



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: November 20, 2024 at 7:30 PM

Jeffrey S. Braiman Council Chambers
Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

Public Comment is limited to items that are on the agenda for discussion. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

- A. Consideration of a Petition for an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a temporary fire station at the old Public Works facility at 51 Raupp Blvd. (Trustee Weidenfeld, Kelly Purvis)
- B. Consideration of a Petition for an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, with Zoning Variations to allow the construction of a fire station, communication tower and accessory structures on the property located at 505 W. Dundee Road. (Trustee Weidenfeld, Kelly Purvis)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes - October 16, 2024 Meeting
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**
All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 P.M.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: November 20, 2024

AGENDA ITEM 2.A.

Consideration of a Petition for an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a temporary fire station at the old Public Works facility at 51 Raupp Blvd.

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a fire station to temporarily locate at 51 Raupp Boulevard, subject to the conditions in the staff report.

Summary

Background

Jason Estes of FGM Architects, has petitioned the Village on behalf of the Buffalo Grove Fire Department for the approval of plans to use 51 Raupp Boulevard (the old Public Works facility) as a temporary fire station. The site will first be used by Station 25 while the new fire station is being constructed on Dundee Road, and later by Station 26 while their facility is being remodeled. No changes to the exterior of the building or the site are proposed for this project. As proposed, the project will require approval of an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a temporary fire station on the property. The following report summarizes the petitioner's requests.

Next Steps

The Planning and Zoning Commission shall open a public hearing, hear testimony from the petitioner and the public, and make a recommendation to the Village Board regarding the request.

File Attachments

1. Staff Report
2. Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	November 20, 2024
Subject Property Location:	51 Raupp Boulevard, Buffalo Grove, IL 60089
Petitioner:	Jason Estes, FGM Architects, on behalf of the Buffalo Grove Fire Department
Prepared By:	Kelly Purvis, Deputy Community Development Director
Request:	The petitioner is seeking approval of an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a temporary Fire Station at the old Public Works facility at 51 Raupp Blvd.
Existing Lane Use and Zoning:	The property is improved with a Public Works facility and accessory structures in the R-8 Residential District.
Comprehensive Plan:	The 2009 Comprehensive Plan indicates that these properties should be Public/Semi-public.

PROJECT BACKGROUND

Jason Estes of FGM Architects, has petitioned the Village on behalf of the Buffalo Grove Fire Department for the approval of plans to use 51 Raupp Boulevard (the old Public Works facility) as a temporary fire station. The site will first be used by Station 25 while the new fire station is being constructed on Dundee Road, and later by Station 26 while their facility is being remodeled. No changes to the exterior of the building or the site are proposed for this project.

As proposed, the project will require approval of an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a temporary fire station on the property. The following report summarizes the petitioner's requests.

PLANNING & ZONING ANALYSIS

Use

Since the Public Works Department has vacated the building at 51 Raupp Blvd., the facility is available for adaptive reuse. The proposed use is complimentary to the surrounding land uses.



Figure 1: Subject Property

Fire Stations are a Special Use in residential districts. In order to temporarily locate a fire station at 51 Raupp Blvd., an amendment to the Special Use is required. This site was selected for the temporary fire station location for the following reasons:

- Its central location enables the Fire Department to maintain response times and levels of service,
- It can accommodate the parking of large vehicles due to its prior use,
- The site has infrastructure which lends itself to a cost effective temporary adaptive re-use as a fire station, and
- Because the area is accustomed to a similar municipal facility use, there is no negative impact anticipated from the proposed use as a temporary fire station.

Fire Department Operations

Like the Public Works facility, fire stations operate 24 hours a day, 7 days a week. There will be no more than 15 employees on site daily, and visitors to the station are rare. It is anticipated that traffic to and from the site will be significantly less than the traffic previously generated by the Public Works Department.

Remodel Plans

The petitioner is proposing to remodel the interior of the building to accommodate the needs of the Fire Department on a temporary basis while construction of Fire Station 25 takes place. It is anticipated that construction of the fire station will be complete in autumn of 2026. Following completion of Fire Station 25, the temporary station at 51 Raupp Blvd. will be used by Station 26 during the remodel of their facility.

To make the building functional for the Fire Department the following changes will be made to the interior of the building:

- The first-floor offices will be converted into bunk rooms,
- The lobby will be reused as a report room,
- The sign shop will be remodeled into a kitchen,
- The sewer room will become a day room,
- The maintenance/forestry garage (northeast side of the building) will be used as an apparatus bay.

Truck Access and Circulation

Emergency vehicles will exit the site from the overhead door on the west side of the building onto Raupp Blvd. They will either go south to access Lake Cook Road (typically) or proceed north and then immediately east onto Church Street (on rare occasions). Non-emergency vehicles will use the parking lot entrance/exit. Ambulances returning to the temporary fire station will back into the vehicle bay on the west side of the building from Raupp Blvd. Fire suppression vehicles will enter the site through the parking lot, circulate to the east side of the building and pull through the existing overhead doors. Fire trucks were previously serviced at the Public Works facility, so they will not have any

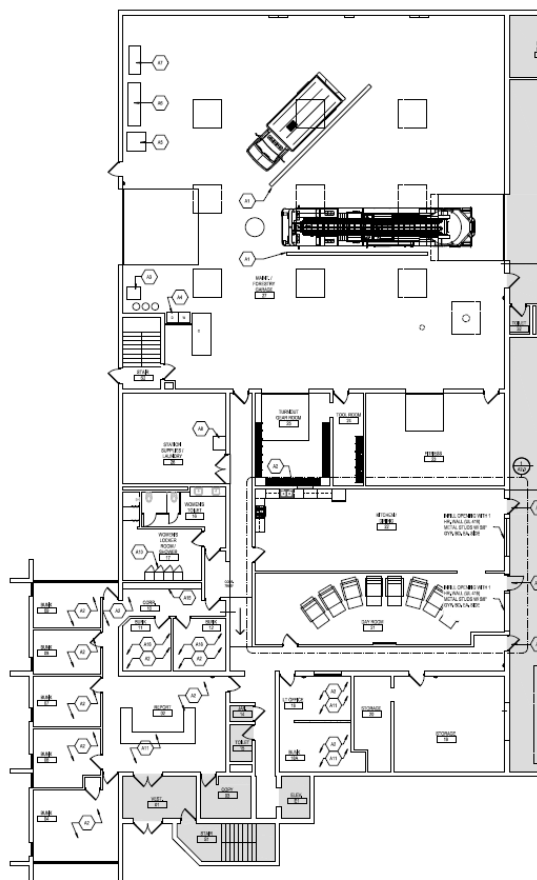


Figure 2. Temporary Station Floor Plan

difficulty accessing the site. As previously indicated, it is anticipated that the fire station will generate significantly less vehicle trips to and from the site than the previous use.

Parking

The site has a total of 70 parking stalls, which will be more than enough for the Fire Department's operations. It is anticipated that no more than 15 staff will be on site daily. The fire station rarely receives visitors.

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff reviewed the proposal and had no concerns.
Engineering	The Village's Engineering Staff reviewed the proposal and had no concerns.
Fire	The Village's Fire Staff reviewed the proposal and had no concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the property owners within 250 feet of the site were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any inquiries regarding the proposal.

STANDARDS

Special Use Standards

Pursuant to the Zoning Ordinance, the proposed use requires an amendment to the Special Use. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the amendment, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and

exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner has provided written responses to the Special Use standards, which are included in the attached packet.

STAFF RECOMMENDATION

Staff recommends **approval** of an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a fire station to temporarily locate at 51 Raupp Boulevard subject to the conditions in the Suggested PZC Motion.

SUGGESTED PZC MOTION

The PZC recommends approval of an Amendment to the Special Use approved by Ordinance No. 87-74 to allow a fire station to temporarily locate at 51 Raupp Boulevard, subject to the following conditions:

- 1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*
- 3. The Special Use is granted to the Village of Buffalo Grove Fire Department to operate at 51 Raupp Blvd., which shall not run with the land.*
- 4. The Special Use granted to the Buffalo Grove Fire Department is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - i. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - ii. Such assignment shall be valid only upon the adoption of a proper, valid, and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

ATTACHMENTS

- | | |
|-----------------------------------|--------------------------------------|
| a. Narrative Description | d. Response to Special Use Standards |
| b. Floor Plan | e. Ordinance 87-74 |
| c. Traffic and Access Description | |

October 25, 2024

Ms. Kelly Purvis
Deputy Director of Community Development
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Subject: Village of Buffalo Grove Fire Department Temporary Station, Request for Special Use

Dear Ms. Purvis,

The Village of Buffalo Grove Fire Department is requesting approval for Special Use for the proposed Temporary Station 25 at 51 Raupp Blvd., Buffalo Grove, IL.

The proposed location is the location of the recently vacated Public Works building. This location was selected for the following reasons:

- Central location within the Village resulting in negative impact on service delivery
- Ability to accommodate the parking of large vehicles due to its prior use
- Presence of exhaust systems and infrastructure which lend itself to a fiscally responsible temporary adaptive re-use as a fire station
- Area is accustomed to a similar facility use as its prior use resulting in no negative impact to traffic or congestion in the area

The proposed documents illustrate a remodel making the facility into a useable temporary fire station. This remodel will accommodate the following fire department needs successfully:

- Efficient and effective emergency response
- Safe and acceptable living conditions for up to nine firefighters per day
- Safe and efficient working conditions for up to nine administrative staff members on the 2nd floor

The use of the structure in the proposed manner provides a temporary effective alternative to the current fire stations which balances efficiency, safety and comfort while not impacting service delivery in a cost-effective manner as we improve our current facilities.

Below is more detailed information on how the building will be modified to accommodate the fire department staff:

Site: No change.

Building:

- The existing offices on the first floor will be modified so they can be used as bunk rooms.
- The existing lobby area will be used as a report area.
- The existing sign shop will be modified into a kitchen area.

FGMA^{ARCHITECTS}

- The existing sewer room will be modified into a day room.
- The existing locker rooms and toilet rooms will remain.
- The existing maintenance/Forestry Garage (northeast side of building) will be used as an apparatus bay.

The attached exhibits are as follows:

- Exhibit 'A': Overall Floor Plan and Partial Floor Plans

Please accept this application for Special Use. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Jennifer Villena-Johnson, AIA | Project Architect
jennifervillena@fgmarchitects.com

cc: Larry Kane, Fire Chief
Jason Estes, FGM Architects
Jack Hayes, Frederick Quinn Construction
file

Enclosure(s):

- See transmittal attached with submittal.

[illegible]

**BUFFALO GROVE FIRE DEPARTMENT -
TEMPORARY STATION**
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD, BUFFALO GROVE, IL 60089

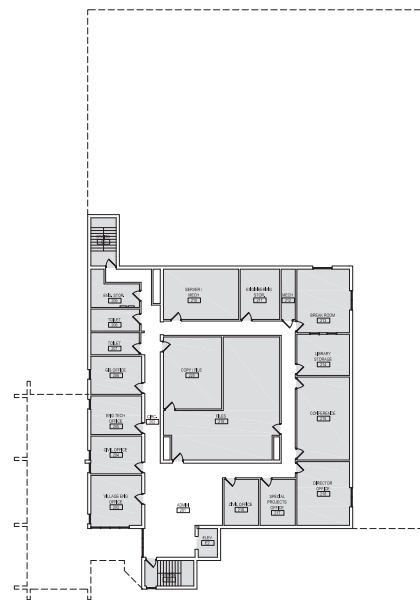
ISSUE FOR P&Z REVIEW

FLOOR PLAN - OVERALL
PLANS

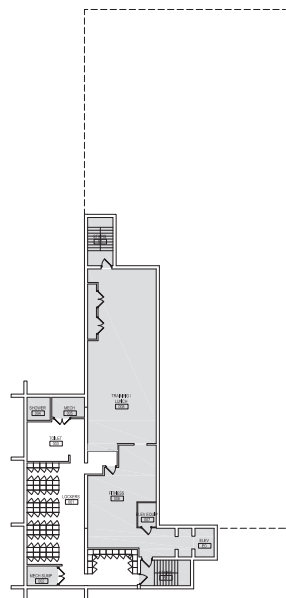
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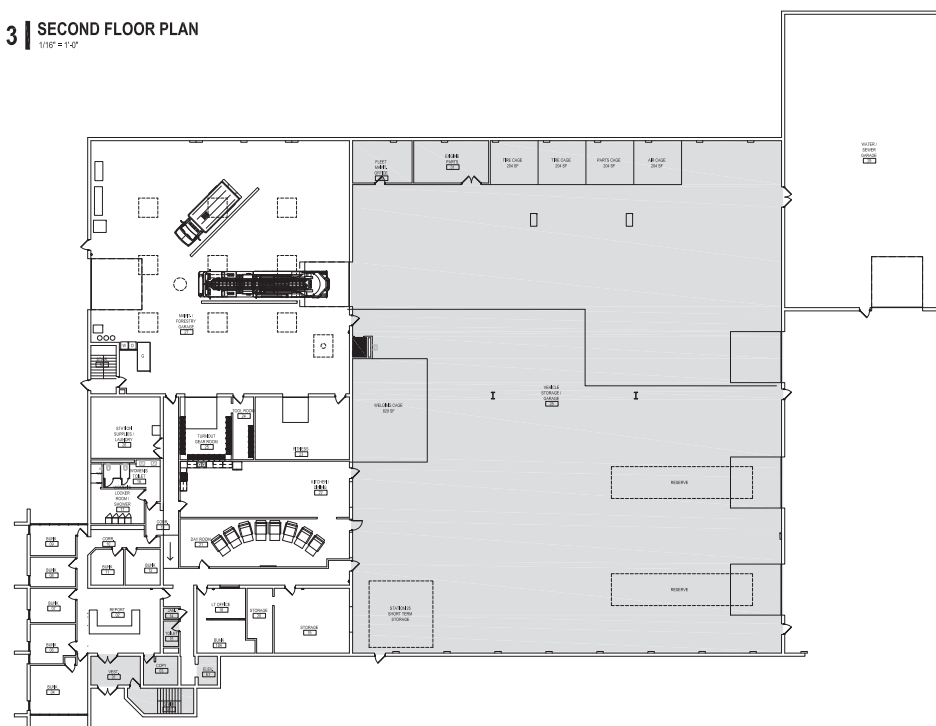
JOB NO. 23-3637.02
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3 | SECOND FLOOR PLAN



2 | LOWER LEVEL FLOOR PLAN



1 | 1ST FLOOR OVERALL PLAN



AREA NOT IN CONTRACT



MEMORANDUM

DATE: October 21, 2024

TO: Planning and Zoning Commission

FROM: Lawrence Kane, Fire Chief

SUBJECT: Traffic Impact Temporary Station 25

Access to Facility

The proposed access to the former Public Works Facility located at 51 Raupp Boulevard will be as follows:

1. Emergency vehicles exiting the building / parking area will predominantly exit the overhead door on the west side of the building onto Raupp Blvd. They will either go south and access Lake Cook Road via the use of a traffic pre-emption device or proceed north and then immediately east on Church St. in rare occasions. Non-emergency vehicles will exit the parking lot through the already present entrance/exit drive.
2. Vehicles returning to the temporary fire station will return in the following ways:
 - a. Ambulance will back into the vehicle bay on the west side of the building from Raupp Blvd.
 - b. Fire suppression vehicles will enter the parking lot on the south side of the building and drive to the rear (east side) of the building and pull straight through the existing overhead door.
 - c. Employees will park in the parking lot on the south side of the building. There is ample parking as the assigned staffing throughout this re-use will not exceed 15 people per day.

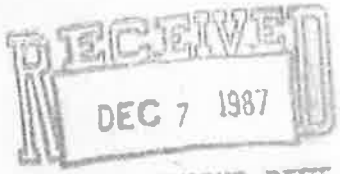
Traffic Impact

The expected traffic and proposed routing will have little to no impact on the facility as well as the surrounding area. The use of this facility will have traffic staggered throughout the day and night. The area is currently accustomed to large trucks entering and leaving predominantly at work start and stop times and occasionally for emergency callouts. The proposed use will not nearly present the traffic that the former facility did.

During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: The use of this building as a temporary fire station will have little impact or difference on the surrounding community than the public works building did. The building will add an area of comfort and/or increased protection due to the fire station being in close proximity to the surrounding community. In trade-off, this station location will allow for response times to the community that do not negatively impact service levels.
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
Response: The size and access to the building will not change. The proposed use will see less vehicle traffic in the area than the prior use as a public works facility.
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
Response: The intended use will yield less traffic and traffic only at various times of the day as opposed to an influx traffic at public works start and end times. In addition, emergency responses causing access to Lake Cook Road will be controlled by traffic pre-emption making access safer.
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
Response: There will be no change in lot or building size.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
Response: The current building is Village owned and has all the infrastructure needed within the Village available.
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.
Response: The facility has more than ample parking available, (under 15 occupants daily) and access is available for large vehicles through the rear of the building off of private property. Emergency access to Lake Cook Rd. will be assisted by a traffic pre-emption device.



