



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
33 S. Arlington Heights Rd.
October 18, 2021
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1452 N Yale Ave - 9/13/21
- B. 407 N Brighton Pl - 9/13/21
- C. 2234 N Dryden Ln - 9/13/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 601 N. Dryden Ave. - ZBA#21-030
- B. 704 N. Highland Ave. - ZBA#21-031
- C. 622 S. Dryden Pl. - ZBA#21-032
- D. 3030 W. Salt Creek Ln. - ZBA#21-034
- E. 3400 W. Euclid Ave. - ZBA#21-035

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Zoning Board of Appeals
10/18/2021**

Item: 1452 N Yale Ave - 9/13/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1452 N Yale Ave - 9/13/21 Minutes	Minutes
1452 N Yale Ave - 9/13/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALSOF APPEALS

RE: 1452 NORTH YALE AVENUE - ZBA #21-027

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of September, 2021 at the hour of
7:14 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
THOMAS DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, let's move on to the next item of business. It is 1452 North Yale Avenue, ZBA Reference No. 21-027.

Sir, can you identify yourself? I'm going to swear you in and then I'm going to --

MR. KLAUKE: Yes, I'm Jeff Klauke.

CHAIRPERSON SIAVELIS: Okay. All right, Jeff.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great.

Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to modify the existing driveway. On the east side of the driveway, the Petitioner is reducing the length of the existing drive by eliminating a portion of the asphalt near the front entrance. In place of the drive, the Petitioner is proposing a new front walk that will connect to the front door. In addition, the Petitioner is proposing to expand the existing gravel area on the west side of the drive.

Therefore, they're requesting an 11-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a width of 33 feet where the maximum width of 22 feet is permitted. In addition, they're requesting a variation from Chapter 28, Section 10.2-12.2 to allow an 11-foot wide gravel drive located on the west side of the asphalt drive where a driveway must be surfaced with asphaltic concrete or some comparable all weather dustless material of design. Thank you.

CHAIRPERSON SIAVELIS: Okay, thank you very much.

All right, sir, you have the floor.

MR. KLAUKE: Okay, well, I bought the house back in 1998. The existing driveway was basically almost 40 feet wide, of which 11 feet at the edge was gravel. Earlier this year, I had somebody come out, apply for the permit to redo it. Everything was approved. They came up, dug up the driveway, and then suddenly it was no longer, you know, it was not approved, it's too wide. So, I'm going through this zoning variance hearing.

I have two elderly, my mother is 90 years old, my mother-in-law is 87 who has had two hips replaced. They're over quite a bit and we need the parking space. The reason I want to go with gravel, it's more water permeable. It's also the place where I wash my car is on the gravel, and then the cost of going with asphalt. I'm very nervous, so excuse me.

CHAIRPERSON SIAVELIS: That's all right. Take your time, take a breath. This is not an adversarial process.

MR. KLAUKE: With the gravel, I'd say the main thing is the water permeability. If I wash it on the asphalt, it would go down to the sidewalk and go on from there. Seeing as Thomas is a busy street, we really don't want our parents out there. When my son comes over with the grandkids, we don't want them getting out on the street because, as I say, Thomas it's a fairly busy street, especially with the park next door. My driveway seems to be a turnaround for everybody going to the park for the baseball games.

So, you know, I'm just asking for, it's not like I'm asking for much.

CHAIRPERSON SIAVELIS: Okay, so just clarify a couple of things. How

many people live in the house?

MR. KLAUKE: Just myself and my wife, but we have, I would say the third spot is probably used 15 to 20 times if not more a month. Also, we are the closest family member to O'Hare, so they come and park at our house and we drive them to O'Hare.

CHAIRPERSON SIAVELIS: That's very kind of you. Family Uber.

MR. KLAUKE: Especially because I'm retired now. So, you know, oh, Jeff will take you anywhere.

CHAIRPERSON SIAVELIS: Okay. All right, have you, with all that in mind, have you talked to your neighbors and the folks around you?

MR. KLAUKE: Oh, yes. Everybody is one hundred percent behind that I talked to. We're very close with about six of them and they've all, some said they would come tonight, and I said I don't think it's really needed.

CHAIRPERSON SIAVELIS: Okay, so let me ask you this, let me refine the question. Did you get any opposition?

MR. KLAUKE: No.

CHAIRPERSON SIAVELIS: Okay, Derek, can you go to that image that shows the pink and yellow highlighting? It's on the survey, it's an annotated image. There it is.

MR. KLAUKE: Yes.

CHAIRPERSON SIAVELIS: Okay, just to make sure I understand, you want to carry that gravel south of the front of your house, right?

