY JADE MIST GREEN	0	0
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#### Shipping Destination

#### Options Not Subject To Discount

9400091	S	<b>Peterbilt Class 7 Standard Coverage</b> 1 year/Unlimited Miles/km	0	0
9400094	S	<b>PACCAR PX-9 Standard Coverage</b> 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0	0
9407103	O	<b>Prepaid Freight Increase For 2022 Delivery</b>	500	0
9408703	O	<b>Base Warr: Emissions 5YR/100K MI-EPA Engine</b>	0	0

#### Miscellaneous

9409046	O	<b>Vocational Hood (MODEL 548)</b>	0	0
9409063	O	<b>State Registry: Illinois</b>	0	0

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Deal: Hindsdale

Quote Number: QUO-886624-Y3J7X5

Printed On: 12/20/2021 9:25:38 AM



Sales Code	Std/ Opt	Description	\$ List	Weight
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## Promotions

## Order Comments

Total List Price (W/O Freight & Warranty & Surcharges )	\$135,125
Marketing and Service Support Fee	\$995
Prepaid Freight	\$2,800
Total Surcharge/Options Not Subject To Discount	\$500
Total Weight	12,440

## Prices and Specifications Subject to Change Without Notice.

Unpublished options may require review/approval.  
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

### PRICING DISCLAIMER

While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can occur, therefore we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information

Price Level: April 1, 2021

100% Complete

Date: December 20, 2021

Deal: Hindsdale

Quote Number: QUO-886624-Y3J7X5

Printed On: 12/20/2021 9:25:38 AM





Shipping Destinations

Intermediate Destination: NONE

Final Destinations	Quantity
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812 Draper Avenue  
Joliet, IL 60432  
Sales Rep: Tom Markel  
Ph: (331) 229-0744  
www.MonroeTruck.com

J.O. #

Quotation ID: 48D0005473-2  
Date: 12/17/2021  
Valid thru: 1/20/2022  
Terms: NET 30  
Quoted by: Bob Drews  
Ph/Fax: 815-280-4237 / 815-727-5429

Quoted to:

JX ENTERPRISES (WADSWORTH) (ATTN: TOR LARKIN)  
1320 WALNUT RIDGE DR, STE 100  
HARTLAND, WI 53029  
Ph: 847-395-7222 / Fax: 847-395-7240  
Email:

VILLAGE OF HINSDALE

Chassis Information

Year: 2023	Make: PETERBILT	Model: 548	Chassis Color: GREEN	Cab Type:
Single/Dual: DRW	CA: 102.0	CT:	Wheelbase:	Engine: DIESEL
			F.O. Number #:	Vin:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description

Amount

CHASSIS REQUIREMENTS:

- FRONT FRAME EXTENSIONS

DUMP BODY - 10', 5-7 YARD CAPACITY, CRYSTEEL SELECT

Body Style: SELECT SS

Body OD: 96

Front Style: STRAIGHT

Side Style: SINGLE PANEL W/RUBRAIL/PRESSED HORIZONTAL

Rear Style: STRAIGHT

Frame Style: 9 WESTERN TUBULAR UNDERSTRUCTURE W/S.S. LONGSILLS

Front Height: 40

Side Height Front: 26

Side Height Rear: 26

Rear Height: 36

Front Material: 7GA 201 STAINLESS STEEL\*

Side Material: 7GA 201 STAINLESS STEEL\*

Rear Material: 7GA 201 STAINLESS STEEL\*

Floor Material: 1/4 AR400 STEEL WITH 9" RADIUS

Frame Material: 1/4 201 STAINLESS STEEL-7GA 201 STAINLESS STEEL\*

Rear Pillar Width: 14

Tailgate Release Type: AIR - MILITARY STYLE SWITCH ON DASH

Tailgate Hinge Type: 1 THICK / 7 OFFSET

Tailgate Thickness: 2.5 WITH S.S. CHAINS

Tailgate Bracing Style: FULLRIB

Patchgate: DRUM\*

Patchgate Location: LEFT/CENTER/RIGHT

Lower Rail: 2 INCH FLAT WALK RAIL (BOTH SIDES)

Chainslot Bracket Type: BANJO

Stainless Rear Pillar

Rear Oval Light Cutouts: 2 OVALS

\*SS TG HARDWARE BELOW FLOOR\*

VIBRATOR - OPERATED BY I-GRIP

STAINLESS STEEL PULL OUT LADDER AND GRAB HANDLES ON BOTH SIDES OF BODY

2" RED/WHITE REFLECTIVE TAPE ACROSS THE BACK OF THE CAB AND SIDES OF BODY

STAINLESS STEEL 1/2 CAB SHIELD

RUBBER REAR FLAPS

RUBBER FLAPS WITH CHAINS IN FRONT OF REAR WHEELS

UNDERCOATED

CRYSTEEL RC750 SUBFRAME HOIST

- 2000 P.S.I.

- FULLY GREASABLE HINGE AND ROLLERS

- DOUBLE ACTING

12" X 7 GA., MILD STEEL, SPILL SHIELD

- PAINTED BLACK



**Description****Amount**

- INCLUDES NEW STYLE SPREADER BRACKETS

**PULLTARP BRAND TARP SYSTEM**

- GALVANIZED TARP HOUSING
- ASPHALT TARP WITH SIDE FLAPS
- MANUAL PULL-OUT WITH AUTOMATIC REWIND
- HOUSING MOUNTED ON TOP OF BOARD POCKETS

**WHELEN LIGHTING SYSTEM**

- 72" LED JUSTICE LIGHT BAR MOUNTED ON CAB ROOF
- LED SCENE LIGHTS ADDED TO LIGHT BAR
- LED (1) CLEAR AND (1) AMBER STROBES MOUNTED ON CAB GUARD (REAR FACING)
- LED (2) CLEAR AND (4) AMBER STROBES MOUNTED ON SIDES OF PILLARS IN STAINLESS STEEL ENCLOSURES
- LED (RED) S/T/T LAMPS MOUNTED ON CAB GUARD, REAR PILLARS AND PINTLE PLATE
- LED (CLEAR) BU LAMPS MOUNTED IN REAR PILLARS
- (2) EXTRA WHELEN TIR LED AMBER STROBES (MOUNTED ON PLOW LIGHT BRACKETS - FACING FORWARD)

**1" REAR PINTLE PLATE WITH 15 TON PINTLE HOOK**

- 7 POLE TRAILER PLUG (RV STYLE)
- BACK UP ALARM
- LED 3 LIGHT CLUSTER

**PRE-WET SYSTEM - DUAL 120 GAL BEHIND CAB**

- STAINLESS STEEL MOUNTING KIT FOR TANKS
- BULK FILL KIT
- CROSS-OVER KIT
- ENCLOSURE KIT FOR PUMP
- FLUSHER KIT
- QUICK DISCONNECT KIT
- TAILGATE PROPS
- OPERATED BY FORCE 6100 CONTROLLER IN CAB

**MONROE UNDER-TAILGATE, DIRECT DRIVE SPREADER (MS966-RF-DD) W/ SPEED SENSOR**

- 201 STAINLESS STEEL
- 6" DIA. AUGER W/ REVERSE FLIGHTING FOR LEFT OF CENTER DISCHARGE
- 7 GA., 96" TROUGH W/ 1/4" END PLATES
- ONE-PIECE, REMOVABLE & HINGED, COMBINATION COVER & REAR PANEL
- HEAVY-DUTY, STEEL ROD, CAPTIVE LATCHES
- QUICK DETACH MOUNTING BRACKETS
- TAILGATE SHIELDS W/ EXT. KIT
- STAINLESS STEEL SELF LEVELING SPINNER ASSEM. W/POLY DISC
- L.E.D. LIGHT BAR ASSEMBLY
- S.S. SPRAY BAR KIT FOR PREWET
- (2) LED SPREADER LIGHTS
- INSTALLED

**TRUCK PORTION PLOW HITCH - FLAT-FOLD LIFT ARM W/ INTEGRAL GLED-LOOP RECEIVER**

- 1/2" SIDE PLATES W/THRUST ARM KIT (FRONT FRAME EXTENSIONS REQUIRED)
- 4 X 10 DA LIFT CYLINDER
- REINSTALL OEM BUMPER
- LED PLOW LIGHTS WITH S.S. HOOD MOUNTED BRACKETS

**MONROE TORSION TRIP EDGE "J" STYLE POLY REVERSIBLE PLOW****STANDARD EQUIPMENT:**

- 16" X 16" RH MAILBOX TRIM
- 45" HIGH X 11' LENGTH
- (10) 1/2" ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP ANGLE
- 4" X 4" X 3/4" BOTTOM ANGLE
- (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP
- ONE-PIECE CUTTING EDGE
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- 3-1/2" X 3-1/2" X 1/2" SEMI-CIRCLE
- (2) 3" X 10" DOUBLE ACTING REVERSE CYLINDERS WITH CUSHION VALVE
- BUILT-IN MONROE LEVEL LIFT ASSEMBLY

**Description****Amount**

- MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED
- PUSH FRAME POWDER COATED BLACK
- RUBBER SNOW DEFLECTOR
- PARKING JACK KIT
- BLADE MARKERS
- PLOW PORTION - PIN TYPE "GLEDHILL" RECEIVER (OSCILLATING)
- CURB GUARDS - BOTH SIDES
- INSTALLED

**ELECTRIC HYDRAULICS PACKAGE****STANDARD EQUIPMENT:**

- D/A HOIST W/500 PSI DOWNSIDE RELIEF, 40GPM
- D/A PLOW, 20 GPM WITH FLOAT
- D/A PLOW ANGLE, 20 GPM
- PRE-WET 7 GPM
- AUGER 14GPM
- SPINNER 7 GPM
- 30 GALLON CAPACITY STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER
- FILLER/BREATHING CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG,
- 60 P.S.I. CONDITION INDICATOR
- STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER
- HYDRAULIC ENCLOSURE WILL BE MOUNTED ON FRAME RAIL (SEPARATE FROM TANK)
- FORCE SSC6100 GROUND BASED SPREADER CONTROL W/ IGRIP JOYSTICK
- HOT SHIFT PTO WITH WET SPLINE
- LOAD SENSING PUMP
- FORCE AMERICA WIRELESS PRECISE TEMPERATURE INDICATOR
- SPLIT MANIFOLDS FOR SALT SPREADER
- STAINLESS STEEL LINES TO THE REAR
- SWITCH PANEL
- INSTALLED

**Quote Total: \$113,489.00****Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units):	<input type="checkbox"/> Fleet	<input type="checkbox"/> Retail	Customer P.O. Number:	Dealer Code:	Sourcewell Member Number:
MSO/MCO (ONLY check if legally required):	<input type="checkbox"/> MCO	<input type="checkbox"/> MSO			
Customer Signature:				Date of Acceptance:	



## Peterbilt

Class 5-8 Chassis with Related Equipment

#060920-PMC

Maturity Date: 08/01/2024

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Products & Services



## Products & Services

Sourcewell contract 060920-PMC gives access to the following types of goods and services:

Trucks & tractors: Class 5, 6, 7, & 8

(26,000 lbs. GVW-80,000lbs.+ GVW)

Multitude of configurations:

Dump trucks

Vacuum trucks

Refuse trucks

Hook lift trucks

Roll-off trucks

Flat-bed trucks

Heavy-haul tractors

Plow trucks

Many more!

Locate a Dealer



## Become a Member

Simply complete the online application or contact the Client Development team at [service@sourcewell-mn.gov](mailto:service@sourcewell-mn.gov) or 877-585-9706.

## Search Vendors & Contracts

General Contracts

ezIQC Contracts

Sourcewell's website may contain links to nongovernment websites being provided as a convenience and for informational purposes only. Sourcewell neither endorses nor guarantees, in any way, the external organization's services, advice, or products included in these website links. Sourcewell bears no responsibility for the accuracy, legality, or timeliness of any content on the external site or for that of subsequent links. All questions related to content on external sites should be addressed directly to the host of that particular website.





## REQUEST FOR BOARD ACTION

## Community Development

**AGENDA SECTION:** First Reading – ZPS

**SUBJECT:** 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 - Case A-27-2021

**MEETING DATE:** January 4, 2022

**FROM:** Bethany Salmon, Village Planner

---

**Recommended Motion**

Approve an Ordinance Approving a Special Use Permit to Operate a Physical Fitness Facility (Martial Arts Studio) in the B-1 Community Business Zoning District at 777 N. York Road, Unit 21 (IJKLM, LLC D/B/A Premier Martial Arts)

**Application Request**

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.

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.

A gas station / convenience store and an office building are located to the north of the subject property in the B-3 General Business District. An office buildings and an animal hospital in the O-2 Limited Office District are located to the south and the west of the property. Single-family detached homes in the R-4 Single Family Residential District are located to the south and the east.

**Project Description**

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 area. As shown on the submitted interior floor plan, the space will include 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 the parking requirements listed in Section 9-104, there are an excess

of 45-52 spaces available for the Gateway Square Shopping Center. 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 required.

There are no proposed changes to the exterior of the building or site, with the exception of signage that requires a review via a Sign Permit in the future.

**Discussion & Recommendation**

The project was reviewed at a public hearing before the Plan Commission on December 8, 2021. The applicant and the applicant's attorney provided an overview of the proposed martial arts studio and answered questions from the Plan Commission. No public comments were provided at the meeting.

There was a discussion on the history of the franchise, hours of operation, protocols for parents dropping off and picking up children, and other existing uses in the shopping center. Overall, the Commission expressed overall support for the project.

On December 8, 2021, by a vote of six (6) ayes and zero (0) nays, with three (3) absent, the Plan Commission recommended approval of Case A-27-2021, a 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, as submitted.

**Village Board and/or Committee Action**

N/A

**Documents Attached**

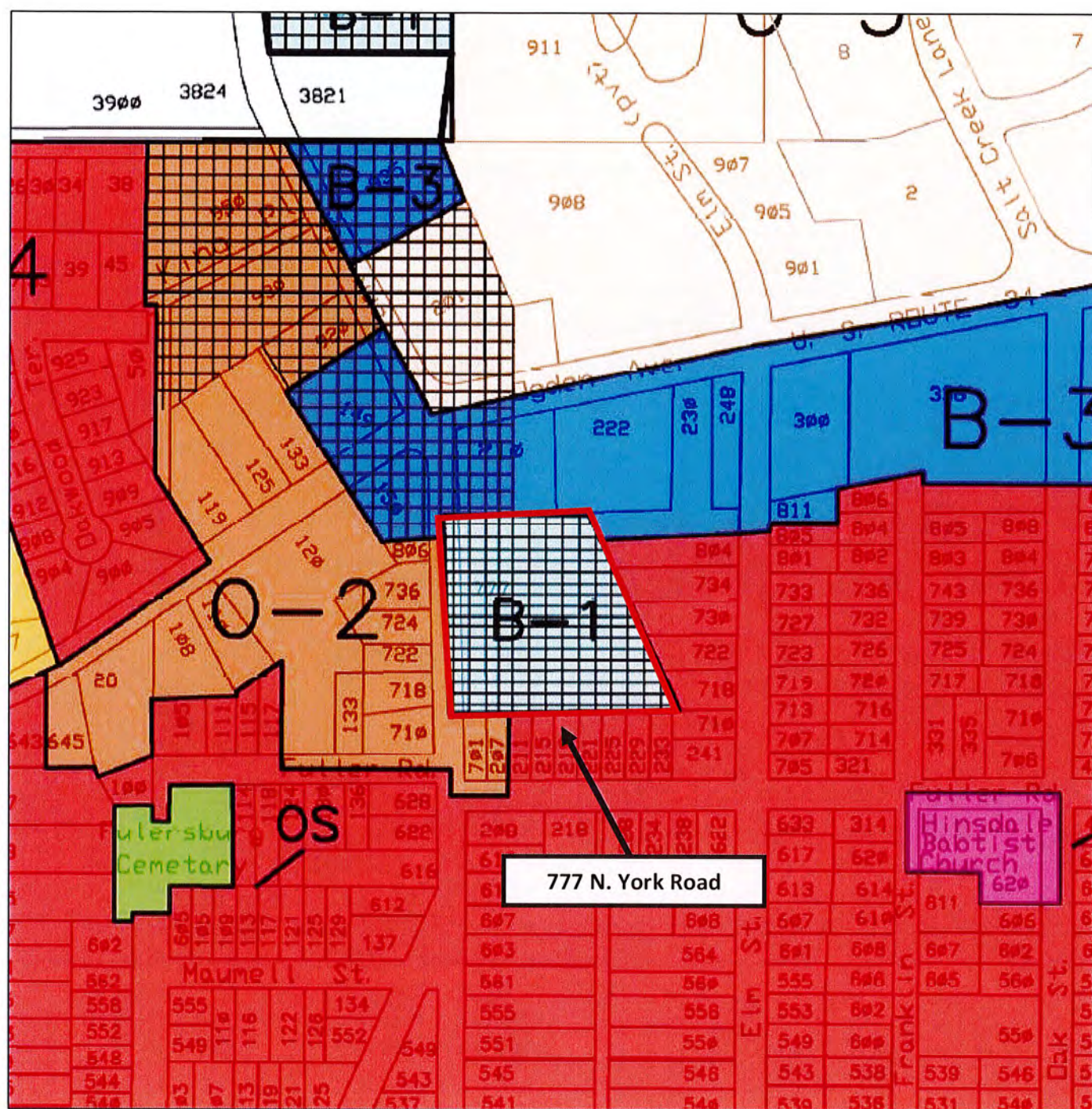
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Special Use Permit Application and Exhibits
5. Draft Ordinance
6. Draft Plan Commission Findings and Recommendations
7. Plan Commission Public Hearing Transcript – December 8, 2021



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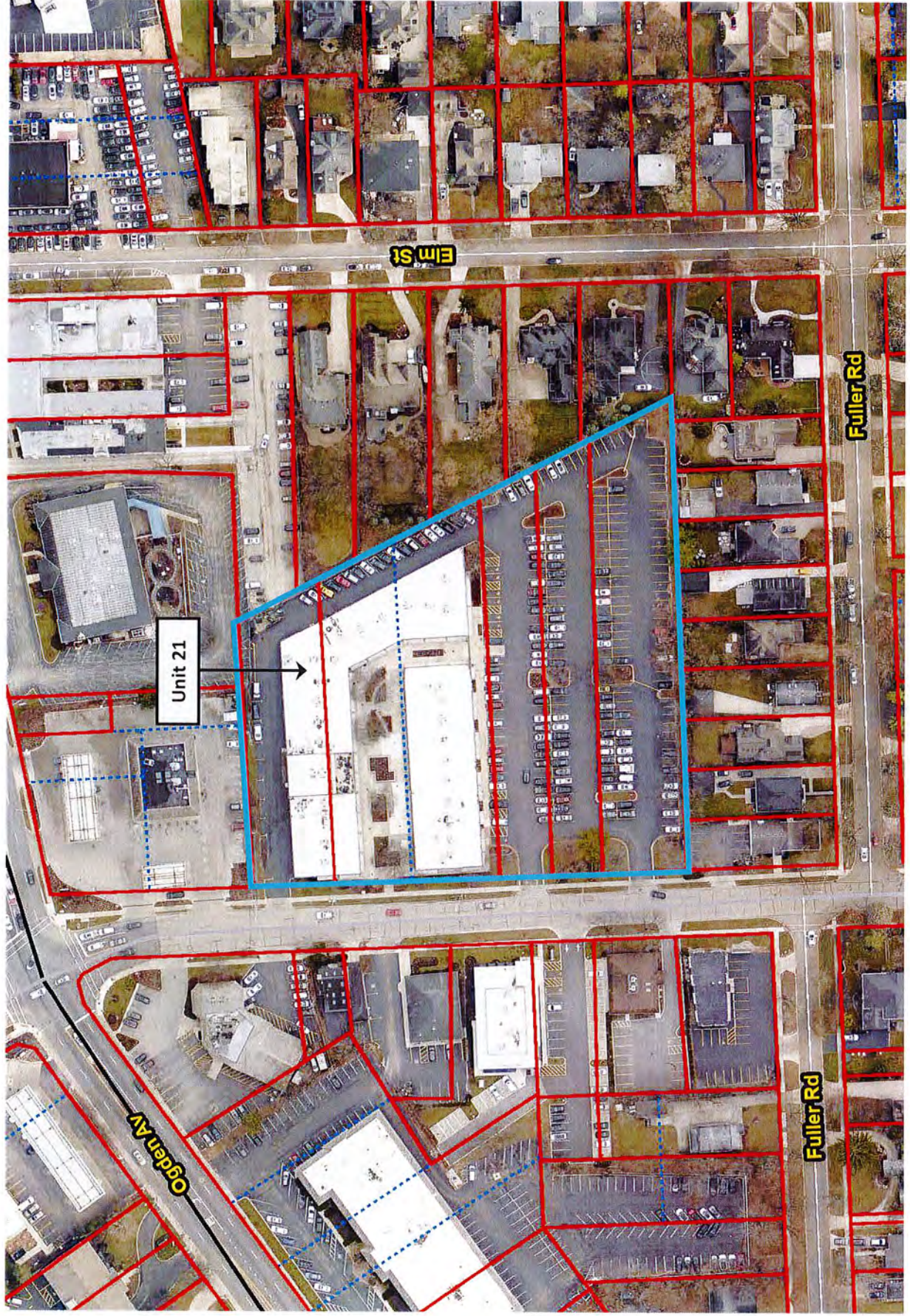


## Village of Hinsdale Zoning Map and Project Location





Aerial View – 777 N. York Road, Unit 21

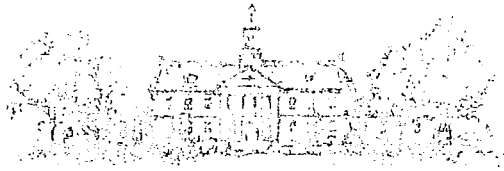




Birds Eye View – 777 N. York Road, Unit 21







VILLAGE  
OF HINSDALE

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

## PLAN COMMISSION APPLICATION

### CRITICAL 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: O-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 15<sup>th</sup> day of October 2021, I/we have read the above certification, understand it, and agree to abide by its conditions.

By ITEM, LLC

Signature of applicant or authorized agent

Kevin Lane McElroy, Jr.  
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<sup>th</sup> day of October  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 19, 2022

[Signature]  
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**

<b><u>USE</u></b>	<b><u>TOTAL SF</u></b>	<b><u>CODE REQ.</u></b>	<b><u>SPACES REQUIRED</u></b>
<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
<b>TOTAL SPACES REQUIRED*/</b>	<b>194-201 spaces</b> (depending upon uses of vacant space)		
<b>TOTAL SPACES PROVIDED</b>	<b>246 spaces</b>		
<b>PARKING OVERAGE</b>	<b>45-52 spaces</b> (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	Square	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.

**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: IJKLM, Inc.

Owner's name (if different): Hathaway Equities LLC

Property address: 777 N. York Road, Hinsdale, IL 60521 Suite 21

Property legal description: [attach to this form]

Present zoning classification: B-1, Community Business District

Square footage of property: 1,675 square feet

Lot area per dwelling: N/A

Lot dimensions: N/A x \_\_\_\_\_

Current use of property: Shopping Center (Suite 21 is currently vacant)

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:**

Applicant requests special use permit to allow a physical fitness facility/martial arts studio.

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

front:	<u>N/A</u>	<u>25'</u>
interior side(s)	<u>N/A /</u> _____	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	N/A	25'
rear	N/A	20'

**Setbacks (businesses and offices):**

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

**Building heights:**

principal building(s):	30'	26.5'
accessory building(s):	15'	15'

**Maximum Elevations:**

principal building(s):		
accessory building(s):		

Dwelling unit size(s):	N/A	N/A
------------------------	-----	-----

Total building coverage:	N/A	N/A
--------------------------	-----	-----

Total lot coverage:	90%	no change
---------------------	-----	-----------

Floor area ratio:	.35	no change
-------------------	-----	-----------

Accessory building(s): \_\_\_\_\_

Spacing between buildings: [depict on attached plans]

principal building(s):	_____	_____	_____
accessory building(s):	_____	_____	_____

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**

**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



*House / 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](mailto:bsalmon@villageofhinsdale.org)

Re: Application for Special Use -- JKL.M, 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 JKL.M, 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. P. C.

Hinsdale Premier Martial Arts  
Studio Number 1



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





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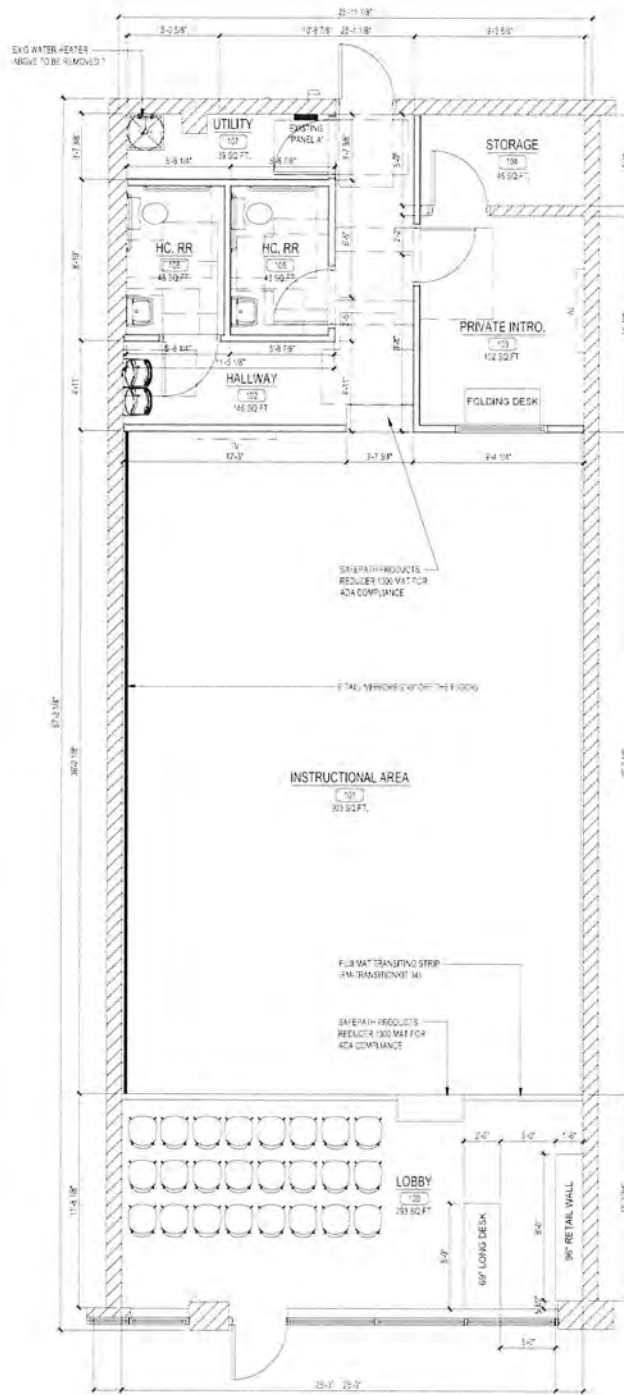


399 LUCERNE DRIVE  
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P: 864.583.2215 F: 864.583.2265  
www.GPNArchitecture.com



777 NORTH YORK ROAD  
UNIT 20  
HINSDALE IL, 60521

PROJECT NUMBER 21-179



1

# PRELIMINARY FLOOR PLAN

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

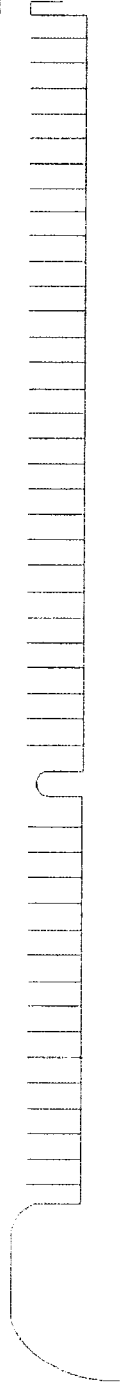
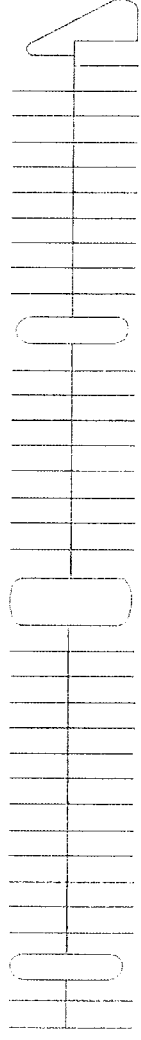
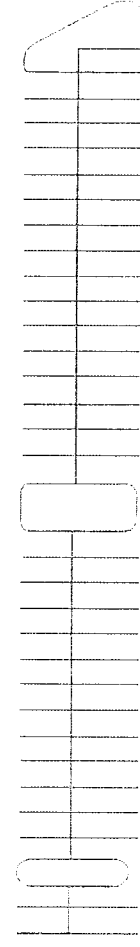
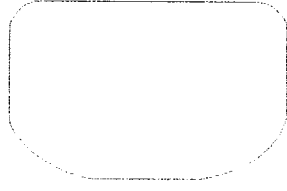
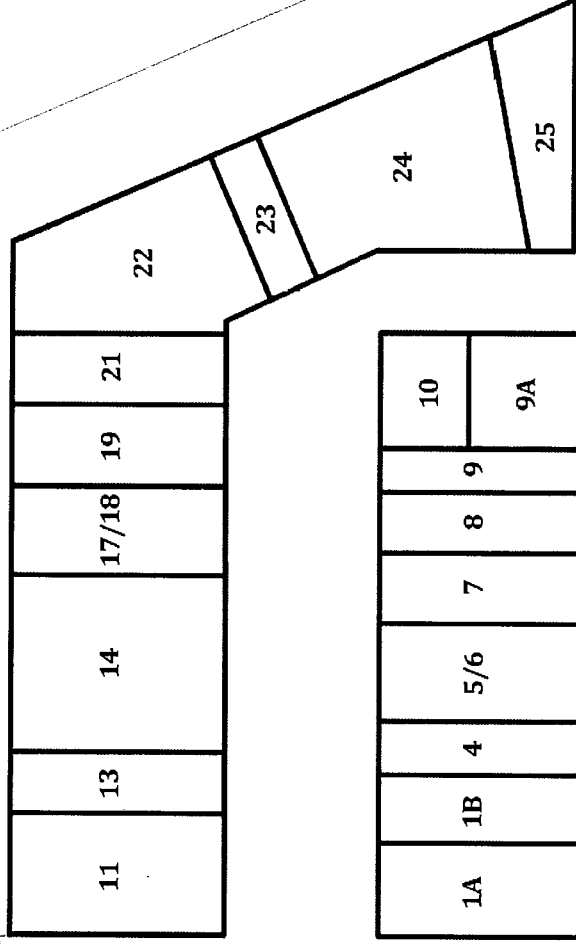
21-179 - Test-Fit Plan - Rev. 03 - 2021-09-03

SQUARE FOOTAGE ANALYSIS	
TOTAL LEASABLE SQUARE FOOTAGE	1,142 SQ. FT.
TOTAL LEASABLE SQUARE FOOTAGE	1,142 SQ. FT.
INSTRUCTIONAL AREA (101)	100%
LOBBY (102)	8%
STORAGE (103)	12%
UNDER 2008 INTERNATIONAL BUILDING CODE - LIMITED TO 15 TOTAL OCCUPANTS WITH A SINGLE RESTROOM	
OCCUPANCY LOAD	29

INSTRUCTIONAL AREA (101)	100%
LOBBY (102)	8%
STORAGE (103)	12%
UNDER 2008 INTERNATIONAL BUILDING CODE - LIMITED TO 15 TOTAL OCCUPANTS WITH A SINGLE RESTROOM	

Ogden Avenue

York Road



VILLAGE OF HINSDALE

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A  
PHYSICAL FITNESS FACILITY (MARTIAL ARTS STUDIO) IN THE  
B-1 COMMUNITY BUSINESS ZONING DISTRICT AT  
777 N. YORK ROAD, UNIT 21 (IJKLM, LLC D/B/A PREMIER MARTIAL ARTS)**

**WHEREAS**, an application (the "Application") seeking a special use permit to operate a Physical Fitness Facility (Martial Arts Studio) in the Gateway Square Shopping Center located at 777 N. York Road, Unit 21, Hinsdale, Illinois (the "Subject Property"), located in the B-1 Community Business Zoning District, was filed with the Village of Hinsdale by Petitioner IJKLM, LLC, d/b/a Premier Martial Arts, (the "Applicant"); and

**WHEREAS**, physical fitness facilities are permitted as special uses when located in the B-1 Community Business Zoning District pursuant to Section 5-105(c)(11) of the Hinsdale Zoning Code ("Zoning Code"); and

**WHEREAS**, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

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

**WHEREAS**, on December 8, 2021 the Plan Commission held a public hearing on the application pursuant to notice thereof properly published in *The Hinsdalean*, in accordance with Illinois law, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of six (6) in favor, zero (0) against and three (3) absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-27-2021 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

**Section 1: Incorporation.** The foregoing recitals are incorporated into this Section 1 by reference as findings of the President and Board of Trustees;

**Section 2:** Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**Section 3:** Approval of Special Use for a Physical Fitness Facility (Martial Arts Studio). The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for a Physical Fitness Facility (Martial Arts Studio) in the B-1 Community Business Zoning District on the Subject Property legally described in **Exhibit A** and located at in the Gateway Square Shopping Center at 777 N. York Road, Unit 21, Hinsdale, Illinois.