ORDINANCE NO. 87- 74

11/23/87

AN ORDINANCE APPROVING A SPECIAL USE
AND PRELIMINARY PLAN
(Municipal Campus Expansion Facilities Plan)

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the Illinois Constitution of 1970; and

WHEREAS, the Village is the owner or has right-of-entry authorization for the Property legally described in attached EXHIBIT A (hereinafter referred to as the Property), zoned R-4, R-8, and R-9 Planned Unit Development; and,

WHEREAS, the Village has filed petitions for Special Use authorization and Preliminary Plan approval for the Property; and,

WHEREAS, the Village proposes to construct a Municipal Police Station and Golf Course Clubhouse, and to expand the Public Works Center, pursuant to a Preliminary Plan dated October 23, 1987, attached hereto as EXHIBIT B; and,

WHEREAS, proper and due notice of the public hearings concerning the Special Use and Preliminary Plan was given and the public hearings held; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the development of the property on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS as follows:

1. Applicable Law. This Ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance, Development Ordinance and the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

2. Approval of Preliminary Plan. The Corporate Authorities hereby adopt a proper, valid and binding ordinance approving a Preliminary Plan attached hereto as EXHIBIT B, for the Property legally described in attached EXHIBIT A.

3. Special Conditions. Approval of the Special Use and Preliminary Plan is hereby made subject to the following variations of the Municipal Code:

- a. Section 17.32.030.A. (to allow the Salt Storage facility to exceed the height limitation of 15 feet for an accessory structure).
- b. Section 17.32.020.D. (to allow the Salt Storage facility to be within the required front yard of the adjacent lot to the rear as depicted on EXHIBIT B).
- c. Section 18.12.020.A.5. (to allow grading within the floodway of Buffalo Creek).

4. This Ordinance shall be in full force and effect from and after its passage. This Ordinance shall not be codified.

AYES: 6 Marienthal, Clover, Reid, Shields, Kowalski, Shifrin

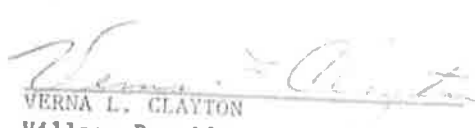
NAYES: 0 None

ABSENT: 0 None

PASSED: November 23, 1987

APPROVED: November 23, 1987

APPROVED:


VERNA L. CLAYTON
Village President

ATTEST:


Village Clerk



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: November 20, 2024

AGENDA ITEM 2.B.

Consideration of a Petition for an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, with Zoning Variations to allow the construction of a fire station, communication tower and accessory structures on the property located at 505 W. Dundee Road.

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, as well as Variations from the Zoning Code for the building setback, the communication tower height and setbacks from the interior and rear property lines, and for a reduced number of parking stalls all to allow the construction of a new fire station, communication tower and accessory structures on the property located at 505 W Dundee Road subject to conditions in the attached staff report.

Summary

Background

Jason Estes, of FGM Architects has petitioned the Village on behalf of the Buffalo Grove Fire Department for the approval of plans to construct a new fire station and communications tower on the 1.72-acre site at 505 W. Dundee Road. The property is currently improved with a fire station and a roof mounted communications tower.

As proposed, the project will require approval of an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, as well as Variations from the Zoning Code for the building setback, the communication tower height and setbacks from the interior and rear property lines, and for a reduced number of parking stalls. The following report summarizes the petitioner's requests.

Next Steps

The Planning and Zoning Commission shall open a public hearing, hear testimony from the petitioner and the public, and make a recommendation to the Village Board regarding the requests.

File Attachments

1. Staff Report
2. Final Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	November 20, 2024
Subject Property Location:	505 W Dundee Road, Buffalo Grove, IL 60089
Petitioner:	Jason Estes, FGM Architects, on behalf of the Buffalo Grove Fire Department
Prepared By:	Kelly Purvis, Deputy Community Development Director
Request:	The petitioner is seeking approval of an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, with Zoning Variations to allow the construction of a fire station, communication tower and accessory structures on the property located at 505 W. Dundee Road.
Existing Lane Use and Zoning:	The property is currently improved with a Fire Station and communications tower in the R-1 Residential District.
Comprehensive Plan:	The 2009 Comprehensive Plan indicates that this property should be Public/Semi-public.

PROJECT BACKGROUND

Jason Estes, of FGM Architects has petitioned the Village on behalf of the Buffalo Grove Fire Department for the approval of plans to construct a new fire station and communication tower on the 1.72-acre site at 505 W. Dundee Road. The property is currently improved with a fire station and a roof mounted communication tower.

As proposed, the project will require approval of an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, as well as Variations from the Zoning Code for the building setback, the communication tower height and setbacks from the interior/side and rear property lines, and for a reduced number of parking stalls. The following report summarizes the petitioner's requests.



Figure 1: Subject Property

PLANNING & ZONING ANALYSIS

Proposed Plan

Fire Station 25 was constructed in 1975 and while it has been well maintained, the building is beyond a point where remodel/restoration is cost effective. The Buffalo Grove Fire Department is proposing to demolish the existing station and build a new 16,300 sf facility (about twice the size of the existing station)

including replacement of all site elements (pavement, curbs, sidewalk, etc.). The building will include an apparatus bay for 6 vehicles and an ambulance bay for two vehicles. There will be support spaces for the apparatus bays such as storage, turnout gear, decontamination rooms, a work room, and an alarm room. The residential quarters will include an office for the lieutenant, 9 bunk rooms, a residential kitchen, dayroom, fitness room, locker rooms, toilet/shower rooms, laundry and storage rooms and a room for water service.



Figure 2: Proposed Station and Tower

In addition to the construction of a new fire station, the communication tower will need to be replaced as it is currently located on the roof of the existing building. Providing a new tower for the new fire station is critical to its emergency response operations and function. The proposed tower will be affixed to the ground on the south side of the building, it will be 100 ft. tall and the footprint of the structure will be approximately 3 ft. square. The tower will be very similar to the towers at other Village facilities (Village Hall, Public Works, Fire Station 26, etc.).

Use

Both the fire station and communication tower require a special use when located in a residential zoning district. While a special use was previously granted for these uses on this site, demolition and reconstruction of these improvements requires an amendment to the special use.

Fire Department Operations

Fire Station 25 has been located on the subject property since 1975. This location allows the station to provide adequate coverage and efficient response times to the community. As is the case with other Village facilities, fire stations operate 24 hours a day, 7 days per week. The station's location on a busy road in a mixed-use corridor is conducive to the activities associated with its use. It is anticipated that between 5-9 employees will staff the station per day.

Bulk Requirements

The new station will be a one-story structure with a maximum height of 26 feet, well within the district limit of 35 feet. While the new fire station will be larger than the existing fire station, it will be positioned on the site in a similar location to maximize functionality of the site. The building will comply with all setback requirements except for the setback from the west/side property line. This is largely due to the location of the existing drive aisles, which will remain. The Code requires a 16-ft. 10 in. side yard setback on each side of the building (10% of the lot width). A 10-ft. setback will be provided on the west side, which will require a variation. Staff is supportive of this variation, as the fire station is setback 10 ft. from the property line currently, and from a circulation perspective, it makes sense to keep the drive aisles in their current locations.

The maximum permitted height for a communication tower is 60 ft. in residential districts. The Code also requires that communication towers be set back a distance equal to twice their height from adjacent residential property lines, and a distance equal to their height from adjacent non-residential property lines. The existing tower mounted on the fire station is 80 ft. and was granted a height variation in 2008. The new tower is proposed to be located on the south side of the building (affixed to the ground) and will be 100 ft. tall. Due to the size of the lot (168 ft. wide), the tower cannot meet the setback requirements from the east and west property lines. In order to meet the requirement from the south property line, the tower would need to be placed in the center of the property, where the building is located. As such, the tower is proposed in the best available location on the site. The table below compares the Code requirements for the tower to what is proposed. Variations will be needed for the tower's height and setback from the south, east and west property lines.

	Requirement	Proposed
Height	60 feet	100 feet
North Setback	200 feet	348 feet
South Setback	200 feet	90 feet
East Setback	200 feet	96 feet
West Setback	100 feet	73 feet

Table 1. Communication Tower Height and Setback Requirements Versus Proposed Height and Setbacks

Staff is supportive of the variation requests as the tower is similar to what is currently on the property and installed at other Village facilities. All other accessory structures on the site (refuse enclosure, generator, and transformer) will meet all zoning requirements.

Access and Circulation

The two full access drives off West Dundee Road will remain in the same location but will be improved to provide a better transition onto Dundee Road. As is currently practice, trucks will enter the site from the east, circulate around to the back of the building to enter/park in the apparatus bays. When calls come in, trucks will leave the site from the west access drive.

Parking

The Zoning Ordinance requires four parking stalls per 1,000 sf. for governmental services, resulting in a parking requirement of 65 parking spaces. The site will feature 4 public parking spaces (including 1 ADA stall) on the north side of the building. The south side of the property will have 18 parking stalls for the 5-9 employees that will be staffing the station per shift. A variation will be needed to allow 22 parking stalls on the site. Staff is in support of this request, as fire stations typically receive fewer visitors than other Village buildings, the proposed number of spaces is similar to the parking provided at other stations and will provide more than double the number of stalls needed to accommodate staff. In addition, there are currently 30 parking spaces on the property, which staff have indicated are never fully utilized.

Landscaping

The landscape plan features foundation landscaping around the building, and plantings around the monument sign. There is a mix of deciduous trees and shrubs,

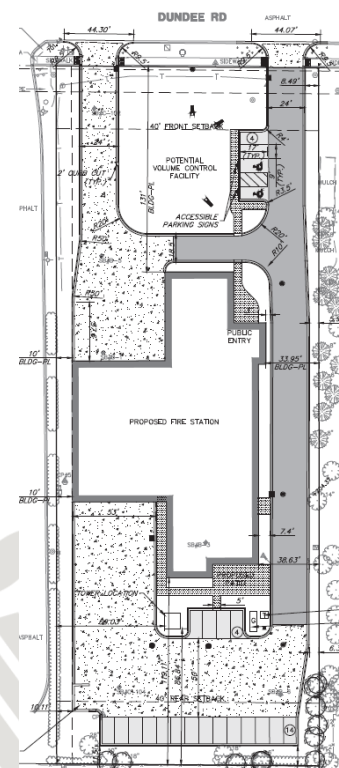


Figure 3. Site Plan

evergreen shrubs, perennials, grasses and ground cover plants included in the plan. In addition, native plantings will be installed in the front of the building in the detention basin. The landscape plan has been reviewed and approved by the Village Forester.

Building Materials

The new fire station will be modern in design with varying roof lines and high-quality building materials, including face brick and limestone masonry, with composite aluminum panels. The windows and storefronts will be aluminum and both bi-fold doors and high-speed overhead doors will be featured on the apparatus bays.

Signage

A new freestanding sign will replace the wooden sign on the front of the property. The sign will be set back a minimum of 10 ft. from the property line, will be 5 ft. tall and 53 sf. in area. Per Village requirements, the sign will be landscaped around its base.

In addition to the freestanding sign, two wall signs will be installed on the fire station. The fire station badge logo will be 25 sf. in area, and the station signage featuring the number 25 will be 49.5 sf. The Code allows governmental signs in residential districts to be reviewed administratively, so no variations will be required for any of the signs.

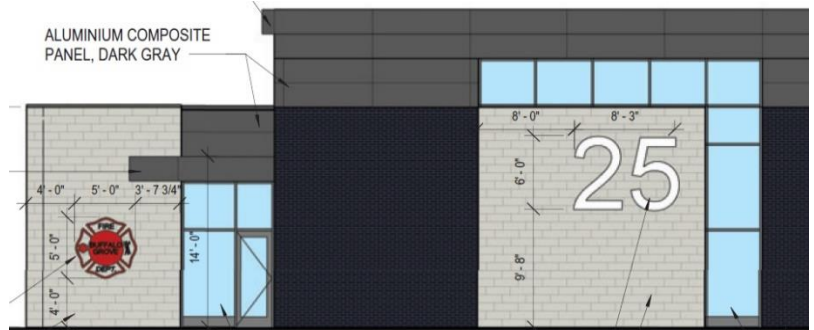


Figure 4. Proposed Wall Signs

Lighting

Wall pack light fixtures will be located above each vehicle bay door, and recessed downlights will be installed on the front/rear canopies of the building. In addition, new pole mounted fixtures will be installed throughout the site. The lighting will comply with Village requirements.

Stormwater/Engineering:

All civil aspects of the site are being coordinated with Engineering and Public Works through a cooperative design process. This process allows for development control objectives to be met while also creating a site that can be well maintained. Stormwater management incorporates MWRD's volume control requirements with Public Works' naturalization efforts through a mesic prairie pond. All other utilities are being replaced and relocated as needed. IDOT is being closely coordinated with to ensure emergency vehicle prioritization is met for the correct vehicles leaving the facility.

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff reviewed the proposal and had no concerns.
Engineering	The Village's Engineering Staff reviewed the proposal and had no concerns.
Fire	The Village's Fire Dept. Staff reviewed the proposal and had no concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the property owners within 250 ft. of the site were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any inquiries regarding the proposal.

STANDARDS

Special Use Standards

Pursuant to the Zoning Ordinance, the proposed use requires an amendment to the Special Use. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the amendment, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Zoning Variation Standards

The proposed project requires variations from the Zoning Code. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the requests. The regulations of the Zoning Code shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
2. The plight of the owner is due to unique circumstances;
3. The proposed variation(s) will not alter the essential character of the neighborhood.

The petitioner's responses to each of the above standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, as well as Variations from the Zoning Code for the building setback, the communication tower height and setbacks from the interior and rear property lines, and for a reduced number of parking stalls, all to allow the construction of a new fire station, communication tower and accessory structures on the property located at 505 W Dundee Road subject to the conditions in the Suggested PZC Motion.

SUGGESTED PZC MOTION

The PZC recommends approval of an Amendment to the Preliminary Plan and Special Use approved by Ordinance No. 73-14, as well as Variations from the Zoning Code for the building setback, the communication tower height and setbacks from the interior and rear property lines, and for a reduced number of parking stalls all to allow the construction of a new fire station, communication tower and accessory structures on the property located at 505 W Dundee Road subject to the following conditions:

- 1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. Final Engineering and the landscape plan shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*
- 4. The Special Use is granted to the Village of Buffalo Grove Fire Department to operate at 505 W Dundee Road, which shall not run with the land.*
- 5. The Special Use granted to the Buffalo Grove Fire Department is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - i. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - ii. Such assignment shall be valid only upon the adoption of a proper, valid, and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

ATTACHMENTS

- | | |
|----------------------------------|---|
| a. Narrative Description | h. Landscape Plan |
| b. Color Elevations | i. Photometric Plan |
| c. Building & Tower Renderings | j. Light Fixture Cut Sheets |
| d. Sign Plan | k. Response to Special Use Standards |
| e. Floor Plan | l. Response to the Zoning Variation Standards |
| f. Plat of Survey | m. Ordinance 73-14 |
| g. Preliminary Engineering Plans | |

November 8, 2024 (REVISED)

Ms. Kelly Purvis
Deputy Director of Community Development
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Subject: Village of Buffalo Grove Fire Department New Station 25, Request for Special Use

Dear Ms. Purvis,

The Village of Buffalo Grove Fire Department is requesting approval for Special Use for the proposed new Station 25 located at 505 West Dundee Road, Buffalo Grove, IL. **A new communications tower will also be included with this Special Use approval request.**

The existing site is the current home of Fire Station 25. This station opened in 1975 and has served the south end of the Village of Buffalo Grove since that time. Initially the station was not constructed to have firefighters permanently living in the structure. The station and its staffing evolved over time to its current staffing model, providing 5-6 people daily to staff Ambulance and Tower Ladder 25. The station has served the community well during this time but has outgrown its potential for remodel and restoration.

Current fire apparatuses are wider than they were in the 1970's and 1980's resulting in the doors being too narrow for modern fire vehicles. Electrical demands associated with technology as well as modern appliances result in a burden on the current electrical system. Current furnace and air conditioning package efficiency standards far exceed the standards of nearly 50 years ago. In addition, the building's skeleton has been exposed to weather for nearly 50 years and although it's been well maintained, the building is deteriorating beyond a point where repair is cost effective.