MR. KLAUKE: Correct. The reason it's on an angle was when the guy came out from, I don't know what department, it's from the inspector, he said you can't be any wider than 22 feet at the sidewalk. So, that's why I cut it on an angle, the gravel part.

CHAIRPERSON SIAVELIS: But then you want to bring, Derek, can you shrink it a little bit so we can see the directional? I want to see the directional up in the right, there you go. Okay, so my question is you want to continue that gravel, see how there's a directional north there?

MR. KLAUKE: Yes.

CHAIRPERSON SIAVELIS: Okay, you want to continue that gravel south, past the front edge --

MR. KLAUKE: Right, that's like a parking spot that I park my trailer there when I need to use it more often, and in the winter time the trailer is sometimes there. Like I said, it's already existing when we bought the house.

CHAIRPERSON SIAVELIS: When did you buy it?

MR. KLAUKE: '98. Then once, I don't know if I can bring this up, but my wife decided she didn't like the design of the sidewalk being curvy like that. She wants it to be straight. Would I have to go for another hearing for that?

CHAIRPERSON SIAVELIS: Can you refine your question a little bit? What do you mean?

MR. KLAUKE: See how the orange is for the sidewalk, the brick paver sidewalk?

CHAIRPERSON SIAVELIS: Yes.

MR. KLAUKE: My wife changed her mind and wants it straight, so coming off the stoop, going right out to the public sidewalk, and it would abut up against the

driveway. Now, when this guy came out and told me, he said you can't have it abut to the driveway, it would be considered driveway at that point, it wouldn't be considered a sidewalk. I was like okay, because it didn't make sense to me at the time.

CHAIRPERSON SIAVELIS: Derek, what do you think?

MR. MACH: It would increase the width of the drive if it's abutting the drive, even if it's a different material such as brick pavers.

MR. KLAUKE: I mean, I wouldn't --

CHAIRPERSON SIAVELIS: Hold on, hold on, hold on.

MR. KLAUKE: Sorry.

MR. MACH: If there is landscaping between the drive and the sidewalk, then it wouldn't contribute, but if the Petitioner is proposing to abut it to the driveway, it will increase the variance requested.

CHAIRPERSON SIAVELIS: Is that taken into account now? I mean, what we're seeing on the screen right now still shows it abutting, right?

MR. KLAUKE: Only at the stoop right there. If you go, if you move the cursor down, right there is the stoop of the front door.

CHAIRPERSON SIAVELIS: Right.

MR. KLAUKE: So, originally because of the, he told me that I couldn't abut against the driveway, I didn't --

CHAIRPERSON SIAVELIS: Yes, but, Derek, as drawn right now, it's still abutting on that left edge, is it not?

MR. MACH: No, I mean, with the wide space, the variance was written just to include the pink and the yellow.

CHAIRPERSON SIAVELIS: Okay, so you're interpreting this to say that that orange brick paver, that's the width of the brick paver?

MR. MACH: Correct.

MR. KLAUKE: Yes.

CHAIRPERSON SIAVELIS: Okay, so that's how you're going to have it on that curb?

MR. KLAUKE: It's a four-foot wide, because it matches up with the stoop, it's four-foot wide basically.

CHAIRPERSON SIAVELIS: You'll take it on a curvilinear path.

MR. KLAUKE: Right.

CHAIRPERSON SIAVELIS: But now you've, okay --

MR. KLAUKE: My wife decided she likes the straight better.

COMMISSIONER GEISEL: So, it's not 37 feet.

CHAIRPERSON SIAVELIS: Right, yes, if it's four feet wide, it would be 37 feet. Okay, so, a couple of things, right. The papers as you have them submitted don't show what you're now contemplating with what your wife is suggesting.

MR. KLAUKE: Right. I was just asking; she said can see about what, you know, if we can do that.

CHAIRPERSON SIAVELIS: Okay, so --

COMMISSIONER JAFFE: Would it be a new variance and a continuance?

MR. KLAUKE: Will it be a new variance?

CHAIRPERSON SIAVELIS: Right. So, I kind of look at this as, all right,

what's been fully, you know, submitted to us is not what you're asking.

MR. KLAUKE: Okay.

CHAIRPERSON SIAVELIS: We have in the past entertained modifications on the move, but they're not really that substantive.

MR. KLAUKE: Okay.

CHAIRPERSON SIAVELIS: Okay, but this is close, right? This is really gray area.

MR. KLAUKE: I mean, it's, right, I still look at it as it's narrower than what it was being the existing driveway was like 40 feet wide.

CHAIRPERSON SIAVELIS: Okay, what do you, tell us right now, again, refresh my recollection, what do you have right now?

MR. KLAUKE: Right now, it's basically 40 feet from the grass to the east of my stoop to the edge of the gravel. I guess 43 feet.

