



AGENDA
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 19, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

- A. Planning & Zoning Commission 01-15-2025
- B. Planning & Zoning Commission 02-05-2025

3. CHAIRPERSON'S REPORT

4. OLD BUSINESS

A. Public Meetings

- 1. Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street

5. NEW BUSINESS

A. Public Hearings

- 1. Special Use to Harvest Community Church for a religious institution and Site Plan Amendment for the property located at 2060 - 2080 Stonington Avenue
- 2. Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410

6. STAFF DISCUSSION

7. PUBLIC COMMENT

8. ADJOURNMENT

The next regular Planning & Zoning Commission meeting is scheduled for **Wednesday, March 05, 2025 at 6:30 p.m.**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



MINUTES
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 15, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:30 PM.

Commissioners Present: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Denise Wilson, John Wise, Rajkumari Chhatwani

Commissioners Absent: Excused: Nancy Trieb

A quorum was present.

Administrative Personnel Present: Jenny Horn, Director of Planning & Transportation; Kevin Anderson, Associate Planner; Phil Green, Transportation & Long Range Planner; Daisy Dose-Adamzadeh, Assistant Planner; Sonia Zala, Senior Transportation Engineer

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 12-04-2024

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to approve the December 04, 2024, regular meeting minutes. Voice vote taken. Ayes - 8, Nays - 0, (Abstain: Lenard Henderson). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the Special Use to Ivy Massage N Spa, Inc. for a massage establishment located at 1033 W. Golf Road was approved by the Village Board.

Chairperson Combs introduced Phil Green, Transportation & Long Range Planner to provide a brief presentation regarding Findings of Fact & Standards that was not previously listed on the agenda. Mr. Green gave a brief overview of the Findings of Fact & Standards process, with a specific emphasis on how it will relate to New Business Item 3 on the current agenda.

4. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-5-5-D-6 of the Municipal Code to permit a rear yard setback of 9.5 feet instead of the minimum required 20 feet for the property located at 3688 Whispering Trails Drive

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Barbara Mlynska (3688 Whispering Trails Drive, Hoffman Estates)

Ms. Mlynska presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Milford asked how long construction will take place. Ms. Mlynska stated it might take approximately 3 to 4 months. The family does not want to take any longer than this time and they plan to hire a contractor for the project.

Commissioner Wilson had no questions.

Commissioner Henderson clarified the number of people in the family has increased to and whether they were adults or children. Ms. Mlynska stated there will be 5 people; 3 adults and 2 children.

Commissioner Henderson inquired whether each adult has a vehicle. Ms. Mlynska stated that she and her husband are the only drivers in the home since her mother-in-law does not drive and the children are still very young at 4 and 2 years old.

Commissioner Harner asked staff if sprinklers will be required. Mr. Anderson stated this will not be determined until the final cost estimate for the project, along with an appraiser's report of the existing home's value, is submitted. The determination for sprinklers is a function of the home's value; if the changes increase the value by more than 35%, then the project would require the installation of a fire sprinkler system. Commissioner Harner inquired whether this is because the home does not currently have a sprinkler system to which Mr. Anderson stated yes, any additions that are greater than 1000 square feet, or that increase the overall value of the property by more than 35% require the installation of sprinklers. Commissioner Harner asked the petitioner if she was aware of this requirement to which Ms. Mlynska stated she was aware.

Commissioner Chhatwani asked the petitioner if she was aware of the Village's setback

requirements prior to meeting with an architect for the project. Ms. Mlynska responded that she had met with Mr. Anderson prior to starting the design process.

Commissioner Chhatwani asked the petitioner if she would be concerned that they will not have much play area in their yard for the kids as they grow up. Ms. Mlynska stated that the area where the addition is planned to be built is an area they do not currently use and that the "L" shape allows for more of the useable yard area to be maintained, so yes, they did think about the yard area for the kids to play.

Commissioner Lee had no questions.

Vice Chairperson Bauske asked staff whether the dotted line on the proposed site plan is only showing the encroachment area. Mr. Anderson stated yes, only the last 10.5 feet of the addition is the encroachment. Vice Chairperson Bauske clarified that the majority of the addition meets Code, but because of the "L" shape that is where the concern comes in. Mr. Anderson stated yes, the last 10 foot by 20 foot section is the only portion that is encroaching.

Vice Chairperson Bauske asked for clarification that the addition is providing mostly living space (kitchen, dining, etc.), and that there are no additional bedrooms being added. Ms. Mlynska stated yes.

Vice Chairperson Bauske inquired whether there is currently a fence on the property, or if the neighbors have a fence. Ms. Mlynska stated yes, they installed the fence.

Vice Chairperson Bauske inquired about the unique sideyard space that will be created by the project in lieu of a traditional backyard. Ms. Mlynska stated that to ensure privacy, windows are not directly facing neighbors' property and plantings will be installed.

Chairperson Combs asked the petitioner if she agreed with the conditions of approval in the staff report. Ms. Mlynska stated yes.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as stated in the January 15, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a request for a Variation from Section 9-5-5-D-6 of

the Municipal Code to permit a rear yard setback to be 9.5 feet instead of the minimum required 20 feet for the property located at 3688 Whispering Trails Drive, subject to the conditions as of the January 15, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on January 20, 2025, at 7:00 p.m.

3. Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Robert Kirk (Group A Architecture)

Mr. Kirk presented an overview of the project.

Chairperson Combs swore in an additional petitioner.

Dawn Larsen (Baird & Warner; 1140 N Bluebonnet Ln, Hoffman Estates)

Ms. Larsen presented an overview of market analysis conducted for the project.

Daisy Dose-Adamzadeh presented an overview of the staff report.

Commissioner Henderson asked for clarification from Ms. Larsen's presented information that Hoffman Estates has no available rental properties. Ms. Larsen stated analysis was done on townhomes and that none are listed on MLS as New Construction. Commissioner Henderson asked if these would be townhomes purchased with mortgages. Ms. Larsen stated that is correct.

Commissioner Henderson asked how this would impact the neighbors. Mr. Kirk expressed his understanding of the question as being how this affects the value and sales dollar amount of the existing residences that are part of the same community. Commissioner Henderson restated the meaning of his question, that while that information would be quantified, what he is inquiring about is "if I am the house next door, how am I going to feel about a large apartment complex going up next to my house?" He also stated that while the concept for this development looks good, it may not be appropriate for the area seeing as how this complex is planned to be placed in the middle of an established residential area.

Mr. Kirk stated that this site is unique with the car wash, Golf Road and the Hoffman Plaza Shopping Center access road with lots of truck traffic. The four sides of this property are adjacent to commercial uses, and the high-density project would help provide a buffer between the commercial to the north and west, and the south which is single family. Ms. Larsen stated the average sale price of the neighborhood is approximately \$350,000, and these new homes will be priced at approximately \$650,000. These townhomes would draw people to the neighborhood because they are new construction.

Commissioner Harner asked staff why the number of parking spaces decreased from 10 to 3. Ms. Dose-Adamzadeh stated that when this project was proposed, there were some concerns about over parking, as well as geometry issues with the fire truck turning radius. As preliminary and final site plans have not yet been received, this concern will be analyzed at that time. As this is the concept site plan that has been provided so far, this is what was available to be presented. Commissioner Harner commented that he shares in the opinion that if you have a higher density type of home in that area, just having parking spaces in front of the home is inadequate for that type of arrangement.

Commissioner Chhatwani expressed her concern that the lot is too small to accommodate 10 townhomes, and that it is difficult to maneuver on the site. She is afraid this will impact the homes in the area with people visiting. Mr. Kirk stated the property owner did say he would be willing to discuss reducing density to meet R-10 District Standards (6 units/acre).

Commissioner Wilson asked how long section 9-5-10-D of the Code has been at 6 units. Ms. Dose-Adamzadeh stated the section has been in place for a while, then stated that Blackberry Creek Townhomes received a variation from this section back in approximately 1995. Commissioner Wilson asked if Barrington Square Townhomes is 6 units per acre. Ms. Dose-Adamzadeh stated that Barrington Square Townhomes is a different zoning district.

Commissioner Wilson said she is not in favor of increasing the density as she feels it will be too congested. She would like to see increased parking on site.

Commissioner Wilson inquired as to the fact that there is no outdoor area being proposed for residents to gather. Mr. Kirk stated that setbacks for the property meet or exceed the Code requirements. He also stated that there are some areas of greenspace that could be adapted to small gathering areas. Commissioner Wilson commented that residents would not be able to purchase their own patio furniture or sit outside in their own area, to which Mr. Kirk stated the green space areas would be set up for all to use and maintained by the property, such as the landscaping and snow removal maintenance.

Commissioner Milford expressed her concern about the tight space for the project.

Commissioner Wise expressed his concern about the increased parking density. He stated that people would park on the street and in front of people's houses. Mr. Kirk stated there are 50 parking spaces in the plan and asked if there was a specific number of spaces the Commissioners felt would be more appropriate. There were some interjections from the audience. Chairperson Combs requested order to be kept and Ms. Dose-Adamzadeh reminded audience members that following the petitioner's testimony there would be time provided for public comment. Commissioner Wise stated he had no further questions or comments.

Commissioner Lee stated he feels the parking issue has been commented on enough, and that he likes the design of the project because it is utilizing space to create housing for more population. He stated that Hoffman Estates has a lack of housing based on the commercial and economic activities which have been rapidly growing over the past three years. Residential availability has not been keeping up with the speed. We need to be concerned about the area residents and take a step back to look at this project from the homeowners' point of view. However, he is of the opinion that more housing for the Village is better if a peaceful outcome can be achieved.

Vice Chairperson Bauske asked staff how long the Minimum Development Area for the R-10 district has been in place. Ms. Dose-Adamzadeh stated that she was unsure when the R-10 district was created but the Blackberry Creek Townhome project, which is also R-10, received a variation about 30 years ago for the same code section. Vice Chairperson Bauske stated the Blackberry Creek project was a variation to grant 8 acres instead of 10, which is very different from the proposed development area of 0.9 acres. Vice Chairperson Bauske stated that he assumes the reason that is in the code is to allow for more green space. Mr. Anderson stated that it is important to take historical context into account when you consider the code. When the R-10 district was developed, the Village had large tracts of undeveloped land. The commission should consider this as the village is nearly built out today.

Vice Chairperson Bauske stated that he understands this is a concept plan and asked staff if greenspace, parking and drainage would be considered. Ms. Dose-Adamzadeh stated the Engineering Division will do a full review once preliminary and final site plans are submitted.

Vice Chairperson Bauske stated that the petitioner had mentioned that the setbacks meet the R-10 district requirements. He asked the petitioner if they meet the R-2 setback requirements. Mr. Kirk stated that they do not meet the R-2 setback requirements. R-2 setback requirements are shown on sheet D1.

Vice Chairperson Bauske commented about the height of the buildings and how they will fit in with the single-family homes. He stated that the bulk of the buildings, including setbacks and heights, will fit in with R-2 District requirements and a single-family home as large as the proposed townhome building could be built. Mr. Kirk stated that was correct.

Vice Chairperson Bauske stated that he is in favor of more housing in the Village and wants to bring in more residents. He is concerned about the proposed density. He is glad that the intent of use for the property would be to remain residential.

Chairperson Combs expressed her familiarity with this area and residential concerns; they have always had major issues with respect to traffic, its proximity to Roselle and Golf, as well as the challenges on the side street. She feels this project could add to these concerns and create additional problems on the side street and Golf Road. She stated that if the development was located elsewhere, she might not have the same concerns with the project outside of the parking issue, but as such she has a problem with the development in this location.

Chairperson Combs commented on her concerns about commentary that a single-family home on the lot would not be inappropriate/not feasible. Mr. Kirk stated his feelings that a single-family home on this lot would not be the appropriate use for this lot. Discussion was

had between Ms. Combs and Mr. Kirk about a similar type of property in Schaumburg where a single family home was built and sold, and the difference between what is considered architecturally appropriate for a community versus what is sellable.

Chairperson Combs expressed that this is clearly a neighborhood of families who come together and to add additional traffic to the street would not be safe for the neighborhood. Mr. Kirk mentioned a discussion regarding traffic movements from a previously held hearing that acknowledged concerns over the public use of Apple Street as a bypass between Higgins and Golf Roads and how this travel movement could be deterred. Mr. Kirk stated that keeping the traffic for this development on site is a major deal and would like to determine a figure for parking spaces that would be appropriate in the view of the community and the developer for this site. An additional comment was provided by a resident in the audience about notification issues for the previous meeting mentioned by Mr. Kirk, as well as concerns about traffic on Apple Street. Mr. Kirk mentioned his disappointment over the Village's lack of attention and communication regarding the traffic concerns on Apple Street. Ms. Dose-Adamzadeh responded that the Village is aware of the traffic concerns in Parcel A. There have been numerous studies conducted, and some actions have been taken. Separately, the Village's Engineering Division is preparing a survey and will be releasing the survey to residents of Parcel A to address some of their concerns and gather feedback. The Engineering Division is working on a big picture analysis of traffic issues in the area.

Chairperson Combs asked if there were any members of the audience who would like to comment on this request, provided guidance and swore in public commentators.

Kyle Louder (1160 Apple St)

Mr. Louder objected to the rezoning and variations requested by the petitioner. Mr. Louder stated that the request would nearly quintuple the density of the lot next to his home. He does not believe that a variation for minimum development area should be granted as it has less than 1/10th of what is required by the code for R-10.

Bianca Aguilar (1848 Jamestown Circle)

Ms. Aguilar stated she does not live in this neighborhood but resides in the Barrington Square Townhomes. She stated that she supports this project and feels that it is good to bring more variety to the housing available in the village.

Chairperson Combs requested that commentators limit their responses to 2 minutes.

Jim Rapetta (965 Ash Road)

Mr. Rapetta stated that he does not believe that the proposed development fits into the neighborhood characteristics. He also believes that rezoning the property would set a precedent for other owners in the neighborhood to rezone their properties.

Jeff Whyte (405 Azalea Lane)

Mr. Whyte stated that he believes the proposed townhomes will decrease property values in the immediate vicinity. Mr. Whyte stated that there is a land covenant in this parcel that restricts use to single family homes. Mr. Whyte stated that he believes that the petitioner could split the lots into four separate lots. He also stated that Apple Street should be cut off at Golf Road and at the Hoffman Plaza Service Drive.

Mike Larsen (1140 N Bluebonnet Lane)

Mr. Larsen asked Village Staff if the Village believes we could lose a lawsuit should the petitioner sue the Village, what would be the possibility of him winning. Ms. Dose-Adamzadeh stated that the Village cannot speculate on what future court cases would entail. Commissioners asked staff to elaborate. Phil Green stated that the Village Attorney is not present tonight and no staff members present are attorneys. No Village attorney or staff member would speculate on any chances of litigation or outcomes.

Stephanie Gotter (420 Hawthorn Lane)

Ms. Gotter stated that these properties should become a Historical Society.

Wayne Korecky (1140 Apple Street)

Mr. Korecky stated that there are other areas in the village that can be used for multi-family or single-family attached, including the Bell Works development and Barrington Square Town Center.

Steven Dumpman (1060 Apricot Street)

Mr. Dumpman stated that there should be additional parking added to the development. He also stated that the additional structure could impact homes that are in flood zone properties.

Jessie (750 Audubon Street)

Jessie stated that the safety of the children playing in the area would be put at risk when adding additional units. She also questioned why the developer chose to go with a modern design that does not fit in with the neighborhood.

Mark Vandelinde (1020 Apple Street)

Mr. Vandelinde discussed traffic concerns, particularly as it relates to the intersection of Apple Street and Golf Road.

Jim Rapetta (965 Ash Road)

Mr. Rapetta additionally commented that the developer is currently a landlord and voiced concerns about the property potentially becoming rental properties in the future.

Katarzyna Bialkowska (1015 Apple Street)

Ms. Bialkowska voiced her concerns about traffic in the neighborhood.

Chairperson Combs inquired about next steps. Ms. Dose-Adamzadeh clarified that there would be no motions considered this evening, only discussion of the Findings of Fact. Phil Green stated that the Chairperson would need to close the public hearing and then move into Commissioner Discussion, which is separate from the public hearing.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Commissioner Discussion commenced on the Findings of Fact.

Phil Green clarified that the goal of the discussion now is to provide feedback for staff in order to draft the Findings of Fact, so it is not necessarily an individual "do we all agree on each of these" but rather to voice our concerns if there are any standards that we feel do not match, so the staff can accurately reflect those concerns in the draft that will be presented in February. Additionally, he clarified the reasoning behind the need for the discussion and

suggested a means to continue moving forward with the discussion.

Chairperson Combs expressed that, in general, she does not believe this development meets any of the standards. She believes that the rezoning would not compliment the surrounding zoning and believes that the properties are suitable to be single-family. Mr. Green clarified with Chairperson Combs that she is referring to the finding as it relates to the character of the neighborhood and that she has concerns that this standard would not be met. Chairperson Combs agreed.

Mr. Green proceeded to clarify with the commission that they are not obliged to give a specific reason but are welcome to do so.

Commissioner Harner asked for clarification about Findings. Mr. Green stated that the commission should view the findings as being drafted in the affirmative right now and should provide a response if they believe it does not meet the standard. In this case, Village Staff has been advised by Corporation Counsel to have the Commissioners discuss the findings and staff will draft them for a future meeting (2/19). Vice Chairperson Bauske asked if they should go through the standards one by one. Mr. Green stated it may be more helpful to start to go through it request by request and determine if they need to go through it one by one.

Commissioner Henderson asked if staff could clarify what page of the packet the Findings can be found on. Phil Green stated he would troubleshoot for him separately.

Commissioner Lee asked if, while the commissioners are holding this discussion, does it have to be only with regard to the findings, or can it be one of the commissioner's opinions. Mr. Green stated that the commission may discuss anything that the commissioners want to discuss. Commissioner Lee stated that he usually listens to minority opinions. He believes that after the Public Testimony, the public talked about very specific and impactful issues that could come up with the proposal. Commissioner Harner stated that it is easy to have an opinion but to draft them in relation to the Findings is the more difficult part. Commissioner Harner asked if the Commission can ask about the Findings one by one.

Vice Chairperson Bauske clarified that staff will be drafting the findings.

Mr. Green stated that staff is seeking direction for the recommendations.

Chairperson Combs stated that the petitioner has not met all three standards for a rezoning. Chairperson Combs asked if the other commissioners felt differently.

Commissioner Lee stated that the second standard may be met.

Vice Chairperson Bauske stated that 1b may be met.

Commissioner Harner stated that 1c may be met.

Commissioner Wilson asked for clarification if we agreed to change it.

Vice Chairperson Bauske stated that is where there may be some confusion, as some standards could be met, but some may not be met.

Mr. Green read the Standards of Rezoning to the commissioners. He stated that the commission is being asked to find if there is evidence to support these findings.

Vice Chairperson Bauske clarified that even if the commission does find evidence to support the findings, the commission can still vote against a positive recommendation. Vice Chairperson Bauske stated that he believes there is evidence with 1 b and 1 c as it is a unique property, however, it does not mean he personally agrees with it or will vote for a positive recommendation.

Mr. Green summarized that he understands that the commission is generally stating that there has been no evidence provided for Standards for an Amendment (rezoning) except for 1 b and 1 c.

Chairperson Combs requested to move on to the Variations for Minimum Development Area. Mr. Green read the standards aloud to the commission. Mr. Green stated that through discussion there have been apparent conversations around the benefits of financial gain and housing. He asked the commission to discuss whether there has been enough evidence to support the standards.

Commissioner Lee stated that he does not believe there is enough evidence presented to support the Variation for Minimum Development Area, specific to the property.

Commissioner Wilson stated that she does not believe there is enough evidence presented to support the Variation for Minimum Development Area, specific to the property.

Vice Chairperson Bauske stated that there are some standards that are being met and some standards that are not being met.

Mr. Green clarified that the Findings should be affirmative or negative if the standard has been met. What Mr. Green is understanding from this conversation is that there may be some commissioners that feel like some standards of a variation for Minimum Development Area have been met, but most of the commission feels that standards have not been met.

Commissioner Lee asked for clarification.

Vice Chairperson Bauske clarified that when the commission votes on the project in February, they will be making multiple motions, with the first one being approval of the findings of fact. This means that they are approving the findings for the Village Board to use to support their ultimate vote. He stated that the Commission can vote to approve or deny the specific requests. Vice Chairperson Bauske stated that he is not thinking about what he is going to vote on, ultimately, he is just thinking about the specific standards as it relates to the project application and what was presented at the meeting.

Commissioner Harner stated that he does not believe there is any evidence for any of the Minimum Development Area Variation Standards.

Vice Chairperson Bauske stated that he does not believe that there has been any evidence presented for any of the standards – 1a – c, 2a – f, and 3. He stated that he had some back and forth in regard to 1a.

Commissioner Henderson asked for clarification. Commissioner Henderson stated that for 2c, there is no evidence that the variation is not based exclusively upon a desire to increase the value of the property.

Vice Chairperson Bauske stated that there is a third standard for Variation for Minimum Development Area.

Chairperson Combs stated that there was no evidence to support number 3 under Standards of Variation for Minimum Development Area. Vice Chairperson Bauske agreed.

Mr. Green stated that this would be the motion to put conditions on, however, it sounds like the commission does not agree that the standards for a variation have been met.

Vice Chairperson Bauske directed the commission to look at the third request, which is a Variation for Maximum Density.

Chairperson Combs stated that she does not believe that there has been any evidence that has been presented for Maximum Density.

Vice Chairperson Bauske asked for clarification; Is this request assuming the rezoning and variations have been approved? Mr. Green stated that the question is in relation to the land that would require a variation for maximum density from the code. Vice Chairperson Bauske asked if the uniqueness is if it is small. Commissioner Lee stated that there is no uniqueness.

Commissioner Chhatwani asked to clarify the question. If the plight of the owner is due to unique circumstances, can the unique circumstance be that it is a small lot. Commissioner Lee stated that what it is asking is if the current condition is unique enough to allow greater density.

Mr. Green stated that he understands that the commission feels that the standards have not been met to support a variation for maximum density.

Mr. Green stated that there will be no action taken tonight regarding this project. Staff have been directed to draft findings for the February 19 meeting. The meeting will not go in front of the trustees at this point.

Mr. Whyte (405 Azaela Ln) requested that staff and the Commission take care of what is recommended because this project impacts their lives.

Mr. Green stated that the February 19th meeting would be a public meeting where public comment can be made, but it will not be a public hearing.

2. Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 1,258 square feet instead of the maximum permitted 750 square feet for the property located at 1120 Ash Road

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Sergiu Tabirta (1120 Ash Road, Hoffman Estates)

Mr. Tabirta presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairperson Combs added a comment to Mr. Anderson's report, stating if the commissioners were to approve the enclosed and unenclosed portions of the garage, there is nothing to prevent the petitioner from enclosing the overhang (unenclosed) portion at a later time, so it would become the equivalent to another house. Mr. Anderson agreed and stated the Zoning Code as written would allow him to enclose the unenclosed portion without any further zoning review. So, no matter if the petitioner decided to enclose it or a future resident made this decision, there would be no further zoning review to prevent this from occurring. Ms. Combs stated this is the reason there are two forms of the second motion up for discussion.

Commissioner Lee asked what is the need for the unenclosed portion of the garage. Mr. Tabirta responded that it was for the ability to have a covered patio. Commissioner Lee asked for further clarification from staff to determine what makes the unenclosed portion be considered part of the garage; is it the type of roofing/piers being used, or could he, for instance, add an awning to allow for the covered section? Mr. Anderson stated an awning would be considered a separate structure and, as such, would be classified as a shed. It would then require Mr. Tabirta to revise his plans to meet the maximum size of a shed for the covered area in order to be permitted separate from the garage.

Commissioner Wise asked about whether the shed (unenclosed) area would be accessible from inside the enclosed garage via a door of some sort. Mr. Tabirta stated it would not be accessible from the enclosed space, only from the exterior.

Commissioner Milford had no questions.

Commissioner Wilson asked for clarification on two options of motion number two; the first allowing both the enclosed and unenclosed garage sections, and the second option only allowing the enclosed portion. Chairperson Combs and Vice Chairperson Bauske helped Commissioner Wilson distinguish between the two options by discussing the Americans with Disabilities requirements necessitating additional size.

Commissioner Henderson had no questions.

Commissioner Harner asked if the petitioner can still park a car on the unenclosed area regardless of whether the space had an overhang. Mr. Tabirta stated yes.

Commissioner Chhatwani had no questions.

Vice Chairperson Bauske clarified that you could still park on the unenclosed location, you just would not have an overhang, so in the winter your vehicle would get snow on it, but you could still store items and park in this area. Mr. Tabirta stated yes.

Chairperson Combs asked the Commissioners if they were all in agreement that they would

be recommending the alternate option for Motion Number Two, which permits the 850 square foot garage area. The Commissioners agreed.

Vice Chairperson Bauske asked the petitioner if he agreed with the conditions of approval in the staff report. Mr. Tabirta stated yes, but asked to clarify if he would be able to keep the concrete area without the roof. Mr. Anderson stated yes, this would be permitted.

Chairperson Combs indicated for the record that concerns were received from neighboring properties about the size of the larger garage request.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as noted in the Findings & Recommendations Summary dated January 15, 2025.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 850 square feet instead of the maximum permitted 750 square feet, subject to the conditions as of the January 15, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on January 20, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated the February 5, 2025 regular meeting has a full agenda. She will be sending an attendance request shortly. There will also be a full agenda for the February 19, 2025 regular meeting.

Commissioner Harner inquired whether there will be a means of dealing with the Post Office delays of delivery of packet materials. Ms. Dose-Adamzadeh stated that we are unable to

guarantee mail delivery. Mr. Anderson stated the Village has moved mailings up two full days from previous practice and unfortunately it has made minimal difference. Commissioner Harner asked if there were any plans to return to hand delivery of packets as was practice in the past. Ms. Dose-Adamzadeh stated we could set something up where Commissioners who want a paper packet could come to Village Hall to pick it up. Mr. Anderson stated that the digital packets are available immediately to which Commissioner Harner and Chairperson Combs expressed concerns about the glitches experience with the most recent packet.

6. **PUBLIC COMMENT**

None.

7. **ADJOURNMENT**

Motion by Commissioner Chhatwani, seconded by Commissioner Harner, to adjourn at 09:39 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



MINUTES
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 5, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:30 PM.

Commissioners Present: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise, Rajkumari Chhatwani, Denise Wilson (arrived at 06:32 PM)

Commissioners Absent: Excused: Minerva Milford

A quorum was present.

Administrative Personnel Present: Jenny Horn, Director of Planning & Transportation; James Donahue, Senior Planner; Kevin Anderson, Associate Planner; Eric Palm, Village Manager

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 01-15-2025

Chairperson Combs announced that the approval of the January 15, 2025, minutes would be deferred until the February 19, 2025, meeting in order to allow the Commissioners enough time to review revisions she requested be made to the original draft.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the rear yard setback at 3688 Whispering Trails Drive was approved by the Village Trustees.

Chairperson Combs stated the garage enlargement to 850 square feet at 1120 Ash Road was approved by the Village Trustees based upon ADA Requirements.

4. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Selena Latic (5560 Airdrie Court)
Iylin Latic (1234 Windsor Lane)

Ms. Latic presented an overview of the project.

Kevin Anderson presented an overview of the project.

Commissioner Lee had no questions.

Commissioner Wise asked the petitioner about storage needs. Ms. Latic stated they would likely build storage cabinets at the back of the garage space. Commissioner Wise inquired whether an exterior shed would be built. Ms. Latic stated she was new to the neighborhood and whether sheds would be allowed in this area.

Commissioner Wilson had no questions.

Commissioner Henderson had no questions.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Chhatwani had no questions.

Vice Chairperson Bauske asked the petitioner if she agreed with the conditions of approval in the staff report. Ms. Latic stated yes.

Chairperson Combs had no questions.

Chairperson Combs asked if there were any members of the audience who would like to comment on this request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for the variation as of the February 5, 2025, Staff Report.

Chairperson Combs read aloud the list of Findings of Fact indicated within the February 5, 2025, Staff Report.

Commissioner Wilson asked for clarification about whether a "yes" vote means they are denying the request. Mr. Anderson explained that a "yes" vote means that the Findings of Fact as they have been listed in the Staff Report provided to the Commissioners are accurate. He also stated that if you disagree with any of the Findings, you need to express this now so that the Findings can be revised before the final reading to the Village Board. Commissioner Wilson asked what Chairperson Combs read aloud, to which Mr. Anderson stated that Chairperson Combs had read verbatim the Findings of Fact from the Code as well as staff's determination of those Findings.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property at 5560 Airdrie Court, subject to the conditions as of the February 5, 2025, Staff Report.

Chairperson Combs asked if there was any discussion from the Commissioners. There was no discussion held about the motion.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: Eva Combs

Absent: Minerva Milford

Motion Passed.

Mr. Anderson stated this item is scheduled to be presented to the Village Board on Monday, February 17, 2025 at 7:00 p.m.

2. Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code
(Temporary Planned Development Process)

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

James Donahue presented an overview of the staff report.

Commissioner Chhatwani asked if there is a set time frame as before or if this would be continuous. Mr. Donahue answered that this will continue until the new Code is adopted by the Village Board, which is anticipated sometime in the spring or summer of 2025. Commissioner Chhatwani asked what happens to this text amendment when the Code is adopted. Mr. Donahue stated the text amendment would go away.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Wilson had no questions.

Commissioner Wise had no questions.

Commissioner Lee had no questions.

Vice Chairperson Bauske had no questions.

Chairperson Combs had no questions.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Text Amendment as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process) as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

B. Public Meetings

1. Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road

Chairperson Combs swore in the petitioners.

Mark Halford (Compass Data Centers, 14555 N Dallas Parkway, Dallas, TX)

Brooke Hodel (Compass Data Centers, 14555 N Dallas Parkway, Dallas, TX)

Jamie Putnam (Kimley-Horn, 4201 Winfield Road, Warrenville, IL)

Taylor Eschback (Kimley-Horn, 4201 Winfield Road, Warrenville, IL)

Mr. Halford presented an overview of the project.

Jennifer Horn presented an overview of the history of the Prairie Stone Business Park.

James Donahue presented an overview of the staff report.

Commissioner Lee asked for clarification from staff of the process - is the Commission recommending it to the Village Board? Mr. Donahue stated yes. Commissioner Lee asked under what scenario would the Commission not be recommending? Mr. Donahue stated a vote of no would be for the entire plat of subdivision and site plan.

Commissioner Wise asked what type of noise is generated by a data center. Mr. Halford stated the noise would be from power. Commissioner Wise further inquired if the noise would be a humming sound. Mr. Halford stated yes.

Commissioner Wise asked if the Commission would be able to review items, such as fencing. Mr. Donahue stated the fence is a black, wrought iron style, Palisades fence around the entire site.

Commissioner Wilson had no questions.

Commissioner Henderson asked if there would be any barbed wire fencing used on site. Mr. Halford stated they do not use barbed wire fencing.

Commissioner Henderson inquired how negotiations with ComEd are progressing. Mr. Halford stated they have passed negotiations and are in the project management stage and ComEd is working with Compass during twice-weekly calls in order to finalize matters.

Commissioner Henderson restated his concerns about concertina (barbed) wiring and not wanting the campus to look like a prison. He stated ComEd has a tendency to utilize this style of fencing. Mr. Halford responded that he believes that ComEd's substation fencing is anticipated to be a similar style to the proposed Palisades style fence on the Compass campus.

Commissioner Harner commented that the proposal being presented is great. However, he expressed his opinion that the ComEd substation component is presently being hidden from the Commissioners and will be unattractive. Mr. Halford and Ms. Hodel responded that they

are working with ComEd during their meetings to aim for consistency of fencing and landscaping for both the Compass campus and ComEd substation sites. A representative from Kimley-Horn also provided insight into the access and landscaping of the site.

Commissioner Trieb asked about noise and sound remediation as this will be different from any other uses currently in the neighborhood - is there a real-life example people could go see/or a recording that can be listened to in order to experience the sounds that will be occurring from this project. Ms. Hodel stated there was a noise study completed that shows the sound levels in the area are relatively low. However, she did not have an answer to provide to the Commissioners about a location to visit to experience similar sounds.

Commissioner Chhatwani had no questions.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. Halford stated yes.

Vice Chairperson Bauske asked if there is adequate water access for cooling needs on the site. Mr. Halford stated yes.

Chairperson Combs asked if the site is directly wired to the police and fire stations for emergency services. Mr. Halford stated they meet all the Code requirements for Fire codes. Chairperson Combs clarified her question relates to dispatching emergency services in the event of a fire, not the codes in particular. Mr. Donahue stated that all municipal buildings with sprinkler systems are automatically connected to dispatch for fires; incidents requiring Police assistance are not automatic and require a call to 9-1-1.

Chairperson Combs asked about wetland mitigation for the site and the site's proximity to a forest preserve - is the project impacting wildlife near the forest preserve? Mr. Putnam stated an endangered species report was completed and that the jurisdictional wetland on the east side of the site will remain untouched. He further stated that the wetlands being impacted are isolated wetlands, not jurisdictional wetlands, per Army Corps requirements. Mr. Putnam stated they have been working with MWRD and obtained a permit to fill in low, depressional areas that have not been maintained which have, over time, created wetland style plants; these areas are not bound by Army Corps. Chairperson Combs stated her concern is that wildlife on the property will not have anywhere to go. Mr. Putnam stated that the area to the east is being kept since this is a feature and will not be impacted, but the others were just areas of overgrowth.

Chairperson Combs asked if the humming sounds on the site would have any impact on the wildlife in the forest preserve. Ms. Hodel stated it should not, since the sounds are intermittent.

Chairperson Combs asked if the generators would be on at night. Ms. Hodel stated that the generators would not on in the evenings or late at night.

Chairperson Combs asked if there were any additional questions. There were no additional questions.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request. Chairperson Combs swore in the petitioner.

Doreen Gibrich (1850 Nicholson Drive)

Ms. Gibrich expressed her appreciation to the staff for keeping residents notified about the project. She asked if an EPA review is required for this site and was one completed. Mr. Donahue stated yes, and they have an approved permit in hand from the Illinois EPA for the site.

Ms. Gibrich asked if there is a way for the ComEd substation location to be relocated from the southwest corner to the northwest corner. Mr. Donahue stated that moving the location to Higgins Road is a high traffic area with increased visibility, moving it to the interior of the park places it closer to the businesses, so the location on Beverly is the probably the best location for the site. Ms. Gibrich commented that this location is closer to the homes in the surrounding area. Mr. Donahue stated the nearest home is approximately one-mile away from the site.

Ms. Gibrich asked when the noise study was completed and if it was done with 5 buildings running. Mr. Donahue replied that the study was completed for all 5 buildings.

Ms. Gibrich asked about the approximate number of jobs that would be created by the project. Mr. Halford stated construction jobs are the first jobs that have been created, then when the data center is fully complete, the staff is generally 20-30 full-time positions per building depending on customer needs.

Ms. Gibrich asked what happens to the location if the current owners go out of business? Mr. Halford stated it is unlikely that these particular owners will go out of business, considering they are two of the largest pension funds and asset managers currently in business, so this is of minimal concern from Compass' viewpoint.

Ms. Gibrich asked what the Village's plan is for the future - will there be other data centers coming to the Village, since we already have Microsoft and now Compass, but still have larger areas of open land. Mr. Donahue stated that he could not speak for the Board, but stated in 2022, the Board approved data centers to be allowed within certain Zoning districts. Ms. Gibrich asked if there were a set number, to which Mr. Donahue replied there was not a set number.

Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to adopt the Findings of Fact for Site Plan as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: Lon Harner

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Compass Datacenter dated January 7, 2025.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of Preliminary and Final Site Plan for Compass Data Center located at 3333 Beverly Road, subject to the conditions as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, February 17, 2025 at 7:00 p.m.

5. STAFF DISCUSSION

Kevin Anderson stated that the items heard this evening will be presented at the Village Board meeting on February 17, 2025, and there will be three items on the agenda for the next regular PZC meeting on February 19, 2025.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Chhatwani, seconded by Commissioner Harner, to Adjourn at 07:42 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquella Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/19/2025

From: Daisy Dose-Adamzadeh, Assistant Planner

PLN24-0013

Public Meeting

Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street

REQUEST SUMMARY

The property owner, Sam Akmakjian, is seeking the following approvals to accommodate development of 10-unit townhome development on the property located at 1180-1190 Apple Road:

1. Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District.
2. Variation from Section 9-5-10-D-1 to reduce the minimum development area to 0.9 acres instead of the minimum required 10 acres.
3. Variation from Section 9-5-10-D-10 to increase the gross density to 10.9 units per acre instead of the maximum density of 6 units per acre.
4. Preliminary Concept Site Plan.

Location	1180-1190 Apple Street
Property Owner / Applicant	Sam Akmakjian
Property Size	40,128 SF (0.9 acres)
Zoning / Land Use	R-2 One Family Residential / single-family home
Adjacent Properties	NORTH: Golf Road ROW / Village of Schaumburg (B-2 District) SOUTH: Hoffman Plaza service drive (B-2 District) EAST: Single-family home (R-2 District) WEST: Car wash (B-2 District)

BACKGROUND / ANALYSIS

The Planning & Zoning Commission held a public hearing on January 15, 2025 to gather public testimony on the requests. After closing the public hearing, the Commission provided feedback on the Findings of Fact, and staff has prepared draft Findings included in the Findings and Recommendation Summary attached hereto for the Commission's review. The Findings as drafted reflect that the requests **do not** meet the standards for rezoning from the R-2 to the R-10 zoning district, variation for development area, or variation for density.

The public hearing for the matters being considered was closed on January 15, 2025. No further public testimony will be taken concerning these requests. Public comments related to this item or unrelated to items on the agenda will be heard during the "Public Comment" section of the agenda.

PZC Consideration on February 19, 2025:

The Commission should discuss and adopt Findings of Fact and vote on on recommendations for each of the four requests. The items will be considered by the Village Board on March 3, 2025.

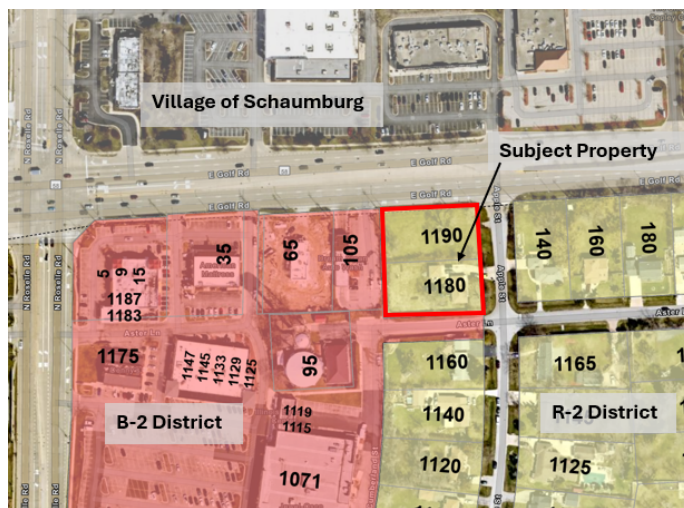
The staff report below was presented to the Planning and Zoning Commission on January 15, 2025. Additional objection letters were received and have been included for the Commission's review.

Staff Report:

The subject property at 1180-1190 Apple Street totals 40,128 square feet in size (0.9 acres). The parcels were platted in 1955, prior to the incorporation of the Village. The property was platted as part of the Hoffman Estates I Subdivision, which included approximately 250 single-family detached lots (R-2 district), and one large parcel intended for commercial use, now the Hoffman Plaza Shopping Center and various retail outlots (B-2 district).

The subject property is surrounded by commercial uses to the north and west, with the Golf Road right-of-way and Village of Schaumburg retail to the north, and a car wash to the west. Immediately south of the property is the private service drive which is part of the Hoffman Plaza Shopping Center property. The Golf Road corridor has experienced significant commercial development in recent decades, necessitating the widening of Golf Road in 1999.

1190 Apple Street was previously improved with a single-family residence, which was demolished in 2018, leaving the lot vacant. There is one single-family home at 1180 Apple Street.

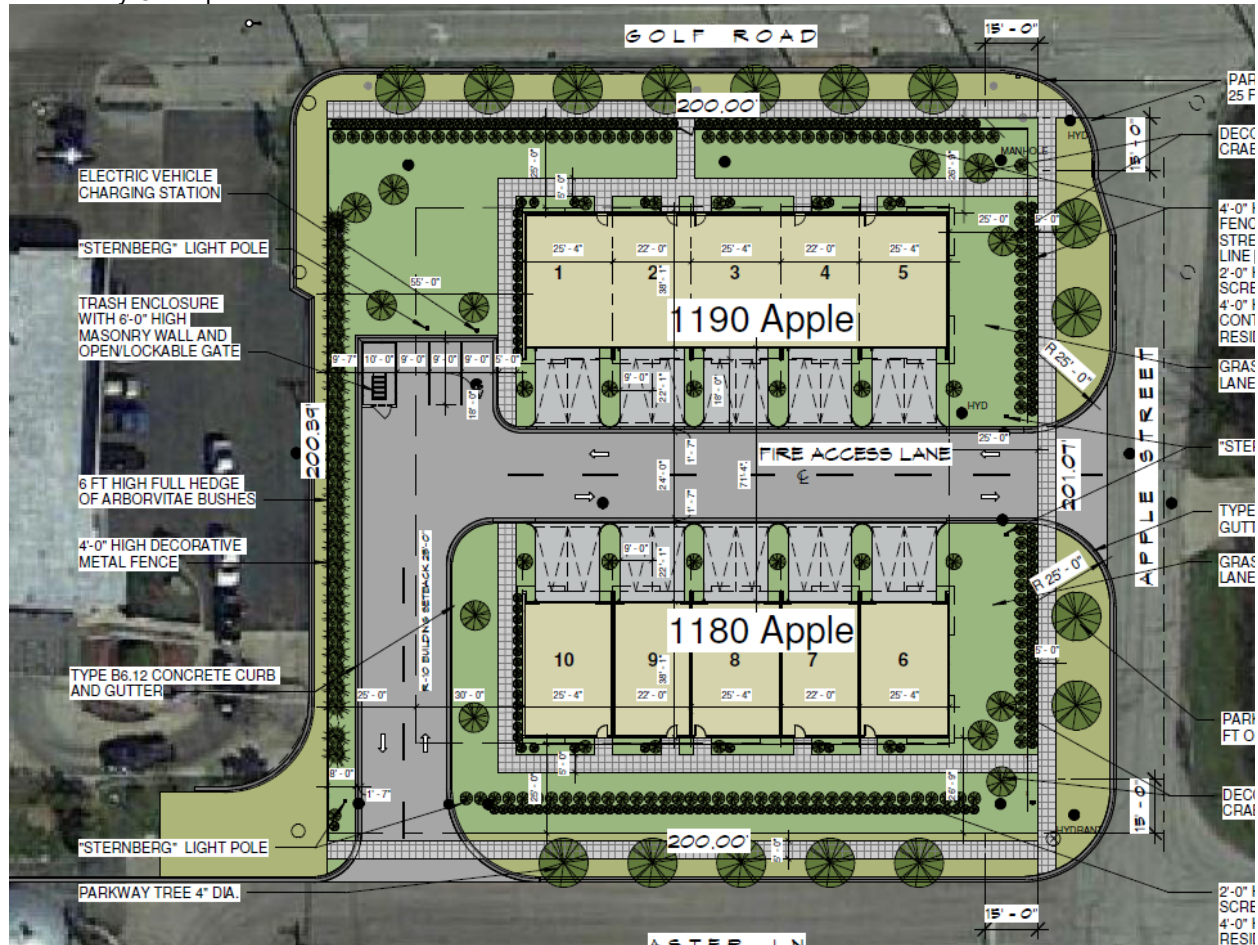


Proposal

The proposal consists of a 10-unit townhome development on the 0.9 acre site. The preliminary concept design includes two 33 foot tall townhome buildings, each with five attached units, for a total of 10 units. The units range between 2,200 and 2,600 square feet and include a two-car, rear-loaded garage. A two-way access drive is proposed with curb cuts on Apple Street on the east and a private service drive serving the Hoffman Plaza Shopping Center on the south.

As part of the Preliminary Concept Site Plan request, final site and engineering plans have not been submitted. If the rezoning and variation requests are approved, the owner shall prepare the necessary plans for Preliminary and Final Site Plan and Subdivision approvals required prior to site development.

Preliminary Concept Site Plan:



Rezoning

The owner is seeking to rezone the property from the R-2 One-Family Residential District to the R-10 Attached Single-Family Dwelling Residential District which would allow for the proposed townhome use. The following table is a comparison of the current R-2 district regulations, R-10 district regulations, and the proposed preliminary concept plan:

Regulation	R-2 District	R-10 District	Proposed Project
Permitted Uses	Single-family	Single-family <i>and</i> attached single-family	Attached single-family
Setbacks	Front: 30' Side/Corner: 15'/30' Rear: 30'	Front: 25' Side/Corner: 25' Rear: 25'	Front: 25' Side/Corner: 25' Rear: 55'
Height	35'	35'	33'
Development Area	Min. 25 acres	Min. 10 acres	0.9 acres
Density	Max. 2.2 units/acre	Max. 6 units/acre	10.9 units/acre

As highlighted in the table above, the proposed plan does not meet R-10 district regulations for minimum development area or maximum density. Therefore, the owner is seeking the following:

Variation for Development Area

Section 9-5-10-D-1 of the Municipal Code requires a minimum development area of 10 acres in the R-10 district. The owner is seeking a variation to reduce the minimum development area to 0.9 acres from the required 10 acres.

Variation for Density

Section 9-5-10-D-10 limits gross density in the R-10 district to 6 units per acre. The owner is seeking variation to allow increased density of 10.9 units per acre.

There are three existing townhome developments in the Village with the R-10 zoning designation, summarized below. Two of the three are compliant with the R-10 development area and density regulations. In 1994, the Blackberry Creek townhome development was granted variations for development area and density.

R-10 District Development	Development Area	Density
Blackberry Creek (Hassell Rd. and Blackberry Ln.)	8 acres	6.5 units/acre
Canterbury Fields (Shoe Factory Rd. and Maureen Dr.)	47 acres	5.8 units/acres
Princeton Unit 2 (Shoe Factory Rd. and Ivy Ridge Dr.)	33 acres	5.3 units/acre
Proposed Project (1180-1190 Apple Street)	.9 acres	10.9 units/acre

Preliminary Concept Site Plan

In addition to the rezoning and variation requests, the owner is seeking Preliminary Concept Site Plan consideration. The plans submitted are intended to illustrate the potential layout and general character of the development. Preliminary Concept Site Plan approval does not authorize any development or construction activity. If the rezoning and variation requests are approved, the owner would be required to obtain

Preliminary and Final Site Plan and Subdivision approval for the project, which would include final site, engineering, landscape, architectural and other plans, studies and documents as required by the Municipal Code. While not an exhaustive list, staff has identified a number of items to be addressed as part of any future zoning request:

- The architectural plans and civil engineering plans should be reconciled to address discrepancies between plans.
- The grass emergency paver fire lane has not been approved by the Fire Department. Any future submittals should ensure that emergency access and safety standards are met.
- Proposed sidewalks widths and locations to be revised to provide adequate pedestrian connectivity and ingress/egress for police/fire response.
- A Plat of Subdivision is required.
- Plans must address all applicable regulations and design requirements of the Municipal Code.
- Hoffman Plaza ownership must be a co-applicant on any future requests for Preliminary and Final Site Plan approval if access is proposed on the private service drive.

Notification

Legal notice was published by the Daily Herald Newspaper for the public hearing on January 15, 2025 and standard notification letters were sent to residents within 300 feet of the proposed project. The applicant has placed two notification signs on the property.

Multiple letters of objections were received prior to and following the January 15, 2025 meeting and have been included as part of staff's report.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 7 motions are required, broken out by request below):

Request 1: Rezoning from R-2 to R-10

1. Adopt the Findings of Fact for Rezoning
2. Recommend to the Village Board approval of Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, subject to the following condition:
 - a. All use of the existing structure shall cease immediately following Village Board approval, and the existing structure shall be demolished (in accordance with applicable building permits) within twelve (12) months from the date of Village Board approval.

Request 2: Variation for Minimum Development Area

1. Adopt the Findings of Fact for Variation for Minimum Development Area
2. Recommend to the Village Board approval of a Variation from Section 9-5-10-D-1 to reduce the minimum development area to 0.9 acres instead of the minimum required 10 acres.

Request 3: Variation for Maximum Density

1. Adopt the Findings of Fact for Variation for Maximum Density
2. Recommend to the Village Board approval of a Variation from Section 9-5-10-D-10 to increase the gross density to 10.9 units per acre instead of the maximum density of 6 units per acre.

Request 4: Preliminary Concept Site Plan

1. Recommend to the Village Board approval of Preliminary Concept Site Plan, subject to the following conditions:
 - a. Preliminary Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of Preliminary and Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property, and any subsequent purchaser or developer shall be bound by the conditions of approval.
 - b. The Preliminary Concept Site Plan approval is intended to illustrate a potential layout and general character of the development. All plan details are subject to further review and revision through the Preliminary and Final Site Plan process. To comply with the Municipal Code, changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.
 - c. No development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.
 - d. Development of this property is subject to meeting all the requirements of the Village Municipal Code any and all and other requirements of other jurisdictions such as IDOT and MWRD.
 - e. A preliminary and final Plat of Subdivision shall be submitted prior to or concurrently with a request for Preliminary and Final Site Plan Approval.

ATTACHMENTS

1. Draft PZC Findings and Recommendations Summary
2. Location Map
3. Supporting Documents
4. Letters of Objection



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 2/19/2025

Prepared By: Daisy Dose-Adamzadeh, Assistant Planner

PLN24-0013

**Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling
Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the
Municipal Code, and Preliminary Concept Site Plan
for the property located at 1180-1190 Apple Street**

Request 1: Rezoning from R-2 to R-10

Draft Findings of Fact - Rezoning from R-2 to R-10

Sec. 9-1-17-E: Findings of Fact and Recommendations

1. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:
 - a. Existing uses of property within the general area of the property in question;
 - b. The zoning classification of property within the general area of the property in question;
 - c. The suitability of the property in question for the uses permitted under the existing zoning classification;
 - d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.
2. The Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant.

FINDING - REZONING FROM R-2 to R-10: *The evidence presented does not support a recommendation for rezoning.*

Draft Recommendations - Rezoning from R-2 to R-10

1. Adopt the Findings of Fact for Rezoning

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Recommend to the Village Board approval of Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, subject to the following condition:
 - a. All use of the existing structure shall cease immediately following Village Board approval, and the existing structure shall be demolished (in accordance with applicable building permits) within twelve (12) months from the date of Village Board approval.

Motion by _____, seconded by _____, to recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed]

Request 2: Variation for Minimum Development Area

Draft Findings of Fact - Variation for Minimum Development Area

Sec. 9-1-15-C: Standards for Variations.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: No evidence was presented to support that this standard was met.
 - b. The plight of the owner is due to unique circumstances;
FINDING: No evidence was presented to support that this standard was met.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: No evidence was presented to support that this standard was met.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence was presented to support that this standard was met.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;

FINDING: No evidence was presented to support that this standard was met.

- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;

FINDING: No evidence was presented to support that this standard was met.

- d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

FINDING: No evidence was presented to support that this standard was met.

- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

FINDING: No evidence was presented to support that this standard was met.

- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

FINDING: No evidence was presented to support that this standard was met.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

Draft Recommendations - Variation for Minimum Development Area

1. Adopt the Findings of Fact for Variation for Minimum Development Area.

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Recommend to the Village Board approval of a Variation from Section 9-5-10-D-1 to reduce the minimum development area to 0.9 acres instead of the minimum required 10 acres.

Motion by _____, seconded by _____, to recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed]

Request 3: Variation for Maximum Density

Draft Findings of Fact - Variation for Maximum Density

Sec. 9-1-15-C: Standards for Variations.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: No evidence was presented to support that this standard was met.
 - b. The plight of the owner is due to unique circumstances;
FINDING: No evidence was presented to support that this standard was met.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: No evidence was presented to support that this standard was met.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - d. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence was presented to support that this standard was met.
 - e. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: No evidence was presented to support that this standard was met.
 - f. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
FINDING: No evidence was presented to support that this standard was met.
 - g. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
FINDING: No evidence was presented to support that this standard was met.
 - h. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
FINDING: No evidence was presented to support that this standard was met.
 - i. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or

endanger the public safety, or substantially diminish or impair property values in the neighborhood.

FINDING: No evidence was presented to support that this standard was met.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

Draft Recommendations - Variation for Maximum Density

1. Adopt the Findings of Fact for Variation for Maximum Density.

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Recommend to the Village Board approval of a Variation from Section 9-5-10-D-10 to increase the gross density to 10.9 units per acre instead of the maximum density of 6 units per acre.

Motion by _____, seconded by _____, to recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed]

Request 4: Preliminary Concept Site Plan

Draft Recommendation – Preliminary Concept Site Plan

1. Recommend to the Village Board approval of Preliminary Concept Site Plan, subject to the following conditions:
 - a. Preliminary Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of Preliminary and Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property, and any subsequent purchaser or developer shall be bound by the conditions of approval.
 - b. The Preliminary Concept Site Plan approval is intended to illustrate a potential layout and general character of the development. All plan details are subject to further review and revision through the Preliminary and Final Site Plan process. To comply with the Municipal Code,

changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.

- c. No development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.
- d. Development of this property is subject to meeting all the requirements of the Village Municipal Code any and all and other requirements of other jurisdictions such as IDOT and MWRD.
- e. A preliminary and final Plat of Subdivision shall be submitted prior to or concurrently with a request for Preliminary and Final Site Plan Approval.

Motion by _____, seconded by _____, to recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed]

1180 - 1190 APPLE ST
07-15-200-004-0000 & 07-15-200-005-0000

N

Village of Schaumburg

E GOLF RD

1190

1180

ASTER LN

ROSELLE RD

Hoffman Plaza
Shopping Center

APPLE ST

Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0013
Project Name:	Apple - Golf Rezoning, Variations & Concept Site Plan
Project Application Date:	3/12/2024
Project Manager:	Daisy Dose

PROJECT TYPE

Variation - Residential; Site Plan Review - Concept; Rezoning;

SITE INFORMATION

Property Address:	1190 APPLE ST
All Included PINs:	07-15-200-004-0000, 07-15-200-005-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	SAM AKMAKJIAN	4160 RFD SUITE 102 LONG GROVE, IL 60047	8477780463	DRSAM001@AOL.COM
AUTHORIZED AGENT	GROUP A ARCHITECTURE	1100 LANDMEIER RD # 202 ELK GROVE VILLAGE, IL 60007	8479521100	RKIRK@GROUPAARCH.COM
OWNER	SAM AKMAKJIAN	4160 RFD LONG GROVE, IL 60047	8477780463	DRSAM001@AOL.COM



OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

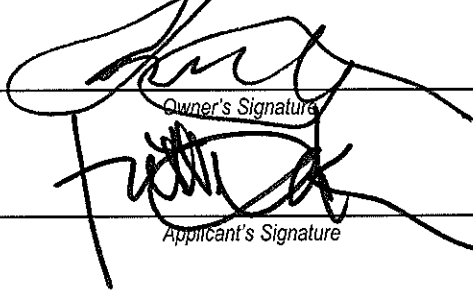
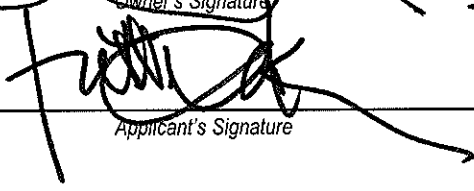
Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

1180/1190 APPLE,	1180-1190 APPLE, HOFFMAN ESTATES, IL.
Property Address	Property PIN
DR. SAM AKMAKJIAN	
Owner's Name (Please Print)	Owner's Signature
	9.22.2024
	Date
ROBERT W. KILAK	
Applicant's Name (Please Print)	Applicant's Signature
	9.22.2024
	Date



GROUP A ARCHITECTURE, INC.
1100 Landmeier Road, Suite 202, Elk Grove Village, IL 60007
P: 847.952.1100
F: 847.952.1158
W: www.groupaarch.com

Project Narrative for Apple / Golf Redevelopment

July 30, 2024

Dr. Sam Akmakjian, the current owner, has owned the property for the past 10+ years. There were two (2) single-family residences on the two (2) lots. These residences were constructed in the mid-1950's, prior to the incorporation of Hoffman Estates to a village. Golf Rd. was a 2-lane access road and was just a shadow of its current commercial thoroughfare we know it to be today.

Numerous proposals to redevelop the parcels have been submitted to develop the property into commercial, retail, and professional office uses. There was severe local resistance and opposition to the rezoning the parcels to commercial use.

The land owner and the project developer have taken all of the comments and concerns of the local residents very seriously. The proposed project will be for residential uses, as single-family attached units. The higher-density residential uses will be a buffer between the commercial uses along Golf Rd. and the single-family development along Apple St. to the south.

The project is designed to be a buffer between the intense retail and commercial uses on Golf Rd. to the north, the car wash activity to the west, and single-family uses in the R-2 zoning districts to the south and the east.

The project is seeking a rezoning from the existing R-2 district to the R-10, attached single-family district. All setbacks, height restrictions, and yard restrictions imposed by the R-10 zoning district are being adhered to. Two (2) variations of the R-10 district are being requested. The first is that there shall be a minimum of ten (10) acres required in an R-10 zoning district. The proposed project is .92 acre. The second variation to the R-10 zoning district is to allow six (6) attached single-family units per acre. The project is proposing a density of 10.6 units per acre.

Ten (10) units are proposed with two (2) buildings. All access to the project will be from Apple St. and will lead to an auto central court, which will be the vehicle access to the 2-car garages.

There will be three (3) guest parking spaces, two (2) parking spaces enclosed in garages, and two (2) outside parking spaces for each unit.

The front yard (Apple St.) setback is 25'-0", the side yard (Golf Rd.) setback is 28'-8 ¾" and 26'-9 1/8" setback on Aster, private lane. The rear yard setback, adjacent to the commercial car wash rear yard setback is 55'-0".

The proposed building style is clean, flush, and contemporary. Exterior masonry, large windows, horizontal maintenance-free exterior siding, and stucco accents highlight the exterior building character.

The project will have individual land owners, be single-family uses, and will be a part of an active HOA, who will oversee the exterior maintenance of the property.

Trash for the site will be serviced from the northwest portion of the site. An additional service access drive has been provided to allow for trash trucks to service the site from the private drive on Aster Lane.

The project will fit the site, meet the market demands, and be the correct solution to fit the needs of a difficult and unique land parcel.

Please call with any questions or needed clarifications.

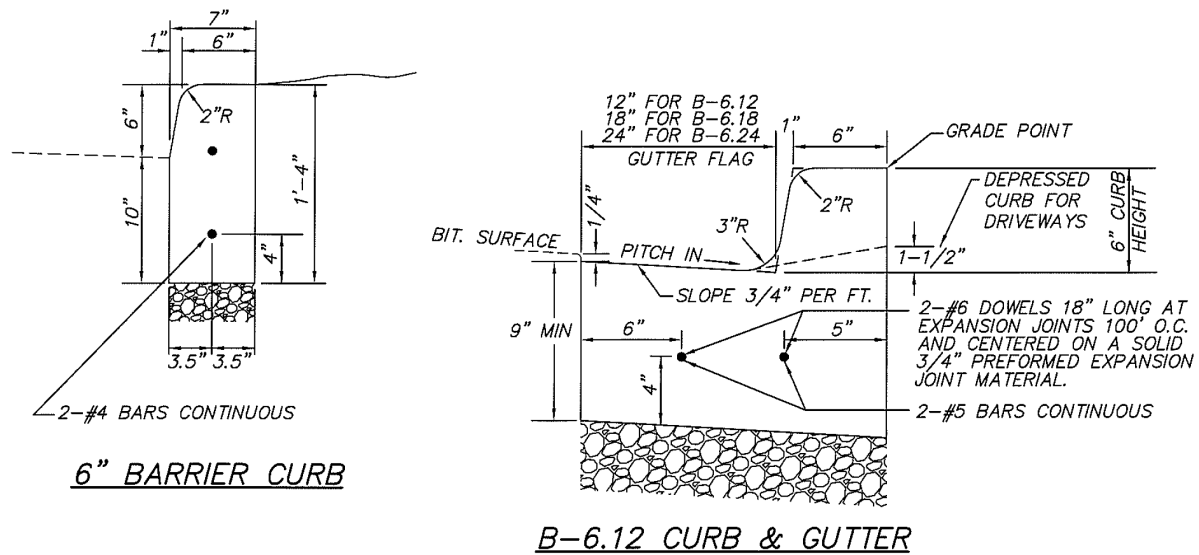


Robert W. Kirk, AIA, Architect
President
Group A Architecture, Inc.

RWK:dlg

APPLE

GOLF



- NOTES:**
1. TAPER CURB TO 5'-0" EACH SIDE OF INLET WITH EXPANSION JOINTS.
 2. CONTRACTION JOINTS TO BE TOOLED OR SAWCUT EVERY 15' TO A MINIMUM DEPTH OF 1 1/2".
 3. MINIMUM 4" CA6 CRUSHED STONE BEDDING UNDER ALL CURBS.
 4. ONLY CLASS SI CONCRETE SHALL BE USED.
 5. DEPRESSED CURB FOR SIDEWALK RAMPS SHALL BE 0.5 INCHES IN HEIGHT.