The location of the facility in the community has been evaluated and makes sense to stay in its current location. This location when compared to the other fire stations in both the Village and the area provides adequate coverage for the community and allows for efficient response times. In addition, the proposed construction allows for future growth and development.

The proposed plan is to raze the existing station and build a new 16,300 SF facility, including replacing all site elements (pavement, curbs, sidewalk, etc.). The new building will cover approximately 22% of the site. New site work will include new drives, curbs, and parking. The two existing entrances off of West Dundee Road will remain, but will be improved to provide a smooth transition onto the main road. A drive for the ambulance bay will be located on the north side of the building. Public parking will be provided on the north side of the building, while staff parking will be provided at the rear of the building.

The building will include an apparatus bay for 6 vehicles and an ambulance bay for 2 vehicles. There will

be support spaces for the apparatus bays such as storage, turnout gear, decontamination rooms, work room, and alarm room. The residential quarters will include an office for the lieutenant, 9 staff bunk rooms, residential kitchen, dayroom, fitness room, locker rooms, toilet/shower rooms, laundry and storage rooms, and a room for water service.

In addition, the existing communications tower will need to be replaced as it is currently located on the roof of the existing building. Providing a new communications tower for the new fire station is critical in its operations and function. The proposed tower will be located on the south side of the building, it will be 100 ft. tall and the footprint of the structure will be approximately 3 ft. square. The tower will be the same/similar to the one located at Fire Station 26.

Below is more detailed information on the proposed site and building:

Site description:

- The existing site is approximately 168'-0" wide x 445'-0" deep.
- There are two existing drives off of Dundee Road, which will remain. The drives will be improved in order to smooth the transition between the drives and West Dundee Road. There will not be any new or enlarged curb cuts.
- New concrete pavement and concrete curbs/gutters will be primarily on the south parking lot and the west drive leading to Dundee Road. High density asphalt pavement will be on the east drive, except for the apron off of Dundee Road which will be concrete.
- Public parking will be provided at the front entrance (north). A total of 4 parking spaces will be provided, 1 will be handicap accessible.
- Staff parking will be located at the rear of the property (south). A total of 18 parking spaces will be provided.
- There will be new parking lot lighting along the east, south and west sides of the drives and parking lot. Poles will be 25 ft. tall.
- A masonry trash enclosure will be located on the southwest corner of the property. In the event that cost becomes prohibitive, an alternative vinyl or metal fence will be constructed to compliment the building.
- A new communications tower will be located south of the kitchen. The distance to the center of the tower will be approximately 90 ft. from the south property line, approximately 73 ft. from the west property line, and approximately 96 ft. from the east property line. The tower will be 100 ft. tall, with a footprint of 3 ft. x 3 ft. The tower will have anti-climb walls. The communications tower will be a delegated design by Urban Communications, who has built other towers for the Village of Buffalo Grove.
- A monument sign will replace the existing wood sign. The monument sign will be the standard that is currently being used on municipal buildings in Buffalo Grove.
- Native plantings are proposed for the front yard green space. The front parking area will have landscaping surrounding it.
- The existing tree lines on the south and east property boundaries will remain. There will be a couple of trees which are designated to be removed. There will be a few additional trees added to make up for the minimal amount of trees that have to be removed due to the building and site being demolished.
- Landscaping will be provided around the building.

- Building generator and transformer will be located on the southeast corner of the building.

Building description:

- Building Use: Fire station with residence quarters.
- Building Area: 16,330 GSF main floor; 1,400 GSF mezzanine.
- Building Height: 1 story, with a mezzanine in the apparatus bay. There will be several roof heights. The tallest roof line will be approx. 26'-0" above finish grade.
- Canopies/Overhangs will be located at the front entrance and at the rear patio.
- Building Materials:
 - Face Brick and Stone
 - Composite aluminum metal panels
 - Aluminum windows and storefronts
 - Single ply membrane roofing
 - Bi-Fold doors on the north side apparatus bays (alternate will be either high speed overhead doors or sectional overhead doors)
 - High speed overhead doors on the south side of the apparatus bays (alternate will be sectional overhead doors)
- Building Signage:
 - The north façade will have a 6'-0" tall numerical backlit aluminum channel letter which identifies the station number (25).
 - A 5'-0" diameter aluminum logo/emblem will be located on the wall at the front entrance.
- Exterior Building Lighting: There will be wall packs located above each vehicle bay door, and recessed downlights at the front/ rear canopies.
- Roof top units will be located on the roof of the residence portion of the building. These units will not be visible from the West Dundee Road.

There will be several variance requests for this project.

- Communications Tower:
 - (Ch. 17.32.030) The proposed tower is 100 ft. tall above grade. The maximum height in non-commercial zones is 60 ft.
 - (Ch. 17.34.040, H, 6) We do not intend to install a fence around the structure, but use anti-climb walls similar to what has been done at Station 26.
 - (Ch. 17.40.020, A, Special Uses table) The tower will be setback approximately 73 ft. from the west property line (O&R district), approximately 90 ft from the south property line (R-9 district), and approximately 96 ft. from the east property line (R-1 district). These setbacks do not meet the minimum required.
-
- Building Setback (Ch.17.40.020, B): The west building side yard setback is 10'-0", which is less than required. The width of the lot is 168'-0", which would require a minimum setback of 16'-10". The east side of the building is anywhere from 34 ft. to 38 ft. from

- the property line.
- Parking (Ch. 17.36.040): There will be 22 parking spaces on this property. This is below the 'governmental services' requirement of 4 vehicles per 1000 sf. This fire station does not receive many visitors (4 spaces provided at the front entrance) and each shift has anywhere from 5-9 employees (18 spaces provided in the back). The number of staff parking will accommodate overlapping shifts.

The attached exhibits are as follows:

- Exhibit 'A': Civil Plans (not resubmitted)
- Exhibit 'B': Architectural Site Plan (includes trash enclosure) (not resubmitted)
- Exhibit 'C': Landscape Plan - REVISED
- Exhibit 'D': Building Elevations, 4 sides - REVISED
- Exhibit 'E': Building Renderings (not resubmitted)
- Exhibit 'F': Monument Sign Elevations (not resubmitted)
- Exhibit 'G': Building Floor Plan (not resubmitted)
- Exhibit 'H': Photometric Site Plan- REVISED
- Exhibit 'I': Exterior light fixture cut sheets (not resubmitted)
- Exhibit 'J': Communications Tower cut sheets (not resubmitted)

Please accept this application for Special Use. Should you have any questions, please do not hesitate to contact me.

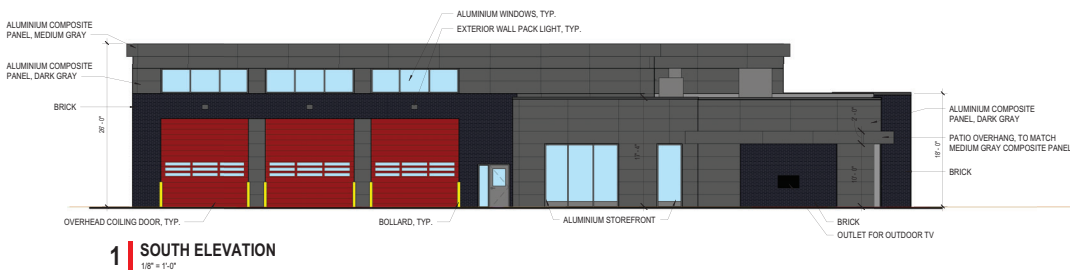
Respectfully submitted,

Jennifer Villena-Johnson, AIA | Project Architect
jennifervillena@fgmarchitects.com

cc: Larry Kane, Fire Chief
Jason Estes, FGM Architects
Jack Hayes, Frederick Quinn Construction
file

Enclosure(s):

- Refer to transmittal sheet for attachments



VILLAGE OF BUFFALO GROVE FIRE DEPARTMENT ST. 25

505 WEST DUNDEE RD, BUFFALO GROVE, IL 60089

EXHIBIT 'E'



NORTHEAST VIEW

Job No. 23-3637.03 | Published 09/25/24
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fgma

VILLAGE OF BUFFALO GROVE FIRE DEPARTMENT ST. 25

505 WEST DUNDEE RD, BUFFALO GROVE, IL 60089



NORTHEAST STREET VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW

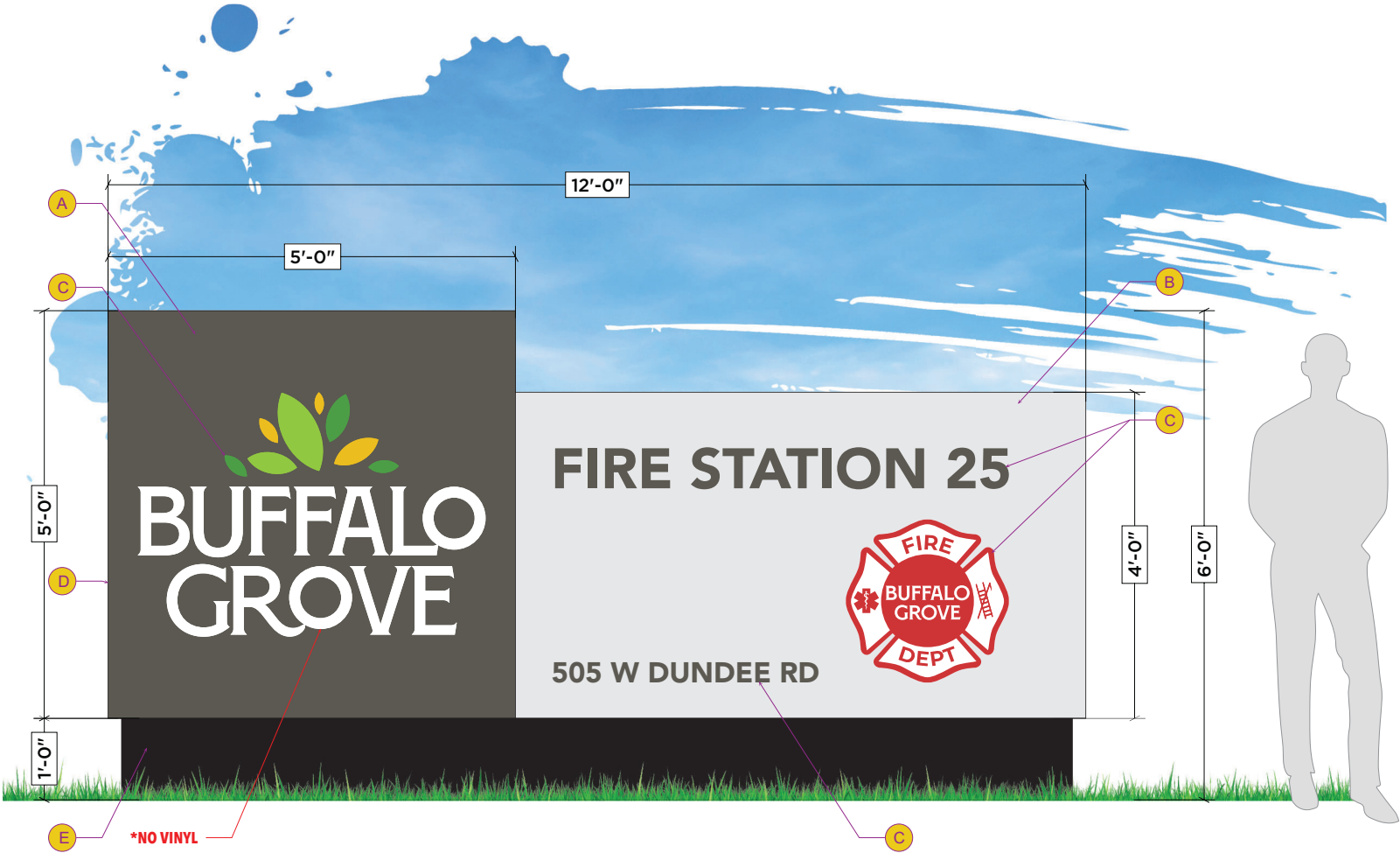
Job No. 23-3637.03 | Published 10/24/24
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fgma

Monument Sign - OPTION 1

Square Footage: 60

EXHIBIT 'F'



Single-Faced Illuminated Ground Sign

Materials: Fabricate and install sign of aluminum & acrylic.

Cabinet: Frame to be steel angle / .125 aluminum panel.

Sign faces:
To be routed aluminum / backed with 3/16" white acrylic.
With high performance vinyl applied first surface.

Illumination: Internal Illumination to be white LEDs.

Finish: All exposed metal surfaces to be coated with acrylic polyurethane.

- A Aluminum sign cabinet painted to match PMS Cool Gray C w/ routed & backed face
- B Aluminum sign cabinet painted TBD w/ routed & backed face
- C 3/16" White acrylic w/ first vinyl
- D Electrical Disconnect Switch / Access Panel
- E Aluminum base painted black

SCALE 3/4"=1'

Drawn By: DW

Aluminum Cabinet - Cool Gray 1 C	Paint
Aluminum Cabinet - Dark Gray - TBD	Paint
3M High Performance - Red - TBD	Vinyl
3M High Performance - Dark Gray - TBD	Vinyl
3M High Performance - Lt. Green PMS 368 C	Vinyl
3M High Performance - Yellow PMS 129 C	Vinyl
3M High Performance - Dk. Green PMS 2424 C	Vinyl
Aluminum Base - Black	Paint

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
--	--

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.



OFFICE: 630.898.5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60055

Prepared For:
Village of Buffalo Grove

Address:
505 W Dundee Rd

Dwg: 241402 Sheet: 1 Design Date: 10/22/2024

Location Name:

City/State:
Buffalo Grove, IL 60089

Rev A:	Rev D:
Rev B:	Rev E:
Rev C:	Rev F:

LANDLORD APPROVAL SIGNATURE

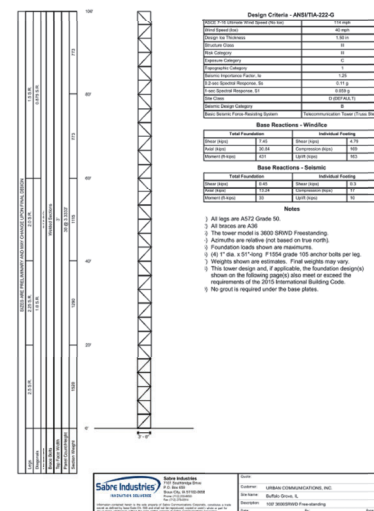


EXHIBIT 'J'

fgma

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
815.478.9700 (30)
ILL. STATE CERTIFICATE OF AUTHORITY
NO. 0000000000

STRUCTURAL
JOHNSON WILBUR ADAMS, INC.
330 S. MAPLEVILLE RD., SUITE 300
WHEATON, ILLINOIS 60187
630-453-9040 (CJ)
IL STATE CERTIFICATE OF AUTHORITY
NO. 198-000176

**M.E.P.F.P.
WT GROUP**
2675 PRATUM AVE
HOFFMAN ESTATES, ILLINOIS 60169
708.291.6888 (O)
ILL. STATE CERTIFICATE OF AUTHORITY
NO. 188 (2010) PL-0010

CONSTRUCTION MANAGER
FREDERICK QUINN CORP.
333 SOUTH CHURCH STREET
ADDISON, ILLINOIS 60101
630-438-8500 (C) 630-438-8500(P)
IL STATE CERTIFICATE OF AUTHORITY
6040

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

[illegible]

**VILLAGE OF BUFFALO GROVE
FIRE DEPARTMENT ST. 25
1505 WEST DUNDEE RD, BUFFALO GROVE**

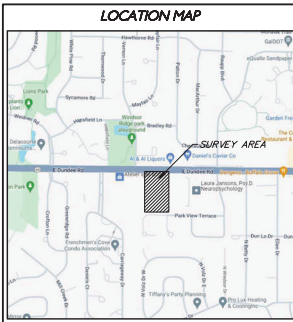
ISSUE FOR P & 7 REVIEW

COMMUNICATIONS TOWER AND CUT SHEET

SHEET NO.

J

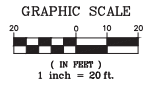
JOB NO. 23-3637.03



ALTA/NSPS LAND TITLE SURVEY EXHIBIT 'A'

LOT 1 IN LEMKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 20, 1974 AS DOCUMENT 22823118, COOK COUNTY, ILLINOIS.