CHAIRPERSON SIAVELIS: Yes. So, well, we're looking at the materials, too.

MR. KLAUKE: Okay.

COMMISSIONER GEISEL: It looks like that's the stoop, and the driveway goes all the way to the existing --

CHAIRPERSON SIAVELIS: Edge of the stoop.

COMMISSIONER GEISEL: -- edge that was shown based on this drawing.

CHAIRPERSON SIAVELIS: The overheard view, unfortunately we're in the shadow somewhat.

COMMISSIONER DRAKE: Derek, do you know when the departments weighed in with their comments, if they took into account that orange area that we're talking about? I mean, did they recognize or have an idea of what that was?

MR. MACH: I mean, they just reviewed it as presented and with the understanding that the walkway was not abutting the driveway.

MR. KLAUKE: It's in the picture --

CHAIRPERSON SIAVELIS: Hold on one second. Let me tell you something, if you hand us up materials, then we take them and it goes in the record.

MR. KLAUKE: Okay, it's already in the record.

CHAIRPERSON SIAVELIS: We have them at the end.

MR. KLAUKE: You have the pictures of the existing then?

CHAIRPERSON SIAVELIS: Yes, we have them at the end.

COMMISSIONER GEISEL: Thank you, though.

CHAIRPERSON SIAVELIS: Thanks, yes.

I'm sorry, so go ahead, Derek.

MR. MACH: I mean, the departments did review as presented, you know, showing that curvilinear walkway which it was understood there'd be greenspace between the driveway --

MR. KLAUKE: Okay, that's fine. I mean, we will abide by those wishes. Is there a minimum requirement of greenspace between the driveway and the sidewalk?

MR. MACH: Just enough to accommodate some landscaping.

MR. KLAUKE: Okay.

CHAIRPERSON SIAVELIS: Yes, so I personally, actually, you know what,

we're not at the deliberation phase yet, but I think based on what I see here and the fact that you about Thomas, right? You're on Thomas, that is a busy street, right?

MR. KLAUKE: Right.

CHAIRPERSON SIAVELIS: There's a lot of activity there, especially during the school day. In fact, there's a lot of activity after school because it's a draw for like basketball, you know.

MR. KLAUKE: Oh, yes, baseball, football.

CHAIRPERSON SIAVELIS: There's soccer out there, yes.

MR. KLAUKE: Yes.

CHAIRPERSON SIAVELIS: Yes, and there's, during the changes at the games, because I know this personally from being there often, there's a lot of traffic on your street there. So, I get your concern, and I get the need to park other vehicles there on the side and what the underlying issue is. Then I think it's important to note that, at this point in time, the existing arrangement has a wider driveway than the Petitioner is seeking, and at the sidewalk, the Petitioner in his photos, you actually did a good job, sir, annotating that one photo with that triangle with the X on it showing us this must be space that you don't want for the gravel going forward and you're going to plant grass there, is that correct?

MR. KLAUKE: Right. Correct.

CHAIRPERSON SIAVELIS: Yes, so I mean, I look at this as the Petitioner is making an effort to try and rein things back, but still meet his needs and not being overly aggressive with this.

Okay, so guys, I don't know if you guys, other Board members, I don't know if you have any other questions on this?

COMMISSIONER DRAKE: The only other question I would have is the Design Department made a comment about, that if we approve this, that the driveway should be something other than gravel, asphalt or whatever.

Did you see that comment that they made?

MR. KLAUKE: Yes, I did. Like I said, the reason I'm going with gravel is the water permeability factor. It's already gravel and no one has complained about it yet. Also, it's cheaper, and it's pretty much dustless by now as everything that was loose has been washed down with the heavy rains that we've had.

We like the idea of having the gravel there for, you know, like I say, washing the vehicles and stuff like that, and parking the third vehicle on. We just figured it was existing, why not go with it?

CHAIRPERSON SIAVELIS: But the main driveway is going to be asphalt?

MR. KLAUKE: Correct.

CHAIRPERSON SIAVELIS: Right, because the current driveway --

MR. KLAUKE: Is asphalt. Well, stone now.

CHAIRPERSON SIAVELIS: Yes. Oh, right, right.

MR. KLAUKE: Because the project had stopped.

CHAIRPERSON SIAVELIS: Right. So, the gravel is only going to be there in that third spot that, as annotated or as shown in the plan.

COMMISSIONER DRAKE: Yes, that's my question.

MR. KLAUKE: Yes. Like I said, it's better, I think it's better for the

environment that I use gravel instead of the asphalt because of the water permeability factor.

CHAIRPERSON SIAVELIS: Do you have flooding on your property?

MR. KLAUKE: Not so much on our property. We had a little bit when they built the house next door. He and I worked on changing some of that along with the, since I've been there I've gone through, this is my fourth set of neighbors. The guy at the last one, him and I had worked together and put some swales in and stuff like that.