**Section 4:** Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

**Section 5:** Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 6:** Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_ 2022, and attested  
to by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date \_\_\_\_\_, 2022



**EXHIBIT A**

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.

PINS: 09-01-209-007; 09-01-209-010; 09-01-209-011; 09-01-209-031; 09-01-209-032

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

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION**

**(ATTACHED)**

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

**APPLICATION:** 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

**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)

**APPLICANT:** IJKLM, LLC

**REQUEST:** Special Use Permit

**PLAN COMMISSION (PC) REVIEW:** December 8, 2021

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** January 4, 2022

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application from IJKLM, LLC requesting 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.

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 gas station / convenience store and an office building are located to the north of the subject property in the B-3 General Business District. An office buildings and an animal hospital in the O-2 Limited Office District are located to the south and the west of the property. Single-family detached homes in the R-4 Single Family Residential District are located to the south and the east.

The public hearing notice and transcript are attached.

On December 8, 2021, following the conclusion of the public hearing on this matter, the Plan Commission recommended approval of the Special Use Permit by a vote of six (6) in favor and zero (0) opposed, with three (3) absent.

**PUBLIC HEARING SUMMARY AND FINDINGS:** At the public hearing held on December 8, 2021, Kevin McElroy, representing the applicant IJKLM, LLC, and Cathleen Keating, the attorney for the applicant, were present at the meeting.

Ms. Keating provided a brief overview of the proposed mixed martial arts studio, Premier Martial Arts. The proposed use requires approval of a Special use Permit. Ms. Keating stated that the use is consistent with the mix of uses in the Gateway Square shopping center and there will be no adverse impacts on adjacent properties.

Ms. Keating also stated that there is ample parking available in the shopping center to support the current and future tenants. A parking analysis was provided to the Village that indicates there are forty-five (45) to fifty-two (52) additional parking spaces currently provided above Village code requirement. The applicant is not proposing any expansion or change to the existing building or site.

Mr. McElroy provided an overview of the business. Premier Martial Arts will offer classes held by certified professional instructors to both children and adults. Four (4) to five (5) classes will be held a day. Classes will be held four (4) to six (6) days of the week. The business would be following COVID procedures required by the State and masks are currently required.

Commissioner Curry asked if there will be protocols for dropping off and picking up children to ensure children are safely crossing the parking lot. Commissioner Curry stated the dry cleaners in the shopping center currently has several designated parking spaces for their business and asked if something like this may be a possibility for the martial arts studio.

Mr. McElroy stated they have not discussed this designated spaces with the landlord, but would be happy to have a discussion. Mr. McElroy noted that safety for children is a concern and one of the reasons why the applicant chose this location is due to the safeness of the parking lot.

Ms. Keating stated no child will be allowed to leave the facility unless they are picked up and escorted by a parent. Mr. McElroy also noted that the tenant space is not directly adjacent to the parking lot, so people will park and walk through the pedestrian mall. There was a discussion on the tenant space location in the shopping center.

Commissioner Willobee asked for clarification on the hours and days of operation. It was noted that the application stated that the business will be open four (4) days, but the applicant verbally stated they will be open four (4) to six (6) days a week. Mr. McElroy confirmed they plan to be open four (4) days a week, but did not want to create any confusion if anyone searched for the Premier Martial Arts national franchise, which normally usually has locations open four (4) to six (6) days a week.

Mr. McElroy stated the hours of operation will depend on the number of students that sign up per class, but the applicant hopes to be open from 3:00 PM to 9:00 PM. Commissioner Willobee commented that, with the existing businesses, the proposed timeframe to be open would be a favorable to bring some activity and people to the shopping center. There was a discussion that this use may bring extra business to the mall.

There was also a brief discussion on the history of the franchise. Mr. McElroy stated that there is an existing Premier Martial Arts located in downtown Chicago and another is about to open in Deerfield.

In recommending approval of the Special Use Permit, the Plan Commission determined that the standards set forth in Section 11-602(E) of the Village's Zoning Code have been met. Overall, the Commission expressed overall support for the project. The Commission noted during the meeting that the use would be compatible with the existing uses in the shopping center and the surrounding area that is currently developed, the proposed hours of operation would bring additional activity to the shopping center during times where it is currently not as actively used, and the shopping center has ample parking to accommodate the proposed use.

No members of the public provided comment at the meeting. Staff did not receive comments from any members of the public prior to the meeting.

A motion to approve the Special Use Permit was made by Commissioner Curry and seconded by Commissioner Hurley. The vote carried by a roll call vote as follows:

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

**RECOMMENDATIONS:** Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of six (6) ayes and zero (0) nays, with three (3) absent, recommended to the President and Board of Trustees approval of Case A-27-2021, a 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, as submitted.

Signed: \_\_\_\_\_

Steve Cashman, Chair  
Plan Commission  
Village of Hinsdale

Date: \_\_\_\_\_

**VILLAGE OF HINSDALE  
NOTICE OF PLAN COMMISSION  
PUBLIC HEARING**

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, December 8, 2021 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from IJKLM, LLC for 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. The proposed tenant space is located in the Gateway Square Shopping Center. This request is known as Case A-27-2021.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 777 N. York Road, Hinsdale IL, 60521 (PINs: 09-01-209-007; 09-01-209-010; 09-01-209-011; 09-01-209-031; 09-01-209-032) and legally described as follows:

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 HIGH LANDS; 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)

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the

described property. All interested persons are invited to attend and be heard.

Dated: November 15, 2021

Christine M. Bruton, Village Clerk      To be published in the Hinsdalean on November 18, 2021

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:                 )  
   )  
   )  
 PREMIER MARTIAL ARTS            )  
 Special Use, Case                 )  
 No. A-27-2021                     )  
 777 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  
 December 8, 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;  
 MS. CYNTHIA CURRY, Member; and  
 MR. MARK WILLOBEE, Member.



1 ALSO PRESENT:

2 MS. BETHANY SALMON, Village Planner;

3 MS. CATHLEEN KEATING, Attorney for  
4 Applicant;

5 MR. KEVIN McELROY, Applicant.

6 CHAIRMAN CASHMAN: Next is public  
7 hearing Case A-27-2021, 777 North York Road,  
8 Unit 21, a special use permit to allow for a  
9 martial arts studio and a physical fitness  
10 facility for Premier Martial Arts (IJKLM, LLC)  
11 in the B-1 community business district.

12 Do we have someone here from the  
13 applicant?

14 (Ms. Keating and Mr. McElroy  
15 were administered the oath.)

16 MS. KEATING: My name is Cathleen  
17 Keating, I'm the attorney for the applicant. I  
18 represent IJKLM, LLC, and I'm here with Kevin  
19 McElroy, the principal of the LLC, who has  
20 leased Suite 21 at Gateway Square for mixed  
21 martial arts studio.

22 A special use permit is needed for

1 this use. It is consistent with the mix of uses  
2 currently located at Gateway Square and should  
3 have no adverse impact on adjacent properties.

4 Gateway Square has more than enough  
5 parking to support not only its current tenants  
6 but also future tenants as was established by  
7 the parking analysis we provided to the village.  
8 Even if you assume the most intense use from a  
9 parking standpoint for all of the space that is  
10 now vacant, the center still has between 45 and  
11 52 more spaces than it needs and it's really the  
12 availability of that parking which makes this an  
13 attractive place to locate for my client.

14 The small studio is of a scale that  
15 fits the neighborhood character of Gateway  
16 Square. There's no expansion or change to the  
17 existing buildings or parking spaces. As you  
18 know, the site is fully developed.

19 The applicant anticipates that  
20 parents will drop off their children for a class  
21 and then either wait for them, observe the class  
22 or shop in the Gateway Square retail

1 establishments until their children's classes

2 are over.

3 We believe this martial arts studio  
4 will be an excellent addition to Gateway Square,  
5 the adjoining neighborhood and the Hinsdale  
6 business community.

7 Now my client, Kevin McElroy, will  
8 tell you more about what his studio will offer.  
9 Thank you.

10 CHAIRMAN CASHMAN: Thank you.

11 MR. McELROY: Good evening. I'm Kevin  
12 McElroy and I'm going to talk to you about what  
13 Premier Mixed Martial Arts is. We also call it  
14 PMA. It's the fastest growing mixed martial  
15 arts franchise in the country. It also provides  
16 the best in class, mixed martial arts for both  
17 children and adults.

18 We will provide certified  
19 professional instructors with four to five  
20 classes per day, four to six days per week to  
21 raise fitness levels and improve self-  
22 confidence. Rather than focus on one style of

1 mixed martial arts, our facility blends four.  
2 It will talk about karate, kickboxing, Krav  
3 Maga, Brazilian Jiu-Jitsu, and Cali is kind of  
4 like the fifth one.

5 Classes require high activity and  
6 high energy which demand focus and raises  
7 fitness levels week over week. If there's two  
8 things that you guys will remember coming out of  
9 this, I would hope it would be one, our motto,  
10 which is No kids are left on the bench, everyone  
11 plays. And our goal, which is to counter  
12 bullying at schools and the community, through  
13 empowering and enriching students' character  
14 development.

15 We have two programs, a children's  
16 program which teaches 5 to 12-year olds and it  
17 will focus on self-discipline, character  
18 development, self-confidence, social  
19 responsibility, exercise, respect for authority  
20 and positive self-image. Children will practice  
21 accountability through homework that we will be  
22 giving them and they also will be required to do

1 services both at home, at school and in the  
2 community.

3 We also have an adult class which  
4 is for 13-year olds and up. What we do there is  
5 we focus on fitness, self-defense. We will  
6 promote weight loss, stress relief, increase  
7 fitness levels and improve self-esteem as well.  
8 Adults will see improvement week over week and  
9 will be able to grow a network with like-minded  
10 adults themselves.

11 We are currently focused on what  
12 the state is allowing for Covid so we will  
13 monitor everything that Illinois state requires.  
14 Right now mixed martial arts facility is allowed  
15 and masks will be required while they do it  
16 regardless of vaccination status and we will be  
17 maintaining physical distances as best as we can  
18 to maintain the class.

19 Just to close out, our business  
20 goals, IJKLM business goal, are we really would  
21 like to impact the community directly by  
22 improving kids' lives through a proven system of

1 martial arts. This particular franchise and  
2 this system that they have been using is over  
3 30 years old.

4 We also want to provide a local  
5 outlet that will enrich children and adults  
6 through physical fitness. I think our biggest  
7 competition right now is maybe TV and video  
8 games and we are hoping to get kids more active  
9 and moving again, especially after Covid. We  
10 also want to teach discipline and develop a  
11 community location for like-minded individuals  
12 and children so that they have a place to go and  
13 learn a craft that's been around for centuries.  
14 I thank everybody for my time today.

15 CHAIRMAN CASHMAN: Commissioners,  
16 questions?

17 Cynthia?

18 MS. CURRY: My question is that your  
19 studio will be the first of -- your  
20 establishment will be the only one where there's  
21 actually a volume of people moving to and from  
22 the parking facility, dropping off/picking up.

1 My concern is is children in  
2 parking lot and between cars and parents. Is  
3 there any protocol such as a preschool would  
4 have or any other establishment that you need to  
5 facilitate and make sure it's safe for kids to  
6 move in and out?

7 I know that the dry-cleaners has  
8 two to three spaces that are allocated for the  
9 dry-cleaners in Gateway Square. Is that  
10 something that's a possibility for you to  
11 actually have designated spots that might be  
12 right along the sidewalk so there isn't a danger  
13 to kids' safety?

14 MR. McELROY: It's not something that  
15 we approached the landlord on but it's  
16 definitely something that's ongoing. We are  
17 concerned about the same thing, making sure that  
18 children are safe. It's one of the reasons why  
19 we actually found this location is its priority  
20 for us because it has a very big parking lot.

21 I think to your point though,  
22 there's conversation with the landlord ongoing

1 that will hopefully support exactly what you are  
2 talking about.

3 MS. KEATING: If I could also add, I'm  
4 certain that no child will be allowed to leave  
5 the facility unless escorted by his or her  
6 parent. So it's not as though you are going to  
7 open the door at the end of the class and the  
8 kids are going to run out because they are not  
9 walking home.

10 MS. CURRY: That would be probably for  
11 safety sake, they probably would want a parent  
12 to pick a child up.

13 MR. McELROY: Just logistically try and  
14 think about this. The location isn't right on  
15 the parking lot, it's actually out back, so  
16 there is that ped mall that would guide children  
17 with their parents through the ped mall near the  
18 parking lot.

19 I think you bring up a good point  
20 though talking about designated spaces and  
21 something that we just haven't looked at further  
22 because this has been our priority.

1 MR. HURLEY: Is this the space that's  
2 like in the northeast corner where the Campus  
3 Colors is?

4 CHAIRMAN CASHMAN: Yes.

5 MR. McELROY: Right next to the new  
6 breakfast restaurant.

7 MR. HURLEY: Right. You can sort of  
8 drop off there too.

9 CHAIRMAN CASHMAN: Yes, there's a  
10 pretty straight shot and there's benches in  
11 there and stuff. My daughter went to dance and  
12 typically the parent would park and go in. It  
13 seems like that's a pretty standard procedure  
14 unless they are teens.

15 MS. KEATING: Right. From a safety  
16 perspective, you can't let kids just leave.

17 CHAIRMAN CASHMAN: Even if you did, I  
18 don't think parents would let them. We are  
19 pretty good at helicoptering.

20 MS. KEATING: There may be carpooling  
21 involved but that's all, just carpooling.

22 CHAIRMAN CASHMAN: Any other questions?

1 MR. HURLEY: No.

2 CHAIRMAN CASHMAN: Mark?

3 MR. WILLOBEE: Your application said  
4 four days a week. I think you just mentioned  
5 four to six days a week. I just want some  
6 clarification.

7 MR. McELROY: Yes. Our plan is four  
8 days a week. What I didn't want to have happen  
9 is somebody Googling the national franchise and  
10 seeing that they run four to six days a week and  
11 having that questioned so I wanted to address it  
12 here.

13 MR. WILLOBEE: Okay. And then hours of  
14 operation is that pretty fixed at 3 to 9?

15 MR. McELROY: It depends on the number  
16 of students we get per class. We are hoping to  
17 go 3 to 9. If we, obviously, don't have that  
18 many students, it will be shortened, but 3 to 9  
19 would be the designated hours.

20 MR. WILLOBEE: Then I just think with  
21 the existing uses that's kind of a favorable  
22 time because that mall is kind of dead towards

1 the end of the day so there's not as much  
2 traffic.

3 MS. CURRY: It's good it will bring  
4 business to the mall.

5 CHAIRMAN CASHMAN: Anna?

6 MS. FIASCONE: No questions for me.

7 CHAIRMAN CASHMAN: Shelley?

8 MS. CARTER: No questions.

9 CHAIRMAN CASHMAN: Where is the  
10 franchise started, where did it begin?

11 MR. McELROY: It started in Knoxville,  
12 Tennessee and right now I think there's over 200  
13 locations nationwide. Chicago is actually  
14 starting to boom a little bit. You will see a  
15 lot of them down in Texas, Georgia, Tennessee,  
16 Kentucky and Utah, actually.

17 CHAIRMAN CASHMAN: Are there other ones  
18 in the western suburbs?

19 MR. McELROY: Not yet. Right now  
20 there's only one open and it's downtown.  
21 There's a second one that's about to open up in  
22 Deerfield. And I'm actually going to lunch with

1 the other franchisees on Sunday and there are  
2 some other western suburbs that are currently  
3 planned territory.

4 CHAIRMAN CASHMAN: Okay. Any other  
5 questions?

6 MR. WILLOBEE: No.

7 CHAIRMAN CASHMAN: Thank you.

8 MS. CURRY: Thank you.

9 CHAIRMAN CASHMAN: Commissioners, do I  
10 have a motion to approve Case A-27-2021, 777  
11 North York Road for a special use permit in the  
12 B-1 community business district?

13 MS. CURRY: Motion to approve.

14 MR. HURLEY: Second.

15 CHAIRMAN CASHMAN: Roll call vote,  
16 please, Bethany.

17 MS. SALMON: Commissioner Curry?

18 MS. CURRY: Aye.

19 MS. SALMON: Commissioner Hurley?

20 MR. HURLEY: Aye.

21 MS. SALMON: Commissioner Willobee?

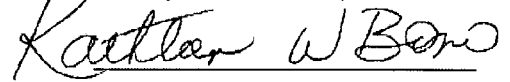
22 MR. WILLOBEE: Aye.

1 MS. SALMON: Commissioner Fiascone?  
 2 MS. FIASCONE: Aye.  
 3 MS. SALMON: Commissioner Carter?  
 4 MS. CARTER: Aye.  
 5 MS. SALMON: Chairman Cashman?  
 6 CHAIRMAN CASHMAN: Aye.  
 7 Thank you and good luck. Welcome  
 8 to town.  
 9 Is there a motion to close the  
 10 public hearing?  
 11 MR. WILLOBEE: So moved.  
 12 MS. CURRY: Second.  
 13 CHAIRMAN CASHMAN: Roll call vote,  
 14 please.  
 15 MS. SALMON: Commissioner Curry?  
 16 MS. CURRY: Aye.  
 17 MS. SALMON: Commissioner Hurley?  
 18 MR. HURLEY: Aye.  
 19 MS. SALMON: Commissioner Willobee?  
 20 MR. WILLOBEE: Aye.  
 21 MS. SALMON: Commissioner Fiascone?  
 22 MS. FIASCONE: Aye.

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 21st day of December, A.D. 2021.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

1 MS. SALMON: Commissioner Carter?  
 2 MS. CARTER: Aye.  
 3 MS. SALMON: Chairman Cashman?  
 4 CHAIRMAN CASHMAN: Aye. Thanks.  
 5 (WHICH, were all of the  
 6 proceedings had, evidence  
 7 offered or received in the  
 8 above entitled cause.)  
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<b>1</b>	<b>active</b> [1] - 7:8 <b>activity</b> [1] - 5:5 <b>add</b> [1] - 9:3 <b>addition</b> [1] - 4:4 <b>address</b> [1] - 11:11 <b>adjacent</b> [1] - 3:3 <b>adjoining</b> [1] - 4:5 <b>administered</b> [1] - 2:15	<b>best</b> [2] - 4:16, 6:17 <b>BETHANY</b> [1] - 2:2 <b>Bethany</b> [1] - 13:16 <b>between</b> [2] - 3:10, 8:2	11:2, 12:5, 12:7, 12:9, 12:17, 13:4, 13:7, 13:9, 13:15, 14:6, 14:13, 15:4 <b>change</b> [1] - 3:16 <b>character</b> [3] - 3:15, 5:13, 5:17 <b>Chicago</b> [2] - 1:12, 12:13 <b>child</b> [2] - 9:4, 9:12 <b>children</b> [8] - 3:20, 4:17, 5:20, 7:5, 7:12, 8:1, 8:18, 9:16 <b>children's</b> [2] - 4:1, 5:15 <b>clarification</b> [1] - 11:6 <b>class</b> [7] - 3:20, 3:21, 4:16, 6:3, 6:18, 9:7, 11:16 <b>classes</b> [3] - 4:1, 4:20, 5:5 <b>cleaners</b> [2] - 8:7, 8:9 <b>client</b> [2] - 3:13, 4:7 <b>close</b> [2] - 6:19, 14:9 <b>Colors</b> [1] - 10:3 <b>coming</b> [1] - 5:8 <b>commencement</b> [1] - 16:6 <b>COMMISSION</b> [1] - 1:3 <b>Commission</b> [1] - 1:11 <b>Commissioner</b> [10] - 13:17, 13:19, 13:21, 14:1, 14:3, 14:15, 14:17, 14:19, 14:21, 15:1 <b>commissioners</b> [2] - 7:15, 13:9 <b>community</b> [7] - 2:11, 4:6, 5:12, 6:2, 6:21, 7:11, 13:12 <b>competition</b> [1] - 7:7 <b>complete</b> [1] - 16:14 <b>concern</b> [1] - 8:1 <b>concerned</b> [1] - 8:17 <b>confidence</b> [2] - 4:22, 5:18 <b>consistent</b> [1] - 3:1 <b>conversation</b> [1] - 8:22 <b>corner</b> [1] - 10:2 <b>correct</b> [1] - 16:14 <b>counter</b> [1] - 5:11 <b>country</b> [1] - 4:15 <b>COUNTY</b> [2] - 1:2, 16:2 <b>County</b> [2] - 16:5,	16:21 <b>Covid</b> [2] - 6:12, 7:9 <b>craft</b> [1] - 7:13 <b>current</b> [1] - 3:5 <b>Curry</b> [2] - 13:17, 14:15 <b>CURRY</b> [9] - 1:20, 7:18, 9:10, 12:3, 13:8, 13:13, 13:18, 14:12, 14:16 <b>cynthia</b> [1] - 7:17 <b>CYNTHIA</b> [1] - 1:20
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Community Development

**AGENDA SECTION:** First Reading – ZPS

**SUBJECT:** Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District - Case A-32-2021

**MEETING DATE:** January 4, 2022

**FROM:** Bethany Salmon, Village Planner

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**Recommended Motion**

Approve an Ordinance Approving a Final Plat of Subdivision (820 N. County Line Road)

**Background**

The applicant requests approval of a Final Plat of Subdivision to subdivide one (1) 17,684.5 square foot through lot located at 820 N. County Line Road into two (2) code compliant lots in the R-4 Single Family Residential District. The subject property is considered a through lot and is improved with a single-family detached home. The subject property is surrounded by the R-4 Single Family Residential District to the north, east, south and west.

The Village Board approved a Tentative Plat for the subdivision on October 20, 2020 by Ordinance No. O2020-25 (attached). As part of the Tentative Plat approval, the Plan Commission and Village Board allowed for the waiver of several requirements deemed unnecessary or not pertinent to the particular subdivision in accordance with Title 11-7-7 of Village Code.

**Project Description**

At this time, the applicant is only proposing to subdivide the existing lot. The existing single-family house located on Lot 1 off of County Line Road will remain. Lot 2, the new subdivided lot off of Jefferson Street, will be sold for future development. The new subdivided lot would remain vacant until sold to a new owner. There are currently no plans to redevelop the new lot.

The two (2) proposed code-compliant lots will be nearly equal in size. Lot 1 will measure 8,842.53 square feet and Lot 2 will measure 8,842.02 square feet in size. Per Section 3-110(I)(2), a through lot that does not meet the bulk requirements listed in the table in Section 3-110 is capable of being subdivided into two (2) lots of substantially equal area containing not less than 8,750 square feet in lot area (87.5% of the 10,000 square foot required lot area required in the R-4 District) and no less than a 50 foot lot width and 100 foot lot depth required in Sections 10-105(A)(2) for the R-4 District. Each of the resulting lots shall be deemed to be a legal nonconforming lot of record subject to the requirements of Section 10-105 of this code regarding nonconforming lots. The full code language listed in Section 3-110(I)(2) is attached for review.

The applicant or future owner will need to verify that all bulk requirements are met at the time of building permit submittal. For example, exact calculations for floor area ratio, lot coverage, building height, and building elevation are not known at this time and will be calculated based on future construction plans. Any future development will be required to meet Village code requirements.



The applicant has requested that several requirements listed in the Village Code be waived, which are identified and included in a written response in the application packet. Because the applicant is only proposing to subdivide the existing lot and no development is proposed on either lot at this time, detailed construction or engineering plans have not been prepared to meet the final plat requirements in the Village Code.

Per Title 11-1-11 of the Village Code, the Plan Commission may, at its discretion, waive the requirements for a final plat which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision. Title 1-1-15 also allows the Plan Commission to recommend and the Board of Trustees to approve one or more variations from the requirements of Sections 11-1-7, 11-1-10, 11-1-11, 11-1-12, and 11-1-13 for a plat of subdivision; provided, however, that no such variation shall be granted that would detract from or adversely affect the general plan, intent, or spirit of the code or of any building or zoning regulations applicable to the property. Any such recommendation by the Plan Commission shall be made in writing and be transmitted to the Board of Trustees along with the Plan Commission's recommendation or other action on such plat of subdivision. The full requirements outlined in Title 11-1-7 through Title 11-1-11 are attached for review.

Public notice is not required for a final plat. In accordance with Section 11-604(C)(3), a site plan review would not be required as the property does not exceed 30,000 square feet in size.

**Discussion & Recommendation**

The project was reviewed at a public meeting before the Plan Commission on December 8, 2021. The applicant and the applicant's attorney provided an overview of the project at the meeting and answered questions from the Plan Commission. No public comments were provided at the meeting. Overall, the Commission expressed support for the subdivision of the one lot into two code compliant lots and it was noted this is one of the last through lots remaining in the area that has not been subdivided yet. None of the Commissioners opposed approving the waivers to the Final Plat requirements requested by the applicant.

On December 8, 2021, by a vote of six (6) ayes and zero (0) nays, with three (3) absent, the Plan Commission recommended approval of Case A-32-2021, a Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District, as submitted.