AREA = 74,714 SQFT (1.7152 ACRES)



BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983. EAST ZONE-2011 ADJUSTMENT. ADJUSTED TO GROUND VALUES ESTABLISHED BY GPS METHODS FROM THE TRIMBLE VIRTUAL REFERENCE NETWORK.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
100.00 N00°00'00"E MEASURED DATUM
100.00 N00°00'00"E RECORD DATUM
100.00 N00°00'00"E DEED DATUM

SURVEY PREPARED FOR:
VILLAGE OF BUFFALO GROVE
50 RAUPY BOULEVARD
BUFFALO GROVE, IL 60089

LEGEND

- CATCH BASIN
- CROSS/NOTCH
- ELECTRIC BOX
- SOL BORING
- ELECTRIC METER
- FLAG POLE
- GAS VALVE
- INLET
- IRON PIPE
- IRON ROD
- TRAVEL SIGNAL
- HANDHOLE
- LIGHT POLE
- WOOD FENCE
- MAG NAIL/PIN MAG
- SANITARY SEWER MANHOLE
- SIGN
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE BOX/PEDESTAL
- TELEVISION BOX/PEDESTAL
- VALVE BOX
- WATER VALVE AUXILIARY
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- RIGHT OF WAY LINE
- LOT LINE
- BOUNDARY LINE
- ASPHALT/PAVEMENT
- CONCRETE
- BRICK PAVERS
- BUILDINGS/WALLS
- MULCH
- BRICK PAVERS

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS NOW™ (NO PUBLISHED MONUMENT VERIFIED) DATUM: NAVD83

SURVEYOR'S NOTES

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS SHOWN HEREON, REFER TO COMMITMENT FOR TITLE INSURANCE, ISSUED BY WHEATLAND TITLE COMPANY, COMMITMENT NO.: 044-202400-24194.0, EFFECTIVE DATE MAY 17, 2024.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL, WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCES AT ONCE.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
- MONUMENTS WERE FOUND AND NOTED IN RELATIONSHIP TO THE TRUE CORNER. WHERE NO MONUMENTS WERE FOUND A 1/2" PIPE, CROSS IN CONCRETE OR MAG NAIL WERE SET.
- REGARDING ITEM 2 OF TABLE A
PROPERTY ADDRESS: 505 W DUNDEE RD., BUFFALO GROVE, ILLINOIS 60089
- REGARDING ITEM 3 OF TABLE A FLOOD ZONE CLASSIFICATION
THIS PROPERTY IS IN AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (UNSHADED ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, ILLINOIS (COMMUNITY PANEL NO.1703010063) EFFECTIVE DATE AUGUST 19, 2008.
- GROSS LAND AREA REGARDING ITEM 4 OF TABLE A
TOTAL AREA: 74,714 SQFT, 1.715 AC.
- REGARDING ITEM 5 OF TABLE A
GHA PERFORMED A GROUND SURVEY AND PRODUCED CONTOURS AT 1 FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS NOW NETWORK. DATUM: NAVD 83
- REGARDING ITEM 9 OF TABLE A
THERE ARE 33 REGULAR PARKING SPACES AND 1 HANDICAP SPACE.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DRIFT PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE PROPERTY. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED IN PART ON THE 'STAMPED' MARKINGS OF THE RIM. ONLY THE IMPROVEMENTS, WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- CALL JULIE, AT 811 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

SCHEDULE B:

GENERAL EXCEPTIONS:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS:

- GRANT DATED JANUARY 19, 1963 AND RECORDED FEBRUARY 11, 1963 AS DOCUMENT NO. 1878022 MADE BY DAVID W. FINLEY AND LILLIAN K. FINLEY TO NORTHERN ILLINOIS GAS COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. (SHOWN HEREON)
- GRANT DATED FEBRUARY 1, 1967 AND RECORDED FEBRUARY 7, 1967 AS DOCUMENT NO. 2005001 MADE BY DAVID W. FINLEY AND LILLIAN K. FINLEY TO ILLINOIS BELL TELEPHONE COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. (SHOWN HEREON)
- EASEMENT DATED MARCH 8, 1973 AND RECORDED MARCH 13, 1973 AS DOCUMENT NO. 2311768 MADE BY VILLAGE OF BUFFALO GROVE TO ILLINOIS BELL TELEPHONE COMPANY AND COMMUNICATIONS ENERGY COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. (SHOWN HEREON)
- BUILDING LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 20, 1974 AS DOCUMENT NO. 22823118. (SHOWN HEREON)

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GENALT HAMILTON ASSOCIATES, INC.
625 Forest Drive East ■ Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

NO.	DATE	REVISION

DRAWN BY: MAG	SHEET NUMBER
CHECKED BY: EAH	1
DATE: 06.25.24	
GHA PROJECT #	
5921.002	
SCALE	
1"=20'	
OF 1 SHEETS	

STATE OF ILLINOIS
COUNTY OF LAKE

FIDELITY NATIONAL TITLE INSURANCE COMPANY
THE VILLAGE OF BUFFALO GROVE, A MUNICIPAL CORPORATION

GENALT HAMILTON ASSOCIATES INC., HEREBY CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 9, AND 11A OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON THE GROUND ON MAY 29, 2024.
DATED THIS 25TH DAY OF JUNE, A.D. 2024.

GENALT HAMILTON ASSOCIATES, INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000922

Edward A. Hedge
EDWARD A. HEDGE
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3026
MY LICENSE EXPIRES NOVEMBER 30, 2024



PRELIMINARY ENGINEERING PLANS

BUFFALO GROVE FIRE STATION 25

SITE IMPROVEMENTS

STANDARD SYMBOLS

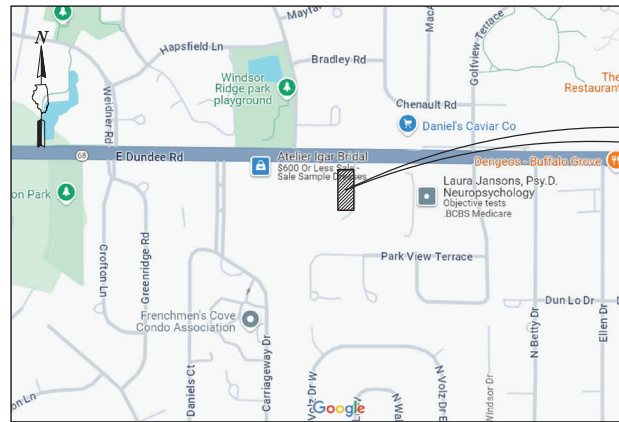
FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT		
COMBINE SEWER LINE		
CONTOUR		
CULVERT		
DITCH/SWALE		
ELECTRIC LINE		
ELECTRIC MANHOLE		
FENCE		
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE		
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES		
POWER POLE		
R.O.W LINE		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SIGN		
SPOT ELEVATION		
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE-CONIFEROUS (SIZE/TAG#)		
TREE-DECIDUOUS (SIZE/TAG#)		
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE		

J.U.L.I.E

JOINT
UTILITY
LOCATION
INFORMATION FOR
EXCAVATION
CALL 811



Know what's below.
Call before you dig.



PROJECT LOCATION
505 W DUNDEE ROAD
BUFFALO GROVE, ILLINOIS 60089

LOCATION MAP (Not to Scale)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING
TRIMBLE VES@NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD83

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS/DEMOLITION PLAN
3. GEOMETRIC PLAN
4. UTILITY PLAN
5. GRADING PLAN
6. FIRE TRUCK AUTOTURN

TOPOGRAPHIC SURVEY BY:

GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PROFESSIONAL DESIGN FIRM LICENSE:

GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM — LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010
EXPIRES: 6/30/2025

PLANS PREPARED FOR:

VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD
BUFFALO GROVE, ILLINOIS 60089
TELEPHONE: 847-459-2500

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

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Tel 847.478.9700 ■ Fax 847.478.9701

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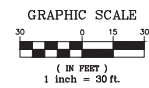
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TITLE SHEET

FIRE STATION 25
505 WEST DUNDEE ROAD
VILLAGE OF BUFFALO GROVE, ILLINOIS 60089

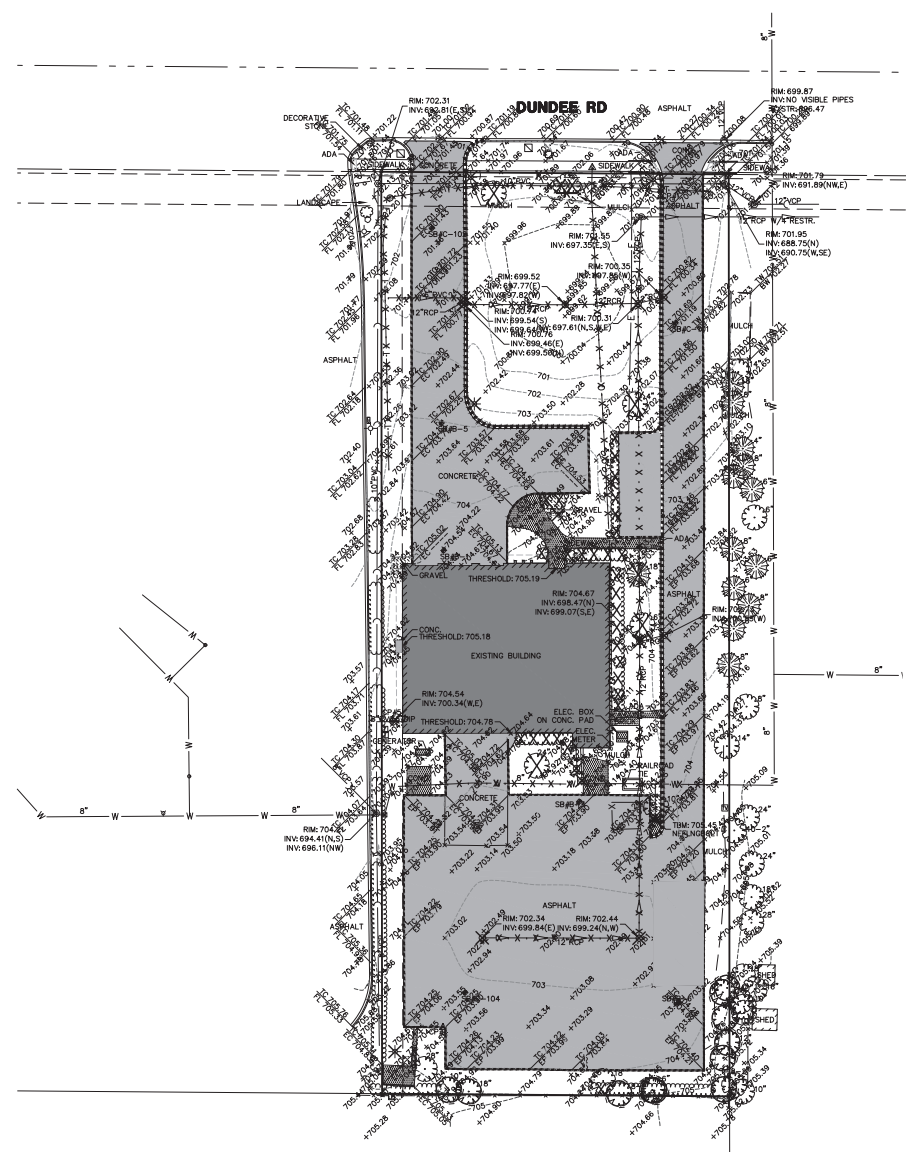
NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5921.002 PR 10-24-24.dwg	SHEET NUMBER
DRAWN BY: PL	1
DATE: 10/25/24	GHA PROJECT # 5921.002
CHECKED BY: B/W	SCALE N.A.
DATE: 10/25/24	OF 6 SHEETS



REMOVAL LEGEND

-  BUILDING REMOVAL
-  PAVEMENT REMOVAL
FULL DEPTH
-  GRAVEL REMOVAL
-  SIDEWALK REMOVAL
-  SIGN REMOVAL
-  TREE/SHRUB REMOVAL
-  TREE TRUNK PROTECTION
FENCE
-  CURB/COMBINATION CURB
AND GUTTER REMOVAL
-  UTILITY TO BE REMOVED
-  STRUCTURE REMOVAL
-  SOIL BORING



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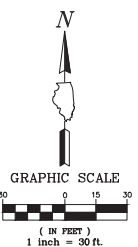
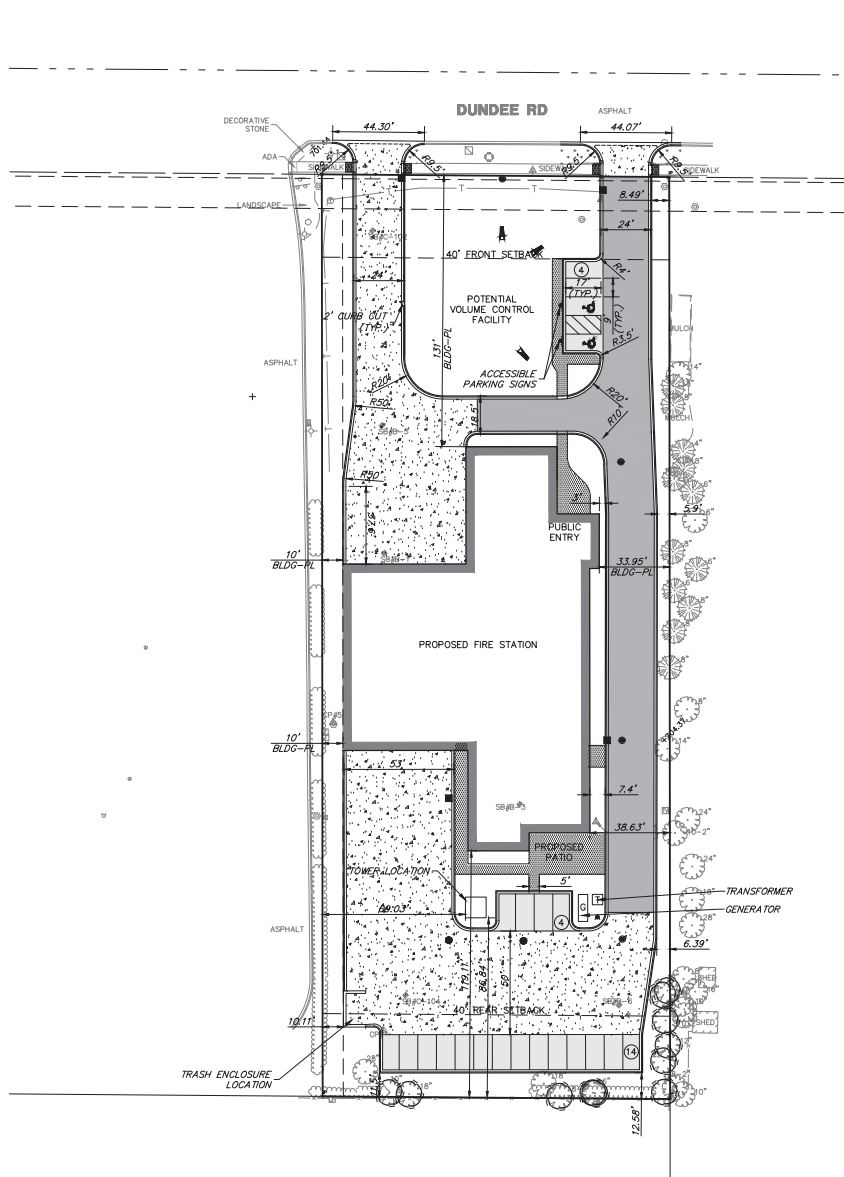
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EXISTING CONDITIONS/DEMOLITION PLAN

**FIRE STATION 25
505 WEST DUNDEE AVENUE
BUFFALO GROVE, ILLINOIS**

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5921.002 PR.dwg	SHEET NUMBER
DRAWN BY: B/JW	2
DATE: 10/25/24	GHA PROJECT # 5921.002
CHECKED BY: B/JW	SCALE: 1"=30'
DATE: 10/25/24	OF 6 SHEETS



PROPOSED LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- PCC PAVEMENT
- PCC SIDEWALK
- GRASS RESTORATION, IDOT CLASS 1 SEED
- BUILDING
- STONE RIP RAP, CLASS A1
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- BARRIER CURB
- PARKING COUNT
- DETECTABLE WARNINGS