CHAIRPERSON SIAVELIS: Okay, and just to clarify, the variance that you're seeking now as you're standing here at the podium is as filed?

MR. KLAUKE: As filed, correct.

CHAIRPERSON SIAVELIS: Okay, not the adjustment you --

MR. KLAUKE: Right. You just said if I wanted to go wider, we'd have to go through another variance.

MR. MACH: Yes, that adds a significant increase to what's being requested and what was advertised. So, it should be re-notified.

CHAIRPERSON SIAVELIS: Yes. Yes, procedurally, we need to vote on what you presented.

MR. KLAUKE: Right, right. Just one quick question. Could that, the S pattern, can I abut, like say right at the stoop to make my turn because with the, I don't know, I don't think it would look that nice with a gap in between the sidewalk and the driveway right at the stoop?

MR. MACH: Yes, you can. If the, yes, if you're proposing to go all the way down from the city sidewalk to your front door, then that's going to require a variance. I understand, you know, it's a walkway, but it's also an extension of the driveway.

CHAIRPERSON SIAVELIS: Was that your question? Was that how you --

MR. KLAUKE: Yes, how much do I align, I start off like from my front stoop, how soon do I have to make my bend? I mean, that's --

CHAIRPERSON SIAVELIS: Yes, I think that's the question I got.

MR. KLAUKE: Yes.

MR. MACH: Yes, if you're coming out five, six feet and attaching to the driveway, yes, I don't see any issue with that.

MR. KLAUKE: Like say one stop and then I make my turn or, you know, make my, you know --

MR. MACH: Yes, I want to see it in a plan, but yes, something could be done to immediately attached to the driveway.

MR. KLAUKE: All right.

COMMISSIONER GEISEL: Are you proposing to just change the shape of the walkway?

MR. KLAUKE: I would like to, but that's going to require, from what you told me --

COMMISSIONER GEISEL: So, you would still keep the landscape area between but change it slightly?

MR. KLAUKE: No, keep, oh, if I can go straight and have the landscape in between, I could probably do that, too, but would one foot be enough between the driveway and the sidewalk?

MR. MACH: Yes.

MR. KLAUKE: Okay.

MR. MACH: I would encourage more if you can, but yes.

MR. KLAUKE: My wife, like I said, she just changed it like four times so far, so I'm just like yes, dear.

CHAIRPERSON SIAVELIS: Okay. All right, so I think where we're at right now is that you'll make what sounds like a minor adjustment on the curvature and the onset of the curvature for the walk.

MR. KLAUKE: Correct.

CHAIRPERSON SIAVELIS: That will be pending further Village review, okay?

MR. KLAUKE: Right.

CHAIRPERSON SIAVELIS: And you're good with the other aspects of the petition as you filed it, right?

MR. KLAUKE: Yes.

CHAIRPERSON SIAVELIS: Okay, anything else to say before we move to asking if there's any comments from the audience?

MR. KLAUKE: No.

CHAIRPERSON SIAVELIS: Okay, any comments from the audience?
(No response.)

CHAIRPERSON SIAVELIS: None heard, let's move to the next phase, deliberations from the Board members.

COMMISSIONER JAFFE: I think we've put this through its paces and we've evaluated, you know, all aspects of the request. Again, I mean, given the unique circumstances of his current driveway and what he's looking to do, I don't have any concerns.

COMMISSIONER DRAKE: I would agree, and I'm actually glad you're going with the gravel. We've had a lot of people come in here with issues about permeable versus impermeable space and concrete and water drainage and all of that. So, I think your case on the water draining and washing cars, I think that's actually a very good point. I'm glad you explained it to us. So, I'm in favor.

CHAIRPERSON SIAVELIS: Joe?

COMMISSIONER GEISEL: Good to go.

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER JAFFE: I would move to approve the petition as presented with the commentary we included around a minor change to the positioning of the sidewalk.

COMMISSIONER GEISEL: Clarification, because is that walkway actually included in the variance? It's not.

MR. MACH: It's not.

COMMISSIONER GEISEL: It would have to be included if he added it. So, the walkway is currently excluded and would remain excluded is what I, the position I would look for. Any changes to it, he still has to go to the Building Department.

COMMISSIONER JAFFE: Okay, understood. But before we were talking about like whatever that was with the one-foot space or whatever, I thought that was --

COMMISSIONER GEISEL: That's I think counsel that Derek gave to the Petitioner that's outside of our purview. The walkway is not part of the petition and; therefore, I don't think should be part of the approval.

COMMISSIONER JAFFE: So, do I retract my motion?