**Village Board and/or Committee Action**

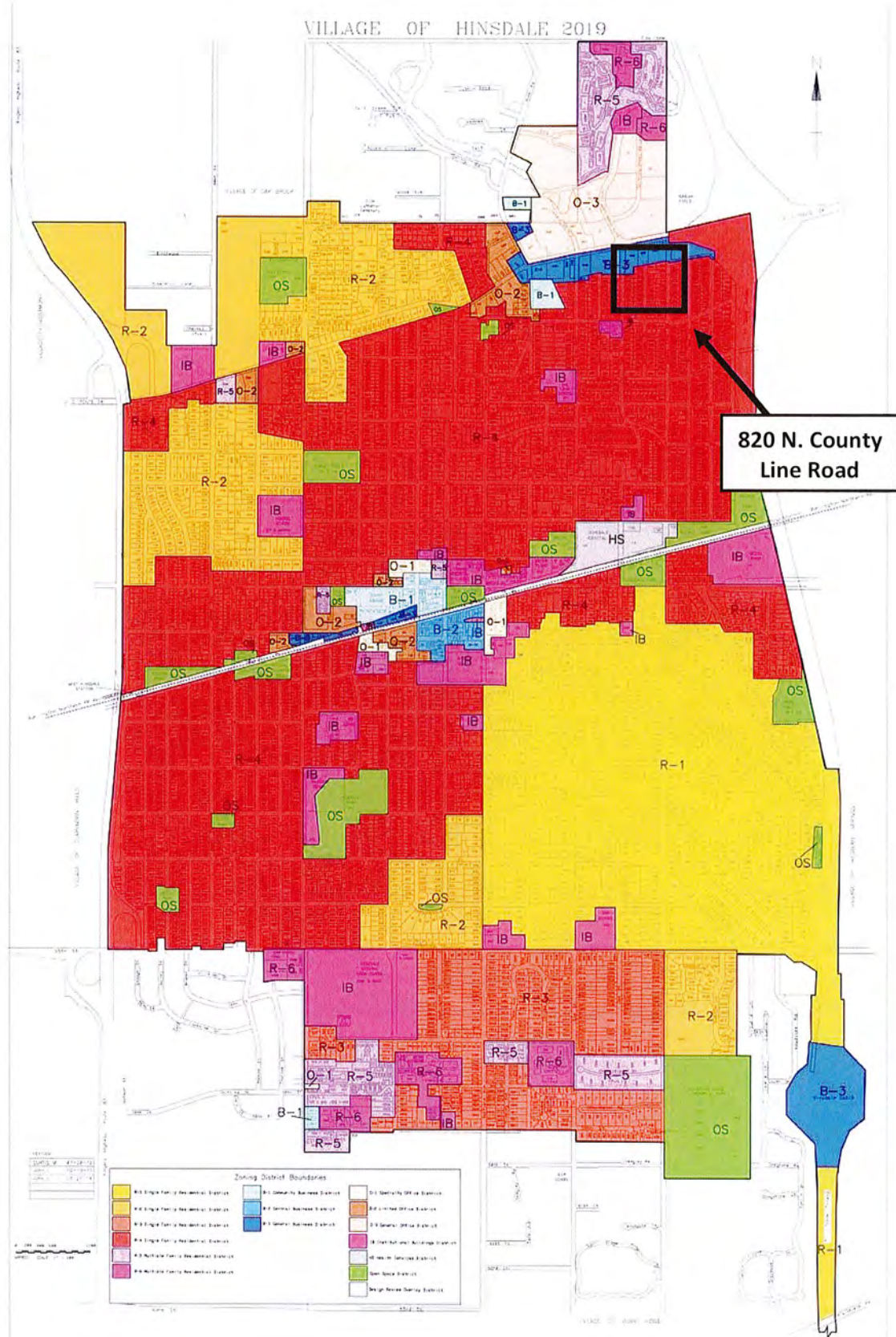
N/A

**Documents Attached**

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Birds Eye View
5. Title 11-1-7 through Title 11-1-11 of the Village Code – Tentative and Final Plat Requirements
6. Section 3-110(I)(2) of the Zoning Code – Exceptions to the Bulk Regulations for Through Lots
7. Ordinance No. O2020-25 Approving the Tentative Plat of Subdivision for 820 N. County Line Road
8. Application and Exhibits
9. Draft Ordinance
10. Exhibit A – Plat of Subdivision

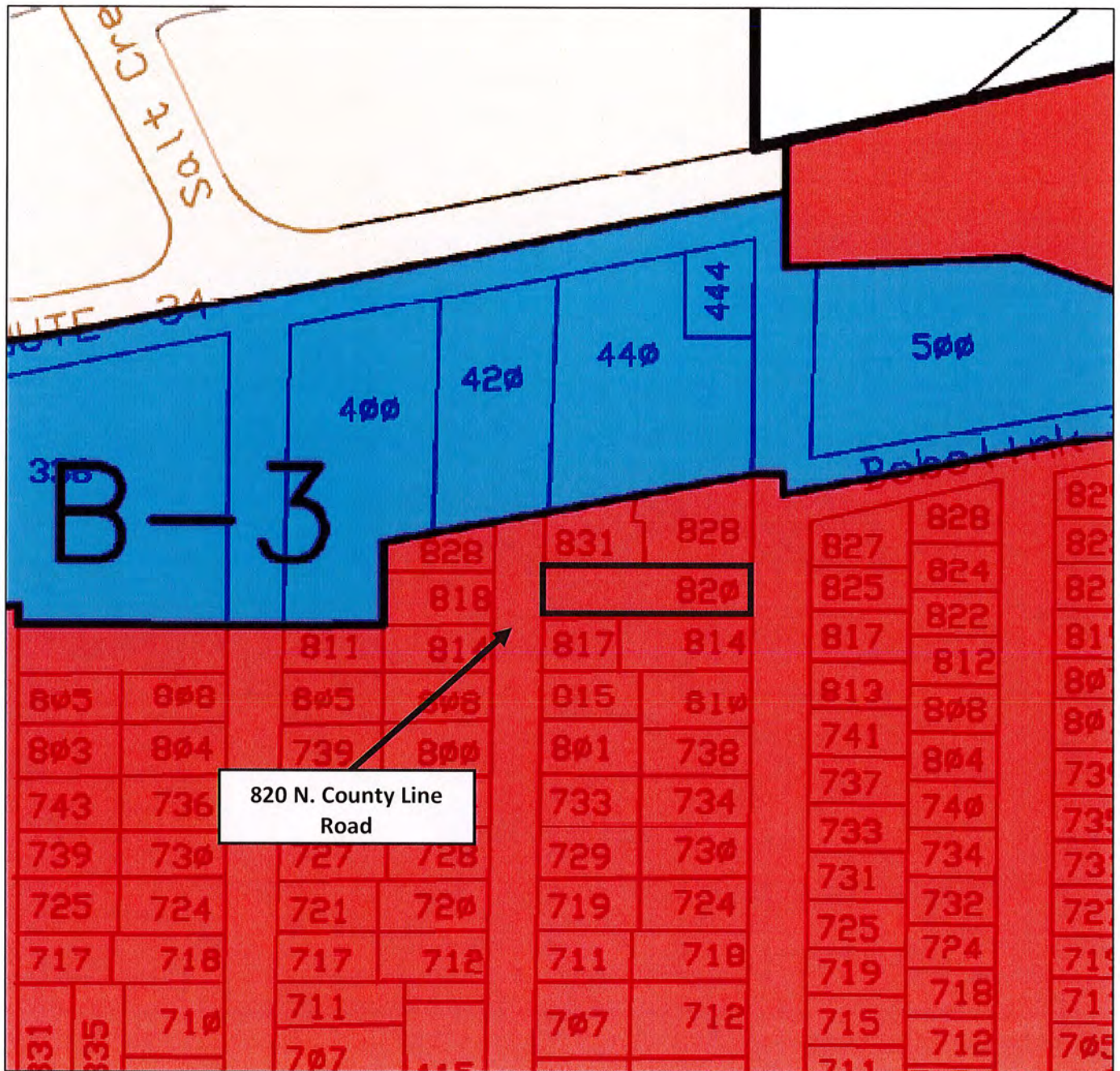


## Village of Hinsdale Zoning Map and Project Location



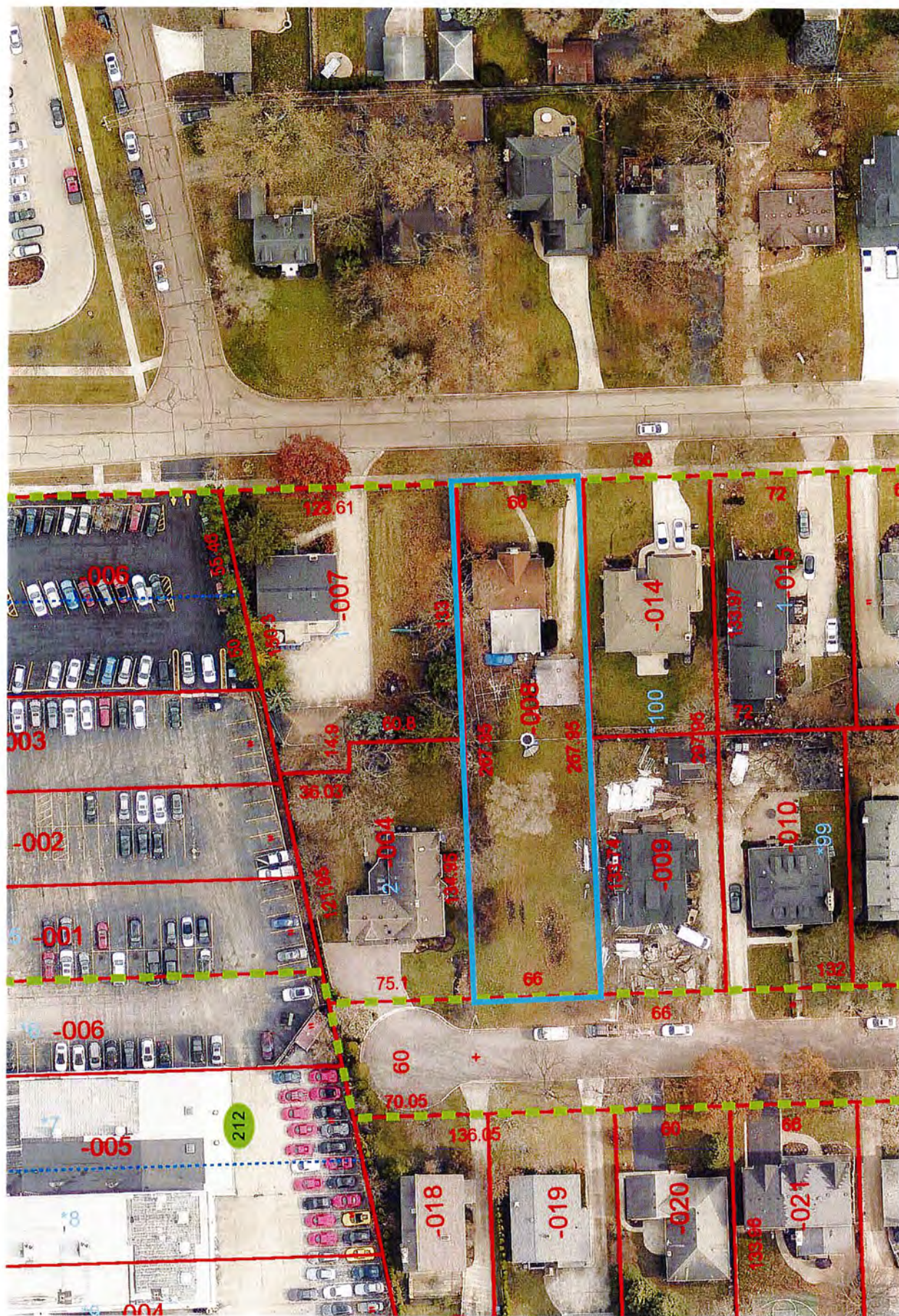


## Village of Hinsdale Zoning Map and Project Location





Aerial View – 820 N. County Line Road





Street View – 820 N. County Line Road



View from County Line Road



View from Jefferson Street







## **Municipal Code – Title 11**

### **11-1-7: TENTATIVE PLATS:**

Except as modified by Sections [11-1-4](#) and [11-1-5](#) above, any owner of land within the corporate limits of the Village or within the review authority of the Plan Commission, set forth in section 10 of the Plan, wishing to divide or subdivide the same into lots (for the purpose of sale or assessment, or both) or wishing to dedicate streets, alleys or other lands for public use, shall first submit to the Plan Commission six (6) copies of a tentative plat of the proposed subdivision or dedication on a scale not less than one hundred feet to one inch (1" = 100'). Said tentative plat shall show the following:

- A. Title of proposed subdivision.
- B. Exact boundaries of property to be subdivided.
- C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof.
- D. Watercourses on or adjacent to the property.
- E. Contour lines or two foot (2') intervals.
- F. The name, width and location of existing roads or streets on, abutting or intersecting the property.
- G. The name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown.
- H. The layout and dimensions of lots and blocks on the property.
- I. Proposed setback lines in accordance with applicable zoning laws.
- J. Name of owner or sponsor of the subdivision.
- K. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property.
- L. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites. (2-3-76)
- M. Location of special management areas and riparian areas.
- N. Such other information or features that the Plan Commission may request. (3-17-92)

The Plan Commission may, at its own discretion, waive such of the above requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision or dedication.

### **11-1-8: PROCEDURE ON TENTATIVE PLATS:**

On submission of a tentative plat, the Plan Commission shall approve or disapprove said plat within ninety (90) days of receipt thereof. If the tentative plat is not satisfactory in all details as presented, the Plan Commission may require the subdivider to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within thirty (30) days of receipt by said Board.

### **11-1-9: FINAL PLATS:**

The subdivider shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within sixty (60) days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

#### **11-1-10: FINAL PLAT REQUIREMENTS:**

The final plat, as submitted to the Plan Commission, shall be in strict accordance with approved tentative plat and shall be drawn on tracing cloth or other approved materials to a scale of not less than one hundred feet to the inch (1" = 100'). Three (3) white prints of the final plat shall accompany the original tracing. The final plat shall show or otherwise satisfy the following requirements:

A. All items listed in Section 11-1-7 hereof, as required for the tentative plat, except such of said items specifically waived by the Plan Commission.

B. Certificate of licensed surveyor or engineer that property has been surveyed and the plat submitted is a correct presentation of the property as it is proposed to be divided or subdivided or dedicated and date of said certificate.

C. Certificate of owner or owners in a form satisfactory to the Plan Commission.

D. Proper certificates to provide for the approving signatures of the proper officers of the Plan Commission and the Village Board and for recording or registering signatures of the proper officials of DuPage or Cook Counties.

E. That all streets have been named in conformance with existing naming plan of the Village or other adjoining roads or streets where possible.

F. All lot lines shall be shown and all lots and blocks shall be numbered by progressive numbers.

G. Easements of any nature shall be shown and designated by measurements as to width and length.

H. Sufficient dimensions, both linear and angular, in accordance with standard surveying practice shall be shown, so as to permit retracement of any part of the subdivision in the future without difficulty including curve data and coordinates of boundary corners. Linear measurements shall be in feet and decimals thereof, and angular measurements in degrees and minutes. All curved lines in the subdivision shall have fixed radii which shall be indicated thereon and all starting and ending points of curved lines shall be suitably designated on the plat.

I. Evidence that suitable monuments, consisting of Portland cement concrete four and one-half inches by four and one-half inches by forty two inches ( $4\frac{1}{2}" \times 4\frac{1}{2}" \times 42"$ ) or approved equal have been installed at the direction of the enforcing officer. Iron pipes or monuments are required at block corners, at changes in direction of exterior boundaries, at angle points in street lines exclusive of block corners and such other points as the enforcing officer may direct. Iron pipe stakes shall not be less than three-quarters inch ( $\frac{3}{4}"$ ) in diameter and thirty inches (30") long and shall be installed at all corners and the beginning and ending of each fixed radius curve except where larger stakes are required as above. The use of wooden stakes to mark any of the above named points shall not be permitted. The surveyor or engineer shall indicate on the plat by suitable symbol the location and nature of all stakes or monuments in place.

J. That provision has been made for direct street or alley connections with existing public streets and alleys in adjacent and abutting areas or subdivisions that if extended would intersect this subdivision, unless specifically waived by the Plan Commission.

K. The owner's certificate specified in subsection C above shall contain a statement of dedication properly conveying for public use all streets, alleys, school sites, parks, playgrounds, easements or other public purpose.

L. Any other certificates, seals and signatures or dates not enumerated herein as required by law.

M. Legal description of property.

#### **11-1-11: SUPPORTING DOCUMENTS WITH FINAL PLAT:**

The final plat shall be accompanied by the following supporting documents, except that the Plan Commission may, in its own discretion, waive submission of such of the supporting documents or parts thereof which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision: (2-3-76)

- A. A general grading plan of the entire subdivision by means of finished grade contours of one foot (1') intervals. (2-3-76; amd. 3-17-92)
- B. Profiles showing existing ground levels and proposed top of finished surface along the center line of all streets and alleys within the subdivision.
- C. A statement signed by the subdivider setting forth in detail the public improvements he agrees to construct at his own expense in the subdivision or adjacent thereto, together with plans and specifications for same, prepared by a civil engineer licensed in the State of Illinois.
- D. A statement by the enforcing officer certifying that the improvements proposed by the subdivider in items A, B and C noted above meet the minimum requirements of this Chapter and all applicable regulations of the Village.
- E. Cash deposited in escrow with the Village by the subdivider in an amount equal to the estimated cost of the public improvements as prepared by the engineer referred to in C above.
- F. An affidavit certifying that the name or names of the person or persons of said subdivision are the true, lawful and sole owners of all the land included in the subdivision. When such an affidavit appears on the final plat in a form satisfactory to the Plan Commission, the provisions of this subsection may be waived.
- G. Certificate evidence on the final plat evidencing that all real estate taxes and special assessments currently due on all the property within the subdivision have been paid. (2-3-76)
- H. A storm water management permit application including developments security and long term maintenance agreements. (3-17-92)



**Section 3-110: Bulk, Space, And Yard Requirements:**

I. Exceptions and explanatory notes:

2. Exception For Through Lots: Any through lot that:

- (a) Is a lot of record;
- (b) Was platted prior to October 4, 1995;
- (c) Was created by a plat or deed recorded at a time when the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation;
- (d) Is the only through lot that is a lot of record within the block in which it is located;
- (e) Is capable of being subdivided into two (2) lots, each containing not less than 87.5 percent of the required lot area for the zoning district in which it is located and each having a lot width and depth no less than those required pursuant to subsections 10-105A2(b) and A2(c) of this code;
- (f) Is capable of being subdivided without creating any new, or increasing any existing, nonconformity with respect to any building located on such through lot; and
- (g) Is not capable of being subdivided in conformance with all of the requirements of this code;

may nevertheless be subdivided, but only into two (2) lots of substantially equal area. Each of the resulting lots shall be deemed to be a legal nonconforming lot of record subject to the requirements of section 10-105 of this code regarding nonconforming lots.

VILLAGE OF HINSDALE

ORDINANCE NO. O2020-25

AN ORDINANCE APPROVING A TENTATIVE PLAT OF SUBDIVISION  
(820 N. County Line Road)

**WHEREAS**, John Stock III, attorney on behalf of State Bank of Countryside Trust 06-2865 (the "Applicant"), property owner of 820 N. County Line Road, Hinsdale, Illinois (the "Property"), filed an application seeking approval for a tentative plat of subdivision of the Property in a manner that will allow development of a second residence on the Property, as shown on the Tentative Plat of Subdivision entitled "820 N. County Line Road Subdivision" attached hereto and made a part hereof as **Exhibit A** ("Plat of Subdivision"). The Property is a through lot located in the R-4 Single Family Zoning District; and

**WHEREAS**, the Village of Hinsdale Plan Commission, at its September 9, 2020 meeting, considered all of the matters related to the Tentative Plat of Subdivision, and has recommended approval by the Board of Trustees on a unanimous vote of six (6) in favor and zero (0) opposed, with two (2) absent. The Plan Commission waived, subject to its discretion and at the request of the Applicant, the following requirements in Section 11-1-7 (Tentative Plats) of the Village Code: D, E, F, J, K and L; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale, having reviewed the Tentative Plat of Subdivision for the Property and having found it to be in conformity with the subdivision and other ordinances of the Village, find that approval of the Tentative Plat of Subdivision, with the requested waivers, will be in the best interests of the Village of Hinsdale.

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

**SECTION 1: Recitals**. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Tentative Plat of Subdivision Approval**. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Section 11-1-8 of the Village Code of the Village of Hinsdale, approves and accepts the attached Tentative Plat of Subdivision, incorporated into this Ordinance as **Exhibit A**.

**SECTION 3: Severability and Repeal of Inconsistent Ordinances**. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts

thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 4: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**ADOPTED** this 20th day of October, 2020, pursuant to a roll call vote as follows:

**AYES:** Trustees Posthuma, Stifflear, Hughes, Haarlow, Byrnes

**NAYS:** None

**ABSENT:** Trustee Banke

**APPROVED** by me this 20th day of October, 2020, and attested to by the Village Clerk this same day.



ATTEST:

Christine M. Bruton

Christine M. Bruton, Village Clerk

Tom Cauley  
Thomas K. Cauley, Jr., Village President

**EXHIBIT A**

**APPROVED TENTATIVE PLAT OF SUBDIVISION  
(ATTACHED)**



## TABLE OF COMPLIANCE

Address of proposed request: 820 North County Line Road

The following table is based on the R4 as amended per 3-1101(2) Zoning District.

	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area	8750 sf	17,684.53 sf	8,842.53 sf
Lot Depth	100'	267.95'	133.98'
Lot Width	50'	66'	66'
Building Height	30'	Existing	Existing
Number of Stories	3	LESS THAN 3	LESS THAN 3
Front Yard Setback	Block average	34.3'	34.3'
Corner Side Yard Setback	Not applicable	Not applicable	Not applicable
Interior Side Yard Setback	6'	6.2'	6.2'
Rear Yard Setback	25'	180' +	47.35'
Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	17,684.53 x 24% + 1200 = 5444.29 sf max; 2,020.0 existing	8,842.53 x 25% + 1100 sf = 3,310.63 sf max; 2,020.0 existing
Maximum Total Building Coverage*	Lot area x 25%	2,020.0 sf (11.42 %)	2,020.0 sf (22.84 %)
Maximum Total Lot Coverage*	Lot area x 60%	3,256.0 sf (18.41%)	3,256.0 sf (36.82%)
Parking Requirements	2 off street	2+	2+
Parking front yard setback	Block average	34.3'	34.3'
Parking corner side yard setback	Not applicable	Not applicable	Not applicable
Parking interior side yard setback	1.0'	8' +/-	7.75'
Parking rear yard setback	1.0'	150' +	18.4'
Loading Requirements	Not applicable	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	448.0 sf (2.53%)	448.0 sf (5.07%)

\* 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:

UPDATED: 07/07/20

-A.D.C.



Address of proposed request: 8\*\* Jefferson Road (exact address yet to be assigned)

The following table is based on the R4 as amended per 3-110I(2) Zoning District.

	Minimum Code Requirements	Proposed Development (empty lot)
Lot Area	8750 sf	8,842.02 sf
Lot Depth	100'	133.97'
Lot Width	50'	66'
Building Height	30'	30'
Number of Stories	3	3
Front Yard Setback	Block average	36.96'
Corner Side Yard Setback	Not applicable	Not applicable
Interior Side Yard Setback	6'	7.6'
Rear Yard Setback	25'	25'
Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	8,842.02 x 25% + 1100 sf = 3,310.51 sf max
Maximum Total Building Coverage*	Lot area x 25%	2,210.51 sf max
Maximum Total Lot Coverage*	Lot area x 60%	5,305.21 sf max
Parking Requirements	2 off street	2 off street
Parking front yard setback	Block average	36.96'
Parking corner side yard setback	Not applicable	Not applicable
Parking interior side yard setback	1.0'	1.0'
Parking rear yard setback	1.0'	1.0'
Loading Requirements	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	884.20 sf max

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:

UPDATED: 08/12/20

A.D.C.



**VILLAGE  
OF HINSDALE**

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Juanita Durkin  
Address: 7642 S. 88th Ct.  
City/Zip: Justice, Illinois 60458  
Phone/Fax: (708) 359-1935 /  
E-Mail: burf90@aol.com

**Owner**

Name: State Bank of Countryside Trust 06-2865  
Address: 6734 Joliet Rd.  
City/Zip: Countryside, Illinois  
Phone/Fax: (708) 485 3100 /  
E-Mail: n/a

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

Name: John Stock - Stock, Carlson & Duff LLC  
Title: Attorney  
Address: 124C S. County Farm Rd.  
City/Zip: Wheaton, Illinois 60187  
Phone/Fax: (630) 665-2500 /  
E-Mail: stock@scomlaw.com

Name: Carradus Land Survey  
Title: Allen Carradus Surveyor  
Address: 191 S. Gary Ave. Ste. 180  
City/Zip: Carol Stream, Il. 60188  
Phone/Fax: (630) 588-0416 / (630) 653- 7682  
E-Mail: carradus\_survey@yahoo.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) None
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 820 N. County line Rd., Hinsdale, Illinois 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 213 - 008

Brief description of proposed project: subdivide 1 through lot into 2 equal lots with the residence lot facing County line Road and the back vacant lot facing Jefferson Street.

General description or characteristics of the site: single family residence with adjoining vacant lot - (last remaining through lot in that block and immediate area)

Existing zoning and land use: R-4

Surrounding zoning and existing land uses:

North: R-4

South: R-4

East: R-4

West: R-4

Proposed zoning and land use: R-4 residential

**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



## 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 13<sup>th</sup> day of August, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Suzanne Durbin by her agent  
Signature of applicant or authorized agent

John P. Horneck, Atty  
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 13 day of  
August, 2021

\_\_\_\_\_  
Notary Public

4



## TABLE OF COMPLIANCE

Address of proposed request: 820 North County Line Road

The following table is based on the R4 as amended per 3-110I(2) Zoning District.

	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area	8750 sf	17,684.53 sf	8,842.53 sf
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Number of Stories	3	LESS THAN 3	LESS THAN 3
Front Yard Setback	Block average	34.3'	34.3'
Corner Side Yard Setback	Not applicable	Not applicable	Not applicable
Interior Side Yard Setback	6'	6.2'	6.2'
Rear Yard Setback	25'	180' +	47.35'
Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	17,684.53 x 24% + 1200 = 5444.29 sf max; 2,020.0 existing	8,842.53 x 25% + 1100 sf = 3,310.63 sf max; 2,020.0 existing
Maximum Total Building Coverage*	Lot area x 25%	2,020.0 sf (11.42 %)	2,020.0 sf (22.84 %)
Maximum Total Lot Coverage*	Lot area x 60%	3,256.0 sf (18.41%)	3,256.0 sf (36.82%)
Parking Requirements	2 off street	2+	2+
Parking front yard setback	Block average	34.3'	34.3'
Parking corner side yard setback	Not applicable	Not applicable	Not applicable
Parking interior side yard setback	1.0'	8' +/-	7.75'
Parking rear yard setback	1.0'	150' +	18.4'
Loading Requirements	Not applicable	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	448.0 sf (2.53%)	448.0 sf (5.07%)

\* 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:

UPDATED: 08/13/2021

-A.D.C.

Address of proposed request: 8\*\* Jefferson Road (exact address yet to be assigned)

The following table is based on the R4 as amended per 3-1101(2) Zoning District.

	Minimum Code Requirements	Proposed Development (empty lot)
Lot Area	8750 sf	8,842.02 sf
Lot Depth	100'	133.97'
Lot Width	50'	66'
Building Height	30'	30'
Number of Stories	3	3
Front Yard Setback	Block average	36.96'
Corner Side Yard Setback	Not applicable	Not applicable
Interior Side Yard Setback	6'	7.6'
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Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	8,842.02 x 25% + 1100 sf = 3,310.51 sf max
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Parking front yard setback	Block average	36.96'
Parking corner side yard setback	Not applicable	Not applicable
Parking interior side yard setback	1.0'	1.0'
Parking rear yard setback	1.0'	1.0'
Loading Requirements	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	884.20 sf max

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:

UPDATED: 08/13/2021

A.D.C.



**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:** Juanita Durkin

**Owner's name (if different):** State Bank of Countryside Trust 06-2865

**Property address:** 820 N. County Line Road, Hinsdale IL 60521

**Property legal description:** [attach to this form] Plat

**Present zoning classification:** R-4, Single Family Residential

**Square footage of property:** 17,684.70

**Lot area per dwelling:** 17,684.70

**Lot dimensions:** 268 x 66

**Current use of property:** Residential - Single Family Home

**Proposed use:** ☒ Single-family detached dwelling  
☒ Other: subdivide existing thru lot into 2 legal  
conforming lots

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

**Brief description of request and proposal:**

subdivide above lot into 2 legal conforming lots; lot fronting on County Line to keep existing residence;  
lot facing Jefferson to remain vacant until sold

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

front:	<u>34.3'</u>	<u>35'</u>
interior side(s)	<u>8 / 8</u>	<u>10 / 10</u>

Provided:

Required by Code:

corner side	n/a	
rear	25'	25'
Setbacks (businesses and offices): N/A		
front:		
interior side(s)	/	/
corner side		
rear		
others:		
Ogden Ave. Center:		
York Rd. Center:		
Forest Preserve:		
Building heights:	N/A	
principal building(s):		
accessory building(s):		
Maximum Elevations:	N/A	
principal building(s):		
accessory building(s):		
Dwelling unit size(s):	1577.71	5444.328
Total building coverage:	2027.26	5444.328
Total lot coverage:	17684.7	50%
Floor area ratio:	0.1146	up to 25%
Accessory building(s):	1 garage - 449.95 sq.ft.	
Spacing between buildings: [depict on attached plans]		
principal building(s):	8'	10'
accessory building(s):	8'	10'
Number of off-street parking spaces required: 2		
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:

John P. Storker Attorney  
Applicant's signature

Juanita Durkin by her agent  
Applicant's printed name

Dated: September 7, 2021

# CARRADUS LAND SURVEY

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus\_survey@yahoo.com

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**August 11, 2021**

Stock, Carlson and Duff  
124C South County Farm Road  
Wheaton, IL 60187  
Att: John Stock, Esq.