CURB DETAILS					
SCALE	NONE	NO.	REVISIONS	BY	DATE
DATE	5-25-05	1.	MISC UPDATES	SW	2/10
DRAFTER	SLW				
VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION			FILE NAME: CURBS.DWG	SHEET NO. 1 OF 1	

<u>EXISTING R-2 ZONING INFORMATION</u>		<u>PROPOSED R-10 ATTACHED SINGLE FAMILY ZONING</u>	
LOT AREA: 40,148 SQ FT	REQUIRED/ ALLOWED	REQUIRED/ ALLOWED	PROPOSED
ZONING:	R-2	R-10	R-10
SETBACK:	30'-0" FRONT 30'-0" FROM APPLE ST 20'-0" SIDE 30'-0" REAR	25'-0" FRONT 25'-0" FROM APPLE ST 25'-0" SIDE 25'-0" REAR	26'-8 3/4" FRONT 25'-0" FROM APPLE ST 26'-9 1/8" SIDE 55'-0" REAR
FAR:	20% - 8,029 SQ FT	BUILDING LOT AREA TO BE DETERMINED BY THE VILLAGE BOARD	(4)2,666.28 SF (2)2,614.66 SF <u>(4)2,203.44 SF</u> TOTAL:24,708.2 SF
BUILDING HT:	35 FT	35 FT	33 FT

R-10 ATTACHED SINGLE FAMILY ZONING INFORMATION

	ALLOWED	PROPOSED
MIN. DEVELOPMENT AREA	10 ACRES MIN. 6UNITS/ACRE	40,148 SQ FT 10 UNITS
LOT AREA/DENSITY	7,260/UNIT	4,356/UNIT
SETBACK: FRONT SIDE REAR	25'-0" FRONT 25'-0" FROM APPLE ST 25'-0" 25'-0"	26'-8 3/4" FRONT 25'-0" FROM APPLE ST 26'-9 1/8" SIDE 55'-0" REAR
DENSITY:	NOT EXCEED SIX DWELLING UNITS/ACRE	10 DWELLING UNITS ON 40,148 SQ FT LOT
SQ FT/UNIT:		(4)2,666.28 SF (2)2,614.66 SF (4)2,203.44 SF
NUMBER OF UNITS:		10
TOTAL SQ FT:		24,708.2 SF
LOT COVERAGE:		BLDG FOOTPRINT 9,113.84 SF DRIVEWAY/PARKING 12,374.72 SIDEWALK <u>1,345.12 SF</u> TOTAL: 22,833.68 SF
LANDSCAPED PERVIOUS SURFACE AREA:	MIN. 20%= 8,030 SQ FT	17,314.32 SF (12 TREES: 2.5 INCH DBH)
BUILDING HT:	35 FT	33 FT
TOTAL PARKING SPACES:	1 GUEST SPACE/4 UNITS	3



A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

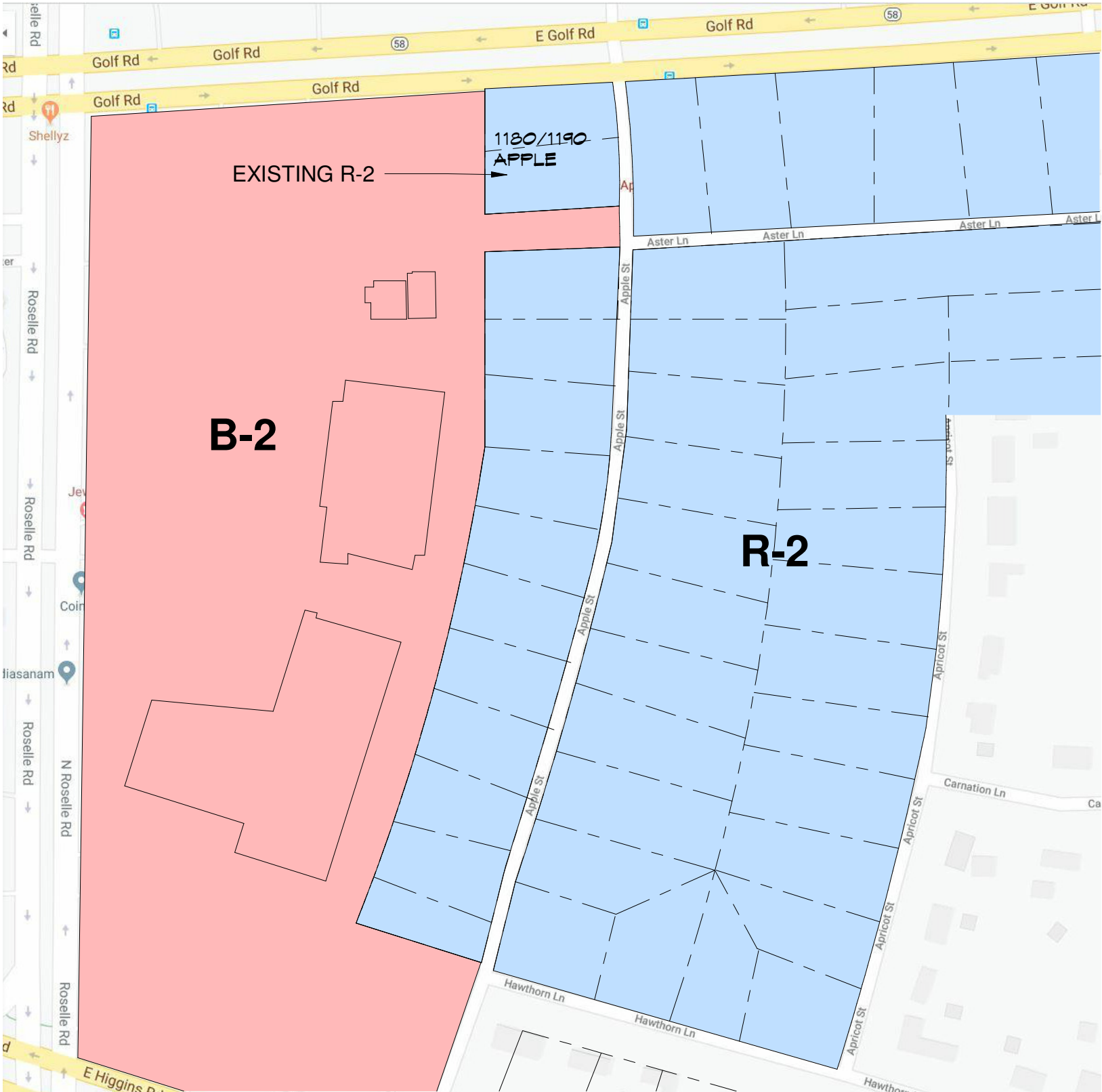
COVER SHEET

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

D1



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A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
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EXISTING ZONING

1180/1190 APPLE STREET

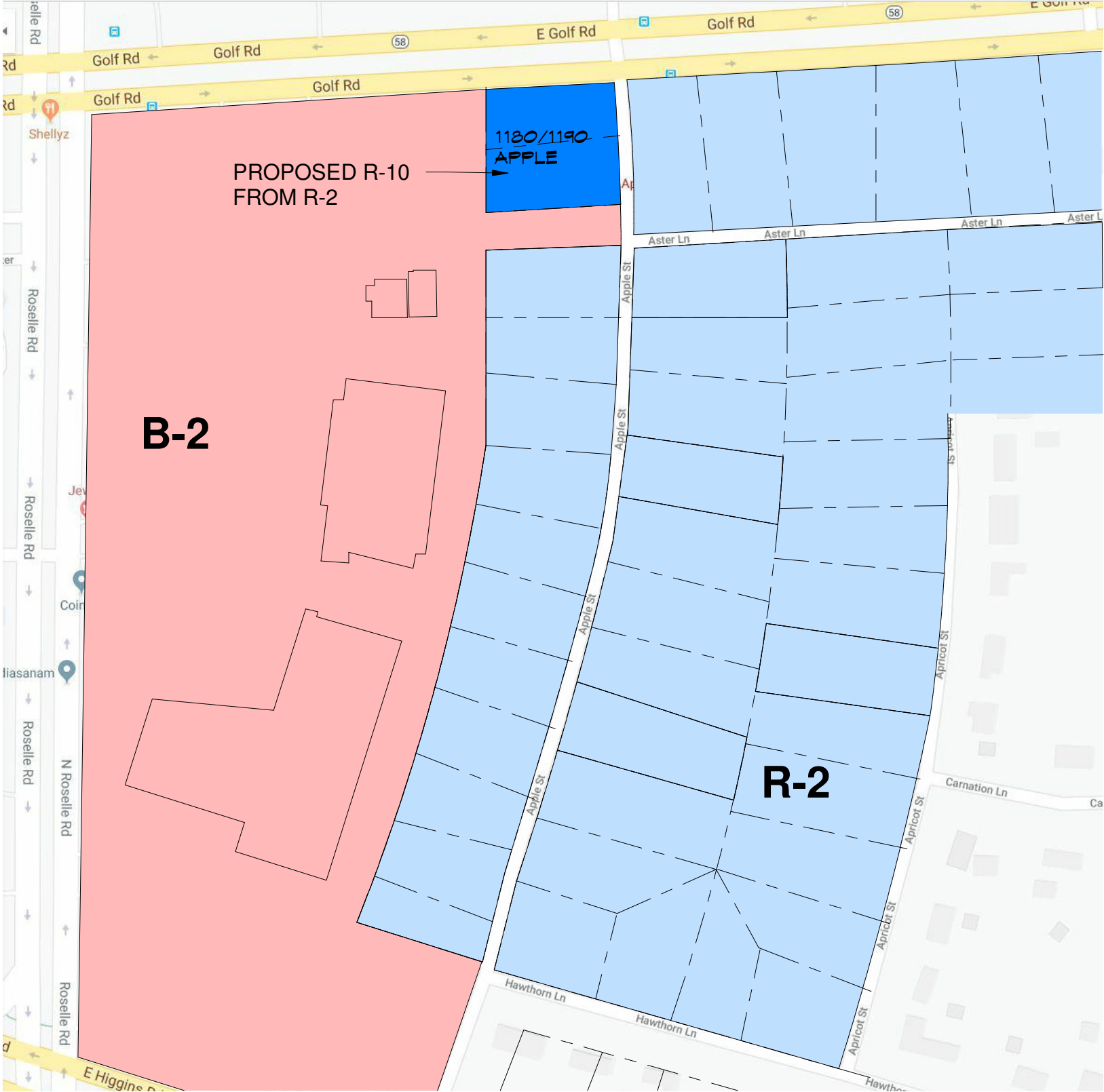
HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

JOB NUMBER: 23048

DATE: 09/24/2024

D2



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A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
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PROPOSED ZONING

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

JOB NUMBER: 23048

DATE: 09/24/2024

D3



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1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

SITE PLAN

1180/1190 APPLE STREET

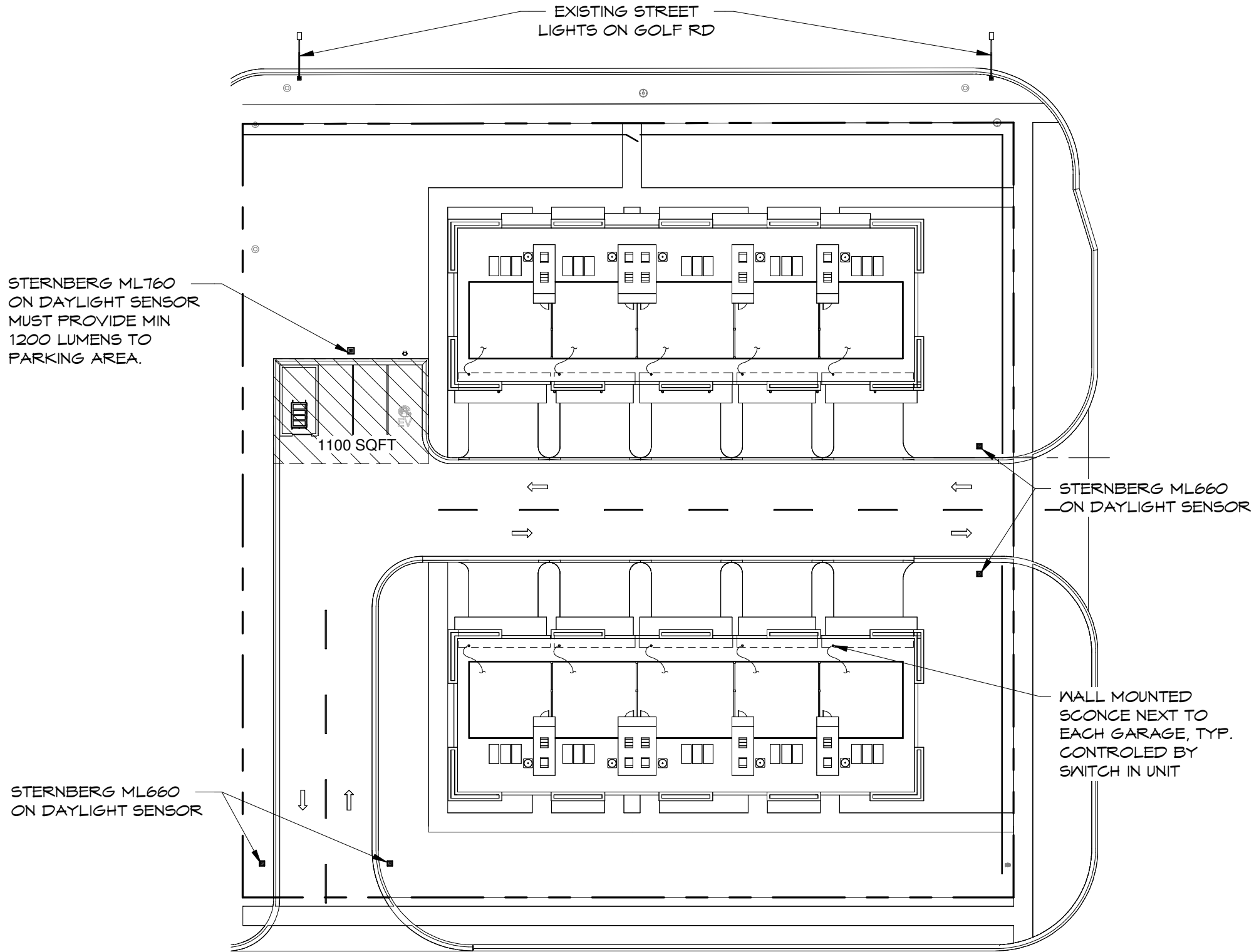
HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

D4

JOB NUMBER: 23048

DATE: 09/24/2024



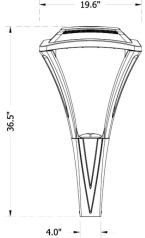
Specification Sheet

Millenia™
ML760 Large Post Top

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





CCT - Color Temp (K)

2,700K

3,000K

3,500K

4,000K

5,000K

7 Year Warranty



Certifications



Description

The Millenia™ ML760 large post top luminaire is a breakthrough in modern area lighting technology utilizing a die-cast housing. Its new world urban design transcends traditional lighting convention by seamlessly interweaving form and function to yet another level. Available with a myriad of options, the Millenia™ is perfect for commercial, institutional and municipal markets.

EPA: 1.6 (#) | WEIGHT: 50 LBS

Features

Mounting Configuration	1W: Wall Mount	PT: Post Top
	1A: 1 Arm Mount	1APT: 1 Arm & Post Top
	2A: 2 Arm Mount @ 180°	2APT: 2 Arm Mount @ 90°
	2APT: 2 Arm @ 180° & Post Top	3A: 3 Arms @ 120°
	3APT: 3 Arm @ 120° & Post Top	3APT: 3 Arms @ 90°
	4A: 4 Arms @ 90°	4APT: 4 Arm @ 90° & Post Top
	1AM: 1 Arm Mid-Mount	2AM: 2 Arm Mid-Mount @180°

Optional Control Receptacle	R7: 7-Pin control receptacle only
Optional Control	PE: Twist-Lock Photocontrol (120V-277V)
	PE4: Twist-Lock Photocontrol (347V-480V)
	SC: Shorting Cap
	PEC: Electronic Button Photocontrol (120V-277V)
	PEC4: Electronic Button Photocontrol (480V)
Optional Fuse	FHD: Double Fuse and Holder
Optional House Side Shield	BLOC: Back Light Optical Control
Optional Fixed Dimming Resistor Board	FDRB: Fixed Dimming Resistor Board

Physical

Fixture ML760: Large Millenia Post Top

555 Lawrence Ave., Roselle, IL 60172, US | T 847-588-3400 | contactus@sternberglighting.com
www.sternberglighting.com www.sternberglighting.com/product/341

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SITE PLAN - LIGHTING

1" = 30'-0"

1
D4.1

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1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

SITE PLAN - LIGHTING

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

JOB NUMBER: 23048

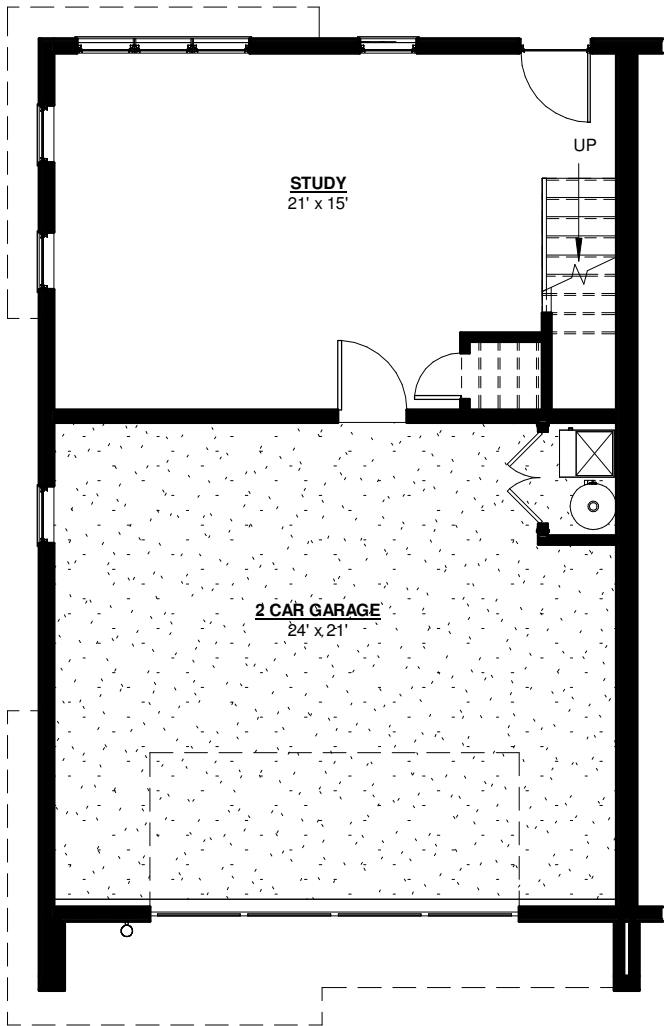
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D4.1

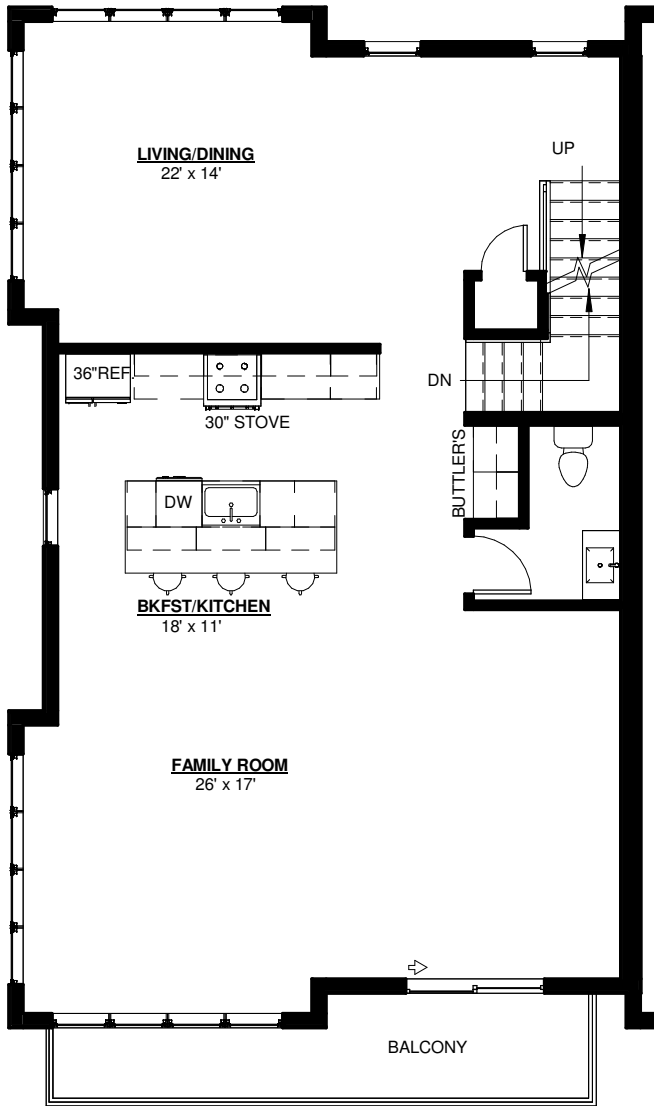
Page 45 of 279

UNIT # 1

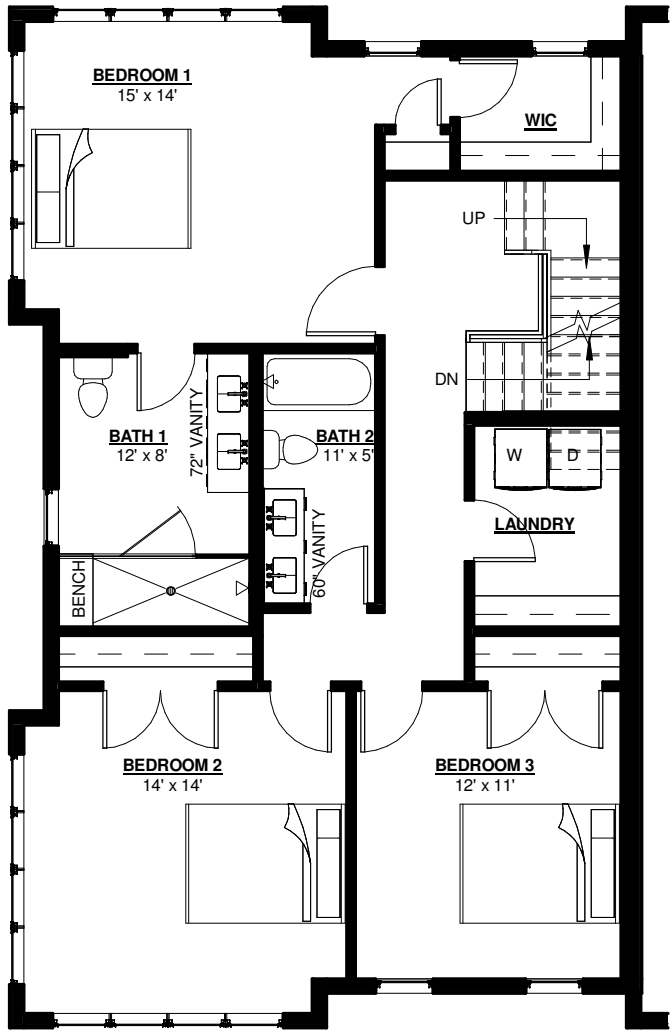
2,647 SF_3 BEDROOMS / 2.1 BATHS



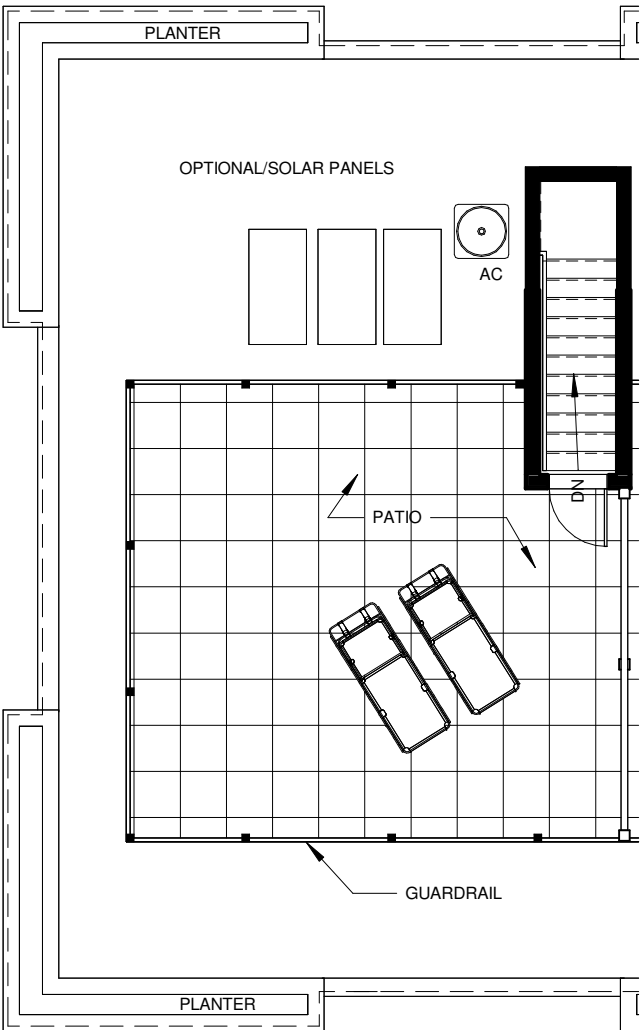
GROUND LEVEL PLAN
GROSS FLOOR AREA 417 SF
8 FT HIGH CEILING



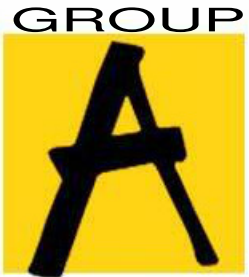
1st FLOOR PLAN
GROSS FLOOR AREA 1,115 SF
8 FT HIGH CEILING



2nd FLOOR PLAN
GROSS FLOOR AREA 1,115 SF
8 FT HIGH CEILING



ROOF TOP PLAN
PATIO AREA 437 SF



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A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

UNIT 1

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

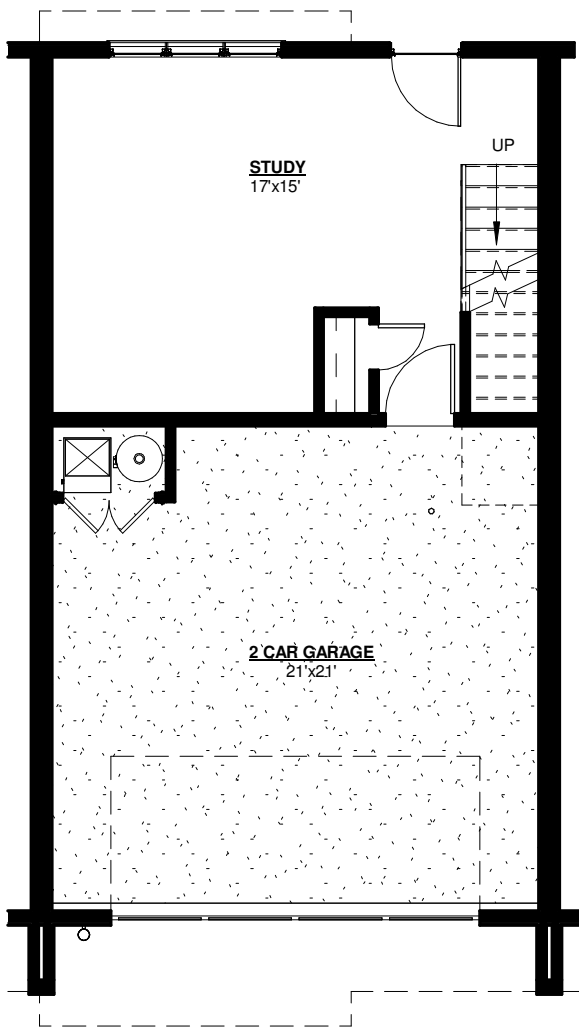
D5

JOB NUMBER: 23048

DATE: 09/24/2024

UNIT # 2

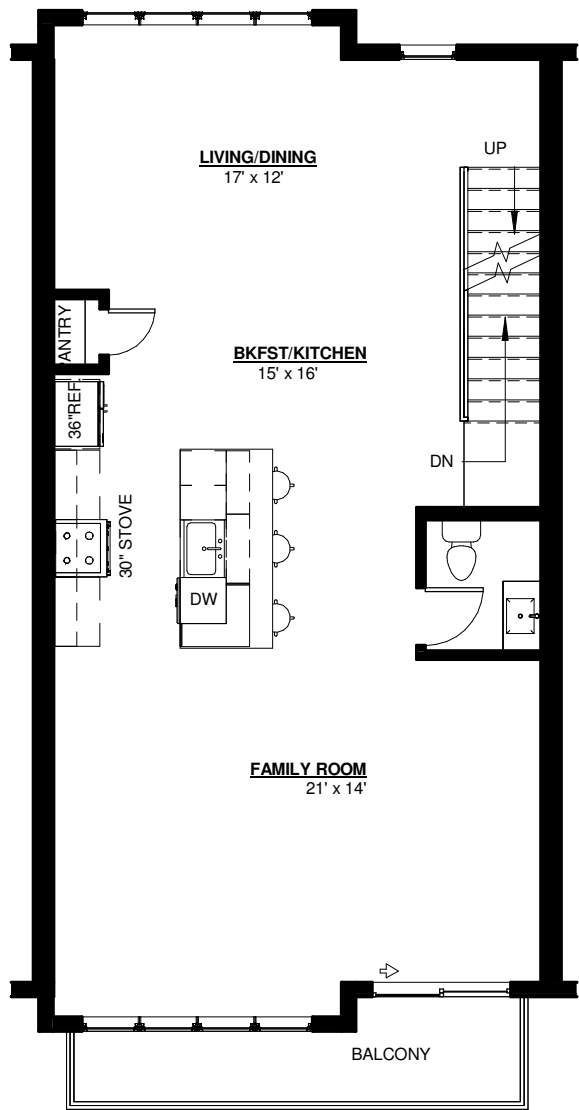
2,246 SF_3 BEDROOMS / 2.1 BATHS



GROUND LEVEL PLAN

GROSS FLOOR AREA 362 SF

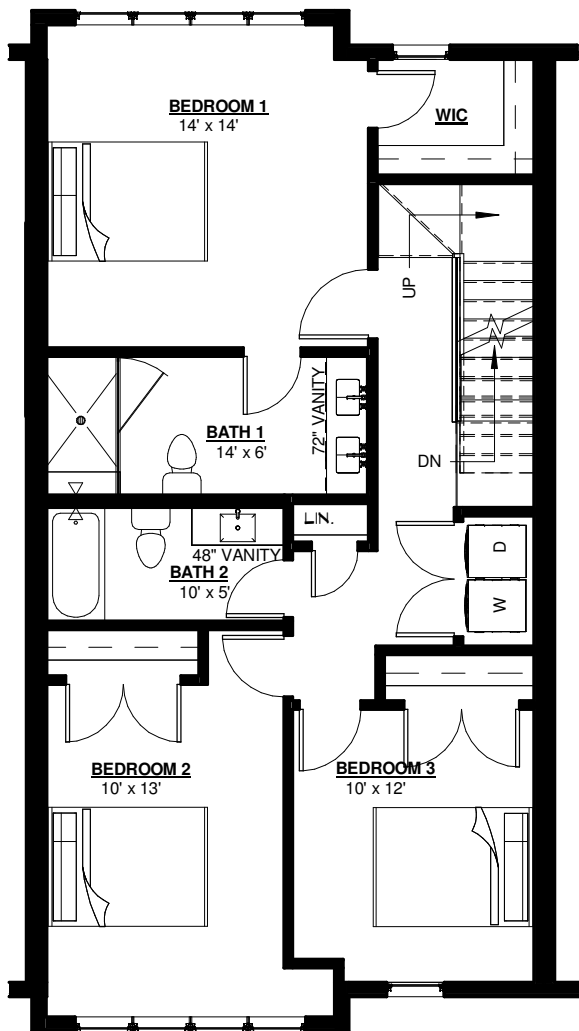
8 FT HIGH CEILING



1st FLOOR PLAN

GROSS FLOOR AREA 942 SF

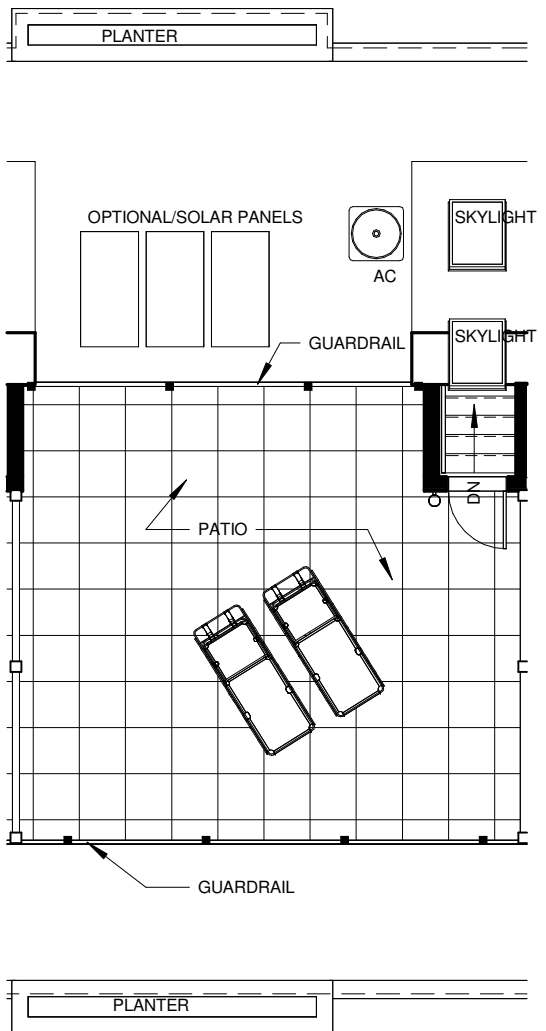
8 FT HIGH CEILING



2nd FLOOR PLAN

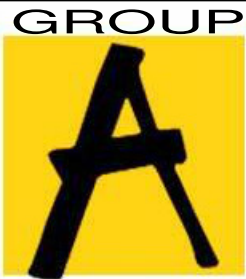
GROSS FLOOR AREA 942 SF

8 FT HIGH CEILING



ROOF TOP PLAN

PATIO AREA 439 SF



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A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

UNIT 2

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

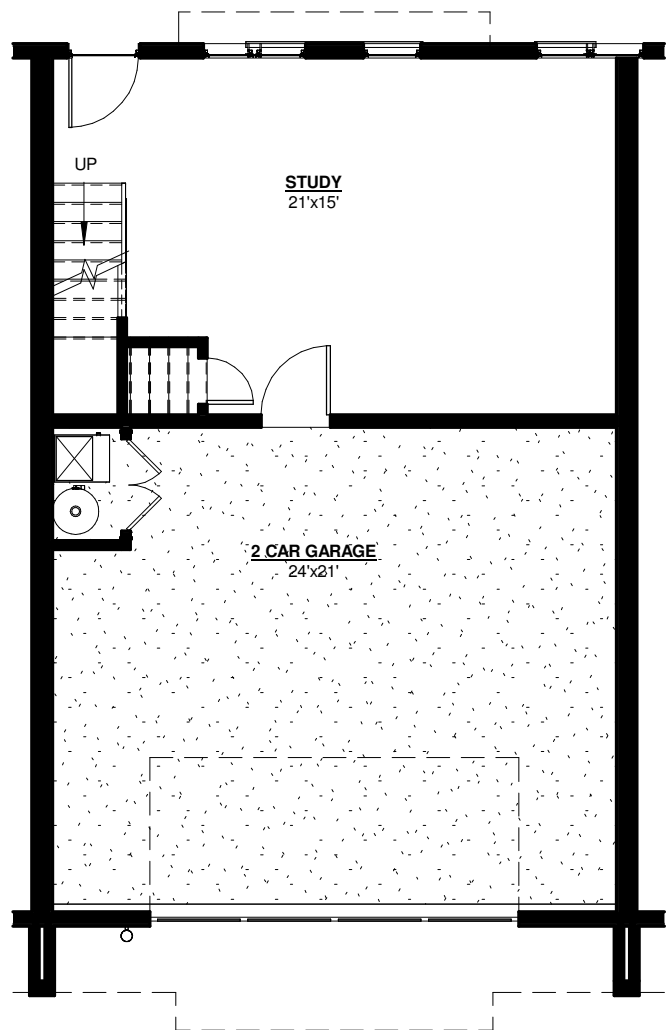
D6

JOB NUMBER: 23048

DATE: 09/24/2024

UNIT # 3

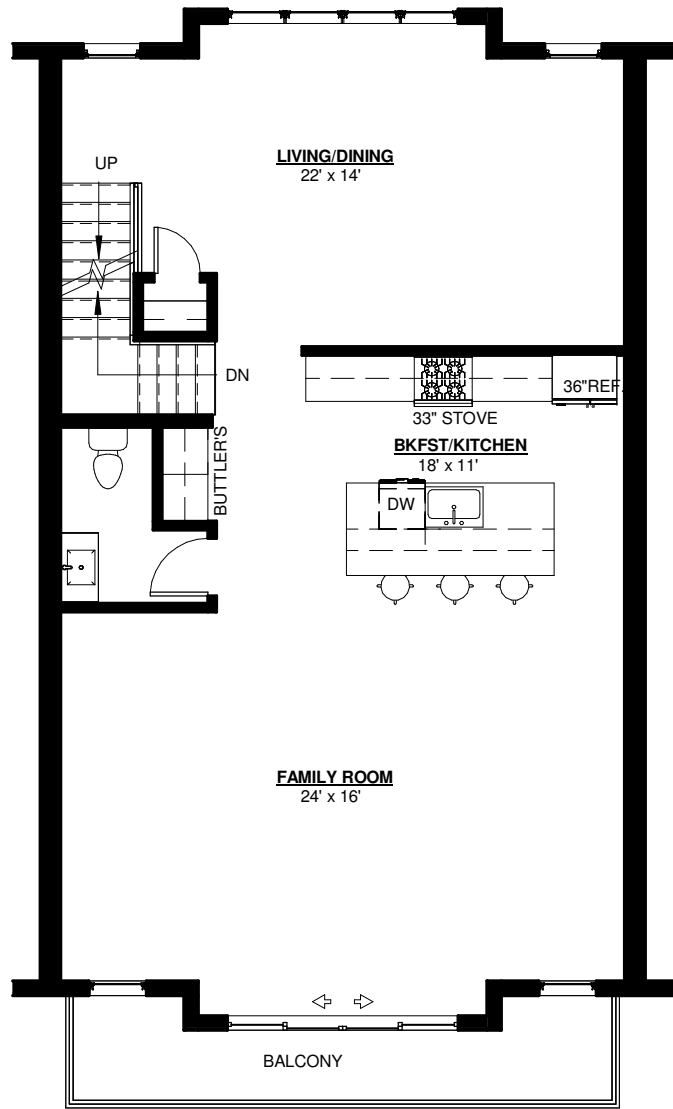
2,575 SF_3 BEDROOMS / 2.1 BATHS



GROUND LEVEL PLAN

GROSS FLOOR AREA 417 SF

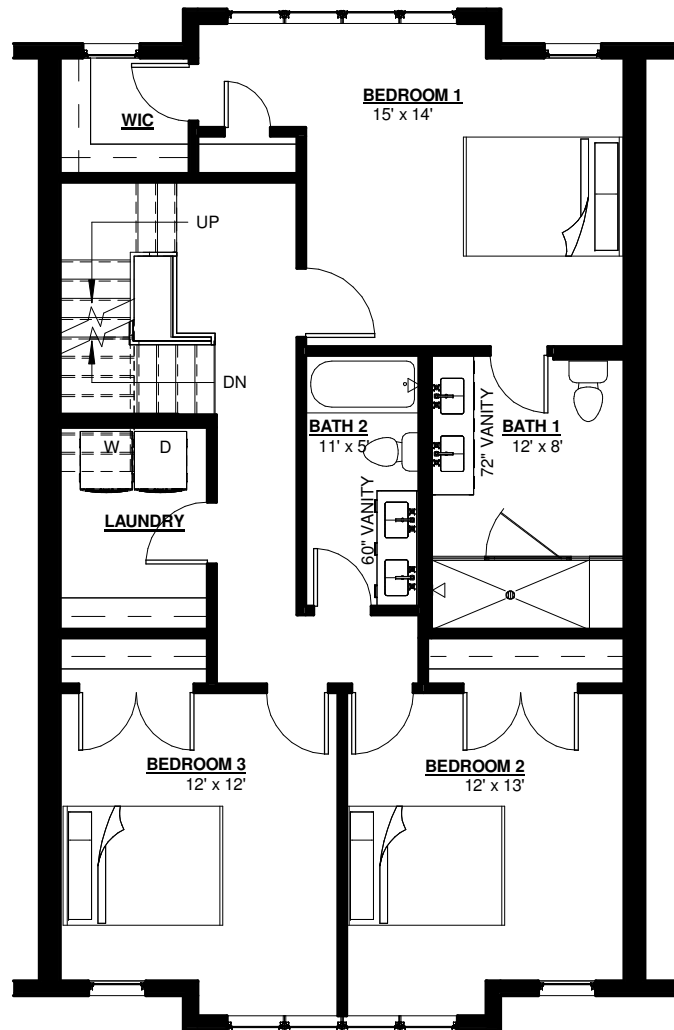
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1st FLOOR PLAN

GROSS FLOOR AREA 1,079 SF

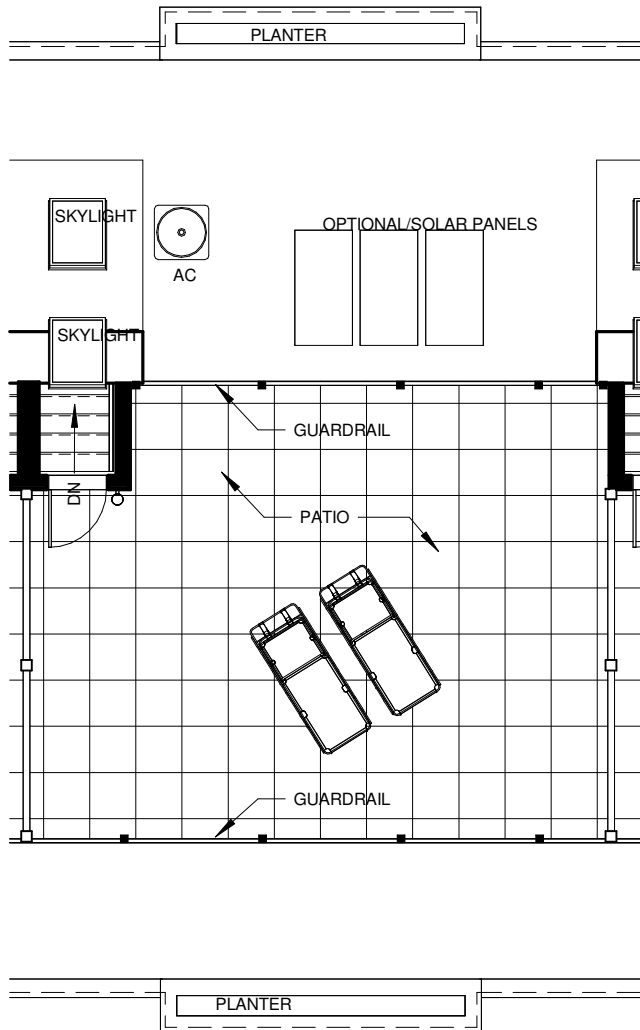
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2nd FLOOR PLAN

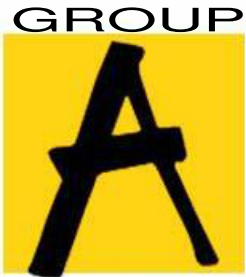
GROSS FLOOR AREA 1,079 SF

8 FT HIGH CEILING



ROOF TOP PLAN

PATIO AREA 507 SF



ARCHITECTURE

A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

UNIT 3

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

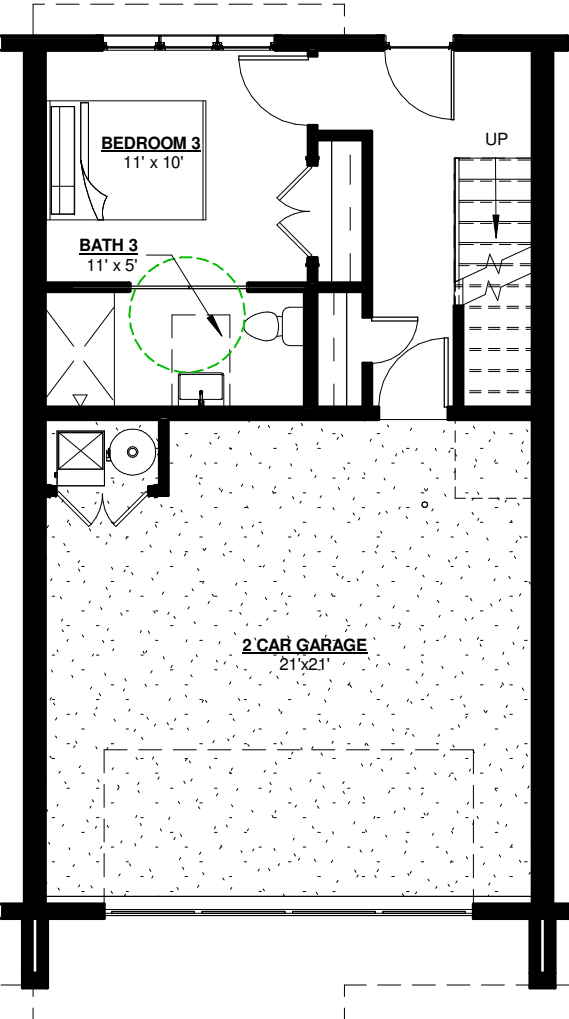
D7

JOB NUMBER: 23048

DATE: 09/24/2024

OPTIONAL UNIT # 2

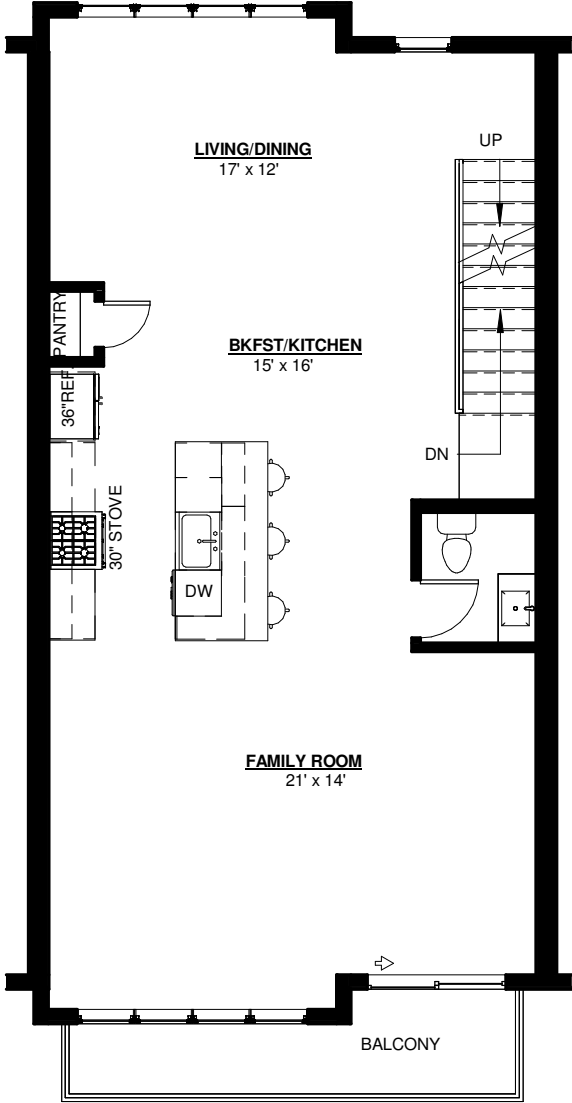
2,246 SF_3 BEDROOMS / 3.1 BATHS



GROUND LEVEL PLAN

GROSS FLOOR AREA 362 SF

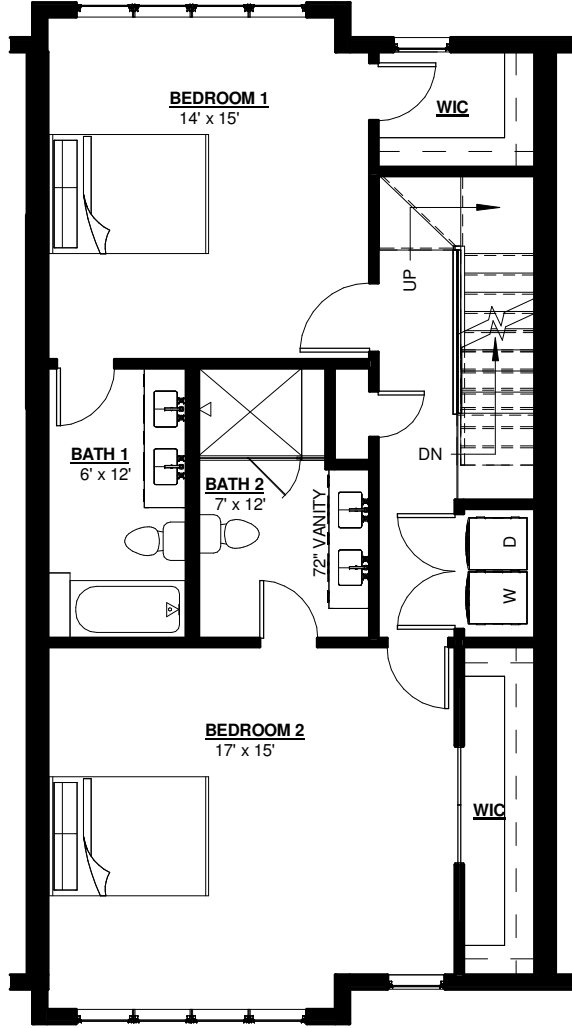
8 FT HIGH CEILING



1st FLOOR PLAN

GROSS FLOOR AREA 942 SF

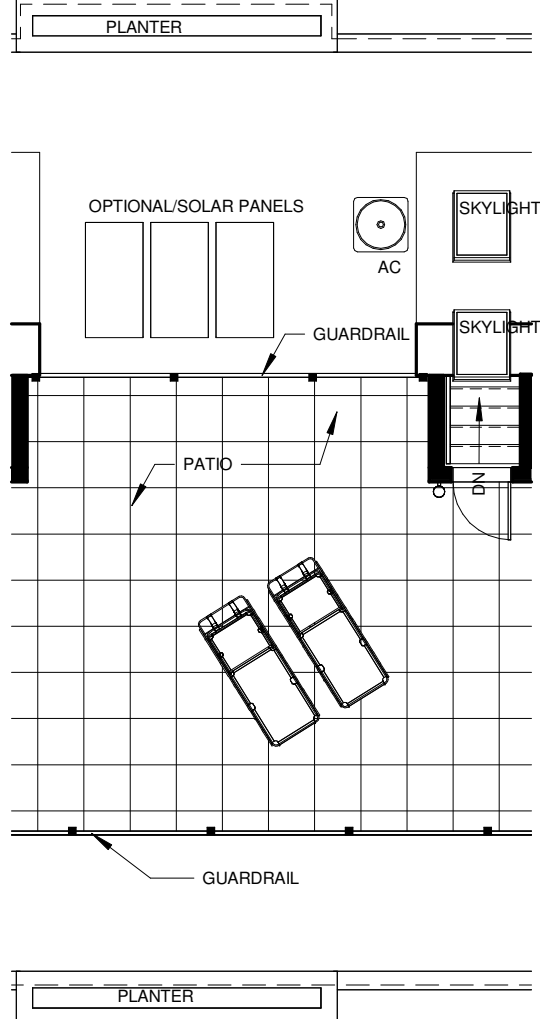
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2nd FLOOR PLAN

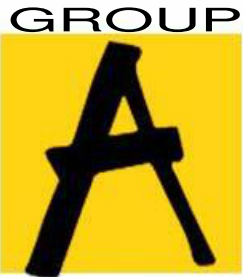
GROSS FLOOR AREA 942 SF

8 FT HIGH CEILING



ROOF TOP PLAN

PATIO AREA 439 SF



ARCHITECTURE

A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

OPTIONAL UNIT 2

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

APPLE
GOLF

D8

JOB NUMBER: 23048

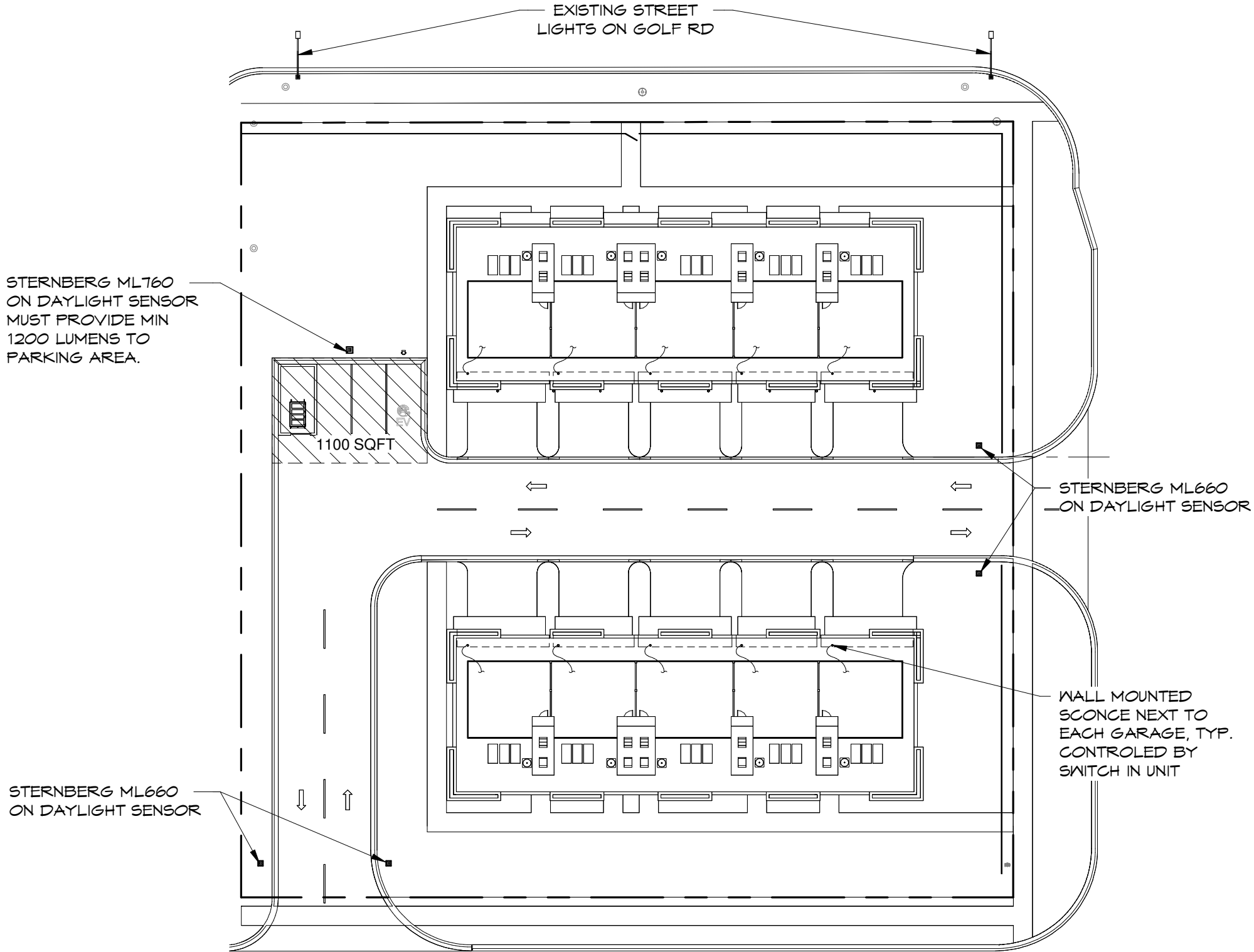
DATE: 09/24/2024

FRONT ELEVATION



GROUP  ARCHITECTURE	A Professional Corporation 1100 Landmeier Rd. Suite 202, Elk Grove Village, IL 60007 Phone: 847.952.1100 Fax: 847.952.1158 Web: www.groupaarch.com	FRONT ELEVATION		JOB NUMBER: 23048
		1180/1190 APPLE STREET		DATE: 09/24/2024
		HOFFMAN ESTATES, ILLINOIS		D9





Specification Sheet

Millenia™
ML760 Large Post Top

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

CCT - Color Temp (K)

2,700K

3,000K

3,500K

4,000K

5,000K

7 Year Warranty

Certifications

Description

The Millenia™ ML760 large post top luminaire is a breakthrough in modern area lighting technology utilizing a die-cast housing. Its new world urban design transcends traditional lighting convention by seamlessly interweaving form and function to yet another level. Available with a myriad of options, the Millenia™ is perfect for commercial, institutional and municipal markets.