CHAIRPERSON SIAVELIS: Wait, wait, wait, wait, wait. Hold on one second.

MR. MACH: Staff will coordinate with the Petitioner regarding a code compliant walkway.

COMMISSIONER GEISEL: That's what I thought.

CHAIRPERSON SIAVELIS: Please re-state your petition in light of Staff's comment.

COMMISSIONER JAFFE: I move to approve the petition as presented with the subsequent addition of a Staff review for a code compliant walkway.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: Thank you.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MR. KLAUKE: Thank you, sirs.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:32 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 13, 2021

PETITIONER: Klauke Residence

ADDRESS OF PROPERTY: 1452 N. Yale Ave.

VARIATION: 10.2-11.1b (Parking in Yards – Driveway Width), 10.2-12.2

A 11-foot variation to allow a driveway with a width of 33-feet where a maximum width of 22-feet is permitted; A variation to allow a 11-foot wide gravel drive (located on the west side of the asphalt drive) where a driveway must be surfaced with asphaltic concrete or some comparable all weather dustless material of design.

The petitioner explained that they purchased the home in 1998 and that the existing driveway was approximately 40 feet in width. The petitioner testified that improvements are proposed and that the variance is necessary in order to modify the existing non-conforming driveway. The petitioner testified that gravel is proposed since it is more permeable and cost effective. The petitioner also explained that Thomas Street is a well traveled corridor which is not always conducive for parking on the street.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Jaffe and seconded by Mr. Drake. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
10/18/2021**

Item: 407 N Brighton Pl - 9/13/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
407 N Brighton Pl - 9/13/21 Minutes	Minutes
407 N Brighton Pl - 9/13/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 407 NORTH BRIGHTON PLACE - ZBA #21-025

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of September, 2021 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
THOMAS DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, let's call this meeting to order. Good evening, everyone. This is the Village of Arlington Heights Zoning Board of Appeals meeting. Tonight is September 13th, 2021.

I'll try to speak up while talking through the mask. This is our first meeting, right, with wearing masks, right? I think at our August meeting we didn't have to wear them. So, we'll try our best. If you can't hear us, I know for the record there are folks out in the audience, so if you can't hear us out there in the back row, let us know, raise your hand and we'll make a concerted effort to speak up, okay?

Let's start with roll call.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. Selbka.

(No response.)

CHAIRPERSON SIAVELIS: Okay, next item is the approval of minutes from last month's meeting.

Board members, have we had a chance to, assuming we've had a chance to review the meeting minutes, and I apologize, let me put my phone on mute, my bad.

Are there any changes, annotations, revisions to the meeting minutes as circulated?

COMMISSIONER JAFFE: No.

CHAIRPERSON SIAVELIS: Okay, there are none; no revisions/edits raised by the Board. Do we have a motion to approve the minutes?

COMMISSIONER DRAKE: I move approval.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: All opposed?

(No response.)

CHAIRPERSON SIAVELIS: None. Moving on -- oh, we've got to do the Pledge of Allegiance. My fault, sorry.

Let's do the Pledge of Allegiance, folks, here we go.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, there are some hearing procedures that I need to go over before we commence substantive discussions. It's beneficial for the petitioners, for you guys to hear this and understand this. It is also circulated in the submission materials that were provided to you. You've probably reviewed them, but

nonetheless I still need to repeat them.

So, first off, if less than six members are present, the petitioners, you folks, have an option to continue the meeting. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance, okay? If your petition is denied, you, as a petitioner, cannot re-apply for a whole year. So, you know, take a look around. We have four members right now. The Board is down from seven members to six members, and we're missing two tonight. So, you have to go four and zero today on affirmative votes on your variances to carry the day, okay? If you do not want to proceed today and exercise your option, you can be held over to the next meeting which is in mid-October, I believe.

Derek, did we set that date?

MR. MACH: We did, for the 18th.

CHAIRPERSON SIAVELIS: Great, thank you.

October 18th, so that's at your discretion, petitioners.

Okay, second, there will be a Staff presentation which essentially entails a project overview of your variance before the petitioner speaks as to his or her variance.

This next point is really important. There are four elements necessary to establish in order for the Board to be able to grant a variance. These elements are the responsibility of the petitioners. You need to establish each of these four elements. It is not the Board's responsibility to pull these out of you and establish them on the record. It's your responsibility. Those four elements are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of this chapter, which is Chapter 28 of the Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

So, a variation is permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four conditions enumerated and presented by the petitioner, okay. So, those are the ground rules and those are the elements you have to establish as a petitioner.

Tonight, we have three petitions, okay?

Derek, I note there's no old business, so let's move right to the new business, okay?

First item up is 407 North Brighton Place. It's ZBA Petition No. 21-025. So, we'll have the Petitioner come up, we'll swear him in, and then do the Staff presentation.