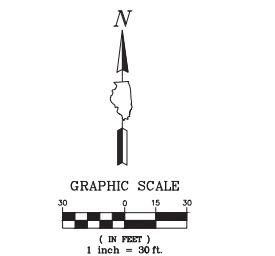
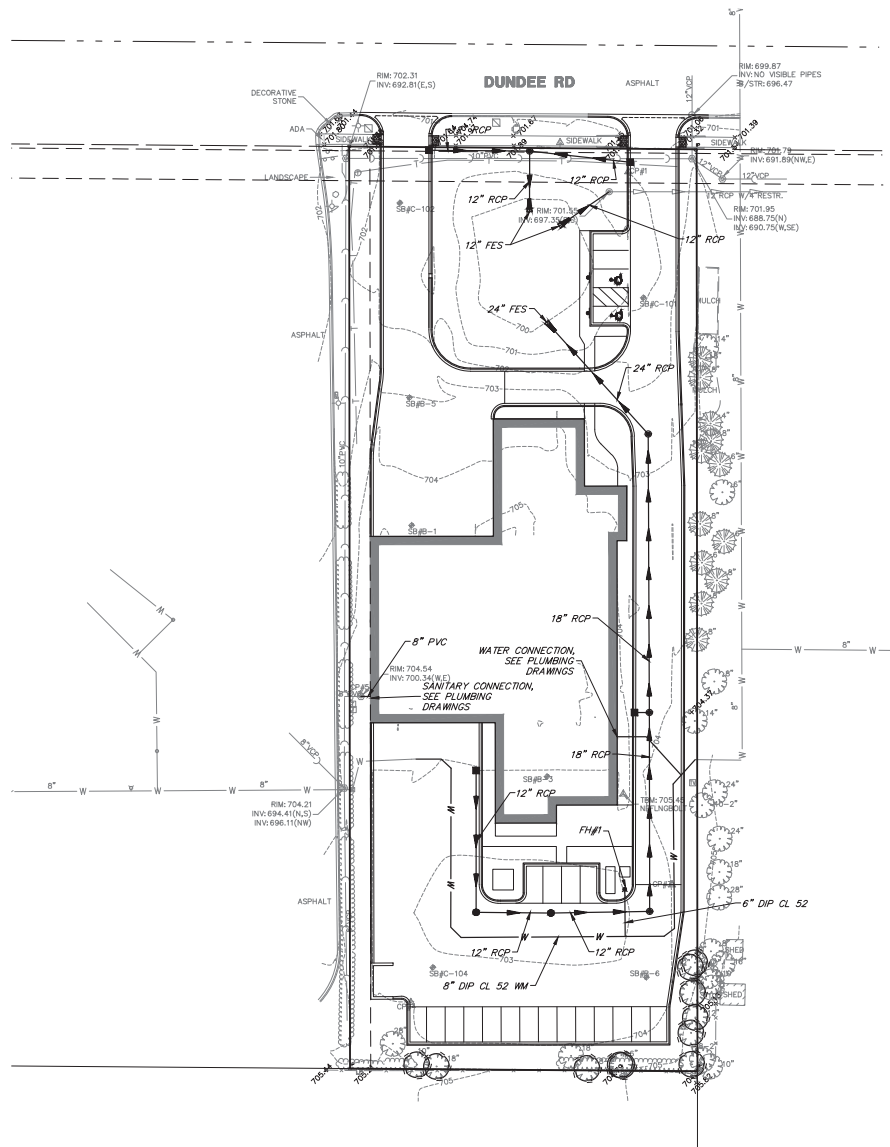
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GEOMETRIC PLAN
FIRE STATION 25
505 WEST DUNDEE AVENUE
BUFFALO GROVE, ILLINOIS

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5921.002 PR.dwg	SHEET NUMBER
DRAWN BY: B/W	3
DATE: 10/25/24	GHA PROJECT # 5921.002
CHECKED BY: B/W	SCALE: 1"=30'
DATE: 10/25/24	OF 6 SHEETS



UTILITY PLAN LEGEND

	EXISTING STORM SEWER	
	EXISTING SANITARY SEWER	
	EXISTING WATERMAIN	
	PROPOSED STORM SEWER	
	PROPOSED SANITARY SEWER	
	PROPOSED WATERMAIN	
EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		POWER POLE
		SIGN

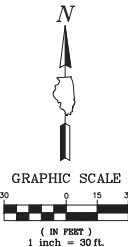
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UTILITY PLAN
FIRE STATION 25
505 WEST DUNDEE AVENUE
BUFFALO GROVE, ILLINOIS

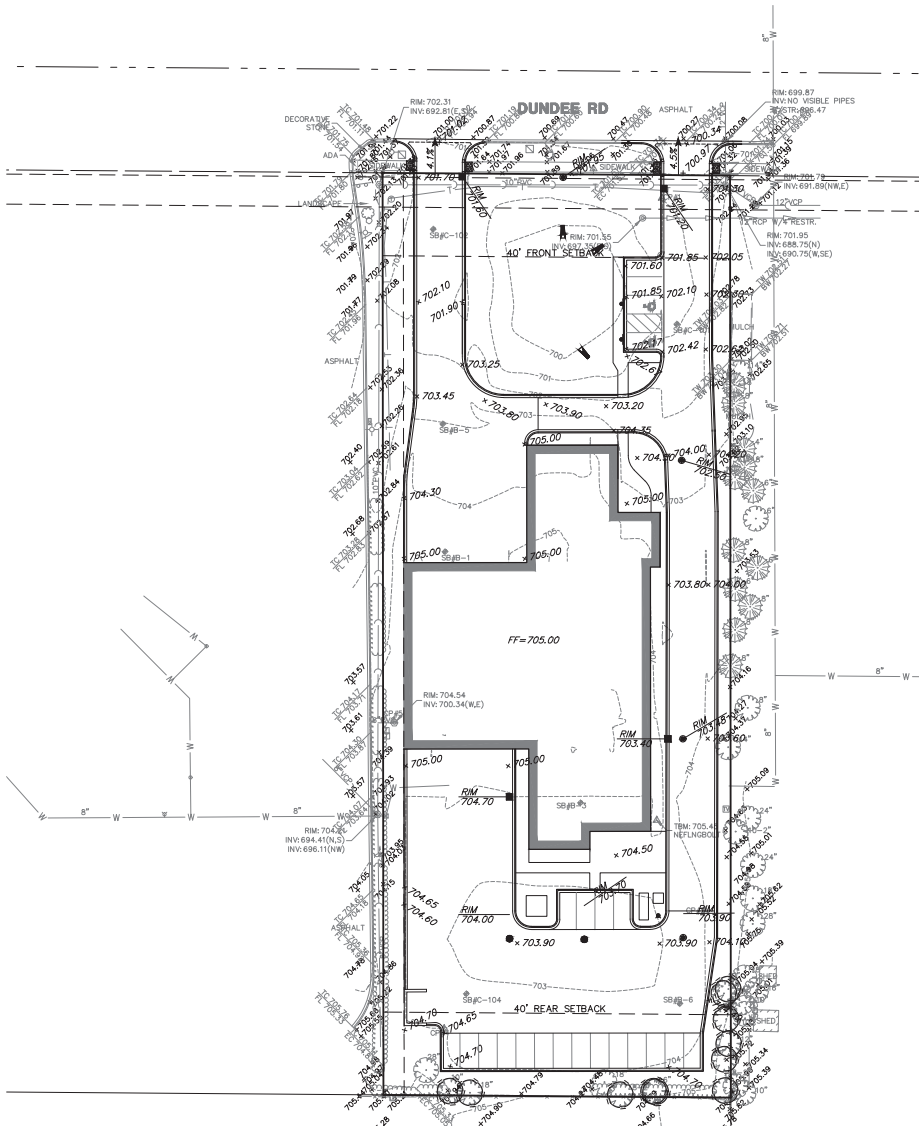
NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE 5921.002 PR.dwg	SHEET NUMBER
DRAWN BY: B/W	GHA PROJECT #
DATE: 10/25/24	5921.002
CHECKED BY: B/W	SCALE
DATE: 10/25/24	1"=30'
	OF 6 SHEETS



GRADING LEGEND

- TOP OF CURB FLOW LINE
- PROPOSED SPOT ELEVATION
- CONTOUR
- STRUCTURE ADJUSTMENT
- SUMMITS
- SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)



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GRADING PLAN

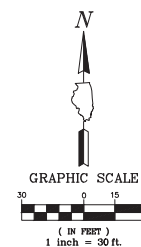
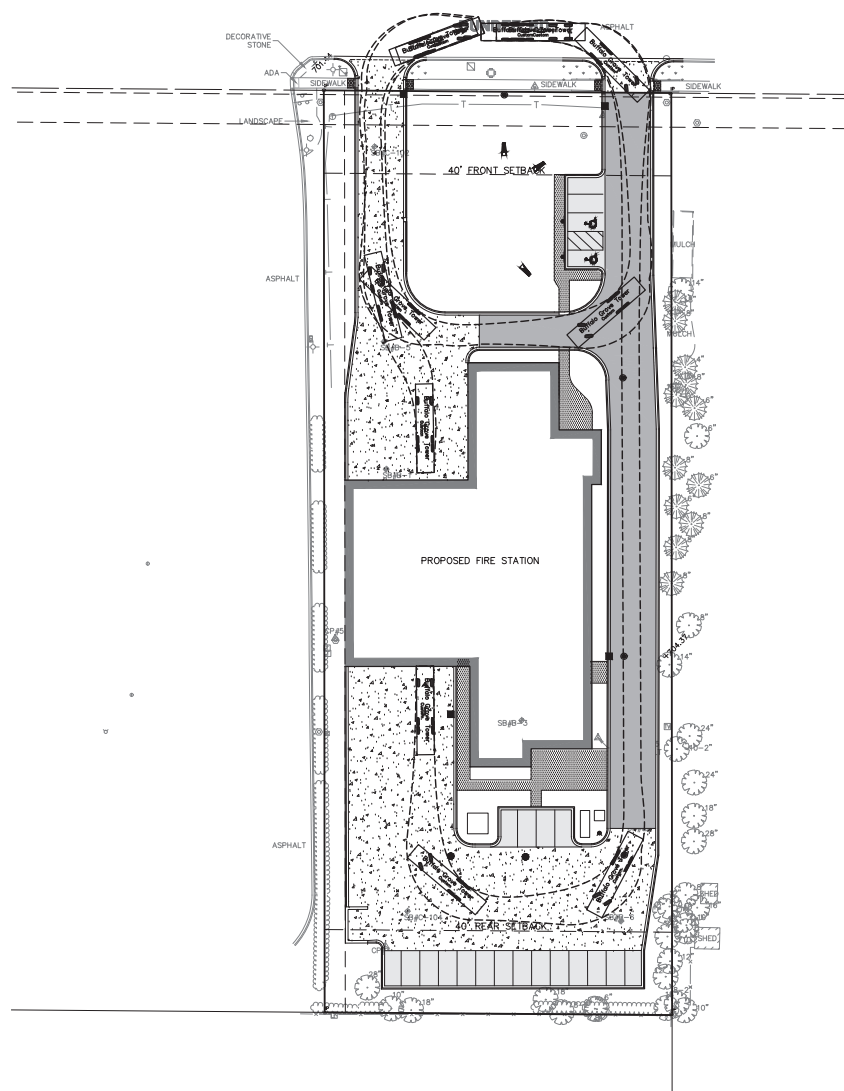
**FIRE STATION 25
505 WEST DUNDEE AVENUE
BUFFALO GROVE, ILLINOIS**

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5921.002 PR.dwg
DRAWN BY: B/W
DATE: 10/25/24
GHA PROJECT # 5921.002
CHECKED BY: B/W
DATE: 10/25/24
SCALE: 1"=30'

SHEET NUMBER
5
OF 6 SHEETS

P:\PROJECTS\5921.002 BUFFALO GROVE FIRE STATION 25\5921.002 PR.dwg 10/24/2024 4:01 PM



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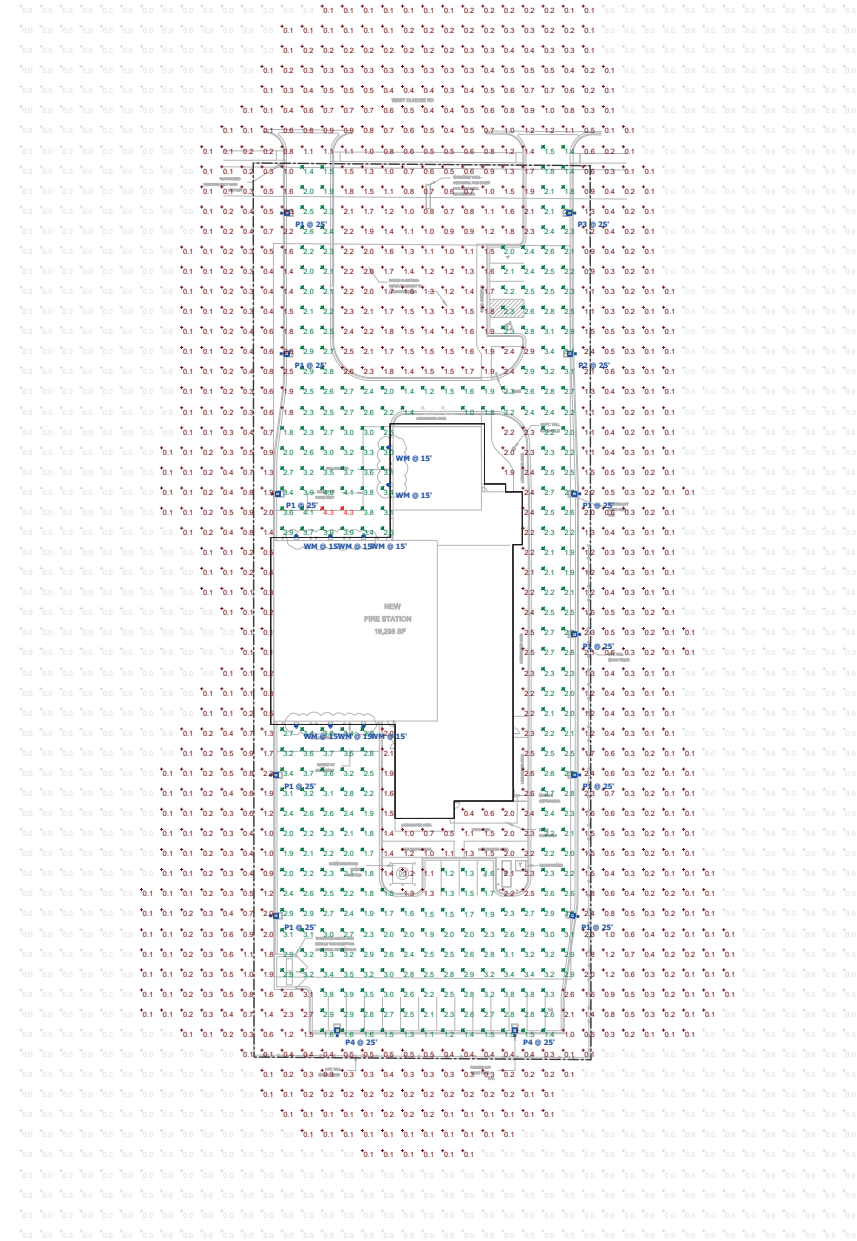
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FIRE TRUCK AUTOTURN

FIRE STATION 25
505 WEST DUNDEE AVENUE
BUFFALO GROVE, ILLINOIS

										FILE: 5921.002 PR.dwg		SHEET NUMBER	
										DRAWN BY: B/J		GHA PROJECT #	
										DATE: 10/25/24		5921.002	
										CHECKED BY: B/J		SCALE	
										DATE: 10/25/24		1"=30'	
NO. BY DATE			REVISION			NO. BY DATE			REVISION			OF 6 SHEETS	





Plan View
Scale - 1" = 25ft

Schedule							Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description					
	WM	8	Lithonia Lighting	WDGE2 LED P2 40K 80CRI T4M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC.		1	2018	0.93	18,9815
	P1	9	Lithonia Lighting	DSX1 LED P4 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield		1	12843	0.93	123.9373
	P2	1	Lithonia Lighting	DSX1 LED P5 40K 80CRI TFTM HS	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield		1	13863	0.93	138.1649
	P3	1	Lithonia Lighting	DSX1 LED P4 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield		1	12617	0.93	123.9373
	P4	2	Lithonia Lighting	DSX1 LED P4 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control		1	10700	0.93	123.94
Statistics							NOTES:			
Description	Symbol	Avg	Max	Min	Max./Min	Avg./Min	1. CALCULATION POINT WORK PLANE: GRADE LEVEL			
Complete Site	+	0.4 fc	4.3 fc	0.0 fc	N/A	N/A	2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN			
Parking - Drive Area	X	2.5 fc	4.3 fc	0.9 fc	4.8:1	2.8:1	3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**			

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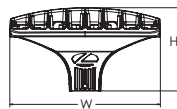
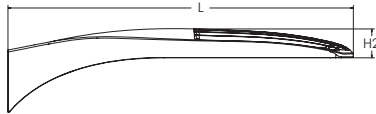
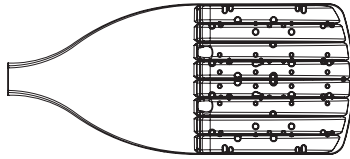
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog
Number