EPA: 1.6 (#) | WEIGHT: 50 LBS

Features

Mounting Configuration	1W: Wall Mount 1A: 1 Arm Mount 2A: 2 Arm Mount @ 180° 2APT: 2 Arm @ 180° & Post Top 3APT: 3 Arm @ 120° & Post Top 1AM: 1 Arm Mid-Mount
------------------------	--

PT: Post Top

1APT: 1 Arm & Post Top

2APT: 2 Arm Mount @ 90°

3A: 3 Arms @ 120°

3APT: 3 Arms @ 90°

4A: 4 Arms @ 90°

4APT: 4 Arm @ 90° & Post Top

2AM: 2 Arm Mid-Mount @180°

Optional Control Receptacle	R7: 7-Pin control receptacle only
Optional Control	PE: Twist-Lock Photocontrol (120V-277V) PE4: Twist-Lock Photocontrol (347V-480V) SC: Shorting Cap PEC: Electronic Button Photocontrol (120V-277V) PEC4: Electronic Button Photocontrol (480V)
Optional Fuse	FHD: Double Fuse and Holder
Optional House Side Shield	BLOC: Back Light Optical Control
Optional Fixed Dimming Resistor Board	FDRB: Fixed Dimming Resistor Board
Physical	
Fixture	ML760: Large Millenia Post Top

Sternberg

555 Lawrence Ave., Roselle, IL 60172, US | T 847-588-3400 | contactus@sternberglighting.com
www.sternberglighting.com www.sternberglighting.com/product/341

Sternberg reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

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1 / 5

SITE PLAN - LIGHTING

1" = 30'-0"

1
D4.1



A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

SITE PLAN - LIGHTING

1180/1190 APPLE STREET

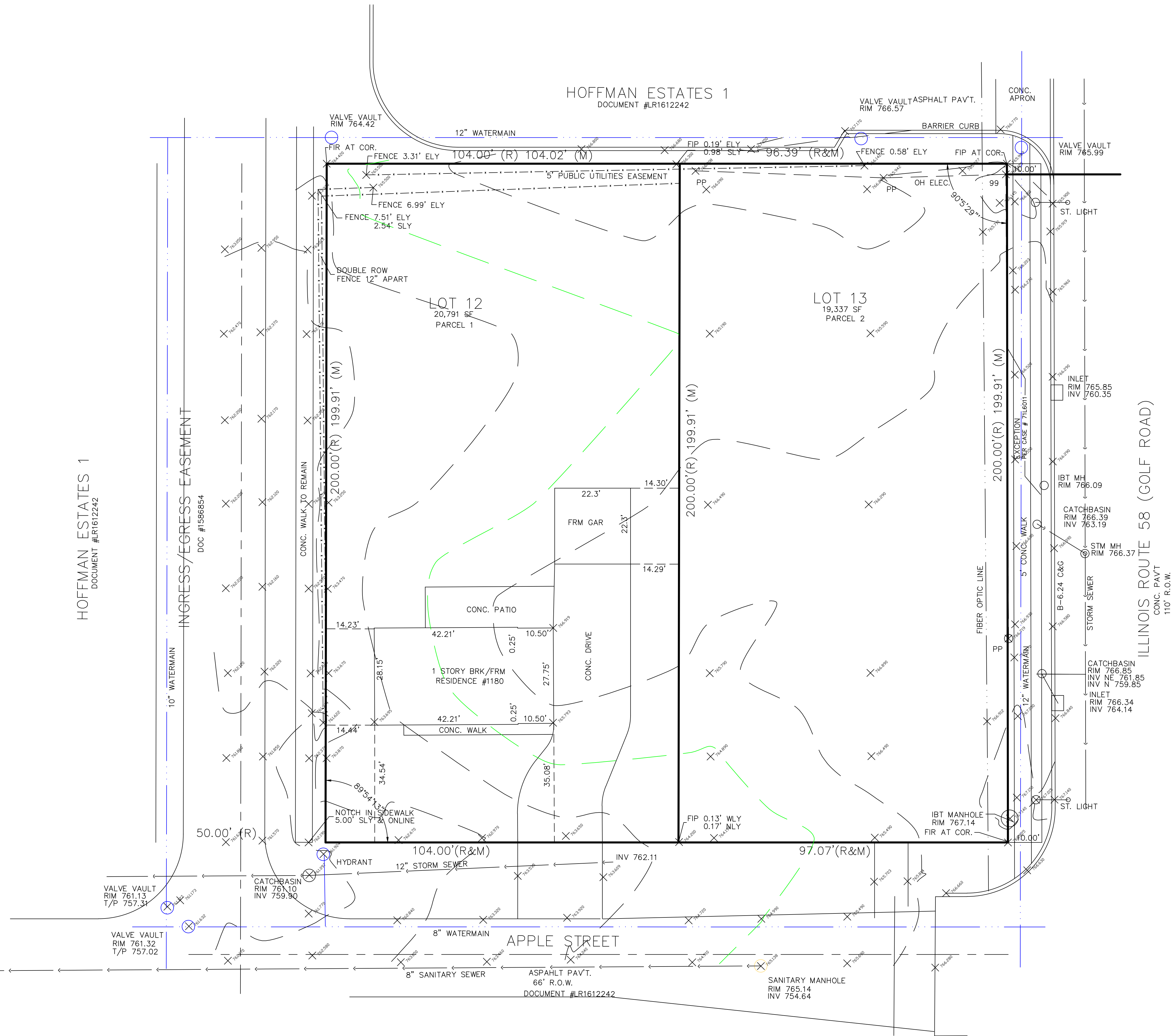
HOFFMAN ESTATES, ILLINOIS

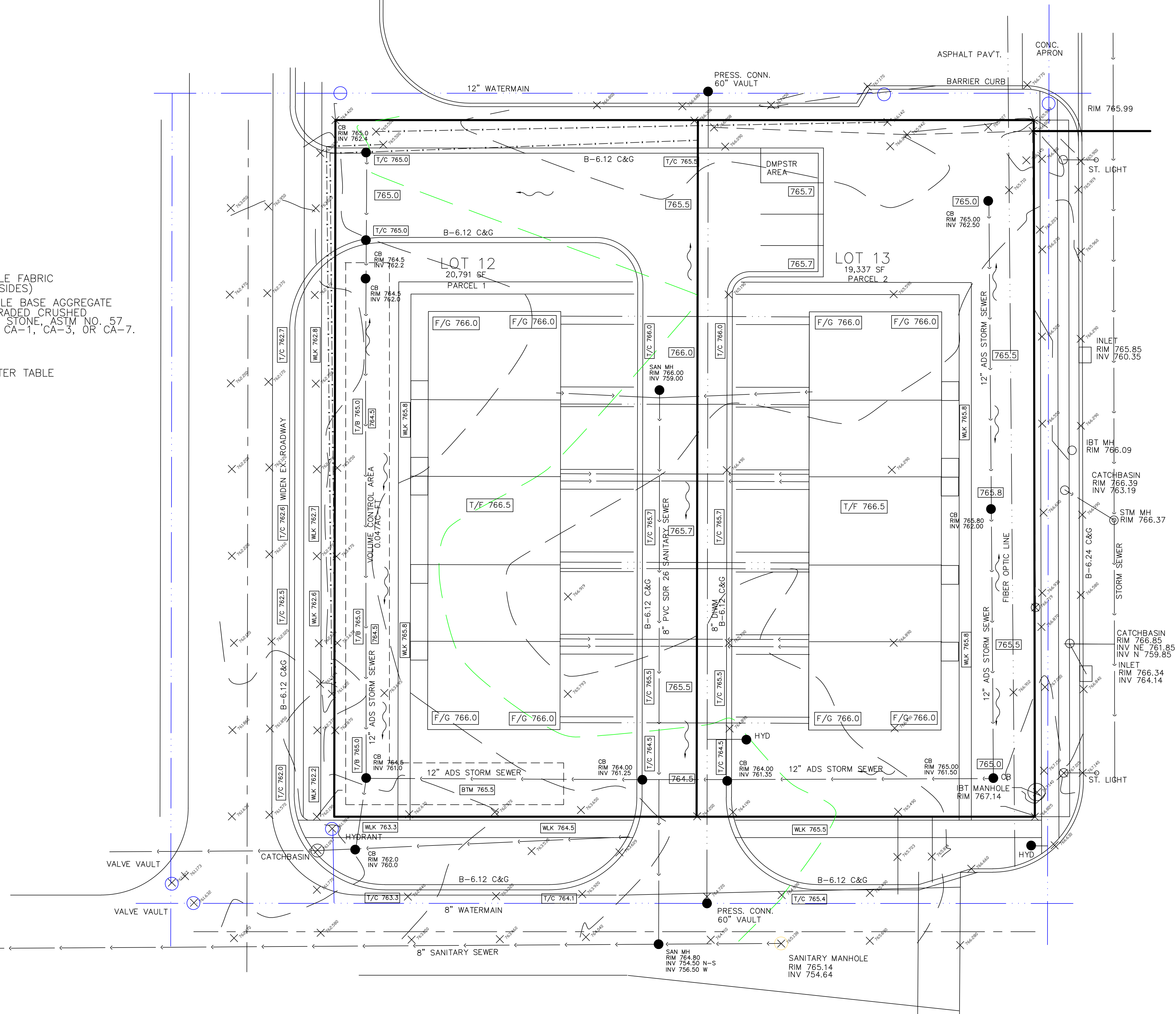
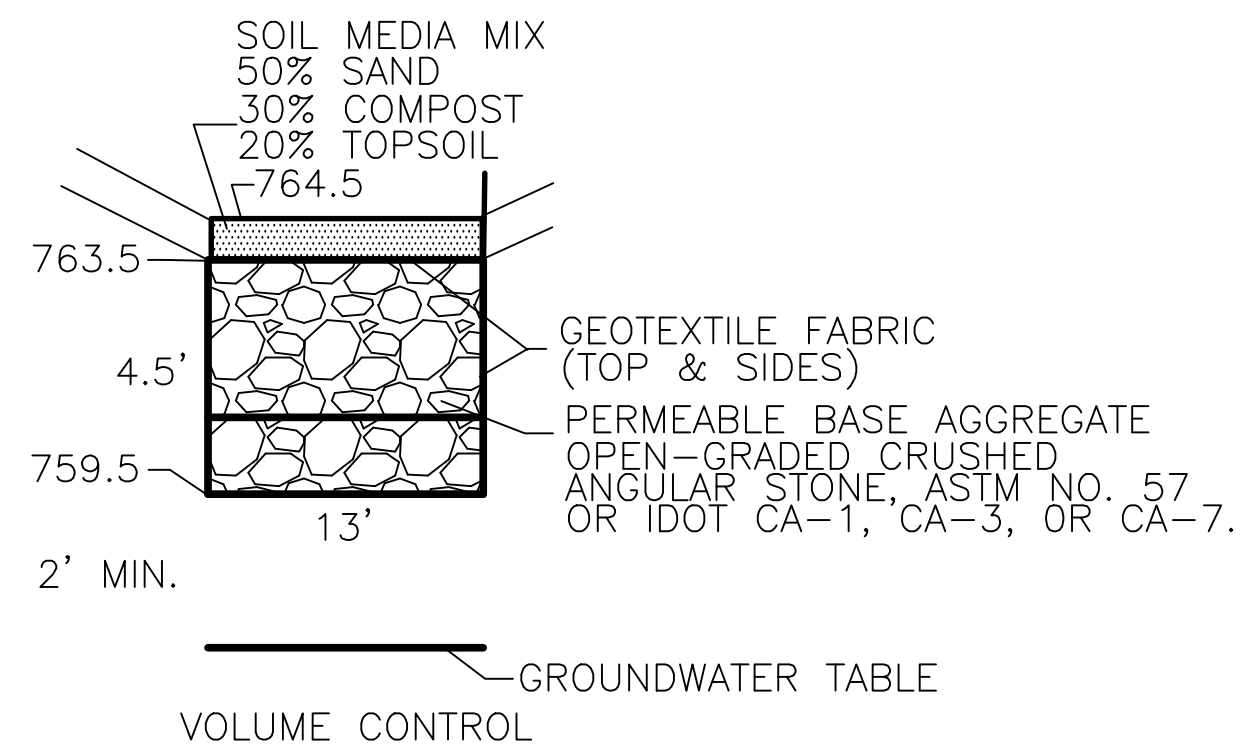
APPLE
GOLF

D4.1

JOB NUMBER: 23048

DATE: 09/24/2024





**Preliminary
Stormwater Management Report**

For

**1180/1190 Apple St.
Hoffman Estates, Il.**

Spies and Associates, Inc.

August, 2024

Project 5122

Background

The subject property is located along the West side of Apple St. and the South side of Golf Rd. in Hoffman Estates, Illinois. The site is 0.92 acres in size and generally drains from the northwest corner of the property to a catchbasin located at the southeast corner of the property. The property contains a single family residence. The site is comprised of 2 lots. The southern lot contains the residence and the northern lot is vacant.

Design Concept

The developer intends to construct two 5 unit multifamily buildings on the site. Because the site is less than 3 acres, MWRD does not require stormwater detention, also, because the site is greater than 0.5 acres Runoff Control and Volume Control are required according to the MWRD WMO. All of the following calculations will be based on Bulletin 75 data.

Existing Runoff Calculations

Site drainage area $A=0.92$ acs.

$L=195'$ $S=(766.1-761.1)/195=1.7\%$

Using Bull. 75 $T_c=5.59$ min therefore $I_{100}=12.17$ in/hr

Impervious area $=0.10$ acs Pervious area $=0.82$ acs

$R_c=((0.82*0.45)+(0.10*0.95))/0.92=0.49$

$Q=CIA=0.49*12.17*0.92=5.48$ cfs

Proposed Runoff Calculations

Site drainage area $A=0.92$ acs.

$L=195'$ $S=(766.1-761.1)/195=1.7\%$

Using Bull. 75 $T_c=5.59$ min therefore $I_{100}=12.17$ in/hr

Impervious area $=0.53$ acs Pervious area $=0.39$ acs

$R_c=((0.39*0.45)+(0.53*0.95))/0.92=0.74$

$Q=CIA=0.74*12.17*0.92=8.28$ cfs

Volume Control

The total proposed impervious coverage is 0.53 acs for this site.

$V_c=A/12=0.53/12=0.044$ ac-ft $=1,923$ cf of storage.

The Volume Control will be provided in stone within the bio-trench as shown on the plan. The surface area of the stone is 2,555 sf and is 4.5' deep.

$V_{vc}=2,550*4.5*0.36*0.5=2,066$ cf ok

AmCap Incorporated

333 Ludlow St., 8th Floor, South Tower
Stamford, CT 06902
203-327.2001

October 30, 2024

Village of Hoffman Estates
Planning Department
1900 Hassell Rd.
Hoffman Estates, IL 60169

Re: Land / Road Improvements to North Portions of Aster Lane in Hoffman Estates, IL

Dear Sir or Madam:

We, at AmCap Incorporated, are the owners of the Hoffman Plaza Shopping Center in Hoffman Estates, Illinois. We own the service access road, Aster Lane, to the service center. We are aware that there are proposed improvements planned for the north and northwest corner of Aster Lane and Apple Street. These improvements include a new sidewalk, new curb and gutter on the northern portion of Aster Lane, new parkway trees, new concrete entry apron, new street lights, and new curb and road intersection improvements at the northwest intersection of Aster Lane and Apple Street.

All improvements are indicated on Spies & Associates Sheet 2 and Group A Architecture, Inc. Drawing D4, as enclosed.

Sincerely,



Matthew T. Allen
Managing Director – Asset Management

MTA:dlg

Enclosures



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING REZONING / MAP AMENDMENT STANDARDS

STANDARDS OF A REZONING / MAP AMENDMENT

Zoning Code Section 9-1-17-E-2 requires that the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following. Petitioner shall provide a response to each in the area below.

1. The existing uses of the property within the general area of the property in question.

To the north of the property is Golf Rd, and has strip mall commercial buildings. To the East of the property is single family residential housing, as well as to the South. To the West of the property are commercial buildings, with a car wash being the directly adjacent property. The site is surrounded by streets on all sides beside the West, the car was is the only lot that is not separated by a road

2. The zoning classification of property within the general area of the property in question.

To the North is a separate municipality, but is zoned for commercial, to the east and south it is zoned R-2, and to the east is zoned B-

3. The suitability of the property in question for the uses permitted under the existing zoning classification.

This site is located right next to a car wash, and is on the road that grants access to the rear of the adjacent commercial shopping center, the proximity of Golf Rd. the heavy truck traffic to the loading docks of the shopping center, and with its sole neighbor being a car wash, means this piece of land is not well suited for detached single family homes. The proposal to R-10 will allow for higher density of residential housing and act as a buffer between the rest of the neighborhood, and the Commercial properties / Golf Rd.

4. That the trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

Golf Rd has expanded in size as well as the commercial properties near the site have become more and more developed

STANDARDS OF VARIATION

9-5-10-D10 (Density)

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence presented. All standards must be answered in full. A separate piece of paper may be used if more room is required.

1. The particular physical surroundings and shape of topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out. Please provide an explanation.

The existing property zoning is for two (2) single-family residential developments. The physical surroundings of the extraordinary commercial traffic on Golf Rd. wills the project redevelopment to increase the project density to balance the commercial intensity to the west and north with the low, single-family density to the south.

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification. Please provide an explanation.

This development parcel is unique in that the density use of the commercial to the north and west is in straight contrast to the low single-family density to the south.

3. The purpose of the Variation is not based exclusively upon a desire to increase the value of the property. Please provide an explanation.

The purpose of the variation is to create a development that serves as a development density mean and butter between the extreme existing densities to the north and south of the properties and is not solely based on a desire to increase the value of properties.

4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Please provide an explanation.

Not any single person has created the existing difficulty and hardship but through the evolution of the increased use and development of the increase of commercial traffic and use to the north and west over decades of use.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Please provide an explanation.

The granting of the variation will have a positive effect and not a negative effect on the public welfare. The development will balance out the existing intense and low existing density of the neighborhood and not be injurious to other property owners in which it is located.

6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood. Please provide an explanation.

The proposed variation will not impair but will provide an adequate supply of light and air to adjacent properties. There will be limited additional traffic or congestion created in the public streets. There will be no increase in fire danger or any endangerment to public safety. Single-family residences to the south will see an increase in the property values and existing property values will not be negatively impacted.

STANDARDS OF VARIATION

9-5-10-D-1 (Development Area)

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence presented. All standards must be answered in full. A separate piece of paper may be used if more room is required.

1. The particular physical surroundings and shape of topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out. Please provide an explanation.

The extraordinary traffic of Golf Rd. has a major effect on the use and viability of the function of the 2-lot development. The development property has been vacant for over ten (10) years and a higher-density development approval use will result in the elimination of this particular hardship.

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification. Please provide an explanation.

The existing site is unique because it is the northeast corner of Apple St. and Golf Rd. The site is an intersection of single-family residential homes to the south and commercial high intensity to the north. The condition for variation is unique to this site and is not applicable to other sites.

3. The purpose of the Variation is not based exclusively upon a desire to increase the value of the property. Please provide an explanation.

The purpose of variation is to allow the parcels to provide the highest and best uses for the parcels.

Development of the project will create a separation of development between the commercial high intensity use with Golf Rd. to the north and the single-family development to the south on Apple St.

4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Please provide an explanation.

The hardship has evolved throughout the past decades. The development parcels in the 1950s and 1960s was viable as two (2) single-family residential lots but the viability and difficulty in redeveloping the development area was not created by any person having an interest in the properties.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Please provide an explanation.

The grading of the variance will not have an adverse effect on the neighborhood, but the development will become a buffer and positive separation to the existing development areas.

6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood. Please provide an explanation.

The proposed development will not impair but will provide an adequate supply of light and air to the adjacent properties. The development will not increase street congestion or increase the danger of fire. The development will not diminish or impair property values in the neighborhood.



HOFFMAN ESTATES

GROWING TO GREATNESS

12/6/2024

To All Interested Parties:

Please be advised that the Planning & Zoning Commission of the Village of Hoffman Estates will conduct a review on 12/18/2024 at 6:30 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL to consider a request for 1) map amendment (rezoning) of the properties from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District; 2) Variation from Section 9-5-10-D-1 (Minimum Development Area) to reduce the minimum development area to 0.98 Acres instead of the required 10 acres; and 3) Variation from Section 9-5-10-D-10 (Density) to increase the gross density to 10.9 units per acre instead of the maximum density of 6 units per acre. The subject properties are located at 1180 – 1190 Apple Street, PINS: 07-15-200-004-0000 & 07-15-200-005-0000.

The Petitioner of this request is Sam Akmakjian.

A map designating the subject site is included on the back of this letter. The Application and Plans are available for your review at the Village Hall, Monday through Friday, from 8:30 am to 5:00 pm. Should you wish to review the plans or would like additional information prior to the hearing date, please contact me at 847-781-2633 or by email at daisy.dose@vohe.org.

Should it become necessary to continue this hearing to a future date, it will be announced at the conclusion of testimony at the meeting. No further notification of this review will be sent.

Sincerely,

Daisy Dose-Adamzadeh

Daisy Dose-Adamzadeh, AICP
Assistant Planner
Department of Development Services

*Daisy and Planning & Zoning
Commission:*

*I'm unable to make this
meeting, but I'd like my
voice counted against
rezoning of these two lots.
I'd like to see someone
purchase and build two
homes, one on each property*

1900 Hassell Road, Hoffman Estates, Illinois 60169 • Development Services Department Phone: 847-781-2631
Web: www.hoffmanestates.org

*and remain a
Parcel A subdivision. INTRACT.
It can be done just as*

OBJECTOR'S EXHIBIT

EXHIBIT A

1180 - 1190 APPLE ST

07-15-200-004-0000 & 07-15-200-005-0000



Village of Schaumburg

E GOLF RD

1190

1180

ASTER LN

ROSELLE RD

Hoffman Plaza
Shopping Center

APPLE ST

Legend

-  Subject Property
-  Parcel
-  Village Boundary



Department of Development Services

Village of Hoffman Estates

From: [Steve DiMaggio](#)
To: [Daisy Dose](#)
Subject: Proposed Zoning
Date: Wednesday, January 15, 2025 6:20:28 PM

You don't often get email from steve@christianbrothersgc.com. [Learn why this is important](#)

Hello, I own the house at 405 East Bluebonnet LN in Hoffman Estates IL in Parcel A. I am NOT in favor of Sam Akmakjian's proposed zoning change to the village.

Get [Outlook for iOS](#)

From: [Samuel DiMaggio](#)
To: [Daisy Dose](#)
Subject: Proposed zoning
Date: Wednesday, January 15, 2025 6:18:17 PM

You don't often get email from samueldimaggio96@gmail.com. [Learn why this is important](#)

hello, i own the house on 260 Hawthorn Lane in Hoffman estates IL in Parcel A. I am NOT in favor of Sam Akmakjian's proposal to the village.

From: [N. Scheri](#)
To: [Daisy Dose](#)
Subject: Jan. 15th, 6:30 p.m. Meeting
Date: Wednesday, January 15, 2025 2:23:41 PM

You don't often get email from nanosecondz@att.net. [Learn why this is important](#)

Re: Sam Akmakjian vs Village of H.E.

To: The Village of Hoffman Estates Board

I will be attending the meeting tonight. I wanted my opinions heard but I am not a person who is comfortable getting up in front of room full of people. That's why I decided to voice my opinions in written form.

I have been a resident of Hoffman Estates for 66 years. I have seen a lot of changes in our village but what has remained the same is Parcel A, the original subdivision of this town. I have called this parcel an 'Oasis in the middle of Chaos' and I don't want anything or anyone to change that.

I am **strongly against** this proposal to re-zone the properties at 1180 & 1190 Apple St. This is a single family subdivision & I would like it remain as such.

Any kind of re-zoning would set a precedent that would adversely affect all the residents in Parcel A.

The dentist has made 2 attempts with the Village of HE to get re-zoning on those 2 properties.

He has made 2 attempts to sue the Village of HE to get re-zoning on those 2 properties.

Now, yet ANOTHER attempt to get re-zoning. ENOUGH!!
He needs to either build a single-family home on each of those lots or sell them as-is and move on.

The residents of Parcel A should not have to cater to this mans greed.

I have talked to a several people and they all seem to be against the re-zoning of those properties, too.

I believe that almost everyone who attends this meeting this evening is against the dentists' proposal.

The ones that might be for the re-zoning seem to have a financial interest in this project.

Thank you for your time.

Nanette Scheri
965 Ash Rd.
HE IL 60169

Objection of Kyle Louder, owner 1160 Apple St. Hoffman Estates, IL 60169.

I object to the rezoning and variations requested by the Petitioner. Petitioner has asked to nearly quintuple the density on the lot next to my home. He wants it rezoned to R-10, but it has less than one-tenth of the required acreage for an R-10. And he wants nearly double the density allowed by the Municipal Code for an R-10. Such extreme deviations from the Code are unprecedented in the Village of Hoffman Estates. The only other development here that has been granted variations to R-10 density and development area, the Blackberry Creek townhome development, adheres much more closely to the requirements for an R-10 in the Code.

The Municipal Code requires R-10 developments to be on large parcels of land for a reason. If there is a public benefit to increasing the amount of R-10 housing in the Village, that housing should be developed at the scale required by the Code. What Petitioner is asking to change his properties into isn't really an R-10 at all. It's just very high-density, attached housing on a tiny site. He is not asking for minor variations. In effect, he wants a whole new category.

Petitioner has no unique hardship to justify deviating from the Code. He has presented no hardship at all. His properties have not decreased in value since he purchased them. To the contrary they have nearly doubled in estimated value [see attachment 1], He knew what his properties were when he purchased them and he paid for them accordingly. Golf Road was, then and now, directly to the North of his Northern lot and the shopping center was already to the West. His lots are just as usable for one-family homes today as they were on the day he bought them.

Without evidence, Petitioner says his lots are a "difficult and unique property". Not so! He has not shown they would be difficult to sell, lease, or improve with one-family homes. On the contrary, one-family homes in this neighborhood sell quickly [see attachment 2]. Petitioner has not shown that his properties would not fare the same.

Further, Petitioner's lots are not uniquely situated near commercial zones. Apple Street south of Aster (not north of Aster where his properties are located), backs up to the shopping center to the west. And it is my property, not his, that backs up directly to the loading docks there. If a buffer zone were needed, it would not be just where his properties are located.

For decades Hoffman Estates has been a refuge for homeowners who prioritize quiet and privacy. My home at 1160 Apple is separated from the proposed development by only a service drive, where there would not even be the standard setbacks since Petitioner is asking to shorten the setbacks too!

If these changes go through, harm will accrue to me and neighboring homeowners who have lost precious quiet and privacy. Five balconies on the proposed development will overlook my backyard. as will a proposed rooftop deck. In addition to my loss of privacy and quietness, I expect there to be a corresponding decrease to my property value.

Petitioner asserts, without evidence, that my property values would increase with his proposed development. I would love to hear the factual basis for his statement. Unfortunately, he failed to provide one. For question 6 on the form Standards of Variance regarding Development Area, the question which requires an explanation for why neighboring property values would not be substantially impaired, Petitioner did not provide any explanation at all. Petitioner simply copied the question itself into the answer space. For question 6 on the form Standards of Variance regarding Density, a question which also requires an explanation for why neighboring property values would not be substantially impaired, Petitioner merely states "single-family residences to the south will see an increase in the property values and existing property value will not be negatively impacted."

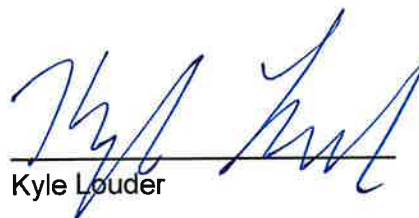
Petitioner says that the reason for rezoning is to create a buffer zone between commercial and R-2 uses. Even if our neighborhood did need a buffer zone, what Petitioner proposes would not be a suitable buffer at all, not with the extreme density proposed. Nor would his location suffice. His proposed development will provide zero buffer between homes on Apple St. and the shopping center to the west.

According to the American Planning Association, compatibility is key where buffer zones are concerned. A buffer zone should not be assumed to be compatible without analyzing how a particular buffer zone would function in the particular neighborhood where it is proposed [see attachment 3]. In fact, they conclude that, "The use buffer, if applied uncritically, is of dubious value." [see p.5 of attachment 3]

It is ironic that Petitioner's argument rests on the desirability of a buffer zone, when he is simultaneously asking to shorten the setbacks required by the Code. He says his motive is to make a buffer, not a profit. But that is unconvincing based on the facts at hand.

In conclusion, the way the zoning code is written protects homeowners like me. There is no need to make special exceptions at the expense of homeowners who chose their homes in reliance on the neighborhood's historic status as a one-family home neighborhood.

Approving this application will create real harm for me and my other neighbors while giving a windfall to a party who has absolutely no hardship caused by maintaining the historic R-2 zoning. The Village of Hoffman Estates has kept our neighborhood so lovely for so long. We appreciate what it is and want to keep it that way.



Kyle Louder

January 15, 2025

Additional notes:

1. One of Applicant's lots isn't even on Golf Road. But many of his arguments are made as though both of his separate lots face the same circumstances.
2. A car wash is not Petitioner's sole neighbor as he claims for question 3 on the Standards of Rezoning. My home is next door, separated by a service road only. Petitioner also has a neighbor to the east, across Apple St.
3. Petitioner does not claim a "particular hardship on the owner" at all. His response to question 1 of the Standards of Variance regarding Density says, instead, that he wants to "increase the project density to balance the commercial intensity to the West and North..." Wanting to increase the density is not a particular hardship.
4. For a fuller view of the neighborhood beyond the limited portion shown in Petitioner's application, see attachment 4.

Attachments:

1. Petitioner's purchase prices, along with their estimated values today.
2. Recent sales of single family home in the neighborhood
3. American Planning Association article re: buffer zones and compatibility
4. Neighborhood view from Redfin.com

1180 Apple St, Hoffman Estates, IL 60139

REDFIN City, Address, School, Agent, ZIP

Buy Rent Sell Redfin Premier Mortgage Real Estate Agents Feed Join / Sign In

Feed Overview Sale & tax history Property details Neighborhood Climate Favorite Edit facts Share

OFF MARKET

Street View

● LAST SOLD ON MAY 27, 2016 FOR \$252,500

1180 Apple St, Hoffman Estates, IL 60139

\$361,326 **3** **1.5** **1,176**
Redfin Estimate Beds Baths Sq Ft

Is this your home?
Track this home's value and nearby sales activity

I own 1180 Apple St

Thinking of selling?
Estimated sale price
\$344,000 - \$409,000
Reach more buyers when you sell with Redfin. Plus, you'll save **\$3,613** in fees. 

Schedule a selling consultation

Attachment 1
Page 1/2

1190 Apple St, Hoffman Estate

REDFIN City, Address, School, Agent, ZIP

Buy Rent Sell Redfin Premier Mortgage Real Estate Agents Feed Join / Sign In

Feed Overview Sale & tax history Property details Neighborhood Climate Favorite Edit Facts Share

OFF MARKET



Street View

LAST SOLD ON JAN 13, 1993 FOR \$103,500

1190 Apple St, Hoffman Estates, IL 60169

\$281,170 — 1 1,176
Redfin Estimate Beds Bath Sq Ft

Is this your home?
Track this home's value and nearby sales activity

I own 1190 Apple St

Thinking of selling?
Estimated sale price
\$268,000 - \$318,000
Reach more buyers when you sell with Redfin. Plus, you'll save \$2,812 in fees. o

Schedule a selling consultation

Attachment 1
Page 2/2

60169, IL Real Estate | 440 E Bluebonnet Ln | 220 Hawthorn Ln, H | 1165 Apricot St, Hoffm | 100 Hawthorn Ln, Ho | 410 Aster Ln, Hoffm | Private browsing

redfin.com/IL/Real-Estate/440-E-Bluebonnet-Ln-440169/1741277

Search Overview **Sale & tax history** Property details Neighborhood Climate

Sale and tax history for 440 E Bluebonnet Ln

Sale History Tax History

Date	Status	Price
Today		
Jul 22, 2024	Sold (Public Records)	\$422,000 (4.0%/yr)
Jul 12, 2024	Sold (MLS) (Closed)	\$422,000
Jun 13, 2024	Contingent (Contingent - No Showings)	—
Jun 13, 2024	Relisted (Active)	—
Jun 12, 2024	Contingent (Contingent - No Showings)	—
Jun 7, 2024	Listed (Active)	\$395,000

See all property history ▾

Thinking of selling?

Estimated sale price
\$397,000 – \$472,000

Reach more buyers when you sell with Redfin. Plus, you'll save **\$4,189** in fees. [a](#)

Schedule a selling consultation

Get an in-depth report about your home value and the Hoffman Estates market.

Request a free analysis

Attachment 2
Page 1/5

6016% IL Real Estate & Mon 220 Hawthorn Ln, Hoffman 1185 Apple St, Hoffman L 185 Hawthorn Ln, Hoffman 410 Aster Ln, Hoffman Estat Private browsing

← → ↻ 🏠 🔒 https://www.redfin.com/IL/Hoffman/220-Hawthorn-Ln-60162/home/13740934 📄 ☆ 🖨 📱 🗑

← Search Overview **Sale & tax history** Property details Neighborhood Climate

🏠 Est. \$2,770 per month, based on comparable rentals

Sale and tax history for 220 Hawthorn Ln

Sale History Tax History

Today

Date	Public Records	Price
Oct 17, 2024	Sold (Public Records)	\$470,000 (12.9%/yr)

Oct, 2024

Date	MLS	Price
Oct 16, 2024	Sold (MLS) (Closed)	\$470,000
Sep 26, 2024	Contingent (Contingent - Continue to Show)	—
Sep 16, 2024	Price Changed	\$485,000
Aug 27, 2024	Listed (Active)	\$499,900

See all property history ▾

Thinking of selling?

Estimated sale price

\$441,000 – \$525,000

Reach more buyers when you sell with Redfin. Plus, you'll save \$4,639 in fees. 🏠

Schedule a selling consultation

Attachment 2
Page 2/5

1165 Apricot St, Hoffman Estates, IL 60139

Search Overview **Sale & tax history** Property details Neighborhood Climate

Sale and tax history for 1165 Apricot St

Sale History Tax History

Today

Date	Status	Price
Aug 5, 2024	Sold (MLS) (Closed)	\$281,000
May 17, 2024	Contingent (Contingent - No Showings)	—
May 8, 2024	Listed (Active)	\$249,900

May, 2024

Date	Status	Price
May 8, 2024	Contingent (Contingent - No Showings)	—
May 8, 2024	Listing Removed	—
May 3, 2024	Listed (Active)	*

[See all property history](#)

Thinking of selling?

Estimated sale price

\$354,000 - \$421,000

Reach more buyers when you sell with Redfin. Plus, you'll save **\$3,721** in fees. [See how](#)

[Schedule a selling consultation](#)

Attachment 2

Page 3/5

185 Hawthorn Ln, Hawthorn Estates, MD 21119

Search Overview **Sale & tax history** Property details Neighborhood Climate

Sale and tax history for 185 Hawthorn Ln

Sale History Tax History

Today

Date	Event	Price
Dec 16, 2024	Rental Removed	\$2,850/mo
Dec 10, 2024	Listed for Rent	\$2,850/mo

Nov 2024, Sold for \$365,000

Date	Event	Price
Nov 20, 2024	Sold (Public Records)	\$365,000

Nov, 2024

Date	Event	Price
Nov 14, 2024	Sold (MLS) (Closed)	\$364,900
Oct 24, 2024	Contingent (Contingent - No Showings)	—
Oct 23, 2024	Listed (Active)	\$364,900

Show less ^

Thinking of selling?

Estimated sale price

\$359,000 – \$427,000

Reach more buyers when you sell with Redfin. Plus, you'll save \$3,770 in fees. [Learn more](#)

Schedule a selling consultation

Attachment 2

Page 4/5

6016A Real Estate & Homes 410 Aster Ln, Hoffman Estates, IL 60139-1624-4713731401

Search Overview **Sale & tax history** Property details Neighborhood Climate

Est. \$2,178 per month, based on comparable rentals

Sale and tax history for 410 Aster Ln

Sale History		Tax History	
Today			
Dec 23, 2024 Date	Sold (Public Records) Public Records	\$270,000 (2.8%/yr) Price	
Dec, 2024			
Dec 17, 2024 Date	Sold (MLS) (Closed) MRED as Distributed by MLS Grid #12217265	\$270,000 Price	
Dec 1, 2024 Date	Pending MRED as Distributed by MLS Grid #12217265	— Price	
Nov 26, 2024 Date	Listed (Active) MRED as Distributed by MLS Grid #12217265	\$269,900 Price	

[See all property history](#)

Property details for 410 Aster Ln

Thinking of selling?

Estimated sale price

\$287,000 – \$341,000

Reach more buyers when you sell with Redfin. Plus, you'll save \$3,012 in fees. [Learn more](#)

[Schedule a selling consultation](#)

Attachment 2
Page 5/5

Attachment 3
page 1

R-1
R-2
R-3
R-4
C-1
C-2
C M
M-1
M-2

A secondary effect of the pyramidal organization of zoning ordinances — and one that bears on buffer strips — is the assumption that higher uses need to be protected from those lower down the scale or pyramid. What we are questioning here is not the fact that this may well be the case in most circumstances, but rather the assumption that (1) *all* adjoining use classes have "zone border compatibility" *per se*, and that (2) the intervention of a use immediately lower on the scale serves to protect a higher use from one still lower down.

Compatibility. To see if this assumption is accurate, we first must say what we mean by compatibility. This concept is very important in zoning, and is one of the basic reasons for dividing uses into classes. In determining compatibility, we evaluate such factors as property values, traffic conflict, mixture of pedestrian and vehicular traffic, phenomena that affect the senses (noise, light, glare), aesthetic considerations, psychological factors, and building height and bulk. (Also, see Norton, 1955,¹ for a discussion of what constitutes compatibility.)

For many years compatibility was considered mainly in relation to residential uses, but recently it has been extended to business and industrial uses as well. Richard L. Nelson, author of *The Selection of Retail Locations* (1958), devotes a chapter to "The Principle of Compatibility." Briefly, businesses are compatible if they help each other: "A high degree of compatibility exists between two businesses which, because of their adjacency, do more volume together than they would if separated The measure of compatibility is the degree to which the two businesses interchange customers."

In addition, compatibility can be measured, according to Mr. Nelson, by a negative factor — interruption of pedestrian traffic. He sets up detailed compatibility tables on the basis



Attachment 3

page 2

These effects can be further reduced by transition zoning — a subject, as it applies to residence zones, that has been fully treated by Arthur C. Comey in his book *Transition Zoning* (1933). Transition zoning consists in applying more restrictive controls over the uses next to the zone boundary that separates a higher and a lower zone. (Or, it may work the other way, and controls may be relaxed in the transition area — a practice that employs a somewhat different principle.) Controls may apply to use, but more often they apply to height, area, and yards. Transition zoning of use has now evolved into a type of "buffer zoning," as we shall see later.

This general argument seems satisfactory as long as we are dealing with several different low-density residence zones. But what of the effect created by proximity of a high-rise apartment zone to a three-story apartment zone? From the standpoints of building bulk and traffic generation, for instance, is a high-rise apartment a more desirable neighbor than a one-story neighborhood store? Or, to take another example, is a strip commercial zone more compatible with a residence zone than a light industrial zone? What, in the second example, are the relative effects on property values and the relative degrees of disturbance due to traffic, noise, and lights?

The answer to these questions is, of course, that it depends a great deal on the extent to which the zoning ordinance regulates the effects that might be harmful to nearby neighborhoods. In other words, compatibility or incompatibility, in these examples, depends on the characteristics and activities of the various uses and the conditions under which they operate. Rank position per se has nothing to do with compatibility.

The assumption of universal "zone border compatibility" is fallacious from another viewpoint, also. Most readers are probably familiar with the argument that it is all right to permit hospitals, nursing homes, nursery schools, and other humanitarian institutions in R-3 and R-4 zones but not in R-1 and R-2 zones. The argument holds that the high-density zones can put up with these uses because they are high-density zones: since the people already live closer together, they can endure these institutions better than can people who live farther apart.





Attachment 3

page 3

The "buffer" concept in zoning has taken two different forms, which seem to be unrelated to each other. One, which for convenience we shall call the "use buffer," grows out of the traditional framework of zoning described above. The "landscape buffer," on the other hand, is essentially a design device. Both, however, are attempts to defend the most fragile and vulnerable part of a zoning plan — the zone borders. Both have also been seized upon to make rezoning more palatable.

A Realistic Approach

Buried in Volume XIII of the *Harvard City and Regional Planning Papers* is Alfred Bettman's article, "The Fact Bases of Zoning," written in 1925. In this paper, Mr. Bettman points out that the relationship between the zoning ordinance and public health, safety, welfare, and other police power goals is one that should be demonstrable in fact.

Whether, for instance, the segregation of business from residential districts tends to promote the public health, is obviously not a question of law but a question falling within the domain of the science and art of public hygiene. . . . Similarly, the relationship of the various district regulations of a zoning ordinance to public safety involves questions of fact and of cause and effect which do not fall within the realm of law, but within the realm of the arts and sciences that deal with security of life and limb under urban conditions; and similarly throughout the other subdivisions of the police power.

Bettman was also interested in clarifying the idea that zoning has a factual basis: "Instead of surmising or reasoning a priori, we should actually trace the way in which the engineering plans and public improvements of a particular city have, in detail and in particulars, been adjusted to the zone plan, and the economies and efficiencies resulting therefrom."

In the years since 1925, developments show that Bettman's plea for a scientific approach to zoning has to some extent been heeded. The most notable example is, of course, industrial performance standards, which require that certain effects be measured (with instruments, if possible, and by observation if not). It is probably not possible in all

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Attachment 3 page 4

In the years since 1925, developments show that Bellman's plea for a scientific approach

to zoning has to some extent been heeded. The most notable example is, of course, industrial performance standards, which require that certain effects be measured (with instruments, if possible, and by observation if not). It is probably not possible in all phases of zoning to be as precise. But even if scientific precision is lacking, it should still be possible to demonstrate a causal relation between a zoning requirement and what it is supposed to achieve. For example, if side yard requirements are intended to permit access to light and air by neighboring buildings, then the yard requirements should in fact do so. And this causal effect should be capable of demonstration.²

This does not necessarily mean that every zoning provision must first be tested, or that elaborate proof must be drawn up to show the efficacy of every zoning plan. But if the ordinance is brought to court, theoretically, at least, the connection between the provision being questioned and the particular ends it is designed to achieve should be demonstrable by reference to objective standards of one kind or another.

The real obligation to base zoning provisions on fact comes when a new zoning technique is introduced. And unless a factual demonstration is made at this time, the drafters of the ordinance may unintentionally deceive the public — unless the claims happen by chance to coincide with the facts.

It is also at this stage that the authors of a zoning ordinance should be wary of a semantic trap. The snare is set up in this way: First a concept is developed involving a statement of the problem, and a way it can be solved (for example, a means of reducing the harmful effects of one use on another). Next, an attractive name is given to it (buffer strip). Then the name is applied to an object that superficially resembles the suggested solution but that does not possess the characteristics necessary to the solution (a "buffer strip" too narrow to produce the desired effects). The result of this process is that the attributes of the name are relied on whether or not the object in fact does what the concept implies.

It is against a background of fact, therefore, that buffer strip devices should be examined: What is a buffer expected to achieve? What are the conditions of its achievement? Do the particular zoning provisions fulfill these conditions?

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Attachment 3 page 5

Summary and Conclusions

The buffer concept has arisen because some land uses are incompatible when located in adjoining districts. The buffer device is an attempt to lessen incompatibility, or to cancel out effects that would occur if a buffer were not there.

Two main types of buffer devices have been developed: the *use buffer*, which is a logical, but not necessarily realistic, outgrowth of the conventional pyramidal zoning ordinance; and the *landscaped buffer*, which is a design device and relies mainly on physical and visual features for its effect.

The use buffer, applied uncritically, seems to be of dubious value. If rank position on a "restrictiveness" scale is relied on to protect "higher" uses, the results may be disappointing. The "buffer" zone may fail to give the protection desired. Or undesirable conditions may be imposed on uses within the "buffer" zone itself.

On the other hand, the landscaped buffer shows considerable promise. While wishful thinking may have gone into some zoning provisions, others show that an attempt has been made to approach the problem scientifically. More factual information is needed, however, to determine what can be achieved by strips of different widths and with various types of landscaping, and what their limitations are.

It is hard to avoid the conclusion that buffer strips have been used on occasion to soften up the opposition — namely, the residential property owners who oppose new industry, a freeway, or a new shopping center. The ethical problem here is one that each planning commission has to solve for itself. But if it is to carry out its function with honor, a planning staff does have the responsibility of presenting the facts and not relying on a pretty label. A buffer strip should be what its name implies and it should achieve what is claimed for it.

Whatever the merits of a buffer strip, it is not a substitute for land-use planning, nor is it a substitute for performance standards or other industrial zoning controls. But even with adequate land-use planning and adequate industrial zoning, situations may arise where

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Attachment 4

**Jeffrey Fishman
1065 Aspen Street
Hoffman Estates, IL 60169**

Letter to the Board Hoffman Estates

January 13, 2025

Dear Board

Dr. Sam Akmakjian is only interested in his own personal financial enlargement. This could have been accomplished when he purchased 1190 Apple st., by remodeling or rebuilding the house on that property. Instead he tore the house down to avoid the higher real estate taxes of a property with a house on it saving him money. He was then able to purchase the 1180 Apple st. property and wanted to rezone the two properties into a commercial venture, which would have been a financial windfall. The Board recognized the neighbor's opposition to this change and rejected the proposal (which I commend). The Doctor decided in August 2022 to sue the village to get them to change the zoning.

Now he wants to put a ten unit building and have it zoned multi family. As a longtime resident of this village I have a problem with the dentist's desire to change what has been and worked since the 1950's. It's obvious that his greed should have sent him into commercial real estate market originally. If the Board allows this zoning change, what would happen to the neighborhood:

1. Traffic will increase dramatically
2. Parking will definitely become a problem
3. Transients who don't have a stake in the community
4. This would change the dynamics of the single family residents
5. How tall will this building have to be? Would it invade the privacy of other neighbors?

The Board has previously denied this man's desire, admirably.

The village has had to defend their ruling in court due to his litigious nature.

When the Board rules again to maintain the integrity of the neighborhood, this should conclude all future requests to change these two parcels.

Jeffrey Fishman

Why Townhouses will hurt our Neighborhood

Average Appreciation

Average US single family home 10y appreciation since 1975 is	57%
(constructioncoverage.com)	
Average US single family home appreciation since 2014 is	97%
(Cook County House Price Index)	
Average Schaumburg single family home appreciation since 2014 is ..	79%
(Cook County House Price Index)	

Neighborhood Appreciation

Old Towne townhouses in Schaumburg since 2014 is	16%
(Redfin)	
Sarah's Grove townhouses in Schaumburg since 2014 is	34%
(Redfin)	
Haverford townhouses in Schaumburg since 2014 is	30%
(Redfin)	

Conclusions

1. Townhouses have lower appreciation.
2. Townhouses lower the price of adjacent single family homes because of relative competitive market crossover.
3. Townhouses lower the perceived value of adjacent single family homes because townhomes are perceived as cheaper, less affluent, and lower value than single family homes.

Rejecting townhouses in Parcel A
is good for the neighborhood
and good for Hoffman Estates.

Jewel
Loading

Option 1 - 1/4 Acre Lots

Golf Rd.

Apple St.

Aster Ln.

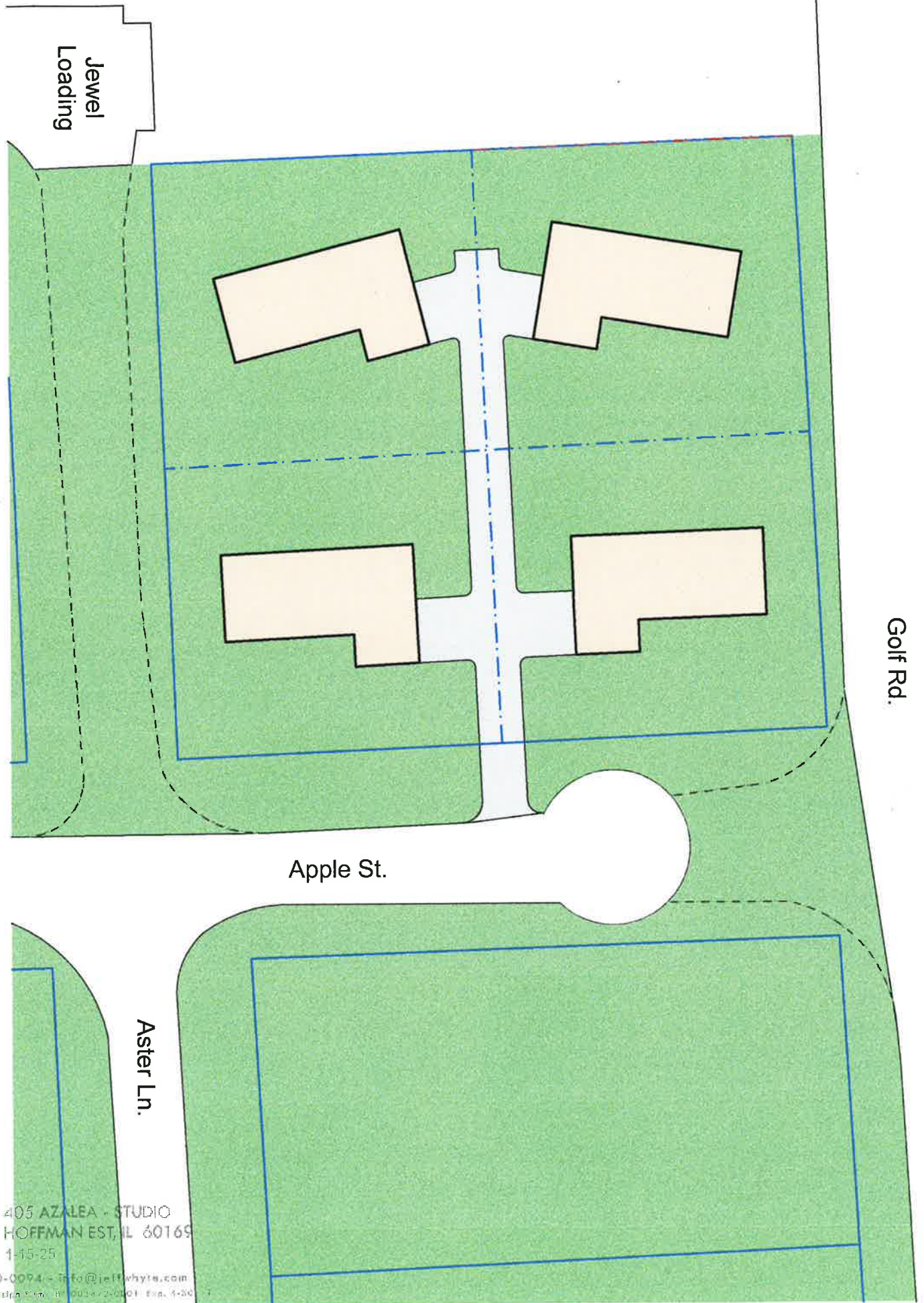


405 AZALEA - STUDIO
HOFFMAN EST, IL 60169
1-15-25

847-490-0094 - info@jeffwhyte.com
Professional Design Firm, INC. (02-000022-0001) Exp. 7-30-25

Close off Golf Rd. access and Jewel Loading access

Option 2 - 1/4 Acre Lots



405 AZALEA - STUDIO
HOFFMAN EST, IL 60169
4-15-25

847-490-0094 - info@jeffwhyte.com
Professional Design Firm, Ill. 001672-0001 Exp. 4-30-27

From: [Donna Hahn](#)
To: [Daisy Dose](#)
Cc: [donna Hahn](#)
Subject: Zoning Parcel A
Date: Friday, January 31, 2025 9:23:22 AM

You don't often get email from dhahn710@att.net. [Learn why this is important](#)

Hello,

This email is being sent to inform you that we strongly oppose any zoning change to Parcel A. This is a single family, residential area and should remain that way.

Respectfully,

Mike and Donna Hahn
380 Hawthorn Ln.

From: [Marzena Pisarczyk](#)
To: [Daisy Dose](#)
Subject: Request for information and meeting regarding rezoning proposal for 1180 and 1190 Apple St. Hffman Estates
Date: Thursday, January 30, 2025 5:00:19 PM

You don't often get email from brodka21@gmail.com. [Learn why this is important](#)

Dear Ms. Daisy Dose-Adamzadeh,

I hope this message finds you well. My name is Marzena Pisarczyk, and my fiancé and I are residents of Hoffman Estates, residing at 440 E. Bluebonnet Ln.

I am also a local real estate agent in the community. We purchased our home in July 2024 and were surprised to learn of the recent Request for Rezoning for the properties located at 1180-1190 Apple Street (PINs 07-15-200-004-0000 and 07-15-200-005-0000), submitted by Petitioner Sam Akmakjian.

It has come to our attention that the request for rezoning from R-2 One Family Residential District to R-10 Attached Single-Family Dwelling Residential District has not been made public to all affected Parcel A residents. Many of our neighbors, as well as ourselves, are strongly opposed to this proposed zoning change. We plan to attend the upcoming meeting scheduled for February 5th at 6:30 p.m. to voice our concerns.

There are numerous reasons why this rezoning should not be approved, and I would like the opportunity to address the council directly to present these concerns. To better prepare for the meeting, I kindly request detailed information regarding this rezoning plan, including any relevant documentation. Please let me know when and where I may obtain these materials for review, and if copies are available.

Additionally, I would appreciate the opportunity to speak with the individual(s) responsible for this decision either before or during the meeting to gain a clearer understanding of the process and any further implications.

I understand that many of my fellow residents share similar concerns, and we are eager to ensure that our voices are heard. If you are available for a brief meeting prior to the scheduled meeting, I would be happy to accommodate your schedule. Otherwise, please feel free to respond to this email at your earliest convenience.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Marzena Pisarczyk
Cell: (623) 414-5778

--

"Shoot for the moon. Even if you miss, you'll land among the stars." Les Brown.

Sincerely, Marzena Pisarczyk
Contact Information:
Cell: 623-414-5778
Email: brodka21@gmail.com



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/19/2025

From: Daisy Dose-Adamzadeh, Assistant Planner

PLN24-0023

Public Hearing

Special Use to Harvest Community Church for a religious institution and Site Plan Amendment for the property located at 2060 - 2080 Stonington Avenue

REQUEST SUMMARY

Harvest Community Church is seeking Special Use for a religious institution and Site Plan Amendment to expand the existing parking lot.

Location:	2060 - 2080 Stonington Avenue
Property Owner / Applicant:	Harvest Community Church
Property Size:	2.4 Acres
Zoning / Land Use:	M-1 Manufacturing District
Adjacent Properties:	North: M-1 Manufacturing (multi-tenant office spaces / automobile service repair) South: B-2 Community Business District (Northwest Corporate Center / offices) East: M-1 Manufacturing District (single-tenant office space) West: B-2 Community Business District (Hotel)

BACKGROUND / ANALYSIS

The subject property was developed as part of the Barrington Square Industrial Park in 1973 and is zoned M-1 Manufacturing District. The previous property owner (Bright Hope International) received approvals to partially redevelop the site for office and warehouse use. In 2015, a Special Use was granted to Bright Hope International, allowing assembly space for Waterfront Community Church and an indoor sports training facility. As part of this approval, a concept site plan was approved that indicated a parking lot expansion to accommodate parking demand for the site. However, due to lower-than-expected church attendance and the property being placed on the market, the expansion was not completed.

In 2022, Harvest Community Church (HCC) purchased the property and obtained new special use approvals for the church and sports facility. A condition of approval stated that any expansion of the congregation space or re-occupancy by another church would require site plan approval, including parking lot expansion to meet future parking demands.

PROPOSAL

With previous tenant leases expired, HCC now plans to renovate and fully occupy the

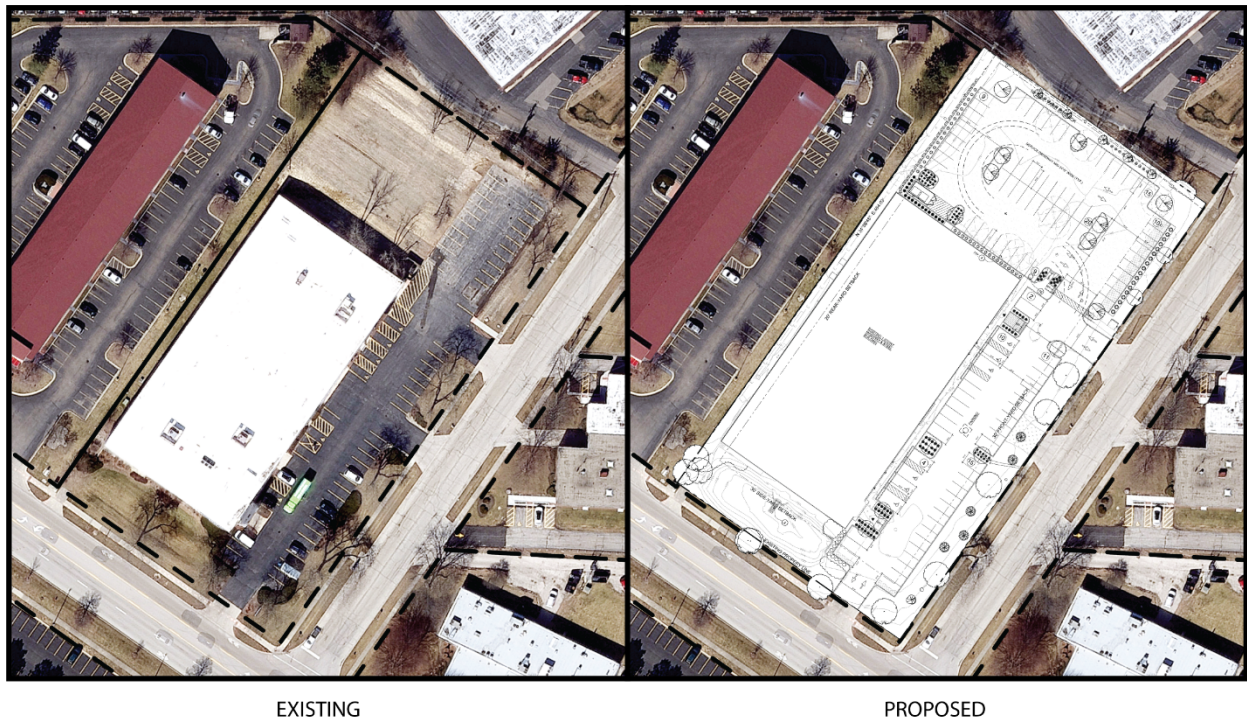
entire building for church services and related activities, including small group meetings, children and teen services, Sunday school, and office functions. HCC is proposing to improve the entire property and expand parking lot areas to accommodate services and other church-related activities. The project is being split up into two phases.

Phase 01: Parking Lot Upgrades and Expansion

The first phase includes parking lot upgrades and expansion to accommodate expected parking demand. The parking lot size will increase from 66 spaces to 108 spaces.

Parking lot improvements will include:

- Complete renovation of the existing lot, including upgrades to ADA spaces, installation of curbing, landscaping upgrades, and parking lot lighting.
- Expansion of the parking lot towards the north to add 42 spaces.
- Removal of one curb-cut along Stonington Avenue to consolidate access to the site.
- Relocation of trash enclosure to the rear of the site.
- Use of permeable pavers and Stormwater Best Management Practices in new parking lot areas to meet Village of Hoffman Estates and the MWRD-WMO Stormwater Ordinance requirements.



Phase 02: Interior Remodel and Facade Enhancements

The second phase includes interior renovations and exterior facade updates. A portion of the building will be remodeled to serve HCC's children's ministries. Proposed improvements would include classrooms, gathering spaces, smart-hub workspaces,

and athletic activity areas. The remainder of the building (currently used as office space and congregation area) will undergo minor renovations to meet the church's administrative and service needs. Facade upgrades will include replacing existing overhead doors and screening rooftop HVAC units.



PROPOSED FACADE CHANGES

STAFF ANALYSIS

Proposed Operations

The existing building was constructed in 1973 as a manufacturing and warehousing facility with minimal parking demand. The building is approximately 34,000 square feet and was divided into three tenant spaces by the previous building owner. The 2080 space was built-out to be a congregation space, the 2070 space was built-out to be a sports training facility, and the 2060 space was built-out to serve as general administrative offices.

HCC is proposing to utilize the site as its primary location for all church-related activities, including worship services, small group gatherings, children's ministries, and administrative offices. The church's proposed hours of operation are Monday through Friday from 8:00 AM to 4:00 PM and Sunday from 8:00 AM to 2:00 PM. It employs three full-time and three part-time staff members. In addition to regular worship services, the church holds small group gatherings, currently consisting of two groups with an average attendance of eight people per group, with plans for additional groups in the future. The church also operates a Justice Center, offering free legal consultations once a month, with an expected attendance of approximately 10 people. Church services are scheduled every Sunday from 10 AM to 11:30 AM, with separate children's services planned to follow the Phase 02 buildout.

Religious institutions / religious assembly uses are not permitted in the M-1 District and is therefore being considered as a special use under Section 9-9-1-C-2-I, "all other uses".

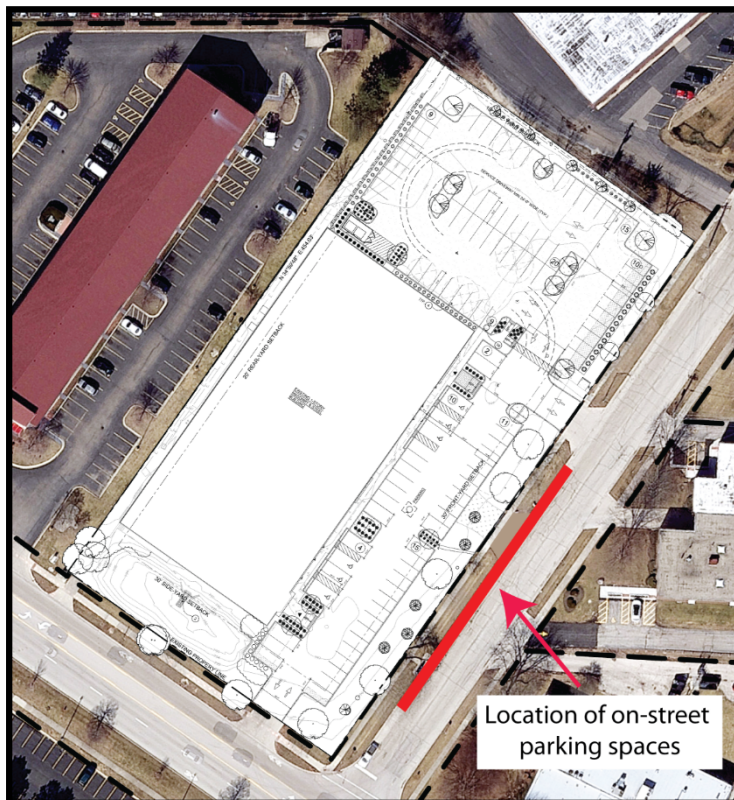
Parking and Site Plan Amendment

The church is proposing to expand the existing parking lot to the north and add another 42 spaces. The existing parking lot is being brought into compliance with the Village Code including the installation of curbing around the parking lot, landscaping, relocation

of the trash enclosure, and installation of parking lot lighting.

A Traffic and Parking Study was conducted by KLOA which analyzed the proposed site operations, existing and projected parking conditions, traffic volumes, and on-street parking availability during peak church hours. The study included a parking survey of HCC's current operations and services held at Hoffman Estates High School. Based on this study, they determined that 2.4 parishioners per vehicle was a reasonable, and thus concluded the the proposed parking supply of 108 spaces will accommodate the majority of the parking demand. Further, the study concluded that additional overflow parking (around 10 spaces) may be needed during high peak services, which could be accommodated on-street along the church's Stonington Avenue frontage.

The availability of on-street parking may change in the upcoming years as more development is anticipated within the surrounding neighborhood. The property is part of the Barrington/I-90 sub-area, and is surrounded by multiple properties that have been identified for re-development into multi-family residential or business / entertainment uses. The church has requested to utilize a maximum of 10 on-street parking spaces during their maximum capacity services, and have identified room for 10 on-street parking spaces immediately adjacent to their site.



ADJACENT ON-STREET PARKING

Based on this analysis, staff is supportive of a maximum occupancy of 283 for the property. However, if the parking lot expansion is not constructed, the maximum occupancy will be capped at 158. As noted in the conditions, the owner will be expected to monitor both onsite and on-street parking. The Village reserves the right to request periodic parking counts or updated occupancy plan if it is determined that the

onsite and on-street parking along the property's frontage is insufficient to meet the the demand.

Stormwater

The Village Engineering Division has reviewed the submitted documents and the submitted MWRD Permit Determination Letter and have determined that no MWRD permit will be required for this project. The Engineering Division will continue to monitor this requirement as final documents are prepared and will require an MWRD permit if circumstances change.

All submitted plans have been reviewed by the Fire Department, Building, and Engineering Division for compliance with Village Code.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 3 motions are required):

1. Adopt the Findings of Fact for a Special Use.
2. Adopt the Findings of Fact for a Site Plan.
3. Recommend to the Village Board approval of a Special Use to Harvest Community Church for a Religious Institution and Site Plan Amendment for the property located at 2060 - 2080 Stonington Ave, subject to the following conditions:
 - a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by Village.
 - b. A building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - c. No exterior signage is approved with these plans. Any site or building signage will be required to meet Village code.
 - d. Following construction and issuance of a certificate of occupancy for the expanded parking lot as outlined in the approved plans, the maximum occupancy for the congregation space shall be 283 occupants. Should the parking lot improvement not be completed, the maximum occupancy for the congregation space shall be 158. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request.
 - e. All on-site parking shall be contained in approved marked spaces and all off-site parking shall be contained in legal on-street parking spaces. Parking, onsite and off-site, shall be monitored by the property owner. The Village reserves the right to request periodic parking counts or request an updated occupancy plan and parking study if it is determined that there is insufficient parking.
 - f. The following documents and plans, all on file with the Village, are hereby approved and constitute the Site Plan Amendment approval for the project:
 1. Final Civil Engineering Plans dated 12/6/2024.
 2. Final Site Plan dated 12/16/2024.

3. Final Landscape Plans dated 12/11/2024.
4. Final Architectural Floor Plans dated 11/12/2024.
5. Final Photometric Plan dated 10/31/2024.
6. Final Stormwater Report dated 11/8/2024.
7. Final Traffic Impact Study dated 11/12/2024.

ATTACHMENTS

1. Draft PZC Findings and Recommendations Summary
2. Location Map
3. Supporting Documents



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 2/19/25

Prepared By: Daisy Dose-Adamzadeh, AICP, Assistant Planner
PLN24-0011

**Special Use to Harvest Community Church for a religious institution and site plan
amendment for the property located at 2060 – 2080 Stonington Avenue**

Draft Findings of Fact – Special Use (as drafted by staff and may be modified by the Commission)

Sec 9-1-18-I Standards for a Special Use. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That 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;
FINDING: There is no evidence that the establishment will be detrimental to the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
FINDING: The proposed religious institution will not be injurious to surrounding properties.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
FINDING: The establishment of the proposed religious institution will not impede normal and orderly development of surrounding properties.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
FINDING: The property is already served by adequate utilities, access, and drainage.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets;
FINDING: The proposed site plan includes expanded parking and consolidated access to the site which will minimize traffic congestion on public streets.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission; and
FINDING: The proposed religious institution is expected to conform to all applicable regulations of the Village Code.
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

FINDING: The subject property is within the Barrington/I-90 sub-area plan, which calls for a mix of uses.

Draft Findings of Fact – Site Plan *(as drafted by staff and may be modified by the Commission)*

Sec. 10-2-2-H: Planning and Zoning Commission Review and Recommendation

1. The Planning and Zoning Commission recommends approval for the stated reasons.

FINDING: The proposed site plan expands the available parking on-site and substantially brings the property up to the current code requirements.