RE: 820 N. County Line Road, Hinsdale, IL

Dear Mr. Stock,

In reference to our conversations, please note the following summary of the documents this office has prepared for the submittal thus far.

The Final Plat of Subdivision was prepared in coordination with the reviews of the Village Planner with the last revision date being 09/02/20. The table of Compliance for both proposed lots has also been prepared in coordination with comments from the Village Planner with the last revision dates being 08/12/20 for the Jefferson Road lot, and 07/07/20 for the County Line Road lot.

Additionally, a letter dated 08/12/20 was provided that indicated the front setbacks of the existing residences on Jefferson to obtain the average setback of 36.96'.

We have included an itemized summary of the actions we have taken in reference to the provisions of Sections 11-1-9, 11-1-10, 11-1-11, and 11-1-16 of Chapter 1 of the Subdivision Regulations.

Should you need anything further please let me know.

Sincerely,



Allen D. Carradus

# **CARRADUS LAND SURVEY**

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus\_survey@yahoo.com

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**August 11, 2021**

## **SUMMARY**

### **SECTION 11-1-9, FINAL PLATS**

The final Plat has been prepared and submitted with the last revision date being 09/02/20.

### **SECTION 11-1-10, FINAL PLAT REQUIREMENTS**

- A. Items of Section 11-1-7 have been shown except those related to the site development of the proposed lots since one of the two lots is developed currently and the proposed new lot is serviced by existing utilities. Specific utilities and grading will be submitted for approval when a residence to be built is selected for the new lot.
- B. Surveyors Certificate is included on the face of the Plat.
- C. Owners Certificate is included on the face of the Plat.
- D. The additional certificates have been included on the face of the Plat.
- E. Does not apply.
- F. Provided on the Plat.
- G. None requested at this time.
- H. Provided on the Plat., This is a resubdivision of an existing recorded Plat.
- I. The existing and proposed lot corners are currently monumented with regulatory iron pipes, thus disturbance of existing monumentation is unwarranted.
- J. Both lots have street frontage.

- K. Included in the certificate.
- L. Provided as required.
- M. Legal description of the property is shown on the face of the plat.

**SECTION 11-1-11, SUPPORTING DOCUMENTS WITH FINAL PLAT**

- A. Not provided. This will be provided at building permit application for approval.
- B. Not applicable.
- C. Not applicable.
- D. Not applicable.
- E. Does not apply to Carradus Land Survey, to be provided by others.
- F. Does not apply to Carradus Land Survey, to be provided by others.
- G. Certificate appears on the face of the Plat.
- H. Not provided. This will be provided at building permit application for approval.

**SECTION 11-1-16, APPROVAL OF FINAL SUBDIVISION PLATS**

A Mylar of the Final Plat of Subdivision will be provided for signatures and recording.



# **CARRADUS LAND SURVEY**

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus\_survey@yahoo.com

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**September 22, 2021**

Stock, Carlson and Duff  
124C South County Farm Road  
Wheaton, IL 60187  
Att: John Stock, Esq.

RE: 820 N. County Line Road, Hinsdale, IL

Dear Mr. Stock,

Enclosed please find the Final Plat of Subdivision with changes, per the review dated August 19, 2021. We have made all the revisions requested to the Final Plat of Subdivision, including adding certificates and easements with the easement language.

Also, please find the responses to the Final Plat requirements in the format requested with expanded explanation as needed.

It trust this will meet with the Villages approval to permit this project to move forward. Should you need anything further please let me know.

Sincerely,

Allen D. Carradus

# CARRADUS LAND SURVEY

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus\_survey@yahoo.com

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September 22, 2021

## SUMMARY

### 11-1-9: FINAL PLATS:

The subdivider shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within sixty (60) days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

**The final Plat has been prepared and submitted with the last revision date being 09/10/21.**

### 11-1-10: FINAL PLAT REQUIREMENTS:

The final plat, as submitted to the Plan Commission, shall be in strict accordance with approved tentative plat and shall be drawn on tracing cloth or other approved materials to a scale of not less than one hundred feet to the inch (1" = 1 00'). Three (3) white prints of the final plat shall accompany the original tracing. The final plat shall show or otherwise satisfy the following requirements:

- A. All items listed in Section 11-1-7 hercof, as required for the tentative plat, except such of said items specifically waived by the Plan Commission.

**Items of Section 11-1-7 have been shown except those related to the site development of the proposed lots since one of the two lots is developed currently and the proposed new lot is serviced by existing utilities. Specific utilities and grading will be submitted for approval when a residence to be built is selected for the new lot.**

- B. Certificate of licensed surveyor or engineer that property has been surveyed and the plat submitted is a correct presentation of the property as it is proposed to be divided or subdivided or dedicated and date of said certificate.

**Surveyors Certificate is included on the face of the Plat.**

C. Certificate of owner or owners in a form satisfactory to the Plan Commission.

**Owners Certificate is included on the face of the Plat.**

D. Proper certificates to provide for the approving signatures of the proper officers of the Plan Commission and the Village Board and for recording or registering signatures of the proper officials of DuPage or Cook Counties.

**The additional certificates have been included on the face of the Plat, per the Review dated August 19, 2021.**

E. That all streets have been named in conformance with existing naming plan of the Village or other adjoining roads or streets where possible.

**Does not Apply, no streets are proposed.**

F. All lot lines shall be shown and all lots and blocks shall be numbered by progressive numbers.

**Required information has been provided on the Plat.**

G. Easements of any nature shall be shown and designated by measurements as to width and length.

**A 10' rear yard easement has been included as requested.**

H. Sufficient dimensions, both linear and angular, in accordance with standard surveying practice shall be shown, so as to permit retracement of any part of the subdivision in the future without difficulty including curve data and coordinates of boundary corners. Linear measurements shall be in feet and decimals thereof, and angular measurements in degrees and minutes. All curved lines in the subdivision shall have fixed radii which shall be indicated thereon and all starting and ending points of curved lines shall be suitably designated on the plat.

**Required information has been provided on the Plat. This is a resubdivision of an existing recorded Plat.**

I. Evidence that suitable monuments, consisting of Portland cement concrete four and one-half inches by four and one-half inches by forty two inches ( $4\frac{1}{2}'' \times 4\frac{1}{2}'' \times 42''$ ) or approved equal have been installed at the direction of the enforcing officer. Iron pipes or monuments are required at block corners, at changes in direction of exterior boundaries, at angle points in street lines exclusive of block corners and such other points as the enforcing officer may direct. Iron pipe stakes shall not be less than three-quarters inch ( $3\frac{3}{4}''$ ) in diameter and thirty inches (30") long and shall be installed at all corners and the beginning and ending of each fixed radius curve except where larger stakes are required as above. The use of wooden stakes to mark any of the above named points shall not be permitted. The surveyor or engineer shall



indicate on the plat by suitable symbol the location and nature of all stakes or monuments in place.

**The existing Proposed lot corners are currently monumented with regulatory iron pipes, thus disturbance of existing monumentation is unwarranted.**

J. That provision has been made for direct street or alley connections with existing public streets and alleys in adjacent and abutting areas or subdivisions that if extended would intersect this subdivision, unless specifically waived by the Plan Commission.

**Both lots have street frontage.**

K. The owner's certificate specified in subsection C above shall contain a statement of dedication properly conveying for public use all streets, alleys, school sites, parks, playgrounds, easements or other public purpose.

**The owners certificate provided as an example by the Village has been used as a template for this plat.**

L. Any other certificates, seals and signatures or dates not enumerated herein as required by law.

**The additional certificates have been included on the face of the Plat, per the Review dated August 19, 2021.**

M. Legal description of property.

**The Legal Description of the property is shown on the face of the plat.**

#### **11-1-11: SUPPORTING DOCUMENTS WITH FINAL PLAT:**

The final plat shall be accompanied by the following supporting documents, except that the Plan Commission may, in its own discretion, waive submission of such of the supporting documents or parts thereof which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision: (2-3-76)

- A. A general grading plan of the entire subdivision by means of finished grade contours of one foot (1') intervals. (2-3-76; amd. 3-17-92)

**Not provided. This will be provided at building permit application for approval. One of the proposed lots has an existing residence and full developed, and the other proposed lot is vacant and there are no improvements planned at this time.**

- B. Profiles showing existing ground levels and proposed top of finished surface along the center line of all streets and alleys within the subdivision.

**No applicable. All streets are existing.**

- C. A statement signed by the subdivider setting forth in detail the public improvements he agrees to construct at his own expense in the subdivision or adjacent thereto, together with plans and specifications for same, prepared by a civil engineer licensed in the State of Illinois.

**No applicable. No public improvements are planned with this division.**

- D. A statement by the enforcing officer certifying that the improvements proposed by the subdivider in items A, Band C noted above meet the minimum requirements of this Chapter and all applicable regulations of the Village.

**No applicable. No public improvements or streets are proposed.**

- E. Cash deposited in escrow with the Village by the subdivider in an amount equal to the estimated cost of the public improvements as prepared by the engineer referred to in C above.

**Does not apply to Carradus Land Survey, to be provided by others.**

- F. An affidavit certifying that the name or names of the person or persons of said subdivision are the true, lawful and sole owners of all the land included in the subdivision. When such an affidavit appears on the final plat in a form satisfactory to the Plan Commission, the provisions of this subsection may be waived.

**Does not apply to Carradus Land Survey, to be provided by others.**

- G. Certificate evidence on the final plat evidencing that all real estate taxes and special assessments currently due on all the property within the subdivision have been paid. (2-3-76)

**A certificate appears on the face of the Plat to be executed prior to the recording.**



H. A storm water management permit application including developments security and long term maintenance agreements. (3-17-92)

**Not provided at this time. This will be provided at building permit application for approval when development of improvements on the vacant lot are planned.**

**11-1-16: APPROVAL OF FINAL SUBDIVISION PLATS:**

A. Approval by Plan Commission: After approval of a final subdivision plat by the Plan Commission, the certificate thereon denoting said approval and date thereof shall be signed by the chairman of the Plan Commission and attested by the secretary. The secretary shall then transmit the approved final plat to the Village Board together with a document of transmittal calling the Board's attention to all variations (if any) approved by the Plan Commission and setting forth its reasons for approving said variations and conveying to the Board such other information concerning the subdivision as the Plan Commission may deem necessary or advisable. With the approved final plat, the secretary of the Plan Commission shall also transmit to the Village Board the subdivider's agreement with respect to improvements, the approval of the enforcing officer of all said improvements, together with plans specifications, estimates and escrow agreements, and all other documents, certificates and papers pertaining to the final plat and the subdivision platted thereon; except that the Village Board may waive the requirement as to receiving documents at that time pertaining to proposed improvements as specified immediately above and approve the final plat without said documents; provided, that all such required documents shall be delivered to the enforcing officer before the final plat is recorded. (2-3-76)

**A Mylar of the Final Plat of Subdivision will be provided for signatures and recording.**



VILLAGE OF HINSDALE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION  
(820 N. COUNTY LINE ROAD)

**WHEREAS**, John Stock III, attorney, and Juanita Durkin, on behalf of State Bank of Countryside Trust 06-2865 (the "Applicant"), property owner of 820 N. County Line Road, Hinsdale, Illinois (the "Property"), filed an application seeking approval for a plat of subdivision of the Property in a manner that will allow sale of a part of the existing lot and development of a second residence on the Property, as shown on the Final Plat of Subdivision entitled "820 N. County Line Road Subdivision" attached hereto and made a part hereof as **Exhibit A** ("Plat of Subdivision"). The Property is a through lot located in the R-4 Single Family Zoning District; and

**WHEREAS**, the Village of Hinsdale Plan Commission, at its December 8, 2021 meeting, considered all of the matters related to the Final Plat of Subdivision, and has recommended approval by the Board of Trustees on a unanimous vote of six (6) in favor and zero (0) opposed, with three (3) absent. The Plan Commission waived, subject to its discretion and at the request of the Applicant, the requirements in Section 11-1-11 (Supporting Documents with Final Plat) of the Village Code as either inapplicable, to be provided at a later time, or to be provided other than on the Plat itself; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale, having reviewed the Final Plat of Subdivision for the Property and having found it to be in conformity with the subdivision and other ordinances of the Village, find that approval of the Final Plat of Subdivision, with the requested waivers, will be in the best interests of the Village of Hinsdale.

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

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Final Plat of Subdivision Approval.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Title 11 (Subdivision Regulations) of the Village Code of the Village of Hinsdale, approves and accepts the attached Final Plat of Subdivision, incorporated into this Ordinance as **Exhibit A**.

**SECTION 3: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other

than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 4: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

ATTEST:


\_\_\_\_\_  
Christine M. Bruton, Village Clerk

**EXHIBIT A**

**APPROVED FINAL PLAT OF SUBDIVISION  
(ATTACHED)**





AGENDA SECTION: Consent – ACA  
SUBJECT: Accounts Payable-Warrant #1751  
MEETING DATE: January 4, 2022  
FROM: Andrea Lamberg, Finance Director 

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**Recommended Motion**

Approve payment of the accounts payable for the period of December 9, 2021 through December 30, 2021 in the aggregate amount of \$768,518.26 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.

**Background**

At each Village Board meeting the Village Treasurer submits a warrant register that lists bills to be paid and to ratify any wire transfers that have been made since the last Village Board meeting. Supporting materials for all bills to be paid are reviewed by Village Treasurer and one Village Trustee prior to the Village Board meeting.

**Discussion & Recommendation**

After completion of the review by the Village Treasurer and Village Trustee approval of Warrant #1751 is recommended.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

Village Board agenda policy provides that the Approval of the Accounts Payable should be listed on the Consent Agenda

**Documents Attached**

1. Warrant Register #1751

**VILLAGE OF HINSDALE**

**ACCOUNTS PAYABLE WARRANT REGISTER #1751**

**FOR PERIOD December 7, 2021 through December 30, 2021**

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$768,518.26 reviewed and approved by the below named officials.

APPROVED BY

  
VILLAGE TREASURER/FINANCE DIRECTOR

DATE

12/22/2021

APPROVED BY

\_\_\_\_\_  
VILLAGE MANAGER

DATE

\_\_\_\_\_

APPROVED BY

\_\_\_\_\_  
VILLAGE TRUSTEE

DATE

\_\_\_\_\_

**Village of Hinsdale**  
**#1751**  
**Summary By Fund**

<b>Recap By Fund</b>	<b>Fund</b>	<b>Regular Checks</b>	<b>ACH/Wire Transfers</b>	<b>Total</b>
General Fund	100	336,641.53	-	336,641.53
2019 GO Bond Fund	309	475.00		475.00
Capital Project Fund	400	57,286.46	-	57,286.46
Water & Sewer Operations	600	32,080.61	-	32,080.61
Water & Sewer Capital	620	366.10	-	366.10
Escrow Funds	720	13,000.00	-	13,000.00
SSA #13 Debt Service Fund	725	1,225.00		
Payroll Revolving Fund	740	30,413.17	298,242.64	328,655.81
Library Operating Fund	900	12.75	-	12.75
<b>Total</b>		<b>471,500.62</b>	<b>298,242.64</b>	<b>768,518.26</b>

**Village of Hinsdale**  
**Schedule of Bank Wire Transfers and ACH Payments**  
**1751**

Payee Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems			
12/10/2021	Village Payroll #25 - Calendar 2021	FWH/FICA/Medicare	\$ 100,266.11
12/13/21 Adjusted Run	Village Payroll #25 - Calendar 2021	FWH/FICA/Medicare	\$ 69.62
12/23/2021	Village Payroll #26 - Calendar 2021	FWH/FICA/Medicare	\$ 99,859.96
Illinois Department of Revenue			
12/10/2021	Village Payroll #25 - Calendar 2021	State Tax Withholding	\$ 20,908.48
12/13/21 Adjusted Run	Village Payroll #25 - Calendar 2021	State Tax Withholding	\$ 22.52
12/23/2021	Village Payroll #26 - Calendar 2021	State Tax Withholding	\$ 20,288.90
ICMA - 457 Plans			
12/10/2021	Village Payroll #25 - Calendar 2021	Employee Withholding	\$ 19,781.87
12/23/2001	Village Payroll #26 - Calendar 2021	Employee Withholding	\$ 34,295.18
HSA PLAN CONTRIBUTION			
12/10/2021	Village Payroll #25 - Calendar 2021	Employer/Employee Withholding	\$ 1,375.00
12/23/2021	Village Payroll #26 - Calendar 2021	Employer/Employee Withholding	\$ 1,375.00
Intergovernmental Personnel Benefit Cooperative		Employee Insurance	\$ -
Illinois Municipal Retirement Fund		Employer/Employee	\$ -
<b>Total Bank Wire Transfers and ACH Payments</b>			<b>\$ 298,242.64</b>





## Warrant Register 1751

Invoice	Description	Invoice/Amount
<b>AFLAC-FLEXONE</b>		
14695	Payroll Run 1 - Warrant PR2125	795.51
	Check Date 12/10/2021 Total For Check # 111385	795.51
<b>COLONIAL LIFE PROCESSIONING</b>		
14691	Payroll Run 1 - Warrant PR2125	92.36
	Check Date 12/10/2021 Total For Check # 111386	92.36
<b>ILLINOIS FRATERNAL ORDER</b>		
14693	Payroll Run 1 - Warrant PR2125	912.00
	Check Date 12/10/2021 Total For Check # 111387	912.00
<b>NATIONWIDE RETIREMENT SOL</b>		
14694	Payroll Run 1 - Warrant PR2125	200.00
	Check Date 12/10/2021 Total For Check # 111388	200.00
<b>NATIONWIDE TRUST CO FSB</b>		
14696	Payroll Run 1 - Warrant PR2125	3,464.92
	Check Date 12/10/2021 Total For Check # 111389	3,464.92
<b>NCPERS GRP LIFE INS#3105</b>		
14692	Payroll Run 1 - Warrant PR2125	224.00
	Check Date 12/10/2021 Total For Check # 111390	224.00
<b>STATE DISBURSEMENT UNIT</b>		
14697	Payroll Run 1 - Warrant PR2125	230.77
	Check Date 12/10/2021 Total For Check # 111391	230.77
<b>AT&amp;T MOBILITY</b>		
287305163654- NOV21	PHONE CHARGES 10/26-11/25	210.75
287305163654- NOV21	PHONE CHARGES 10/26-11/25	84.30
287305163654- NOV21	PHONE CHARGES 10/26-11/25	42.15
287305163654- NOV21	PHONE CHARGES 10/26-11/25	73.83
287305163654- NOV21	PHONE CHARGES 10/26-11/25	210.75
287305163654- NOV21	PHONE CHARGES 10/26-11/25	84.30
287305163654- NOV21	PHONE CHARGES 10/26-11/25	168.60
287305163654- NOV21	PHONE CHARGES 10/26-11/25	84.30
287305163654- NOV21	PHONE CHARGES 10/26-11/25	-492.78



## Warrant Register 1751

Invoice	Description	Invoice/Amount
Check Date 12/20/2021 Total For Check # 111392		466.20
<b>BMO HARRIS BANK N.A. PYMT</b>		
NOV2021	MISC CHARGES NOV2021	-4.48
NOV2021	MISC CHARGES NOV2021	-30.54
NOV2021	MISC CHARGES NOV2021	288.00
NOV2021	MISC CHARGES NOV2021	49.90
NOV2021	MISC CHARGES NOV2021	14.00
NOV2021	MISC CHARGES NOV2021	12.99
NOV2021	MISC CHARGES NOV2021	32.26
NOV2021	MISC CHARGES NOV2021	73.71
NOV2021	MISC CHARGES NOV2021	38.97
NOV2021	MISC CHARGES NOV2021	90.00
NOV2021	MISC CHARGES NOV2021	70.10
NOV2021	MISC CHARGES NOV2021	189.12
NOV2021	MISC CHARGES NOV2021	49.90
NOV2021	MISC CHARGES NOV2021	124.75
NOV2021	MISC CHARGES NOV2021	36.00
NOV2021	MISC CHARGES NOV2021	36.99
NOV2021	MISC CHARGES NOV2021	3.28
NOV2021	MISC CHARGES NOV2021	0.99
NOV2021	MISC CHARGES NOV2021	59.54
NOV2021	MISC CHARGES NOV2021	47.05
NOV2021	MISC CHARGES NOV2021	142.00
NOV2021	MISC CHARGES NOV2021	485.56
NOV2021	MISC CHARGES NOV2021	7.99
NOV2021	MISC CHARGES NOV2021	0.99
NOV2021	MISC CHARGES NOV2021	15.00
NOV2021	MISC CHARGES NOV2021	15.96
NOV2021	MISC CHARGES NOV2021	38.99
NOV2021	MISC CHARGES NOV2021	102.00
NOV2021	MISC CHARGES NOV2021	40.60
NOV2021	MISC CHARGES NOV2021	106.90
NOV2021	MISC CHARGES NOV2021	92.50
NOV2021	MISC CHARGES NOV2021	29.06
NOV2021	MISC CHARGES NOV2021	31.95
NOV2021	MISC CHARGES NOV2021	109.98
NOV2021	MISC CHARGES NOV2021	49.98
NOV2021	MISC CHARGES NOV2021	36.88

**Warrant Register 1751**

<b>Invoice</b>	<b>Description</b>	<b>Invoice/Amount</b>
NOV2021	MISC CHARGES NOV2021	139.15
NOV2021	MISC CHARGES NOV2021	79.15
NOV2021	MISC CHARGES NOV2021	108.45
NOV2021	MISC CHARGES NOV2021	13.18
NOV2021	MISC CHARGES NOV2021	-11.98
NOV2021	MISC CHARGES NOV2021	66.95
NOV2021	MISC CHARGES NOV2021	15.75
NOV2021	MISC CHARGES NOV2021	154.40
NOV2021	MISC CHARGES NOV2021	88.77
NOV2021	MISC CHARGES NOV2021	63.13
NOV2021	MISC CHARGES NOV2021	365.00
NOV2021	MISC CHARGES NOV2021	289.00
NOV2021	MISC CHARGES NOV2021	84.82
NOV2021	MISC CHARGES NOV2021	382.37
NOV2021	MISC CHARGES NOV2021	21.69
NOV2021	MISC CHARGES NOV2021	181.49
NOV2021	MISC CHARGES NOV2021	84.85
NOV2021	MISC CHARGES NOV2021	140.00
NOV2021	MISC CHARGES NOV2021	72.08
NOV2021	MISC CHARGES NOV2021	34.00
NOV2021	MISC CHARGES NOV2021	0.99
NOV2021	MISC CHARGES NOV2021	50.00
NOV2021	MISC CHARGES NOV2021	25.00
<b>Check Date 12/20/2021 Total For Check # 111393</b>		<b>4,937.11</b>
<b>COMCAST</b>		
8771201110036757	VILLAGE HALL-12/5/21-1/4/22	258.35
8771201110036815	WATER 12/5/21-1/4/22	148.35
8771201110036807	KLM 12/5/21-1/4/22	108.35
8771201110036781	POLICE 12/5/21-1/4/22	162.90
8771201110009242	FIRE/PD 12/16/21-1/15/22	69.99
8771201110009242	FIRE/PD 12/16/21-1/15/22	70.00
<b>Check Date 12/20/2021 Total For Check # 111394</b>		<b>817.94</b>
<b>A BLOCK MARKETING INC</b>		
LC00053055	WOOD CHIP DISPOSAL	30.00
<b>Check Date 12/30/2021 Total For Check # 111395</b>		<b>30.00</b>
<b>ABT</b>		
1123121KDAI	STOVE REPAIR	174.00
<b>Check Date 12/30/2021 Total For Check # 111396</b>		<b>174.00</b>



## Warrant Register 1751

Invoice	Description	Invoice/Amount
<b>ADVENTIST HINSDALE HOSP</b>		
019	ELECTRICITY - OAK BRIDGE CAMERA 07/01/21-12/15/21	310.42
	Check Date 12/30/2021 Total For Check # 111397	310.42
<b>AEP ENERGY</b>		
3013129837-NOV21	2 E N STOUGH/STREE LIGHTING 10/20-11/18/21	7,219.33
	Check Date 12/30/2021 Total For Check # 111398	7,219.33
<b>AIR ONE EQUIPMENT</b>		
175412	UNIFORM ALLOWANCE	479.00
175359P	BUNKER GEAR	2,438.00
	Check Date 12/30/2021 Total For Check # 111399	2,917.00
<b>ALLETTO, FRANK J</b>		
1	WINTER WONDERLAND ENTERTAINMENT	500.00
	Check Date 12/30/2021 Total For Check # 111400	500.00
<b>AMALGAMATED BK OF CHICAGO</b>		
TRUST #1855067006	TAX ESCROW FEE-12/1/21-11/30/22	750.00
	Check Date 12/30/2021 Total For Check # 111401	750.00
<b>AMALGAMATED BK OF CHICAGO</b>		
TRUST #1855066007	2022 AGENT FEE SERIES 2018B-12/1/21-11/30/22	475.00
	Check Date 12/30/2021 Total For Check # 111402	475.00
<b>AMALGAMATED BK OF CHICAGO</b>		
TRUST #1857165003	2022 AGENT FEE 12/1/21-11/30/22	475.00
	Check Date 12/30/2021 Total For Check # 111403	475.00
<b>AMERICAN BACKFLOW INC</b>		
41985	RPZ IRRIGATION VH-FRONT LAWN	540.95
41984	RPZ REPAIR-OLD HINSDALE HUMANE BLDG	965.95
	Check Date 12/30/2021 Total For Check # 111404	1,506.90
<b>AMERICAN EXPRESS</b>		
NOV21	MISC CHARGES NOV21	280.00
NOV21	MISC CHARGES NOV21	1,297.50
NOV21	MISC CHARGES NOV21	41.38
NOV21	MISC CHARGES NOV21	1,588.50
NOV21	MISC CHARGES NOV21	935.74
NOV21	MISC CHARGES NOV21	87.25



## Warrant Register 1751

Invoice	Description	Invoice/Amount
NOV21	MISC CHARGES NOV21	48.53
NOV21	MISC CHARGES NOV21	79.00
NOV21	MISC CHARGES NOV21	225.00
NOV21	MISC CHARGES NOV21	-5.67
Check Date 12/30/2021 Total For Check # 111405		4,577.23
<b>ANDRES MEDICAL BILLING LT</b>		
253576	NOV COLLECTIONS	2,311.64
Check Date 12/30/2021 Total For Check # 111406		2,311.64
<b>AT &amp; T</b>		
63032338639258	VEECK PARK-WP 11/14-12/13/21	460.76
Check Date 12/30/2021 Total For Check # 111407		460.76
<b>BEACON SSI INCORPORATED</b>		
98733	ANNUAL GAS TANK INSPECTION	250.00
98732	OSFM GAS TANK CERTIFICATE	272.50
Check Date 12/30/2021 Total For Check # 111408		522.50
<b>BRAVO SERVICES, INC</b>		
83	OCT21 CLEANING SVC	2,250.00
83	OCT21 CLEANING SVC	300.00
83	OCT21 CLEANING SVC	200.00
83	OCT21 CLEANING SVC	650.00
83	OCT21 CLEANING SVC	1,200.00
83	OCT21 CLEANING SVC	1,250.00
Check Date 12/30/2021 Total For Check # 111409		5,850.00
<b>BUTTREY RENTAL SERVICE IN</b>		
308176	GRINDER FOR SIDEWALK REPAIR	265.00
307438	COMPRESSOR-PARKS	265.22
308164	COMPRESSOR-PARKS	151.66
Check Date 12/30/2021 Total For Check # 111410		681.88
<b>CCP INDUSTRIES INC</b>		
IN02884016	HEAVY RAIN GEAR	72.26
IN02884016	HEAVY RAIN GEAR	72.26
IN02884016	HEAVY RAIN GEAR	72.26
IN02884016	HEAVY RAIN GEAR	72.29
Check Date 12/30/2021 Total For Check # 111411		289.07
<b>CHICAGO PARTS &amp; SOUND LLC</b>		
2-0000897	NEW CUPHOLDER - CHIEFS CAR	37.45
Check Date 12/30/2021 Total For Check # 111412		37.45





## Warrant Register 1751

Invoice	Description	Invoice/Amount
<b>CHICAGO TENT INC</b>		
179655359-FINAL PAYM	TENT RENTAL-FINAL PAYMENT	470.00
	Check Date 12/30/2021 Total For Check # 111413	470.00
<b>CINTAS CORPORATION 769</b>		
5086865003	EYE WASH STATION PUB SVCS	266.30
4104107127	MAT & TOWEL SVC	22.85
4104107127	MAT & TOWEL SVC	27.42
4104107127	MAT & TOWEL SVC	21.39
4104107127	MAT & TOWEL SVC	12.15
4104107127	MAT & TOWEL SVC	46.08
4104107127	MAT & TOWEL SVC	42.97
5086865049	EYE WASH STATION SERVICE	513.65
5086865008	EYE WASH INSPECTION	266.30
	Check Date 12/30/2021 Total For Check # 111414	1,219.11
<b>CLEANSWEEP</b>		
PS421038	STREET SWEEPING	922.30
ps400562	STREET SWEEPING	115.00
PS414940	STREET SWEEPING FULL TOWN SWEEP #2	9,042.30
	Check Date 12/30/2021 Total For Check # 111415	10,079.60
<b>COLLEY ELEVATOR COMPANY</b>		
217912	ELEVATOR INSPECTION	593.00
	Check Date 12/30/2021 Total For Check # 111416	593.00
<b>CONSERV FS</b>		
6410474	GRASS SEED/EROSION MATTING	687.20
	Check Date 12/30/2021 Total For Check # 111417	687.20
<b>CORE &amp; MAIN LP</b>		
P886877	ANNUAL FIRE HYDRANT REPLACEMENT	14,169.50
Q003553	REPAIR MATERIALS	1,839.60
	Check Date 12/30/2021 Total For Check # 111418	16,009.10
<b>CRITICAL REACH</b>		
1951	CRITICAL REACH ACCESS FOR 2022	330.00
	Check Date 12/30/2021 Total For Check # 111419	330.00
<b>CYLINDERS INC</b>		
10905	EMERG REPAIR TO DUMP CYLINDER #21	2,496.90
	Check Date 12/30/2021 Total For Check # 111420	2,496.90