PARKING LOT LIGHT FIXTURE

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED												
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting					
DSX1 LED	Forward optics		(this section 70CRI only)	AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V) ⁴	Shipped included		
	P1	P6	30K 3000K	70CRI	T1S	Type I short	T5LG	Type V low glare	HVOLT	(347V-480V) ^{5,6}	SPA	Square pole mounting (#8 drilling)
	P2	P7	40K 4000K	70CRI	T2M	Type II medium	T5W	Type V wide	XVOLT	(277V - 480V) ^{7,8}	RPA	Round pole mounting (#8 drilling)
	P3	P8	50K 5000K	70CRI	T3M	Type III medium	BLC3	Type III backlight control ³	120 ^{16, 26}			
	P4	P9	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³			208 ^{16, 26}			
	P5			T4M	Type IV medium	BLC4	Type IV backlight control ³		240 ^{16, 26}			
	Rotated optics				T4LG	Type IV low glare ³	LCCO	Left corner cutoff ³	277 ^{16, 26}			
	P10 ¹	P12 ¹	27K 2700K	80CRI	TFTM	Forward throw medium	RCCO	Right corner cutoff ³	347 ^{16, 26}			
	P11 ¹	P13 ¹	30K 3000K	80CRI					480 ^{16, 26}			
			35K 3500K	80CRI								
			40K 4000K	80CRI								
			50K 5000K	80CRI								

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	Shipped installed
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21}	SPD20KV 20KV surge protection	DDBXD Dark Bronze
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,20,21}	HS Houseside shield (black finish standard) ²²	DBLXD Black
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DNAXD Natural Aluminum
PER5 Five-pin receptacle only (controls ordered separately) ^{14,21}	R90 Right rotated optics ¹	DWHXD White
	CCE Coastal Construction ²³	DBLTXD Textured dark bronze
	HA 50°C ambient operation ²⁴	DBLBXD Textured black
	BAA Buy America(n) Act Compliant	DNATXD Textured natural aluminum
	SF Single fuse (120, 277, 347V) ²⁶	DWHGXD Textured white
	DF Double fuse (208, 240, 480V) ²⁶	
	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 09/05/23
Page 1 of 10

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

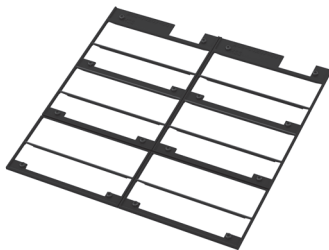
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



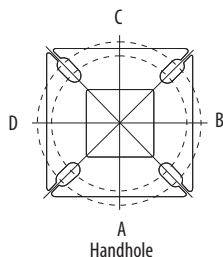
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

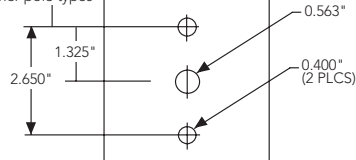
HANDHOLE ORIENTATION



Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 09/05/23
Page 2 of 10

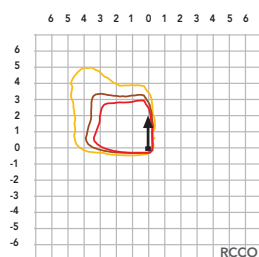
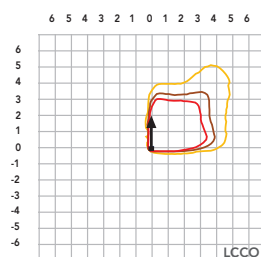
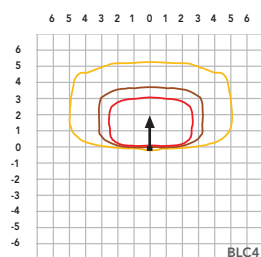
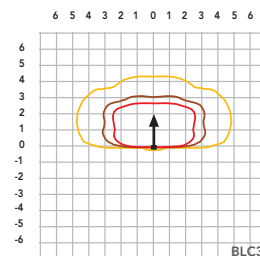
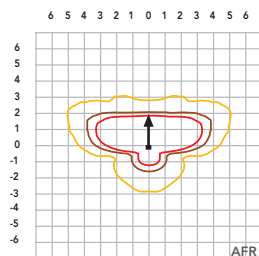
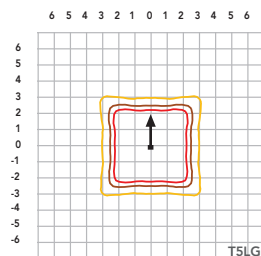
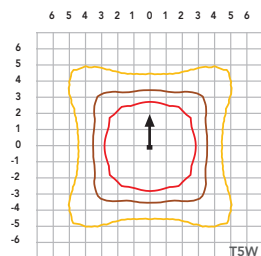
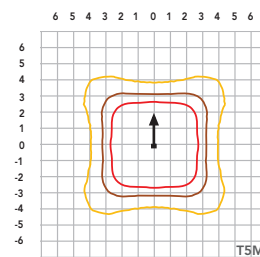
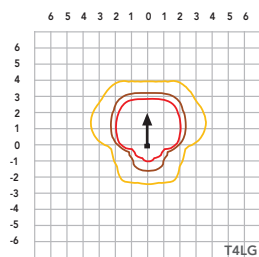
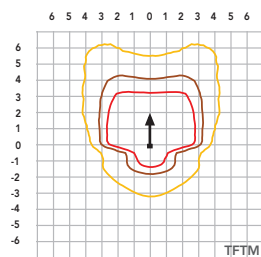
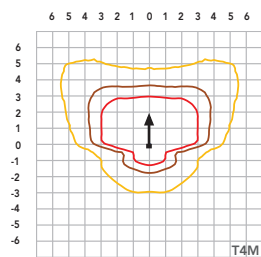
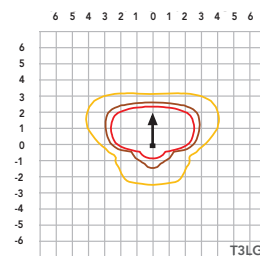
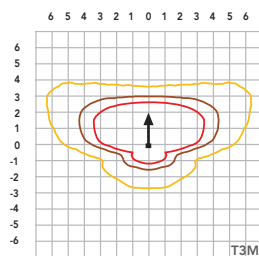
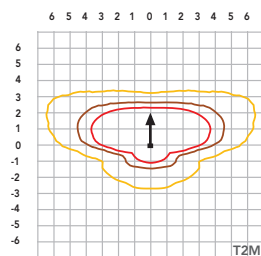
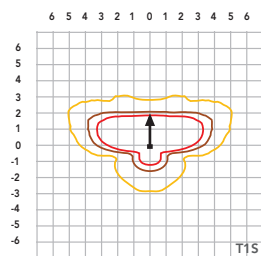
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

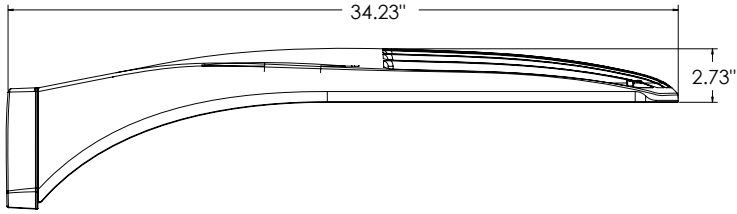
Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

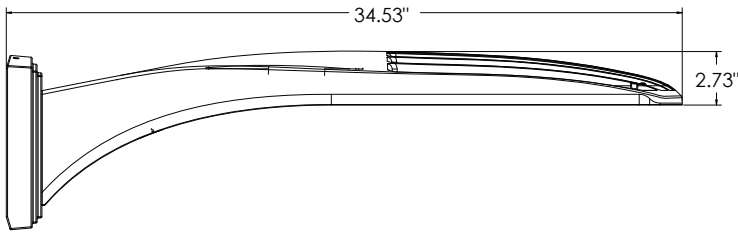
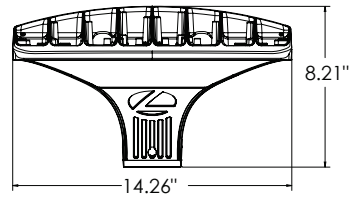
- 0.1 fc
- 0.5 fc
- 1.0 fc



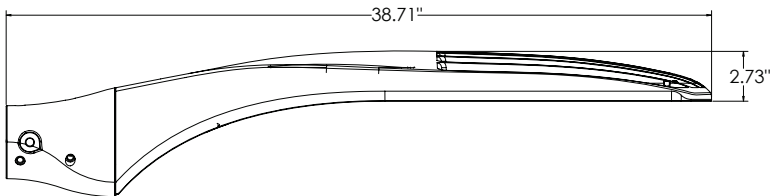
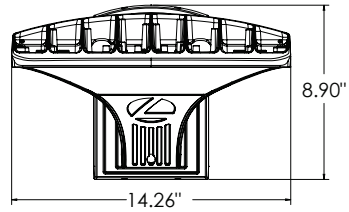
Dimensions



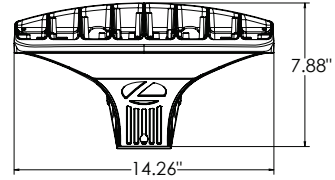
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



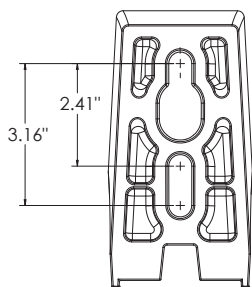
DSX1 with WBA mount
Weight: 38 lbs



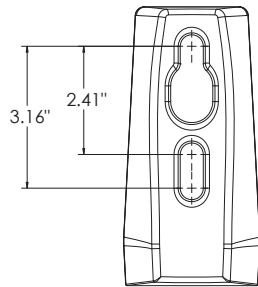
DSX1 with MA mount
Weight: 39 lbs



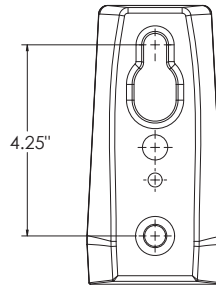
SPA (STANDARD ARM)



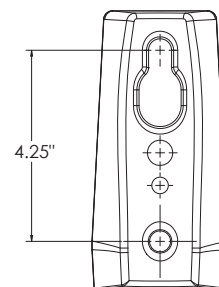
RPA



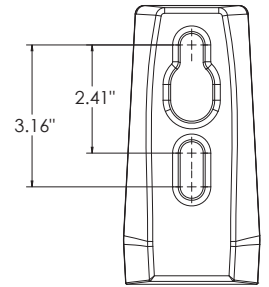
SPA5



RPA5

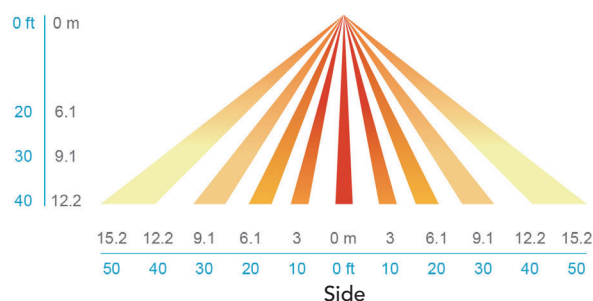
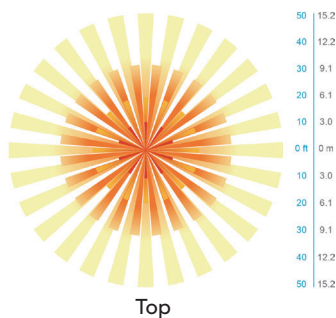


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number	PARKING LOT LIGHT POLE
Notes	
Type	



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL



SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDBXD

SSS					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness¹	Mounting²	Options	Finish
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/RSX/AERIS™/OMERO™/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>ESX Drill mounting³</u> DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	<u>Shipped installed</u> VD Vibration damper⁴ HAxy Horizontal arm bracket (1 fixture)⁵,⁶ FDLxy Festoon outlet less electrical⁵,⁷ CPL12/xy 1/2" coupling⁵ CPL34/xy 3/4" coupling⁵ CPL1/xy 1" coupling⁵ NPL12/xy 1/2" threaded nipple⁵ NPL34/xy 3/4" threaded nipple⁵ NPL1/xy 1" threaded nipple⁵ EHHxy Extra handhole⁵,⁸ STLHHC Steel handhole cover (standard is plastic, finish is smooth)⁹ FBCSTL2PC 2 Piece steel base cover (standard is plastic)⁹ IC Interior coating¹⁰ L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant¹¹ VM/original order# Match pole to prior order or project¹²	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Other finishes</u> GALV Galvanized finish <u>Architectural colors and special finishes¹³</u> [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

- NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".

2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.

3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.

4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.

5. Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
Example: HA20BD.

7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.

8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.

9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.

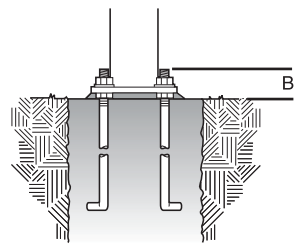
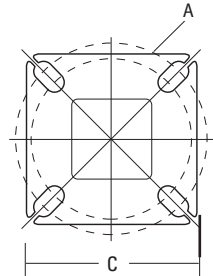
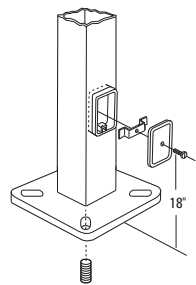
10. Provides enhanced corrosion resistance. N/A with GALV.

11. Use when mill certifications are required.

12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
Example: VM/010-36784

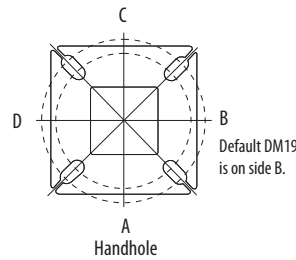
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.
- Accessories: Order as separate catalog number.
- | | |
|----------|--|
| PL DT20 | Plugs for ESX drillings |
| PL DT8 | Plugs for DMxxAS drillings |
| FVD xxFT | Field installed vibration damper (snake style) |
-
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BASE DETAIL



ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog Number BUILDING WALL PACKS ABOVE BAY DRS

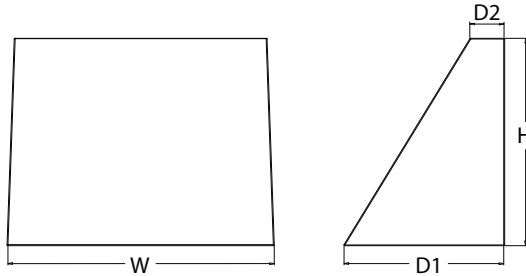
Notes

Type **F9**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 ¹	27K 2700K	70CRI ⁴	T1S Type I Short	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶	Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P1 ²	30K 3000K	80CRI LW ³ Limited Wavelength	T2M Type II Medium	347 ⁵		
	P2 ²	40K 4000K		T3M Type III Medium	480 ⁵		
	P3 ²	50K 5000K		T4M Type IV Medium			
	P4 ²	AMB ³ Amber		TFTM Forward Throw Medium			

Options			Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DBLXD	Black
PE ⁷	Photocell, Button Type		DNAXD	Natural aluminum
DMG ⁸	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD	Sandstone
BAA	Buy America(n) Act Compliant		DDBTXD	Textured dark bronze
		DBLBXD	Textured black	
		DNATXD	Textured natural aluminum	
		DWHGXD	Textured white	
		DSSTXD	Textured sandstone	



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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WEDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PB8W DDBXD U WEDGE2 surface-mounted back box (specify finish)

NOTES

- 1 PO option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 PE not available in 480V or with sensors/controls.
- 8 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2



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Rev. 11/21/22

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

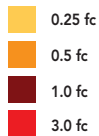
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

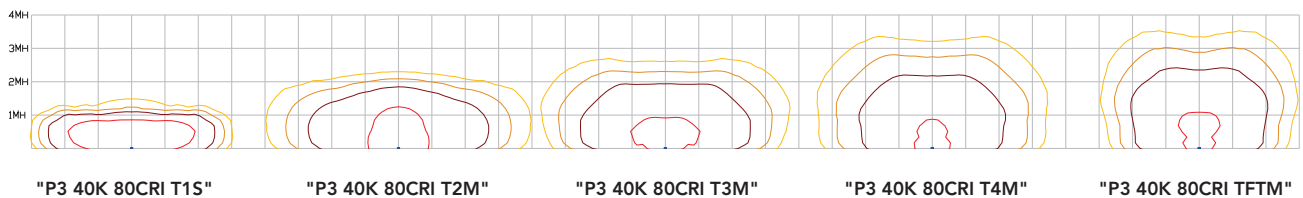
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 10ft
Grid = 10ft x 10ft



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Motion/Ambient Sensor (PIR, PIRH)

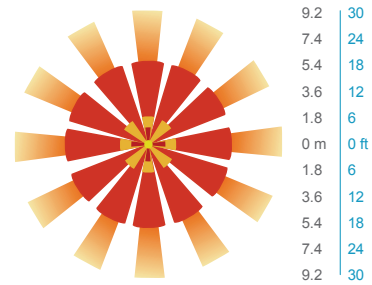
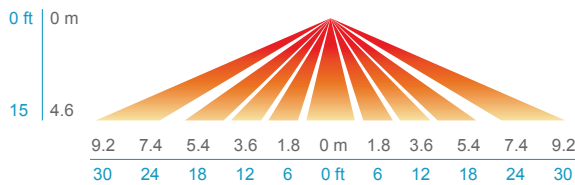
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

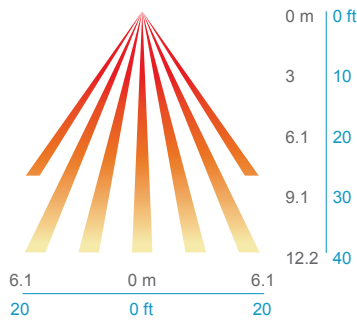
PIR

HIGH VIEW

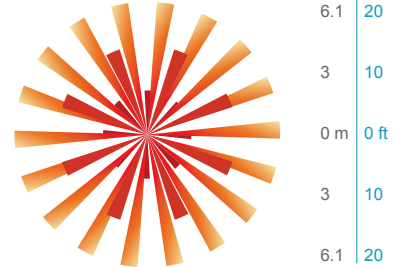


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



Motion/Ambient Sensor

D = 7"
H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)
W = 11.5"



PBBW – Surface-Mounted Back Box Use when there is no junction box available.