Draft Recommendations

The Planning and Zoning Commission shall make the following motions *(a total of 3 motions are required)*:

1. Adopt the Findings of Fact for a Special Use.

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Adopt the Findings of Fact for a Site Plan.

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

3. Recommend to the Village Board approval of a Special Use to Harvest Community Church for a Religious Institution and Site Plan Amendment for the property located at 2060 – 2080 Stonington Avenue, subject to the following conditions:

- a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by Village.
- b. A building permit shall be obtained within twelve (12) months of Village Board action on this request.
- c. No exterior signage is approved with these plans. Any site or building signage will be required to meet Village code.

- d. Following construction and issuance of a certificate of occupancy for the expanded parking lot as outlined in the approved plans, the maximum occupancy for the congregation space shall be 283 occupants. Should the parking lot improvement not be completed, the maximum occupancy for the congregation space shall be 158. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request.
- e. All on-site parking shall be contained in approved marked spaces and all off-site parking shall be contained in legal on-street parking spaces. Parking, onsite and off-site, shall be monitored by the property owner. The Village reserves the right to request periodic parking counts or request an updated occupancy plan and parking study if it is determined that there is insufficient parking.
- f. The following documents and plans, all on file with the Village, are hereby approved and constitute the Site Plan Amendment approval for the project:
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 - 5. Final Photometric Plan dated 10/31/2024.
 - 6. Final Stormwater Report dated 11/8/2024.
 - 7. Final Traffic Impact Study dated 11/12/2024.

Motion by _____, seconded by _____, to recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2060 - 2080 STONINGTON AVE
PIN: 07-06-102-001-0000

N



Legend

- Subject Property
- Parcel



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0023
Project Name:	Harvest Community Church
Project Application Date:	5/22/2024
Project Manager:	Daisy Dose

PROJECT TYPE

Special Use; Site Plan Amendment - Major Amendment;

SITE INFORMATION

Property Address:	2060 STONINGTON AVE
All Included PINs:	

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	HARVEST COMMUNITY CHURCH	2060 STONINGTON AVE HOFFMAN ESTATES, IL 601693900	6302058373	harvest.p.stan@gmail.com
OWNER	HARVEST COMMUNITY CHURCH	2060 STONINGTON AVE HOFFMAN ESTATES, IL 601693900	6302058373	JEANNIE@HARVEST-COMMUNITY.ORG

ALTA/ACSM LAND TITLE SURVEY

by
JOHN D. REBIK & ASSOCIATES
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456

BASED UPON TITLE REPORT / COMMITMENT No. 210262915K BY CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 25, 2021.



NOTES CORRESPONDING TO SCHEDULE "C"

(2) PUBLIC UTILITIES EASEMENT AS SHOWN ON THE PLAT OF BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, RECORDED NOVEMBER 20, 1970 AS DOCUMENT NO. 21525708, OVER THE NORTHEASTERLY 7.5 FEET, THE WESTERLY 7.5 FEET AND THE SOUTHWESTERLY 10 FEET OF SAID LOT. (PLOTTED)

(19) EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY & CO, AND ITS/HER RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/RECORDED AS DOCUMENT NO. 21525706, AFFECTING THE NORTHEASTERLY 7.5 FEET, WESTERLY 7.5 FEET AND SOUTHWESTERLY 10 FEET OF THE LAND, PLOTTED

FLOOD NOTE

The property shown herein falls within a Flood Zone "X" Area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 17051C0150, effective date August 19, 2006, and is not in a Special Flood Hazard Area.

PARKING SPACES

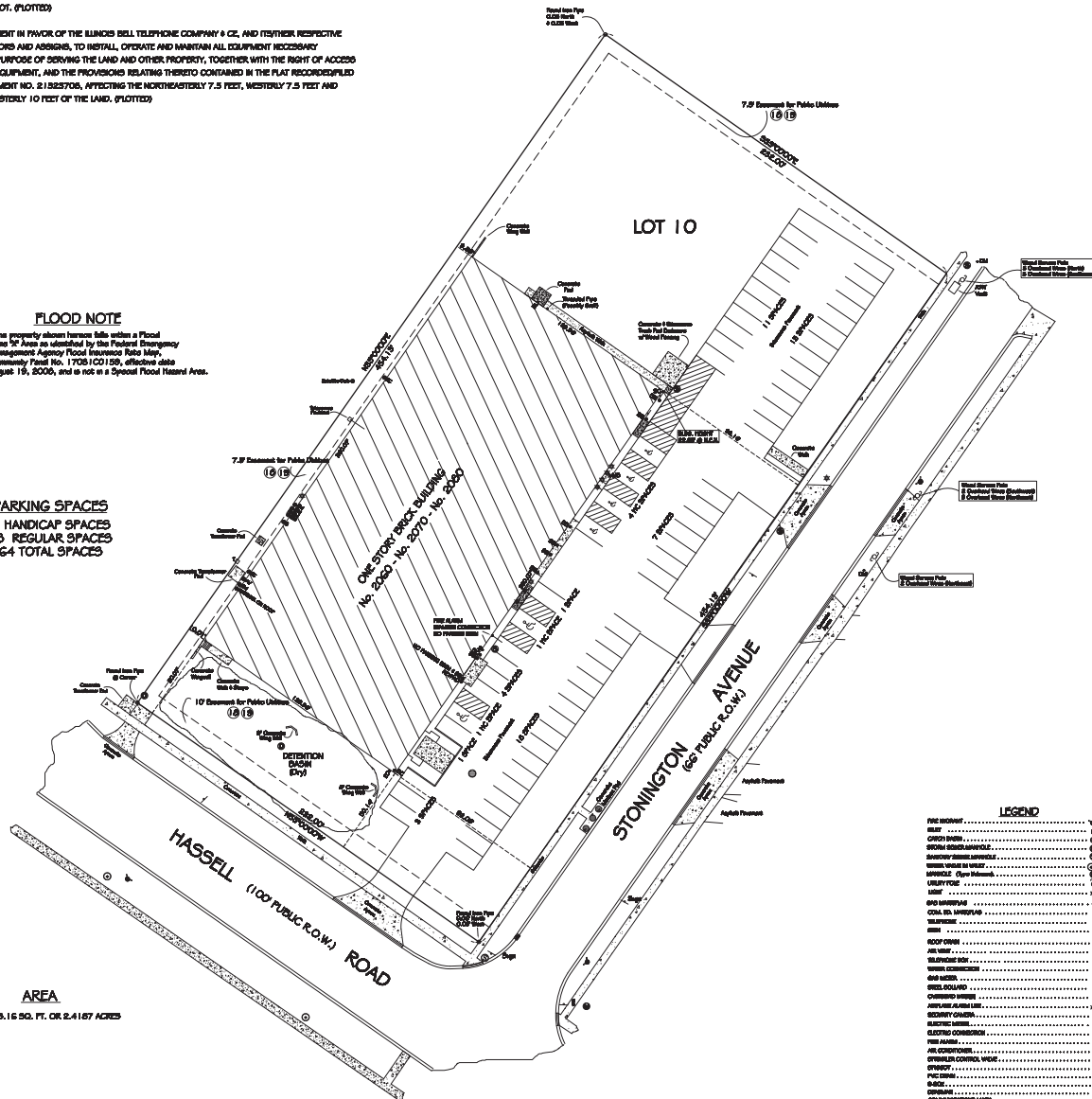
6 HANDICAP SPACES
58 REGULAR SPACES
64 TOTAL SPACES

AREA

109,356.16 SQ. FT. OR 2.4187 ACRES

LEGAL DESCRIPTION

LOT 10 IN BARRINGTON INDUSTRIAL CENTER UNIT 1, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

[illegible]

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE)
CERTIFY TO:
HARVEST COMMUNITY CHURCH, AN ILLINOIS NOT-FOR-PROFIT CORPORATION
CHICAGO TITLE INSURANCE COMPANY
BOE NECHER, L.L.C., AN ILLINOIS LIABILITY COMPANY AND TO THEIR

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SOIL MINIMUM STANDARD DATA REQUIREMENTS FOR ALABAMA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ACES AND HERS, AND INCLUDES ITEMS 1, 2, 3, 4, 704, 704 (1), 704, 8, 9, 12, 1104, AND 16.

THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2021.
DATED SEPTEMBER 7, 2021 AND REVISED DECEMBER 6, 2021.

Scale: 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: BRIGHT HOPE
Checked by: J.D.R. Surveyed by: D.E.R.

Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDER NO: 21-554.10.ATA



JOHN D. REISK (F.I.R. No. 088-008-489)
 LICENSE EXPIRES NOVEMBER 30, 2012
 EMAIL ADDRESS: REISKJ@FORSYTHCOUNTYGA.COM

PLANNING & ZONING APPLICATION - PROJECT NARRATIVE

(REVISED 9-12-2024; REVISED 11-11-2024)

PROJECT: Harvest Community Church
2060-2080 Stonington Ave
Hoffman Estates, IL 60169

PROJECT DESCRIPTION:

The property at 2060-2080 Stonington Avenue is owned by Harvest Community Church (HCC) and they are pursuing a Planning & Zoning Department (P&Z) review for Special Use Permit consideration and approval. The current property has Special Use Permit considerations for Waterfront Church, Northwest Travelers, Road Rage, and Harvest Community Church offices.

The property is currently zoned in M1- Manufacturing District and will be requesting for Special Use of a religious assembly facility. The existing site is approximately +/-2.4 acres and the building footprint is approximately +/-33,950 SF.

HCC intends to have a phased project approach in developing the property as described in this document.

INTENDED OPERATIONS (SITE PLAN ADDENDUM):

The intended hours of operation of the church are as follows:

Monday – Friday	8:00AM – 4:00PM
Sunday	8:00AM – 2:00PM

Operation is inclusive of activity schedule as listed below.

Harvest Community Church anticipates that the premises will be used as follows:

1. Office space for the church's staff Monday through Friday. Currently there are three full time and three part time employees with the part time employees using the office space once or twice a week.
2. Service on Sundays from 10-11:30am. During this service, the church offers separate services for children and for teenagers. The Phase 1 buildout will expand the parking lot so that there is enough onsite parking for a planned capacity of 283 congregants. The Phase 2

buildout will provide classrooms and a gym for the children's service.

3. Small group meetings on Thursday evenings and Friday mornings. The church has two small groups that meet on premise on a weekly basis but new groups may start in the future. The average number of attendees for small group meetings will be 8 people per small group.
4. Administer Justice Center for free legal consultations offered pro-bono which is once a month on the third Saturday. The average number of attendees for this monthly meeting will be 10 people.
5. Good Friday service once a year on the Friday before Easter. This service will be similar to our Sunday service but shorter, typically for an hour. There will be a separate children's service offered during the service.
6. All other holidays like Thanksgiving and Christmas will be incorporated into our existing Sunday services schedule and not be separate events.

PHASE 01:

HCC is proposing to improve the property site and expand parking lot areas. The parking lot expansion and improvement is required to accommodate the attendees and congregation that the church is looking to maintain. Reference to the site plans provided to see the scope of intended sitework. HCC's phased project approach is to best accommodate their financial strategy and growth expectations.

Specifics of the first phase (**Phase 01**) improvement and remodeling are as follows:

SITE IMPROVEMENTS & PARKING LOT EXPANSION- (Refer to exhibit site plans)

- The site will consist of redesigned and expanded parking lot and spaces to fully comply with Hoffman Estates municipal code sections 10-5-2 and other relatable sections as directed by the P&Z. The redesigned parking includes resurfacing the existing parking areas and adding new permeable paver surface to mitigate hardscape coverage and promote site drainage. The total expanded parking provided shall be 108 spaces with 6 ADA parking stalls included.
- Phase 01 is proposing an allowable occupancy of 283 occupants for the church. This figure has been thoroughly calculated in the Traffic Study provided by KLOA. The area of the existing Sanctuary space can currently accommodate 283 users with +/- 13 SF per user. Per IBC standards, this is more than adequate for assembly use as intended.
- In Phase 01, the occupancy requested above shall address the building's parking needs as follows:
 - KLOA's traffic study reflects a parking ratio of 2.4 users per vehicle.
 - Per the traffic study there will be 108 on-site spaces and 10 street parking spaces available with minimal neighborhood impact.

- The provided parking for Phase 01 shall be as follows and is confirmed through the parking and traffic study:
 - + 63 permeable spaces in parking lot
 - + 45 non-permeable spaces in parking lot (of which 6 are accessible)
 - + 10 spaces on-street parking
 - The above accounts for 118 total spaces provided for the site
- The parking areas have full curbing, landscaping, and clearances as required by Hoffman Estates Municipal Code. See exhibit plans for reference.
 - All parking lanes are designed for 2-way traffic circulation patterns. The proposed service drives are a minimum of 24' wide and allow for Fire Truck Access and turning radii.
 - The site and parking areas use Best Management Practices (BMP) for storm water management and will not require permitting through MWRD. See the letter from MWRD with this submittal package. .
 - The site and parking areas address landscape requirements including foundation plantings, planters adjacent to ADA parking stalls, parking island plantings, and site perimeter plantings. See Landscape Site Plan for reference.
 - There will be a removal of one driveway access along Stonington Avenue to better consolidate access to the site and to increase the parking stalls on site. The removal of this driveway shall be safer for pedestrian cross traffic and will allow for more parking spaces to be accommodated on site. There will be 2 main access points to the updated parking lot.
 - The site electrical lighting shall be updated to include parking lot lights with full cut-off to minimize glare and adjacent site impact. See the attached cut sheets and Electrical Site Plan.
 - Trash enclosure to be relocated and to be in compliance with municipal code standards.
 - The on-site parking lot improvements are a priority to the church in this Phase 1 development. This increase in parking spaces shall accommodate the current need of approximately 108 spaces needed per the Traffic and Parking Report and the church's parking database.
 - Phase 01 is proposing an allowable occupancy of 283 occupants for the church. This figure has been thoroughly calculated in the Traffic Study provided by KLOA. The area of the existing Sanctuary space can currently accommodate 283 users with +/- 13 SF per user. Per IBC standards, this is more than adequate for assembly use as intended.
 - The off-site parking shall only be used on special occasions that total approximately 5% of the year. Notably major church holidays celebrated such as Christmas and Easter services.

PHASE 02:

INTERIOR REMODEL Unit 2070 - (Refer to Concept Floor Plan)

- The interior remodel (unit 2070) is servicing HCC children ministries and the surrounding community to best provide facilities that address the needs of the up-and-coming generations. This work includes (but not limited to) classrooms, moderate gathering spaces, smart-hub work areas, and athletic activity spaces.
- The building remodel shall include new classroom and small group spaces can be utilized for HCC's young adult and children ministries. These spaces shall be accessory to the Sanctuary occupancy.
- Interior remodel scope shall include code compliant fire protection, fire sprinklering, and egress paths. All remodeling shall receive a building permit through Hoffman Estates Building Department.

EXTERIOR REMODEL-

- The proposed building project shall undergo façade updates to best fit the site plan and parking lot improvements. The overall massing of the exterior façade shall remain consistent with the existing structure as-is.
- The existing garage and truck bay doors shall be replaced with either operable and/or fixed glazing to create a visual connection and improve the building's aesthetic.
- The exterior shall receive accent painting at the new entry with earth tone or complementary colors to the existing building. The color selection will best match adjacent buildings and/or neutral color palettes.
- Any new HVAC units to be properly screened from eye-level street view.
- Exterior remodeling will be in Phase 02, but is subject to the church's financing. Included in this application is a rendered image of the proposed façade work.

The priority of this Phase 02 is to develop the interior and exterior of the building to best service the church's use and promote community activity. The Phase 02 of this project is intended to be completed in the near future for HCC. The church is projecting the appeal of this remodeled interior program to continue to support the growth of the congregation and to be an asset to the community and village of Hoffman Estates.

APPLICATION SUMMARY:

The listed scope and improvements are to allow for HCC to develop and grow their services and activities that will help enrich the village of Hoffman Estates. HCC is seeking approval from the Village of Hoffman Estates and Village Council for this development plan. HCC is providing complete documentation requested, with due diligence of design professionals, legal representation, and experts in the field of responsible development.

HCC agrees with the collaborative approach offered by Hoffman Estates and seeks to provide a facility desirable to the surrounding community.

END OF PLANNING & ZONING – APPLICATION NARRATIVE



PROJECT NAME: Harvest Community Church

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That 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. Please explain how and why you meet this standard.

Harvest Community Church shall operate with purpose to provide a community asset to Hoffman Estates. The special use will be for church services, children ministries, youth and adult ministries to help bring people together and to better the community. The church stands morals, safety, and health - and with the building and site improvements desire to create a more comfortable and inviting environment. The Master Plan of the facility is to vastly improve the site conditions and remodel the full interior of the building. See the attached plan exhibits.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.

The site and property improvements will very likely increase property values as there will be more visitors to the site for exposure. The surrounding areas are primarily Monday-Friday offices and businesses and the church's main activities are on Sundays and Saturdays. This allows for efficient staggering of uses to best bring in new users without disrupting surrounding property operations.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.

The property development will follow Municipal Code and all adopted codes in development. Any concessions requested are in the best interest of not only the Owner but the village of Hoffman Estates to allow a positive impact on development.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

All utilities, access, drainage, and other site features are being handled by design professionals and engineers to insure compliance with all utility-related codes. This includes compliance with planning & zoning staff, village engineers, building department, MWRD, and any other jurisdictions that will be required to review the development.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

There are major entry points along Stonington Avenue and Hassell Road. The main parking entrance is through Stonington Avenue as this is access that will experience less traffic impact overall. Note that for off-site parking to accommodate the Master Plan shall be accompanied with hired local police during peak events to alleviate traffic and safety concerns. See Project Narrative and Traffic Study for further detail.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

The property best complies within the given constraints and shall be requesting variances per this application. The Owner and professional design team has best vetted the options given the current property limitations. The church is conforming to regulations as best as possible given the realistic growth projections.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

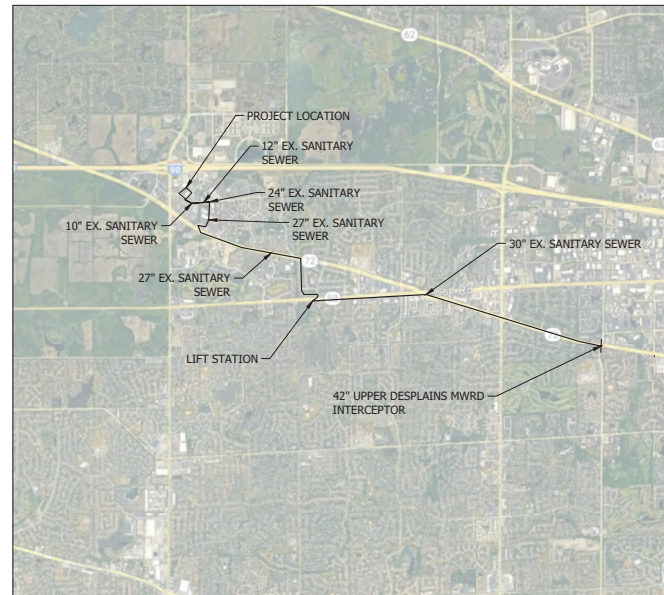
The special use is supporting the development goals of revitalizing areas near I-90 corridor. Harvest Community Church can help be a foundational piece in encouraging other developers and neighboring Owners to develop their properties as well.

HARVEST COMMUNITY CHURCH

2060-2080 STONINGTON AVENUE
HOFFMAN ESTATES, IL 60169
JOB NO. W23222.00
FINAL ENGINEERING
DECEMBER 6, 2024

INDEX TO DRAWINGS

SHEET #	SHEET TITLE
C-1.0	COVER
C-2.0	GENERAL NOTES
C-2.1	MWRD GENERAL NOTES
C-3.0	EXISTING CONDITIONS
C-4.0	DEMOLITION PLAN
C-5.0	GEOMETRY PLAN
C-6.0	UTILITY PLAN
C-6.1	STORM SEWER P&P
C-7.0	GRADING PLAN
C-8.0 : C-8.2	EROSION CONTROL PLAN, SWPPP & DETAILS
C-9.0	CONSTRUCTION DETAILS
D-1.0	SITE DEVELOPMENT EXHIBIT
T-1.0	AUTOTURN



COUNTY: COOK
TOWNSHIP: 41N
RANGE: 10E
SECTION: 6

LOCATION MAP

ZONING - M1 MANUFACTURING

PREPARED FOR: DAVID F. SCHULTZ ASSOCIATES, LTD.

202 S. COOK STREET, SUITE 201
BARRINGTON, ILLINOIS 60010
(224) 595- 8669

CITY CONTACTS

VILLAGE MAIN OFFICE LINE (847) 882-9100
PUBLIC WORKS DIRECTOR - JOSEPH NEBEL (847) 490-6800
VILLAGE CLERK - BEV ROMANOFF (847) 781-2627

SITE BENCHMARK:
SET CUT SQUARE ON TOP OF CONCRETE LIGHT POLE
FOUNDATION ON NORTH SIDE OF HASSELL AVE,
APPROXIMATELY 142 FEET SOUTHWEST FROM THE
NORTHWEST CORNER OF SUBJECT SITE

ELEV: 803.16 (NAVD 88)

**Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.**

☎ (708) 588-4055
✉ WMOJobStart@mwrd.org



ENGINEERING
RESOURCE ASSOCIATES

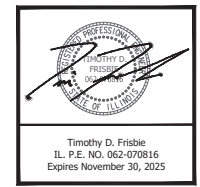
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE
SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT
IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE
CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND
DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER
HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO THAT THE
DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE
FLOOD CONVEYANCE CAPACITY DOWNSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

Engineer: 
Seal: 



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



DAVID F. SCHULTZ ASSOCIATES, LTD.
202 S. COOK STREET, SUITE 201
BARRINGTON, ILLINOIS 60010
(224) 595-8669

HARVEST COMMUNITY
CHURCH
2060-2080 STONINGTON AVENUE
HOFFMAN ESTATES, IL 60169
PROJECT # W23222.00

DATE: 09-09-2024
PROJECT #: W23222.00
DESIGNED BY: TF
DRAWN BY: -
CHECKED BY: -
DESCRIPTION: 2024-2025 REVISIONS PER MWRD

DATE: 09-09-2024
PROJECT #: W23222.00
DESIGNED BY: TF
DRAWN BY: -
CHECKED BY: -
DESCRIPTION: 2024-2025 REVISIONS PER MWRD

COVER
C-1.0
SHEET

GENERAL NOTES:

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
- HOFFMAN ESTATES PUBLIC WORKS: (847) 490-6800
ENGINEERING RESOURCE ASSOCIATES: (630) 393-3060

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY 3 ILL.C.E. (800) 802-0123, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
- a. IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION.
b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"
c. "THE COOK COUNTY COUNTYWIDE STORMWATER & FLOODPLAIN ORDINANCE"
d. ILLINOIS URBAN MANUAL, LATEST EDITION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

6. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.

9. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.

10. THE CONTRACTOR IS TO PROVIDE THE VILLAGE ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, & STRUCTURES.

11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER/SUBSIDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

13. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APERTURES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENT IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 206 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SPECIAL PROVISIONS).

14. AT LEAST 7 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.

15. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE EXISTING WATER VALVES OR HYDRAUNTS WITHOUT PERMISSION FROM THE WATER DEPARTMENT. THE CONTRACTOR SHALL CALL THE WATER DEPARTMENT 24 HOURS PRIOR TO THE NEED TO OPERATE THE VALVES OR HYDRAUNTS.

16. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWING SETS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING: 1) AT A MINIMUM: 1) ALL RIP AND INVERTS 2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOTS IN LEVEL AREAS 3) DETENTION POND GRADES WITH VOLUME CALCULATION. ADD NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME.

17. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION, SECTION 107.35.

18. ANY Dewatering necessary for the installation of the improvements as shown on the plans shall be the contractors responsibility. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.

19. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

20. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.

21. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.

22. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS

23. ALL TREES ARE DESIGNATED TO BE SAVED SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 201.5 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.

STORM SEWER:

1. STORM SEWER PIPE MATERIAL SHALL CONFORM TO CLASS B MATERIALS FROM SECTION 550 OF THE IDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATERMAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443

VERTICAL SEPARATION:

- 3.1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER. WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN

- 3.2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

- 3.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR;

- 3.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

- 3.3. A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER, SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

- 3.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.

4. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE OUTLETS, UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY- EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.

5. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.

6. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.

7. FOUR INCHES OF (A-7) CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

8. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.

9. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

PAVEMENT, SIDEWALKS:

1. PAVEMENT THICKNESS SHALL COMPLY WITH COUNTY AND VILLAGE REQUIREMENTS.

2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.

3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURBS. TWO NO.4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEET ON CENTER.

4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PAVED ON A WET OR SOFT SUBGRADE.

5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

SOIL EROSION CONTROL PLAN:

1. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORMWATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.

2. IN ACCORDANCE WITH THE NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJACENT STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEEPING OF VILLAGE ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE VILLAGE ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY THE VILLAGE OF HOFFMAN ESTATES ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

3. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG. THE VILLAGE ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.

4. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.

5. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 50 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

7. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

8. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND DOUBLE ROW OF SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.

9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.

13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES

14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDEVELOPMENT

15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.

2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.

3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.

4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3 +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.

6. PLACEMENT AND COMPACTON OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTON TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.

9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.

10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALL THE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN SPRING 2025, AND WILL BE COMPLETED BY SUMMER 2025.

- PERFORM TREE REMOVAL
- INSTALL TEMPORARY EROSION CONTROL MEASURES.
- MASS GRADE SITE
- INSTALL PARKING LOT
- PERFORM RESTORATION, STABILIZATION, AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES

DATE	:	09-09-2024
PROJECT #	:	W21322-00
DESIGNED BY	:	TF
DRAWN BY	:	-
CHECKED BY	:	-
DESCRIPTION:	:	2024-2026 REVISIONS PER NTFPMAN

GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREON OR ON THE PLANS.
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) SO FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
- * STANDARD SPECIFICATIONS FOR SANITARY SEWER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- * VILLAGE OF HOFFMAN ESTATES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I.E. AT 1-800-892-0123.

B. NOTIFICATIONS

1. THE MWLD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO JUDY.DUBOIS@HARRISWISD.ORG).
2. THE VILLAGE OF HOFFMAN ESTATES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.00 FT.
2. MWLD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWLD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWLD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWLD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWLD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A PIPE RIMANT.

D. SANITARY SEWER

1. SANITARY SEWER SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWLD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWLD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL

- VITRIFIED CLAY PIPE
REINFORCED CONCRETE SEWER PIPE
CAST IRON SOIL PIPE
DUCTILE IRON PIPE
POLYVINYL CHLORIDE (PVC) PIPE
6-INCH TO 15-INCH DIAMETER SDR 26
18-INCH TO 27-INCH DIAMETER F70Y-46
HIGH DENSITY POLYETHYLENE (HDPE)
WATER MAIN QUALITY PVC
4-INCH TO 36-INCH
4-INCH TO 12-INCH
14-INCH TO 48-INCH

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL

- POLYPROPYLENE (PP) PIPE
12-INCH TO 24-INCH DOUBLE WALL
30-INCH TO 60-INCH TRIPLE WALL

PIPE SPECIFICATIONS

- ASTM C-700
ASTM C-76
ASTM A-74
ANSI A21.51
ASTM D-3034
ASTM D-679
ASTM D-3350
ASTM D-3035
ASTM D-2241
AWWA C900
AWWA C905

PIPE SPECIFICATIONS

- D-3212, F-477
D3212, F-477

JOINT SPECIFICATIONS

- ASTM C-425
ASTM C-443
ASTM C-564
ANSI A21.11
ASTM D-3212
ASTM D-3212-F-2620 (HEAT FUSION)
ASTM D-3212-F-477 (GASKETED)
ASTM D-2241
ASTM D-3119
ASTM D-3119
ASTM D-3119

JOINT SPECIFICATIONS

- D-3212, F-477
D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/2" TO 1 1/2" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4" THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE 7, C-11 OR C-A-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "HAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMANS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRE-CAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRE-CAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADDING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A PUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER SEWER SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWLD.



DAVID F. SCHULTZ ASSOCIATES, LTD.
202 S. COOK STREET, SUITE 301
BARRINGTON, IL 60010
(847) 995-9669

HARVEST COMMUNITY CHURCH
2020 S. COOK STREET, SUITE 301
BARRINGTON, IL 60010
PROJECT # W2134-00

DATE	09-09-2024
PROJECT #	W2134-00
DESIGNED BY	TF
DRAWN BY	-
CHECKED BY	-
DESCRIPTION	2024-2026 REVISIONS PER KPM/HAN

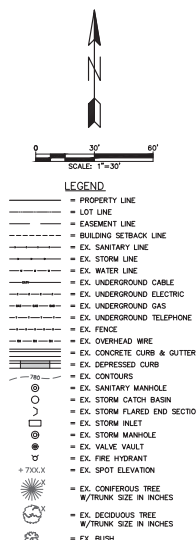
MWRD GENERAL NOTES

C-2.1
SHEET

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

COMMONLY KNOWN AS: 2060 - 2080 STONINGTON AVENUE, HOFFMAN ESTATES, ILLINOIS

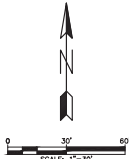
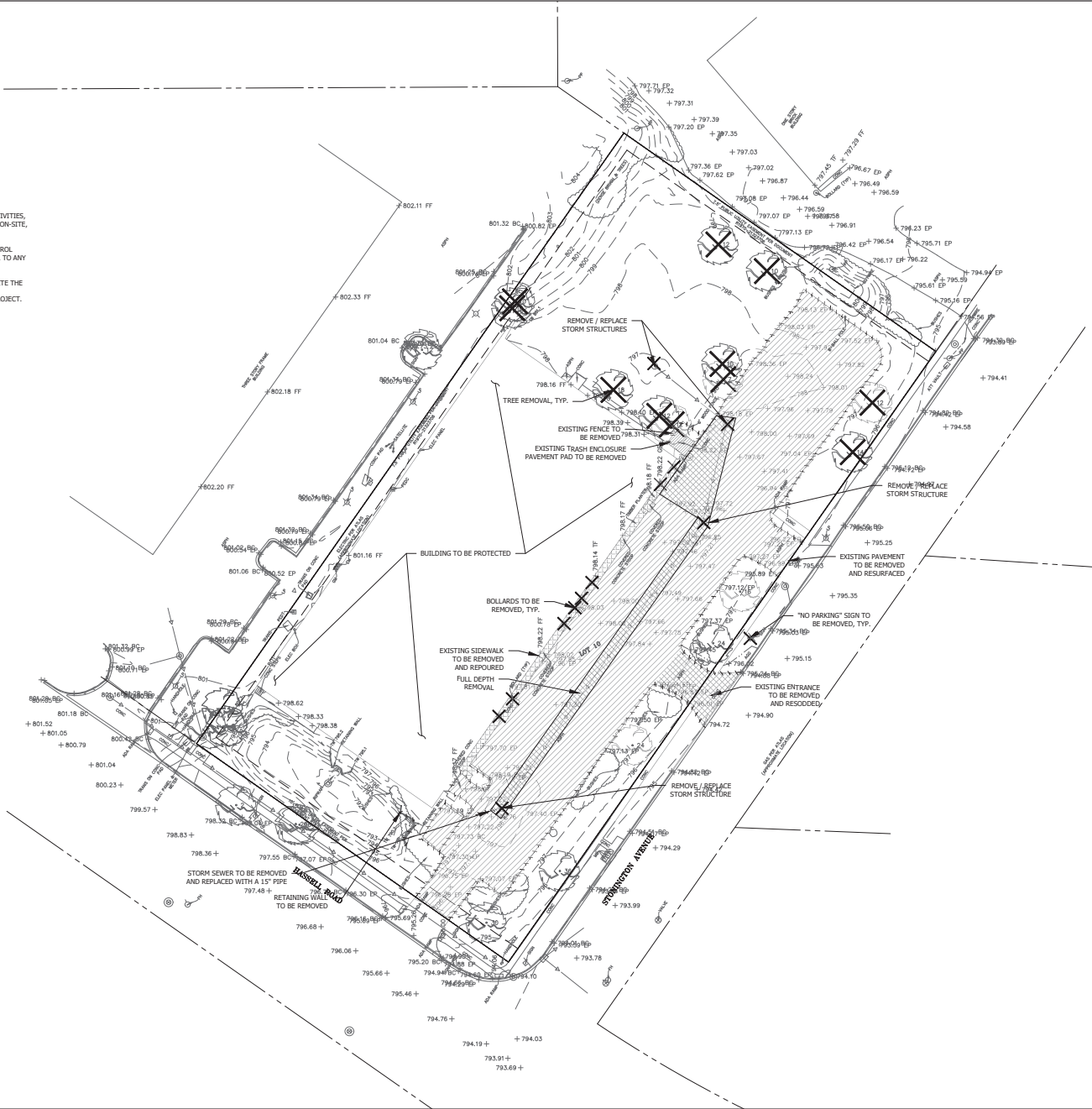
SITE BENCHMARK:
SET CUT SQUARE ON TOP OF CONCRETE LIGHT POLE
FOUNDATION ON NORTH SIDE OF HASSELL AVE,
APPROXIMATELY 142 FEET SOUTHWEST FROM THE
NORTHWEST CORNER OF SUBJECT SITE
ELEV: 803.16 (NAVD 88)



C-3.0
SHEET

DEMOLITION PLAN LEGEND:	
	PAVEMENT REMOVAL (FULL DEPTH)
	PAVEMENT REMOVAL (RESURFACE)
	SIDEWALK REMOVAL
	LINEAR REMOVAL
	REMOVAL

- DEMOLITION NOTES:
1. TOPSOIL STRIPPING TO OCCUR PRIOR TO OTHER DEMOLITION ACTIVITIES. TOPSOIL NEEDED FOR FINAL LANDSCAPING SHALL BE STOCKPILED ON-SITE. ALL EXTRA TOPSOIL SHALL BE REMOVED BY THE CONTRACTOR.
 2. EROSION CONTROL MEASURES (AS SHOWN ON THE EROSION CONTROL PLANS) WILL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO ANY BEGINNING OF CONSTRUCTION ACTIVITIES.
 3. CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.



ENGINEERING

RESOURCE ASSOCIATES

DAVID F. SCHULTZ ASSOCIATES, LTD.

202 S. COOK STREET, SUITE 501

BARRINGTON, IL 60010

(815) 395-9609

(815) 395-9609

HARVEST COMMUNITY CHURCH

202 S. COOK STREET, SUITE 501

BARRINGTON, IL 60010

(815) 395-9609

(815) 395-9609

DATE	09-09-2024
PROJECT #	W3222.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	TF
DESCRIPTION	2024-2025 RENOVATIONS PER KATYAN

V: David F. Schultz
 W3222.00 Harvest Community Church CAD/CAM Sheet
 Plan W3222.00 SHEET C-4.0 Demolition Sheet

DEMOLITION PLAN

C-4.0 SHEET

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

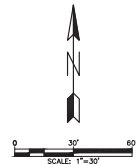
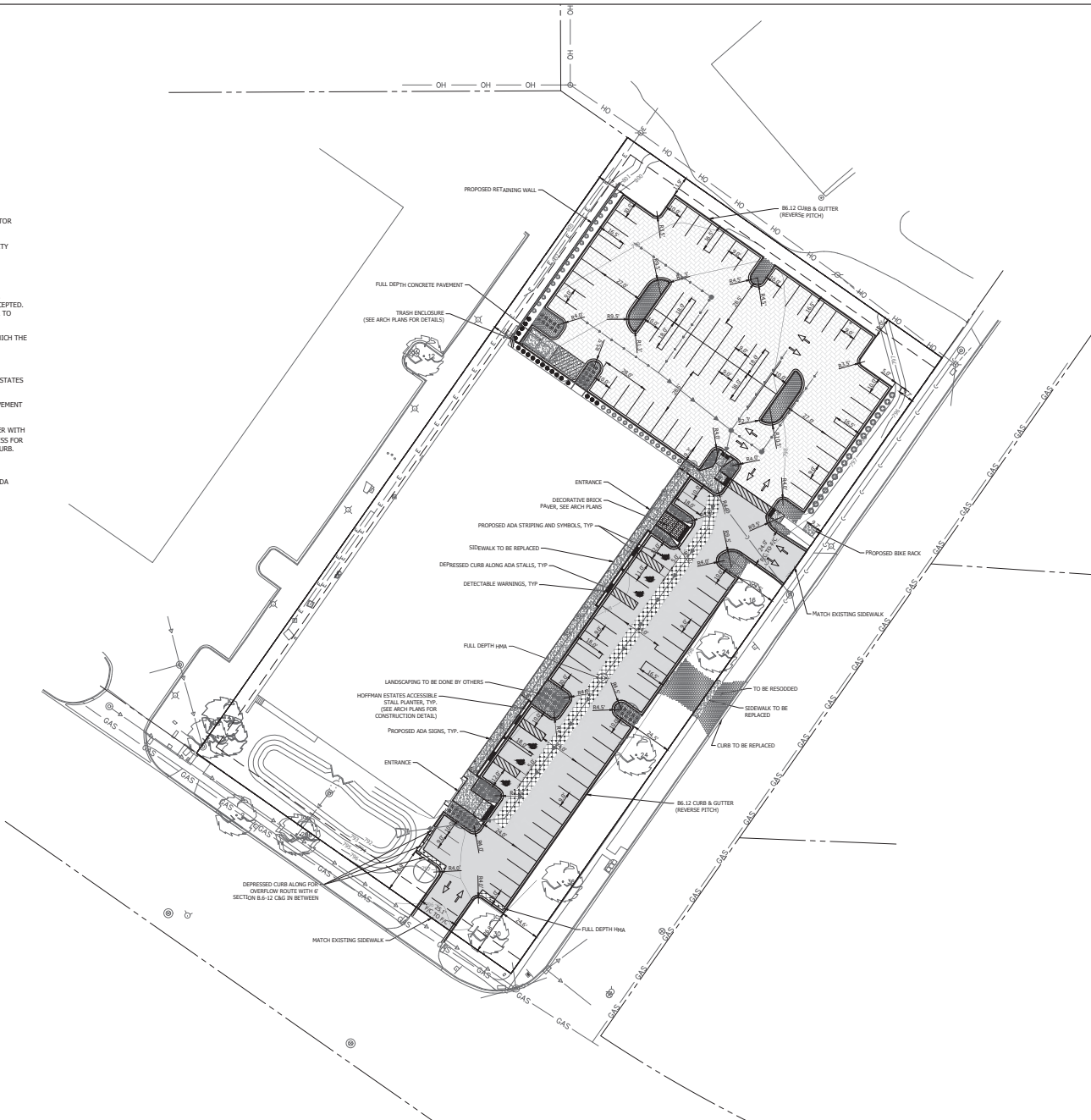
GEOMETRY PLAN LEGEND:

	STANDARD DUTY BITUMINOUS PAVEMENT (RESURFACE)
	STANDARD DUTY BITUMINOUS PAVEMENT (FULL DEPTH)
	PERMEABLE BRICK PAVERS
	PCC CONCRETE PAVEMENT / SIDEWALK
	B6.12 CONCRETE CURB AND GUTTER

- GEOMETRY NOTES:
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. THE CONTRACTOR WILL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - COORDINATE WITH ARCHITECTURAL PLANS, GRADING PLANS, UTILITY PLANS, & ALL CONSTRUCTION DETAILS.
 - ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
 - LAYOUT OF ALL NEW PAVING SHALL BE SMOOTH AND CONTINUOUS. DEFLECTION IN ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. ENGINEER SHALL REVIEW STAKED LAYOUT AND FRAMEWORK PRIOR TO PAVING OPERATIONS.
 - THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS.
 - THE CONTRACTOR WILL NOT INTERFERE WITH USE OF ADJACENT BUILDINGS, PARKING LOTS, STREETS, OR ALLEYS WITHOUT PRIOR COORDINATION WITH THE OWNER OR THE VILLAGE OF HOFFMAN ESTATES.
 - MEET THE LINE AND GRADE OF NEW PAVEMENT AND/OR LAWN AND PLANTING AREAS WITH THE LINE AND GRADE OF THE EXISTING PAVEMENT AND/OR LAWN AND PLANTING AREAS.
 - THE CONTRACTOR SHALL USE BITUMINOUS EXPANSION JOINT FILLER WITH A MINIMUM 3/4 INCH THICKNESS FOR SIDEWALK AND 1/2 INCH THICKNESS FOR CURB AND GUTTER AND SHALL BE RESHAPED TO PROFILE OF THE CURB.
 - SEE CONSTRUCTION DETAILS FOR ALL CIVIL DETAILS.
 - ALL PAVEMENT MARKINGS TO BE WHITE PAINT (EXCEPT ADA, SEE ADA DETAILS)

PARKING DATA:

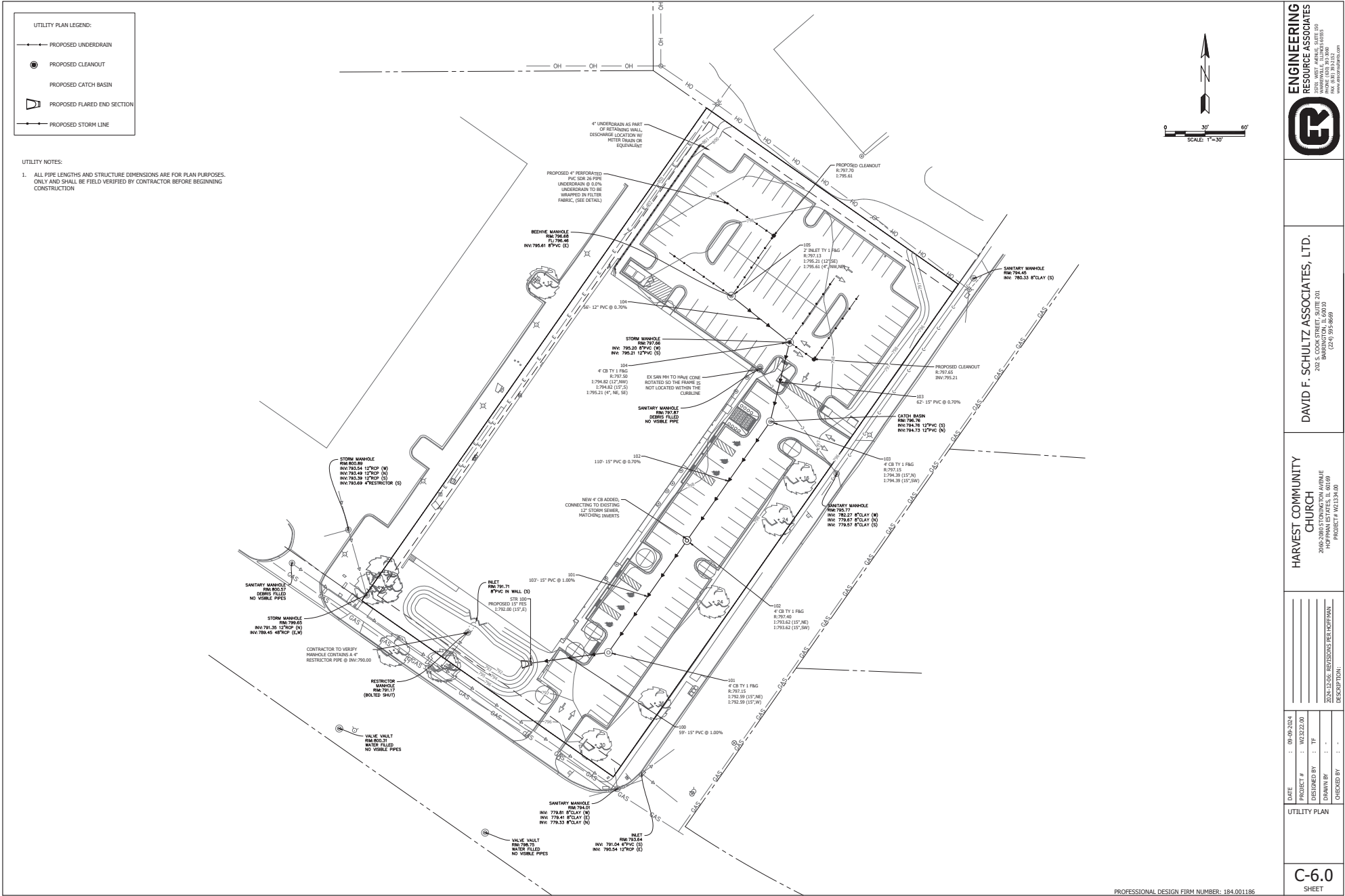
TOTAL PARKING STALLS: 108 STALLS
• 102 STANDARD STALLS
• 6 ADA STALLS



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

ENGINEERING RESOURCE ASSOCIATES 3070 WEST FARM ROAD, SUITE 100 BARRINGTON, ILLINOIS 60015 PHONE: (847) 393-3300 FAX: (847) 393-3300 WWW.ERASOURCE.COM	
DAVID F. SCHULTZ ASSOCIATES, LTD. 202 S. COOK STREET, SUITE 301 BARRINGTON, ILLINOIS 60010 (847) 393-8669	
HARVEST CHURCH 2805 S. WILSON AVENUE HOFFMAN ESTATES, IL 60139 PROJECT # W2134.00	
DATE : 09-09-2024 PROJECT # : W2322.00 DESIGNED BY : TF DRAWN BY : CHECKED BY : DESCRIPTION:	2024-12-06 REVISIONS PER HOFFMAN DESCRIPTION:
V: David F. Schultz W2322.00 Harvest Church CAD/CAD Sheet Plan W2322.00 SHEET C-5.0 Geometry Plan.dwg	

C-5.0
SHEET



ENGINEERING
RESOURCE ASSOCIATES
3030 WEST FARMHILL, SUITE 100
BARRINGTON, IL 60015
TEL: 847.383.3333
WWW.ERASSOCIATES.COM

DAVID F. SCHULTZ ASSOCIATES, LTD.
202 S. COOK STREET, SUITE 201
BARRINGTON, IL 60010
(815) 393-8669

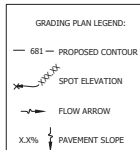
HARVEST COMMUNITY
CHURCH
2020 S. COOK STREET, SUITE 201
BARRINGTON, IL 60010
PROJECT # W21334-00

DATE	09-09-2024
PROJECT #	W23222-00
DESIGNED BY	TF
DRAWN BY	-
CHECKED BY	-

2024-2026 REVISIONS PER NOTEPAN
DESCRIPTION:
UTILITY PLAN

C-6.0
SHEET

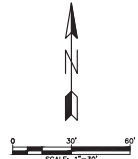
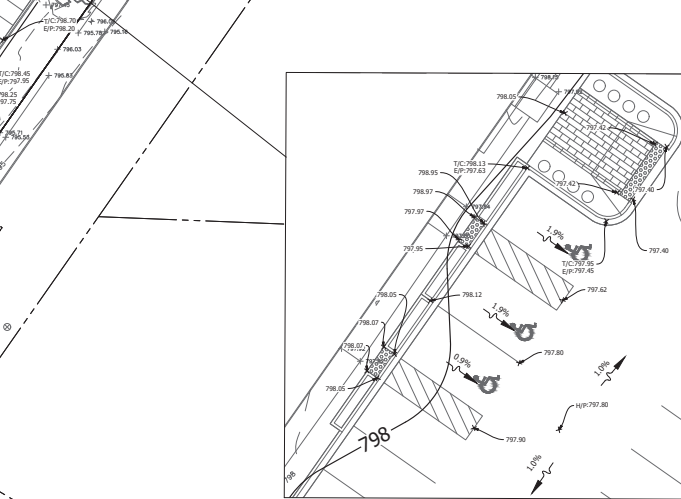
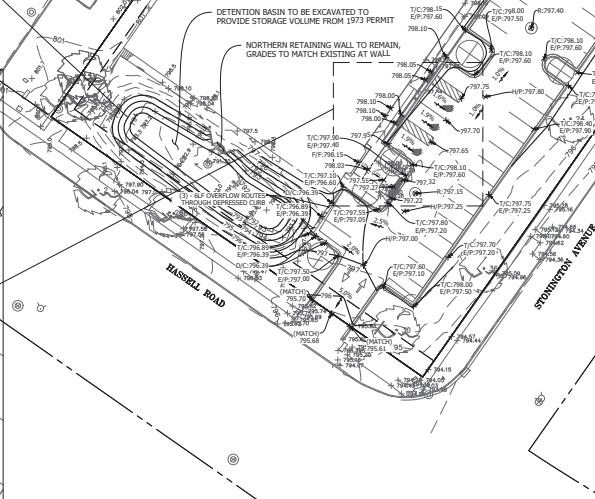
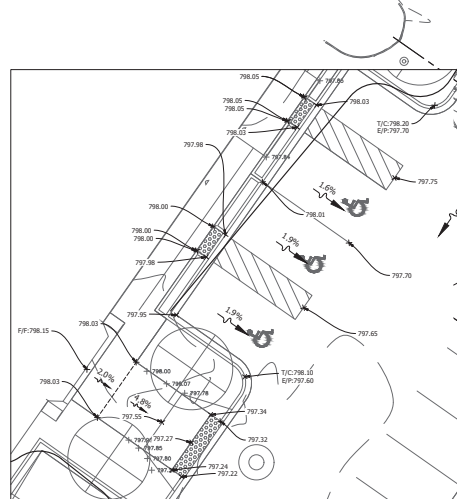
1. David F. Schultz W23222-00 Harvest Community Church CADW Sheet Plan W23222-00 SHEET C-6.0 Utility Plan.dwg

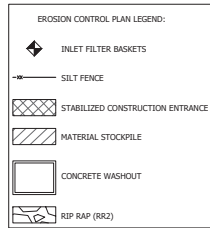


GRADING PLAN NOTES:

1. PRIOR TO REMOVAL OF TOPSOIL, ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITIES.
3. ALL DISTURBED AREAS SHALL BE STABILIZED W/ 6" TOPSOIL AND SEEDED. SEEDING CL 1 DOT MULCH METHOD 2 IN ALL AREAS UNLESS OTHERWISE NOTED.
4. NO MUD SHALL BE TRACKED INTO THE PUBLIC RIGHT OF WAY.

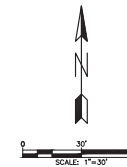
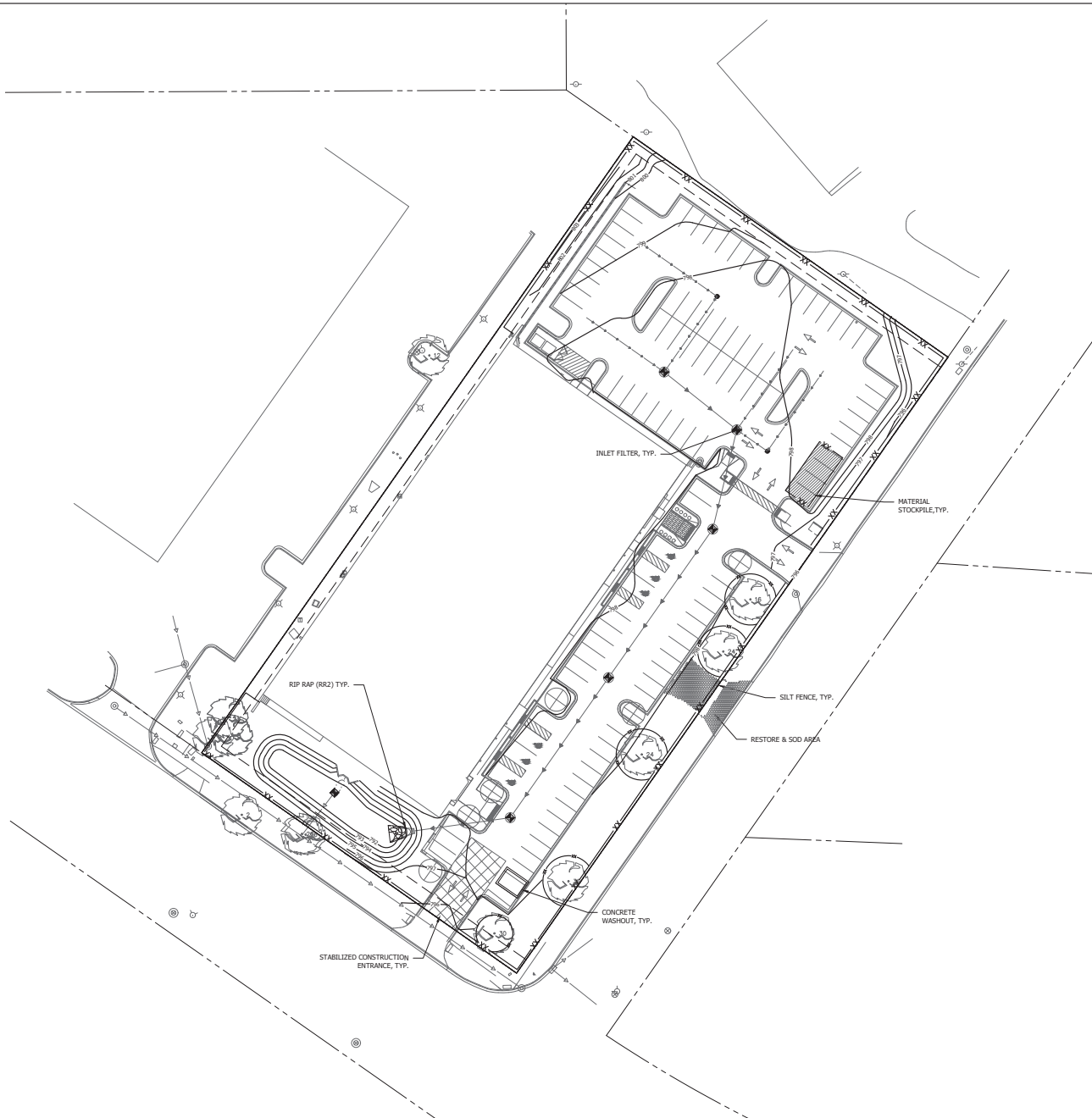
Prop Stage Storage					
Elevation (ft)	Area (ft ²)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)	
791.17	700	0.016	0.023	0.021	0.000
792.00	1,466	0.034	0.041	0.041	0.021
793.00	2,126	0.049	0.057	0.057	0.062
794.00	2,802	0.064	0.073	0.073	0.118
795.00	3,553	0.082	0.091	0.091	0.191
796.00	4,367	0.100	0.091	0.091	0.282
796.50	5,000	0.115	0.108	0.054	0.336





EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITIES.
2. ALL DISTURBED AREAS WITHIN THE ROAD RIGHT OF WAY SHALL BE SOODED.
3. ALL DISTURBED AREAS NOT WITHIN THE RIGHT OF WAY SHALL BE STABILIZED W/ 6" TOPSOIL AND SEEDED. SEEDING CL 1 (DOT MULCH METHOD 2) IN ALL AREAS UNLESS OTHERWISE NOTED.
4. STOCKPILE LOCATIONS ARE FOR REFERENCE ONLY. SITE CONDITIONS MAY REQUIRE CHANGE IN LOCATION. A MINIMUM OF 2 ROWS OF SILT FENCE AROUND ALL STOCKPILES THAT WILL BE UNDISTURBED FOR MORE THAN 7 DAYS.
5. ALL DISTURBED AREAS WITH GREATER THAN 4:1 SLOPE SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.
6. SEE SHEET C-8.2 FOR EROSION CONTROL DETAILS

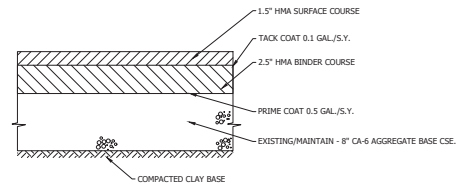


PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

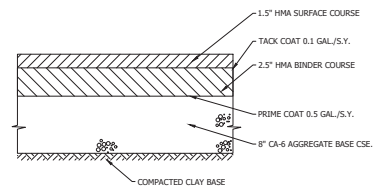
ENGINEERING RESOURCE ASSOCIATES 3070 WEST PAVANE, SUITE 100 BARRINGTON, IL 60010 PHONE: (847) 393-3300 FAX: (847) 393-3300 WWW.ERASSOCIATES.COM	
DAVID F. SCHULTZ ASSOCIATES, LTD. 202 S. COOK STREET, SUITE 301 BARRINGTON, IL 60010 (847) 393-8600	
HARVEST COMMUNITY CHURCH 2024 S. COOK STREET, SUITE 301 BARRINGTON, IL 60010 PROJECT # W2134.00	
DATE : 09-09-2024 PROJECT # : W2322.00 DESIGNED BY : TF DRAWN BY : - CHECKED BY : - DESCRIPTION:	2024-2026 REVISIONS PER HOFFMAN DESCRIPTION:
EROSION CONTROL PLAN	
C-8.0 SHEET	

**ENGINEERING
RESOURCE ASSOCIATES**
35701 WEST AVE. SUITE 150
WARRENVILLE, ILLINOIS 60055
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

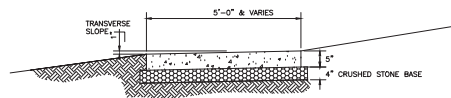
Page 116 of 279



STANDARD DUTY BITUMINOUS PAVEMENT DETAIL (RESURFACE)
NOT TO SCALE

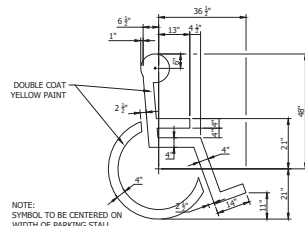


STANDARD DUTY BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE

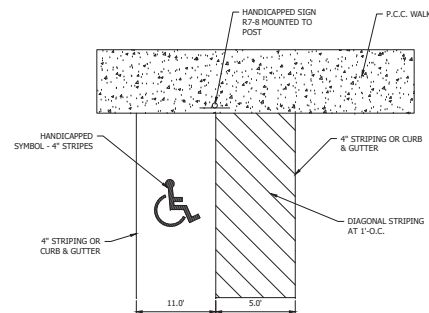


- NOTES:
1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A 5K (6) BAG MIXTURE WITH A 4-INCH SLUMP AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
 3. THE SIDEWALK PORTION OF THE DRIVEWAY SHALL BE 5-INCHES THICK AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE.
 4. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28° AND RISING. NO CHLORIDE AGENT WILL BE PERMITTED IN THE CONCRETE.
 5. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
 6. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
 7. PRETENSIONED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POLE.
 8. THE SIDEWALK SHALL HAVE A BROOM FINISH.

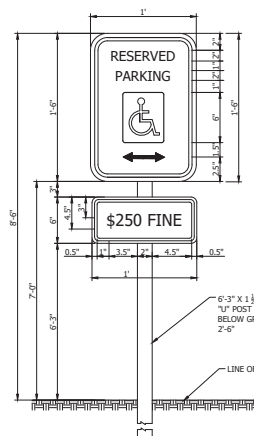
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



HANDICAPPED PAINTED SYMBOLS
N.T.S.



HANDICAPPED STALL STRIPING & SIGNAGE
N.T.S.



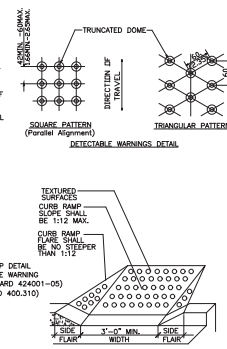
HANDICAPPED SIGN DETAIL
N.T.S.

COLORS
LETTERS & BORDER = BLUE
WHITE SYMBOL ON BLUE
BACKGROUND
SIGN BACKGROUND = WHITE

COLORS
LETTERS & BORDER = BLUE
NON-REFLECTORIZED
SIGN BACKGROUND = WHITE,
REFLECTORIZED

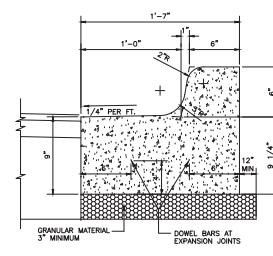
RAMP TEXTURE IS TO BE DONE CONSISTENT WITH IDOT STANDARD 424001-05. THE MAXIMUM SLOPE FOR THE SIDE FLAIR SHALL BE 1:10. HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 48\"

HANDICAP RAMP DETAIL
W/ DETECTABLE WARNING
(I.D.O.T. STANDARD 424001-05)
(ADA STANDARD 400.310)



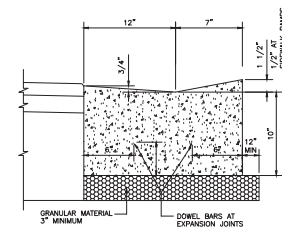
SIDEWALK RAMP DETAIL
NOT TO SCALE

ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H).
ALL DIMENSIONS ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SHOWN.
REFER TO IDOT SIDE SPECIAL PROVISION FOR CURB RAMP FOR SIDEWALK.
SHALL BE CONSTRUCTED ACCORDING TO IDOT INSERTED SPECIAL PROVISION 04-03
CURB RAMP FOR SIDEWALK & SHALL BE INTEGRALLY COLORED RED.



NOTE:
1. INSTALL 2-10\"

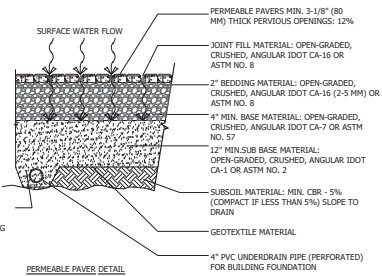
**B-6.12
CURB & GUTTER \"B\"**
NOT TO SCALE



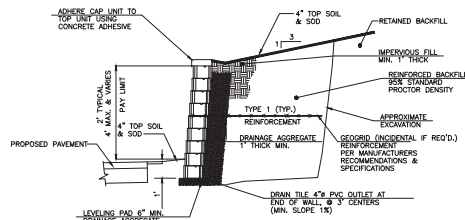
NOTE:
1. INSTALL 2-10\"

DEPRESSED CURB
NOT TO SCALE

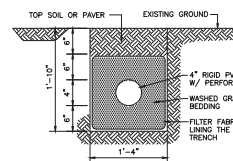
TRUNCATED DOME DETAIL



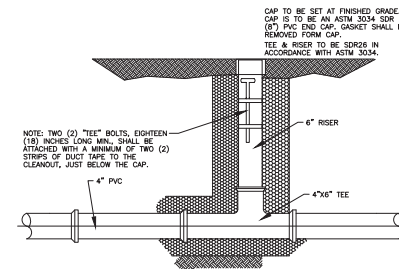
PERMEABLE PAVEMENT DETAIL
NOT TO SCALE



TYPICAL STONE WALL SECTION
NOT TO SCALE



UNDERDRAIN TRENCH DETAIL
NOT TO SCALE



UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

DEVELOPMENT PLAN LEGEND:	
	DEVELOPMENT 28,500 S.F. (0.65 ACRES)
	NEW IMPERVIOUS 2,750 S.F. (0.06 ACRES)
	PERVIOUS / NOT DEVELOPMENT

TOTAL LOT AREA: 105,335 S.F.