## Warrant Register 1751

Invoice	Description	Invoice/Amount
<b>DEETER, DAN</b>		
12084	AMER STORMWATER TRNG-J LODEWYCK	350.00
	Check Date 12/30/2021 Total For Check # 111421	350.00
<b>DLT SOLUTIONS, LLC</b>		
5019893	ANNUAL AUTOCAD USER FEE	811.80
	Check Date 12/30/2021 Total For Check # 111422	811.80
<b>DUPAGE COUNTY</b>		
IDDE FY21_H01	OUTFALL MONITORING SVC-STMWR/PERMIT ILR40	41.55
	Check Date 12/30/2021 Total For Check # 111423	41.55
<b>DUPAGE MAYORS &amp; MANAGERS</b>		
11257A	CONF CBM BREAKFAST 2021	80.00
	Check Date 12/30/2021 Total For Check # 111424	80.00
<b>ETP LABS, INC</b>		
21-52597	VEECK OVERFLOW SAMPLE	130.00
21-135505	MONTHLY BACTERIA SAMPLES	240.00
21-135563	OCT21 MONTHLY BACTERIA SAMPLES	240.00
	Check Date 12/30/2021 Total For Check # 111425	610.00
<b>FACTORY MOTOR PARTS CO</b>		
61-542940	FRONT BRAKE PADS #846	69.58
60-309629	BRAKE PADS/ROTORS #846	470.28
	Check Date 12/30/2021 Total For Check # 111426	539.86
<b>FEDEX</b>		
7-575-84986	FED EXP SHIPPING	64.35
7-575-84986	FED EXP SHIPPING	17.23
7-590-92863	FED EXP SHIPPING	29.49
	Check Date 12/30/2021 Total For Check # 111427	111.07
<b>FIELD SERVICES INC</b>		
8261	REMOVAL OF DUMP CYLINDER UNIT 21	1,283.10
	Check Date 12/30/2021 Total For Check # 111428	1,283.10
<b>FIRE SAFETY CONSULTANTS</b>		
2021-1447	INSPECTION 110 E OGDEN	715.00
2021-1123	INSPECTION-120 N OAK	520.00
2021-1765	INSPECTION-306 W FOURTH	1,030.00
	Check Date 12/30/2021 Total For Check # 111429	2,265.00
<b>FULLERS HOME &amp; HARDWARE</b>		
NOV21	MISC HARDWARE NOV21	5.39



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Invoice	Description	Invoice/Amount
NOV21	MISC HARDWARE NOV21	6.74
NOV21	MISC HARDWARE NOV21	18.52
NOV21	MISC HARDWARE NOV21	5.93
NOV21	MISC HARDWARE NOV21	11.28
NOV21	MISC HARDWARE NOV21	8.37
NOV21	MISC HARDWARE NOV21	13.47
NOV21	MISC HARDWARE NOV21	10.06
Check Date 12/30/2021 Total For Check # 111430		79.76
<b>FULLERS SERVICE CENTER IN</b>		
70452617797	REPAIR TIRE #326	35.00
11/30/21	CAR WASH- 11/01-11/30	128.00
Check Date 12/30/2021 Total For Check # 111431		163.00
<b>GALLS</b>		
4873440	BAGDE	115.00
Check Date 12/30/2021 Total For Check # 111432		115.00
<b>GATEWAY SRA</b>		
DEC21	GATEWAY SPECIAL REC DUES-APPROVED 2-5-13	38,703.24
Check Date 12/30/2021 Total For Check # 111433		38,703.24
<b>GLI SERVICES, INC</b>		
1ST PAYMENT	1ST PYMT IRMAT BUTLER LOT PROJ VOB 10/5/21	13,374.00
Check Date 12/30/2021 Total For Check # 111434		13,374.00
<b>GOVTEMPS USA, LLC</b>		
3861020	HOWARD HOURS 11/21, 11/28	5,292.00
Check Date 12/30/2021 Total For Check # 111435		5,292.00
<b>GRAINGER, INC.</b>		
9143104637	CONTROL BOX FOR POOL LIGHTS	94.87
9146269411	CONTROL BOXES FOR POOL LIGHTS	189.74
9123597198	RETURNED CARTRIDGE FOR KLM	-135.24
Check Date 12/30/2021 Total For Check # 111436		149.37
<b>GRANICUS</b>		
144849	SOFTWARE LIVESTREAM	1,260.75
Check Date 12/30/2021 Total For Check # 111437		1,260.75
<b>HEALY ASPHALT COMPANY LLC</b>		
30277	COLD PATCH	698.60
Check Date 12/30/2021 Total For Check # 111438		698.60
<b>HR GREEN INC</b>		
148511	LAKE MICHIGAN WATER ALLOCATION SVCS	150.25

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Invoice	Description	Invoice/Amount
147971	PAY #2-2021 CHGO RESURFACING OBSER-BOT 8/10/21	34,228.50
148762	PAY #2-CHARLESTON RD DRAINAGE VM AUTH 9/1/21	1,178.92
148527	PAY #3-2021 CHGO RESURFACE OBSERV-BOT 8/10/21	11,212.50
147969	CHARLESTON RD DRAINAGE STUDY	2,060.25
148763	LAKE MICHIGAN WATER ALLOCATION SVC	127.50
<b>Check Date 12/30/2021 Total For Check # 111439</b>		<b>48,957.92</b>
<b>HUGHES ENVIRONMENTAL CONSULTING INC</b>		
111	CSO CERTIFIED OPERATOR/VEECK NOV21	400.00
<b>Check Date 12/30/2021 Total For Check # 111440</b>		<b>400.00</b>
<b>IL ASSOC OF PARK DISTRICT</b>		
DUES2022	YEARLY MEMBERSHIP DUES	663.56
<b>Check Date 12/30/2021 Total For Check # 111441</b>		<b>663.56</b>
<b>INDUSTRIAL ELECTRIC SUPPLY</b>		
S100008794.001	STREET LIGHT BULBS & PPE GLOVES	127.12
S100008794.001	STREET LIGHT BULBS & PPE GLOVES	7.74
S100008876.001	EMERGENCY LIGHTING-KLM	59.56
S100009190.001	PARTS FOR POOL FENCE	54.37
S100008877.001	EXTERIOR LAMP BULB	9.49
S100008701.001	YOUTH CENTER EXIT FIXTURE	16.04
<b>Check Date 12/30/2021 Total For Check # 111442</b>		<b>274.32</b>
<b>INDUSTRIAL ELECTRIC SUPPLY</b>		
S100009233.001	REPLACE PHOTO EYES VILLAGE HALL	54.01
<b>Check Date 12/30/2021 Total For Check # 111443</b>		<b>54.01</b>
<b>INTERNATIONAL EXTERMINATO</b>		
12-2037	DEC21 PEST CONTROL SVC	47.00
12-2037	DEC21 PEST CONTROL SVC	47.00
12-2037	DEC21 PEST CONTROL SVC	132.00
12-2037	DEC21 PEST CONTROL SVC	47.00
12-2037	DEC21 PEST CONTROL SVC	47.00
<b>Check Date 12/30/2021 Total For Check # 111444</b>		<b>320.00</b>
<b>INTERSTATE BATTERY SYSTEM</b>		
10074286	BATTERY #851	109.95
10074234	BATTERIES-#844	109.95
<b>Check Date 12/30/2021 Total For Check # 111445</b>		<b>219.90</b>
<b>IRMA</b>		
SALES0019646	OCTOBER DEDUCTIBLE	279.00

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Invoice	Description	Invoice/Amount
SALES0019662	2020 CLOSED CLAIMS OCTOBER	12,259.48
SALES0019533	2021 CLOSED CLAIMS OCTOBER	25,000.00
	Check Date 12/30/2021 Total For Check # 111446	37,538.48
<b>J &amp; L ENGRAVING</b>		
2957	PASSPORT TAGS	23.25
	Check Date 12/30/2021 Total For Check # 111447	23.25
<b>J NARDULLI CONCRETE</b>		
PAYMENT #5	2021 8TH ST RECONSTRUCT	2,248.90
PAYMENT #5	2021 8TH ST RECONSTRUCT	366.10
	Check Date 12/30/2021 Total For Check # 111448	2,615.00
<b>JAMART ENTERPRISES INC</b>		
1609	MAIN BREAK SPOIL REMOVAL	6,700.00
	Check Date 12/30/2021 Total For Check # 111449	6,700.00
<b>JAMES J BENES &amp; ASSOC INC</b>		
PAY #5 PROJ 1617.000	THE LANE DRAINAGE STUDY	3,197.54
PAYMENT #8	2021 3RD PARTY REVIEWS	6,600.00
PAY #6 PROJ 1617.000	THE LANE DRAINAGE STUDY BOT 4/5/21	2,474.85
PAYMENT #9	FY 2021 1 3RD PARTY REVIEWS	6,000.00
	Check Date 12/30/2021 Total For Check # 111450	18,272.39
<b>LITTLE MEDICAL SCHOOL CHICAGO WEST</b>		
HPD001	LITTLE PEDIATRICIAN SCHOOL	690.00
	Check Date 12/30/2021 Total For Check # 111451	690.00
<b>JLD CONSULTING GROUP</b>		
12123	NOV21 CONSULTING FEE	5,500.00
	Check Date 12/30/2021 Total For Check # 111452	5,500.00
<b>JUST IN TIME POOL &amp; SPA SERVICE</b>		
15879	REPLACE 1 OF 2 DIVE & KIDDIE POOL HEATERS	7,900.00
	Check Date 12/30/2021 Total For Check # 111453	7,900.00
<b>KELLER HEARTT CO INC</b>		
0393755-IN	HYDRAULIC OIL AW32	284.00
0393755-IN	HYDRAULIC OIL AW32	450.00
0393755-IN	HYDRAULIC OIL AW32	355.00
0393755-IN	HYDRAULIC OIL AW32	283.00
0393755-IN	HYDRAULIC OIL AW32	117.80
0393757-IN	ENGINE OIL 5W20	360.00
0393757-IN	ENGINE OIL 5W20	292.00



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Invoice	Description	Invoice/Amount
0393757-IN	ENGINE OIL 5W20	90.00
0393757-IN	ENGINE OIL 5W20	68.00
0393757-IN	ENGINE OIL 5W20	123.25
0393757-IN	ENGINE OIL 5W20	113.00
	<b>Check Date 12/30/2021 Total For Check # 111454</b>	<b>2,536.05</b>
<b>KRAMER FOODS</b>		
02031629	SUPPLIES/PIZZA & BREAKFAST W SANTA	119.92
	<b>Check Date 12/30/2021 Total For Check # 111455</b>	<b>119.92</b>
<b>LANGUAGE IN ACTION INC</b>		
OCT2021	OCTOBER CLASSES	60.00
	<b>Check Date 12/30/2021 Total For Check # 111456</b>	<b>60.00</b>
<b>LINCHPIN SEO</b>		
16354	KLM SEO MARKETING JAN 2022	400.00
	<b>Check Date 12/30/2021 Total For Check # 111457</b>	<b>400.00</b>
<b>LINDE GAS &amp; EQUIPMENT INC</b>		
67296770	POOL CHEMICALS	133.08
66701095	POOL CHEMICALS	128.83
	<b>Check Date 12/30/2021 Total For Check # 111458</b>	<b>261.91</b>
<b>LITHOPRINT, INC</b>		
44992	2020 PD ANNUAL REPORT	364.38
	<b>Check Date 12/30/2021 Total For Check # 111459</b>	<b>364.38</b>
<b>LORKIEWICZ, REBECCA</b>		
OCT21	OCTOBER SESSION 2	262.50
	<b>Check Date 12/30/2021 Total For Check # 111460</b>	<b>262.50</b>
<b>LUSE ENVIRONMENT SERVICES INC</b>		
979214	POLICE & FIRE BOILER ROOM-ASBESTOR	3,650.00
979214	POLICE & FIRE BOILER ROOM-ASBESTOR	3,800.00
	<b>Check Date 12/30/2021 Total For Check # 111461</b>	<b>7,450.00</b>
<b>MACON COUNTY LAW ENFORCEMENT</b>		
21-682	ACADEMY	12,828.00
	<b>Check Date 12/30/2021 Total For Check # 111462</b>	<b>12,828.00</b>
<b>MANGANIELLO, JIM</b>		
DEC21	DEC21 METER READINGS	50.00
	<b>Check Date 12/30/2021 Total For Check # 111463</b>	<b>50.00</b>
<b>MCFARLANE DOUGLASS &amp; CO</b>		
330603	2021 HOLIDAY LIGHTING CONTRACT-BOT 9/21/21	10,997.50
331617	2021 HOLIDAY LIGHTING CONTRACT-BOT 9/21/21	1,512.00



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Invoice	Description	Invoice/Amount
	Check Date 12/30/2021 Total For Check # 111464	12,509.50
<b>MENARDS</b>		
87079	PARTS FOR SEWER INSTALL	29.61
86523	COFFEE	19.17
86736	WELL HOUSE REPAIRS	154.23
88204	ANTIMICROBIA CLEANER	149.40
88205	BATTERIES	23.94
87081	STRING LIGHTS FOR WREATHS	127.68
87783	WOOD FOR WINTER WONDERLAND EVENT	34.91
	Check Date 12/30/2021 Total For Check # 111465	538.94
<b>METROPOLITAN MAYORS CAUCUS</b>		
2021-135	FY20/21 CAUCUS DUES	756.72
	Check Date 12/30/2021 Total For Check # 111466	756.72
<b>MIDWEST PAVING EQUIPMENT INC</b>		
2164	HOT BOX TUNE UP	516.83
	Check Date 12/30/2021 Total For Check # 111467	516.83
<b>MIDWEST TIME RECORDER</b>		
182140	PUB SVC TIME CLOCK NOV21	96.85
	Check Date 12/30/2021 Total For Check # 111468	96.85
<b>MORRISON ASSOCIATES LTD</b>		
2021:0501	PROF DEVEL SVC-ZIEMER	350.00
	Check Date 12/30/2021 Total For Check # 111469	350.00
<b>NAPA AUTO PARTS</b>		
4343-754760	BRAKE CLEANER	33.48
4343-754611	OIL FILTERS/OIL FILTER WRENCH	34.88
4343-753922	DRIVE AXLE #127	92.01
	Check Date 12/30/2021 Total For Check # 111470	160.37
<b>NELS J JOHNSON TREE EXPT</b>		
1329232	TREE PRUNING PER CONTRACT #1655	2,319.00
	Check Date 12/30/2021 Total For Check # 111471	2,319.00
<b>AHEARN, JOANNA</b>		
240884	WITHDREW FROM 5 STAR SOCCER CAMP	110.00
	Check Date 12/30/2021 Total For Check # 111472	110.00
<b>ATUESTA, PATRICIA</b>		
24894	KLM SECURITY DEP-EN211212 #24894	425.00
	Check Date 12/30/2021 Total For Check # 111473	425.00



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Invoice	Description	Invoice/Amount
<b>CONIN CONTRACTOR SERVICES INC</b>		
METER #26200445	DEPOSIT/WATER USED	2,000.00
METER #26200445	DEPOSIT/WATER USED	-610.50
Check Date 12/30/2021 Total For Check # 111474		1,389.50
<b>FULLER, LAWRENCE</b>		
26102	ST MGMT-23 E 59TH ST #26102	3,000.00
Check Date 12/30/2021 Total For Check # 111475		3,000.00
<b>JOHN NERI CONSTRUCTION</b>		
METER #83079289	DEPOSIT/WATER USED	2,000.00
METER #83079289	DEPOSIT/WATER USED	-1,658.25
Check Date 12/30/2021 Total For Check # 111476		341.75
<b>MALAY HOMES, INC</b>		
26101	CONT BD-23 E 59TH ST #26101	10,000.00
Check Date 12/30/2021 Total For Check # 111477		10,000.00
<b>MCCOY, MARY</b>		
240906	WITHDREW FROM WINTER WONDERLAND	15.00
Check Date 12/30/2021 Total For Check # 111478		15.00
<b>MCCOY, MARY</b>		
240905	WITHDREW FROM WINTER WONDERLAND	30.00
Check Date 12/30/2021 Total For Check # 111479		30.00
<b>MILDICE, AMBRE</b>		
25976	KLM SECURITY DEP-EN211204 #25976	250.00
Check Date 12/30/2021 Total For Check # 111480		250.00
<b>MOHNS, BEN</b>		
240898	WITHDREW FROM WINTER WONDERLAND	75.00
Check Date 12/30/2021 Total For Check # 111481		75.00
<b>MORELLI, LOUIS</b>		
15508	8TH ST RECONSTRUCT DAMAGED SPRINKLER SYS	685.00
Check Date 12/30/2021 Total For Check # 111482		685.00
<b>SANTI, AMY</b>		
24888	KLM SECURITY DEP-EN211127 #24888	250.00
Check Date 12/30/2021 Total For Check # 111483		250.00
<b>VISU-SEWER OF ILLINOIS LLC</b>		
METER #77817254	DEPOSIT/WATER USED	2,000.00
METER #77817254	DEPOSIT/WATER USED	-957.00
Check Date 12/30/2021 Total For Check # 111484		1,043.00



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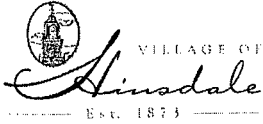
Invoice	Description	Invoice/Amount
<b>XU, SUSAN</b>		
240885	WITHDREW FROM 5 STAR SOCCER CAMP	110.00
	Check Date 12/30/2021 Total For Check # 111485	110.00
<b>ORBIS SOLUTIONS</b>		
5571966	EMERGENCY STAND-BY	600.00
	Check Date 12/30/2021 Total For Check # 111486	600.00
<b>PENTEGRA SYSTEMS</b>		
63855	LICENSE RENEWAL- 07/01/2021-06/30/ 2022	2,979.81
	Check Date 12/30/2021 Total For Check # 111487	2,979.81
<b>PLAQUES PLUS</b>		
G1117-66	BENCH DONATION PLAQUE	112.80
	Check Date 12/30/2021 Total For Check # 111488	112.80
<b>PROMOS 911 INC</b>		
9869	PROMO STUFF	1,195.32
	Check Date 12/30/2021 Total For Check # 111489	1,195.32
<b>QUADIENT INC</b>		
16553740	INK CARTRIDGE IS3-4 POSTAGE MACHINE	139.73
	Check Date 12/30/2021 Total For Check # 111490	139.73
<b>RAINBOW FARMS ENTERPRISES</b>		
72825	LEAF HAULING	1,300.00
72900	LEAF HAULING	1,300.00
	Check Date 12/30/2021 Total For Check # 111491	2,600.00
<b>RAY O'HERRON CO INC</b>		
2158239-IN	UNIFORM ALLOWANCE	149.50
2161240-IN	UNIFORM ALLOWANCE	119.98
2161725-IN	UNIFORM ALLOWANCE	519.98
2158737-IN	UNIFORM ALLOWANCE	158.50
2159799-IN	UNIFORM ALLOWANCE	233.98
2159754-IN	UNIFORM ALLOWANCE	260.00
2160110-IN	UNIFORM ALLOWANCE	201.13
2158241-IN	UNIFORM ALLOWANCE	228.84
2156565-IN	UNIFORM ALLOWANCE	35.98
2141577-IN	UNIFORM	80.00
2147364-IN	AMMO	1,019.40
2155193-IN	PATCHES - UNIFORM	27.99
2155189-IN	PATCHES-UNIFORM	30.98



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Invoice	Description	Invoice/Amount
Check Date 12/30/2021 Total For Check # 111492		3,066.26
<b>RED WING BUSINESS ADVANTA</b>		
20211210019991	UNIFORM ALLOW-BOOTS	211.49
20211210019991	UNIFORM ALLOW-BOOTS	230.48
20211210019991	UNIFORM ALLOW-BOOTS	233.99
20211210019991	UNIFORM ALLOW-BOOTS	294.98
20211210019991	UNIFORM ALLOW-BOOTS	279.47
Check Date 12/30/2021 Total For Check # 111493		1,250.41
<b>RYAN AND RYAN</b>		
100521	LEGAL SERVICES 5/10-10/5/21	10,687.50
Check Date 12/30/2021 Total For Check # 111494		10,687.50
<b>SEMMER LANDSCAPE</b>		
23057	MOVING & LANDSCAPE MAINTENANCE VOB 3/2/21	6,896.00
23057	MOVING & LANDSCAPE MAINTENANCE VOB 3/2/21	13,122.50
Check Date 12/30/2021 Total For Check # 111495		20,018.50
<b>SIRCHIE</b>		
0522165-IN	ET SUPPLIES	68.99
0523197-IN	ET SUPPLIES	63.18
Check Date 12/30/2021 Total For Check # 111496		132.17
<b>SOUTHWEST TOWN MECHANICAL</b>		
S12066286	JETT FAN REPAIR AT PARKING DECK	603.00
Check Date 12/30/2021 Total For Check # 111497		603.00
<b>SPEER FINANCIAL INC</b>		
D7/21-12	2021 DISCLOSURE FILING	1,120.00
Check Date 12/30/2021 Total For Check # 111498		1,120.00
<b>STERLING CODIFIERS INC</b>		
13174	2022-23 WEB HOSTING FEE	500.00
Check Date 12/30/2021 Total For Check # 111499		500.00
<b>STREICHERS</b>		
I1522513	BULLETPROOF VEST- NEW HIRE/WHEATON	745.49
Check Date 12/30/2021 Total For Check # 111500		745.49
<b>SUBURBAN DOOR CHECK</b>		
IN542899	KEYS FOR PARKING DECK	31.58
IN542932	REPAIR LOCK AT WATER PLANT	148.00
Check Date 12/30/2021 Total For Check # 111501		179.58





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Invoice	Description	Invoice/Amount
<b>SUBURBAN LABORATORIES, IN</b>		
197396	DBPR SAMPLES	420.00
	Check Date 12/30/2021 Total For Check # 111502	420.00
<b>SUSMARSKI, KEVIN</b>		
12202021	EXPENSE REPORT- STAFF AND COMMEND TRAINING	94.62
	Check Date 12/30/2021 Total For Check # 111503	94.62
<b>SWARD, CARTER</b>		
12-20-21	UNIFORM ALLOWANCE FOR 2021	655.84
	Check Date 12/30/2021 Total For Check # 111504	655.84
<b>TERRY PLUMBING CO</b>		
211658	EMERGENCY REPAIR LEAK MEM HALL	1,794.87
	Check Date 12/30/2021 Total For Check # 111505	1,794.87
<b>THE HINSDALEAN</b>		
38079	NONPROFIT AD-GIFT CARD	715.00
	Check Date 12/30/2021 Total For Check # 111506	715.00
<b>THE KNOT WORLDWIDE INC</b>		
INVUSD591467774	LODGE MARKETING	1,200.00
	Check Date 12/30/2021 Total For Check # 111507	1,200.00
<b>THE LAW OFFICES OF AARON H. REINKE</b>		
H-12-16-2021	ADMIN HEARINGS-TOWINGS	150.00
	Check Date 12/30/2021 Total For Check # 111508	150.00
<b>THE POLICE &amp; SHERIFFS</b>		
156203	EMPLOYEE ID CARDS	62.95
	Check Date 12/30/2021 Total For Check # 111509	62.95
<b>THE STEVENS GROUP</b>		
0127831	FORMS- TOW SHEETS	317.68
	Check Date 12/30/2021 Total For Check # 111510	317.68
<b>THOMPSON ELEVATOR INSPEC</b>		
21-2884	3RD PARTY ELEVATOR INSPECT/RVW	100.00
	Check Date 12/30/2021 Total For Check # 111511	100.00
<b>THOMSON REUTERS WEST</b>		
845428543	ONLINE/SOFTWARE SUBS. 11/01-11/30	233.02
	Check Date 12/30/2021 Total For Check # 111512	233.02



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Invoice	Description	Invoice/Amount
<b>TOSHIBA AMER BUSINESS SOLUTIONS</b>		
5667370	COPIER MAINT 11/1-11/30/21	198.79
5667370	COPIER MAINT 11/1-11/30/21	85.20
5667433	COPIER MAINT 11/1-11/30/21	142.79
Check Date 12/30/2021 Total For Check # 111513		426.78
<b>TOSHIBA FINANCIAL SERVICE</b>		
460193659	COPIER LEASE NOV SC1LK27546	192.50
460193659	COPIER LEASE NOV SC1LK27546	82.50
Check Date 12/30/2021 Total For Check # 111514		275.00
<b>TRAFFIC SERVICES INC</b>		
97249	NO PARKING SIGNS	1,235.00
97250	TELSPAR POSTS	7,113.00
Check Date 12/30/2021 Total For Check # 111515		8,348.00
<b>ULINE</b>		
142809498	OFFICE CHAIRS	424.39
Check Date 12/30/2021 Total For Check # 111516		424.39
<b>UNIVERISTY OF ILLINOIS</b>		
UFIW2427	FIRESETTER INTERVENTION TRAINING	200.00
Check Date 12/30/2021 Total For Check # 111517		200.00
<b>VERIZON WIRELESS</b>		
9893541491	OCT 24-NOV 23 MONTHLY DATA USAGE	50.04
9893541491	OCT 24-NOV 23 MONTHLY DATA USAGE	38.01
9893862863	OCT 29-NOV 28 MONTHY DATA USAGE	524.65
9893862863	OCT 29-NOV 28 MONTHY DATA USAGE	264.51
9893862863	OCT 29-NOV 28 MONTHY DATA USAGE	125.88
Check Date 12/30/2021 Total For Check # 111518		1,003.09
<b>VILLAGE OF LEMONT</b>		
2022-0000051	RANGE CHARGE -11/15/2021	100.00
Check Date 12/30/2021 Total For Check # 111519		100.00
<b>VILLAGE TRUE VALUE HDWE</b>		
247480-11/29	KLM LODGE TARP & BUNGE CORDS	35.97
Check Date 12/30/2021 Total For Check # 111520		35.97
<b>WAREHOUSE DIRECT INC</b>		
5064369-1	AIR SPRAY UNIT REFILL CANS	92.21
5119627-0	ADMIN OFFICE SUPPLIES	25.73
5118602-0	LODGE JANITORIAL SUPPLIES	48.28
5101533-0	JANITORIAL SUPPLIES	151.32



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Invoice	Description	Invoice/Amount
5123283-0	ADMIN OFFICE SUPPLIES	15.86
5119499-0	OFFICE AND PATROL SUPPLIES	278.07
5122894-0	JANITORIAL SUPPLIES	41.36
5051254-0	OFFICE SUPPLIES	101.08
5116050-0	JANITORIAL SUPPLIES	449.70
5119478-0	FACE MASKS FOR FRONT COUNTER	248.70
5128870-0	OFFICE SUPPLIES	572.38
Check Date 12/30/2021 Total For Check # 111521		2,024.69
<b>WEST CENTRAL MUNICIPAL CONFERENCE</b>		
0007204-IN	TREE PLANTING VOB 7/1/21	25,586.00
0007204-IN	TREE PLANTING VOB 7/1/21	1,170.00
0007204-IN	TREE PLANTING VOB 7/1/21	375.00
Check Date 12/30/2021 Total For Check # 111522		27,131.00
<b>WEX BANK</b>		
76424881	UNLEADED FUEL NOV21	89.42
76424881	UNLEADED FUEL NOV21	404.84
76424881	UNLEADED FUEL NOV21	4,715.89
76424881	UNLEADED FUEL NOV21	865.88
76424881	UNLEADED FUEL NOV21	293.48
76424881	UNLEADED FUEL NOV21	120.80
76424881	UNLEADED FUEL NOV21	122.73
76424881	UNLEADED FUEL NOV21	501.50
76424881	UNLEADED FUEL NOV21	859.26
Check Date 12/30/2021 Total For Check # 111523		7,973.80
<b>WEX HEALTH INC</b>		
0001443942-IN	NOV21 MONTHLY FSA	12.75
0001443942-IN	NOV21 MONTHLY FSA	25.50
0001443942-IN	NOV21 MONTHLY FSA	21.25
0001443942-IN	NOV21 MONTHLY FSA	4.25
0001443942-IN	NOV21 MONTHLY FSA	4.25
0001443942-IN	NOV21 MONTHLY FSA	12.75
Check Date 12/30/2021 Total For Check # 111524		80.75
<b>WILLIAMS ASSOC ARCHITECTS</b>		
0020689	COMMUNITY POOL ARCHITECTS	2,932.65
0020637	COMMUNITY POOL ARCHITECTS	6,817.33
Check Date 12/30/2021 Total For Check # 111525		9,749.98



## Warrant Register 1751

Invoice	Description	Invoice/Amount
<b>WILLOWBROOK FORD INC</b>		
6362677/1	REPAIRS DONE ON SQUAD 44	2,895.39
632814/1	REPAIRS ON SQUAD 25 CSO	2,779.25
6363528/1	INSPECTION/ PARTS FOR #25	214.66
	<b>Check Date 12/30/2021 Total For Check # 111526</b>	<b>5,889.30</b>
<b>WINDY CITY NINJAS</b>		
9	NOVEMBER 2021 SESSIONS	840.00
	<b>Check Date 12/30/2021 Total For Check # 111527</b>	<b>840.00</b>
<b>WINTER EQUIPMENT</b>		
IV49465	HEAVY DUTY CURB GUARDS	2,353.66
	<b>Check Date 12/30/2021 Total For Check # 111528</b>	<b>2,353.66</b>
<b>AFLAC-FLEXONE</b>		
15050	Payroll Run 1 - Warrant PR2126	795.51
	<b>Check Date 12/23/2021 Total For Check # 111529</b>	<b>795.51</b>
<b>NATIONWIDE RETIREMENT SOL</b>		
15049	Payroll Run 1 - Warrant PR2126	200.00
	<b>Check Date 12/23/2021 Total For Check # 111530</b>	<b>200.00</b>
<b>NATIONWIDE TRUST CO FSB</b>		
15051	Payroll Run 1 - Warrant PR2126	23,267.33
	<b>Check Date 12/23/2021 Total For Check # 111531</b>	<b>23,267.33</b>
<b>STATE DISBURSEMENT UNIT</b>		
15052	Payroll Run 1 - Warrant PR2126	230.77
	<b>Check Date 12/23/2021 Total For Check # 111532</b>	<b>230.77</b>
	<b>Total For ALL Checks</b>	<b>471,500.62</b>



**Warrant Summary by Fund:**

<b>RECAP BY FUND</b>	<b>FUND NUMBER</b>	<b>FUND TOTAL</b>
GENERAL FUND	100	336,641.53
2019 GO LIMITED TAX BOND	309	475.00
CAPITAL PROJECTS FUND	400	57,286.46
WATER & SEWER OPERATIONS FUND	600	32,080.61
WATER & SEWER CAPITAL FUND	620	366.10
ESCROW FUND	720	13,000.00
SSA # 13 DEBT SERVICE FUND	725	1,225.00
PAYROLL REVOLVING FUND	740	30,413.17
LIBRARY OPERATIONS	900	12.75
<b>TOTALS:</b>		<b>471,500.62</b>

**END OF REPORT**





Community Development

**AGENDA SECTION:** Second Reading – ZPS

**SUBJECT:** 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 – Case A-26-2021

**MEETING DATE:** January 4, 2022

**FROM:** Bethany Salmon, Village Planner

---

**Recommended Motion**

Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for an Existing Building – 4 N. Washington Street – J.P. Morgan Chase

**Application Request**

The applicant, Terron Wright with The Architects Partnership, Ltd., has submitted an application to the Village requesting 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 and Memory Care in the R-5 Multiple Family Residential District. A gas station and convenience store is located to the south across Chicago Avenue in the B-1 Community Business District, a multi-tenant office building is located to the west across a public alley in the B-1 Community Business District, and the Memorial Building consisting of the Hinsdale Public Library and Village Hall is located to the east across Washington Street in the IB Institutional Buildings 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. The subject property is not located within 250 feet from a single-family zoning district, therefore, the applicant was not required to provide public notice via the newspaper, certified mail, or signage for this project.