D = 1.75"
H = 9"
W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

SPECIAL USE STANDARDS (REVISED 11.08.2024)

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Response:

The property is currently used as Station 25 and will continue to be used as a fire station. In addition, a communications tower accessory structure will be replacing the existing tower. The new building and the communications tower will continue to serve the community in their current capacity, therefore will not be a detriment to the public.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

Response:

The property currently has a fire station, which is being replaced. The intended use will not change and will not create any additional hardships or concerns. The existing site will continue to be used as a fire station with the same number of apparatus bays for 6 vehicles and the addition of an ambulance bay for 2 vehicles. It will be approximately twice the size of the existing facility to accommodate larger vehicles (which requires larger bays), a new ambulance bay, and increased staff. The building will cover 22% of the site. The face of the new building from the north property line (along West Dundee Road) is approximately 132'-0" compared to the existing face of building which is 187'-0". The minimum building setback is 40'-0", the building will remain tucked further back into the site. The existing drives will remain as currently configured; however, they will be rebuilt to allow for a smoother transition onto West Dundee Road. The building will continue to be a single-story facility with a maximum roof height of 26'-0" above grade.

The new communications tower will be ground mounted (it is currently roof mounted on the existing building). The tower support structure will be 100 ft. in height, and the overall dimensions of the footing print of the tower will be 3 ft. x 3 ft. The intent is to keep the communications tower on the rear side of the property, but as far from the property boundaries as possible without creating construction conflicts between the building and the tower foundation. The distance to the center of the tower will be approximately 90 ft. from the south property line, approximately 73 ft. from the west property line, and approximately 96 ft. from the east property line.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

Response:

The property currently has a fire station, which is being replaced. Intended use will not change and therefore will not create any additional hardships or concerns to the neighborhood.

The location of the communications tower will not diminish or impair the property valuations of the neighborhood as this is a replacement. The type of structure and its location will create less of an eye sore as it will be placed behind the building. There is an existing tree line on the east (R-1, church) and south property (R-9, multi-family housing) boundaries which will also continue to help shield the view of the station and the tower. The west property boundary does currently have a tree line, which will not change.

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

Response:

The property currently has a fire station, which is being replaced. Intended use will not change. The building footprint will be approximately twice the size of the existing building but will still only occupy 22% of the site. The tallest roof line will be approximately 26'-0" above grade and will be a single story with a mezzanine. The maximum height allowable in an R-1 district is 35'-0" (and not greater than 2-1/2 stories).

A communications tower will also be included as part of the proposed project. The communications tower will be replacing the existing communications tower that is currently located on the roof of the existing building. The height of the tower will be 100', which will be placed as close to the building (and away from the property boundaries) to the maximum extent possible.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Response:

The existing site utilities will be replaced. The access drives be consistent with the existing access points and will be reconstructed to allow for a smoother transition into the site and comply with ADA requirements. The storm water drainage system will be replaced and will meet best management practices for storm water drainage.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Response:

The new site plan will include a total of 22 parking spaces. Public parking will be located on the north side of the lot next to the main entrance. There will 3 standard parking spaces and 1 accessible space. Parking on the south side of the property will be for staff. There will be 18 spaces to accommodate staff and their overlapping shifts. Each shift will have anywhere from 5-9 staff. As stated above, the location of the existing entrance/exit drives will remain. The quantity of parking will require a variance approval.

During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony, you need to address the three (3) Variation Standards listed below:

Criteria for Zoning Variation. (REVISED 11.08.2024)

- A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response:

The parcel is currently being used as a fire station and is going to be rebuilt as a fire station. There will be no change in use of this building.

There is an existing communications tower which is located on the roof of the existing building. The building will be razed, and therefore so will the existing tower. The new tower will be located at ground level on the south side of the building.

2. The plight of the owner is due to unique circumstances;

Response:

The location of the new station (same as the existing) is owned by the Village. After a series of studies, this site was found to be the most appropriate to meet the service level of the community. The existing building is in need of replacement due to its age, existing condition and ability to support today's vehicles and staff.

The new communications tower is replacing the existing communications tower which is located on the existing building. The tower is critical for the operations and function of the fire station.

3. The proposed variation will not alter the essential character of the neighborhood

Response:

The building of the fire station is the same use as the current building and will therefore not impact the community/ surrounding area in a different manner. The new facility will improve the character of the neighborhood simply due to its new construction and look.

The communications tower is simply replacing the existing one tower. By placing the tower behind the building on the south side and mounting it at grade level, it will improve the view from the road and surrounding properties.

Note:

In addition to the request for a Special Use approval for the site zoning, the following items will require variance approvals:

1. Communications Tower height (Ch. 17.32.030): The height of the tower will be 100 ft. tall, which is above the maximum allowable for non-commercial zones (60 ft. max.)
2. Communications Tower setbacks (Ch. 17.40.020): The setback of the tower will not meet the minimums per the zoning code. The required setbacks abutting a residential property is twice the height of the tower, and abutting non-residential property is the height of the tower.

Unfortunately, the size of the existing property does not lend itself to be able to meet these minimums.

3. Building setbacks (Ch. 14.16): The narrow width of the property has made it difficult to meet the required side yard setback. The west building side yard setback is 10'-0", which is less than required. The width of the lot is 168'-0", which would require a minimum setback of 16'-10". The east side of the building is anywhere from 34 ft. to 38 ft. from the property line, and this side is where the drive will be located.
4. Parking (Ch. 17.36.040): There will be 22 parking spaces on this property. This is below the 'governmental services' requirement of 4 vehicles per 1000 sf. This fire station does not receive many visitors (4 spaces provided at the front entrance) and each shift has anywhere from 5-9 employees (18 spaces provided in the back). The number of staff parking will accommodate overlapping shifts.

ORDINANCE NO. 73 -14

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE OF THE VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

SECTION 1. The Comprehensive Zoning Ordinance of the
Village of Buffalo Grove, Cook and Lake Counties, Illinois, as
amended, is hereby further amended by classifying upon annexation
the following described territory in the manner hereinafter set
forth:

PARCEL 1. The West 167.86 feet of the South 445 feet
of that part of the North 603.45 feet of the East
half of the Northeast quarter of Section 8, Township
42 North, Range 11 East of the Third Principal Meri-
dian, lying West of the East 840.0 feet thereof, in
Cook County, Illinois,

as a Special Use District for Fire Department Garage
and quarters.

PARCEL 2. That part of the North 603.45 feet of the
East half of the Northeast quarter of Section 8, Town-
ship 42 North, Range 11 East of the Third Principal
Meridian, lying West of the East 840.0 feet thereof,
excepting therefrom the North 50.0 feet thereof, (and
excepting the West 167.86 feet of the South 445 there-
of) in Cook County, Illinois,

in the B-O Office and Research District with limita-
tions.

SECTION 2. Zoning of both Parcels 1 and 2 are subject
to the provisions of Ordinance No. 73 -12 being An Ordinance
Approving an Annexation Agreement passed April 16, 1973.

*original in zoning
amendment file*

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

*Trustees Falish
Shirley Osmen Mahoney*
AYES *President Armstrong*

NAYES 0

ABSENT *Trustee Russell*

Abstain: Trustee Rathjen

PASSED AND APPROVED this 14 day of April, 1973.

[Signature]
Village President



ATTEST:

Mary Allmiller
Village Clerk *Clerk Pro Tem*

ANNEXATION AGREEMENT

THIS AGREEMENT entered into this 16th day of April, 1973, by and between the Village of Buffalo Grove, Illinois, hereinafter referred to as the "Village"; Wheeling Trust & Savings Bank of Wheeling, Illinois, as Trustee under Trust #72-312, hereinafter referred to as "Trustee"; Wheeling Township Rural Fire Protection District, hereinafter referred to as the "District"; and La Salle National Bank, as Trustee, Trust #45585, hereinafter referred to as "Developer":

W I T N E S S E T H

WHEREAS, the Trustee is the legal owner of the land hereinafter described, comprising approximately 6 1/4 acres; and

WHEREAS, the Wheeling Township Rural Fire Protection District and the Developer, hereinabove named, have a contract to purchase and will develop said land; and

WHEREAS, a Petition has been filed with the Village to annex said land subject to the stipulations and conditions set forth herein; and

WHEREAS, all of the parties hereto recognize that there are advantages and benefits that will result to both from the inclusion of the lands in the Village and the development of the same in accordance with the terms hereof; and

WHEREAS, the requisite statutory notices have been given for public hearings before the Plan Commission and the corporate authorities of the Village and public hearings have been held by the Plan Commission and the corporate authorities; and

WHEREAS, the Plan Commission has submitted its findings and recommendations to the corporate authorities; and

WHEREAS, pursuant to the provisions of Section 11-15.1-1, et seq of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1971), a proposed Annexation Agreement in substance and in form the same as this Agreement was submitted to the Village.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements herein contained, IT IS HEREBY AGREED AS FOLLOWS:

1. This Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1, et seq of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1971).

2. The Village (immediately after the passage of an ordinance annexing the property) will pass an ordinance zoning and classifying the property in the manner following:

PARCEL 1: (Shown on description attached hereto and made a part hereof as Exhibit A).

- (a) As a special use for the construction and operation of a Fire Department only. A site plan dated October 31, 1972 has been submitted to the Plan Commission and the Corporate authorities. A copy of said site plan is attached hereto and made a part hereof as Exhibit B.
- (b) The property shall be developed in substantial compliance with the site plan except that minor deviations will be permitted. All other deviations shall be submitted to the Plan Commission and the Village for approval prior to issuance of building permits. An architect's rendering, final site plan and landscape plan shall also be approved by the Plan Commission and Village Appearance Control Commission prior to issuance of building permits.
- (c) The Village will waive all annexation fees, building permit fees and utility tap on fees. Otherwise, the Wheeling

Township Rural Fire Protection District, as owner, and/or any subsequent successor or assignee in title, shall comply with all pertinent existing ordinances of the Village and any amendments thereto.

- (d) The Village shall have the right to enter upon all private and public use areas for the purpose of enforcing the ordinance of the Village and the statutes of the State of Illinois and the Village may erect such signs as may be necessary.

PARCEL 2: (As shown on description attached hereto and made a part hereof as Exhibit C).

- (a) In the B-O Office and Research District subject to the following restrictions.
- (b) The property shall be developed in substantial conformity with Exhibit D dated April 16, 1973, attached hereto and made a part hereof. Minor deviations only shall be permitted. All other deviations shall be submitted to the Plan Commission and the Village for approval prior to issuance of building permits. An architect's rendering, final site plan and landscape plan shall also be approved by the Plan Commission and the Appearance Control Commission prior to issuance of building permits. There shall be full compliance with now existing pertinent ordinances of the Village and any amendments made thereto from time to time.
- (c) The Village shall have the right to enter upon all private and public use areas for the purpose of enforcing Village ordinances and Statutes of the State of Illinois and the Village may erect such signs as may be necessary.

(d) A retail medical pharmacy shall be permitted in any medical building.

(e) Variation granted to permit not less than 80 foot set back of principle building.

3. The trustees, beneficiaries of the trusts, the Wheeling Rural Fire Protection District, their successors, assigns and legal representatives shall install all necessary off-site sanitary sewer, storm sewer and water facilities and lines and all appurtenances thereto in order to provide sanitary sewers, storm sewers and water to service the areas herein involved. If it becomes necessary that easements be secured the Village will, to the extent authorized by law, aid in the securing of easements or rights of way. In the event it appears that the off-site installations, including, but not limited to, securing of easements and rights of way will benefit other owners and/or developers, the Village will, as nearly as possible, effectuate the recapture of the cost of acquisition and construction, including legal fees, title costs and all other necessary expenses plus 6% per cent per year interest from all benefited owners and/or developers. Upon construction and acceptance by the Village all installations hereinabove set forth together with easements and rights of way shall be conveyed to the Village and thereafter maintained by the Village.

4. In consideration of the annexation of the properties hereinabove described and the zoning of Parcel 1 as a special use for fire department and quarters and Parcel 2 in the B-O Office and Research District, the Wheeling Township Rural Fire Protection District agrees that it will not oppose and will consent to the organization and operation of a Municipal Fire Department in and for the Village; and that the equity of the Buffalo Grove Fire

Department, Inc., a non-profit corporation of Illinois in Parcel 1 as improved will inure to the benefit of said corporation and the Village without cost to either of them.

5. This agreement shall be of no force and effect until the ordinances requiring annexation of the subject property and rezoning have been duly enacted by said Village.

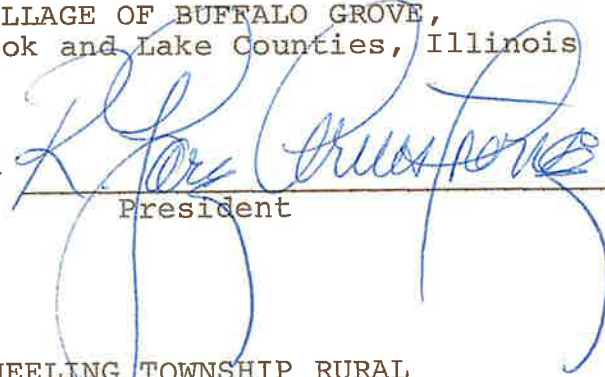
6. If any provisions of this Agreement are held invalid, such provisions shall be deemed to be exised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

7. Any party to this Agreement, either in law or in equity, by suit, action, mandamus or other proceedings, may enforce or compel the performance of this Agreement.

8. This Agreement shall be binding and inure to the benefit of the parties hereto, the beneficiaries of the Trusts, their successors, assigns, heirs and legal representatives.

IN WITNESS WHEREOF the parties hereto have affixed proper signatures and seals the day and year first above written.

VILLAGE OF BUFFALO GROVE,
Cook and Lake Counties, Illinois

By 
President

ATTEST:


Clerk

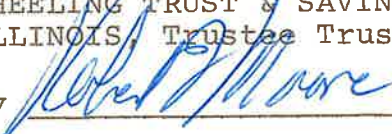
WHEELING TOWNSHIP RURAL
FIRE PROTECTION DISTRICT

By 
District Secretary

By 
District President

Exoneration provision restricting any liability of Wheeling Trust and Savings Bank, attached hereto, is hereby expressly made a part hereof.

WHEELING TRUST & SAVINGS BANK, WHEELING,
ILLINOIS, Trustee Trust #72312

By 

LA SALLE NATIONAL BANK, CHICAGO,
ILLINOIS, Trustee Trust #45585

By 
Vice President

PARCEL 1

-

EXHIBIT A

The West 167.86 feet of the South 445 feet of that part of the North 603.45 feet of the East half of the Northeast quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, lying West of the East 840.0 feet thereof, in Cook County, Illinois.

PARCEL 2 - EXHIBIT C

That part of the North 603.45 feet of the East half of the Northeast quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, lying West of the East 840.0 feet thereof, excepting therefrom the North 50.0 feet thereof, (and excepting the West 167.86 feet of the South 445 thereof) in Cook County, Illinois.