EXISTING IMPERVIOUS AREAS

EX. BUILDING:	34,000 S.F.
EX. SIDEWALK:	1,391 S.F.
EX. PARKING LOT:	26,775 S.F.
EX. CURB:	50 S.F.

TOTAL: 62,216 S.F.

POST CONSTRUCTION - EXISTING IMPERVIOUS =

54,415 S.F. - 62,216 S.F. = -7,801 S.F.

NEW IMPERVIOUS = 7,801 S.F.

EXISTING SITE COVERAGE

EX. BUILDING:	34,000 S.F.
EX. SIDEWALK:	1,391 S.F.
EX. PARKING LOT:	26,775 S.F.
EX. CURB:	50 S.F.
OPEN SPACE:	43,115 S.F.

TOTAL: 105,335 S.F.

POST CONSTRUCTION

EX. BUILDING:	34,000 S.F.
SIDEWALK:	1,202 S.F.
ASPHALT PARKING LOT:	16,462 S.F.
PERMEABLE PAVERS:	(19,720 S.F.)
CURB:	2,751 S.F.

TOTAL: 54,415 S.F.

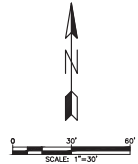
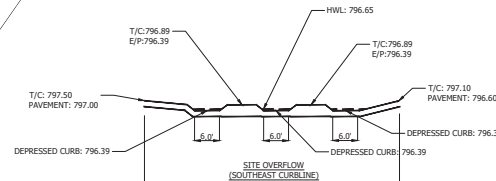
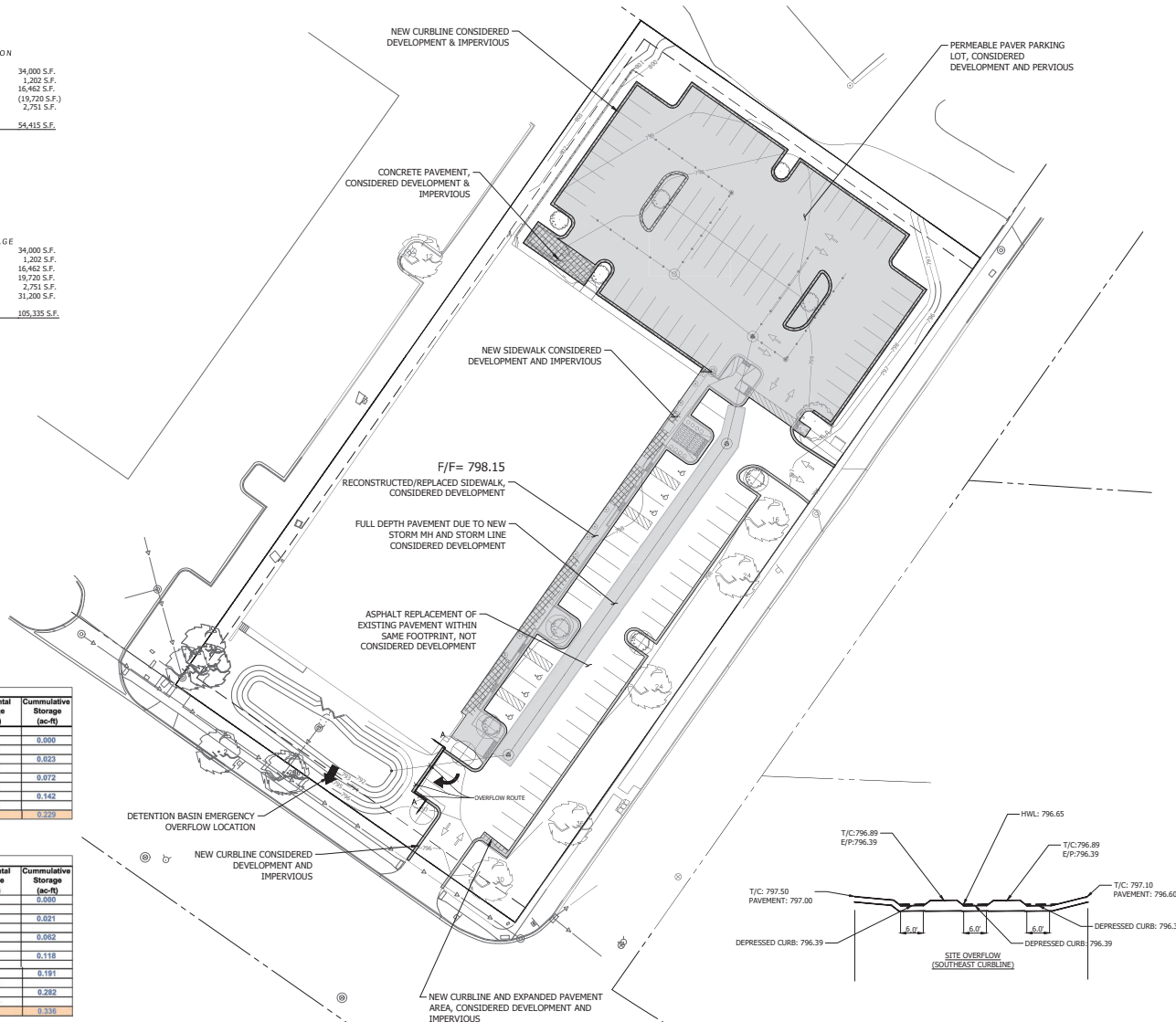
POST SITE COVERAGE

EX. BUILDING:	34,000 S.F.
SIDEWALK:	1,202 S.F.
ASPHALT PARKING LOT:	16,462 S.F.
PERMEABLE PAVERS:	19,720 S.F.
CURB:	2,751 S.F.
OPEN SPACE:	31,200 S.F.

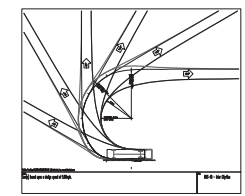
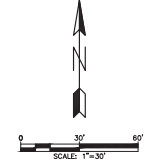
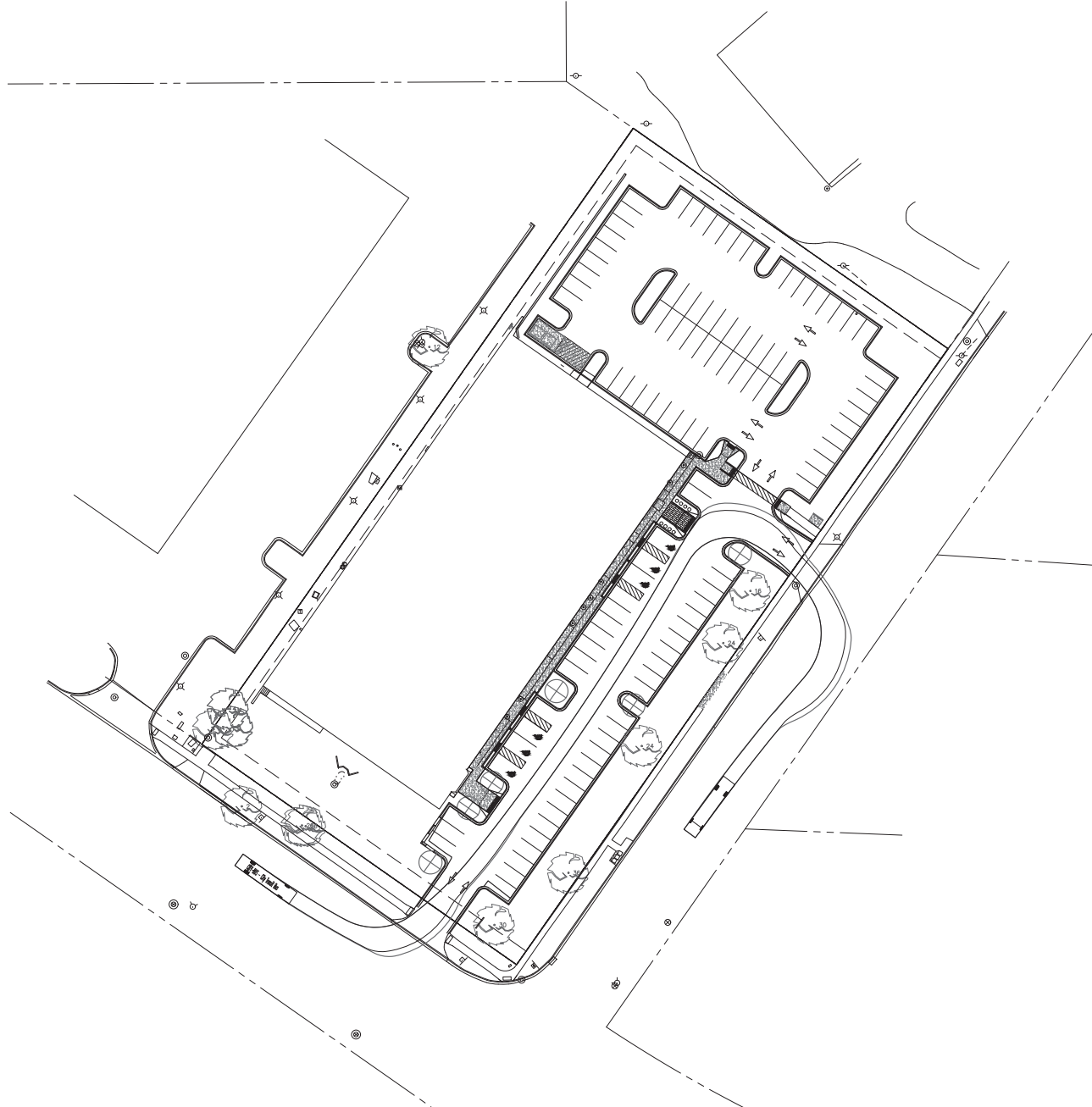
TOTAL: 105,335 S.F.

Ex. Stage-Storage					
Elevation (ft)	Area (ft ²)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)	
792.00	375	0.009	0.023	0.023	0.000
793.00	1,630	0.037	0.048	0.048	0.023
794.00	2,630	0.060	0.070	0.070	0.072
795.00	3,465	0.080	0.087	0.087	0.142
796.00	4,150	0.095	0.087	0.087	0.229

Prop Stage-Storage					
Elevation (ft)	Area (ft ²)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)	
791.17	700	0.019	0.025	0.025	0.000
792.00	1,465	0.034	0.041	0.041	0.021
793.00	2,126	0.049	0.057	0.057	0.062
794.00	2,802	0.064	0.073	0.073	0.118
795.00	3,553	0.082	0.091	0.091	0.191
796.00	4,367	0.100	0.108	0.108	0.282
796.50	5,000	0.115	0.115	0.115	0.336



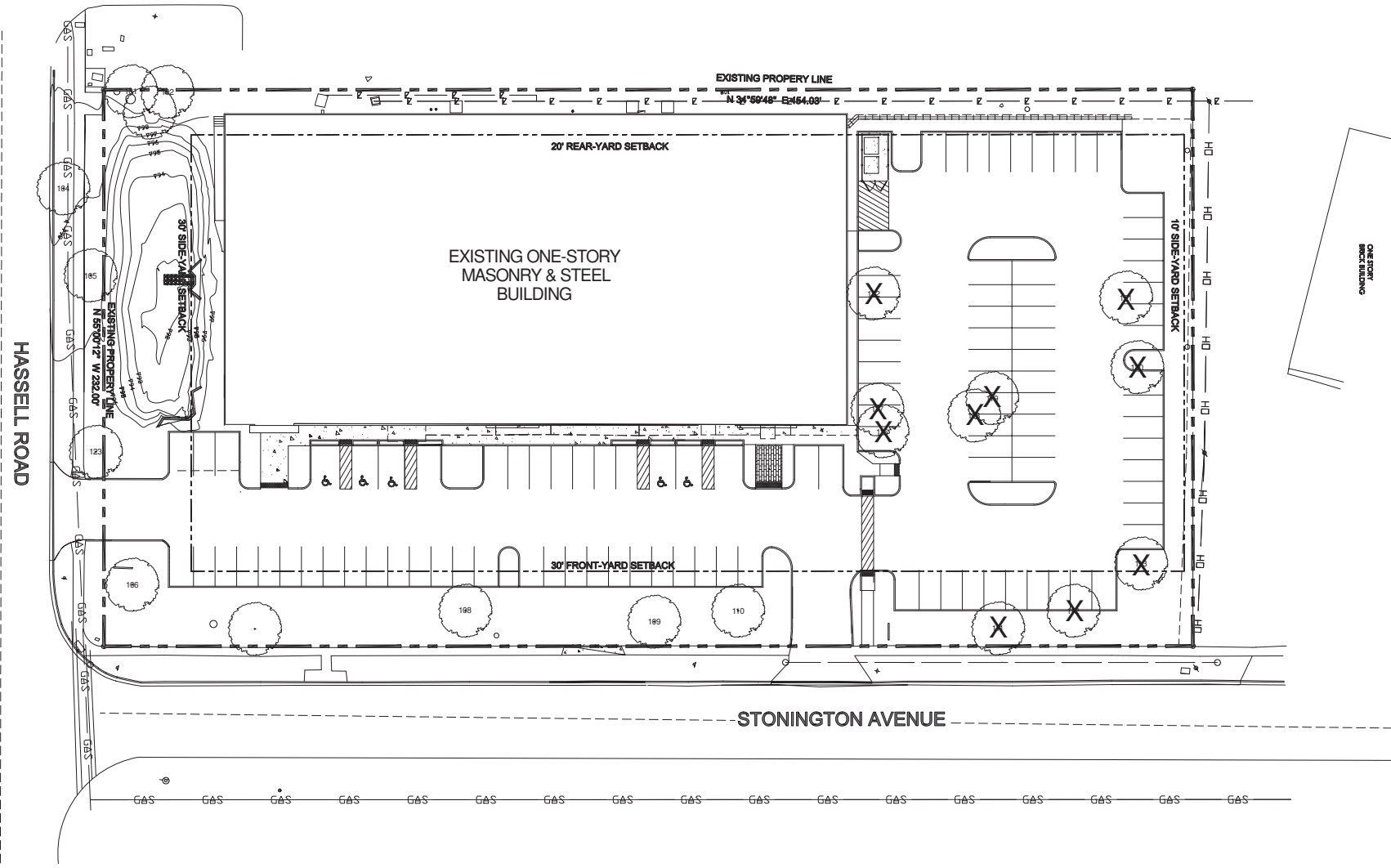
- DRAINAGE PLAN NOTES:
1. NO OFFSITE FLOW IS TRIBUTARY TO THE DEVELOPMENT SITE.
 2. ALL EMERGENCY OVERFLOW ROUTE LOCATIONS REMAIN THE SAME BETWEEN EXISTING AND PROPOSED CONDITIONS.



BUS-40 - Inter City Bus Overall Length 40.000ft Overall Width 25.250ft Overall Height 11.625ft Min Body Ground Clearance 5.125ft Load Capacity 10,000lb Max Steering Angle (Virtual) 38.75°	

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

ENGINEERING RESOURCE ASSOCIATES 1070 WEST PAVANE, SUITE 100 BARRINGTON, IL 60010 PHONE: (847) 393-8600 FAX: (847) 393-8601 WWW.RESOURCEASSOCIATES.COM	
DAVID F. SCHULTZ ASSOCIATES, LTD. 202 S. COOK STREET, SUITE 201 BARRINGTON, IL 60010 (847) 393-8600	
HARVEST COMMUNITY CHURCH 2024 S. PAVANE, SUITE 100 BARRINGTON, IL 60010 PROJECT # W2134.00	
DATE : 09-09-2024 PROJECT # : W2134.00 DESIGNED BY : TF DRAWN BY : CHECKED BY : DESCRIPTION:	2024 LANE REVISIONS PER KOFMAN DESCRIPTION:
AUTO TURN T-1.0 SHEET	



REVISIONS:
 02.05.24 (NEW SITE PLAN)
 12.11.23 (VILLAGE COMMENTS)
 12.11.23 (VILLAGE COMMENTS)

DOWDEN DESIGN GROUP
 LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
 P.O. BOX 415, LIBERTYVILLE, IL 60468
 DOWDENDSGROUP.COM PHONE (847) 382-1254

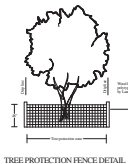
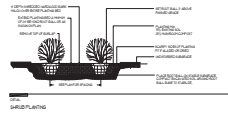
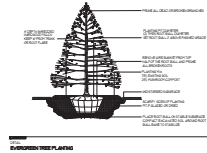
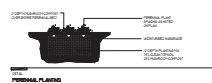
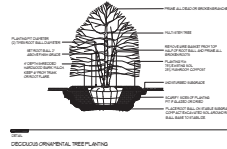
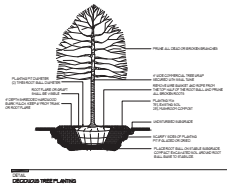
HARVEST COMMUNITY CHURCH
 2060-2080 STONINGTON AVENUE
 HOFFMAN ESTATES, ILLINOIS

TREE INVENTORY

DATE: 02.05.24
 SCALE: 1"=20'
 DRAWN: CJD



L102



Tree Preservation Notes:

- 1) PRIOR TO ANY CONSTRUCTION OR TREE REMOVALS, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AROUND ALL TREES TO BE PRESERVED.
- 2) WITHIN THE TREE PROTECTION FENCING, THERE SHALL BE NO EQUIPMENT OR MATERIAL STORAGE, VEHICLE ACCESS, OR CONSTRUCTION EQUIPMENT ACCESS.
- 3) WITHIN THE TREE PROTECTION FENCING, THERE SHALL ALSO BE NO EXCAVATION OR TEACHING AND NO CHEMICAL OR WATER DUMPING. ALL UTILITY OR IRRIGATION LINES SHALL BE ROUTED AROUND THE TREE PROTECTION FENCING.
- 4) OUTDOOR TOILET FACILITIES SHALL NOT BE LOCATED WITHIN TWENTY FEET (20') OF ANY TREE PROTECTION FENCING.
- 5) THE TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE FINISH GRADED AND READY FOR SOD, SEED, OR PLANTING.

Notes:

- 1) The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "junk grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed or substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
- 2) All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of when, where and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.
- 3) Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
- 4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of a tree so the base of the trunk and root crown are exposed.
- 5) Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.
- 6) All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.
- 7) Trees shall be installed a minimum of five feet (5') horizontally from underground electrical leaders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
- 8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with, and verify, Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
- 9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
- 10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.
- 11) Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.
- 12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.
- 13) Bare root plants shall not be allowed.
- 14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.

Plant List

Qty.	Common Name	Botanical Name	Size	Remarks	Key
2	Redpointe Maple	Acer rubrum 'Redpointe'	2.5"	B&B	ARR
6	Espresso Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2.5"	B&B	GDE
5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2.0"	B&B	SRIS
10	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
1	Golden Glory Cornelian Cherry	Cornus mas 'Golden Glory'	6"	B&B	CMGG
5	Norway Spruce	Picea abies	6"	B&B	PA
18	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
18	Fire Light Hydrangea	Hydrangea paniculata 'SMHPFL'	30"	Cont.	HPF
18	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
15	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
38	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
17	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
62	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

Tree Inventory & Proposed Action

Tree	Common Name	Botanical Name	Size	Condition	Action
101	Clump River Birch	Betula nigra	16'	Good	Protect
102	Clump River Birch	Betula nigra	16'	Good	Protect
103	Clump River Birch	Betula nigra	16'	Good	Protect
104	Black Tupelo	Nyssa sylvatica	2"	Good	Protect
105	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Fair	Protect
106	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Fair	Protect
107	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Fair	Protect
108	Skyline Locust	Gleditsia triacanthos 'Skyline'	20"	Fair	Protect
109	Skyline Locust	Gleditsia triacanthos 'Skyline'	24"	Fair	Protect
110	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Fair	Protect
111	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Fair	Remove
112	Skyline Locust	Gleditsia triacanthos 'Skyline'	14"	Fair	Remove
113	Skyline Locust	Gleditsia triacanthos 'Skyline'	16"	Fair	Remove
114	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	6"	Poor	Remove
115	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	8"	Poor	Remove
116	Maple	Acer var.	12"	Poor	Remove
117	Maple	Acer var.	12"	Poor	Remove
118	Crabapple	Malus var.	8"	Poor	Remove
119	Skyline Locust	Gleditsia triacanthos 'Skyline'	10"	Fair	Remove
120	Box Elder	Acer negundo	12"	Poor	Remove
121	Box Elder	Acer negundo	16"	Poor	Remove
122	Maple	Acer var.	14"	Poor	Remove
123	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Fair	Maintain

Premium Bluegrass Seed Mix (4-5 LBS/1000 S.F.)

MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NUGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	96%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		

REVISIONS:
08.05.24 NEW SITE PLAN
11.11.24 NEW SITE PLAN
12.11.24 VILLAGE COMMENTS

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
PO BOX 415, LIBERTYVILLE, IL 60468
DOWDENDSGROUP.COM PHONE (847) 382-1254

HARVEST COMMUNITY CHURCH
2050-2080 STONINGTON AVENUE
HOFFMAN ESTATES, ILLINOIS

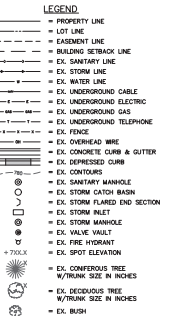
LANDSCAPE NOTES
& DETAILS

DATE: 02.05.24
SCALE: NONE
DRAWN: GJD



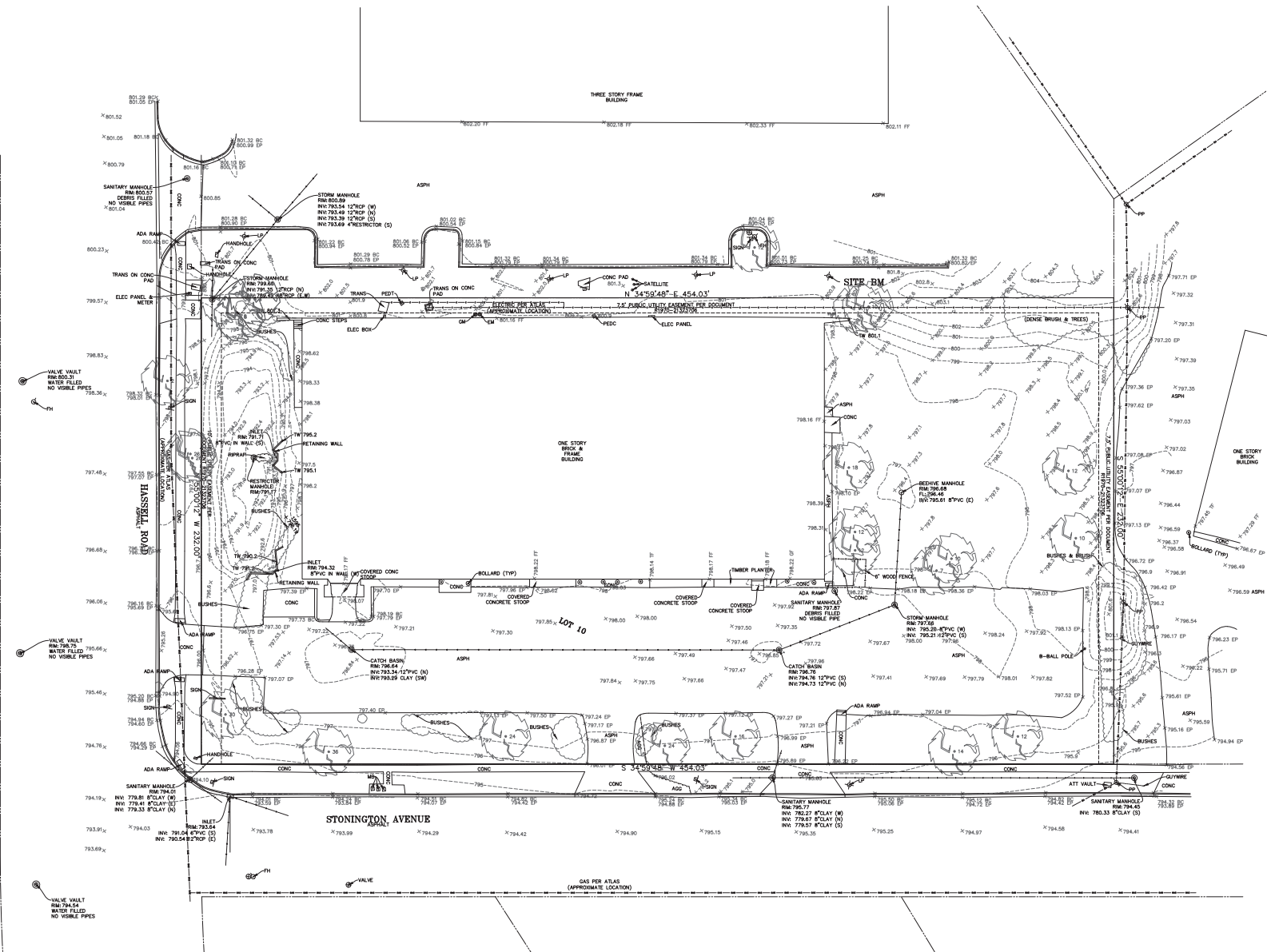
L103

COMMONLY KNOWN AS: 2060 - 2080 STONINGTON AVENUE, HOFFMAN ESTATES, ILLINOIS



ABBREVIATIONS

A	ARC LENGTH
AC	AIR CONDITIONER UNIT
AM	MANHOLE
AG	AGGREGATE
ASPH	ASPHALT
B	BOTTOM
BU	BULK OF CURB
C	CURB
CH	CHORD
COMP	COMPRESSED METAL PIPE
CP	CONCRETE
CS	CONCRETE CASTING PLASTIC PIPE
DS	DISK
E	EAST
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EXP	EXPANDED
FM	FIRE HYDRANT
FS	FLANGE
GM	GAS METER
H	HIVE
HP	HOLES
LD	LIGHT
N	NORTH
NC	CHUTE, PESTHOLE
PEDE	ELECTRIC PEDESTAL
PE	PIPE
PP/UP	POWER POLE
PL	POLYETHYLENE GLYCOLIDE PIPE
R	RADIUS
RC	REINFORCED CONCRETE PIPE
TOP	TOP OF FOUNDATION
TRANS	TRANSFORMER
W	WATER
WP	TOP OF WALL
WCP	WORKED CLAY PIPE
W	WINCOW HELL
XX	MEASURED DIMENSION
XX/XX	SECONDARY DIMENSION



TITLE:	EXISTING CONDITIONS	SCALE: 1"=20'
	2060 STONINGTON AVE. HOFFMAN	DATE: 11-09-2023
	ESTATES, IL 60173	JOB NO: W23222.00
		SHEET 1 OF 1

AREA TABULATION:

EXISTING FOOTPRINT: 33,950 SF

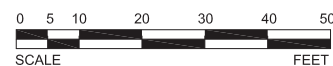
REMODEL UNIT 2060 MAIN LEVEL: ± 70 SF

2. All "upper level" ductwork has not been verified for precise layout. They are shown on this drawing as reference only and shall be further coordinated during design development (DD).


$$1/8^{\circ} = 1^{\circ}-0^{\circ}$$

1

FLOOR PLAN- 2060 MAIN LEVEL



FLOOR PLAN

David F. Schultz Associates, Ltd.
202 South Cook Street: Suite 201
Barrington, Illinois 60010
Phone (847) 381-8808

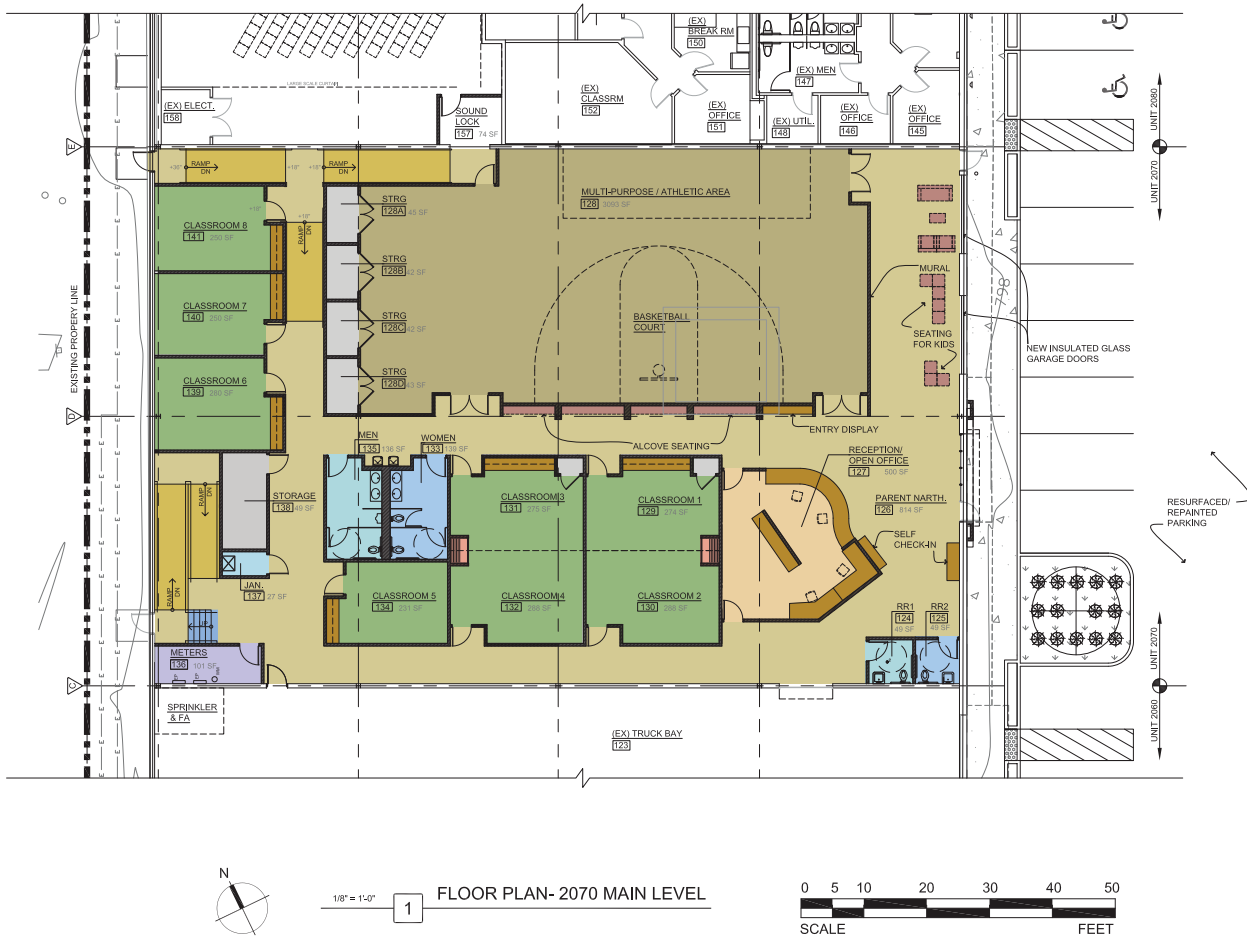
PHASE 02 - 2070 MAIN LEVEL FLOOR PLAN

AREA TABULATION:

FULL BUILDING:
EXISTING FOOTPRINT: 33,950 SF

UNIT 2060
EXISTING UNIT 2060 UPPER LEVEL: ± 10,900 SF
REMODEL UNIT 2060 UPPER LEVEL: ± 10,825 SF

SCHEMATIC DESIGN AND CODE NOTES:
1. All plans to be modified have sprinkler cover full building and all remodeled components.



2070 ML FLOOR PLAN

HARVEST
COMMUNITY
CHURCH

2060-2080 STONINGTON AVE
HOFFMAN ESTATES ILLINOIS

REVISIONS	
11/12/24	

DATE NOVEMBER 12, 2024
PROJECT NUMBER 2302
SHEET NUMBER PHASE 02 2070 ML FLOOR PLAN

DFSAL
ARCHITECTS + PLANNERS

David F. Schultz Associates, Ltd.
202 South Cook Street, Suite 201
Barrington, Illinois 60010
Phone (847) 381-8808

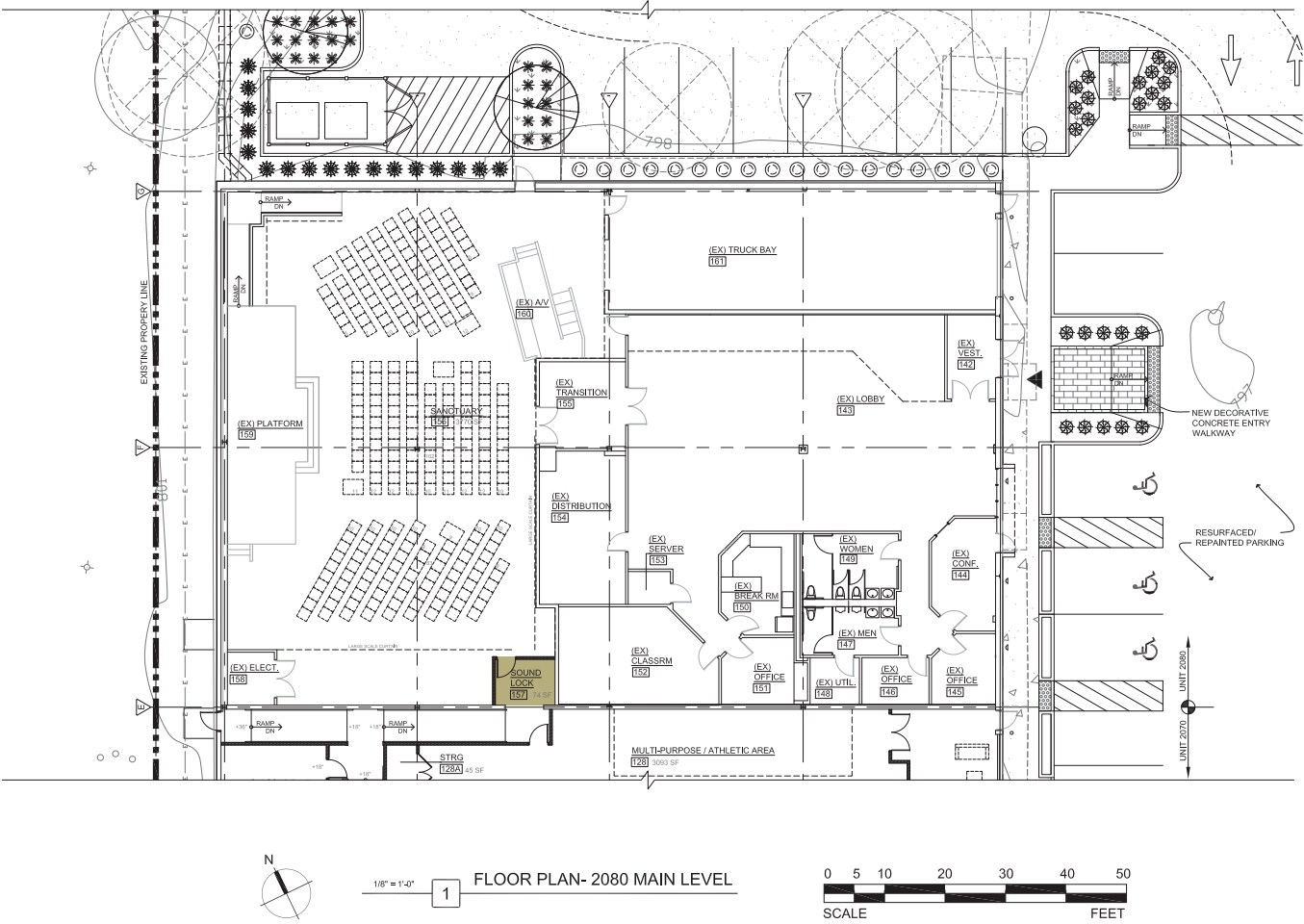
PHASE 02 - 2080 MAIN LEVEL FLOOR PLAN

AREA TABULATION:

FULL BUILDING:
EXISTING FOOTPRINT: 33,950 SF

UNIT 2060
EXISTING UNIT 2060 UPPER LEVEL: ± 10,800 SF
REMODEL UNIT 2060 UPPER LEVEL: ± 82 SF

SCHEMATIC DESIGN AND CODE NOTES:
1. All plans to be modified have sprinkler cover full building and all remodeled components.



2080 ML FLOOR PLAN

HARVEST COMMUNITY CHURCH

2080-2080 STONINGTON AVE
HOFFMAN ESTATES ILLINOIS

REVISIONS	
11/12/24	

DATE NOVEMBER 12, 2024
PROJECT NUMBER 2302
SHEET NUMBER PHASE 02 2080 ML FLOOR PLAN

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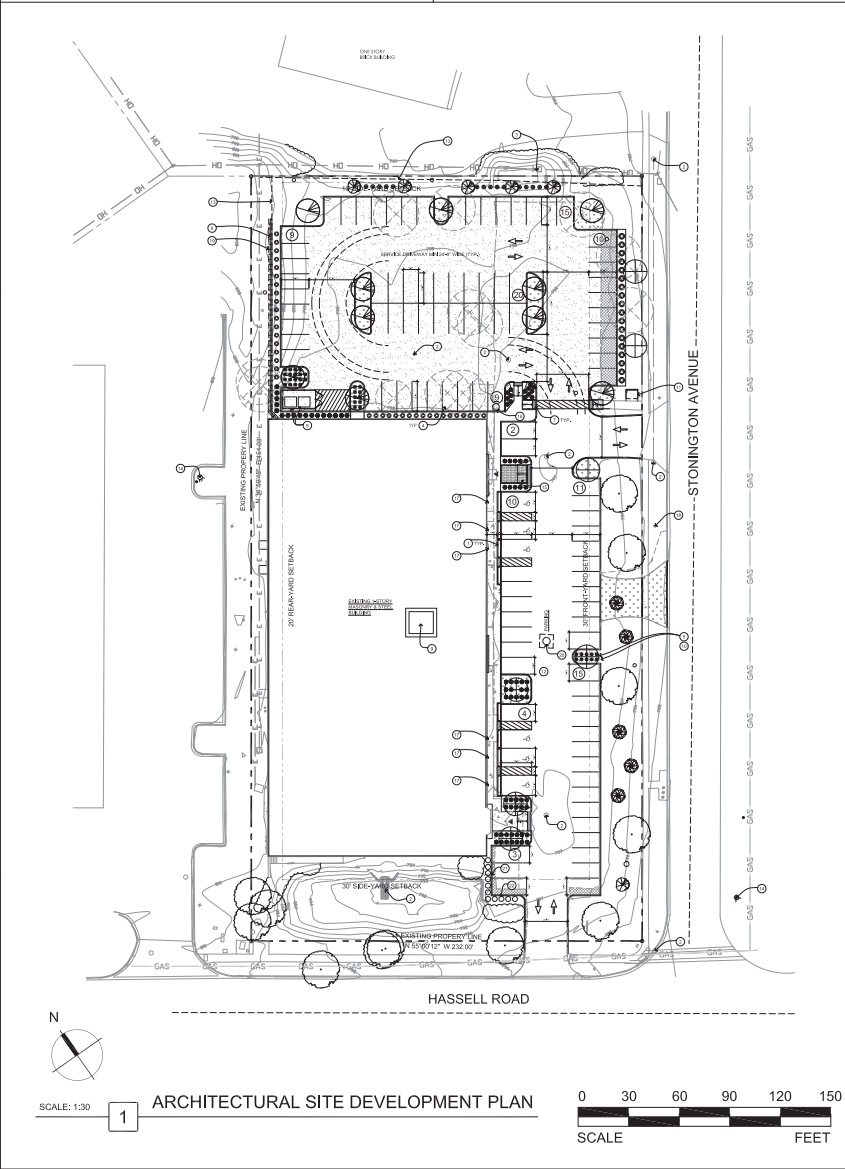
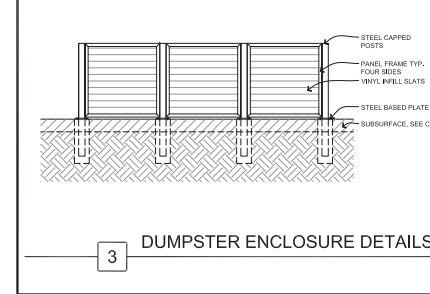
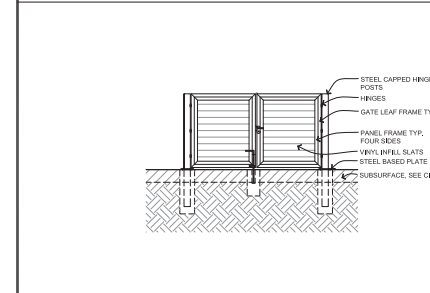
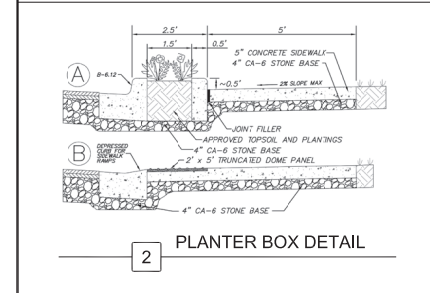
David F. Schultz Associates, Ltd.
202 South Cook Street, Suite 201
Barrington, Illinois 60010
Phone (847) 381-8808

PARKING DATA	
ADDRESS	2060-2080 STONINGTON AVE, HOFFMAN ESTATES, IL
PARKING COUNT PER KLOA TRAFFIC AND PARKING STUDY:	
DETERMINED RATIO OF PARKING:	2.4 PERSONS
PARKING COUNT PROVIDED:	
TOTAL PERMEABLE SPACES:	63
TOTAL NON-PERMEABLE SPACES:	45 (6 ACCESSIBLE)
ON-STREET PARKING (KLOA):	10
TOTAL SPACES:	118
OCCUPANTS ALLOWED:	283
NOTE: SITE PLAN IS PROPOSED WITH KLOA TRAFFIC AND PARKING STUDY INDEPENDENTLY ASSESSED FOR OWNER'S CURRENT OPERATION AND THE SURROUNDING SUBDIVISION	

LEGAL DESCRIPTION	
ZONING CLASSIFICATION:	M1- MANUFACTURING
PARCEL #	07-06-102-001-0000
LEGAL DESCRIPTION:	LOT 10 IN BARRINGTON INDUSTRIAL CENTER, UNIT 1 AND ALSO LOTS 18 AND 19 IN BARRINGTON INDUSTRIAL CENTER UNIT 2, BOTH BEING SUBDIVISIONS OF PARTS OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL.

SITE CODE	
SEC 10-4-4:	LARGEST LENGTH OF PARKING SHALL NOT EXCEED 15 SPACES WITHOUT INCLUSION OF A LANDSCAPE PARKING ISLAND.
SEC 10-5-2:	EVERY OFF-STREET PARKING SPACE WILL MEASURE 9'X16'. SPACES ADJACENT TO LANDSCAPE AREAS WILL BE 10' IN WIDTH.
SEC 10-5-2:	ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 16' WIDE INCLUDING AN 11' WIDE PARKING SPACE WITH A 5' WIDE ACCESS AISLE. ADJACENT PARKING SPACES SHALL NOT SHARE A COMMON ACCESS AISLE.
SEC 10-5-3:	THE MINIMUM WALKWAY WIDTH SHALL BE 5'. WHERE WALKWAYS ARE LOCATED ADJACENT TO PARKING SPACES, FIVE FEET OF WALKWAY WIDTH SHALL BE PLACED OUTSIDE OF THE TWO AND ONE-HALF FOOT OVERHANG ADJACENT TO THE PARKING SPACES.
SEC 10-5-3:	LANDSCAPING OR OTHER OBSTRUCTIONS SHALL NOT REDUCE THE USABLE WIDTH OF SIDEWALK TO LESS THAN 5'.
ALL HEAD-4	ADA SPACES ARE REQUIRED TO FOLLOW THE PLANTER BOX DETAIL, SEE 2/AS.1.1

SITE PLAN KEYNOTES	
General:	Nothing contained in these drawings or notes supersedes or relieves the Contractor of their responsibilities for the means, methods, techniques, sequences and procedures of construction, nor the safety precautions and programs, nor the safety of persons and property. Refer to General Contractor for use of and access to site.
1.	ADA Planter Box detail at each accessible space per Hoffman Estates code- see detail 2/AS.1.1
2.	Mainhole or catch basin per civil engineering plans. See civil drawings.
3.	Overhead electrical utility line.
4.	Existing trees to be removed for new parking & site features. See landscape drawings.
5.	New landscaping trees, bushes, shrubs, etc. See landscape drawings.
6.	New retaining wall: see civil drawings.
7.	New truncated domes at ramped sidewalks.
8.	New trash enclosure to be of solid opaque material PVC or approved equal. See elevations on this sheet. Trash dumpster to be on rollers or casters, to be accessible by service vehicle.
9.	New rooftop HVAC units to be retrofitted with existing structure. All new units to receive HVAC screening from street level view.
10.	Irrigation system to support all new landscaping and to be provided at building permit review.
11.	New bike rack on concrete.
12.	Existing fire department connection on wall, access to be shared with landscaped island.
13.	Line of a 7.5' public utility easement per Hoffman Estates planning.
14.	Existing fire hydrant.
15.	Decorative brick pavers at entry way.
16.	Relocate man hole or catch basin per civil engineering plans. See civil drawings.
17.	Handicap sign RT-6 (12"x18") RT-101 (12"x36", 3250 FINE) centered in parking stall & located directly behind sidewalk and 60" to bottom of ADA sign.
18.	"No parking" sign on Stonington just north of South driveway access to be removed to allow street parking in this area as suggested by traffic study.
19.	Under drain for retaining wall, see civil.
20.	New drain, see civil.
21.	New concrete curbed depression, see civil for overflow.
22.	Screening landscape, see landscape.



SITE PLAN LEGEND	
	PARKING COUNT FOR GROUPING
	PROMINENT POINT OF BUILDING ENTRY
	NEW CONCRETE
	NEW PERMEABLE PAVERS
	NEW TURF
	NEW PARKING BEYOND EXISTING PROFILE
	EXISTING TREE
	NEW TREE (PARKWAY)
	DEMO TREE

DFSAL

CHURCH ARCHITECTS & PLANNERS

David F. Schultz Associates, Ltd.

202 South Cook Street, Suite 201

Barrington, Illinois 60010

Phone (847) 381-8808

HARVEST COMMUNITY CHURCH

2060-2080 STONINGTON AVE

HOFFMAN ESTATES, ILLINOIS

REVISIONS

12/16/24

P&Z

DATE

DECEMBER 16, 2024

PROJECT NUMBER

2302

SHEET NUMBER

AS-1.1 PHASE 01

ARCHITECTURAL SITE PLAN (MARKUP)

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Harvest Community Church
Phase 02- South-East Facade - New Worship Entry

Traffic Impact Study Harvest Community Church

Hoffman Estates, Illinois



Prepared For:



November 12, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Harvest Community Church, to be located in the northwest corner of the intersection of Hassell Road with Stonington Avenue in Hoffman Estates, Illinois. As proposed, the existing facility will be utilized for Sunday morning worship services, which are currently held at Hoffman Estates High School. The church will provide a 108-space parking lot and an additional 10 vehicles can be accommodated via on-street parking adjacent to the site. Access to the parking lot will continue be provided via an existing access drive off Stonington Avenue and one existing access drive off Hassell Avenue. A second access drive off Stonington Avenue will be removed.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed church will have on traffic conditions in the area, determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed church.

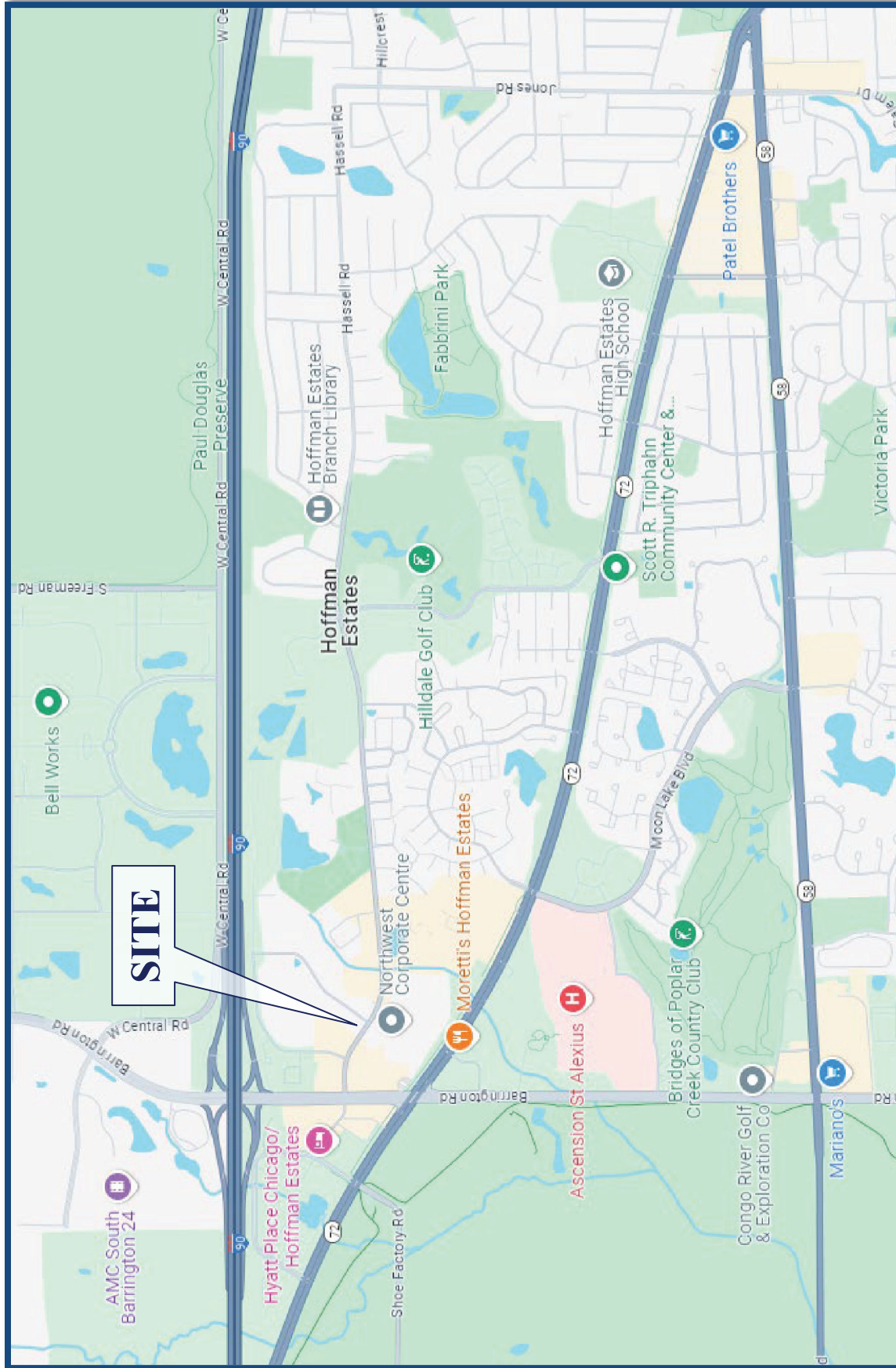
Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed church
- Directional distribution of the church-generated traffic
- Vehicle trip generation for the church
- Future traffic conditions including access to the church
- Traffic analyses for the Sunday morning peak hour
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the proposed parking supply

Traffic capacity analyses were conducted for the Sunday morning peak hour for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2029 No-Build Conditions – Analyzes the capacity of the existing roadway system using existing traffic volumes increased by an ambient area growth factor not attributable to any particular development and the estimated trips to be generated by another development in the area.
3. Year 2029 Projected Conditions – Analyzes the capacity of the future roadway system using the Year 2029 no-build traffic volumes and the traffic estimated to be generated by the church.

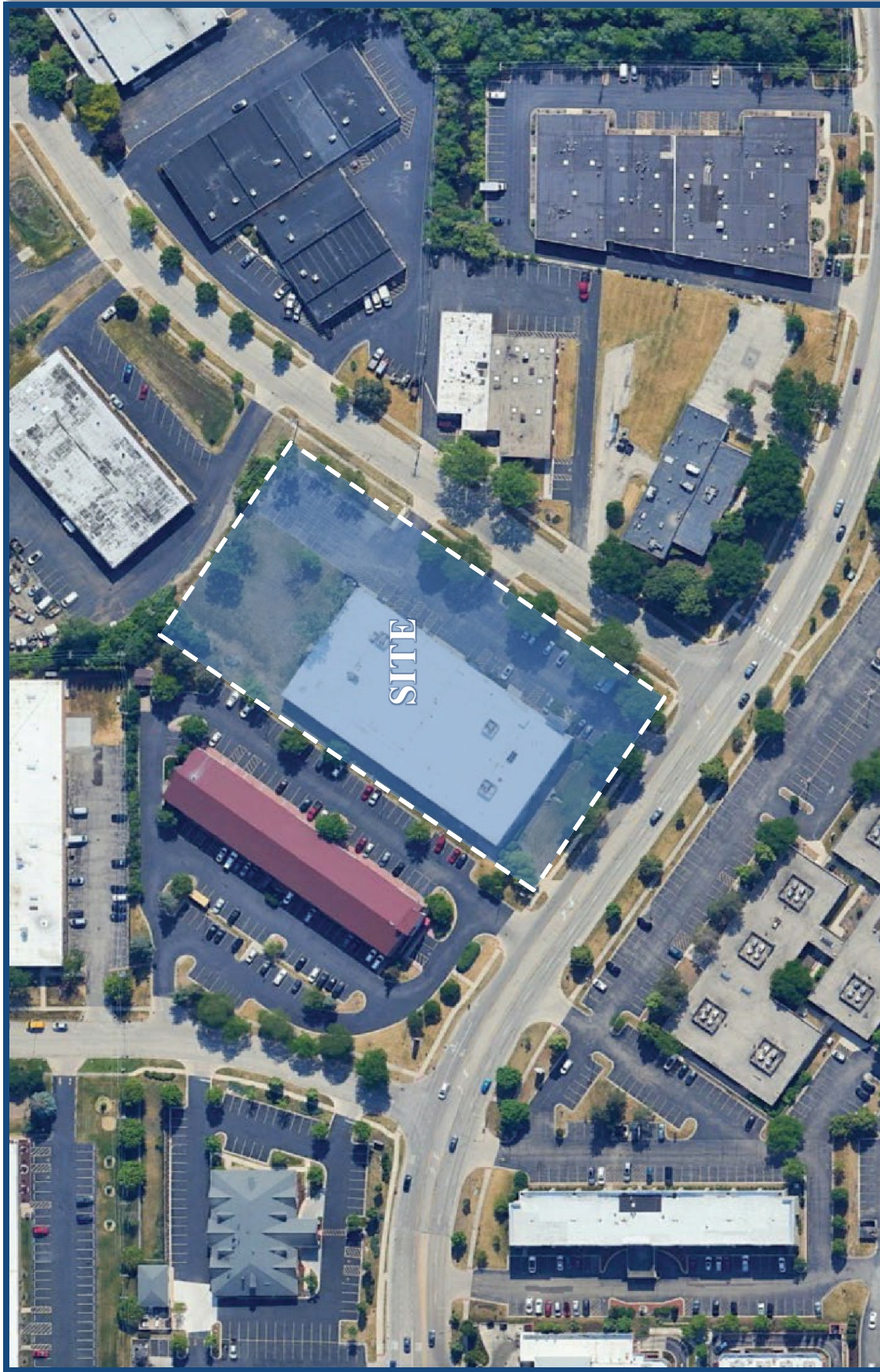


Site Location

Figure 1

Harvest Community Church
Hoffman Estates, Illinois





Aerial View of Site

Figure 2

*Harvest Community Church
Hoffman Estates, Illinois*

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is located in the north corner of the intersection of Hassell Road with Stonington Avenue in Hoffman Estates, Illinois. The site is currently occupied by an existing building that is utilized for the offices of Harvest Community Church and a surface parking lot. Land uses in the vicinity of the site are primarily commercial.

Existing Roadway System Characteristics

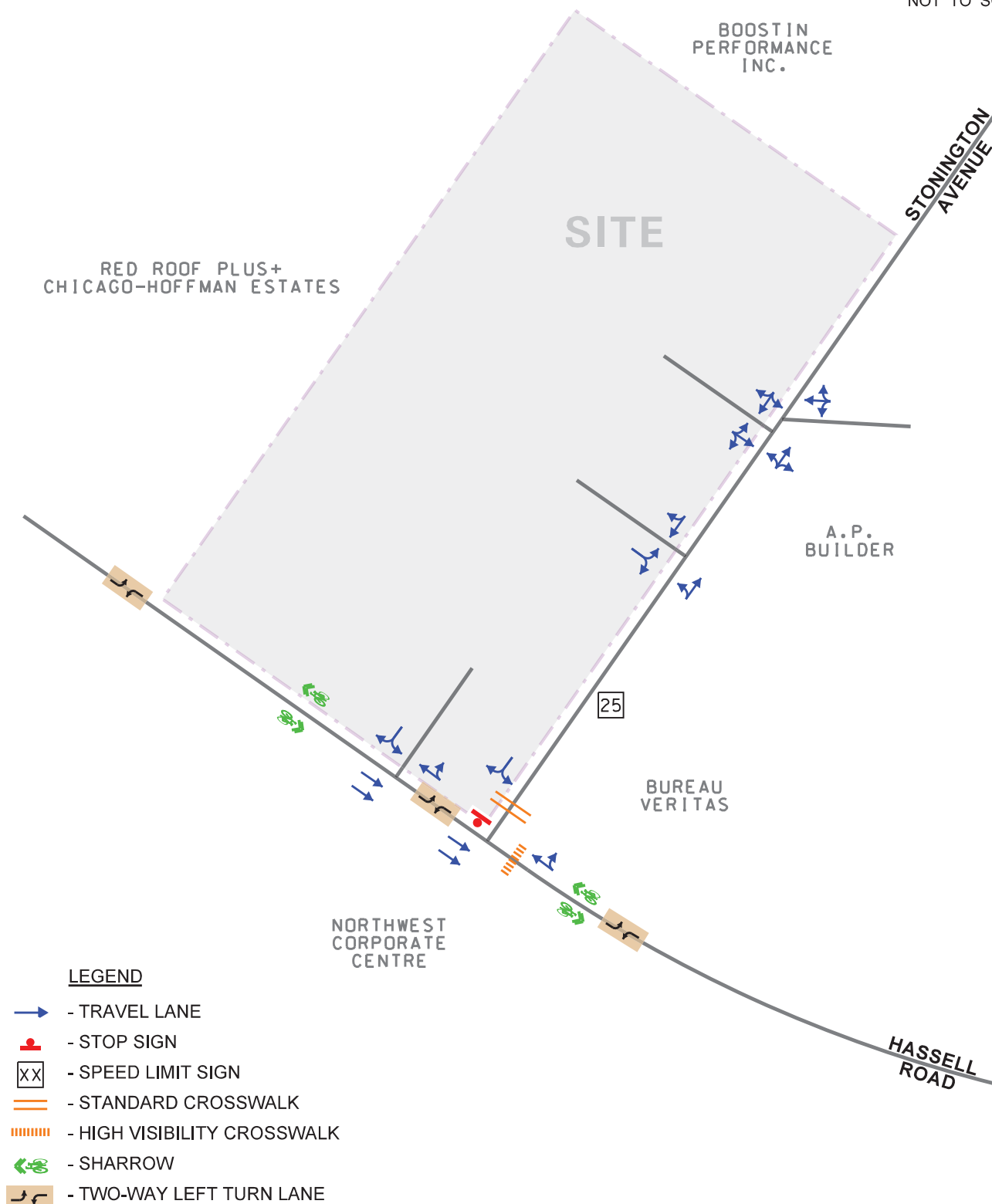
The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Hassell Road is an east-west major collector roadway that provides two lanes in the eastbound direction and one lane in the westbound direction in the vicinity of the site. A two-way left-turn lane is provided in the vicinity of the site. At its unsignalized intersection with Stonington Avenue, Hassell Road provides two through lanes with left-turns accommodated via the two-way left-turn lane on the eastbound approach. On the westbound approach, Hassell Road provides a combined through/right-turn lane. A high-visibility crosswalk is provided on the east leg of the intersection. Sharrows are also provided in both directions on Hassell Road. The roadway is under the jurisdiction of the Village of Hoffman Estates and has a posted speed limit of 30 miles per hour. Hassell Road carries an annual average daily traffic (AADT) volume of 7,050 vehicles (IDOT 2022).

Stonington Avenue is a north-south local roadway that provides one lane in each direction. At its unsignalized intersection with Hassell Road, Stonington Avenue provides a combined left-turn/right-turn lane on the southbound approach that is under stop sign control. A standard-style crosswalk is provided on the north leg. At its unsignalized intersections with the north and south site access drives, Stonington Avenue provides a combined left-turn/through lane on the northbound approaches and a combined through/right-turn lane on the southbound approaches. On-street parking is generally allowed on both sides of the roadway. Stonington Avenue is under the jurisdiction of the Village of Hoffman Estates and has a posted speed limit of 25 miles per hour.