Okay, so, and remember this, if you're going to do any speaking tonight or anticipate doing any speaking, you should fill out the sheet, right, and we'll swear you in, okay? So, if you want to speak and questions are addressed to you, we can pause and you can accomplish that as well, okay?

All right, so, sir, go ahead. Tell us who you are.

MR. PURDOM: I'm Kevin Purdom from JRC Design Build.

CHAIRPERSON SIAVELIS: Okay, welcome again, Kevin. Raise your right hand please.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, let's do Staff presentation, then you'll have the floor.

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to expand an existing two-car attached garage and create a three-car attached garage. The proposed garage expansion requires a zoning variation to allow a side yard setback of 7.5 feet where 10 feet is required.

Therefore, they're requesting a 2.5-foot variation from Chapter 28, Section 5.1-3.2 to allow a garage addition along the north property line with a side yard setback of 7.5 feet instead of the required 10 feet, and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Derek. You have the floor, Kevin.

MR. PURDOM: So, as Derek said, we are looking to add a third-car garage to the existing two-car garage. This goes along with the essential character because the house was originally designed with this three-car garage, and the third car was removed due to cost concerns. So, the new addition will just be exactly how it was planned originally with the same finishes, and it should look cohesive.

The unique circumstance is that in order to build on the lot, they had to already encroach on that side yard setback and they got a variance requested in 2013. There's plenty of open space on that left side, so the 10 feet is kind of arbitrary because there's a lot more space between them and their side neighbor.

It's in harmony with the spirit and the intent of the chapter because all other design guidelines and requirements are being met. This is the only side setback that we're encroaching on, and we're only doing the minimum amount required because if we did the 10-foot setback, it would be a 9.5-foot wide garage stall which doesn't give you much room to get in and out of your car. So, we ask for an extra 2.5 feet to give them a full 12 feet interior dimension of the garage attached.

That is our petition.

COMMISSIONER JAFFE: Okay, so were the neighbors talked to?

MR. PURDOM: Yes, they were.

COMMISSIONER JAFFE: What was the feedback?

MR. PURDOM: At 406 Brighton and 410 Brighton, which are the two buildings across the street, and 1115 Euclid which is the neighbor right on that side setback, they have all been talked to and they all have nothing but support for the addition. We did not hear anything back from anyone else.

COMMISSIONER JAFFE: So, 115 Euclid is the property to the north?

MR. PURDOM: Correct.

COMMISSIONER JAFFE: Directly to the north?

MR. PURDOM: Yes. It's actually their rear setback instead of the side.

CHAIRPERSON SIAVELIS: Yes, and that house we're talking about, the

neighbor just to the north, that driveway of theirs extends really far back, basically to the property line. Is that correct?

MR. PURDOM: Yes.

CHAIRPERSON SIAVELIS: The overhead view in the packet materials is accurate, correct?

MR. PURDOM: Yes.

CHAIRPERSON SIAVELIS: How many folks live at the Petitioner's house?

MR. PURDOM: Four people. Two parents and two children; one who is just getting their license so they're going to have another car; hence, the third-car garage addition.

CHAIRPERSON SIAVELIS: So, on that image right there, that's what I was referring to.

MR. PURDOM: Yes.

CHAIRPERSON SIAVELIS: See how that driveway --

MR. PURDOM: Yes, see that lot line is 1113 Euclid.

CHAIRPERSON SIAVELIS: That's the driveway that extends all the way back to that property line?

MR. PURDOM: Correct.

CHAIRPERSON SIAVELIS: Anybody else have questions?

COMMISSIONER JAFFE: No.

CHAIRPERSON SIAVELIS: Tom, I'm sorry?

COMMISSIONER DRAKE: No.

CHAIRPERSON SIAVELIS: Oh, you took your glasses off. I saw your hand move, I apologize.

COMMISSIONER GEISEL: None for me.

CHAIRPERSON SIAVELIS: All right, Joe, you're good?

Okay, at this stage, let us see if there's any comments from the audience. If none, we'll move on to the next phase.

Okay, so are there any comments from the audience in regard to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, you don't need to respond if there's no comments then. So, we can move to the next phase.

Is there anything else you want to raise before we go to the deliberation phase of the Board?

MR. PURDOM: I do not believe so, no.

CHAIRPERSON SIAVELIS: What is, actually, I do have one question. What's in the, what's there right now? Did I see that right? Is there, oh, that's the other neighbor's shed or garage that's behind you. That street side in the photos that are in the packet?

MR. PURDOM: The owner would actually like to talk, he'd like to answer that.

CHAIRPERSON SIAVELIS: You've got to sign in and I'll swear you in, then you can answer.