**Project Description**

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 with additional safety and comfort. Details on the proposed plans are provided below:

- **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. As shown on the submitted specification sheet, the Viper S Small Viper Luminaire fixture manufactured by Beacon Products has a 55W LED array with a color temperature of 3000K. 90° shields will be installed on the right side of both parking lot lights to reduce light spilling onto the Eve Assisted Living property located 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. The aluminum fixture and the pole will utilize a black matte textured finish.

- 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.

### **Discussion & Recommendation**

On November 10, 2021, the project was reviewed at a public meeting by the Plan Commission. Representatives for Chase Bank and The Architects Partnership, Ltd. provided an overview of the plans and answered questions from the Commissioners. No public comments were provided at the meeting.

At the meeting, the applicant stated that the new lighting is intended to increase safety on site. They have worked with Eve Assisted Living since August 2020 and have gone through seven different plan iterations to reduce negative impacts to the property to the north. Zero footcandles will be provided along the majority of the shared property line, with the exception of the northeast corner. However, the light levels at the property line in this area will be below the 0.5 footcandles allowed per the Village's Zoning Code.

There was a discussion on if the light fixtures would be visible from any adjacent windows at Eve Assisted Living. The applicant stated the low height of the poles, existing trees, and the shield on the parking lot light on the west side of the site will help block light to the north. The Commission expressed concerns that a shield was not proposed on the parking lot light on the east side of the site, so residents may be able to see the light fixture from their windows. The Commission recommended that a shield be installed on the east parking lot light to prevent any windows on the Eve Assisted Living from seeing the light fixture and reduce light at the north property line. The applicant agreed to install a shield.

By a vote of five (5) ayes and zero (0) nays, the Plan Commission recommended approval of Case A-26-2021, 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 for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District, subject to the following condition:

1. A light shield is installed on the north side of the east parking lot light, labeled S2 on the photometric plan.



Since the public meeting, the applicant has provided revised plans that address the Plan Commission's condition of approval. The plans show a light shield will also be installed on the east parking lot light, in addition to the shield previously proposed on the west parking lot light. The plans are attached for review.

### **Village Board and/or Committee Action**

At the Board of Trustees meeting on December 14, 2021, the applicant provided an overview of the project and answered questions from the Board of Trustees. Several Trustees noted concerns over the proposed lighting staying on throughout the night and impacts to the adjacent assisted living facility. The applicant noted that lighting was to remain on during the night because the site includes an ATM that is available for customers on a 24 hours basis. There was a discussion over the Village code requirements and if lighting was allowed to remain on during nighttime hours.

Since the meeting, staff has reviewed the Zoning Code requirements. 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." The Zoning Code includes provisions for time limits pertaining to lighting for illuminated signage, however, businesses are allowed to keep parking lot lighting on during the night so long as lighting is reduced to security levels. It should be noted that the Plan Commission commented at the public meeting on November 10, 2021 that the proposed light levels were low and were okay to be considered security levels. The photometric plans show that zero footcandles will be emitted at the north lot light, which abuts Eve Assisted Living.

No public comments were provided at the meeting. The Village Board moved the item forward for a Second Reading.

### **Documents Attached**

1. Ordinance & Exhibits
  - Exhibit A - Legal Description
  - Exhibit B - Approved Exterior Appearance and Site Plans
  - Exhibit C - Findings and Recommendation of the Plan Commission

Previous Attachments: The following related materials for this case were provided for the Board of Trustees on December 14, 2021, and can be found on the Village website at: [https://cms1files.revize.com/revize/hinsdaleil/document\\_center/VillageBoard/2021/12%20DEC/vbot%20packet%2012%2014%2021.pdf](https://cms1files.revize.com/revize/hinsdaleil/document_center/VillageBoard/2021/12%20DEC/vbot%20packet%2012%2014%2021.pdf)

- Zoning Map and Project Location
- Aerial View
- Birds Eye View
- Street View
- Exterior Appearance/Site Plan Application and Exhibits
- Draft Ordinance
- Draft Plan Commission Findings and Recommendations

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN  
REVIEW FOR AN EXISTING BUILDING – 4 N. WASHINGTON STREET –  
J.P. MORGAN CHASE**

**WHEREAS**, Terron Wright and The Architects Partnership, Ltd., on behalf of J.P. Morgan Chase/Chase Bank (the “Applicant”), has submitted an application (the “Application”) seeking exterior appearance and site plan approval for changes to the parking lot of an existing two-story building located at 4 N. Washington Street (the “Subject Property”) in the B-1 Community Business Zoning District. The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the improvements proposed by the Applicant include the installation of two (2) parking lot light poles and one (1) wall-mounted light in the parking lot (collectively, the “Proposed Improvements”). The Proposed Improvements are depicted in the Exterior Appearance and Site Plan documents attached hereto as **Exhibit B** and made a part hereof; and

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

**WHEREAS**, on November 10, 2021 the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

**WHEREAS**, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plan on a vote of five (5) ayes, zero (0) nays, and four (4) absent, all as set forth in the Plan Commission’s Findings and Recommendation in this case (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604 of the Zoning Code governing site plan review, and the standards established in subsection 11-606 of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

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

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Adoption of Findings and Recommendation.** The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit C** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**SECTION 3: Approval of Exterior Appearance and Site Plans.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance and Site Plans detailing the Proposed Improvements attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 4 of this Ordinance.

**SECTION 4: Conditions on Approvals.** The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- D. **Installation of Light Shield.** A light shield shall be installed on the north side of the east parking lot light, labeled S2 on the photometric plan.

**SECTION 5: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 6: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

**SECTION 7: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

**ATTEST:**

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

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

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**Date:** \_\_\_\_\_, 2021



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**PART OF LOT 2, BLOCK 4, STOUGH'S ADDITION TO THE TOWN OF HINSDALE, PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF HINSDALE, DUPAGE COUNTY, ILLINOIS.**

**P.I.N.: 09-01-331-010**

**COMMONLY KNOWN AS: 4 NORTH WASHINGTON STREET, HINSDALE, IL 60521**

**EXHIBIT B**

**APPROVED EXTERIOR APPEARANCE AND SITE PLANS  
(ATTACHED)**

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



800.525.6016 [www.metroca.net](http://www.metroca.net)



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		43"
0"	10"	20"
SCALE 1" = 20'		
[24"x36" DRAWINGS ONLY]		
DATE: 08/23/2013		
DRAWN BY: AU	CHECK BY: TM	
IN: 80		
BROOM/JOINT: 95	SECTION: 1	
TOWN/SHIP: 38N	RANGE: 11E	
COMMUNITY: HINSDALE		
COUNTY: STURGE	SHEET: 1 OF 1	

**DESCRIPTION:**  
(FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. 1700909896, WITH AN EFFECTIVE DATE OF JUNE 3, 2017)

The land referred to in this Commitment is described as follows:

THE SOUTH 42.5 FEET OF LOT 2 IN BLOCK 4 IN TOWNSHIP 28 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1968 AS DOCUMENT 9553, IN DAPAGE COUNTY, IOWA.

3. THE BEARING BASES FOR THE SITE IS ALMOST STATE PLANE COORDINATE SYSTEM, UTM ZONE 18N AND UTM U.S. 1983.
4. DATE OF SURVEY: AUGUST 22, 1997.
5. SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
6. DIMENSIONS ON THIS SURVEY ARE EMPLOYED AS TOTAL AND SEGMENT PARTS. HOWEVER, DIMENSIONS CHANGE NOTED.
7. SQUARE FOOTAGE IS BASED ON THE FOLLOWING:
  - A. CIRCULAR AREA OF 11.000 SQUARE FEET
  - B. 0.131 ACRES OF 11.000 SQUARE FEET
  - C. NET AND GROSS AREAS (GROSS = 0.131 ACRES OF 11.000 SQUARE FEET)
8. THIS SURVEY WAS CONDUCTED BY THE U.S. ARMY CORPS OF ENGINEERS, WASHINGTON FIELD OFFICE, WASHINGTON, D.C. AS PART OF AN ON-GOING RESEARCH - THE CURRENT RESEARCH WORKING ON THE

(1-10) NOT A SURVEY MATTER

25 Leaving Unattended Storage Item Environmental Notice recorded on 12, 2005 on Document Number 12005-127114. (AFFECTS SUBJECT INSPECTED/ALARMED (ALARMED=NOT PLUTED))

26 Leaving Unattended Storage Item Environmental Notice recorded on 13, 2005 on Document Number 12005-127115. (AFFECTS SUBJECT INSPECTED/ALARMED (ALARMED=NOT PLUTED))

27 NOT A SURVEY MATTER

OVERHEAD UTILITIES ENCRUSTED ONTO THE SUBJECT PROPERTY TO THE MAXIMUM EXTENT OF 1.5 FEET, LOCATED ON THE WEST SIDE OF THE SUBJECT PROPERTY, MAY OR MAY NOT CONSTITUTE AN ENCROACHMENT.

**SOURCE TOPIC CERTIFICATE:** For (1) *Journal of the American Association of National Academies*, a national library organization; (2) *College The Institute Company*; (3) *The Academic Partnership Ltd*; and (4) *A North West Publishing, Inc.*, a limited liability company.

This is a strictly paid and paid and the survey is in a listed work in accordance with the 2011 Minimum Standards Data. The survey is a strictly paid and paid and the survey is in a listed work in accordance with the 2011 Minimum Standards Data. The survey is a strictly paid and paid and the survey is in a listed work in accordance with the 2011 Minimum Standards Data.

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Jeffrey S. Green, MD  
 Pediatric Surgeon, No. 3873  
 10000 Wilshire Blvd., Suite 200  
 Beverly Hills, CA 90210  
 (310) 276-1111  
 Fax: (310) 276-1112  
 Email: jgreen@ucla.edu  
 Date: 08/23/2011



[Signature]  
Jeffrey S. Evans, PLS  
Professional Surveyor No. 3473  
[www.mdnrc.com](http://www.mdnrc.com)

Dated: 08/23/2011

14. CIPHERAL TELETYPE	15. PROPERTY LINE
16. UTILITY POLE	17. PLATTED LOT LINE
18. CEMENT	19. PLATTED LOT LINE
20. PARKING METER	21. 4000' (INCH)
22. CEMENT	23. 4000' (INCH)
24. BRICK PAVEMENT	25. 4000' (INCH)
26. ASPHALT	27. 4000' (INCH)
28. RECORD DISTANCE	29. 4000' (INCH)
30. FULL MEASURED DISTANCE	31. 4000' (INCH)
32. COMPLETION AS	33. 4000' (INCH)

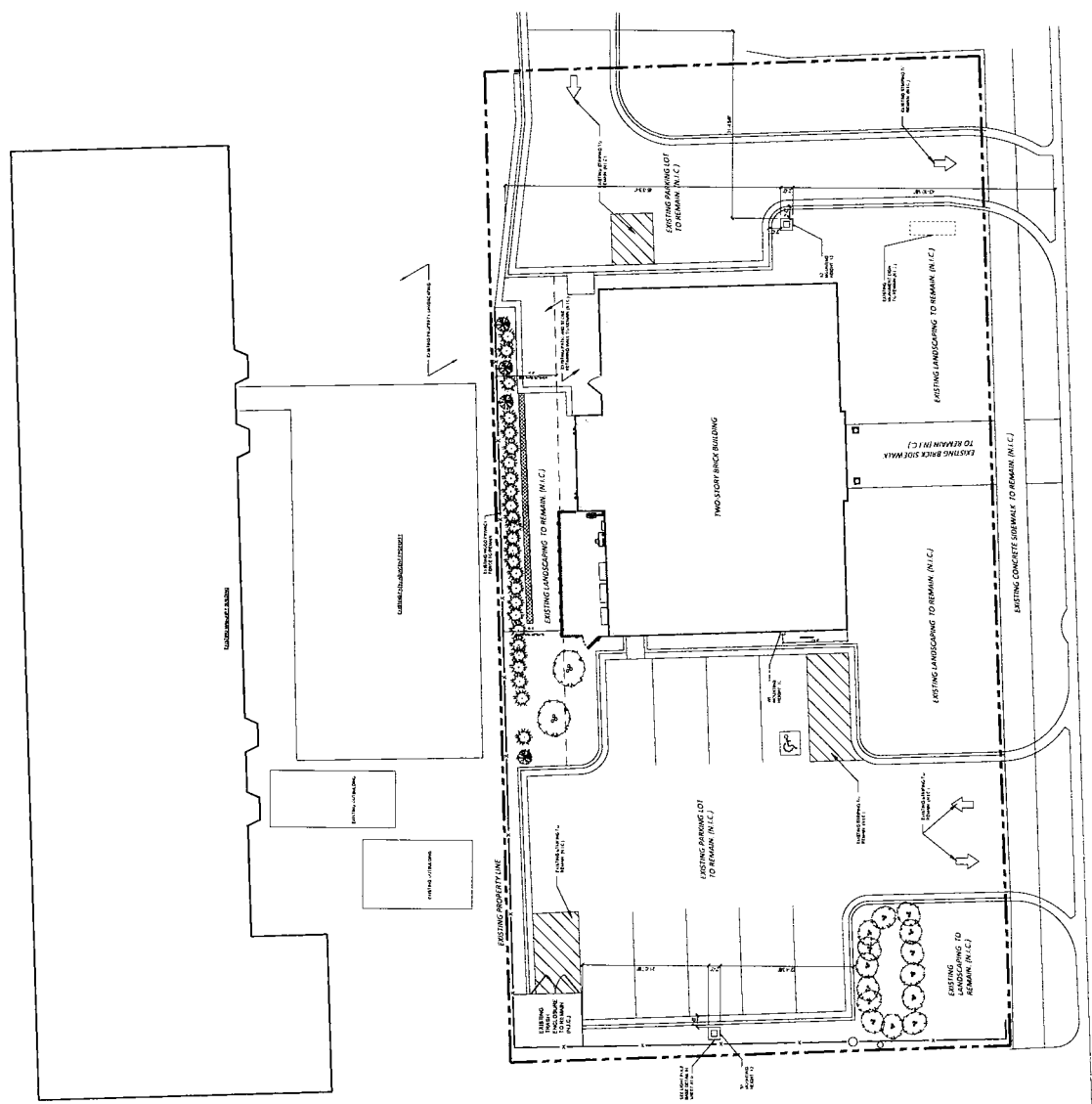
CONSTRUCTION, SILE SAFETY, IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE CONSULTANT SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF ANY PERSONS ENGAGED IN THE WORK, OR FOR ANY DAMAGE, INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY AND PROPERTY DAMAGE, THAT MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREVENT ANY AND ALL UNDERGROUND UTILITIES.

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Know what's below.  
Call before you dig.

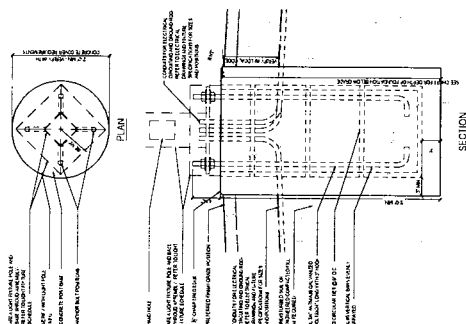
COPYRIGHT © 2017 METHOD COMMUNITAS ASSOCIATES. ALL RIGHTS RESERVED.

[illegible]

ARCHITECTURAL SITE PLAN



### RIGHT POLE BASE DETAIL



Luminaires Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Manufacturer	Description
	1	S1	VP-5-24-55-4K7-4-155-90	SINGLE	55	4870	0.900	BEACON	VP-5-24-55-4K
	1	S2	VP-5-24-55-4K7-3-155-90	SINGLE	55	4426	0.900	BEACON	VP-5-24-55-4K
	1	W1	INC24-B-4K-070-4	SINGLE	43,727	4270	0.900	FURBELL	INC24-B-4K-040

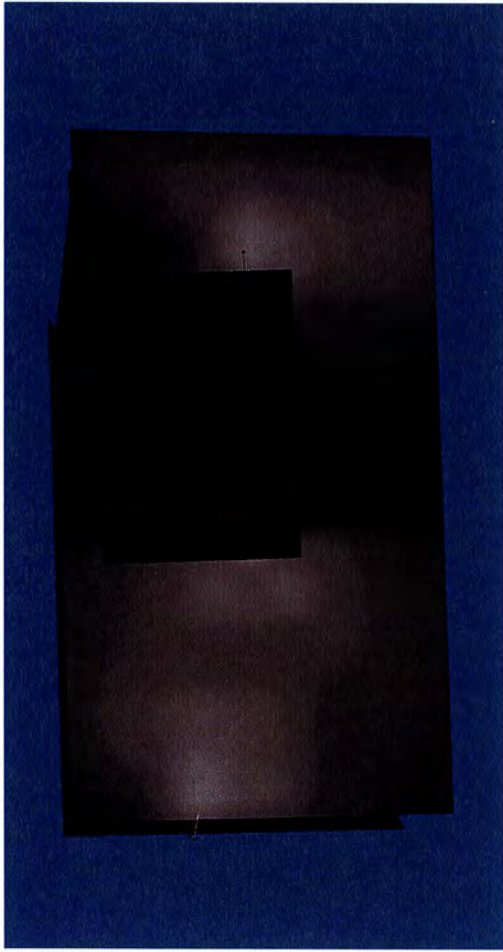
Label	Calc type	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY INE	illumiance	Fc	0.00	0.1	0.0	N/A	N/A	READINGS 8 GRADE
PROPERTY INE	illumiance	Fc	0.77	3.1	0.0	N/A	N/A	READINGS 8 GRADE
PROPERTY INE	illumiance	Fc	1.67	5.2	0.0	N/A	N/A	READINGS 8 GRADE
EAST PARKING LOT	illumiance	Fc	1.67	5.1	0.0	16.70	51.00	READINGS 8 GRADE

LumNo	Label	X	Y	Z	Orient	Tilt
1	VP-241-55-AK7-4-HS-90	1378.105	-2656.98	12	1.781	0
2	VP-2181-4-K-070-4	1444.60	-2669.79	12	182	0
3	VP-241-55-AK7-3-HS-90	1512.869	-2668.42	12	0	0

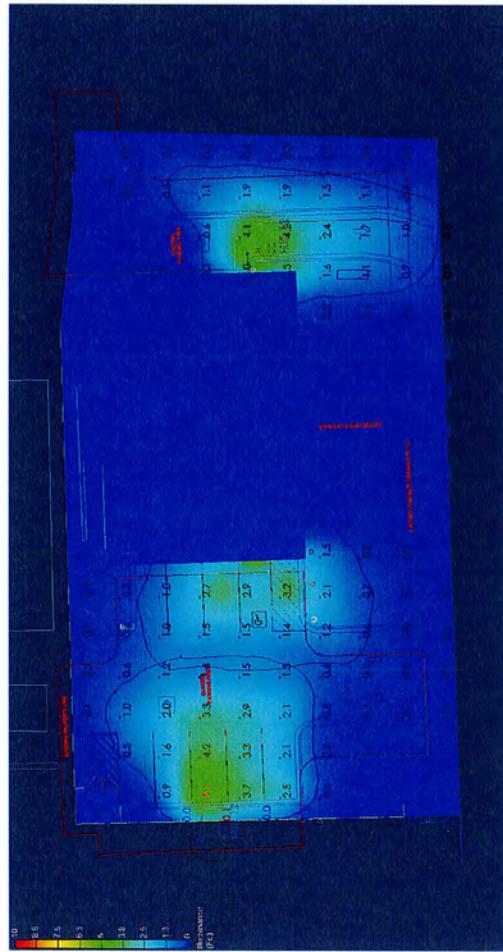
Rating of Design Code	Ratio (for typical conditions)	Ratio (in unusual security or unattended)	Security (in unusual security or unattended)	High security (in unusual security or unattended)
Maximum Vertical Burrows (Maximum on peeling surface without any stepping from any aspect)	2:0.2	0:0.2	10:0.1	30:0.4
Uniformity Ratio	20:1	15:1	15:1	14:1
Minimum Vertical Burrows for local recognition measured at 100m	1:0.1	2:0.2	2.5:0.5	7:0.7
Minimum Vertical Burrows for local recognition measured at 100m			2.5:0.5	7:0.7

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





Render images are not to scale and are provided solely to illustrate contrast.



Render images are not to scale and are provided solely to illustrate contrast.

# 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



## 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](http://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](http://Buy American Solutions)

### WARRANTY

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

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_



\*Shown with CS acrylic diffuser

## RELATED PRODUCTS

8 LNC 8 INC3 8 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

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

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

## 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	70 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB	2,868	29W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB-PC-U	2,868	29W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	Photocell *
LNC2-18LU-4K-3-DB	3,806	42W	3	4000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB	4,106	42W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB-PC-U	4,106	42W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	Photocell *
LNC2-P35-4K-PCU	4,025	37W	FT	4000K/70CRI	120-277V	FT	70 (13.3)	Bronze	Photocell
LNC2-P35-PCU	4,108	37W	FT	5000K/70CRI	120-277V	FT	70 (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

# LNC2

SMALL LED LITEPAK

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

## 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:

\* Lumen 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.



# LNC2

SMALL LED LITEPAK

## 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

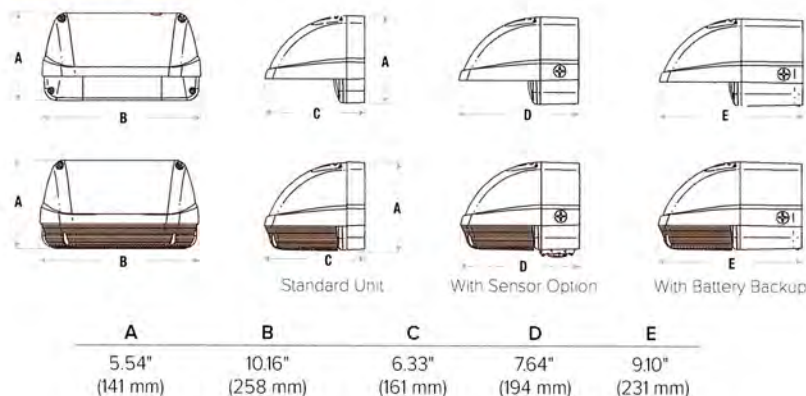
## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

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





# LNC2

SMALL LED LITEPAK

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



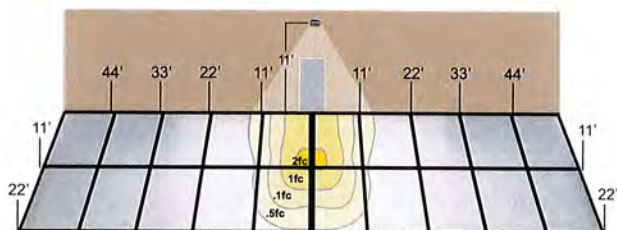
Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%) Visit: <http://www.hubbelllighting.com/solutions/controls/> for control application information

### 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](http://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.#

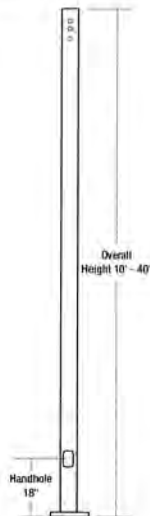
Job

Type



**BEACON**  
design performance technology

Approvals



## APPLICATIONS

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

## CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded 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

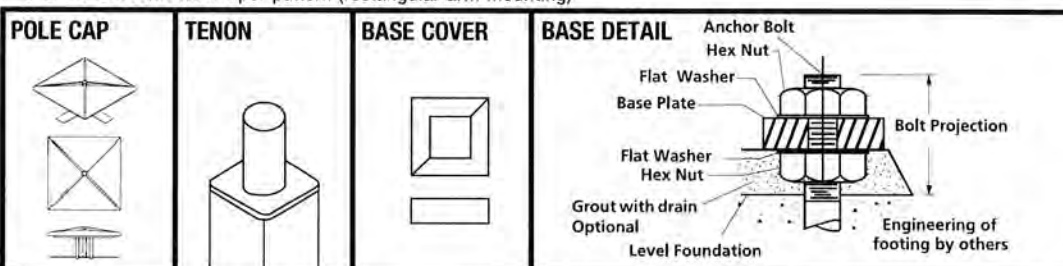
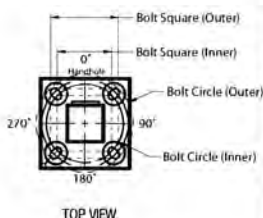
1 x 36 x 4 — TAB-36-M38

## 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)



## 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		<div>1 Single arm mount</div> <div>2 Two fixtures at 180°</div> <div>2L Two fixtures at 90°</div> <div>3T Three fixtures at 90°</div> <div>4 Four fixtures at 90°</div> <div>TA Tenon (2.38" OD x 4" Tall)</div> <div>TB Tenon (2.88" OD x 4" Tall)</div> <div>TC Tenon (3.5" OD x 6" Tall)</div> <div>TR<sup>1</sup> Removable Tenon (2.375 x 4.25)</div> <div>OT Open Top (includes pole cap)</div>		<div>BLT Black Matte Textured</div> <div>BLS Black Gloss Smooth</div> <div>DBT Dark Bronze Matte Textured</div> <div>DBS Dark Bronze Gloss Smooth</div> <div>GTT Graphite Matte Textured</div> <div>LGS Light Grey Gloss Smooth</div> <div>PSS Platinum Silver Smooth</div> <div>WHT White Matte Textured</div> <div>WHS White Gloss Smooth</div> <div>VGT Verde Green Textured</div> <div>Color Option</div> <div>CC Custom Color</div>		<div>GFI<sup>2</sup> 20 Amp GFCI Receptacle and Cover</div> <div>EHH<sup>2</sup> Extra Handhole</div> <div>C05<sup>2</sup> .5" Coupling</div> <div>C07<sup>2</sup> .75" Coupling</div> <div>C20<sup>2</sup> 2" Coupling</div> <div>MPB<sup>3</sup> Mid-pole Luminaire Bracket</div> <div>VM2 2nd mode vibration damper</div> <div>LAB Less Anchor Bolts</div> <div>UL UL Certified</div>			

MOUNTING ORIENTATION

1

2

2L

3T

3Y

4

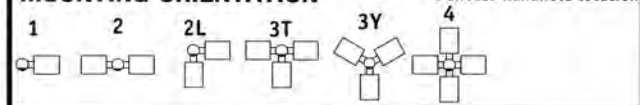
Denotes handhole location

1 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

2 Specify option location using logic found on page 2 (Option Orientation)

3 VM1 recommended on poles 20" and taller with EPA of less than 1.

## MOUNTING ORIENTATION



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

## ACCESSORIES - Order Separately

Catalog Number	Description
VM1 <sup>1</sup>	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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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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**HUBBELL**  
Lighting

SSS-B POLES-SPEC

JULY 28, 2020 8:45 AM

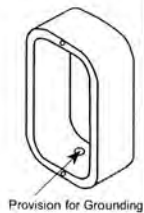


## ORDERING INFORMATION Cont.

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

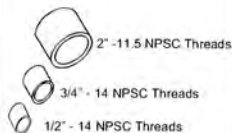
NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

### EHH - EXTRA HANDHOLE

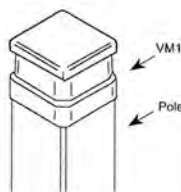


Provision for Grounding

### C05 - C07 - C20 - COUPLING

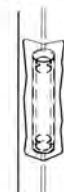


### VM1 - VIBRATION DAMPER 1ST MODE



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.