NOT TO SCALE



Harvest
Community Church
Hoffman Estates, Illinois

Existing Roadway Characteristics



Job No: 23-309

Figure: 3

Existing Traffic Volumes

In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period traffic counts on Sunday, December 3, 2023 during the Sunday morning (9:00 A.M. to 1:00 P.M.) peak period. Traffic counts were conducted at the following intersections:

- Hassell Road with Stonington Avenue
- Stonington Avenue with South Site Access Drive
- Stonington Avenue with North Site Access Drive

The results of the traffic counts indicated that the Sunday morning peak hour of traffic occurs from 11:45 A.M. to 12:45 P.M. However, as discussed later, the church will have a 10:00 A.M. service with the potential for a 12:00 P.M. service. Therefore, to coordinate this evaluation with the potential overlap of the two services' departures and arrivals, the peak hour to be analyzed will be 11:00 A.M. to 12:00 P.M. to coincide with the peak hour of trip generation for the church. **Figure 4** illustrates the existing peak hour traffic volumes. A copy of the trip generation summary sheets is included in the Appendix.

On-Street Parking Surveys

On street parking surveys were conducted to determine the occupancy rates of the on-street parking adjacent to the site. The surveys were conducted on Sunday, December 10, 2023 every half hour, from 9:30 A.M. to 1:00 P.M. The surveyed area included both sides of Stonington Avenue from Hassell Road north to the north access drive serving Boostin Performance Inc. This area allows for approximately 24 on-street parking spaces on each side of Stonington Avenue, for a total of approximately 48 on-street parking spaces. The peak number of parked vehicles utilizing on-street parking was observed to be six occurring from 10:00 A.M. to 11:30 A.M. This equates to a maximum occupancy rate of approximately 13 percent for this on-street parking area. It should be noted that approximately ten on-street parking spaces included in this area are located immediately adjacent to the site.



Crash Data Summary

KLOA, Inc. obtained crash data¹ from IDOT for the most recent available five years (2018 to 2022) for the intersection of Hassell Road with Stonington Avenue. The crash data is summarized in **Table 1**. Additionally, it should be noted that no fatalities were reported at the intersection during the time period surveyed.

Table 1
HASSELL ROAD WITH STONINGTON AVENUE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	1	0	1
2022	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	1
Average	0.0	0.0	0.0	0.0	0.0	<1.0	0.0	<1.0

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

3. Traffic Characteristics of the Proposed Church

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed church, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the existing 33,950 square-foot building housing the Harvest Community Church offices will also be utilized for Sunday morning church services. The proposed auditorium space will have a capacity of up to 283 people. Sunday morning church services are planned to be held at 10:00 A.M. It should be noted that there is a possibility for an additional service to be provided at 12:00 P.M.

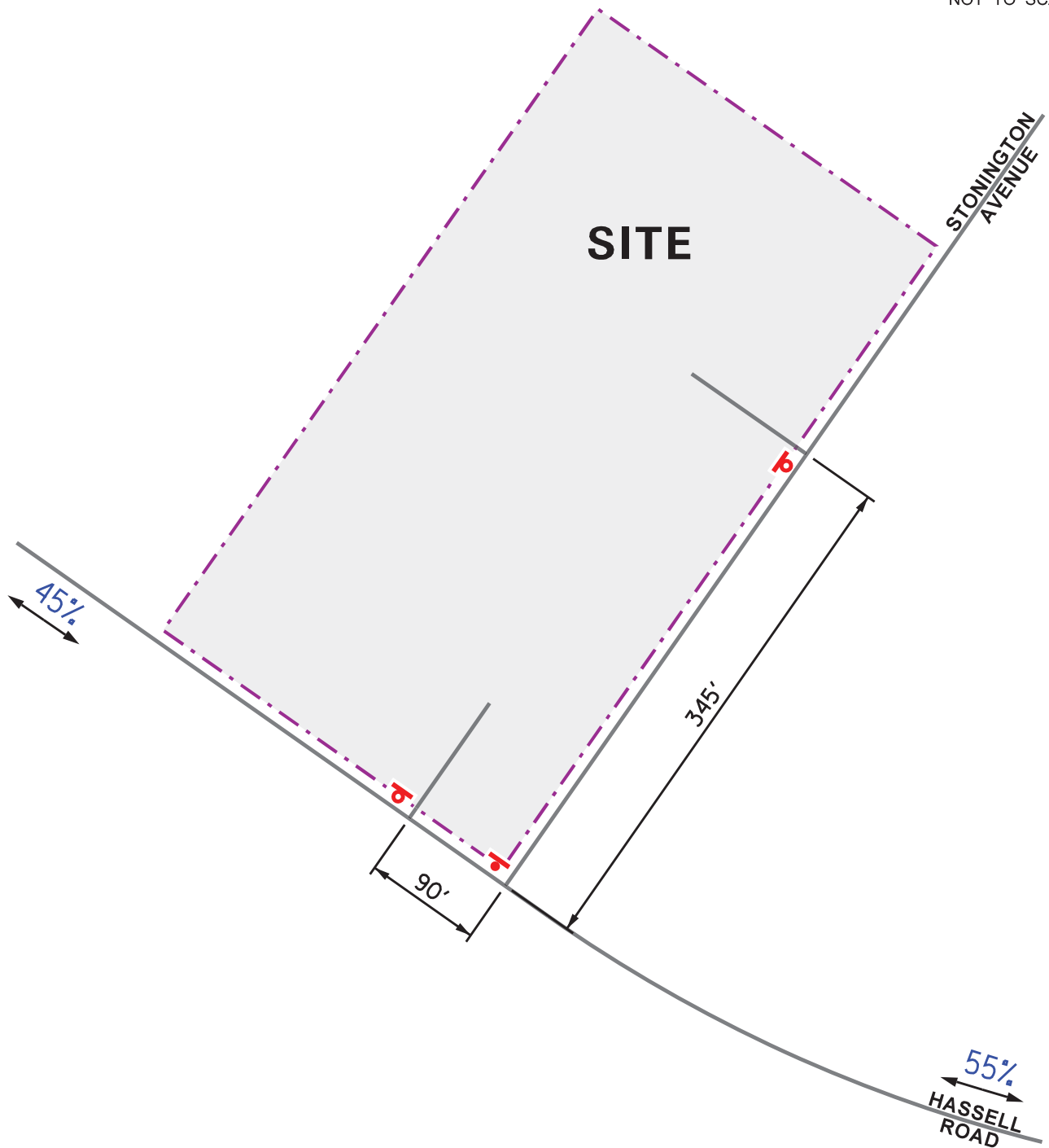
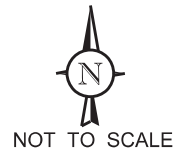
Parking for the church will be accommodated by the existing parking lot, which will be expanded to provide 108 parking spaces. The existing on-street parking on Stonington Avenue fronting the Harvest Community Church building will provide approximately 10 additional spaces.

Access to the church will continue to be provided via the existing access drive off Stonington Avenue opposite the A.P. Builder access drive and an existing access drive off Hassell Road. The access drives will each provide one inbound lane and one outbound lane, and outbound movements should be under stop sign control. The second existing access drive off Stonington Avenue south of the remaining one will be removed and the curb cut will be eliminated.

A copy of the proposed site plan is included in the Appendix. An exhibit showing the future conditions of on-street parking is also in the Appendix.

Directional Distribution

The directions from which traffic that will be generated by the church will approach and depart the site were estimated based on the existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of traffic.



LEGEND

- 00% - PERCENT DISTRIBUTION
- 00' - DISTANCE IN FEET
-  - PROPOSED STOP SIGN

Harvest
Community Church
Hoffman Estates, Illinois

Directional Distribution



Job No: 23-309

Figure: 5

Peak Hour Traffic Volumes

The volume of traffic generated by the proposed church during the Sunday morning peak hour of scheduled services was based on the proposed maximum occupancy of 283 persons. It should be noted that based on parking occupancy surveys conducted at Hoffman Estates High School during an existing church service, the average vehicle occupancy was 2.4 occupants per vehicle. This vehicle occupancy will be applied to the maximum occupancy of 283 persons to determine the vehicle trip generation rate. Additionally, it should be noted that it is expected that maximum occupancy of the facility would only occur on Sundays; equating to approximately 15 percent (52 days) of the year (365 days).

Table 2 summarizes the estimated vehicle trip generation during the Sunday morning peak hour. It should be noted that this trip generation presents a worst-case analysis as it assumes two, maximum occupancy services being provided at 10:00 A.M. and 12:00 P.M. with the overlap of service traffic occurring between 11:00 A.M. and 12:00 P.M.

Table 2
ESTIMATED PEAK HOUR SITE-GENERATED TRIPS

ITE Land- Use Code	Type/Size	Sunday Morning Peak Hour		
		In	Out	Total
	283 Maximum Occupancy (2.4 Occupants/Vehicle)	117	117	234

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed church.

Traffic Assignment

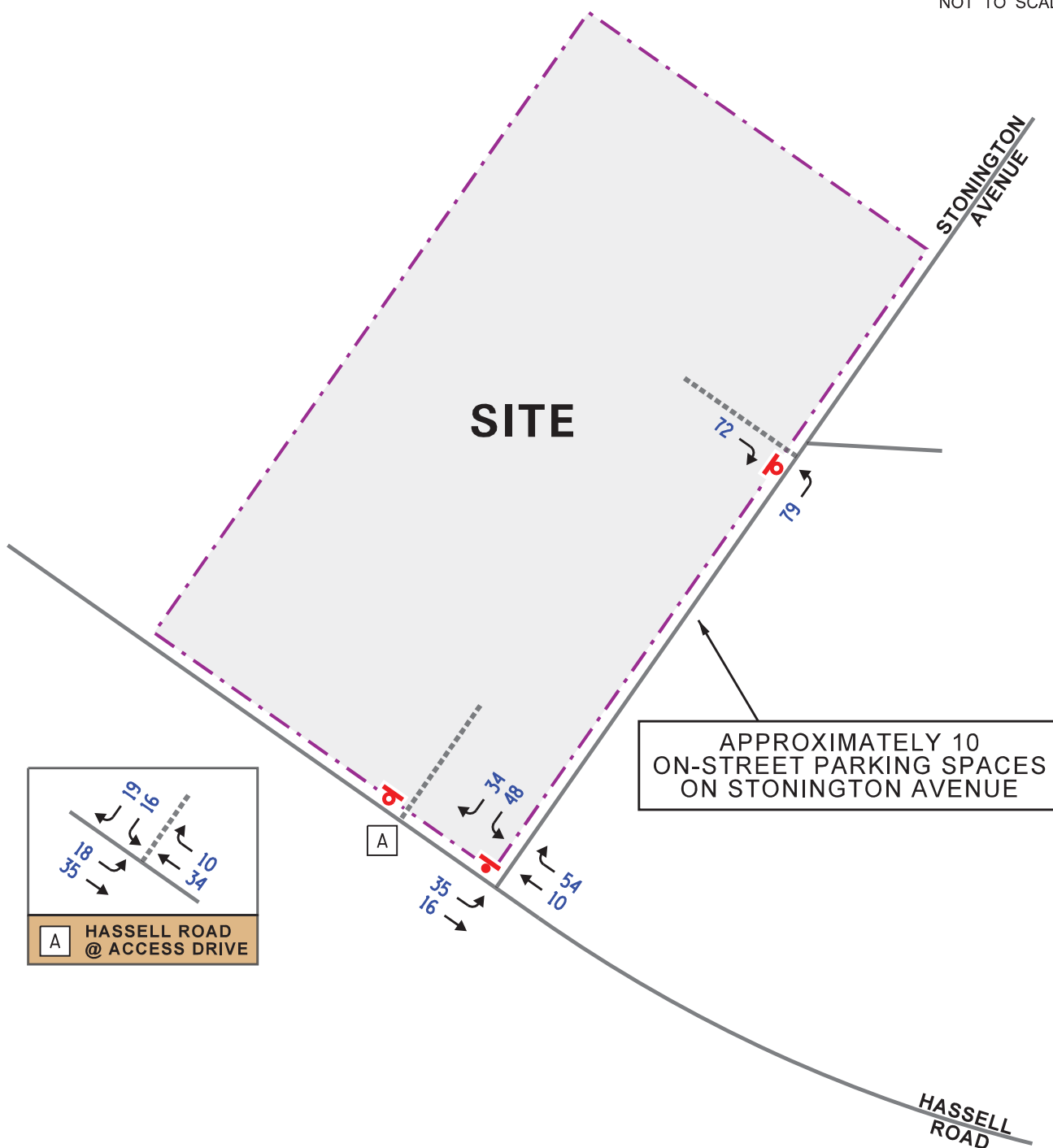
The estimated Sunday morning peak hour traffic volumes that will be generated by the proposed church were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the church is illustrated in **Figure 6**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 27, 2023, the existing traffic volumes on Hassell Road are projected to increase by a total of approximately two percent over a six-year period to represent Year 2029 no-build conditions. A copy of the CMAP projections letter is included in the Appendix. The Year 2029 no-build traffic volumes are illustrated in **Figure 7**.

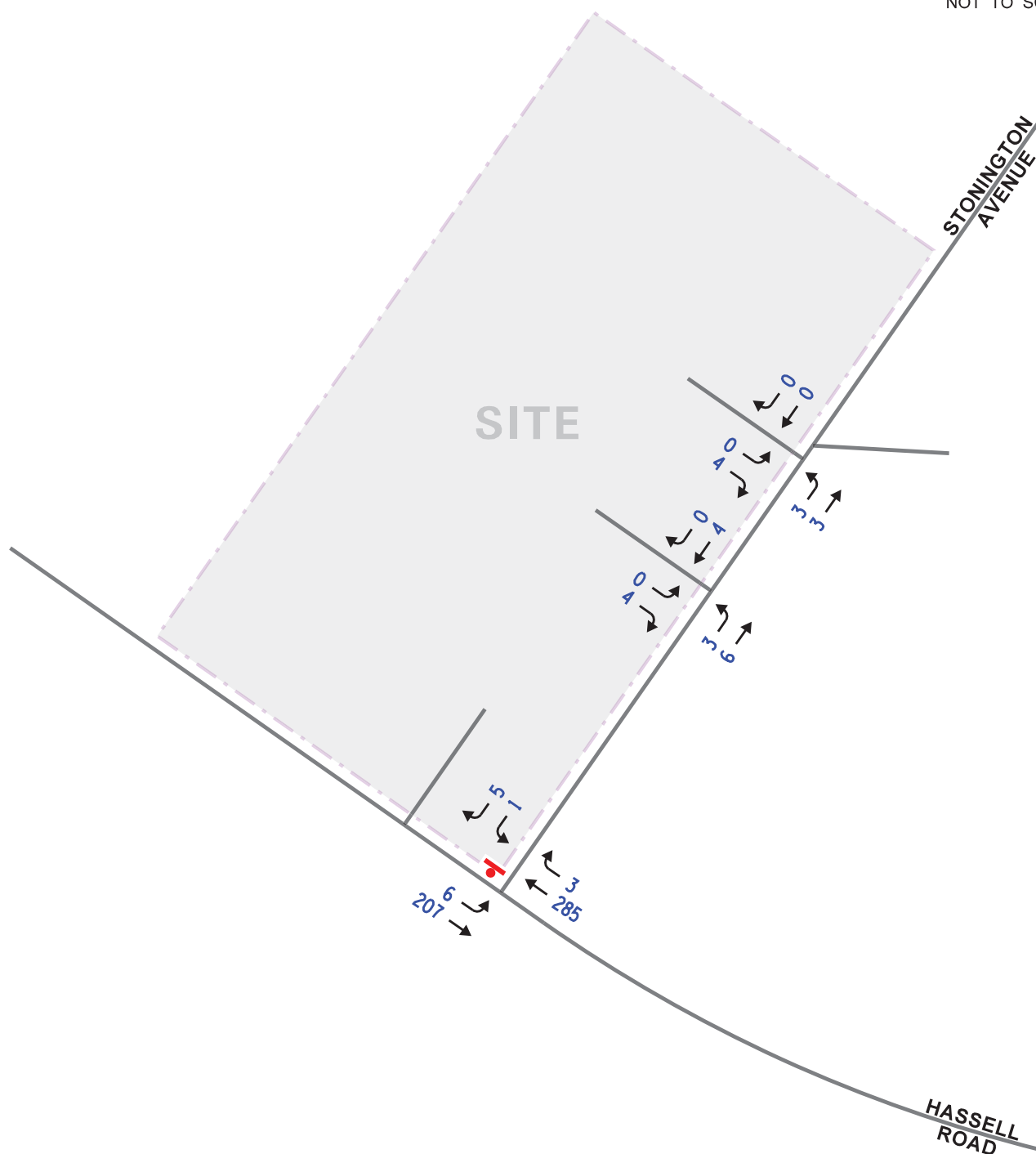
Total Projected Traffic Volumes

The development-generated traffic was added to the background traffic volumes to determine the Year 2029 total projected traffic volumes, as shown in **Figure 8**.



LEGEND

- 00 - SUNDAY AM PEAK HOUR (11:00 AM-12:00 PM)
-  - PROPOSED STOP SIGN

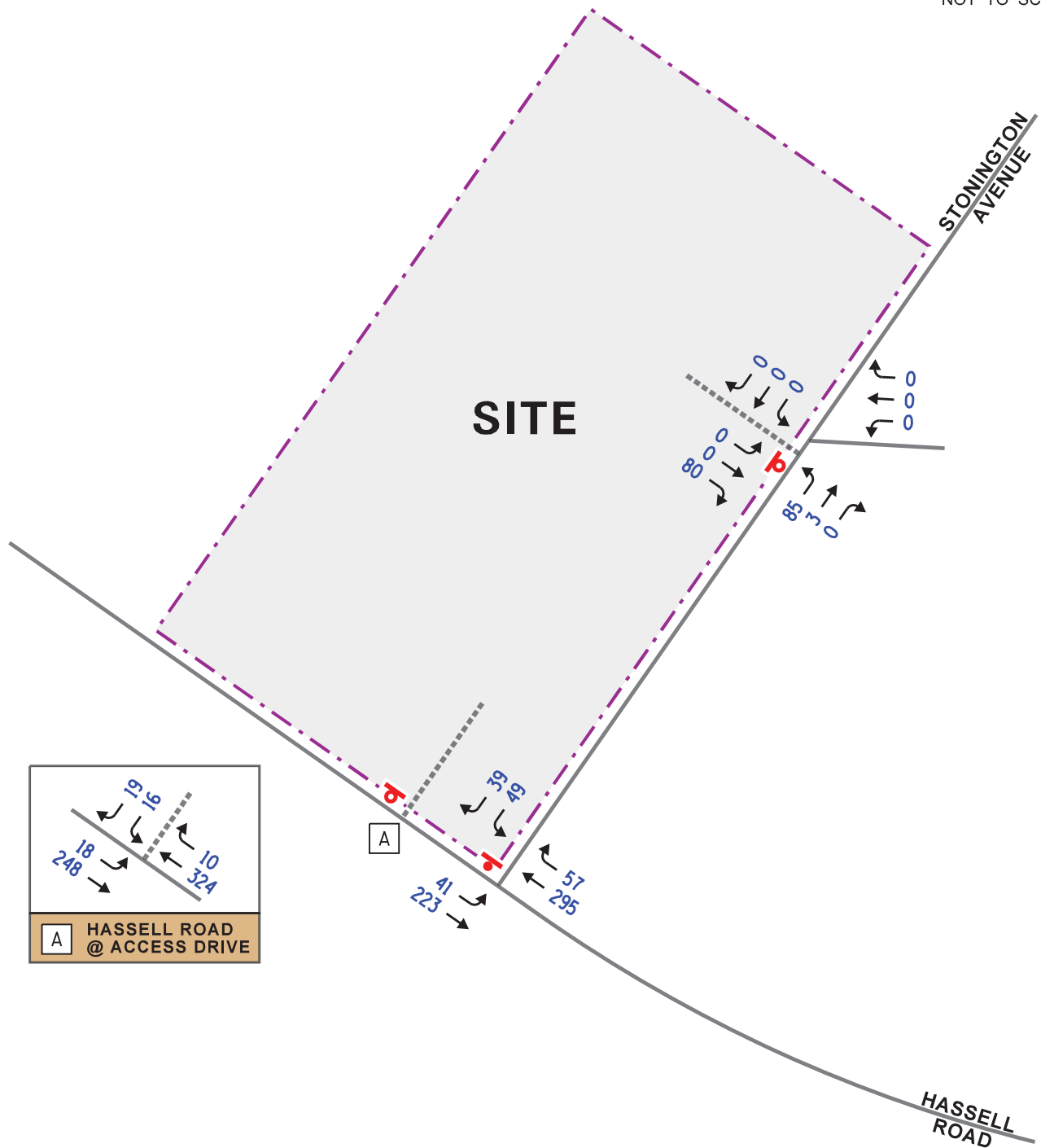


LEGEND

- 00 - SUNDAY AM PEAK HOUR (11:00 AM-12:00 PM)
-  - PROPOSED STOP SIGN



NOT TO SCALE



LEGEND

- 00 - SUNDAY AM PEAK HOUR (11:00 AM-12:00 PM)
- 🛑 - PROPOSED STOP SIGN

Harvest
Community Church
Hoffman Estates, Illinois

Year 2029 Total Traffic Volumes



Job No: 23-309

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the Sunday morning peak hour. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the Sunday morning peak hour for the existing (Year 2023), Year 2029 no-build, and Year 2029 total projected traffic conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2029 no-build, and Year 2029 total projected conditions are presented in **Tables 3** through **5**. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Sunday Morning Peak Hour	
	LOS	Delay
Hassell Road with Stonington Avenue¹		
• Southbound Approach	B	10.4
• Eastbound Left Turn	A	8.0
Stonington Avenue with South Access Drive¹		
• Eastbound Approach	A	8.4
• Northbound Left Turn	A	7.2
Stonington Avenue with North Access Drive/A.P. Builder Access Drive¹		
• Eastbound Approach	A	8.4
• Westbound Approach	A	0.0
• Northbound Left Turn	A	7.2
• Southbound Left Turn	A	0.0
LOS = Level of Service Delay is measured in seconds.		

1 – Two-way stop control

Table 4
UNSIGNALIZED – YEAR 2029 NO-BUILD CONDITIONS

Intersection	Sunday Morning Peak Hour	
	LOS	Delay
Hassell Road with Stonington Avenue¹		
• Southbound Approach	B	10.5
• Eastbound Left Turn	A	8.0
Stonington Avenue with South Access Drive¹		
• Eastbound Approach	A	8.4
• Northbound Left Turn	A	7.2
Stonington Avenue with North Access Drive/A.P. Builder Access Drive¹		
• Eastbound Approach	A	8.4
• Westbound Approach	A	0.0
• Northbound Left Turn	A	7.2
• Southbound Left Turn	A	0.0
LOS = Level of Service Delay is measured in seconds.		

1 – Two-way stop control

Table 5

UNSIGNALIZED – YEAR 2029 TOTAL PROJECTED CONDITIONS

Intersection	Sunday Morning Peak Hour	
	LOS	Delay
Hassell Road with Stonington Avenue¹		
• Southbound Approach	C	16.6
• Eastbound Left Turn	A	8.9
Stonington Avenue with North Access Drive/A.P. Builder Access Drive¹		
• Eastbound Approach	A	9.3
• Westbound Approach	A	0.0
• Northbound Left Turn	A	7.6
• Southbound Left Turn	A	0.0
Hassell Road with Site Access Drive¹		
• Southbound Approach	B	13.4
• Eastbound Left Turn	A	8.6
LOS = Level of Service Delay is measured in seconds.		
1 – Two-way stop control		

Hassell Road with Stonington Avenue

The results of the capacity analysis indicate that the southbound approach currently operates at LOS B during the Sunday morning peak hour and the eastbound left-turn movement operates at LOS A during the peak hour. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service.

Under Year 2029 total projected conditions, the southbound approach is projected to operate at LOS C during the Sunday morning peak hour. The eastbound left-turn movement is projected to operate at LOS A during the peak hour. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by Harvest Community Church and no roadway or traffic control modifications are required.

Stonington Avenue with South Access Drive

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS A during the Sunday morning peak hour and the northbound left-turn movement operates at LOS A during the peak hour. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service. Under Year 2029 total projected conditions, this access drive will be removed and the curb cut will be eliminated. Traffic currently utilizing the access drive was assigned to the access drive to the north under total projected conditions.

Stonington Avenue with North Access Drive

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS A during the Sunday morning peak hour and the northbound and southbound left-turn movements operate at LOS A during the peak hour. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service.

Under Year 2029 total projected conditions, the eastbound approach from the church parking lot is projected to operate at LOS A during the Sunday morning peak hour. The westbound approach and northbound and southbound left-turn movements are projected to continue operating at LOS A during the peak hour. As such, this access drive is projected to provide flexible and efficient access to the church parking lot and no additional roadway or traffic control modifications are required in conjunction with holding Sunday morning church services at the Harvest Community Church.

Hassell Road with Site Access Drive

Under Year 2029 total projected conditions, outbound movements from this access drive are projected to operate at LOS B during the Sunday morning peak hour. Eastbound left-turn movements into the site are projected to operate at LOS A during the peak hour. As such, this access drive is projected to provide flexible and efficient access to the site and no additional roadway or traffic control improvements are required in conjunction with holding Sunday morning church services at the Harvest Community Church.

Parking Evaluation

As previously indicated, the proposed church will expand the existing parking lot to provide 108 parking spaces. When taking into consideration the existing on-street parking on both sides of Stonington Avenue fronting the church, which can accommodate approximately ten vehicles, a total of 118 parking spaces will be provided to accommodate the parking for church services.

The proposed parking supply was compared to parking requirements in the Village of Hoffman Estates Code of Ordinances, to the parking rates published in ITE's *Parking Generation Manual*, 6th Edition, and to an estimated parking demand based on the observed vehicle occupancy rate for existing Sunday morning services. Based on the three methodologies, the parking demand for the proposed development is as follows:

Parking Requirements of Proposed Church per Village Code

- Church (283 Occupancy) – 0.6 parking spaces per attendee

Based on the above, the development is required to provide 170 parking spaces for the church. This results in a deficit of 62 parking spaces taking only into consideration the 108 on-site parking spaces and a deficit of 52 parking spaces when compared to the 118 total available parking spaces available for attendees.

ITE Parking Generation Manual, 6th Edition

- Church (Land-Use Code 560) – 0.57 per attendee

Based on the above and the rates published in the ITE *Parking Generation Manual*, the estimated peak parking demand for the church is estimated to be 161 parking spaces assuming a maximum capacity service of 283 attendees. This results in a deficit of 53 parking spaces taking only into consideration the 108 on-site parking spaces and a deficit of 43 parking spaces when compared to the 118 total available parking spaces available for attendees.

Parking Requirements of Proposed Church per Observed Vehicle Occupancy

- Church (283 occupancy) – 2.4 persons/vehicle

As previously indicated, parking surveys were conducted at an existing church service. These surveys indicated that the estimated vehicle occupancy was an average of 2.2 persons per vehicle. However, church services held at the high school require approximately 10 vehicles to be on-site with equipment for the church service. When church services will be held at the Stonington Avenue facility, the equipment will already be at the facility and therefore not requiring 10 vehicles to move the equipment. As such, this adjusted occupancy rate is calculated to be approximately 2.4 persons per vehicle. When this average vehicle occupancy is applied to the maximum occupancy of 283 persons, an estimated 118 parking spaces will be required to accommodate a maximum occupancy service. This results in a deficit of ten parking spaces taking only into consideration the 108 on-site parking spaces and the parking requirement being met when compared to the 118 total parking spaces when including the on-street parking spaces available for attendees.

Summary of Findings

As can be seen from the above, the 108 on-site parking spaces and the ten on-street parking spaces located along the site frontage totaling 118 parking spaces can accommodate the parking estimated to be generated by a maximum occupancy service. Additionally, it should be noted that it is expected that maximum occupancy of the facility would only occur on Sundays; equating to approximately 15 percent (52 days) of the year (365 days) in which all of the ten on-street parking spaces would be utilized. Furthermore, based on the previously mentioned on-street parking occupancy rates, with the addition of ten vehicles utilizing on-street parking immediately adjacent to the site, the on-street parking will have a proposed occupancy rate of approximately 33 percent.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- Sunday morning services are proposed to be held in a renovated Harvest Community Church facility located at the north corner of the intersection of Hassell Road with Stonington Avenue.
- The roadway system has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed church.
- The proposed access system will be adequate in accommodating the development-generated traffic and will ensure that efficient, safe, and flexible access is provided.
- The existing parking lot is proposed to be expanded to provide 108 parking spaces which will result in the removal of an access drive off Stonington Avenue. Additional parking for the church will be available via the ten on-street parking spaces fronting the church, for a total of approximately 118 parking spaces.
- The proposed parking supply of 108 spaces within the expanded parking lot will accommodate the majority of the parking demand for services at the church.
- During a maximum occupancy service of 283 attendees, additional parking demand may occur which can be accommodated by the existing on-street parking located along the site frontage on Stonington Avenue.

Appendix

Traffic Count Summary Sheets
Site Plan
Future On-Street Parking Exhibit
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Stonington Avenue with Hassell
Road TMC
Site Code:
Start Date: 12/03/2023
Page No: 1

Turning Movement Data

Start Time	Hassell Road Eastbound						Hassell Road Westbound						Stonington Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total		U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Right	Peds	App. Total	Int. Total
9:00 AM	0	0	25	0	25		0	30	0	0	30		0	0	0	0	0	55
9:15 AM	0	1	36	0	37		0	33	1	0	34		0	0	2	0	2	73
9:30 AM	0	0	56	0	56		0	33	0	0	33		0	2	1	0	3	92
9:45 AM	0	1	37	0	38		0	45	0	0	45		0	0	3	0	3	86
Hourly Total	0	2	154	0	156		0	141	1	0	142		0	2	6	0	8	306
10:00 AM	0	1	52	0	53		0	36	0	0	36		0	0	0	0	0	89
10:15 AM	0	1	45	0	46		0	37	1	0	38		0	0	2	0	2	86
10:30 AM	0	4	47	0	51		0	50	0	0	50		0	0	1	0	1	102
10:45 AM	0	3	54	0	57		0	55	6	0	61		0	2	3	0	5	123
Hourly Total	0	9	198	0	207		0	178	7	0	185		0	2	6	0	8	400
11:00 AM	0	2	46	0	48		0	55	3	0	58		0	1	4	0	5	111
11:15 AM	0	0	40	0	40		0	44	0	0	44		0	0	0	0	0	84
11:30 AM	1	3	48	0	52		0	85	0	0	85		0	0	1	0	1	138
11:45 AM	0	0	65	0	65		0	90	0	0	90		0	0	0	0	0	155
Hourly Total	1	5	199	0	205		0	274	3	0	277		0	1	5	0	6	488
12:00 PM	0	1	64	0	65		0	62	0	0	62		0	4	11	0	15	142
12:15 PM	0	0	60	0	60		0	70	0	0	70		0	4	4	0	8	138
12:30 PM	0	2	85	0	87		0	75	0	0	75		0	0	1	0	1	163
12:45 PM	0	0	71	0	71		0	57	0	0	57		0	1	1	0	2	130
Hourly Total	0	3	280	0	283		0	264	0	0	264		0	9	17	0	26	573
Grand Total	1	19	831	0	851		0	857	11	0	868		0	14	34	0	48	1767
Approach %	0.1	2.2	97.6	-	-		0.0	98.7	1.3	-	-		0.0	29.2	70.8	-	-	-
Total %	0.1	1.1	47.0	-	48.2		0.0	48.5	0.6	-	49.1		0.0	0.8	1.9	-	2.7	-
Lights	1	18	827	-	846		0	853	11	-	864		0	14	32	-	46	1756
% Lights	100.0	94.7	99.5	-	99.4		-	99.5	100.0	-	99.5		-	100.0	94.1	-	95.8	99.4
Buses	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Buses	0.0	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	1	4	-	5		0	4	0	-	4		0	0	2	-	2	11
% Single-Unit Trucks	0.0	5.3	0.5	-	0.6		-	0.5	0.0	-	0.5		-	0.0	5.9	-	4.2	0.6
Articulated Trucks	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-		-	-	-	0	-		-	-	-	0	-	-
% Pedestrians	-	-	-	-	-		-	-	-	-	-		-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Stonington Avenue with Hassell
Road TMC
Site Code:
Start Date: 12/03/2023
Page No: 2

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Hassell Road Eastbound					Hassell Road Westbound					Stonington Avenue Southbound				
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total
11:00 AM	0	2	46	0	48	0	55	3	0	58	0	1	4	0	5
11:15 AM	0	0	40	0	40	0	44	0	0	44	0	0	0	0	0
11:30 AM	1	3	48	0	52	0	85	0	0	85	0	0	1	0	1
11:45 AM	0	0	65	0	65	0	90	0	0	90	0	0	0	0	0
Total	1	5	199	0	205	0	274	3	0	277	0	1	5	0	6
Approach %	0.5	2.4	97.1	-	-	0.0	98.9	1.1	-	-	0.0	16.7	83.3	-	-
Total %	0.2	1.0	40.8	-	42.0	0.0	56.1	0.6	-	56.8	0.0	0.2	1.0	-	1.2
PHF	0.250	0.417	0.765	-	0.788	0.000	0.761	0.250	-	0.769	0.000	0.250	0.313	-	0.300
% Lights	1	5	196	-	202	0	271	3	-	274	0	1	5	-	6
% Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Single-Unit Trucks	0.0	0.0	0.0	-	0.0	0	0.0	0.0	-	0.0	0	0.0	0.0	-	0.0
% Articulated Trucks	0.0	0.0	1.5	-	1.5	0	3	0	-	3	0	0	0	-	0
% Bicycles on Road	0.0	0.0	0.0	-	0.0	0	0.0	0.0	-	0.0	0	0.0	0.0	-	0.0
% Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Pedestrians	0.0	0.0	0.0	-	0.0	0	0.0	0.0	-	0.0	0	0.0	0.0	-	0.0
% Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Stonington Avenue with Church
South Access Drive TMC
Site Code:
Start Date: 12/03/2023
Page No: 1

Turning Movement Data

Start Time	Church access drive (south) Eastbound					Stonington Avenue Northbound					Stonington Avenue Southbound				
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total
9:00 AM	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0
9:15 AM	0	0	1	0	1	0	1	1	0	2	0	1	0	0	1
9:30 AM	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	2	0	2	1	0	0	0	1	0	0	0	0	0
Hourly Total	0	0	6	0	6	1	2	1	0	4	0	1	0	0	1
10:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0
10:15 AM	0	0	1	0	1	0	0	2	0	2	0	1	0	0	1
10:30 AM	0	0	0	0	0	0	0	4	0	4	0	1	0	0	1
10:45 AM	0	0	1	0	1	1	3	5	0	9	0	3	0	0	3
Hourly Total	0	0	2	0	2	1	3	12	0	16	0	5	0	0	5
11:00 AM	0	0	4	0	4	3	0	3	0	6	0	1	0	0	1
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	3	0	3	0	1	0	0	1
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	4	0	4	3	0	6	0	9	0	2	0	0	2
12:00 PM	0	0	5	0	5	0	0	1	0	1	0	9	0	0	9
12:15 PM	0	0	1	0	1	0	0	0	0	0	0	6	0	0	6
12:30 PM	0	0	0	0	0	0	0	2	0	2	0	1	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
Hourly Total	0	0	6	0	6	0	0	3	0	3	0	18	0	0	18
Grand Total	0	0	18	0	18	5	5	22	0	32	0	26	0	0	26
Approach %	0.0	0.0	100.0	-	-	15.6	15.6	68.8	-	-	0.0	100.0	0.0	-	-
Total %	0.0	0.0	23.7	-	23.7	6.6	6.6	28.9	-	42.1	0.0	34.2	0.0	-	34.2
Lights	0	0	18	-	18	5	5	21	-	31	0	24	0	-	24
% Lights	-	-	100.0	-	100.0	100.0	100.0	95.5	-	96.9	-	92.3	-	-	92.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	-	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	1	-	1	0	2	0	-	2
% Single-Unit Trucks	-	-	0.0	-	0.0	0.0	0.0	4.5	-	3.1	-	7.7	-	-	7.7
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	-	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Bicycles on Road	-	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	-	-	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Stonington Avenue with Church
South Access Drive TMC
Site Code: 12/03/2023
Start Date: 12/03/2023
Page No: 2

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Church access drive (south)					Stonington Avenue Northbound					Stonington Avenue Southbound				
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total
11:00 AM	0	0	4	0	4	3	0	3	0	6	0	1	0	0	1
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	3	0	3	0	1	0	0	1
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	0	4	3	0	6	0	9	0	2	0	0	2
Approach %	0.0	0.0	100.0	-	-	33.3	0.0	66.7	-	-	0.0	100.0	0.0	-	-
Total %	0.0	0.0	26.7	-	26.7	20.0	0.0	40.0	-	60.0	0.0	13.3	0.0	-	13.3
PHF	0.000	0.000	0.250	-	0.250	0.250	0.000	0.500	-	0.375	0.000	0.500	0.000	-	0.500
Lights	0	0	4	-	4	3	0	6	-	9	0	2	0	-	2
% Lights	-	-	100.0	-	100.0	100.0	-	100.0	-	100.0	-	100.0	-	-	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Single-Unit Trucks	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Bicycles on Road	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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(847)518-9990 kpachowicz@kloainc.com

Count Name: Stonington Avenue with Church
North Access Drive TMC
Site Code: 12/03/2023
Start Date: 12/03/2023
Page No: 1

Turning Movement Data

Start Time	Church access drive (north)						A.P. Builder Access Drive						Stonington Avenue Northbound						Stonington Avenue Southbound							
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total	
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
9:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	1	4
9:30 AM	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
9:45 AM	0	0	0	2	0	2	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
Hourly Total	0	0	0	6	0	6	0	0	0	0	0	0	1	2	1	0	0	0	4	0	0	1	0	0	1	11
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	1
10:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	1	0	0	1	4
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	2	3	0	0	1	0	0	1	4
10:45 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	3	5	0	0	0	9	0	0	3	0	0	3	13
Hourly Total	0	0	0	2	0	2	0	0	0	0	0	0	1	3	11	0	0	2	15	0	0	5	0	0	5	22
11:00 AM	0	0	0	4	0	4	0	0	0	0	0	0	3	0	3	0	0	0	6	0	0	1	0	0	1	11
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	1	0	0	1	3
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	4	0	4	0	0	0	0	0	0	3	0	5	0	0	0	8	0	0	2	0	0	2	14
12:00 PM	0	0	0	7	0	7	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	7	0	0	7	15
12:15 PM	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6	7
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	1	0	0	0	1	3
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	2
Hourly Total	0	0	0	8	0	8	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	16	0	0	16	27
Grand Total	0	0	0	20	0	20	0	0	0	0	0	0	5	5	20	0	2	30	0	0	24	0	0	24	74	
Approach %	0.0	0.0	0.0	100.0	-	-	0.0	0.0	0.0	0.0	-	-	16.7	16.7	66.7	0.0	-	-	0.0	0.0	100.0	0.0	-	-	-	
Total %	0.0	0.0	0.0	27.0	-	27.0	0.0	0.0	0.0	0.0	-	0.0	6.8	6.8	27.0	0.0	-	40.5	0.0	0.0	32.4	0.0	-	32.4	-	
Lights	0	0	0	18	-	18	0	0	0	0	-	0	5	5	19	0	-	29	0	0	22	0	-	22	69	
% Lights	-	-	-	90.0	-	90.0	-	-	-	-	-	-	100.0	100.0	95.0	-	-	96.7	-	-	91.7	-	-	91.7	93.2	
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	
% Buses	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	0.0	0.0	-	-	0.0	-	-	0.0	-	-	0.0	0.0	
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3	
% Single-Unit Trucks	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	0.0	5.0	-	-	3.3	-	-	8.3	-	-	8.3	4.1	
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	
% Articulated Trucks	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	0.0	0.0	-	-	0.0	-	-	0.0	-	-	0.0	0.0	
Bicycles on Road	0	0	0	2	-	2	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	2	
% Bicycles on Road	-	-	-	10.0	-	10.0	-	-	-	-	-	-	0.0	0.0	0.0	-	-	0.0	-	-	0.0	-	-	0.0	2.7	



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Stonington Avenue with Church
North Access Drive TMC
Site Code: 12/03/2023
Start Date: 12/03/2023
Page No: 3

Turning Movement Peak Hour Data (11:00 AM)

Start Time	Church access drive (north)						A.P. Builder Access Drive						Stonington Avenue Northbound						Stonington Avenue Southbound							
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total	
11:00 AM	0	0	0	4	0	4	0	0	0	0	0	0	3	0	3	0	0	0	6	0	0	1	0	0	1	11
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	1	0	0	1	3	
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	4	0	4	0	0	0	0	0	0	3	0	5	0	0	8	0	0	2	0	0	2	14	
Approach %	0.0	0.0	0.0	100.0	-	-	0.0	0.0	0.0	0.0	-	-	37.5	0.0	62.5	0.0	-	-	-	0.0	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	0.0	28.6	-	28.6	0.0	0.0	0.0	0.0	-	0.0	21.4	0.0	35.7	0.0	-	57.1	-	0.0	0.0	14.3	0.0	-	14.3	-
PHF	0.000	0.000	0.000	0.250	-	0.250	0.000	0.000	0.000	0.000	-	0.000	0.250	0.000	0.417	0.000	-	0.333	-	0.000	0.000	0.500	0.000	-	0.500	0.318
Lights	0	0	0	4	-	4	0	0	0	0	-	0	3	0	5	0	-	8	-	0	0	2	0	-	2	14
% Lights	-	-	-	100.0	-	100.0	-	-	-	-	-	-	100.0	-	100.0	-	-	100.0	-	-	100.0	-	-	-	100.0	100.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	-	0	0	0	0	-	0	0
% Buses	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	-	-	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	-	-	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	-	-	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	-	-	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan

HARVEST COMMUNITY CHURCH	2090-2090 TOWNSHIP AVE. HARTMAN ESTATES, ILLINOIS	○ <table border="1"> <thead> <tr><th colspan="2">REVISIONS</th></tr> </thead> <tbody> <tr><td> </td><td>11/16/24 PAZ</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS			11/16/24 PAZ																		
REVISIONS																								
	11/16/24 PAZ																							
DATE	NOVEMBER 14, 2024	SHEET NUMBER AS-1.1 PHASE 01 ARCHITECTURAL SITE PLAN (MARKUP)																						
PROJECT NUMBER	2022																							

Future On-Street Parking Exhibit



CMAP 2050 Projections Letter



November 27, 2023

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Hassell Road - Higgins Road - Gannon Drive
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated November 27, 2023, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Higgins Rd, @ Gannon Dr	23,100	29,300
Gannon Dr, @ Higgins Rd	2,450	3,100
Hassell Rd, @ Stonington Ave	7,050	7,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
\\2023_TrafficForecasts\HoffmanEstates\ck-159-23\ck-159-23.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	$> 10 - 20$
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	$> 20 - 35$
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	$> 35 - 55$
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	$> 55 - 80$
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80
Unsignalized Intersections		
Level of Service		Average Total Delay (sec/veh)
A		0 - 10
B		$> 10 - 15$
C		$> 15 - 25$
D		$> 25 - 35$
E		$> 35 - 50$
F		> 50
Source: <i>Highway Capacity Manual</i> , 6 th Edition.		

Capacity Analysis Summary Sheets
Existing Sunday Morning Peak Hour

HCM 6th TWSC
1: Hassell Road & Stonington Avenue

05/15/2024

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	199	274	3	1	5
Future Vol, veh/h	6	199	274	3	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	0	2	1	0	0	0
Mvmt Flow	8	252	347	4	1	6
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	351	0	-	0	491	349
Stage 1	-	-	-	-	349	-
Stage 2	-	-	-	-	142	-
Critical Hdwy	4.1	-	-	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1219	-	-	-	526	699
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	876	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1219	-	-	-	522	699
Mov Cap-2 Maneuver	-	-	-	-	590	-
Stage 1	-	-	-	-	713	-
Stage 2	-	-	-	-	876	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		10.4		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1219	-	-	-	678	
HCM Lane V/C Ratio	0.006	-	-	-	0.011	
HCM Control Delay (s)	8	0	-	-	10.4	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

HCM 6th TWSC
2: Stonington Avenue & South Access Drive

05/15/2024

Intersection						
Int Delay, s/veh	3.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	4	3	6	4	0
Future Vol, veh/h	0	4	3	6	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	34	34	34	34	34	34
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	12	9	18	12	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	48	12	12	0	-	0
Stage 1	12	-	-	-	-	-
Stage 2	36	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	967	1074	1620	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	992	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	961	1074	1620	-	-	-
Mov Cap-2 Maneuver	961	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	992	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	2.4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1620	-	1074	-	-	
HCM Lane V/C Ratio	0.005	-	0.011	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	4	0	0	0	3	3	0	0	0	0
Future Vol, veh/h	0	0	4	0	0	0	3	3	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	32	32	32	32	32	32	32	32	32	32	32	32
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	13	0	0	0	9	9	0	0	0	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	30	30	3	37	30	9	3	0	0	9	0	0
Stage 1	3	3	-	27	27	-	-	-	-	-	-	-
Stage 2	27	27	-	10	3	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	984	867	1087	973	867	1079	1632	-	-	1624	-	-
Stage 1	1025	897	-	996	877	-	-	-	-	-	-	-
Stage 2	996	877	-	1016	897	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	979	862	1087	957	862	1079	1632	-	-	1624	-	-
Mov Cap-2 Maneuver	979	862	-	957	862	-	-	-	-	-	-	-
Stage 1	1019	897	-	990	872	-	-	-	-	-	-	-
Stage 2	990	872	-	1004	897	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	8.4		0		3.6		0					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1632	-	-	1087	-	1624	-	-				
HCM Lane V/C Ratio	0.006	-	-	0.011	-	-	-	-				
HCM Control Delay (s)	7.2	0	-	8.4	0	0	-	-				
HCM Lane LOS	A	A	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	-	0	-	-				

Capacity Analysis Summary Sheets
Year 2029 No-Build Sunday Morning Peak Hour

HCM 6th TWSC
1: Hassell Road & Stonington Avenue

05/15/2024

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	207	285	3	1	5
Future Vol, veh/h	6	207	285	3	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	0	2	1	0	0	0
Mvmt Flow	8	262	361	4	1	6

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	365	0	510
Stage 1	-	-	363
Stage 2	-	-	147
Critical Hdwy	4.1	-	6.6
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.8
Follow-up Hdwy	2.2	-	3.5
Pot Cap-1 Maneuver	1205	-	512
Stage 1	-	-	708
Stage 2	-	-	871
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1205	-	508
Mov Cap-2 Maneuver	-	-	579
Stage 1	-	-	702
Stage 2	-	-	871

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1205	-	-	-	666
HCM Lane V/C Ratio	0.006	-	-	-	0.011
HCM Control Delay (s)	8	0	-	-	10.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

HCM 6th TWSC
2: Stonington Avenue & South Access Drive

05/15/2024

Intersection						
Int Delay, s/veh	3.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	4	3	6	4	0
Future Vol, veh/h	0	4	3	6	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	34	34	34	34	34	34
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	12	9	18	12	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	48	12	12	0	-	0
Stage 1	12	-	-	-	-	-
Stage 2	36	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	967	1074	1620	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	992	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	961	1074	1620	-	-	-
Mov Cap-2 Maneuver	961	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	992	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	2.4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1620	-	1074	-	-	
HCM Lane V/C Ratio	0.005	-	0.011	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	4	0	0	0	3	3	0	0	0	0
Future Vol, veh/h	0	0	4	0	0	0	3	3	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	32	32	32	32	32	32	32	32	32	32	32	32
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	13	0	0	0	9	9	0	0	0	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	30	30	3	37	30	9	3	0	0	9	0	0
Stage 1	3	3	-	27	27	-	-	-	-	-	-	-
Stage 2	27	27	-	10	3	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	984	867	1087	973	867	1079	1632	-	-	1624	-	-
Stage 1	1025	897	-	996	877	-	-	-	-	-	-	-
Stage 2	996	877	-	1016	897	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	979	862	1087	957	862	1079	1632	-	-	1624	-	-
Mov Cap-2 Maneuver	979	862	-	957	862	-	-	-	-	-	-	-
Stage 1	1019	897	-	990	872	-	-	-	-	-	-	-
Stage 2	990	872	-	1004	897	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	8.4		0		3.6		0					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1632	-	-	1087	-	1624	-	-				
HCM Lane V/C Ratio	0.006	-	-	0.011	-	-	-	-				
HCM Control Delay (s)	7.2	0	-	8.4	0	0	-	-				
HCM Lane LOS	A	A	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	-	0	-	-				

Capacity Analysis Summary Sheets
Year 2029 Total Projected Sunday Morning Peak Hour

HCM 6th TWSC
1: Hassell Road & Stonington Avenue

08/08/2024

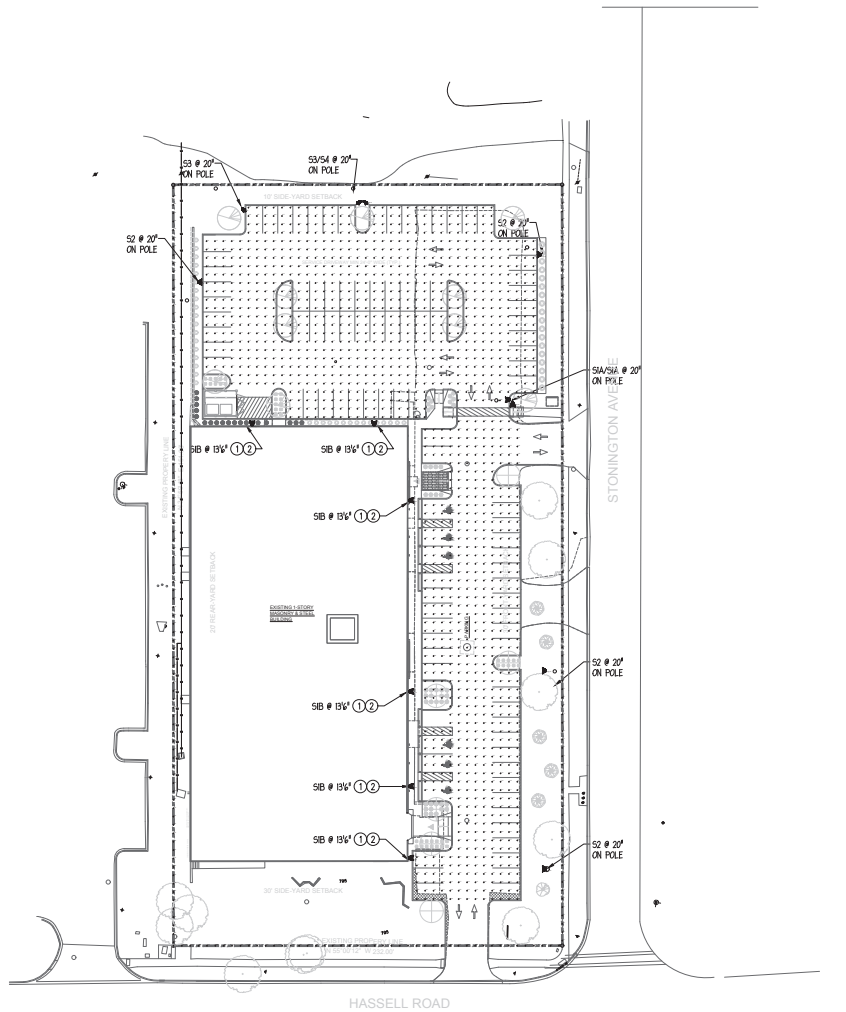
Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	41	223	295	57	49	39
Future Vol, veh/h	41	223	295	57	49	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	60	60	60	60	60
Heavy Vehicles, %	0	2	1	0	0	0
Mvmt Flow	68	372	492	95	82	65
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	587	0	-	0	862	540
Stage 1	-	-	-	-	540	-
Stage 2	-	-	-	-	322	-
Critical Hdwy	4.1	-	-	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	998	-	-	-	313	546
Stage 1	-	-	-	-	588	-
Stage 2	-	-	-	-	713	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	998	-	-	-	286	546
Mov Cap-2 Maneuver	-	-	-	-	405	-
Stage 1	-	-	-	-	537	-
Stage 2	-	-	-	-	713	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.6	0		16.6		
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	998	-	-	-	457	
HCM Lane V/C Ratio	0.068	-	-	-	0.321	
HCM Control Delay (s)	8.9	0.3	-	-	16.6	
HCM Lane LOS	A	A	-	-	C	
HCM 95th %tile Q(veh)	0.2	-	-	-	1.4	

Intersection												
Int Delay, s/veh	8.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	80	0	0	0	85	3	0	0	0	0
Future Vol, veh/h	0	0	80	0	0	0	85	3	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	32	32	32	32	32	32	32	32	32	32	32	32
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	250	0	0	0	266	9	0	0	0	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	544	544	3	669	544	9	3	0	0	9	0	0
Stage 1	3	3	-	541	541	-	-	-	-	-	-	-
Stage 2	541	541	-	128	3	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	453	449	1087	374	449	1079	1632	-	-	1624	-	-
Stage 1	1025	897	-	529	524	-	-	-	-	-	-	-
Stage 2	529	524	-	881	897	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	396	375	1087	252	375	1079	1632	-	-	1624	-	-
Mov Cap-2 Maneuver	396	375	-	252	375	-	-	-	-	-	-	-
Stage 1	857	897	-	442	438	-	-	-	-	-	-	-
Stage 2	442	438	-	678	897	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	9.3		0		7.4		0					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1632	-	-	1087	-	1624	-	-				
HCM Lane V/C Ratio	0.163	-	-	0.23	-	-	-	-				
HCM Control Delay (s)	7.6	0	-	9.3	0	0	-	-				
HCM Lane LOS	A	A	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0.6	-	-	0.9	-	0	-	-				

HCM 6th TWSC
4: Hassell Road & Site Access Drive

08/08/2024

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	248	324	10	16	19
Future Vol, veh/h	18	248	324	10	16	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	60	60	60	60	60
Heavy Vehicles, %	0	2	1	0	0	0
Mvmt Flow	30	413	540	17	27	32
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	557	0	-	0	816	549
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	267	-
Critical Hdwy	4.1	-	-	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1024	-	-	-	334	539
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	760	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1024	-	-	-	321	539
Mov Cap-2 Maneuver	-	-	-	-	435	-
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	760	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.7	0		13.4		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1024	-	-	-	486	
HCM Lane V/C Ratio	0.029	-	-	-	0.12	
HCM Control Delay (s)	8.6	0.1	-	-	13.4	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	



1 SITE PHOTOMETRICS
EP-1 SCALE: 1" = 30'-0"

SITE LIGHTING PLAN GENERAL NOTES

1. EXTERIOR LIGHTING NOT DESIGNATED AS SECURITY LIGHTING SHALL BE TIME CLOCK CONTROLLED. THE CLOCK SHALL BE SET SO FIXTURES WILL SHUT OFF ONE HOUR AFTER SITE OPERATIONS CEASE PER HOFFMAN ESTATES MUNICIPAL CODE.

2. ALL FIXTURES SHALL BE FULL CUT OFF

DRAWING NOTES: (TYPICAL FOR THIS DRAWING ONLY.)

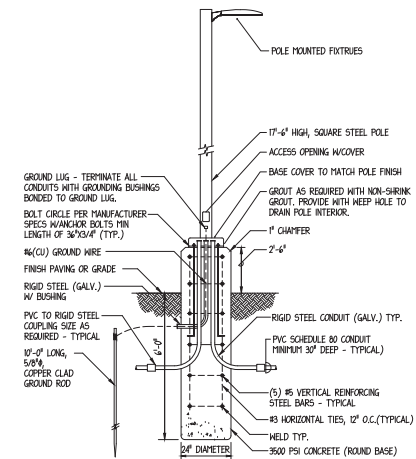
① NEW BUILDING MOUNTED FIXTURE INSTALLED IN EXISTING LOCATION.

② EXISTING LIGHTING POSITION TO BE REMOVED TO BE CONTROLLED VIA TIMECLOCK

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH LOT	+	2.1 fc	8.2 fc	0.5 fc	16.4:1	4.2:1
PROP LINE	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EAST LOT	+	2.9 fc	8.5 fc	0.7 fc	12.1:1	4.1:1

Schedule										
Symbol	Label	QTY	Manufacturer	Coloring	Configuration	Number	Length	LF	Total Power	
S1A	1	Lithonia Lighting	2	OSRAM LED P2 40K 7000K 150W	2 Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw	1	9617	0.0	132.58	
	7	Lithonia Lighting	7	OSRAM LED P2 40K 7000K 150W	2 Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw	1	14065	0.0	102.17	
S2	4	Lithonia Lighting	4	OSRAM LED P2 40K 7000K 150W	2 Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw	1	7265	0.0	67.79	
S3	3	Lithonia Lighting	3	OSRAM LED P2 40K 7000K 150W	2 Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw	1	7265	0.0	67.79	
S4	8	Lithonia Lighting	8	OSRAM LED P2 40K 7000K 150W	2 Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw	1	7265	0.0	67.79	
S3/S4	1	Lithonia Lighting	1	OSRAM LED P2 40K 7000K 150W	2 Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Forward Throw	1	7265	0.0	135.58	



2 LIGHT POLE BASE DETAIL
EP-1 SCALE: NONE

HARVEST COMMUNITY CHURCH

OWNER
2080-2080 STONINGTON AVE
HOFFMAN ESTATES, IL

DATE: 09/12/24
BY: E.A.R.
CHECKED: E.A.R.
SCALE: AS SHOWN

24/7 ENGINEERING GROUP LLC
12116 Tower Road
Bloomington, Illinois 61717
847.882.2201
Fax: 847.882.2201

Sheet Title
SITE PHOTOMETRICS

PROJ. NO: 2024
DRAWN BY: E.A.R.
CHECKED BY: E.A.R.
EP-1

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D-Series Size 1 LED Area Luminaire



Catalog
Number

S1A

Notes

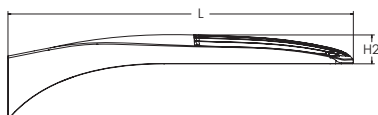
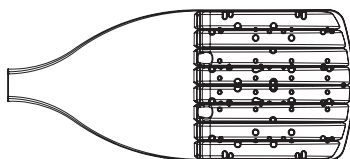
Type

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

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)



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)				
	P1 P6	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V) ⁴	Shipped included
	P2 P7	40K 4000K	70CRI	T1S Type I short	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T2M Type II medium	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
	P4 P9			T3M Type III medium	120 ^{16, 26}	SPA5 Square pole mounting #5 drilling ⁹
	P5	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	208 ^{16, 26}	RPA5 Round pole mounting #5 drilling ⁹
	Rotated optics			T4M Type IV medium	240 ^{16, 26}	SPA8N Square narrow pole mounting #8 drilling
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG Type IV low glare ³	277 ^{16, 26}	WBA Wall bracket ¹⁰
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM Forward throw medium	347 ^{16, 26}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI	LCCO Left corner cutoff ³	480 ^{16, 26}	
		40K 4000K	80CRI	RCCO Right corner cutoff ³		
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
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	DBLXD Black
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	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate) ^{14, 21}	R90 Right rotated optics ¹	DBLTXD Textured dark bronze
	CCE Coastal Construction ²³	DBLBXD Textured black
	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
	BAA Buy America(n) Act Compliant	DWHGXD Textured white
	SF Single fuse (120, 277, 347V) ²⁶	
	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)	



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COMMERCIAL OUTDOOR

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 #)
DSXRP4 (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRP45 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

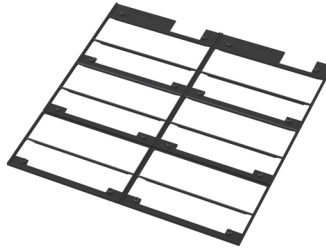
NOTES

- 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



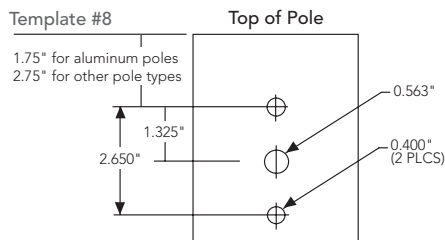
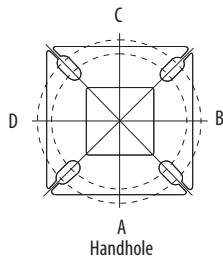
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



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



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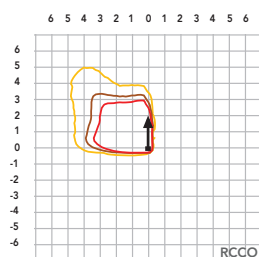
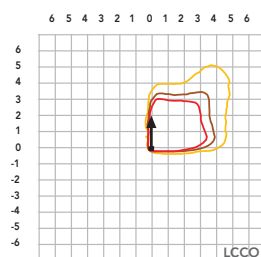
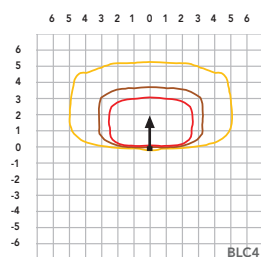
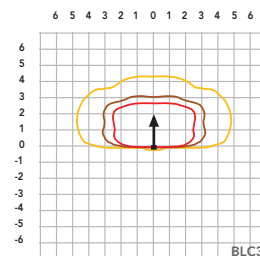
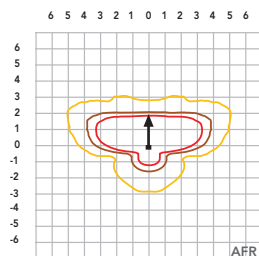
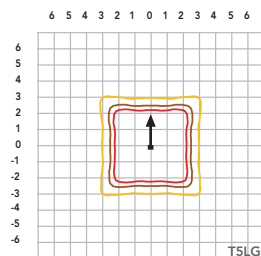
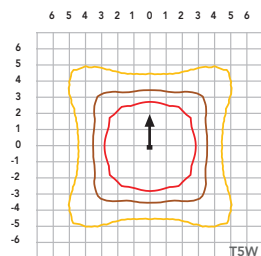
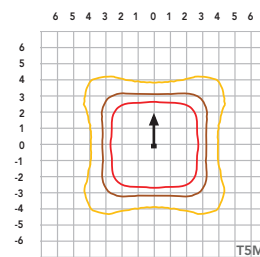
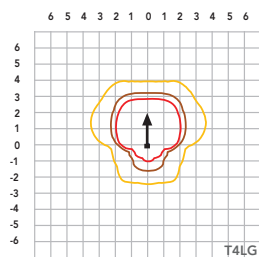
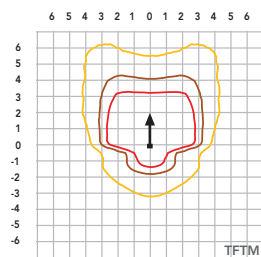
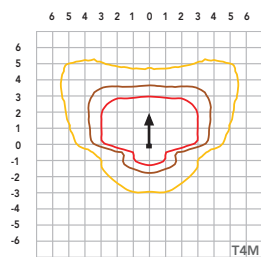
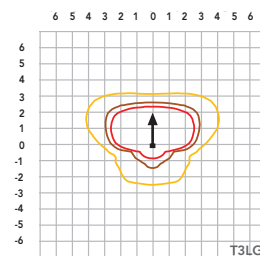
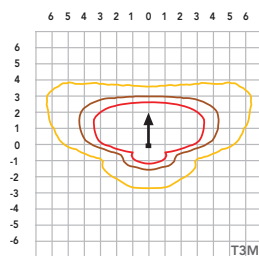
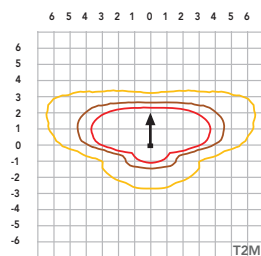
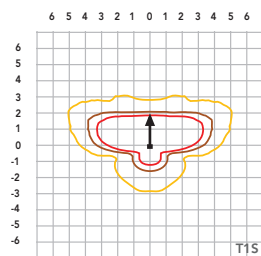
Photometric Diagrams

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



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRITY Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

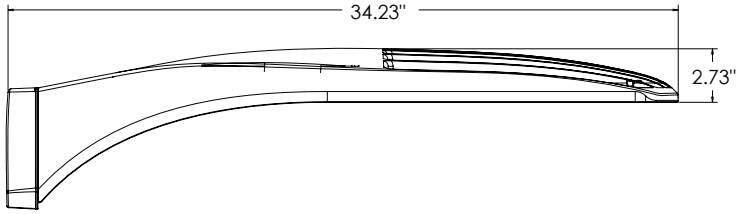
Performance Data

Lumen Output

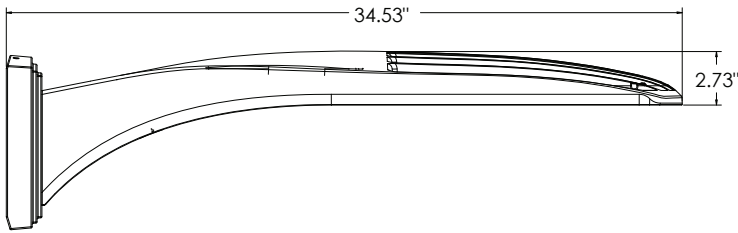
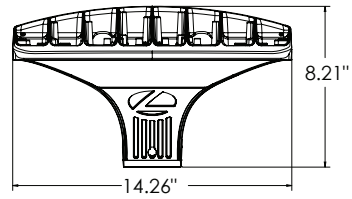
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

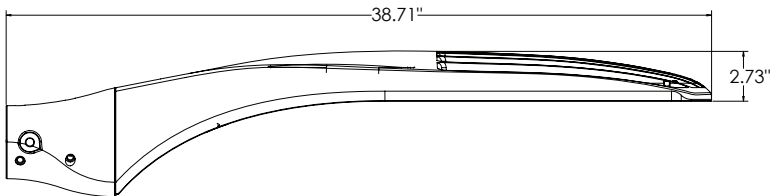
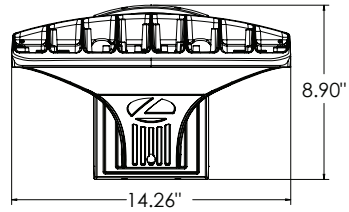
Dimensions



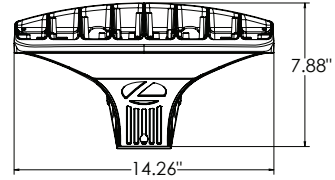
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



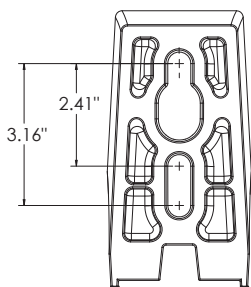
DSX1 with WBA mount
Weight: 38 lbs



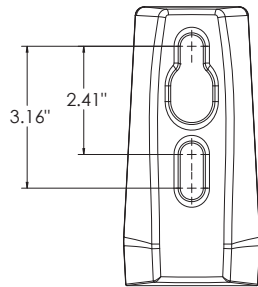
DSX1 with MA mount
Weight: 39 lbs



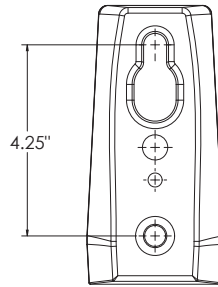
SPA (STANDARD ARM)



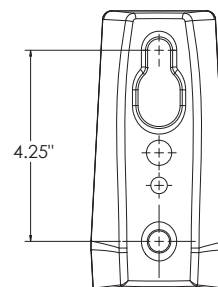
RPA



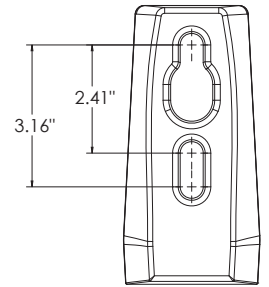
SPA5



RPA5

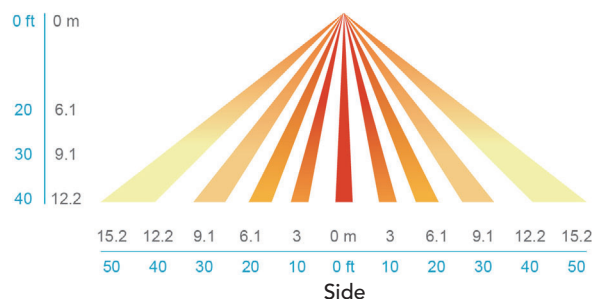
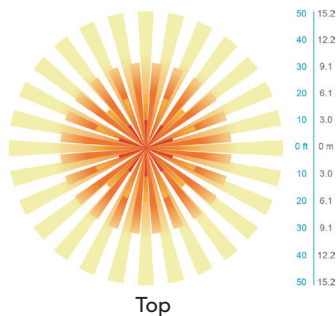


SPA8N



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.