MR. GRUZEWSKI: Yes, sir.

CHAIRPERSON SIAVELIS: Okay, raise your right hand. Thank you.
(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, what's your name, sir?

MR. GRUZEWSKI: Dave Gruzewski.

CHAIRPERSON SIAVELIS: Okay, Dave, go ahead.

MR. GRUZEWSKI: Yes, so the property line is actually, I just wanted to clarify the property line. It's actually, see this, there's a garden edge right there, it's actually there. So, yes, so it's actually a little --

CHAIRPERSON SIAVELIS: Oh, it's really faint there in the image.

MR. GRUZEWSKI: Yes. So, the property line is like really right there. So, like there is a little more grass on the other line, it doesn't go all the way over. So, I just wanted to point that out, because like otherwise we would be pretty close, but there's actually about three to four feet between the driveway and the end of the house, yes.

CHAIRPERSON SIAVELIS: Okay, yes, it's just really faint in the images, that's why I was curious.

MR. GRUZEWSKI: Oh, yes, yes, yes. Yes, sorry.

CHAIRPERSON SIAVELIS: No problem then.

Okay, anything else to add before we close it down for deliberations?

MR. GRUZEWSKI: No, I don't think so. I think Keith highlighted everything pretty well.

CHAIRPERSON SIAVELIS: And let me just make sure and clarify, no opposition from your neighbors?

MR. GRUZEWSKI: No, they're fine. We're very close with actually all three of those families, and we've told them about this for a while. So, they're totally comfortable with it.

CHAIRPERSON SIAVELIS: Okay, understood.

Okay, deliberations? What do you guys think?

COMMISSIONER GEISEL: To the extent that this was anticipated in the initial design of the house, it looks cohesive in the particular drawings. I think it would be a nice addition to the home and I would support the project.

COMMISSIONER JAFFE: Having actually driven down that street earlier this afternoon, the uniqueness of the circumstances, extra parking space on the property is probably helpful because you can't even do a three-point turn easily on that street. That's how narrow it is.

CHAIRPERSON SIAVELIS: Because it's so narrow, yes.

MR. GRUZEWSKI: Unless you use my driveway.

COMMISSIONER JAFFE: Which I did, I don't know if you saw me. So, I would also support the request.

CHAIRPERSON SIAVELIS: That's actually a really good point, too, because the driveway does look quite narrow, or the street does look quite narrow there.

COMMISSIONER DRAKE: Yes, I would support it as well. I think you've made the case, and none of the Staff departments had any objections or problems which is important to us. So, I'm on board.

CHAIRPERSON SIAVELIS: All right, do we have a motion?

COMMISSIONER GEISEL: Move to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Chairman Siavelis.

CHAIRMAN SIAVELIS: Yes.

Congratulations, your variance has been granted.

MR. PURDOM: Thank you very much for your time.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:14 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 13, 2021

PETITIONER: Gruzewski Residence

ADDRESS OF PROPERTY: 407 N. Brighton Pl.

VARIATION: 5.1-3.2 (Required Minimum Yards)

A 2.5-foot variation to allow a garage addition along the north property line with a side yard setback of 7.5-feet instead of the required 10.0-feet and an additional 1.0-feet for the eave.

The petitioner explained that they are proposing to add a third-car garage to the existing two-car garage. The petitioner testified that the house was originally designed with this three-car garage and that the third car was removed due to cost concerns. The petitioner explained that there is ample open space on that left side where the garage is proposed. The petitioner testified that the intent of the design guidelines are being met.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Geisel and seconded by Mr. Jaffe. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
10/18/2021**

Item: 2234 N Dryden Ln - 9/13/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2234 N Dryden Ln - 9/13/21 Minutes	Minutes
2234 N Dryden Ln - 9/13/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 2234 NORTH DRYDEN LANE - ZBA #21-029

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of September, 2021 at the hour of
7:32 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
THOMAS DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item of business, 2234 North Dryden Lane, ZBA Reference No. 21-029.

Have you signed in, sir?

MR. BUTTITTA: Yes.

CHAIRPERSON SIAVELIS: Yes, okay. What's your first name?

MR. BUTTITTA: Leo.

CHAIRPERSON SIAVELIS: Leo, okay. Please raise your right hand, Leo.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to reconstruct an existing screened porch located at the rear of the home; however, this would result in a rear yard setback of 19.5 feet where 30 feet is required.

Therefore, they're requesting a 10.5-foot variation from Chapter 28, Section 5.1-3.2d to allow a screened-in patio with a rear yard setback of 19.5 feet where 30 feet is required. Thank you.

CHAIRPERSON SIAVELIS: Great.

All right, sir, you have the floor.