EXCULPATORY CLAUSE

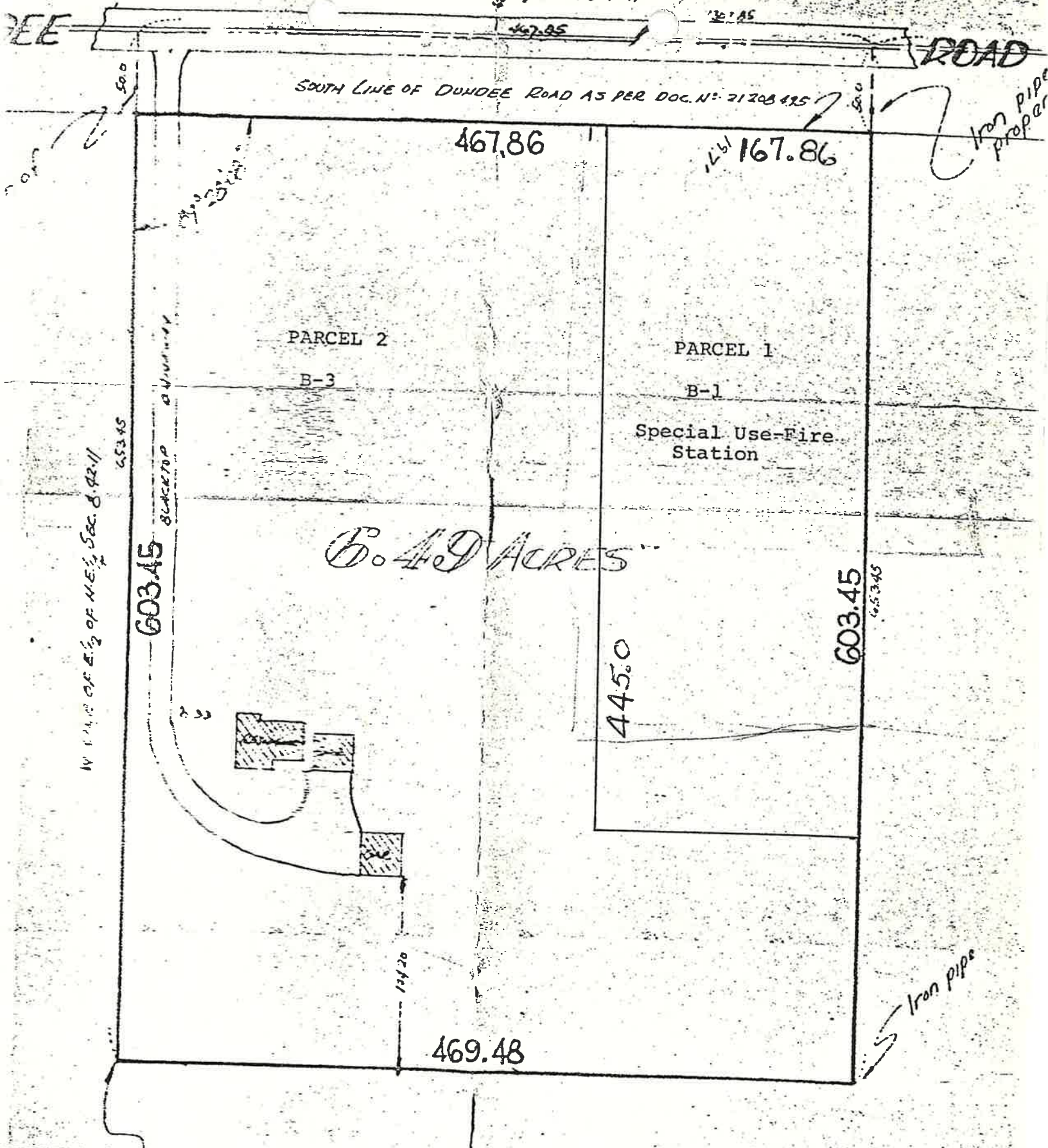
It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility assumed by nor shall at any time be asserted or enforceable against the WHEELING TRUST AND SAVINGS BANK Trust Company or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

WHEELING TRUST & SAVINGS BANK

By: _____

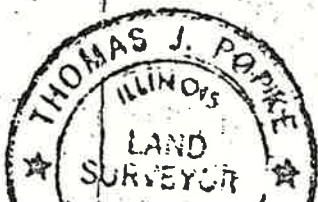
Attest: _____

ANNEXATION - ZONING BREAKDOWN
 NORTH LINE OF NE 1/4 OF SEC 8 4211



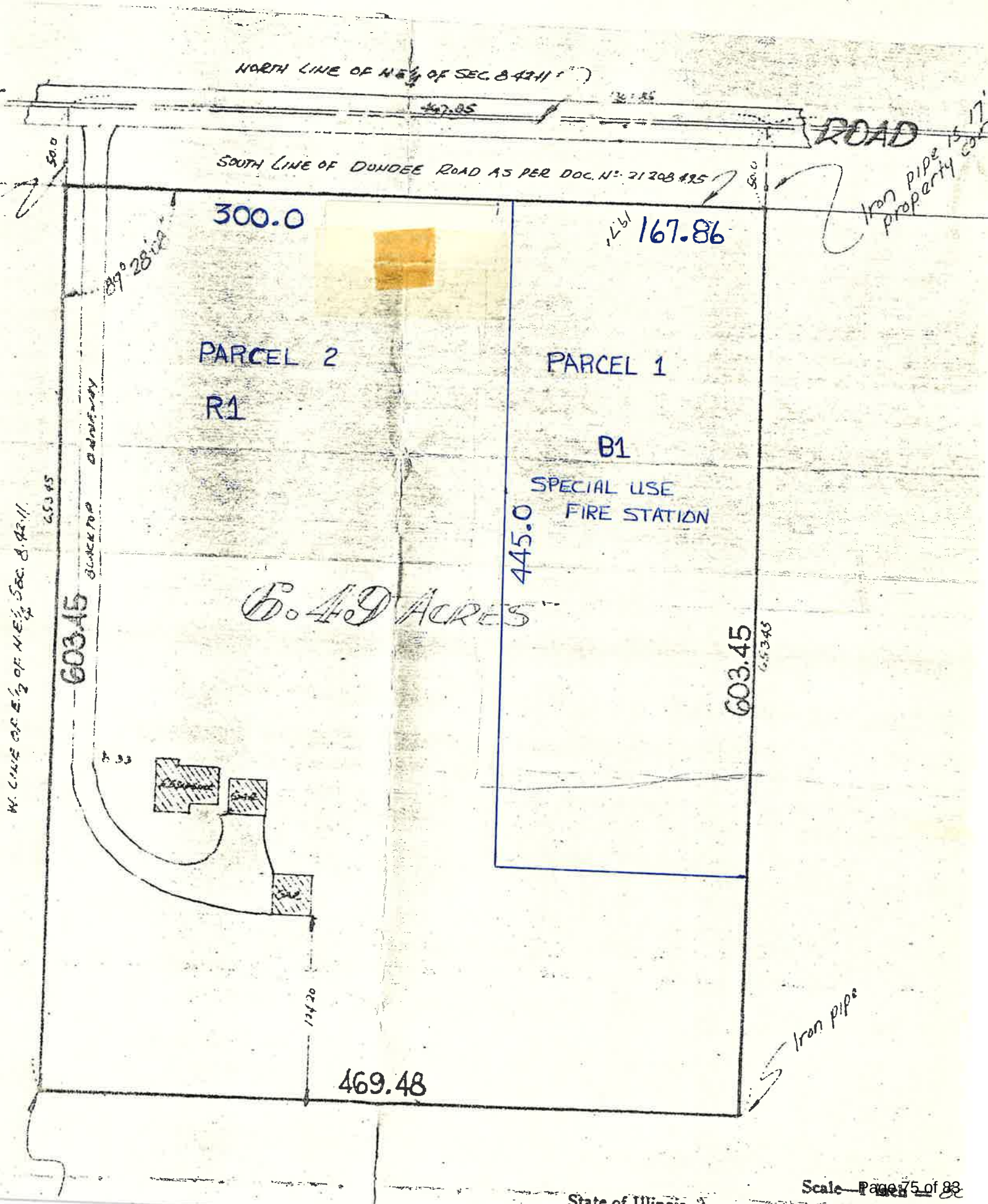
Scale—1 in.

State of Illinois } ss
 County of Cook



THOMAS POPKE
 I, JOHN MARNUL, an Illinois Licensed
 Land Surveyor, do hereby certify to
 the correctness of the foregoing map and plat
 that I have resurveyed and located the

BUFFALO GROVE FIRE DEPARTMENT, INC. ANNEXATION
ZONING BREAKDOWN





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: November 20, 2024

AGENDA ITEM 3.B.

Approval of Minutes - October 16, 2024 Meeting

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The Planning and Zoning Commission approves the draft minutes from the October 16, 2024 meeting.

Summary

None

File Attachments

1. 24-1016 Draft PZC Minutes



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, OCTOBER 16, 2024**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM.

Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Vice Chairperson Richards, PZC Commissioner Moodhe, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

Absent: PZC Commissioner Au

Also present were: Trustee Weidenfeld, Village Attorney Brankin, Deputy Director of Community Development Purvis, Associate Planner Binder, and Civil Engineer Larson

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road, 1351 Abbot Court, and Aptakisic Park.**

Associate Planner Binder provided an overview of the School District's requests, indicating that staff is supportive of the project.

Claudia Welp from Cage Engineering, Jeff Minor, Evan Tiberi, Jessica McIntyre, Scott Blumberg, were all sworn in on behalf of D102.

Welp indicated that the presentation covered the request and the team is happy to answer any questions the Commission may have.

Com. Worlikar asked how the School District is planning to address future growth.

McIntyre indicated that D102 recently completed an addition on the building connecting the Jr. High to the administrative offices. She noted that there is additional space to expand in the admin office building. She also noted that the parking lot will provide room to grow as well.

Com. Worlikar asked where crossing guards will be stationed to help reduce pedestrian and car conflicts.

Welp provided an overview of where the crossing guards would be located.

Com. Worlikar asked about the traffic study and the analysis that was done.

Minor spoke about some of the issues that occur during the drop-off and pick-up

operations. He specifically noted the issues created by the bike rack being on the south side of the parking lot and queue line.

Com. Worlikar asked about plans for snow removal.

Tiberi indicated that most of the snow will be pushed to the south and east of the property to the landscape areas.

Com. Worlikar asked about the secondary access, its purpose and how traffic flow would be managed.

Tiberi noted that buses cannot turn right on red. One of the issues is that buses get stuck. He indicated that the secondary access could help to reduce bus congestion.

Com. Worlikar asked how the right-in/right-out access would be signed.

Welp indicated that this will need to be thought through if approval is granted by ComEd.

Com. Worlikar asked about posting signage in the Veteran's Park parking lot.

Village Attorney Brankin indicated that permission to post the signage would need to be granted by the Park District.

McIntyre indicated that drop-off in the lot really impacts the flow of the drop-off queue due to the number of kids crossing Weiland Road.

Com. Worlikar asked if cars and buses will enter and exit in the same way they currently do and if any consideration has been given to changing this.

McIntyre noted that is correct, and does not think that this needs to be adjusted.

Blumberg noted that the main goal was to get cars off the road and onto the property.

Vice Chairperson Richards asked if the Commission will be approving the secondary access as part of the request.

Binder stated, yes. Staff will fully review the access if it is granted by ComEd, but staff did not want D102 to have to return for another public hearing for just an access point.

Vice Chair Richards asked about how the park is currently used.

Tiberi indicated that there is field space and a new gym on the east side of the property that will supplement the removal of the park.

Vice Chair Richards asked about the number of trees being removed as compared to the number of trees going in.

Tiberi noted that he walked the site with the Village Forester. He noted the trees to be removed were invasive. The trees that will be used to replace those removed will be native trees with some variety.

Com. Davis asked about the moving of the bike rack and how it will improve operations.

McIntyre and Tiberi explained the new flow of cyclist traffic and locations they will cross.

Chairperson Weinstein asked how many kids ride their bikes.

McIntyre indicated that it can be up to 80 cyclists.

Chairperson Weinstein asked if it would make sense to add more bike racks.

McIntyre noted an additional space where another rack could be located.

Com. Saxena asked if the additional access point has been studied - in terms of impact it might have on the traffic flow.

Welp noted that it has not been studied, but would be looked at closely if ComEd approved the access.

Com. Spunt asked about two-way traffic arrows north of the parking lot.

Tiberi indicated that two-way traffic would be blocked during pick-up/drop-off operations.

Com. Spunt asked about parking and exiting from the lot during pick-up/drop-off times.

McIntyre indicated that staff could be parked in the lot, but they will be assisting with student dismissal and would not be leaving at the same time.

Com. Spunt noted that he thinks the additional access will create more conflict and may not be beneficial.

Com. Schwartz asked about the merging of the traffic.

Tiberi responded that it is fairly common place at schools.

Com. Schwartz asked about where crossing guards will be stationed to assist with merging.

McIntyre noted there would likely be three crossing guards stationed in various locations.

Com. Moodhe asked if they looked into how Longfellow handles their traffic flow and suggested they check it out.

Com. Moodhe asked about the placement of the northern bike rack by the STEM building.

Tiberi showed the location and noted which students would be likely to use it.

Com. Moodhe asked if any consideration has been given to staggering the drop off times.

McIntyre noted that they do that at the elementary schools, but it is harder to do at Junior High schools and would force them to shorten the school day. She noted it is a hard balance to do that.

Com. Moodhe asked about event parking.

McIntyre indicated that D102 will continue to work with the Park District on overflow parking when needed.

Com. Moodhe asked about the detention basin plantings.

Tiberi indicated that the Village Forester suggested that they use seed planting.

Com. Moodhe asked if it will be a detention pond or retention pond.

Welp indicated it will be a detention pond - it will not retain water.

Com. Moode noted that cones are your best friend and that students respond well to them.

Com. Worlikar asked about EV chargers.

Tiberi noted that it was something that was discussed. He noted that they may consider adding some closer to the building.

Com. Worlikar asked what their plan is to control the light timing.

Tiberi noted that D102 doesn't have control over the light.

Larson noted that it is a Village owned light but the timing is controlled by the County.

Chairperson Weinstein asked if anyone from the public would like to be heard.

Jordan Slansky, D102 Board President spoke in favor of the plan and noted that the School Board is fully supportive. He thanked the Park District for their partnership.

The public hearing was closed.

Vice Chairperson Richards made a motion to approve the proposed Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road and & 1351 Abbot Court, and the Aptakisic Park property, subject to the following conditions:

1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
2. The Final Engineering Plans shall be submitted in a manner acceptable to the Village.
3. The Final Landscaping Plan shall be submitted in a manner acceptable to the Village.
4. The Plat of Consolidation shall be submitted in a manner acceptable to the Village.
5. Any directional or incidental signage added to the site shall be reviewed administratively by staff.
6. The potential suggested secondary access from Weiland Road, as depicted on the Secondary Access Exhibit, may change in scope and location, but shall be permitted if feasible and if approved by all parties. Staff shall review and approve any modifications to the plan administratively.

The motion was seconded by Com. Davis.

Com. Worlikar noted that he is in favor of the posting of the sign at Veteran's Park. He thinks the plan will address major safety issues and noted that this makes sense for event parking. He indicated that he doesn't love the secondary access.

Com. Moodhe noted he is impressed that D102 heard their concerns the last time they came before the Commission and have addressed them in this plan. He noted that he could see how the right-in/right-out would provide some additional relief. He thanked the School Board President for coming to the meeting to support the project. He further stated that we need pedestrian interval timing at the light.

Chairperson Weinstein stated that he appreciated all the thought and planning that went into this plan. He noted the only thing he didn't love was a park being changed into a parking lot. Overall, he is supportive of the plan and thinks the lot is needed.

Moved by Kevin Richards, seconded by Jason Davis to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	7	Mitchell Weinstein, Kevin Richards, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None

ABSENT: 1 Amy Au
Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. September 18, 2024 - Draft Planning and Zoning Commission Minutes

Moved by Kevin Richards, seconded by Marc Spunt to approve the draft meeting minutes from September 18, 2024. Upon roll call, Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Marc Spunt,
Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 1 Amy Au

Motion declared Passed.

2. October 1, 2024 - Draft Planning and Zoning Commission Minutes

Moved by Kevin Richards, seconded by Jason Davis to approve the October 1, 2024 draft minutes. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Marc Spunt,
Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 1 Amy Au

Motion declared Passed.

C. Chairperson's Report

None.

D. Committee and Liaison Reports

None.

E. Staff Report/Future Agenda Schedule

Staff provided an overview of the upcoming meeting schedule, noting that the November 6th meeting will be canceled and that the Fire Station 25 projects will be presented at the meeting on November 20th.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

ADJOURNMENT

The meeting adjourned at 8:45pm.