D-Series Size 1 LED Area Luminaire



Catalog
Number

S1A

Notes

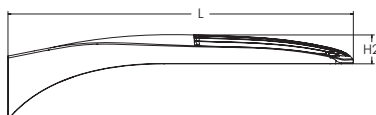
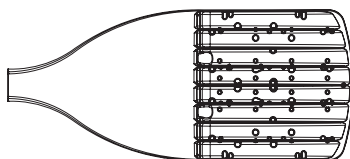
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d#series

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)



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)				Shipped included
	P1 P6	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V) ⁴	
	P2 P7	40K 4000K	70CRI	T1S Type I short	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T2M Type II medium	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
	P4 P9	(this section 80CRI only, extended lead times apply)	80CRI	T3M Type III medium	120 ^{16, 26}	SPA5 Square pole mounting #5 drilling ⁹
	P5			T3LG Type III low glare ³	208 ^{16, 26}	RPA5 Round pole mounting #5 drilling ⁹
	Rotated optics			T4M Type IV medium	240 ^{16, 26}	SPA8N Square narrow pole mounting #8 drilling
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG Type IV low glare ³	277 ^{16, 26}	WBA Wall bracket ¹⁰
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM Forward throw medium	347 ^{16, 26}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI	LCCO Left corner cutoff ³	480 ^{16, 26}	
		40K 4000K	80CRI	RCCO Right corner cutoff ³		
		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)	



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DSX1-LED
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COMMERCIAL OUTDOOR

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 #)
DSXRP (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

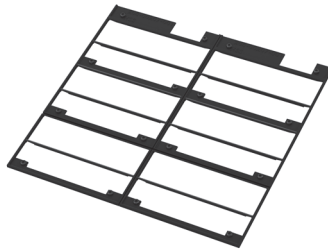
NOTES

- 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



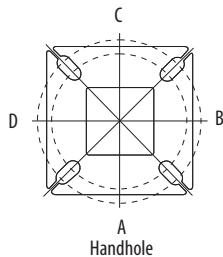
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

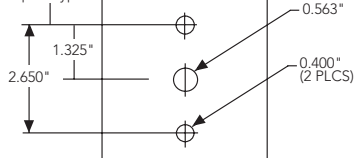


Handhole

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"
SPAS	#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 SPAS, 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



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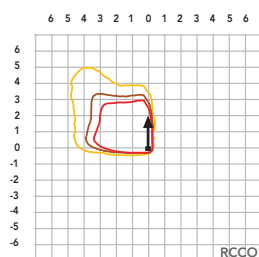
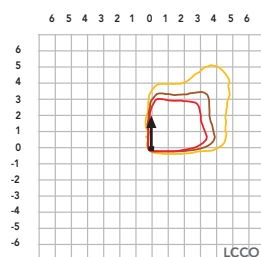
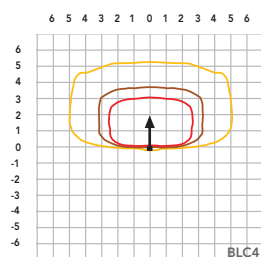
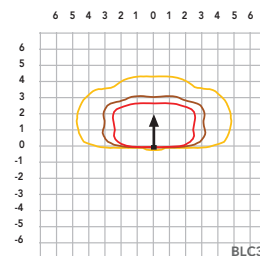
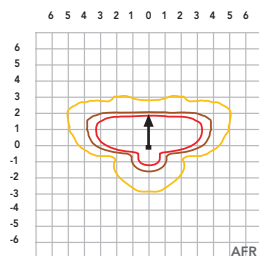
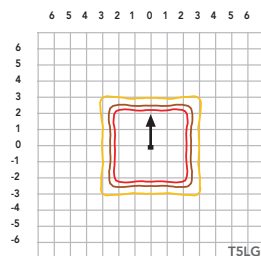
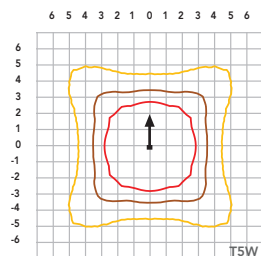
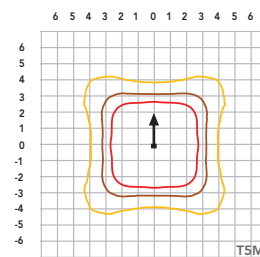
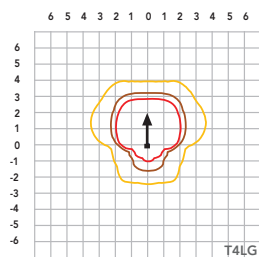
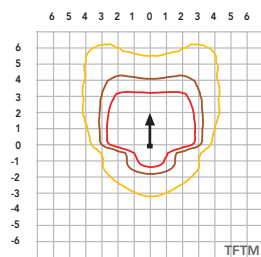
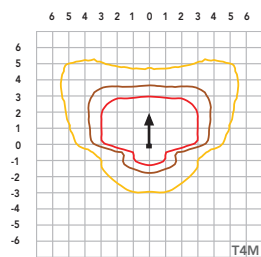
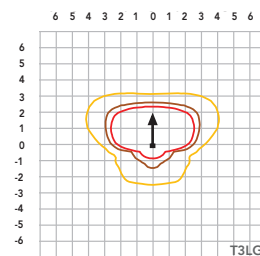
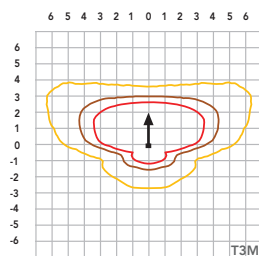
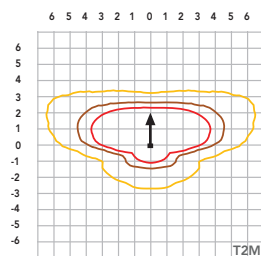
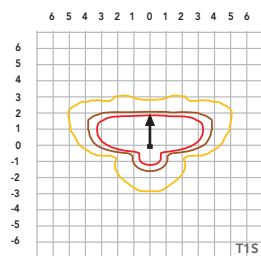
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

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



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRITY Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P2	68W	30	700	T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
P3	102W	30	1050	T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

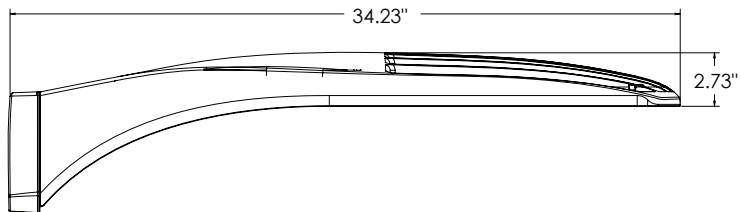
Lumen Output

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

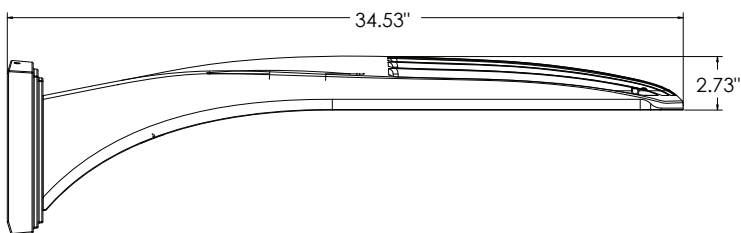
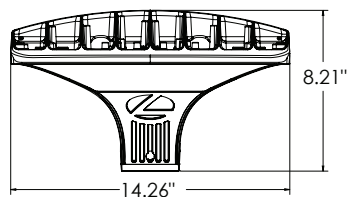
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

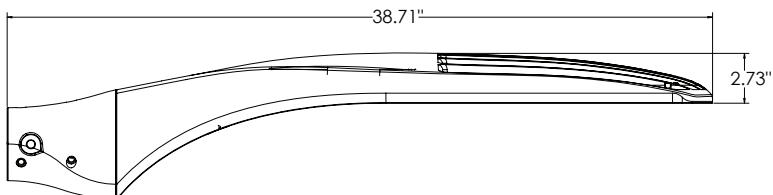
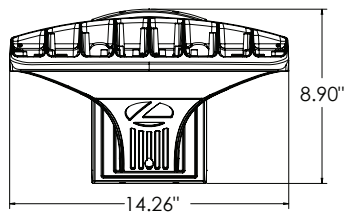
Dimensions



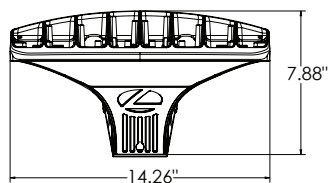
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



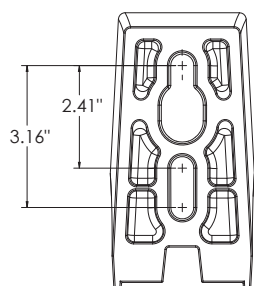
DSX1 with WBA mount
Weight: 38 lbs



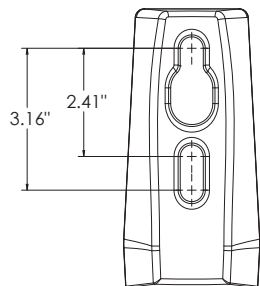
DSX1 with MA mount
Weight: 39 lbs



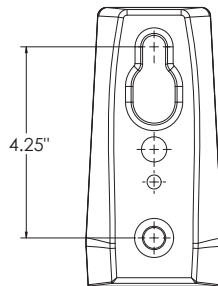
SPA (STANDARD ARM)



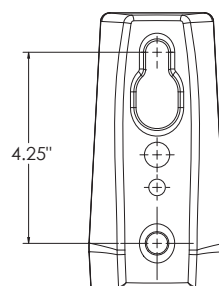
RPA



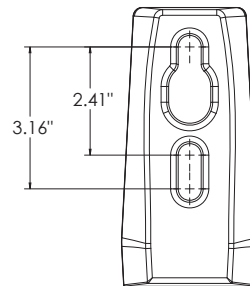
SPA5



RPA5

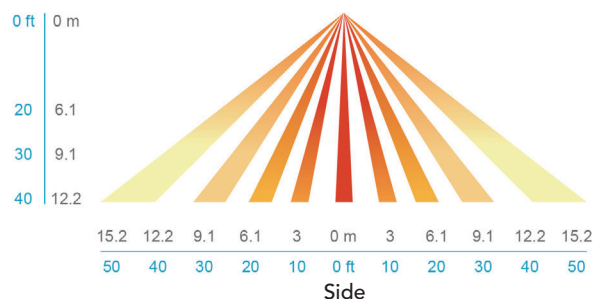
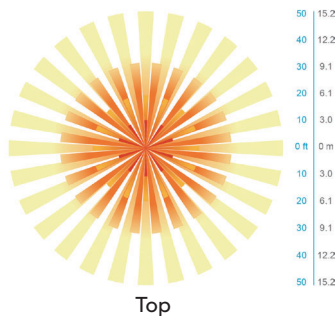


SPA8N



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.



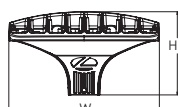
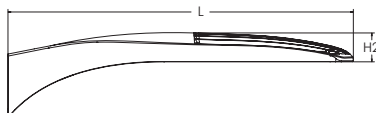
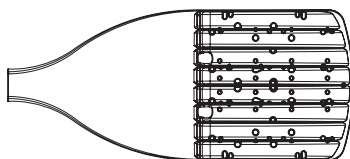
D-Series Size 1 LED Area Luminaire



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

S1A

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 ⁹	120 ^{16, 26}	SPA5 Square pole mounting #5 drilling ⁹
	P4	P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	BLC4 Type IV backlight control ³	208 ^{16, 26}	RPA5 Round pole mounting #5 drilling ⁹	
	P5				T4M Type IV medium	LCCO Left corner cutoff ³	240 ^{16, 26}	SPA8N Square narrow pole mounting #8 drilling	
	P10 ¹	P12 ¹	27K	2700K	80CRI	T4LG Type IV low glare ³	277 ^{16, 26}	WBA Wall bracket ¹⁰	
	P11 ¹	P13 ¹	30K	3000K	80CRI	TFTM Forward throw medium	347 ^{16, 26}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	
			35K	3500K	80CRI		480 ^{16, 26}		
			40K	4000K	80CRI				
		50K	5000K	80CRI					

Control options	Other options	Finish (required)
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} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 20, 21} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PER5 Five-pin receptacle only (controls ordered separately) ^{14, 21}	PER7 Seven-pin receptacle only (controls ordered separately) ^{14, 21} FAO Field adjustable output ^{15, 21} BL30 Bi-level switched dimming, 30% ^{16, 21} BL50 Bi-level switched dimming, 50% ^{16, 21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18, 19, 21} Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V) ²⁶ 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)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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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)

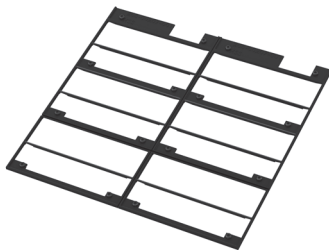
NOTES

- 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



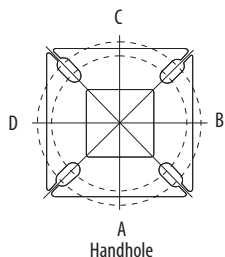
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

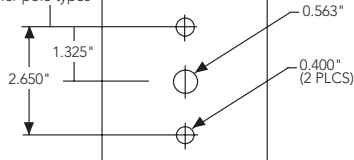


Handhole

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



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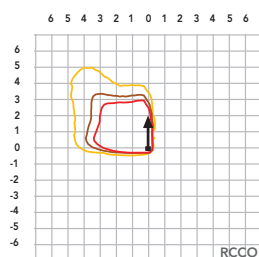
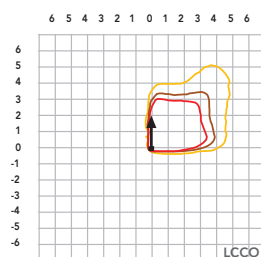
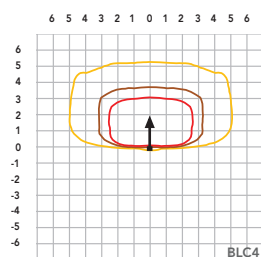
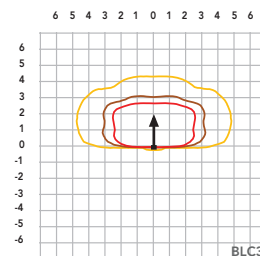
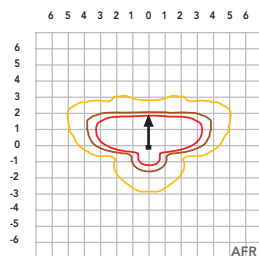
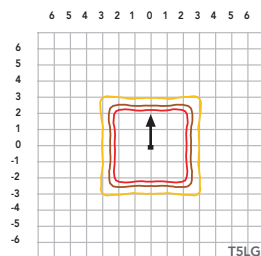
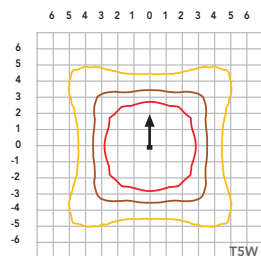
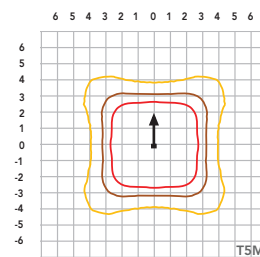
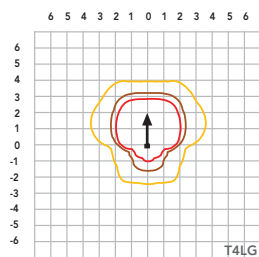
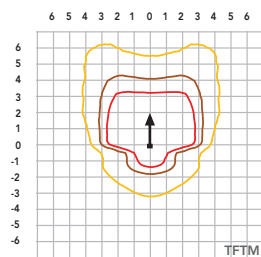
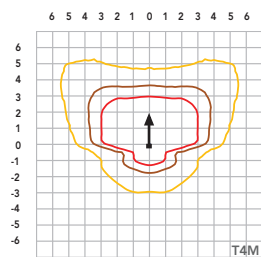
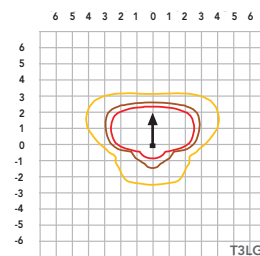
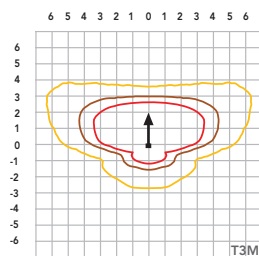
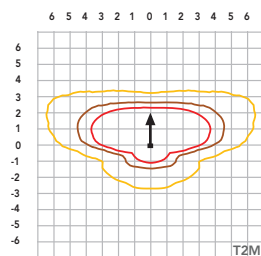
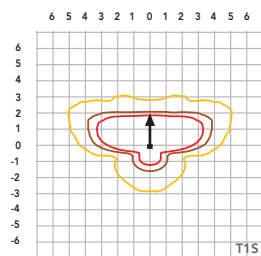
Photometric Diagrams

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



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

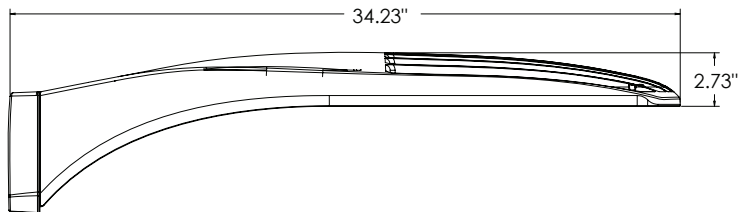
Lumen Output

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

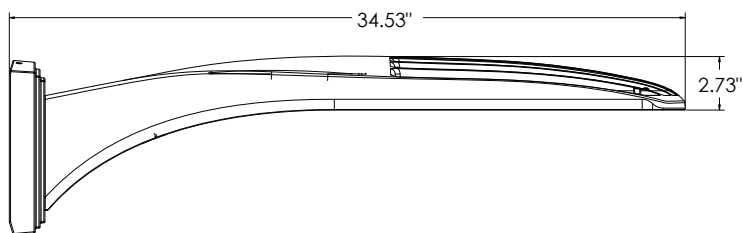
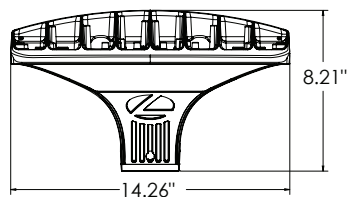
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

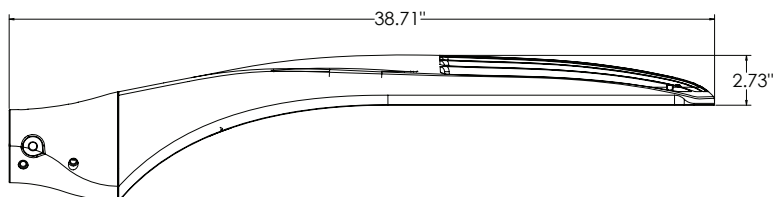
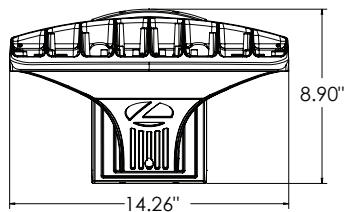
Dimensions



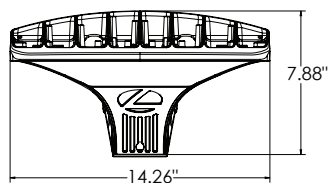
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



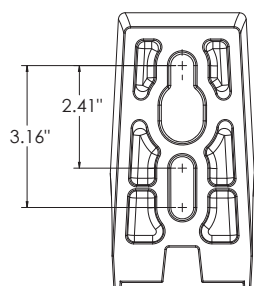
DSX1 with WBA mount
Weight: 38 lbs



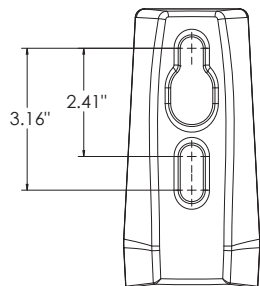
DSX1 with MA mount
Weight: 39 lbs



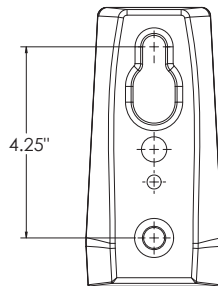
SPA (STANDARD ARM)



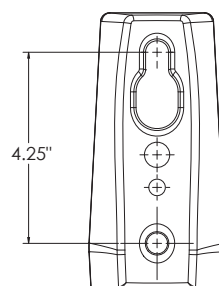
RPA



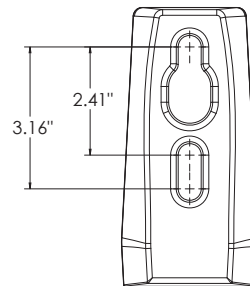
SPA5



RPA5

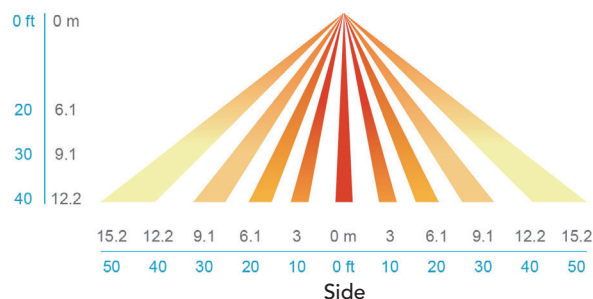
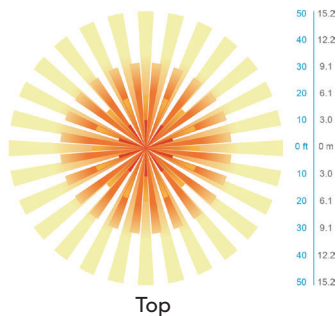


SPA8N



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.





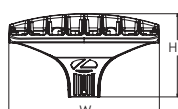
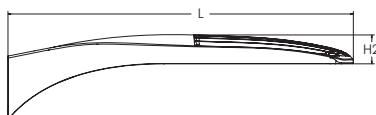
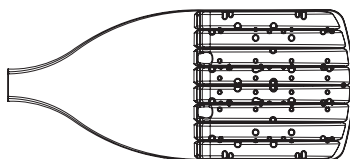
D-Series Size 1 LED Area Luminaire



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 **S1A**

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	MVOLT (120V-277V) ⁴	Shipped included
	P1 P6	30K 3000K	70CRI	T1S Type I short	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	120 ^{16, 26}	SPA5 Square pole mounting #5 drilling ⁹
	P4 P9			T3LG Type III low glare ³	208 ^{16, 26}	RPA5 Round pole mounting #5 drilling ⁹
	P5	(this section 80CRI only, extended lead times apply)		T4M Type IV medium	240 ^{16, 26}	SPA8N Square narrow pole mounting #8 drilling
	Rotated optics			T4LG Type IV low glare ³	277 ^{16, 26}	WBA Wall bracket ¹⁰
	P10 ¹ P12 ¹	27K 2700K	80CRI	TFTM Forward throw medium	347 ^{16, 26}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	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)	



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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)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

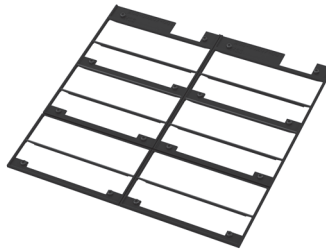
NOTES

- 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



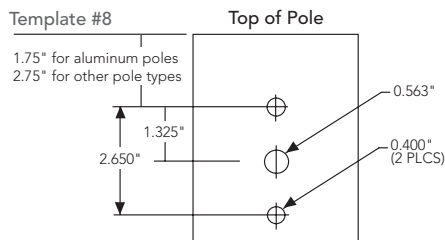
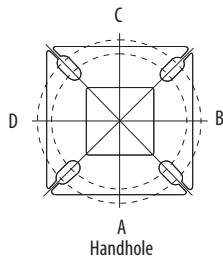
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



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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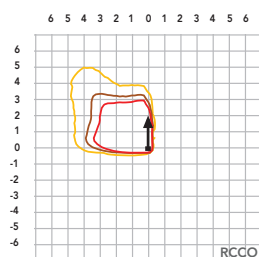
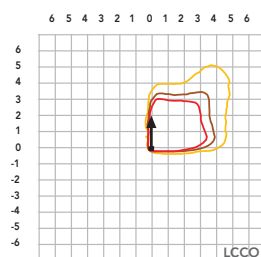
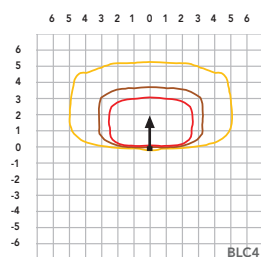
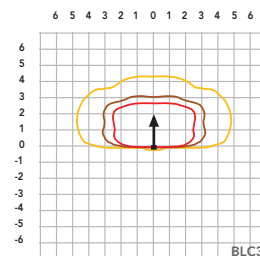
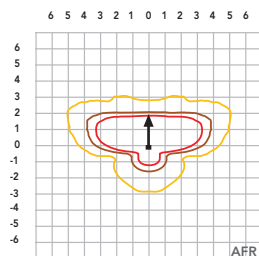
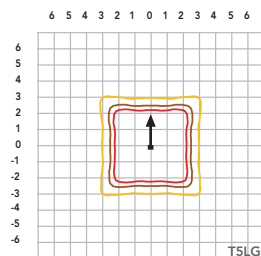
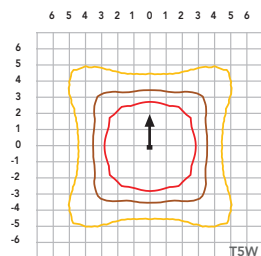
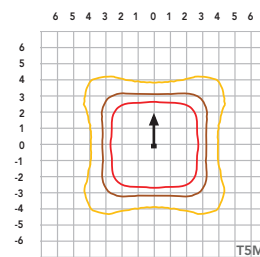
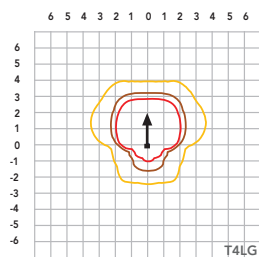
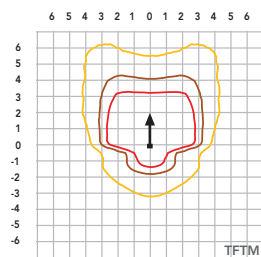
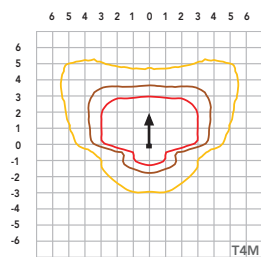
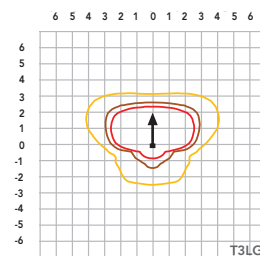
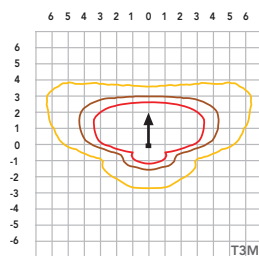
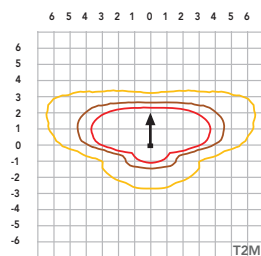
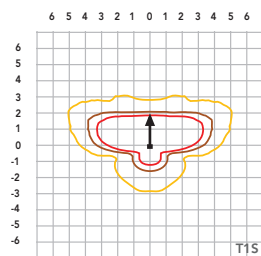
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

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



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

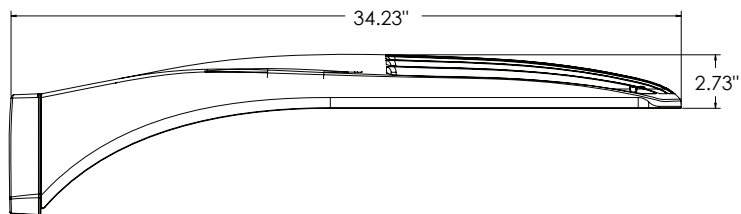
Performance Data

Lumen Output

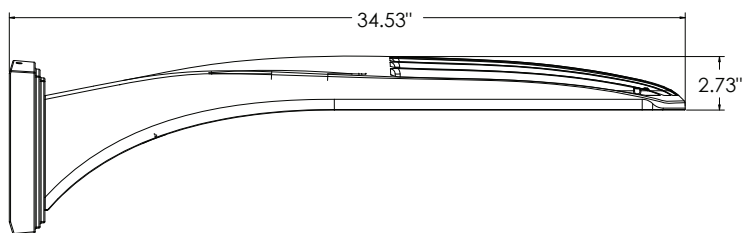
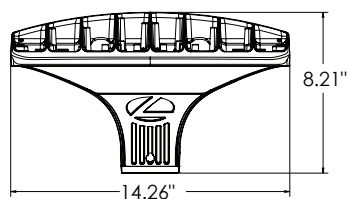
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

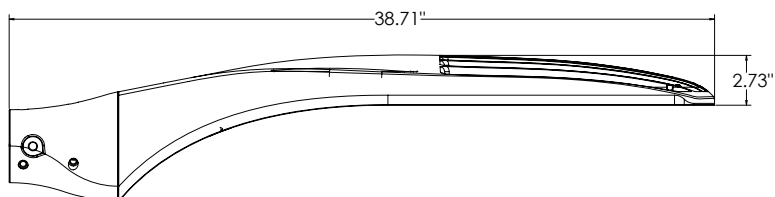
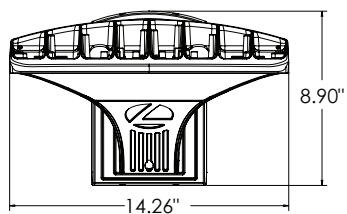
Dimensions



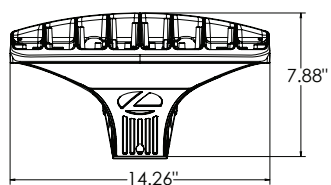
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



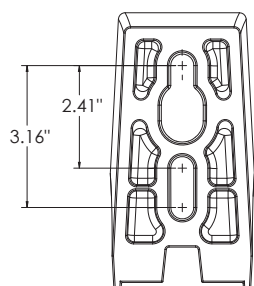
DSX1 with WBA mount
Weight: 38 lbs



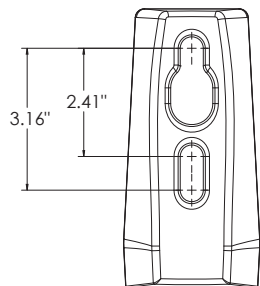
DSX1 with MA mount
Weight: 39 lbs



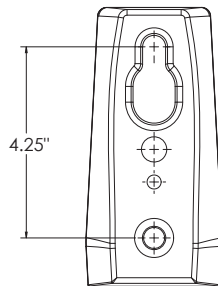
SPA (STANDARD ARM)



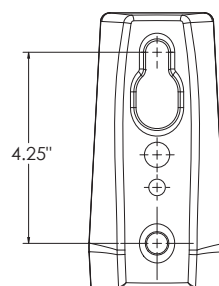
RPA



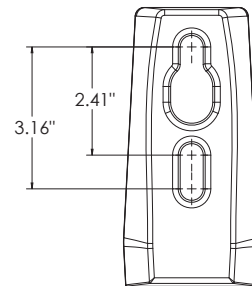
SPA5



RPA5

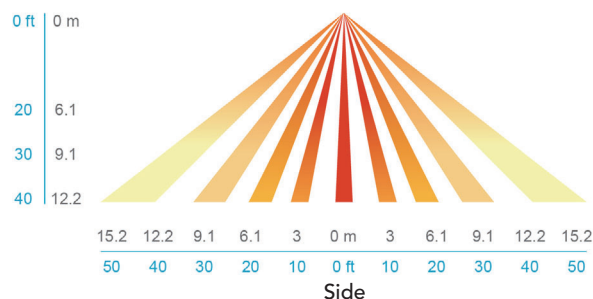
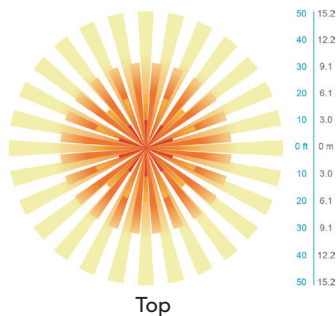


SPA8N



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.



D-Series Size 1 LED Area Luminaire



Catalog
Number

S1A

Notes

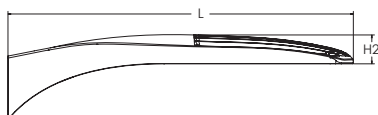
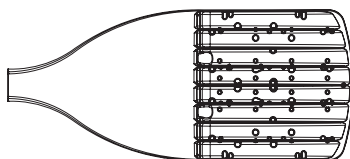
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d#series

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)



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)				
	P1 P6	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V) ⁴	Shipped included
	P2 P7	40K 4000K	70CRI	T1S Type I short	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T2M Type II medium	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
	P4 P9			T3M Type III medium	120 ^{16, 26}	SPA5 Square pole mounting #5 drilling ⁹
	P5	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	208 ^{16, 26}	RPA5 Round pole mounting #5 drilling ⁹
	Rotated optics			T4M Type IV medium	240 ^{16, 26}	SPA8N Square narrow pole mounting #8 drilling
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG Type IV low glare ³	277 ^{16, 26}	WBA Wall bracket ¹⁰
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM Forward throw medium	347 ^{16, 26}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI		480 ^{16, 26}	
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
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	DBLXD Black
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	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PER5 Five-pin receptacle only (controls ordered separately) ^{14, 21}	R90 Right rotated optics ¹	DBLTXD Textured dark bronze
	CCE Coastal Construction ²³	DBLBXD Textured black
	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
	BAA Buy America(n) Act Compliant	DWHGXD Textured white
	SF Single fuse (120, 277, 347V) ²⁶	
	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)	



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DSX1-LED
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COMMERCIAL OUTDOOR

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)

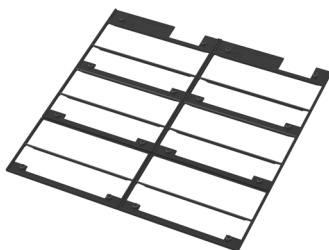
NOTES

- 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



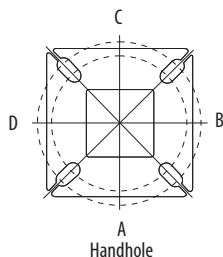
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

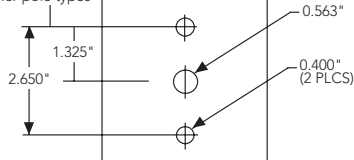


Handhole

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



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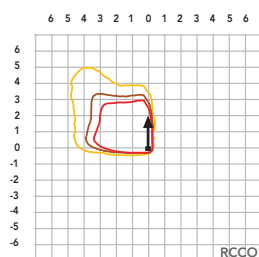
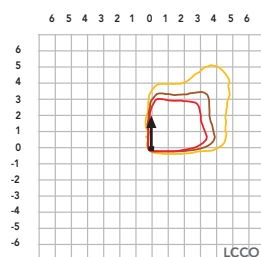
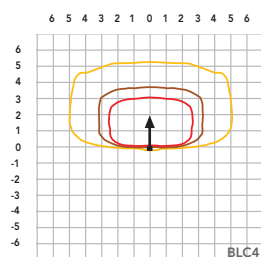
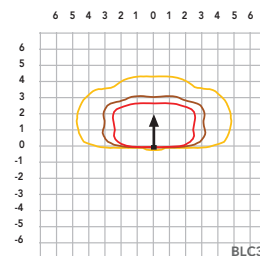
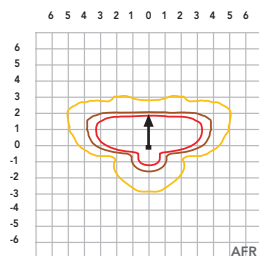
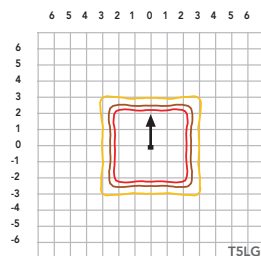
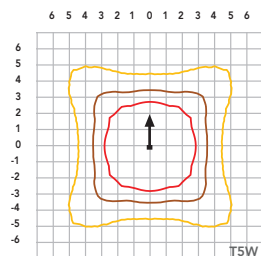
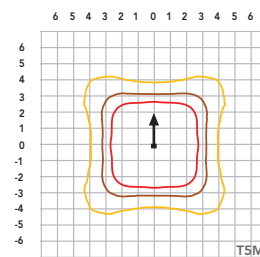
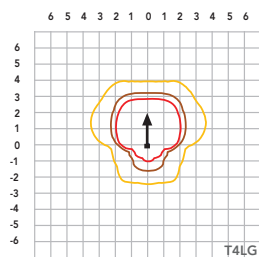
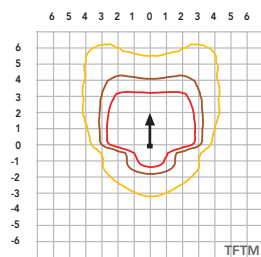
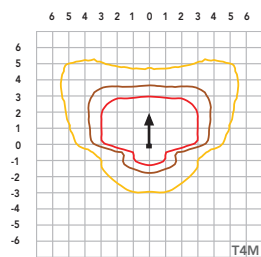
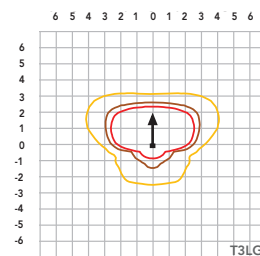
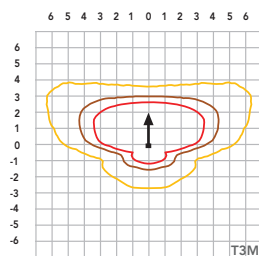
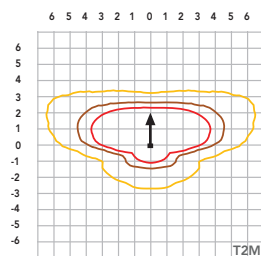
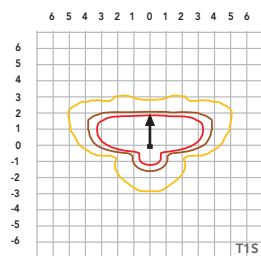
Photometric Diagrams

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



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
P2	68W	30	700	T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
P3	102W	30	1050	T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

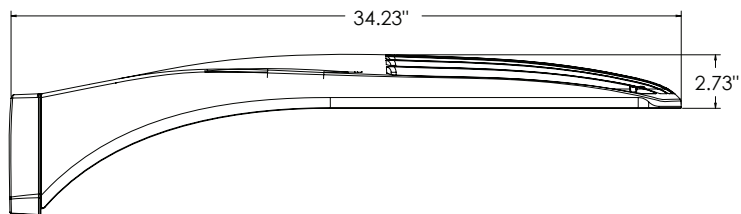
Lumen Output

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

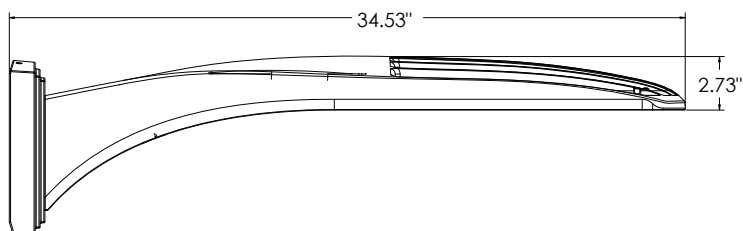
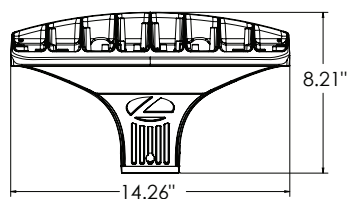
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

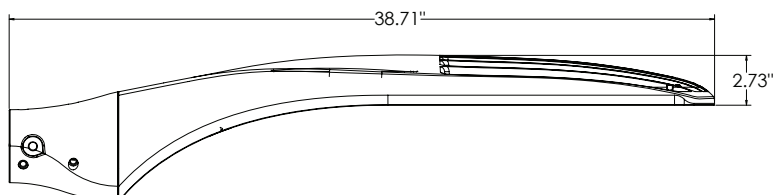
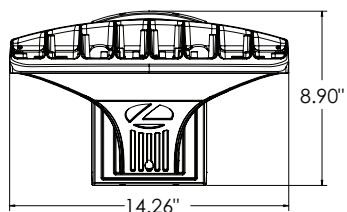
Dimensions



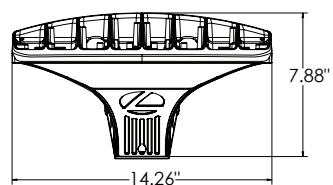
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



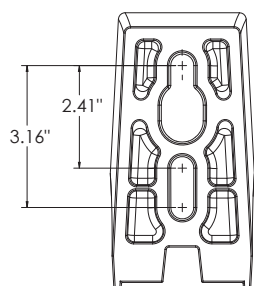
DSX1 with WBA mount
Weight: 38 lbs



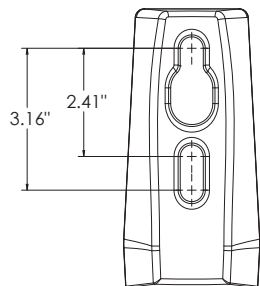
DSX1 with MA mount
Weight: 39 lbs



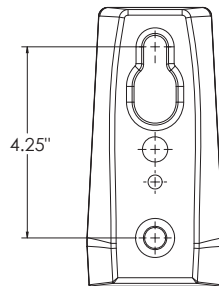
SPA (STANDARD ARM)



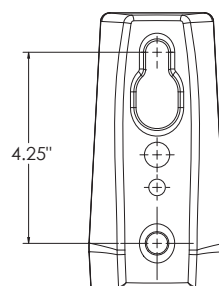
RPA



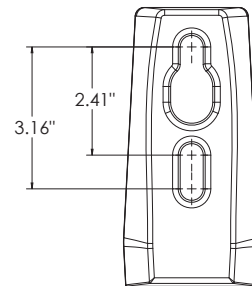
SPA5



RPA5

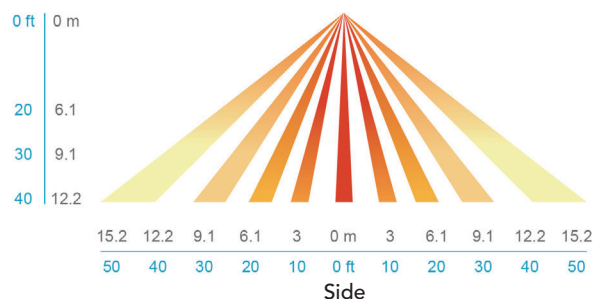
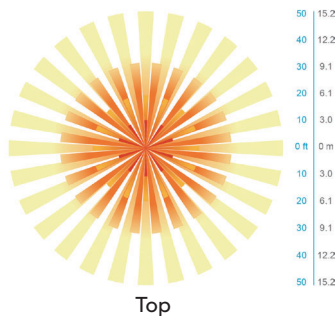


SPA8N



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.



Stormwater Permit Submittal

ERA Project #W23222.00

Prepared for:

David F. Schultz Associates, LTD

November 8, 2024

(2060-2080 Stonington Avenue, Hoffman Estates) – Harvest Community Church
Village of Hoffman Estates, Cook County, Illinois

November 8, 2024

Village of Hoffman Estates,
2060-2080 Stonington Avenue
Hoffman Estates, IL 60169

Subject: Civil Site Design & MWRD-WMO Stormwater Calculations

ERA is pleased to submit this report on the civil site design of this Harvest Community Church development at 2060-2080 Stonington Avenue, Hoffman Estates, IL. Enclosed you will find calculations, plans, exhibits and a narrative describing the proposed work for this project.

All work has been completed by me or someone directly under my supervision, and this sheet signed and sealed will encompass all documents pertaining to the stormwater report.

I appreciate the opportunity for your review of this project.

Sincerely,



Timothy D. Frisbie, P.E.
Project Manager



Expires: November 30, 2025

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- Proposed Conditions
- Stormwater
- Conclusion

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- ALTA/TCSM Land Title Survey
- MWRD Sewer Systems Permit 73-0030

STORMWATER REPORT

**Harvest Community Church
2060-2080 Stonington Avenue,
Hoffman Estates, IL 60169**

PROJECT SUMMARY

The project site is located at 2060-2080 Stonington Avenue, Hoffman Estates, IL 60169. The site has an existing commercial building, parking lot, small detention basin, and greenspace. The existing parking lot will be redeveloped and expanded as part of this project. The property is zoned as M1 Manufacturing.

The subject property is bounded by commercial properties to the west and north, and by Hassell Road and Stonington Avenue to the south and east respectively. The subject property has a total area of 2.418 acres, and 1.02 acres will be disturbed as part of this development. In accordance with the Village of Hoffman Estates and the MWRD-WMO Stormwater Ordinance, ERA has designed a storm water management plan that incorporates runoff and volume control for the redeveloped impervious areas for the site.

It is my professional engineering opinion that no regulatory flood protection areas exist within 100 feet of the proposed development and any and all unregulated flood protection areas including wetlands, floodplains, and riparian environments within 100 feet of the proposed development are not negatively impacted in any way by the proposed development.

EXISTING CONDITIONS

The site contains an existing building, asphalt parking lot and small detention basin with a minor storm sewer run. There are 1.83 acres of existing impervious area within the property boundary of 2.418 Acres. Runoff from the existing parking lot is captured by existing inlets and then flows southwest to the detention basin adjacent to Hassell Road. There are 3 access points to the property, 2 on Stonington Avenue and 1 on Hassell Road.

No floodplain or wetlands are present within the property (See Exhibit 2 - NWI Map and Exhibit 6 - FIRM).

PROPOSED CONDITIONS

The proposed project will consist of repaving a portion of the existing asphalt parking lot and replacing a portion of the existing parking lot with permeable pavers. The parking lot will also be expanded with permeable pavers. A curbline will be installed around the existing and proposed parking lots. The detention basin will have silt and sediment removed from the bottom to return the storage capacity that was permitted in the 1970s. The downstream 10" clay storm sewer run will be replaced with a 15" RCP storm sewer. The southern parking lot

access point along Stonington Avenue will be removed and reseeded.

The post construction impervious on the project site will be 1.67 acres. This is a reduction in the overall impervious area of the project site by 0.17 acres. This reduction is caused by a removal of the parking lot entrance as well as a conversion of a portion of the existing asphalt parking lot to permeable pavers.

STORMWATER

The development site contains an existing detention basin that was created under the Sewerage System Permit 73-0030. This detention basin was constructed to have a storage volume of 0.33 ac-ft with a 4" restrictor pipe. Currently the storage volume of the detention basin is less as erosion and sedimentation has occurred. As part of the proposed development the detention facility shall be expanded to meet the previously permitted storage requirements.

The current MWRD ordinance exempts non-residential property holdings less than 3.0 acres from meeting detention requirements. The detention basin was not originally required by MWRD and after discussions with Hoffman Estates, bringing the detention basin up to previously approved storage volumes would be sufficient.

A storm sewer network existing capturing water from the north and ultimately discharging into the detention facility to the southeast. This storm sewer system is to remain in place except for the further downstream connection into the basin. As part of the expansion of the basin and to ensure the storm sewers meet 10-year carrying capacity the downstream storm sewer is to be enlarged from a 10" clay pipe up to a 15" RCP.

An overland flow route is being established and a portion of curblin depressed along the southwest of the parking lot, immediately east of the detention facility. This depressed curb has been designed to allow water to flow into the proposed detention facility.

CONCLUSION

The proposed site development plan and stormwater report has been designed to satisfy the requirements of the Village of Hoffman Estates, and the MWRD.

COMPOSITE RUNOFF COEFFICIENT (C)

PROJECT: Harvest Community Church PERMIT NUMBER: _____
 LOCATION: 2060-2080 Stonington Avenue DATE: 10/28/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

☒ DETAINED AREA ☐ MAJOR STORMWATER SYSTEM
☐ UNRESTRICTED AREA ☐ OTHER: _____
☐ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

☐ PROPOSED CONDITION ☒ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Ex. Building	0.90	0.78	0.70
Ex. Sidewalk	0.90	0.03	0.03
Ex. Parking Lot	0.90	0.61	0.55
Ex. Curb	0.90	0.00	0.00
Open Space	0.45	0.99	0.45

TOTALS: 2.42 1.73

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{\boxed{1.73}}{\boxed{2.42}} \rightarrow \text{Composite C} = \boxed{0.72}$$

COMPOSITE RUNOFF COEFFICIENT (C)

PROJECT: Harvest Community Church PERMIT NUMBER: _____
 LOCATION: 2060-2080 Stonington Avenue DATE: 10/28/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

☒ DETAINED AREA ☐ MAJOR STORMWATER SYSTEM
☐ UNRESTRICTED AREA ☐ OTHER: _____
☐ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

☒ PROPOSED CONDITION ☐ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Permeable Pavers	0.75	0.45	0.34
Curb	0.90	0.06	0.05
Retaining Wall	0.90	0.02	0.02
Open Space	0.45	0.71	0.32
Asphalt Parking Lot	0.90	0.38	0.34
Ex. Building	0.90	0.78	0.70
Sidewalk	0.90	0.03	0.02

TOTALS: 2.42 1.80

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{\boxed{1.80}}{\boxed{2.42}} \rightarrow \text{Composite C} = \boxed{0.74}$$

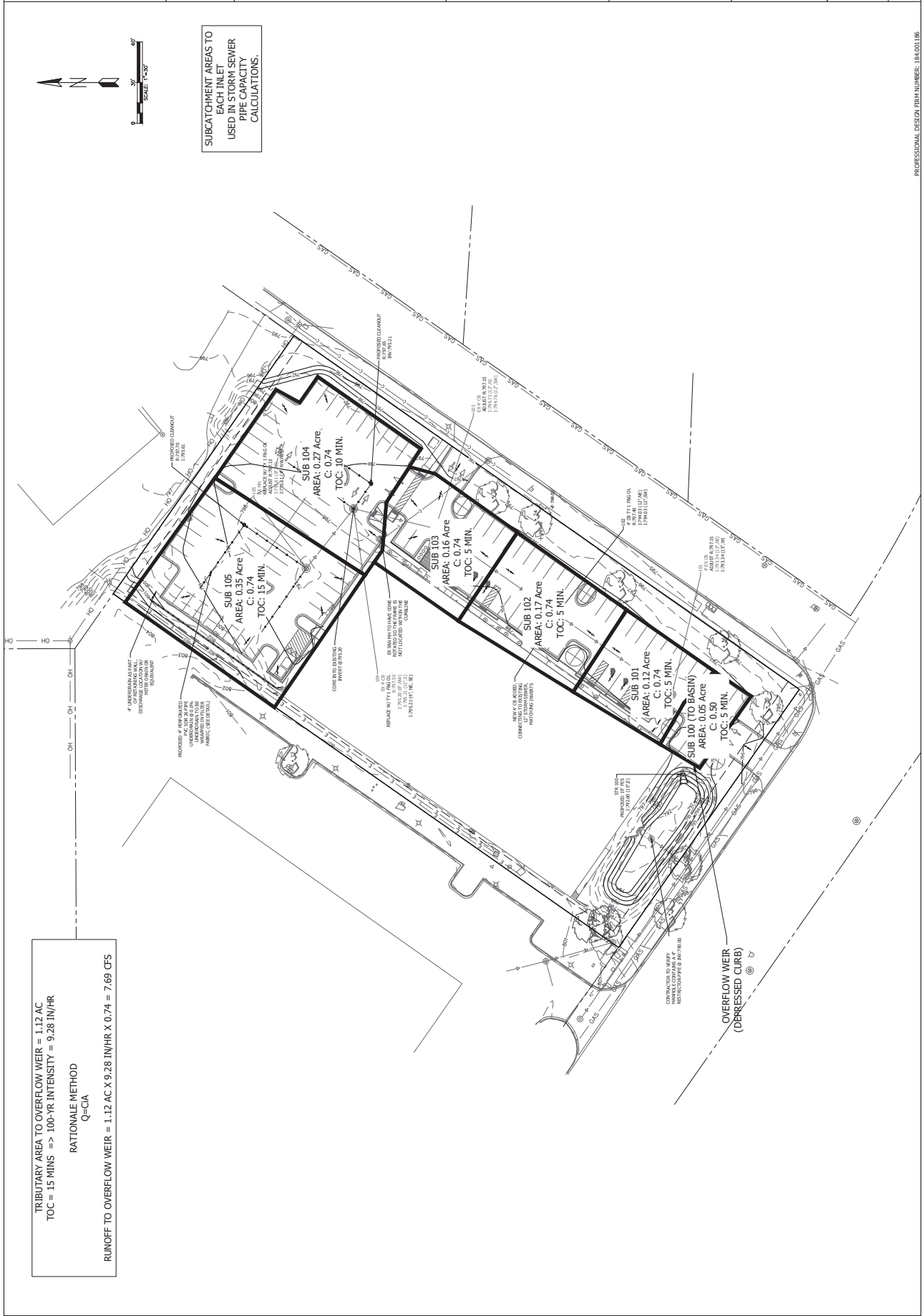
SUBCATCHMENT EXHIBIT		100 Harvest Community Church/Exhibit/W23222.00 Subcatchment Exhibit.dwg
DATE	:	09-09-2024
PROJECT #	:	W23222.00
DESIGNED BY	:	TF
DRAWN BY	:	-
CHECKED BY	:	-
DESCRIPTION:		2024-11-08: REVISION # 1

HARVEST COMMUNITY
CHURCH
2060-2080 STONINGTON AVENUE
HOFFMAN ESTATES, IL 60169
PROJECT # W21334-00

DAVID F. SCHULTZ ASSOCIATES, LTD.,
202 S. COOK STREET, SUITE 201
BARRINGTON, IL 60010
(224) 595-8669

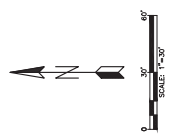
ENGINEERING
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WASHTONVILLE, ALABAMA 36655
PHONE: (205) 793-3660
FAX: (205) 793-2152
www.erasoftware.com



TRIBUTARY AREA TO OVERFLOW WEIR = 1.12 AC
 TOC = 15 MINS => 100-YR INTENSITY = 9.28 IN/HR
 RATIONALE METHOD
 Q=CIA
 RUNOFF TO OVERFLOW WEIR = 1.12 AC X 9.28 IN/HR X 0.74 = 7.69 CFS

SUBCATCHMENT AREAS TO EACH INLET USED IN STORM SEWER PIPE CAPACITY CALCULATIONS.