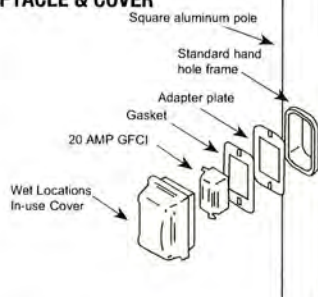
### VM2SXX - VIBRATION DAMPER 2ND MODE



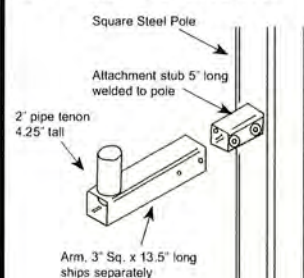
VM2S08 - 8'  
VM2S12 - 12'  
VM2S16 - 16'  
VM2S20 - 20'  
VM2S24 - 24'

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

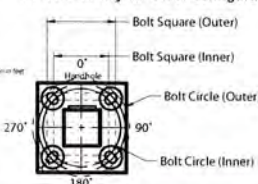


### MPB - MID POLE BRACKET



### 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\\_HL00022.pdf](https://hubbellcdn.com/ohwassets/HLL/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HL00022.pdf). Due to our continued efforts to improve our products, product specifications are subject to change without notice.



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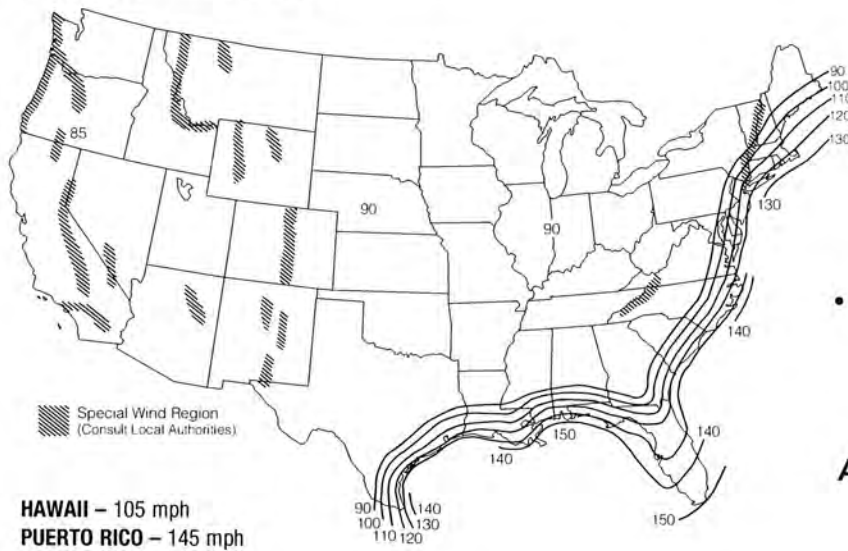
HUBBELL Lighting

SSS-B POLES-SPEC

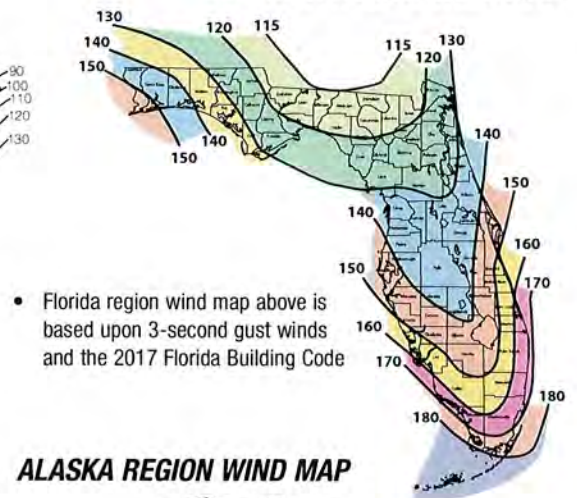
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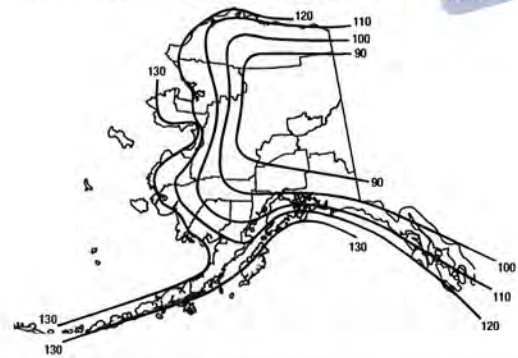
# ASCE7-05 WIND MAP



# 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

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## 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/HLI/outdoor/resources/literature/files/Pole\\_Wind\\_Induced\\_Flyer\\_HL010022.pdf](https://hubbellcdn.com/ohwassets/HLI/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

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

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**HUBBELL**  
Lighting

SSS-B POLES-SPEC

JULY 28, 2020 8:45 AM



# VIPER S

SMALL VIPER LUMINAIRE

## FEATURES

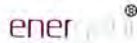
- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



\*3000K and warmer CCTs only

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 [Energen](#) 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](http://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

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #: \_\_\_\_\_

## ORDERING GUIDE

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

CATALOG # \_\_\_\_\_

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

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

### 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

- 1 Not available with other wireless control or sensor options
- 2 Specify mounting height; 8 = 8' or less, 40 = 14' to 30'
- 3 Specify routine setting code (example: GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
- 4 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
- 5 Only available with FR, 2, 3, 4, 4W and 5R distributions
- 6 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

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
<b>NX Networked – Wireless</b>								
<a href="#">NXOFM-1R1D-UNV</a>	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
<b>Networked – Wireless</b>								
<a href="#">WIR-RME-L</a>	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway







# VIPER S

SMALL VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

## DELIVERED LUMENS

Delivered Lumens				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)					
# of LEDs	Drive Current (mA)	System Watts	Distribution Type	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		
			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	
			36	560 mA	65W	2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1
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	
36	700 mA	80W				2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2	
			4F	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2	
			4W	11587	108	1	0	3	11819	110	1	0	3	10544	98	1	0	3	
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1	
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3	
			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	
			48	700 mA	110W	2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2
3	12029	111				2	0	2	12275	114	2	0	2	10984	102	1	0	2	
4F	11828	110				1	0	3	12069	112	1	0	3	10800	100	1	0	2	
4W	11609	108				1	0	3	11841	110	1	0	3	10564	98	1	0	3	
5QM	12044	112				3	0	2	12290	114	3	0	2	10997	102	3	0	1	
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	
60	700 mA	136W				2	15329	113	2	0	2	15642	116	2	0	2	13997	103	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	
			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	

# VIPER S

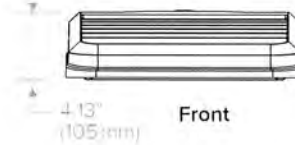
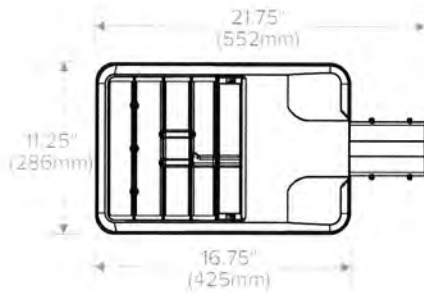
SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

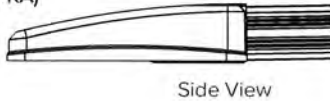
CATALOG #: \_\_\_\_\_

## DIMENSIONS

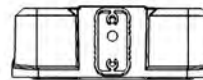


Weight	15.0 lbs (6.8 kg)
EPA	.67 ft <sup>2</sup>

### A Arm (formerly RA)



Side View

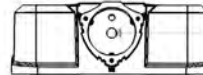


Back View

### MAF (formerly SF2)



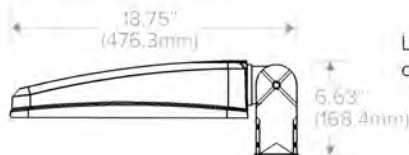
Side View



Back View

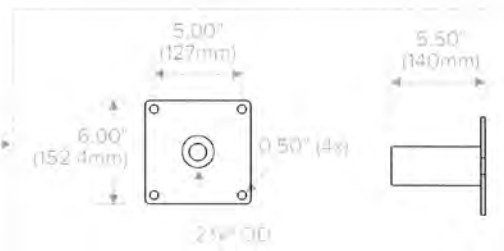
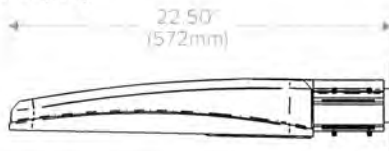
Accepts 2 3/8" OD tenon, min 5" long.

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

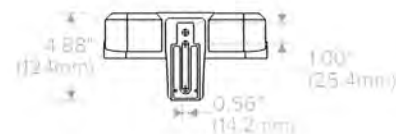
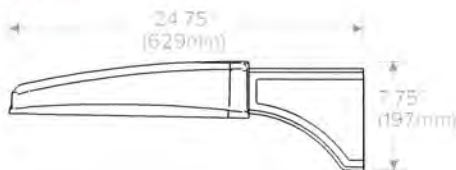


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

### Wall Bracket (WB)



### AD Decorative Arm



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



# VIPER S

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_

LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_

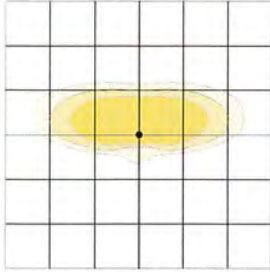
PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

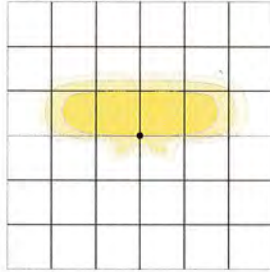
## PHOTOMETRY

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

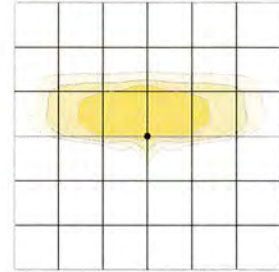
Type FR – Front Row/Auto Optic



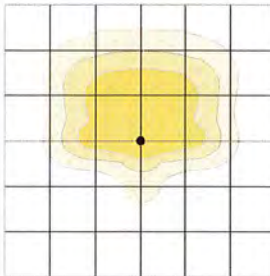
Type 2



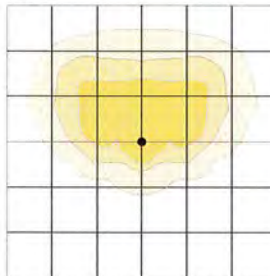
Type 3



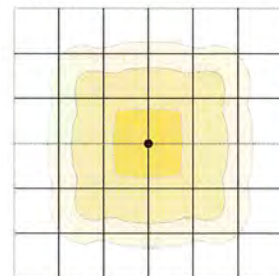
Type 4



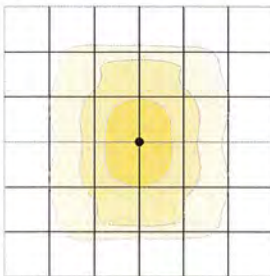
Type 4 Wide



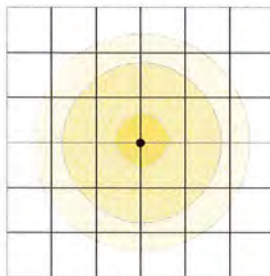
Type 5QM



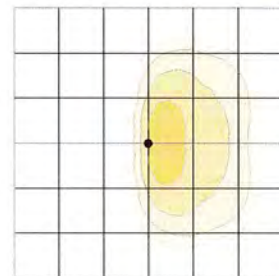
Type 5R (rectangular)



Type 5W (round wide)



Type TC



# VIPER S

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

## 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 <sup>1</sup>	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.97	0.95	0.95	0.92	>377,000

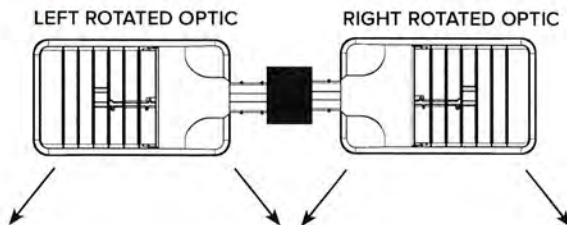
<sup>1</sup> Projected per IESNA TM-21-11.  
 Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

## LIFESHIELD™ CIRCUIT

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

## ADDITIONAL INFORMATION

### ROTATION OPTIONS



# VIPER S

SMALL VIPER LUMINAIRE

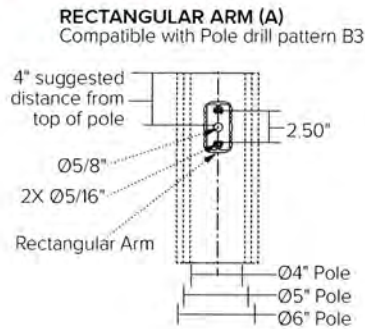
DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

## ADDITIONAL INFORMATION (CONTINUED)

### DRILL PATTERN



### EPA

Config.	EPA
1	67
2 @ 90°	106
2 @ 180°	134

Config.	EPA
3 @ 120°	168
3 @ 90°	173
4 @ 90°	212

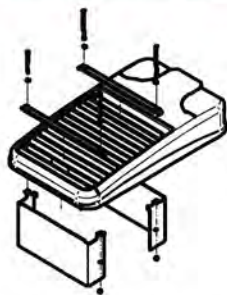
### TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

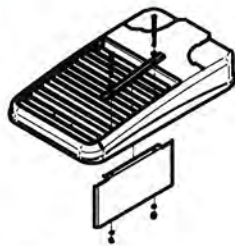
#### TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

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

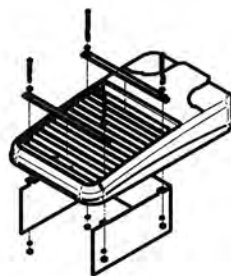
### HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



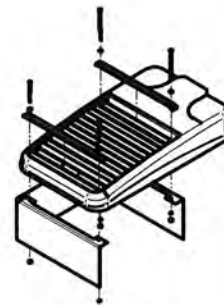
**HSS/VP-S/90-FB/XXX**  
90° shield front or back  
(2 shields shown)



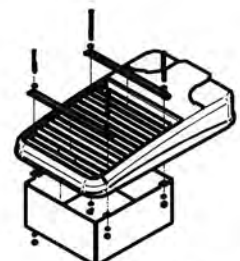
**HSS/VP-S/90-LR/XXX**  
90° shield left or right  
(1 shield shown in left orientation)



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



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



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



# VIPER S

SMALL VIPER LUMINAIRE

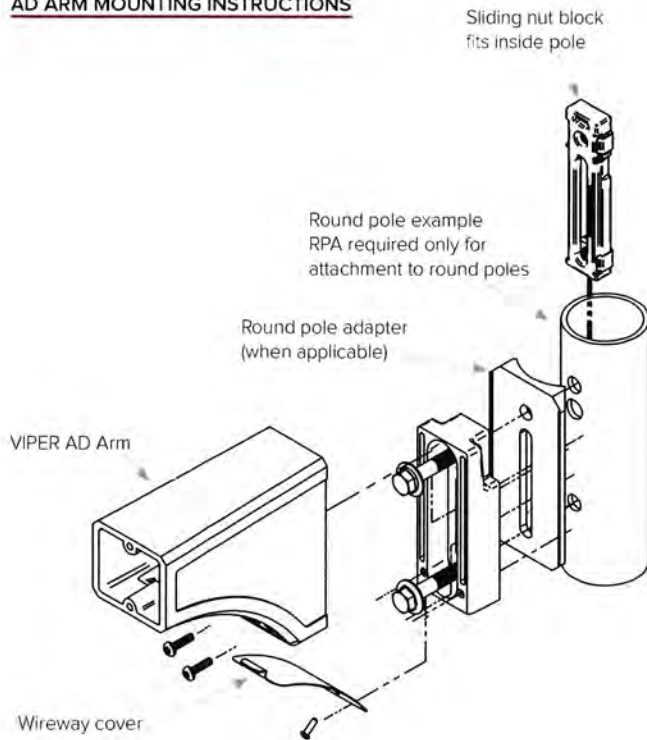
DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

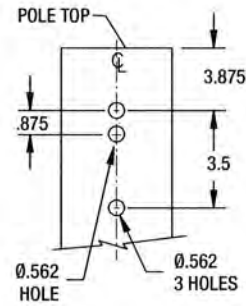
## ADDITIONAL INFORMATION (CONTINUED)

### AD ARM MOUNTING INSTRUCTIONS



### DECORATIVE ARM (AD)

Compatible with pole drill pattern S2



**EXHIBIT C**

**FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION**

**(ATTACHED)**



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

**APPLICATION:** 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

**PROPERTY:** 4 N. Washington Street, Hinsdale, IL (PIN: 09-01-331-010)

**APPLICANT:** Terron Wright, The Architects Partnership, Ltd.

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

**PLAN COMMISSION (PC) REVIEW:** November 10, 2021

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** December 14, 2021

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application request from Terron Wright with The Architects Partnership, Ltd. requesting 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. A gas station and convenience store is located to the south across Chicago Avenue in the B-1 Community Business District, a multi-tenant office building is located to the west across a public alley in the B-1 Community Business District, and the Memorial Building consisting of the Hinsdale Public Library and Village Hall is located to the east across Washington Street in the IB Institutional Buildings 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.

**PUBLIC MEETING SUMMARY AND FINDINGS:** On November 10, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. John Krissoff, the Market Director of Real Estate for Chase Bank and Amy Ferguson with The Architects Partnership, Ltd. provided an overview of the proposed parking lot lights and answered questions from the Commissioners.

Mr. Krissoff stated the existing parking lot is very dark at night and they have received complaints from customers and staff. Chase Bank is requesting to install lighting on site to increase safety.

Ms. Ferguson provided an overview of the proposed project and stated they have worked with Eve Assisted Living to the north since August 2020. They have gone through several plan iterations with Eve Assisted Living and the plans presented to the Plan Commission does not produce light along the majority of the shared property line, with the exception of the northeast corner. However, the light levels at the property line are below the 0.5 foot-candles allowed per the Village's Zoning Code.

Commissioner Krillenberger asked for clarification if Eve Assisted Living to the north had reviewed or approved the plans. Ms. Ferguson stated that this plan was the seventh version of the plans created from working with Eve Assisted Living and they have tried to pull the light as far away from the lot line as possible.

Mr. Krissoff also clarified that they have not received approval from Eve Assisted Living, but they have not objected and Chase Bank has tried to address all of their concerns. No one representing Eve Assisted Living was in attendance at the meeting to provide public comment.

There was a discussion on if the fixtures would be able to be seen from any adjacent windows. Ms. Ferguson noted that there were windows, but the light poles are low in height and there are trees to help block views. The parking lot light on the west side of the site would include a shield that would help block light to the north.

Chairman Cashman and Commissioner Crnovich asked if a shield was considered for the east parking lot light. Ms. Ferguson stated the east pole was further away from the building located to the north so they did not include a shield. Chairman Cashman expressed concern that windows may be able to see the fixture from their windows.

There was a discussion on the lighting levels and color temperature. The light fixtures will also have a 3000K color temperature, which is the warmest color made for this fixture.

Commissioner Crnovich stated she would like to see a shield installed on the east parking lot light to prevent any windows on the Eve Assisted Living from seeing the light fixture and reduce light at the north property line. Ms. Ferguson stated that they are willing to install a shield.

There was a discussion on the hours of operation. The applicant confirmed the current regular hours are 9am to 5pm with the ATM open 24 hours a day. Chairman Cashman asked if there are any plans to provide dimmed or security lighting after hours. There was a discussion that the proposed lighting levels are very low and are basically at dimmed security levels.

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 and commended the applicant for working with Eve Assisted Living on the lighting plans.

No members of the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Crnovich and seconded by Commissioner Curry, subject to the condition that the applicant install a light shield on the north side of the parking lot light fixture located on the east side of the property. The vote carried by a roll call vote as follows:

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

**RECOMMENDATIONS:** Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays recommended to the President and Board of Trustees approval of Case A-26-2021, an Exterior Appearance and Site Plan Review for Chase Bank located at 4 N. Washington Street, subject to the following condition:

1. A light shield is installed on the north side of the east parking lot light, labeled S2 on the photometric plan.

Signed: Stephen J. Cashman  
Steve Cashman, Chair  
Plan Commission  
Village of Hinsdale

Date: 12/08/21



Community Development

**AGENDA SECTION:** Second Reading – ZPS

**SUBJECT:** Exterior Appearance and Site Plan Review to allow for exterior changes to the façade of the existing building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District – Case A-25-2021

**MEETING DATE:** January 4, 2022

**FROM:** Bethany Salmon, Village Planner

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**Recommended Motion**

Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for Improvements to an Existing Building – 36 E. Hinsdale Avenue – Performance Wealth Management

**Application Request**

The Village of Hinsdale received an application from Courtland, LLC requesting 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.

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

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

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, in 2018, an Exterior Appearance Plan was approved by Ordinance No. O2018-12 to modify the front and rear façade of the building. On the front façade, 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.

**Project Description**

Based on the feedback received from the Historic Preservation Commission and the Plan Commission, the applicant has submitted revised plans for the Village Board to review. Summaries of both Commission meetings are provided in the "Discussion & Recommendation" section below. As shown on the revised plans, the applicant is requesting the following changes to the front and rear façade:



#### Exterior Changes to the Front Façade

- Door Surround for the Second Floor Tenant Space – New trim and a header will be installed around the alcove and entrance door to the second floor tenant space. The entrance trim will be constructed of wood and painted white. The overall height from grade to the top of the header will be 10' 11", which will align with the height of the adjacent storefront window. The new entryway trim will not overlap with the decorative brick and limestone pilaster at the corner of the building or the existing stone trim at the base of the building. The existing fire alarm, knox box, hose connection and fire strobe will be relocated to accommodate the new entrance way surround.
- Lighting – Three black gooseneck lights will be installed above the new door header to illuminate the signage area. The light fixtures have an overall height of 15.5" and will extend a total of 17" from the building. The applicant has submitted light fixture information for review.
- Wall Sign – One (1) new wall sign will be located in the new header of the entrance way. 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. As proposed, the signage complies with the Village's code requirements.

At the public meeting on November 10, 2021, the Plan Commission approved the proposed signage as submitted, subject to the lowering of the top header. Per Section 11-607(D), the Plan Commission has final authority over signage with no further action required by the Board of Trustees.

#### Exterior Changes to the Rear Façade

- 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.

#### Discussion & Recommendation

Historic Preservation Commission – The project was reviewed at a public meeting on November 3, 2021. No public comments were provided at the meeting. The Commission expressed concern over the installation of the second floor shutters, which did not match the scale of the windows and were considered an inappropriate change to the historic building.

There was also concern over the design of the proposed header, trim, and pilasters around the second floor entrance door. The new 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. The Commission recommended that the entrance be designed to look like a secondary entrance and this could be achieved by reducing the height of the top header and pilasters to be shorter than the entranceway for Salon Lofts and roughly align with the top of the adjacent storefront windows.

It was also recommended that the header and pilasters for the new entrance be made narrower so that the trim does not extend into or overlap the storefront windows or the decorative brick pilaster and limestone courses at the corner of the building.



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:

1. The second-floor shutters are eliminated.
2. 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.
3. The pilasters are narrowed in width to reflect the new pediment height and so that the pediment will not encroach the adjacent window.

Plan Commission – The project was reviewed at a public meeting on November 10, 2021. No public comments were provided at the meeting. The Commission agreed with the comments provided by the Historic Preservation Commission, recommending that the second floor shutters be removed and that the header and pilasters should not overlap with the brick and stone trim or adjacent storefront window. The Commission recommended that the header and pilasters be lowered about two (2) feet, along with the gooseneck lights and wall sign. The Commission was comfortable with sending the project to the Board subject to the Chairman reviewing the plans ahead of time to make sure the former comments were addressed and the conditions were met.

By a vote of 5-0 (4 absent), the Plan Commission recommended approval of Case A-25-2021, an 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, subject to the following conditions:

1. The two (2) foot tall wood entrance header be lowered in height by two (2) feet and the pilasters on each side of the entrance are reduced in height so that the existing stone trim to the left of the header will be visible.
2. Shutters are not installed on the second floor.

Since the public meeting, the applicant has provided revised plans with the second floor shutters removed and the entrance header lowered to the height of the adjacent storefront window and below the brick and limestone band at the corner of the building. As a result of the lowering of the header above the entrance way, the gooseneck lights and wall sign were also lowered in height. The revised plans are attached for review.

#### **Village Board and/or Committee Action**

At the Board of Trustees meeting on December 14, 2021, the applicant provided an overview of the project and answered questions from the Board of Trustees. There was a brief discussion on the change to the color of one of the awnings at the rear of the building to distinguish the entrance of the second floor tenant space. The applicant confirmed that one of the existing black fabric awnings would be replaced with a dark blue fabric. Several Trustees noted that the proposed changes will be an improvement to the building and the applicant revised the plans to meet the recommendations of both the Historic Preservation Commission and the Plan Commission.

No public comments were provided at the meeting. The Village Board moved the item forward for a Second Reading.



## REQUEST FOR BOARD ACTION

### **Documents Attached**

#### 1. Ordinance & Exhibits

- Exhibit A - Legal Description
- Exhibit B - Approved Exterior Appearance and Site Plans
- Exhibit C - Findings and Recommendation of the Plan Commission

Previous Attachments: The following related materials for this case were provided for the Board of Trustees on December 14, 2021, and can be found on the Village website at: [https://cms1files.revize.com/revize/hinsdaleil/document\\_center/VillageBoard/2021/12%20DEC/vbot%20packet%2012%2014%2021.pdf](https://cms1files.revize.com/revize/hinsdaleil/document_center/VillageBoard/2021/12%20DEC/vbot%20packet%2012%2014%2021.pdf)

- Zoning Map and Project Location
- Birds Eye View
- Street View
- Downtown Historic District Map
- National Register of Historic Places Nomination Sheet (2006)
- Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
- Exterior Appearance Review, Site Plan Review, Sign Permit Review Applications and Exhibits
- Original Plans Reviewed by the Historic Preservation Commission on November 3, 2021 and the Plan Commission on November 10, 2021
- Draft Ordinance
- Draft Plan Commission Findings and Recommendations

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN  
REVIEW FOR IMPROVEMENTS TO AN EXISTING BUILDING – 36 E. HINSDALE  
AVENUE – PERFORMANCE WEALTH MANAGEMENT**

**WHEREAS**, Courtland, LLC., on behalf of Performance Wealth Management (the “Applicant”), has submitted an application (the “Application”) seeking exterior appearance, site plan, and sign permit approval for the installation of one new wall sign and changes to the exterior façade of the existing two-story building located at 36 E. Hinsdale Avenue (the “Subject Property”) in the B-2 Central Business Zoning District. Proposed improvements include exterior changes to the front façade of the building with a new door surround to be installed for the second floor tenant space, lighting to be installed over the new door surround, and a new wall sign to be installed in the new header of the entrance way; exterior changes to the rear façade in the form of reskinning one of two awnings with new fabric over an entrance door at the rear of the building (collectively, the “Proposed Improvements”). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof. The Proposed Improvements are depicted in the Exterior Appearance and Site Plan documents attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the Subject Property is currently improved with a two-story commercial building, which is classified as a Contributing Structure in the Downtown Hinsdale National Register Historic District. The Subject Property was previously used as a garage for a Ford Motor Dealership and later used as a toy store, and the Applicant currently occupies the second floor as Performance Wealth Management, an office specializing in financial planning and wealth management. The first floor of the Subject Property is occupied by Salon Lofts, a beauty salon; and

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

**WHEREAS**, the Application was first reviewed by the Historic Preservation Commission at a public meeting on November 3, 2021. The Historic Preservation Commission recommended approval of the Proposed Improvements with certain conditions, on a vote of four (4) in favor, zero (0) opposed and three (3) absent; and

**WHEREAS**, on November 10, 2021 the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

**WHEREAS**, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plan on a vote of five (5) ayes, zero (0), nays, and four

(4) absent, subject to certain conditions. A sign permit over which the Plan Commission had final authority was also approved. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

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

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Adoption of Findings and Recommendation.** The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit C** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**SECTION 3: Approval of Exterior Appearance and Site Plans.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance and Site Plans for the Proposed Improvements as attached to, and by this reference, incorporated into, this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 4 of this Ordinance.

**SECTION 4: Conditions on Approvals.** The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such

development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

- C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- D. Plan Modifications. The two (2) foot tall wood entrance header be lowered in height by two (2) feet and the pilasters on each side of the entrance are reduced in height so that the existing stone trim to the left of the header will be visible (this condition was addressed by the submission of revised plans prior to the approval of this Ordinance).
- E. No Shutters. Shutters are not to be installed on the second floor.