10' Year HGL Stormsewer Analysis (Storm Sewers Tributary to EX Detention Basin)																				
Pipe	From	To	Length (ft)	Drainage Area Inc (sq. ft)	Drainage Area Total (sq. ft)	Runoff Coeff "c"	Area X "c" Inc (sq. ft)	Area X "c" Total (sq. ft)	ToC Inlet (min)	ToC System (min)	Rain "i" (in/hr)	Runoff "Q" (cfs/ft)	Total Q (cfs)	Pipe Dia. (ft)	Full Q (cfs)	Velocity Full (ft/s)	Sec. Time (min)	Invert Elevation U/S	Invert Elevation D/S	Slope
100	101	STR 100	59.22	5194.62	46629.8	0.74	3844.02	34506.05	5	15.868	5.459	4.361	4.361	1.25	11.747	9.573	0.111	793.34	792.6	1.25%
101	102	101	103.29	7440.65	41435.17	0.74	5506.08	30662.03	5	15.612	5.489	3.896	3.896	1	4.734	6.027	0.256	794.03	793.34	0.67%
102	103	102	109.53	6798.34	33994.53	0.74	5030.77	25155.95	5	15.33	5.522	3.215	3.215	1	4.734	6.027	0.282	794.76	794.03	0.67%
103	104	103	61.7	11848.77	27196.19	0.74	8768.09	20125.18	10	15.172	5.54	2.581	2.581	1	5.111	6.508	0.158	795.21	794.73	0.78%
104	105	104	56.04	15347.42	15347.42	0.74	11357.09	11357.09	15	15	5.56	1.462	1.462	0.67	1.681	4.816	0.172	795.61	795.2	0.73%

Structure ID	Pipe Size D (ft)	Pipe Flow Q (cfs)	Pipe Length (ft)	Water Velocity V (ft/s)	Normal Depth Elevation - a (ft)	Conduit Critical Depth Elevation - d (ft)	Velocity Head $V^2/2g$ (ft)	Energy Grade Line Loss - EGL (ft)	Hydraulic Grade Line Loss - HGL (ft)	Friction Slope S _f	Total Pipe Loss (ft)	Energy Grade Line - EGL (ft)	Hydraulic Grade Line - HGL (ft)	Flow Energy - Ea (ft)	Access Hole Energy - Ega	U/S Top of Conduit (ft)	Surface Elev. (ft)
STR 100																	
101	1.25	4.361	59.72	8.856	0.53	0.85	1.22	794.35	793.13	0.00%	0	795.09	793.87	1.75	795.09	793.85	795.31
102	1	3.896	103.29	4.96	1	n/a	0.38	795.24	794.86	0.50%	0.47	795.71	795.33	1.78	795.81	794.34	797.15
103	1	3.215	109.53	4.094	1	n/a	0.26	795.91	795.65	0.30%	0.34	796.25	795.99	1.58	796.34	795.03	797.4
104	1	2.581	61.7	3.286	1	n/a	0.17	796.41	796.24	0.20%	0.12	796.53	796.37	1.42	796.63	795.73	797.15
105	0.67	1.462	56.04	4.187	0.67	n/a	0.27	796.74	796.46	0.60%	0.31	797.05	796.77	1.49	797.1	795.87	797.13

**Analysis conducted using URBAN DRAINAGE DESIGN MANUAL - Hydraulic Engineering Circular No.2 Third Edition



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phone 630.393.3060
fax 630.393.2152

PROJECT: Harvest Community Church
LOCATION: Harvest Community Church
PROJECT #: W23222.00

BY: TDF
DATE: 09-03-2024
REVISED:

Ex. Stage-Storage

Elevation (ft)	Area		Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)
	(ft ²)	(ac)			
792.00	375	0.009			0.000
			0.023	0.023	
793.00	1,630	0.037			0.023
			0.049	0.049	
794.00	2,630	0.060			0.072
			0.070	0.070	
795.00	3,465	0.080			0.142
			0.087	0.087	
796.00	4,150	0.095			0.229



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Warrenville, Illinois 60555

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phone 630.393.3060
fax 630.393.2152

PROJECT: Harvest Community Church
LOCATION: Harvest Community Church
PROJECT #: W23222.00

BY: TDF
DATE: 08-29-2024
REVISED:

Prop Stage-Storage

Elevation (ft)	Area		Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)
	(ft ²)	(ac)			
791.17	700	0.016			0.000
			0.025	0.021	
792.00	1,465	0.034			0.021
			0.041	0.041	
793.00	2,126	0.049			0.062
			0.057	0.057	
794.00	2,802	0.064			0.118
			0.073	0.073	
795.00	3,553	0.082			0.191
			0.091	0.091	
796.00	4,367	0.100			0.282
			0.108	0.054	
796.50	5,000	0.115			0.336



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Warrenville, Illinois 60555

phone 630.393.3060
fax 630.393.2152

PROJECT: Harvest Community Church
LOCATION: Harvest Community Church
PROJECT #: W23222.00

BY: TDF
DATE: 10/28/2024
REVISED:

Curbline

EMERGENCY OVERLAND FLOW WEIR CONVEYANCE

DESCRIPTION: Supressed Rectangular Weir

WEIR FLOW EQUATION: $Q = 3.33L(H)^{1.5}$

HYDRAULIC DIMENSIONS		#1
WEIR LENGTH	FT.	18
WEIR COEFFICIENT		3.33
WEIR ELEV.	(FT NAV88)	796.39

ELEVATION-DISCHARGE RELATIONSHIP

ELEVATION	Q-WIER
(feet)	(cfs)
796.39	0.00
796.49	1.90
796.59	5.36
796.65	7.95
796.69	9.85
796.75	12.95

<--100-YR HWL*

*Flows determined from Tributary Exhibit = 7.69 cfs



**Exhibit 1
Location Map**

Lat/Long: 42.034648°, -88.082729°

— Project Study Location



Client: David F. Schultz
Associates, Ltd.
Project Name: Harvest Community Church
ERA Project #: W23222.00
Source: Google Maps

Not to Scale



Engineering Resource Associates, Inc.
3S701 West Avenue, Suite 150
Warrenville, IL 60555
Phone: (630) 393-3060 FAX: (630) 393-2152

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Exhibit 2
National Wetland Inventory Map
 Lat/Long: 42.034648°, -88.082729°

— Project Study Location



Client: David F. Shultz Associates, Ltd.
 Project Name: Harvest Community Church
 ERA Project #: W23222.00
 Source: USFWS NWI Mapper

Not to Scale



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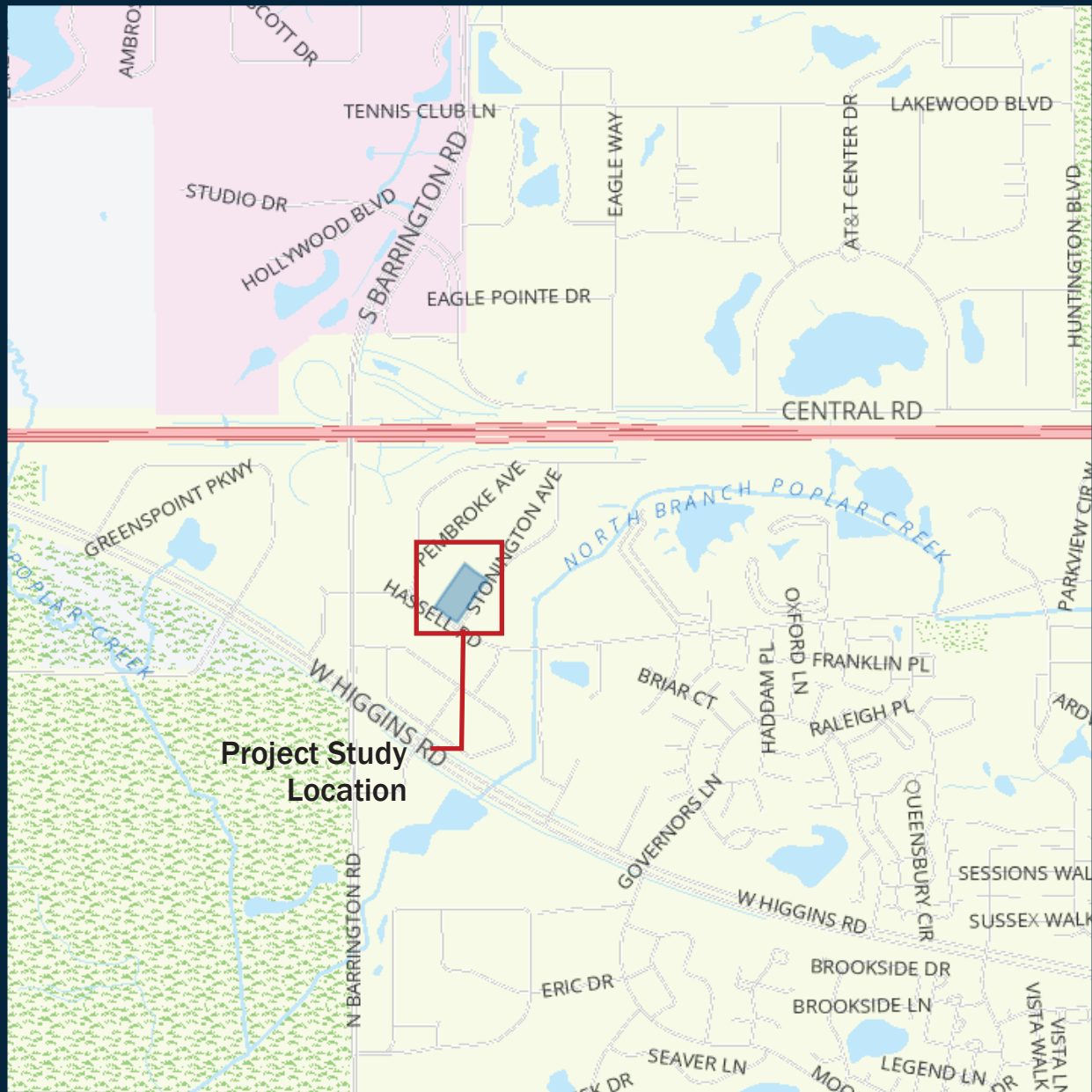


Exhibit 3

Cook County Wetland Map
Lat/Long: 42.034648°, -88.082729°

— Project Study Location



Client: David F. Shultz
Associates, Ltd.
Project Name: Harvest Community Church
ERA Project #: W23222.00
Source: Cook County GIS

Not to Scale



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Exhibit 4
Aerial Photograph
 Lat/Long: 42.034648°, -88.082729°
 — Project Study Location



Client: David F. Shaultz Associates, Ltd.
 Project Name: Harvest Community Church
 ERA Project #: W23222.00
 Source: Google Earth

Not to Scale



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**Project Study
Location**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	9.4	1.1%
146B	Elliott silt loam, 2 to 4 percent slopes	4.0	0.5%
223B	Varna silt loam, 2 to 4 percent slopes	172.4	20.4%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	57.4	6.8%
290B	Warsaw silt loam, 2 to 4 percent slopes	8.3	1.0%
294B	Symerton silt loam, 2 to 5 percent slopes	14.8	1.7%
320B	Frankfort silt loam, 2 to 4 percent slopes	2.9	0.3%
320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	4.8	0.6%

**Exhibit 5
NRCS Soils Map**

Lat/Long: 42.034648°, -88.082729°

— Project Study Location



Client: David F. Shultz
Associate , Ltd.
Project Name: Harvest Community Church
ERA Project #: W23222.00
Source: USDA Web Soil Survey

Not to Scale



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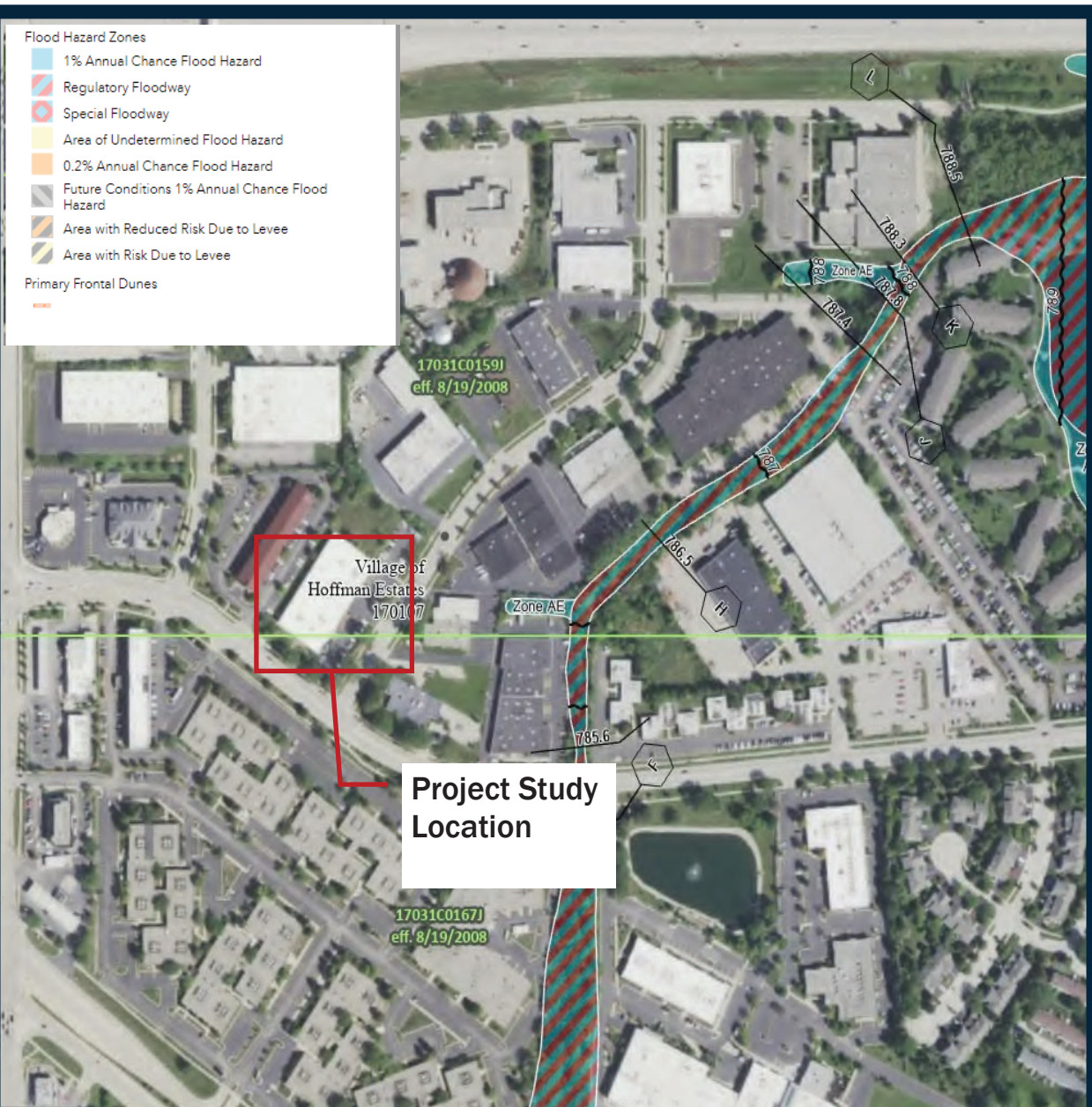


Exhibit 6
FEMA Flood Insurance Rate Map
 Lat/Long: 42.034648°, -88.082729°
 — Project Study Location



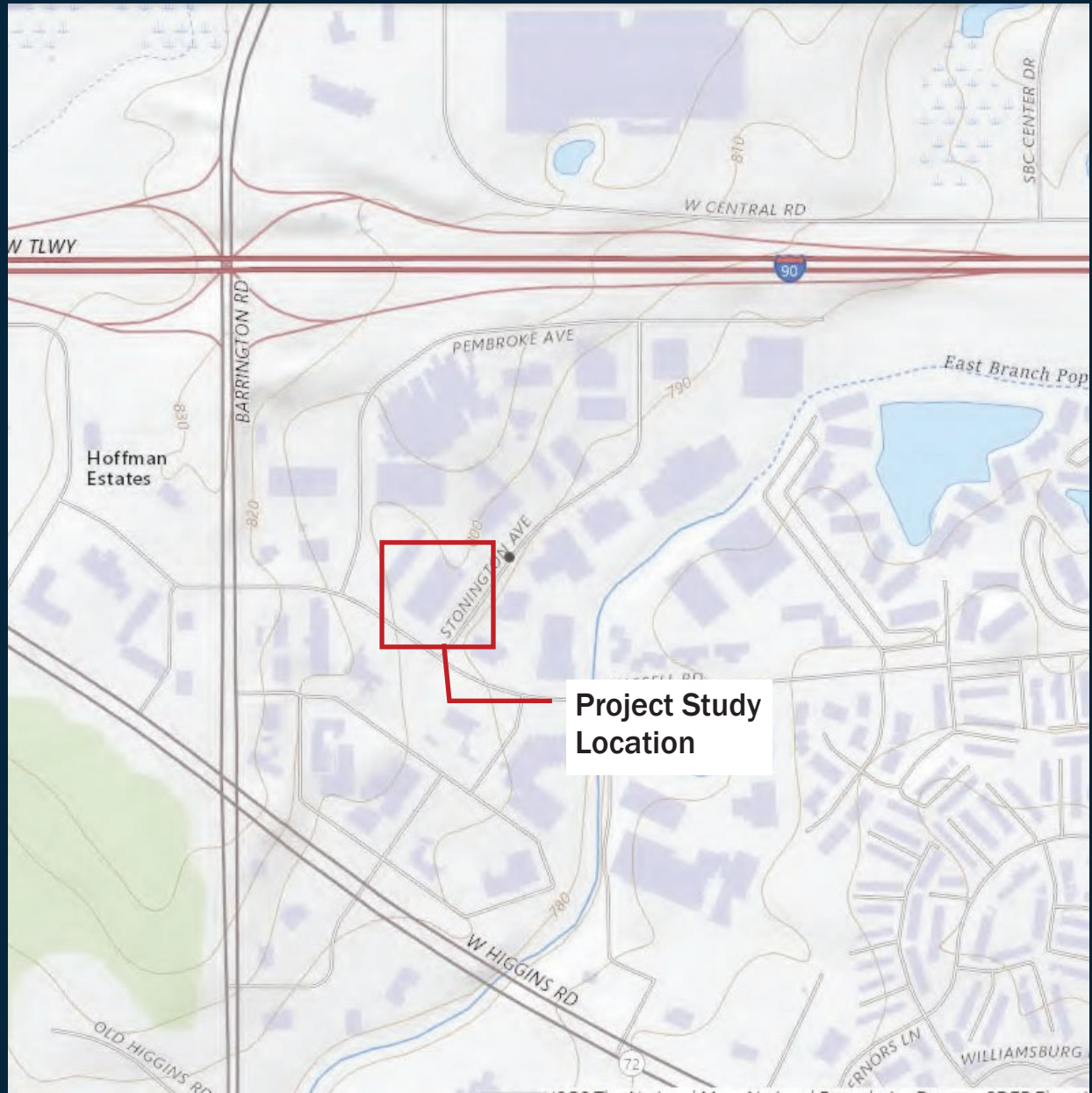
Client: David F. Shultz Associate, Ltd.
Project Name: Harvest Community Church
ERA Project #: W23222.00
Source: FEMA FIRM Viewer

Not to Scale



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Project Study Location

Exhibit 7

Topographic Map

Lat/Long: 42.034648°, -88.082729°

— Project Study Location



Client: David F. Shultz Associates, Ltd.
Project Name: Harvest Community Church
ERA Project #: W23222.00
Source: USGS National Map

Not to Scale



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OFFICE COPY 6013-668



SEWERAGE SYSTEM PERMIT

73 JAN 17 PM 1:15

MET. SAN. DIST.
OF GREATER CHICAGO

100 EAST ERIE, CHICAGO, ILLINOIS 60611 - Superior 7 - 8900

BEN SOSEWITZ, General Superintendent
FORREST C. NEIL, Chief Engineer

73 0030

M.S.D. File Number

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INSTRUCTIONS FOR FILLING FORM: Submit typed form in triplicate; complete all information or indicate non-applicability; do not leave any blank spaces, use "X" for checking applicable information. Submit four copies of plans and location map.

PROJECT INFORMATION: Name

of project (as shown on plans): Office Building

Location of project (street address or with respect to two major streets): New Hassel Road and Stonington Ave.

Section 6, Township 41 N, Range 10 E, USGS Quadrangle Streamwood

Municipality Hoffman Estates Combined Sewer Area: Yes ☐ / No ☒

(MSD USE ONLY: X 05518, Y 19653, Code 053, Service Basin 460-1)

NATURE OF CONSTRUCTION: This project includes (check applicable items by "X")

Sanitary main (trunk or lateral) ☐; Storm sewers ☒; Extension of existing local sewer system ☐;
Direct connection to MSD ☐; Building service sewers ☒; If building service is proposed, indicate if connection is to be made to existing facilities ☒ / to proposed facilities ☐.

SEWER APPURTENANCES PROPOSED: Check applicable items by "X" and furnish additional data or details as required: Drop manholes ☐; Stream crossing ☐; Siphons ☐; Direct connections to MSD ☐. Identify owners of all sewer systems from project to MSD interceptor _____

Village of Hoffman Estates, IL

SANITARY SEWER CONSTRUCTION: Approximate starting date: 2/72, Completion time: 6/72

SANITARY SEWER SUMMARY: Include building service sewers (stubs or risers), if any:

Pipe size - inches	4" CTP	6" VCP					
Total length - feet	5	51					
Min. slope used - %	1%	1% - 13%					
Max. slope used - %	1%	1% - 13%					
Material and specification	A 21.6	C-200					
Joint and specification	A 21.11	C-425					
Total manholes							

(MSD USE ONLY: Point of discharge of Sanitary Sewers: X 05724 Y 19581, Service Basin 460-1)

Form MSD-LSS-71-0104 (2, 3R, 1R)

AYT:WS

page 1

TYPE OF PROJECT: Sewer Main ☐; Lift Station ☐; Force Main ☐; Treatment Facilities ☐; Residential ☐; Commercial ☒; Industrial ☐; Institutional ☐; Recreational ☐; Other (specify) _____

_____. (Complete the applicable additional information below.)

SEWER MAIN: Immediate population served _____, Potential Service Area _____ acres. (Enclose map of service area.) Potential ultimate population (or population equivalent) _____. Approximate date when ultimate population will be reached _____.

LIFT STATION AND FORCE MAIN: Submit design data and map of service area. (Use special MSD form.)

TREATMENT FACILITIES: Plant capacity _____ population equivalent

Quality of raw sewage: 5-day BOD _____, SS _____, pH _____. Type of facilities

(must be in accordance with SWB requirements) _____.

BUILDING INFORMATION

Building sewer services are ☒ / are not ☐ proposed under this permit. If proposed, complete information below:

1. **RESIDENTIAL BUILDINGS:** Single family ☐; Multiple family ☐. Buildings served under this permit: total dwelling units _____, estimated total population _____. If multi-family units, indicate: Number of buildings _____; Number of dwelling units per building _____; Total number of services proposed _____.

2. **NON-RESIDENTIAL BUILDINGS:** Furnish the following information, and the additional information below, as applicable: Number of buildings to be served 1; Number of services under this permit 1. Estimated number of employees 70; Estimated number of occupants _____.

a. **Commercial:** Describe use of building office. Building service will discharge: domestic sewage only ☒ / other sewage ☐. If sewage other than domestic will be discharged, indicate method of control provided: Grease separators ☐; triple basin ☐; other (specify) _____. Indicate whether inside ☐ / outside ☐ of building.

b. **Industrial:** Product manufactured or process used: None. Is industrial waste produced: Yes ☐ / No ☒. If yes, indicate: Quantity of waste _____ gpd, 5-day BOD _____, SS _____, pH _____. Method of treatment provided _____.

_____. Method of disposal _____. Building service will discharge: domestic sewage only ☐ / industrial waste and other sewage ☐.

c. **Institutional, Recreational, and Other:** Indicate type and described use of building: _____

FLOOD PLAIN: Project is partially ☐ / totally ☐ in Flood Plain; Project is not ☒ in Flood Plain. Flood Plain Crest elevation is _____ as established by Local Flood Plain Ordinance ☐ / as interpolated from USGS ☐. Name of USGS Quadrangle Streamwood. Name of stream N.A.. Interpolation between River Miles No. _____ and No. _____.

STORM DRAINAGE INFORMATION: Design storm frequency 10 years. Total area of project 2.41 acres. Impervious area within project (paved, roofed, etc.) 1.10172 acres. Is detention provided: Yes ☒ / No ☐. Detention capacity 0.34 acre-ft = 1.66 inches of rain. For Combined Sewer Areas: Is catch basin or other restriction provided: Yes ☐ / No ☐.

(MSD USE ONLY: Point of discharge of storm waters: X 05529, Y 19650, Drainage Basin 535

OFFICE COPY

CONDITIONS OF THE PERMIT

73-030

M.S.D. File Number

This permit is issued subject to the conditions outlined below, and to any other additional Special Conditions contained on page 6 hereof.

1. Compliance with Rules and Regulations. The Permittee hereby expressly assumes all responsibilities for meeting the requirements of all applicable rules, regulations, ordinances and laws of Local, State and Federal authorities, as well as meeting the administrative requirements issued in writing by the General Superintendent of the Metropolitan Sanitary District of Greater Chicago, or his authorized representative.
2. Indemnification. The Permittee hereby expressly assumes all responsibility for or in connection with this permit and agrees to defend, indemnify and save harmless the Metropolitan Sanitary District from and against any and all claims, costs, damages, or expenses it may suffer, incur, sustain or become liable for on account of any injury to, or death of, any person or persons, or any damage to, or destruction of, any real estate or personal property that may be caused by the construction, use, state of repair, operation and maintenance of the proposed facilities, arising out of or in consequence of the issuance of this permit. The provisions of this paragraph shall extend to indemnify and save harmless the Metropolitan Sanitary District from any claims or damages arising out of or in connection with the termination or revocation of this permit.
3. Costs. It is expressly stipulated and clearly understood that the sewerage system or facilities for which the permit is issued shall be constructed, operated and maintained at no cost to the Metropolitan Sanitary District, and that this permit does not convey the right to construct said sewerage system through any lands of the Metropolitan Sanitary District or any other parties.
4. Other Construction. The Metropolitan Sanitary District reserves the right, privilege and authority to permit others to reconstruct, change, alter and replace all sewers and appurtenances thereto at the point of connection of any sewerage system to a Sanitary District Interceptor and/or in public right-of-ways or Sanitary District easements, and to introduce additional sewage flow through this connection into the intercepting sewer of said Sanitary District.
5. Interceptors Overloading. The Metropolitan Sanitary District hereby serves notice that its interceptors may flow full or under head and may surcharge, and that flooding of the proposed system may occur. The Permittee agrees that the proposed systems shall be constructed, operated and maintained at the sole risk of the Permittee.
6. Adequacy of Design. The plans, specifications and other data and documents submitted for this permit are made a part hereof. In issuing this permit, the Metropolitan Sanitary District shall not be considered as approving the adequacy of the design.
7. Non-transferability. This permit may not be assigned or transferred without the written consent of the General Superintendent of the Metropolitan Sanitary District.
8. Termination. It is clearly understood and agreed that this permit may at any time be terminated by the General Superintendent by issuing a notice of termination to the Permittee. The Permittee agrees that, within thirty (30) days from the date of said notice of termination, he will stop all operations, discontinue any discharges and disconnect the sewage system or facilities constructed under this permit. If the

Permittee fails to meet his obligation under this paragraph, the Metropolitan Sanitary District shall have the right to disconnect said system. The Permittee hereby agrees to pay for any costs incurred by the District for said disconnection.

9. Expiration. This permit shall expire if construction has not started within one (1) year from the date of issue. Construction under an expired permit is deemed Construction without permit. All construction under this permit shall be completed within two (2) years after start of construction. If conditions so warrant, an extension may be granted.
10. Revocation. In issuing this permit, the Metropolitan Sanitary District has relied upon the statements and representations made by the Permittee. Any misrepresentation shall be cause for revocation of this permit, and all the rights of the Permittee hereunder shall immediately become null and void.
11. Advance Notice. Prior to commencement of construction under this permit, the Permittee shall give the District an advance notice of at least 72 hours.
12. Compliance with Plans and Specifications. All construction shall be in accordance with the plans and specifications submitted for this permit and made a part hereof. No changes in, or deviation from the plans and specifications which affect capacity, service area or permit requirements shall be permitted unless revised plans shall have been submitted to, and approved by, the Metropolitan Sanitary District. The permit, together with a set of the plans and specifications (revised plans and specifications, if any) shall be kept on the job site at all times during construction until final inspection and approval by the District.
13. Construction Inspection. All sewer construction shall be inspected and approved by a registered professional engineer acting on behalf of the Permittee or the owner of the project, or by a duly authorized and competent representative of the professional engineer. No sewer trenches shall be backfilled except as authorized by the professional engineer after having inspected and approved the sewer installation. After completion of construction, the permittee and the Inspection Engineer shall submit on the form prescribed by the District, certification that the project has been completed in accordance with the plans and specifications and in accordance with the terms and conditions of the permit.
14. Testing and Approval. All construction under this permit shall be subject to inspection, testing and approval by the Metropolitan Sanitary District. All testing shall be made, or caused to be made, by the Permittee at no cost to the District and in the presence of the District representative. Upon satisfactory completion of construction, the Permittee and the owner shall submit, or cause to be submitted, a completion certificate and request for approval on the form prescribed by the District. No sewer or other facilities shall be put in service until it has been approved by the District and until all the conditions of the permit have been satisfactorily met.
15. Storm Waters. Discharges into the sanitary sewer system constructed under this permit shall consist of sanitary sewage only. Storm waters shall not be permitted to enter the sanitary sewer system. Roof and footing drains shall not be connected to the sanitary sewer system constructed under this permit.
16. "As-Constructed" Drawings. Within sixty (60) days after final inspection and approval by the District, the Permittee shall furnish, or cause to be furnished to the District a set of "As-Constructed" drawings.

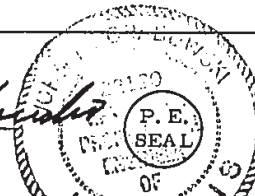
CERTIFICATE BY DESIGN ENGINEER: I hereby certify that the project described herein has been designed in accordance with the requirements set forth in this application and all applicable ordinances, regulations, and Local, State and Federal laws; that the storm drainage has been checked; and that where the design involves one or more connections to an existing local sewer system, the capacity of said system has been examined and the adequacy of the system is found to be as follows:

(Adequate)(Inadequate) for proposed additional sanitary sewage flow - Dry weather. Adequate
(Adequate)(Inadequate) for proposed additional sanitary sewage flow - Wet weather. Adequate

Other comments: _____

Title of plans submitted: Union Oil Company Total No. of sheets in set 2 Plans dated: 1-4-73
ELK GROVE ENGINEERING COMPANY
Engineer: CONSULTING CIVIL ENGINEERS Telephone 439-0810
33 Park And Shop Lane
Address: Elk Grove Village, Illinois 60007 City, _____

Date 1-9-73 Signature John M. Grabowski
(Name and Title)



CERTIFICATE BY MUNICIPAL OR SYSTEMS ENGINEER: I certify that the information contained herein, or submitted with this application, has been examined and is found to meet the requirements of the municipality and of the Metropolitan Sanitary District. The designed storm drainage is proper and adequate. The existing local sewer system to which the project discharges has been examined and the adequacy of the system to receive the additional flow from the proposed project is found to be as follows:

(Adequate)(Inadequate) for proposed additional sanitary sewage flow - Dry weather. A
(Adequate)(Inadequate) for proposed additional sanitary sewage flow - Wet weather. A

Other comments: _____

Engineer: John W. Hossack Telephone 882-9100
Address: 1200 N. Gannon Drive City Hoffman Estates, Ill.

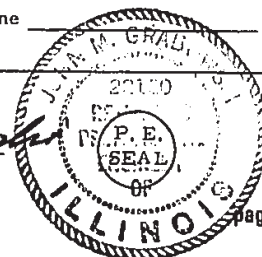
Date 1/12/73 Signature John W. Hossack
(Name and Title)
Director of Public Works



INSPECTION OF SEWER CONSTRUCTION: I hereby certify that construction of the project will be in substantial compliance with the data and the plans submitted with this application; that approval will be obtained from the Metropolitan Sanitary District prior to making any changes that would affect capacity, service area or the permit requirements; that a set of "As-Constructed" drawings certified to be correct over the signatures of both the contractor and the undersigned engineer will be furnished to the Metropolitan Sanitary District within sixty (60) days after testing and approval by the District of the completed work.

ELK GROVE ENGINEERING COMPANY
Engineer: CONSULTING CIVIL ENGINEERS Telephone _____
33 Park And Shop Lane
Address: Elk Grove Village, Illinois 60007 City _____

Date 1-9-73 Signature John M. Grabowski
(Name and Title)



OFFICE COPY

73-030

M.S.D. File Number

CONDITIONS OF PERMIT: This permit is issued subject to conditions 1 through 16, page 3 and 4 hereof, and the following Special Conditions:

1. Discharge into the sanitary sewer shall consist of sanitary waste only; discharge of industrial waste is forbidden.
2. The storm water detention facilities shown on the plans are made a part of this permit. The detention is provided by a retention basin with a 4 inch diameter outlet.

CERTIFICATE BY APPLICANTS: I/We certify that I/we have read and thoroughly understand the conditions and requirements of this permit. I/We hereby agree to conform with the permit conditions 1 through 16 hereof and with any other Special Conditions made a part of this permit. I/We further agree that this application shall not constitute a permit until it is signed and returned by the Chief Engineer of the Metropolitan Sanitary District.

If permit is granted, please return the executed copy to one of the following: (check only one; the other will be notified by the District).

☒ Municipality/ ☐ Design Engineer. Attention: John W. Hossack

(Name and Title)

Permittee

Director of Public Works

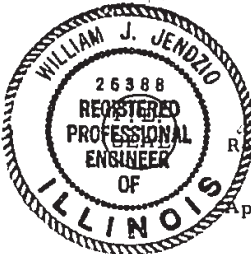
Co-Permittee *

Municipality Vill. of Hoffman EstatesX Owner BARRINGTON IND. ASSOCIATESAddress 1200 N. GannonX Address 221 N. LA SALLEHoffman Estates, Ill.CHICAGO, ILL 60601Telephone No. 882-9100X Telephone No. 372-4955Date 1/15/73X Date JANUARY 8, 1973By: Frederick E. DowneyBy: Michael E. Bagan

President (Name and Title)

(Name and Title)

*(As required by Ordinance; in other cases as requested by Permittee)

REVIEW AND APPROVAL BY THE DISTRICT

Reviewed by

William J. Jendzio

(Local Sewer Systems)

Date 1-26-73.

Approved for issue:

THE METROPOLITAN SANITARY DISTRICT

Date of Issue:

JAN 30 1973

By:

F.C. Neal

(Chief Engineer)

LOCAL SEWER SYSTEMS SECTION
DETENTION REVIEW SHEET

A. Project

Permit No. 73-030

Date Received JAN. 17, 1973

Name of Project Office Building

Location New Hassel Road and Stonington Ave., Hoffman Estates

B. Basic Information

1. Total Area 2.41 Acres
2. Impervious Area 1.72 Acres
3. Runoff Coefficient .75
4. Project is Residential ☐; Non-Residential ☒
5. Project is in flood plain area Yes ☒ No ☐
6. Building Connections are proposed under this permit Yes ☒ No ☐
7. Detention is required for the project covered by this permit Yes ☒ No ☐
8. Detention is provided under this permit Yes ☒ No ☐
9. Detention data as submitted was adequate to complete review Yes ☒ No ☐
If not, date when adequate data was received _____

C. Non-Applicability

Detention requirements are not applicable for the reason(s) indicated:

1. Project is in combined sewer area ☐
2. Area of project is 5 acres or less ☒
3. Project is residential, area is less than 10 acres, and the runoff coefficient is less than 0.60 ☐
4. Project consists of an outlet sewer only and no connections are proposed. Special condition is placed on permit to preclude future connections unless detention requirements are met ☐
5. Buildings existing and currently served by septic system ☐
6. Although detention requirements do not apply, retention is provided. ... ☒
Detention is based on MSD criteria ☒
Detention is based on criteria other than MSD ☐

D. Relation with Other Projects

1. Detention required for this project is provided by existing detention facilities ☐
Existing facilities are covered by Permit No. _____
2. Detention facilities provided under this permit are intended to serve future areas ☐
If so, future contributing area _____ acres.
3. Project covered by permit receives drainage from another area and the flow is bypassed ☐
If so, bypassed drainage area _____ acres.

MSD Permit No. 73-030

4. Project covered by permit does not fall within detention requirements. There is a potential that other areas may be served by the facilities constructed under this permit and the total area so served may fall within the detention requirements. A special condition is placed on the permit to preclude this occurrence
5. Project is served by facilities constructed under a previous permit issued with a condition that detention shall be provided when the total area served by the permit previously issued exceeds the area limitation of the ordinance. The addition of this project will result in a total area that exceeds the area limitations
6. Project covered by permit does not fall within the detention requirements. There is no potential that other areas may be served by the facilities constructed under this permit
 - a. The project is surrounded by developed areas which are served by other facilities
 - b. Sewer covered by permit consists of building connection only that does not lend itself to future extension

E. Design Summary

	MSD Requirements	Project Design
1. Drainage area for which detention is provided under this permit	xxxxxxxx	<u>2.41</u> acre
2. Detention requirements for area above	<u>0.33</u> ac. ft.	<u>0.34</u> ac. ft.
3. Detention requirements for this project	<u>0.33</u> ac. ft.	<u>0.34</u> ac. ft.
4. Release rate for area under (1) above	<u>1.06</u> cfs	<u>1.06</u> cfs
5. Bypass rate; if any	<u>-</u> cfs	<u>-</u> cfs
6. Total discharge	<u>1.06</u> cfs	<u>1.06</u> cfs

F. Method of Detention

1. Roof detention with roof restrictors ☐
2. Detention on Ground ☐, Street ☐, Parking Lot ☐
Diameter of restrictor pipe used _____ inch
3. Detention Pond ☒, Diameter of outlet pipe 4 inch, slope 1.0%

G. Other Comments

Reviewed: DFL Date: 1-25-73 Checked: WJ Date: 1-26-73

CC: Talhami, Griesbach, Jendzio, Lanyon

LSS-72-09-01

LOCAL SEWER SYSTEMS SECTION
DETENTION REVIEW SHEET

MS

A. Project

Permit No. 73-030

Date Received Jan. 17, 1973

Name of Project Office Building

Location New Hassel Road and Stonington Ave., Hoffman Estates

B. Basic Information

1. Total Area 2.41 Acres
2. Impervious Area 1.72 Acres
3. Runoff Coefficient .75
4. Project is Residential ☐ ; Non-Residential ☒
5. Project is in flood plain area ~~Yes~~/No
6. Building Connections are proposed under this permit Yes/~~No~~
7. Detention is required for the project covered by this permit ~~Yes~~/No
8. Detention is provided under this permit Yes/~~No~~
9. Detention data as submitted was adequate to complete review Yes/~~No~~
If not, date when adequate data was received _____

C. Non-Applicability

Detention requirements are not applicable for the reason(s) indicated:

1. Project is in combined sewer area _____
2. Area of project is 5 acres or less X
3. Project is residential, area is less than 10 acres, and the runoff coefficient is less than 0.60 _____
4. Project consists of an outlet sewer only and no connections are proposed. Special condition is placed on permit to preclude future connections unless detention requirements are met _____
5. Buildings existing and currently served by septic system _____
6. Although detention requirements do not apply, retention is provided. X
Detention is based on MSD criteria X
Detention is based on criteria other than MSD _____

D. Relation with Other Projects

1. Detention required for this project is provided by existing detention facilities _____
Existing facilities are covered by Permit No. _____
2. Detention facilities provided under this permit are intended to serve future areas _____
If so, future contributing area _____ acres.
3. Project covered by permit receives drainage from another area and the flow is bypassed _____
If so, bypassed drainage area _____ acres.

4. Project covered by permit does not fall within detention requirements. There is a potential that other areas may be served by the facilities constructed under this permit and the total area so served may fall within the detention requirements. A special condition is placed on the permit to preclude this occurrence
5. Project is served by facilities constructed under a previous permit issued with a condition that detention shall be provided when the total area served by the permit previously issued exceeds the area limitation of the ordinance. The addition of this project will result in a total area that exceeds the area limitations
6. Project covered by permit does not fall within the detention requirements. There is no potential that other areas may be served by the facilities constructed under this permit
- a. The project is surrounded by developed areas which are served by other facilities
- b. Sewer covered by permit consists of building connection only that does not lend itself to future extension

E. Design Summary

	MSD Requirements	Project Design
1. Drainage area for which detention is provided under this permit	xxxxxxxxx	<u>2.41</u> acre
2. Detention requirements for area above	<u>0.33</u> ac. ft.	<u>0.34</u> ac. ft.
3. Detention requirements for this project	<u>0.33</u> ac. ft.	<u>0.34</u> ac. ft.
4. Release rate for area under (1) above	<u>1.06</u> cfs	<u>1.06</u> cfs
5. Bypass rate; if any	<u>----</u> cfs	<u>----</u> cfs
6. Total discharge	<u>1.06</u> cfs	<u>1.06</u> cfs

F. Method of Detention

1. Roof detention with roof restrictors ☐
2. Detention on Ground ☐ , Street ☐ , Parking Lot ☐
Diameter of restrictor pipe used _____ inch
3. Detention Pond ☒ , Diameter of outlet pipe 4 inch, slope 1.0%

G. Other Comments

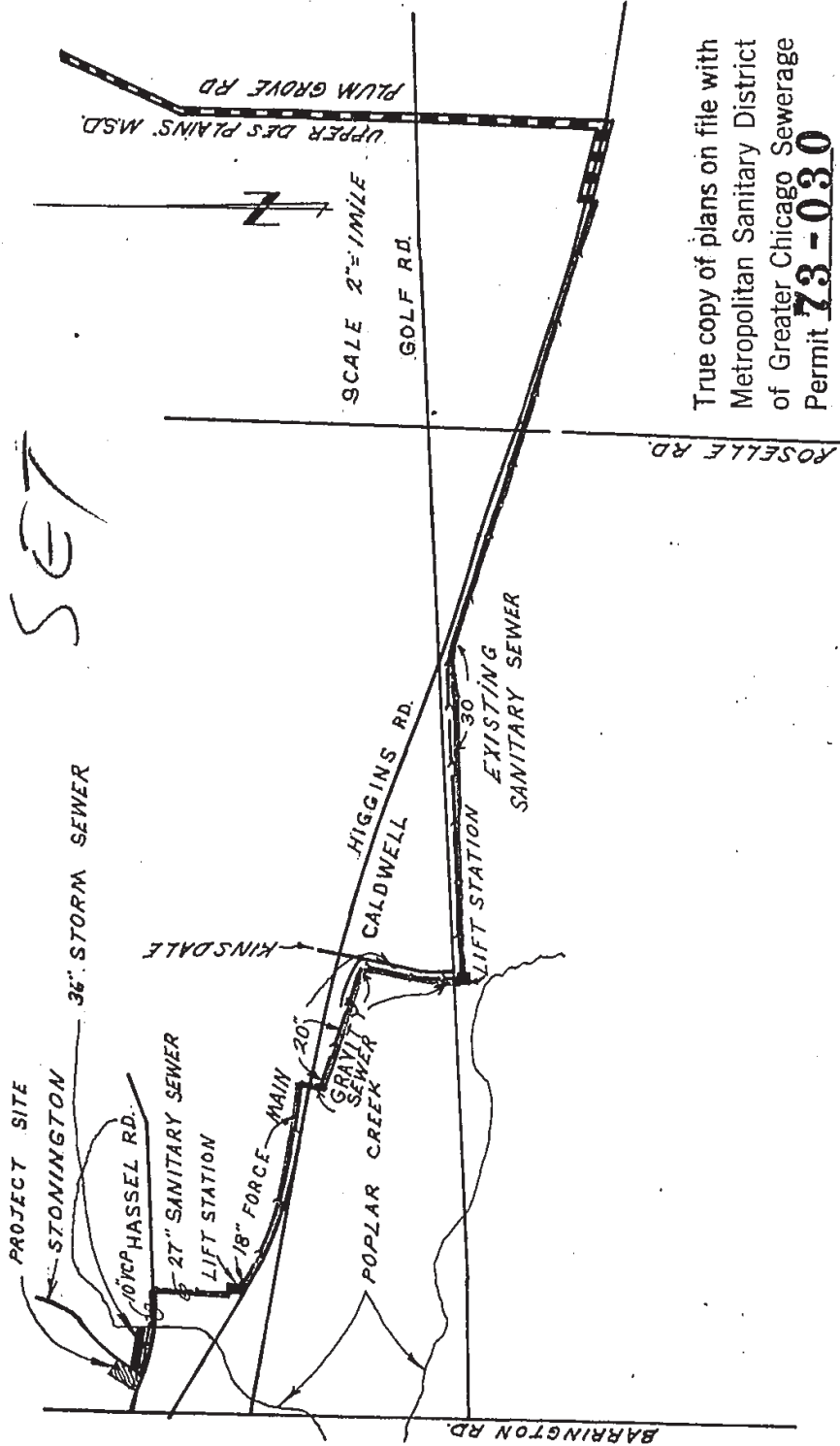
Reviewed: DFL:ir Date: 1-26-73 Checked: WJ Date: 1-26-73

CC: Talhami, Griesbach, Jendzio, Lanyon

LSS-72-09-01

COLOR
CODED
SET

OFFICE COPY



True copy of plans on file with
Metropolitan Sanitary District
of Greater Chicago Sewerage
Permit **73-030**

ELK GROVE ENGINEERING COMPANY

Consulting Civil Engineers

33 PARK & SHOP LANE ELK GROVE VILLAGE, ILL. 60007

TITLE UNION OIL CO

SCALE 2"=1 MILE DR. BY J.D.B. PROJECT NO. 6013-668

DATE 1-8-79 BOOK NO. SHEET 1 OF 5

ATLAS-7
S-6

GENERAL NOTES

- A. All VCP sanitary sewer pipe joints shall conform to ASTM C-425.
- B. All concrete sanitary sewer pipe joints shall conform to ASTM C-443.
- C. All floor drains are connected to the sanitary sewer.
- D. All downspouts and footing drains are discharged into the storm system.
- E. The Metropolitan Sanitary District Sewer Permit Section must be notified at least 72 hours prior to the commencement of work.
- F. Impervious area 1.10 acres.
- G. Subtract 579.48 from all elevations to obtain Chicago City Datum.
- H. Bedding - All sanitary sewer construction requires stone bedding 1/4" - 3/4" in size, and having a minimum thickness of 4".

True copy of plans on file with

Metropolitan Sanitary District
of Greater Chicago Sewerage

Permit **73-030**

OFFICE COPY

SCALE 1"=100'

Proposed Sanitary Sewer Connection
for

UNION OIL CO.
NORTH WEST CORNER OF
NEW HASSEL RD. & STONINGTON RD.
HOFFMAN ESTATE, ILL.

ELK GROVE ENGINEERING COMPANY

CONSULTING CIVIL ENGINEERS

33 PARK & SHOP LANE

ELK GROVE VILLAGE, ILL. 60007

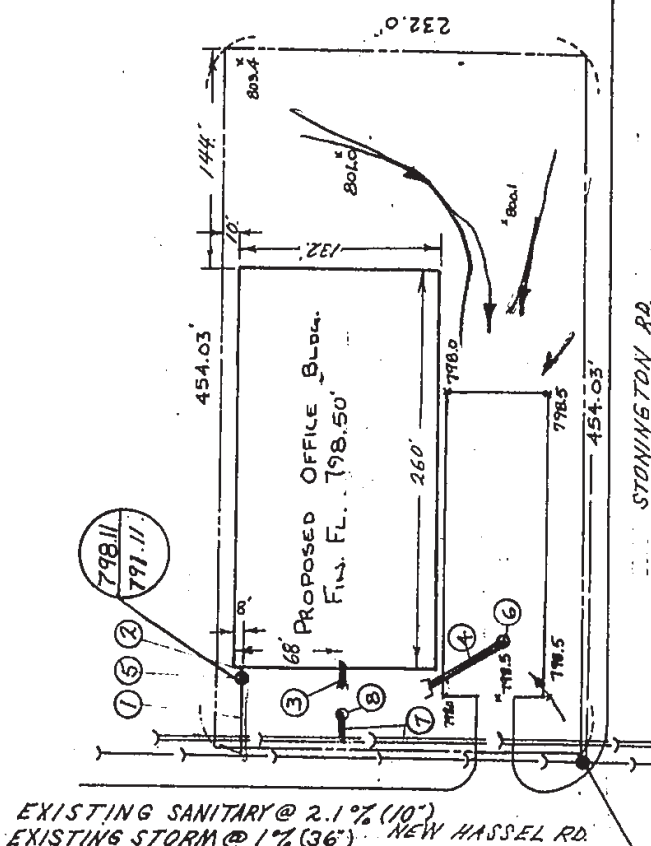
6013-668

Date 1-4-73

REV 1-11-73

Sheet 2 of 5

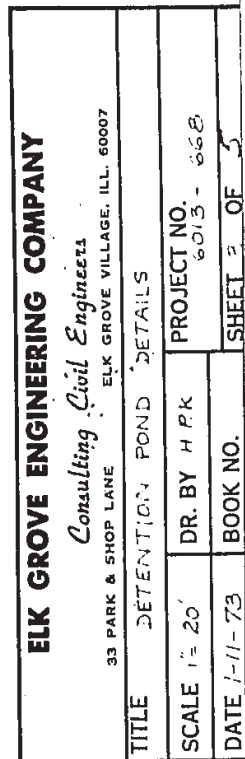
J.D.B.



EXISTING SANITARY @ 2.1% (10')
EXISTING STORM @ 1% (36') NEW HASSEL RD.



- LEGEND
- 1 57"-6" V.C.P. @ 13.1%
 - 2 5'-4" C.I.P. @ 1.00%
 - 3 10'-10" V.C.P. @ 0.28%
 - 4 55'-10" R.C.C.P.C. @ 1.00%
 - 5 48" INSPECTION MANHOLE 20'-1' HOLES
 - 6 48" STORM INLET
 - 7 20' 4" V.T. @ 1.0%
 - 8 24" MANHOLE WITH 24" BOLTED COVER WITH 20'-1' HOLES



REV. 1-15-73 H.P.K.

Page 266 of 279

Project # 6013-66

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73-030

Calculations by: H.R.K.

Date 10 JANUARY 1973

Area 2.41 acres total impervious Area 1.72 acres.
 C 0.14 coefficient of Runoff for completely developed land
 t_c 25 min. time of concentration for undeveloped land
 i_3 2.90 3yr rainfall intensity for t_c
 $0.15 i_3$ 0.44 allowable release rate from site - constant storage
 storage 1.66 in = $t(C_{100} - 0.15 i_3)$

storage 1.66 in x 2.41 Acres x 0.0833 = 3.33 Ac. Ft.

Release = $0.15 i_3 \times \text{Area} = Q_{CF3} = 0.44 \times 2.41 \text{ ac.} = 1.06 \text{ cfs}$

t (hr.)	Rainfall 100 yr. 1 in. 24 hr.	C_{100}	Release Rate $0.15 i_3$	$C_{100} - 0.15 i_3$	$t(C_{100} - 0.15 i_3)$ STORAGE IN.
.17	7.40	5.47		5.03	0.85
.33	5.50	4.87		3.63	1.19
.50	4.40	3.85		3.41	1.40
.67	3.70	3.15		2.27	1.53
.83	3.20	2.66		1.72	1.57
1.00	2.80	2.26		1.63	1.63
1.50	2.10	1.55		1.11	1.66
2.00	1.70	1.15		0.91	1.82
3.00	1.20	0.65		0.44	1.35
4.00	1.00	0.44		0.30	1.20
5.00	0.80	0.25		0.15	0.75

MAX.

AREA OF PROFILE = (404.63×232.00) S.F. = 105335.00 S.F. = 2.41 ACRES

TOTAL LENGTH OF OVERLAND FLOW = 510 L.F.

DIFFERENCE IN ELEVATIONS = $(803.40 - 794.20) = 9.20$

SLOPE = $\frac{9.20}{513} \times 100 = 1.80\%$

FROM GRAPH (SEWER DESIGN HILL, ATTACHMENT SHEET #3)

LENGTH STANDARDIZED TO $S=1.0\%$ = 370 L.F.

TIME OF CONCENTRATION BASED ON $S=1.0\%$ FOR

STANDARDIZED LENGTH (FROM GRAPH) = 25 MINS.

EXISTING + PAVED PARKING AREA = $(384 \times 130) + (404.63) = 75372.20 \text{ S.F.}$

TOTAL AREA OF PROPERTY = 105335.00 S.F.

UNIMPROVED AREA = $105335 - 75372 = 29963 \text{ S.F.} = 0.67 \text{ ACRES}$

COEFFICIENT OF RUNOFF

$C = \frac{(0.70) 75372 + (0.35) 29963}{105335} = 0.14$

Elk Grove Engr. Co.
 33 Park & Shop
 Elk Grove, Ill. 60007
 Sheet 4 of 5

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6013-668
15 JANUARY 1973 HRP

RETENTION POND VOLUME

73-030

(LOCATION BETWEEN TITON OIL BUILDING AND NEW HASSEL ROAD)

DEPTH OF POND = 3.5' WITH 2:1 SIDE SLOPES.

$$\text{VOLUME} = \frac{[(130 \times 40) + (16 \times 26)] 3.5}{2} + \frac{(16 \times 26) 0.5}{3} = 1485.00 \text{ cu ft}$$

$$= 0.34 \text{ ACRE FT}$$

REQUIRED STORAGE VOLUME = 0.33 ACRE FT
HENCE RETENTION POND VOLUME ADEQUATE

$$Q = CA\sqrt{2gh}$$

WHERE Q = EFFLUENT DISCHARGE = 1.06 cfs

C = CONSTANT = 0.60

g = 32.2

h = 3.5'

A = AREA OF DISCHARGE ORIFICE

$$1.06 = 0.6A\sqrt{2(32.2)(3.5)}$$

$$A = 0.111 \text{ ft}^2 = 12.84 \text{ sq in.}$$

USE 48" MANHOLE WITH 24" BOLTED TONN MANHOLE COVER
WITH 20-1" ϕ HOLES

$$\text{TOTAL AREA OF ORIFICES} = 20\pi(1")^2 = 15.70 \text{ sq in.}$$

HENCE LEAK IS ADEQUATE. (4" line with 75' head)
gives 1.06 cfs

TOTAL DRAINAGE AREA (SEE PLAN & ELEVATION)

$$\text{PAVED PARKING AREA} = (124 \times 20) + (60 \times 67) = 43188 \text{ sq ft}$$

$$\text{UNPAVED AREA} = (232 \times 20) + (42 \times 22) = 15470 \text{ sq ft}$$

$$\text{COEFFICIENT OF RUNOFF} = \frac{43188(0.15) + 15470(0.35)}{58658} = 0.15$$

$$Q = CIA$$

$$C = 0.15$$

$$A = 43188 + 15470 = 58658 \text{ sq ft} = 1.34 \text{ ACRES}$$

i = ORIGINAL FLOW LENGTH = 400 FT.

SLOPE = 1.0%

FOR 100' IN STEADY (= 2.00 IN), FROM GRAPH, $i = 6.70$

$$A = (0.15)(6.7)(1.34)$$

$$= 6.72 \text{ cfs}$$

USE 18" ϕ @ 0.50%

SHEET 5 OF 5



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/19/2025

From: Kevin Anderson, Associate Planner

PLN24-0041

Public Hearing

Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410

REQUEST SUMMARY

Lorenz Naprapaths Inc, dba Revolutionary Health, is located in a 4,100 square foot unit within the Moon Lake Office Tower. The applicant currently operates a medical office from the tenant space and is seeking to expand the business to provide integrated medical and therapy services from this location, including yoga classes. Yoga studios require a special use in the RPD Commercial zoning district.

Location:	1721 Moon Lake Boulevard, #410
Property Owner / Applicant:	Olymbec Fit LP / Lorenz Naprapaths Inc. (dba Revolutionary Health)
Property Size:	7.4 acres (4,100 SF tenant space)
Zoning / Land Use:	RPD - Commercial / Professional Offices
Adjacent Properties:	North: RPD Residential, Seasons Apartments East: RPD Residential, Seasons Apartments South: RPD Residential, Links at Poplar Creek townhouses West: RPD Commercial, Ascension Medical and Fire Station 22

BACKGROUND / ANALYSIS

Dr. Lorenz specializes in Naprapathy but is seeking to expand the services offered from this location to include: yoga, physical therapy, massage, medical services, nutritional counseling, and other healing therapies. All the services identified in the applicant's business plan are permitted uses in the RPD zoning district except a yoga studio. Section 9-5-11-G-12 of the Zoning Code identifies "all other uses not heretofore cited" shall require a Special Use in the RPD Commercial zoning district.

Revolutionary Health will remain the master tenant in this space. The proposal is to sub-let the unit to various therapy providers. All medical and therapy services are provided by licensed practitioners in their respective fields. All services are provided on an appointment-only basis and there are no walk-in customers.

The floor plan of the tenant space would not change. There is currently a central open area where yoga classes will be held and three smaller rooms for private therapy. There are no changes proposed to any of the common areas of the building or the

exterior of the building.

Yoga classes may occur between 8:00 am and 9:00 pm daily. The main yoga studio space could accommodate up to 25 students per class. Typical classes would last one to two hours per session.

There are currently 333 parking spaces (6 accessible) for this office building. There is adequate parking in the existing lot to accommodate the yoga operations.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Special Use.
2. Recommend to the Village Board approval of a Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410, subject to the following conditions:
 - a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by Village.
 - b. A building permit shall be obtained within twelve (12) months of Village Board action on this request.

ATTACHMENTS

1. PZC Findings and Recommendations Summary
2. Location Map
3. Supporting Documents



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 02/19/2025

Prepared By: Kevin Anderson, Associate Planner

Project #: PLN24-0041

Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410

Draft Findings of Fact – Special Use (as drafted by staff and may be modified by the Commission)

Sec 9-1-18-I Standards for a Special Use. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That 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;
FINDING: The establishment of the proposed yoga studio will not be detrimental to the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
FINDING: The proposed yoga studio will not be injurious to surrounding properties.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
FINDING: The establishment of the proposed yoga studio will not impede normal and orderly development of surrounding properties.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
FINDING: The property is already served by adequate utilities, access, and drainage.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets;
FINDING: There would be no change in the existing curb cuts or access to public roads.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission; and
FINDING: The proposed yoga studio is expected to conform to all applicable regulations of the Village Code.
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.
FINDING: Supporting the business expansion is in line with the Business Retention and Expansion (BRE) goals of the Village's Economic Development Strategic Plan.

Draft Recommendations

The Planning and Zoning Commission shall make the following motions (*a total of 2 motions are required*):

1. Adopt the Findings of Fact for a Special Use.

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Recommend to the Village Board approval of a Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410, subject to the following condition:
 - a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by Village.
 - b. A building permit shall be obtained within twelve (12) months of Village Board action on this request.

Motion by _____, seconded by _____, recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

1721 MOON LAKE BLVD # 410
07-07-400-065-0000

N

BARRINGTON SQUARE TOWN MALL

GOVERNORS LN

HIGGINS RD

1721

MOON LAKE BLVD

Legend

-  Subject Property
-  Parcel



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0041
Project Name:	Yoga Special Use
Project Application Date:	10/1/2024
Project Manager:	Kevin Anderson

PROJECT TYPE

Special Use;

SITE INFORMATION

Property Address:	1721 MOON LAKE BLVD # 410
All Included PINs:	

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Nicholas Lorenz	1721 Moon Lake Blvd Suite 410 Hoffman Estates, IL 60169	3128014201	RevolutionaryHealthDN@gmail.com
OWNER	OLYMBEC USA LLC	1004 E BROOKS RD MEMPHIS, TN 38116	9013982093	FDEBINA@OLYMBEC.COM

STANDARDS OF A SPECIAL USE

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Special Use. All standards must be answered in full.

1. 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. Please provide an explanation on how the request meets these standards.

Bringing yoga and massage to Revolutionary Health will benefit portions of the community. Yoga heals people physically, mentally, spiritually and emotionally. Massage will be provided with a clinical approach to provide musculoskeletal relief.

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. Please provide an explanation.

Yoga and massage are not currently being offered in the building, 1721 Moon Lake Blvd Suite 410 Hoffman Estates, IL 60169. With no competition, bringing yoga to the building will create community. We hope our additional business will enhance property values.

3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please provide an explanation.

Yoga and Massage services are calm, quiet, and relaxing. There will not be any issues with noise aggravation.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please provide an explanation.

Our services require only electricity, heating & cooling, and washroom accessibility. Nothing further is required for installation on the premises.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please provide an explanation.

There will not be issues with traffic congestion in public streets. Additionally many yoga classes will be held after prime time high traffic hours.

6. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please provide an explanation.

We will follow all rules and regulations made by the Village Board.

Revolutionary Health

Dr. Nicholas Lorenz, DN
1721 Moon Lake Blvd Suite 410
Hoffman Estates, IL 60169
revolutionaryhealth@gmail.com
Office 312.801.4201
Fax 630.497.8417



October 24th, 2024

To the Village of Hoffman Estates,

Lorenz Naprapaths Inc (DBA Revolutionary Health) is solely owned and operated by myself, Dr. Nicholas Lorenz, a licensed Naprapath. I am coming up on my year anniversary of being a business within Hoffman Estates and I would like to apply for a Special use permit to expand this multidisciplinary medical center.

Currently Naprapathy and Biomagnetic Adjustment have been offered, the former being a unique form of manual mobilization, while the later being an energetic therapy that helps lower inflammation/stress and enhance client's energy. We are now looking to expand our goal to provide the therapies and specialities: Yoga, Physical Therapy, Massage, Medical Doctor, Phlebotomist, Chiropractic, Nutritional Counseling, Behavioral, LCSW, Sound Healing, Acupuncture, Nurse Practitioner, aesthetician, and Reiki. These are all complementary medicines and therapies that could be potentially offered within the space. While not all of these services will be offered at one time, we are listing the specialities so that potential services can be approved. At no time will there be more than 49 occupants combining employee and patients or clients.

We plan to ensure proper work space per therapy offered and all services will be provided by practitioners that are properly licensed and/or certified. Currently we would have 2 employees but within our suite we could have a staff of 8-12 employees fit comfortably into our space with rotating schedules. For example on some days there may be a Nurse Practitioner, 2 Physical Therapists, 1 Naprapath and 1 Acupuncturist at maximum. Another day may involve just a yoga teacher and a behavioral counselor. During therapies Parking for guests should not exhaust the current parking lot. Hours of operation with the addition of weekly yoga classes would be within 8am-9pm Sun-Sat. Hours for Revolutionary Health Therapy are 9am-5pm

Mon/Wed, 10am-6pm Tu/Th and 9am-1pm Fri. While yoga sessions could be one on one we do see the majority of Yoga classes being for a group not to comfortably exceed 38 people. We may start with only 1 hour of group yoga offered per week but could forecast in the future offering potentially 14 hours of group yoga per week. We will adhere to any village safety, ADA and emergency requirements. We hope to serve the total well being of any community members who enter our care.

Thank you for your time reviewing this application and best regards,

Lorenz Naprapaths Inc- Revolutionary Health
Dr. Nicholas Lorenz, DN

Gratitude Yoga
Lisa Lorenz