**SECTION 5: Violation of Condition or Code**. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 6: Severability and Repeal of Inconsistent Ordinances**. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

**SECTION 7: Effective Date**. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.



**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

**ATTEST:**

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_, 2021

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**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 DUPAGE COUNTY, ILLINOIS.**

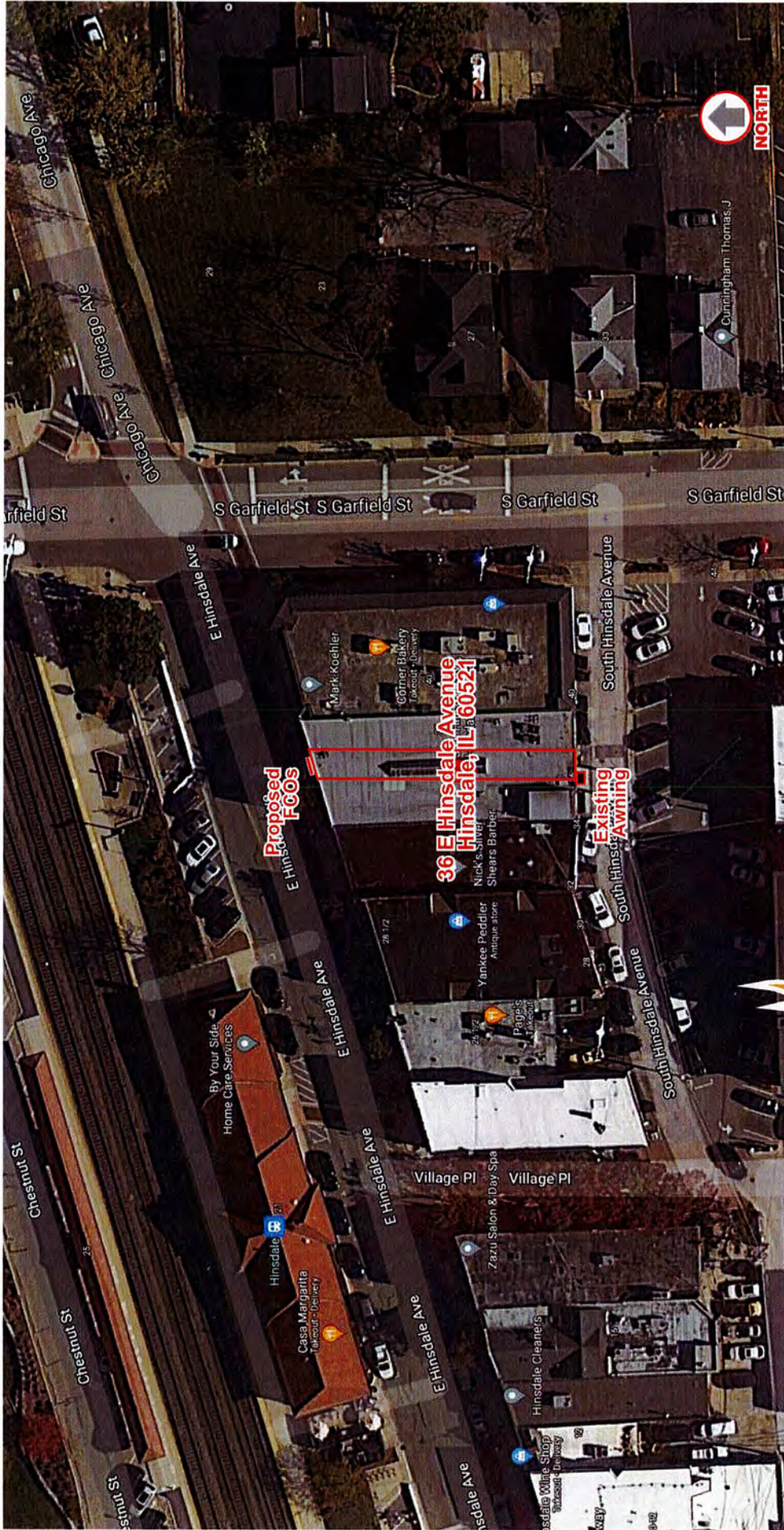
**P.I.N.: 09-12-129-005**

**COMMONLY KNOWN AS: 36 EAST HINSDALE AVENUE, HINSDALE, IL 60521**

**EXHIBIT B**

**APPROVED EXTERIOR APPEARANCE AND SITE PLANS  
(ATTACHED)**





Site Plan -

PERFORMANCE  
WEALTH

account representative  
ROB WHITEHEAD

client  
36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

job#: 21-8746  
06-10-21  
rev.# 11-17-21

Comments:

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYMPICSIGNS.COM](http://WWW.OLYMPICSIGNS.COM)

**OLYMPIK**  
**SIGNS**

SITE PLAN

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page 1 of 4





Street Views of Site -

**PERFORMANCE  
WEALTH**



account representative / client  
ROB WHITEHEAD

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

job#: 21-8746  
06-10-21  
rev.# 11-17-21

Comments:

**OLYMPIK SIGNS** 1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

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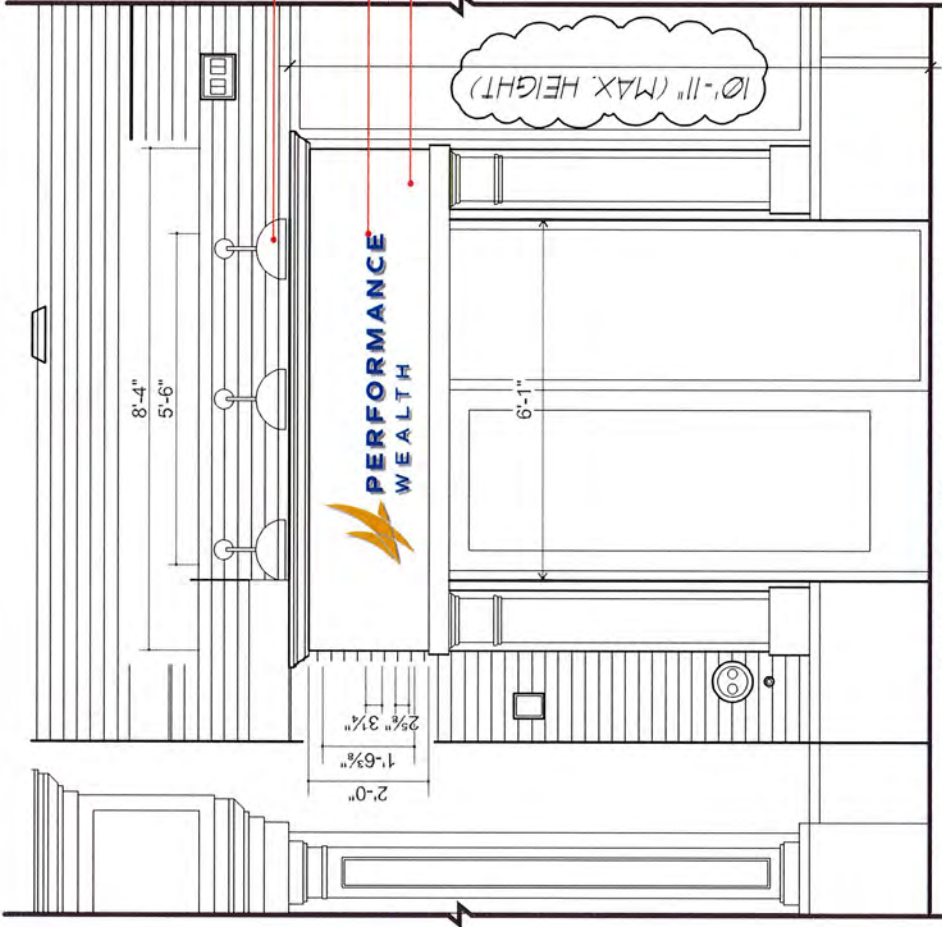




North Building Elevation - Before



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.

**PERFORMANCE  
WEALTH**

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

job#: 21-8746

06-10-21

rev. # 11-17-21

### Comments:

**WWW.OLYMPIKSIGNS.COM**

FX: # 630.424.6120

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PMS 7555



PMS 2757





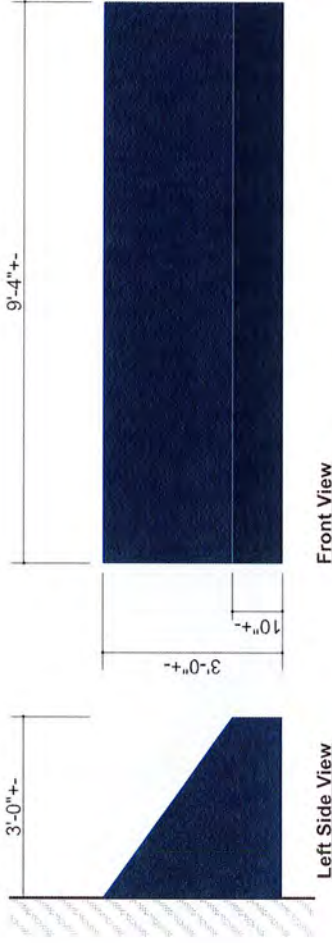
EXISTING

South Building Elevation - Before



PROPOSED

South Building Elevation - AFTER



Front View

Left Side View

### Reskin Existing Entrance Awning -

Scale 1" = 1'-0"  
Qty: (1) Required  
Sumbrella fabric covering (as shown). Thermal applied Logo and Copy.  
Field survey required prior to fabrication. Drawing for concept purposes only.



PERFORMANCE  
WEALTH

36 E Hinsdale Avenue  
Hinsdale, IL 60521  
job# 21-8746  
06-10-21  
PAMELA F  
rev.# 11-17-21

Comments:

WWW.OLYMPIKSIGNS.COM

SIGN LAYOUT



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Lombard, IL 60148  
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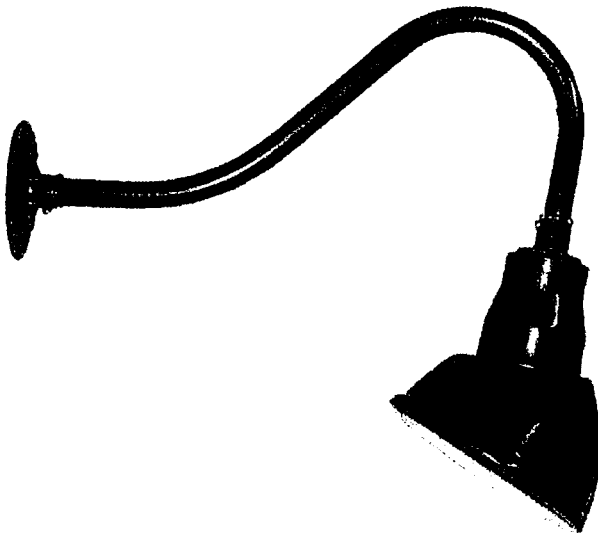
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[Small Gooseneck Light \(https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/small-gooseneck-light/\)](https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/small-gooseneck-light/)
[Small Gooseneck Light](#)



## 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.

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## CONTACT US

Led Spot  
7447 Harwin Drive  
Houston, Tx 77036  
USA

**(800) 239-2939**

**\*Pricing is subject to change without notice**

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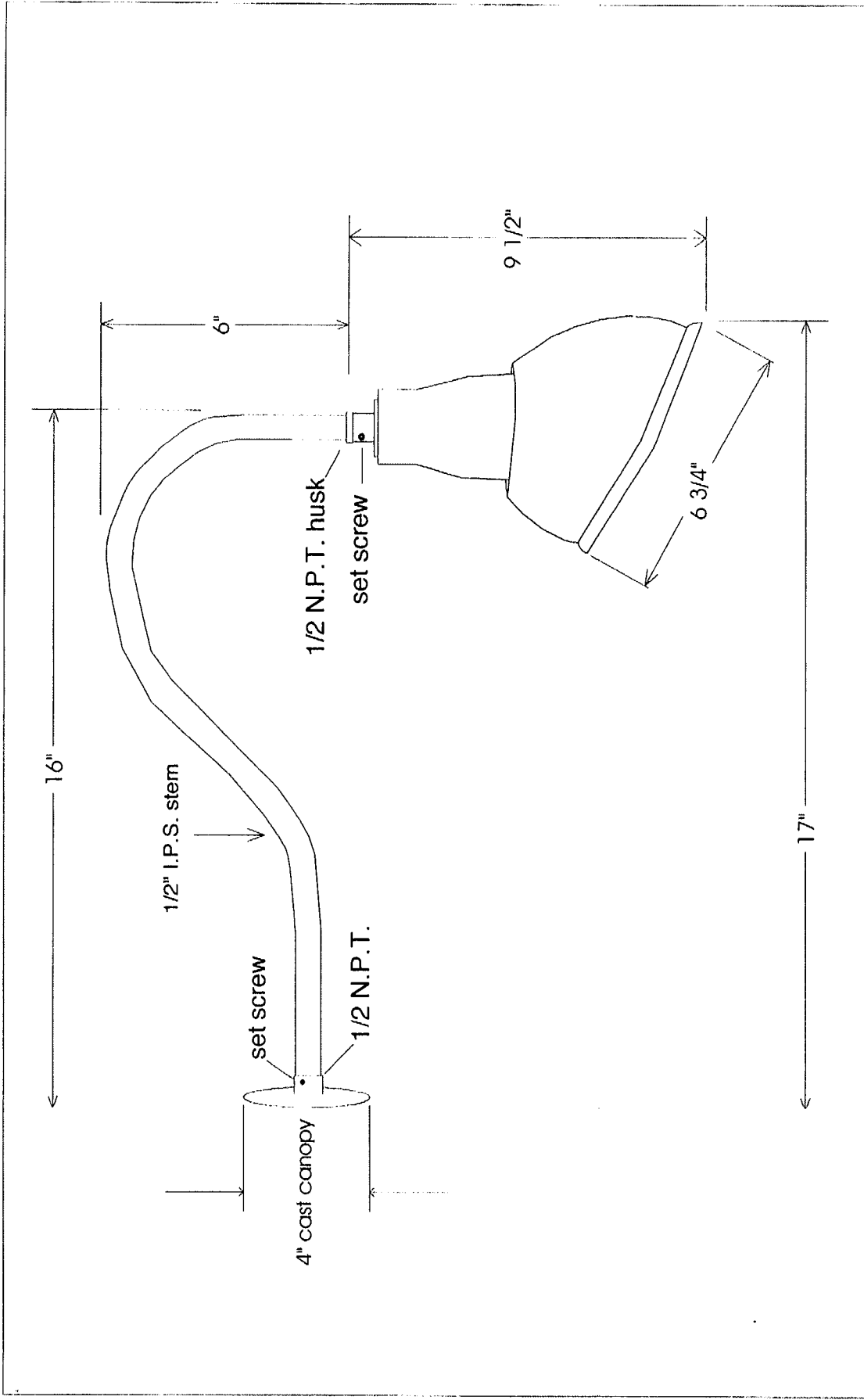


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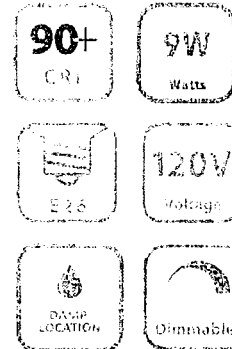




Unless Otherwise Specified:		Name		Date	15/859
Dimensions in Inches		T.A.R.		11/29/10	
Tolerances: Fractional =		Drawn			
Angular: Mach = Band =		Checked		03/12/12	
Two Place Decimal =		ENG Appr.			
Three Place Decimal =		MFR Appr.			
		QA			
		Comments			
Construction: All Aluminum		CAD Generated Drawing Do Not Manually Update			
Pipe Size: 1/2"		Size			A
Lamp: 1-100A		Drawing No.			A 0001
		Scale			1:3
		CAD File			Sheet 1 of 1
		Rev			A

# 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

60.96 mm  
(2.40 in)

112.52 mm  
(4.43 in)

**EXHIBIT C**

**FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION**

**(ATTACHED)**

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

**APPLICATION:** 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

**PROPERTY:** 36 E. Hinsdale Avenue, Hinsdale, IL (PIN: 09-12-129-005)

**APPLICANT:** Courtland, LLC

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

**PLAN COMMISSION (PC) REVIEW:** November 10, 2021

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** December 14, 2021

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application from Courtland, LLC requesting 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.

The first floor tenant space in the building 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. The building has been altered over time, including most recently in 2018, when a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront.

The project was reviewed at a public meeting by the Historic Preservation Commission on November 3, 2021. The Commission expressed concern over the shutters and design of the entrance way. 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:

1. The second-floor shutters are eliminated.
2. 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.
3. The pilasters are narrowed in width to reflect the new pediment height and so that the pediment will not encroach the adjacent window.

**PUBLIC MEETING SUMMARY AND FINDINGS:** On November 10, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Mike Zalud of Courtland, LLC provided an overview of the proposed parking lot lights and answered questions from the Commissioners.

Chairman Cashman stated that the project was reviewed by the Historic Preservation Commission on November 3. The Commission provided good comments on the overlapping of the pilasters with the brick and stone trim and expressed concerns regarding the shutters.

Chairman Cashman noted it may be helpful to bring revised plans back to the following Plan Commission meeting to review changes that address the previous comments. Mr. Zalud stated the he understood that the revised plans would be sure not to cover the limestone band and the header trim would be brought down in height to cover the transom window above the door. The top of the header would be roughly aligned with the bottom of the limestone band, leading to about a two (2) foot reduction in overall height. The header would be of the same size as currently proposed to fit the same sign shown in the submitted plans.

Mr. Zalud stated that they need to narrow the pilasters to not conflict with the adjacent storefront window and limestone. The existing fire alarm, knox box, and strobe light also need to be relocated. Chairman Cashman stated he would be comfortable with sending this to the Board subject to the Chairman reviewing the plans ahead of time to make sure the former comments were addressed and the conditions were met.

Commissioner Krillenberger asked for clarification if the transom window would be removed. It was noted that the window would not be removed, but it would be visually covered as the header panel would be lower in height.

Chairman Cashman stated he was not in support of the shutters and asked if the applicant was okay with removing them. Mr. Zalud noted that they wanted to use them to dress up the plain looking building, but they are okay with not installing them.

There was also a short discussion on the rear entrance used by customers.

Commissioner Curry asked if the applicant considered using a different door to increase visibility of the second floor entrance way. Mr. Zalud stated the door is set about four (4) feet back inside the alcove, so a different door would not provide as much visibility from the street compared to new trim and a header. The design was intended to look like the adjacent entrance on the Corner Bakery building.

Commissioner Krillenberger asked for clarification on if the sign would be altered if the applicant made changes to the header and entrance trim recommended by the Plan Commission. It was clarified that the entire panel would be lowered in height and the sign would not change. The gooseneck lights would also be lowered in height.

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. No members of the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.



A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Willobee and seconded by Commissioner Crnovich, subject to the condition that the application does not install shutters on the second floor windows and that height of the top header and pilasters is reduced to not overlap with the limestone banding and adjacent window. The vote carried by a roll call vote as follows:

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

**RECOMMENDATIONS:** Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays recommended to the President and Board of Trustees approval of Case A-25-2021, an 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, subject to the following conditions:

1. The two (2) foot tall wood entrance header be lowered in height by two (2) feet and the pilasters on each side of the entrance are reduced in height so that the existing stone trim to the left of the header will be visible.
2. Shutters are not installed on the second floor.

Signed: Stephen J. Cashman  
Steve Cashman, Chair  
Plan Commission  
Village of Hinsdale

Date: 12/03/21



10a

## MEMORANDUM

**DATE:** January 4, 2022

**TO:** President Cauley and the Village Board of Trustees

**FROM:** Heather Bereckis, Superintendent of Parks & Recreation

**RE:** November/December Staff Report

The following is a summary of activities completed by the Parks & Recreation Department during the months of November and December.

### The Lodge at KLM Park

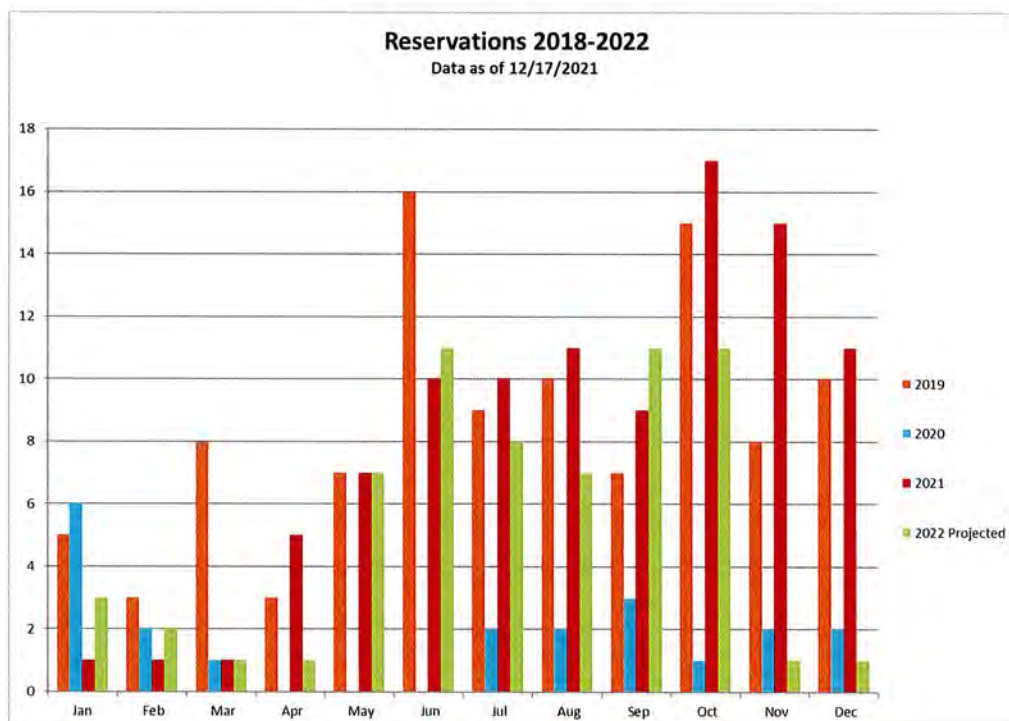
Preliminary gross rental and catering revenue for the calendar year-to-date is \$161,380. Rental revenue for the eleventh month of the 2021 calendar year was approximately \$17,484. Staff is working to secure weekday rentals, and 2022 bookings. Staff recently rented the kitchen to a caterer that lost their kitchen space during the pandemic. The caterer will be using the kitchen space during the week while staff is onsite through early 2022.

REVENUES	November		YTD		Change Over the Prior year	2021 Annual Budget	CY 21 % of budget	CY 2020 Annual Budget	CY 20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
The Lodge Rentals	\$5,880	\$17,484	\$32,580	\$153,505	\$120,925	\$145,000	106%	\$150,000	22%
Caterer's Licenses	\$0	\$1,750	\$2,839	\$7,875	\$5,036	\$15,000	53%	\$15,000	19%
<b>Total Revenues</b>	<b>\$5,880</b>	<b>\$19,234</b>	<b>\$35,419</b>	<b>\$161,380</b>	<b>\$125,961</b>	<b>\$160,000</b>	<b>101%</b>	<b>\$165,000</b>	<b>21%</b>
EXPENSES	November		YTD		Change Over the Prior year	2021 Annual Budget	CY 21 % of budget	CY 2020 Annual Budget	CY 20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
<b>Total Expenses</b>	<b>\$8,294</b>	<b>\$15,926</b>	<b>\$99,742</b>	<b>\$143,316</b>	<b>\$43,573</b>	<b>\$151,000</b>	<b>95%</b>	<b>\$236,243</b>	<b>42%</b>
<b>Net</b>	<b>(\$2,414)</b>	<b>\$3,308</b>	<b>(\$64,323)</b>	<b>\$18,064</b>	<b>\$82,388</b>				

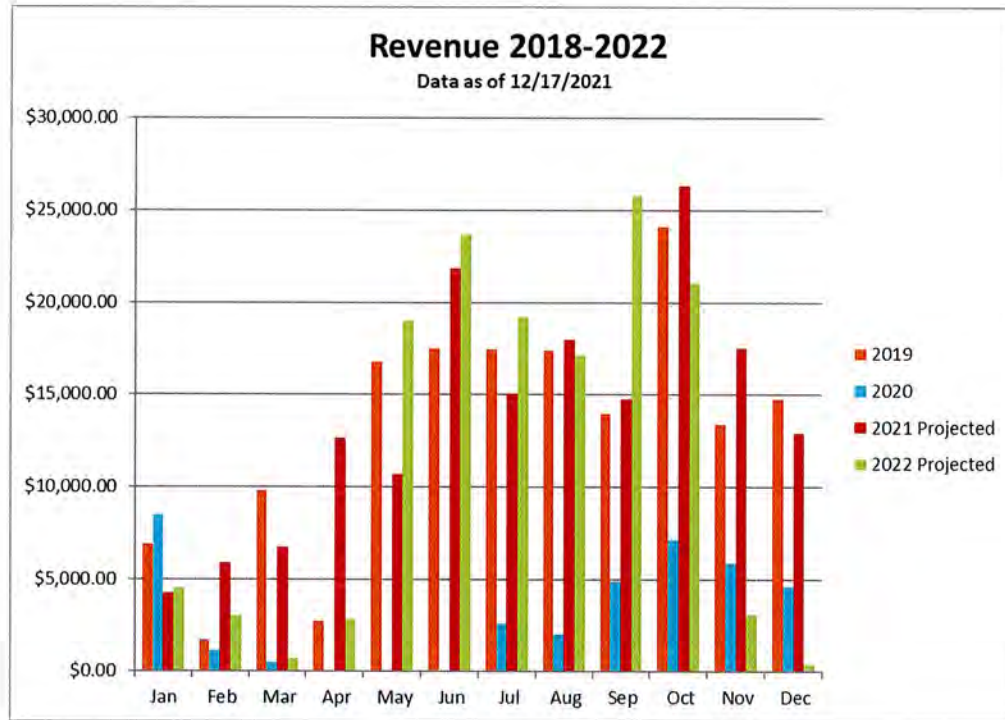
## MEMORANDUM

The Lodge Gross Monthly Revenues					
Month	2017 CY	2018 CY	2019 CY	2020 CY	2021 CY
January	\$ 4,624	\$ 18,089	\$ 6,855	\$ 8,475	\$ 4,250
February	\$ 4,550	\$ 2,495	\$ 1,725	\$ 1,100	\$ 5,880
March	\$ 5,944	\$ 8,045	\$ 9,804	\$ 500	\$ 6,720
April	\$ 4,300	\$ 7,482	\$ 2,700	\$ -	\$ 12,655
May	\$ 9,725	\$ 13,675	\$ 16,744	\$ -	\$ 10,675
June	\$ 12,495	\$ 23,045	\$ 17,494	\$ -	\$ 21,825
July	\$ 15,000	\$ 16,874	\$ 17,466	\$ 2,625	\$ 15,000
August	\$ 18,555	\$ 15,205	\$ 17,395	\$ 2,000	\$ 17,983
September	\$ 15,410	\$ 27,860	\$ 13,980	\$ 3,600	\$ 14,742
October	\$ 15,180	\$ 12,770	\$ 24,085	\$ 8,400	\$ 26,291
November	\$ 12,500	\$ 13,450	\$ 13,365	\$ 5,880	\$ 17,484
December	\$ 8,125	\$ 9,125	\$ 11,975	\$ 10,615	
total	\$ 126,408	\$ 168,115	\$ 153,588	\$ 43,195	\$ 153,505

The graph below shows the past three years of Lodge revenue and the upcoming year's projections. Future projections are based on what is currently booked. Also included is a graph indicating the number of monthly reservations. Typically, events are booked 6-18 months in advance of the rentals; however, if there are vacancies, staff will accept reservations within 5 days of an event. These tracking devices are update monthly.







## Upcoming Brochure & Events

The winter/spring brochure is live online as of November 29. Registration opened on December 6. Oversized postcards announcing the new brochure and highlighting important dates/information were delivered to homes on November 29. Registration is at a record high for winter/spring programming, with over \$19,000 in sales in the first day of registration.

Pizza with Santa, Breakfast with Santa, and Winter Wonderland were all wildly successful. All events were sold out, and received praise from the attendees. Staff has also collected and helped Santa respond to nearly 300 letters from local children, through the Santa's Mailbox activity. Staff continues to see an increase in event registrations over previous years. Corks & Forks: and a little education, opened for registration on December 6 as well, and sold 62 of the 80 spots that day. The event is being held in collaboration with the Hinsdale Wine Academy, led by experienced Sommelier Lorenzo Munoz. Food is being provided by Vistro Prime.

## Special Events

Upcoming events include:

- Corks & Forks: and a little education.....March 4, 2022 @ The Lodge at KLM Park
- Egg Hunt.....April 16, 2022 @ Robbins Park
- Eggs-ploration.....April 2022 throughout town
- Park Clean-Up Day..... April 21, 2022 @ local parks



## MEMORANDUM

### **Field & Park Updates**

#### **Fields**

Fall Field rentals are being allocated for spring 2022. Dominant users continue to be the Hinsdale Little League and AYSO, in addition to travel soccer and baseball groups, rugby, and lacrosse renters. The Village will be starting a new recreational lacrosse program in collaboration with The Community House and East Ave Lacrosse under the moniker of Hinsdale Herd. The Herd will practice and hold games at Veeck Park, Burns Field, and KLM throughout the year. They are offering both a boys and girls program, for ages Pre-K – 8<sup>th</sup> grade.

#### **Ice Rink**

The ice rink system at Burns Field will be installed in the coming weeks. Unfortunately, due to temperatures as high as 60 leading up to the holidays, staff was unable to install and open the ice rink. Staff will aim for an opening before the MLK Jr long weekend, but again this is fully weather dependent. The temperatures will need to be below 30 degrees for six or more consecutive days to allow the rink to freeze properly. The warming hut will again be staffed and open on weekends with hot chocolate available, once the rink opens.