MR. BUTTITTA: Okay, so I bought this house in 2003 and it had an existing screened-in patio. I believe it was probably constructed in 1978 when the house was built. I just want to, the current patio is coming apart, it's falling down, it's starting to leak, the current patio enclosure. So, I just want to take it down and put up another one exactly the same shape and size. So, it's just going to be updated and it will, the roof will drain better because right now it's like a tray that just collects leaves and I have to go up there once or twice a year to clean it out. So, this will have a smooth roof where leaves will just slide right off.

I have talked to all my neighbors and none of them object to it. I mean, it's kind of an eyesore right now, so it's only going to improve upon that and it's going to be in the exact same shape and size. So, no deeper, nothing is going to change. The dimensions are not changing.

My family and I enjoy it and we just have a new one out there.

CHAIRPERSON SIAVELIS: That's pretty straight-forward.

COMMISSIONER JAFFE: Yes, it is.

CHAIRPERSON SIAVELIS: I applaud you for being concise. Right, and behind you, there's a school, right? Ivy Hill backs there, right?

MR. BUTTITTA: Yes. Yes.

CHAIRPERSON SIAVELIS: So, you have no neighbor behind you to complain, or you have, there's a lot of greenspace behind you?

MR. BUTTITTA: Correct.

CHAIRPERSON SIAVELIS: Your neighbor adjacent to you, you've talked to?

MR. BUTTITTA: Yes.

CHAIRPERSON SIAVELIS: And no issues?

MR. BUTTITTA: No issues. I'm only improving the look. Ivy Hills School received the letter, they didn't reply.

CHAIRPERSON SIAVELIS: Yes, and your neighbor to the north didn't express any opposition. Any other neighbors express opposition?

MR. BUTTITTA: No, none of them. One of them wrote a letter that was actually in my favor. I believe she sent it to Derek.

CHAIRPERSON SIAVELIS: Yes, there was an e-mail, right.

MR. BUTTITTA: Yes.

MR. MACH: That's in the record.

CHAIRPERSON SIAVELIS: Yes, hold on one sec. Thanks, Derek. Right, last Wednesday. Yes, definitely in support.

All right, if there's no other questions from the Board, I'll open it up quickly to comments from the audience. If not, we'll move to the next phase.

Okay, so any questions, gentlemen?

(Chorus of noes.)

CHAIRPERSON SIAVELIS: Any comments from the audience?

(No response.)

CHAIRPERSON SIAVELIS: None? None being heard, move to deliberation phase.

I think this is extremely straight-forward, an existing structure being replaced, same size. Obviously, the need is there, and I bet that neighbor to the north is quite happy, and he's got nobody to the west of him due to the school, you know, I think this is entirely reasonable.

COMMISSIONER GEISEL: Given the age and condition of the existing structure, I'm sure a brand new one would be appreciated.

CHAIRPERSON SIAVELIS: All right, do we have a motion?

COMMISSIONER DRAKE: I move approval.

CHAIRPERSON SIAVELIS: Second?

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: Thank you.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance is granted.

MR. BUTTITTA: All right, great.

CHAIRPERSON SIAVELIS: All right.

MR. BUTTITTA: So, will I be getting a permit for this?

MR. MACH: You submitted for a permit?

MR. BUTTITTA: Yes.

MR. MACH: I will coordinate, you know, actually this is the Zoning. If there's anything else, I'll reach out.

MR. BUTTITTA: Thanks. Thank you, everyone.

CHAIRPERSON SIAVELIS: Okay, do we have a motion to adjourn?

COMMISSIONER DRAKE: I move that we adjourn.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: All opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:38 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
 I am a digital court reporter doing business in the State of
 Illinois; that I reported verbatim the foregoing proceedings and
 that the foregoing is a true and correct transcript to the best of
 my knowledge and ability.

 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2021.

 NOTARY PUBLIC

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 13, 2021

PETITIONER: Buttitta Residence
ADDRESS OF PROPERTY: 2234 N Dryden Ln.
VARIATION: 5.1-3.2d (Required Minimum Yards)

A 10.5 foot variation to allow a screened in patio with a rear yard setback of 19.5 feet where 30 feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to rebuild an existing screened porch located at the rear of the home; however, the porch is setback 19.5 feet from the rear property line where 30.0 feet is required. The petitioner testified that the porch was existing when the home was purchased in 2003.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Jaffe. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
10/18/2021**

Item: 601 N. Dryden Ave. - ZBA#21-030

Department: Planning & Community Development

REQUEST

A 3.5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences- Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be setback 1.5 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 18, 2021
Date Prepared: October 12, 2021
Project Title: Jackson Residence
Address: 601 N. Dryden Ave.

Background Information

Petition Number: ZBA #21-030
Petitioner: Karl Jackson
Address: 601 N. Dryden Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

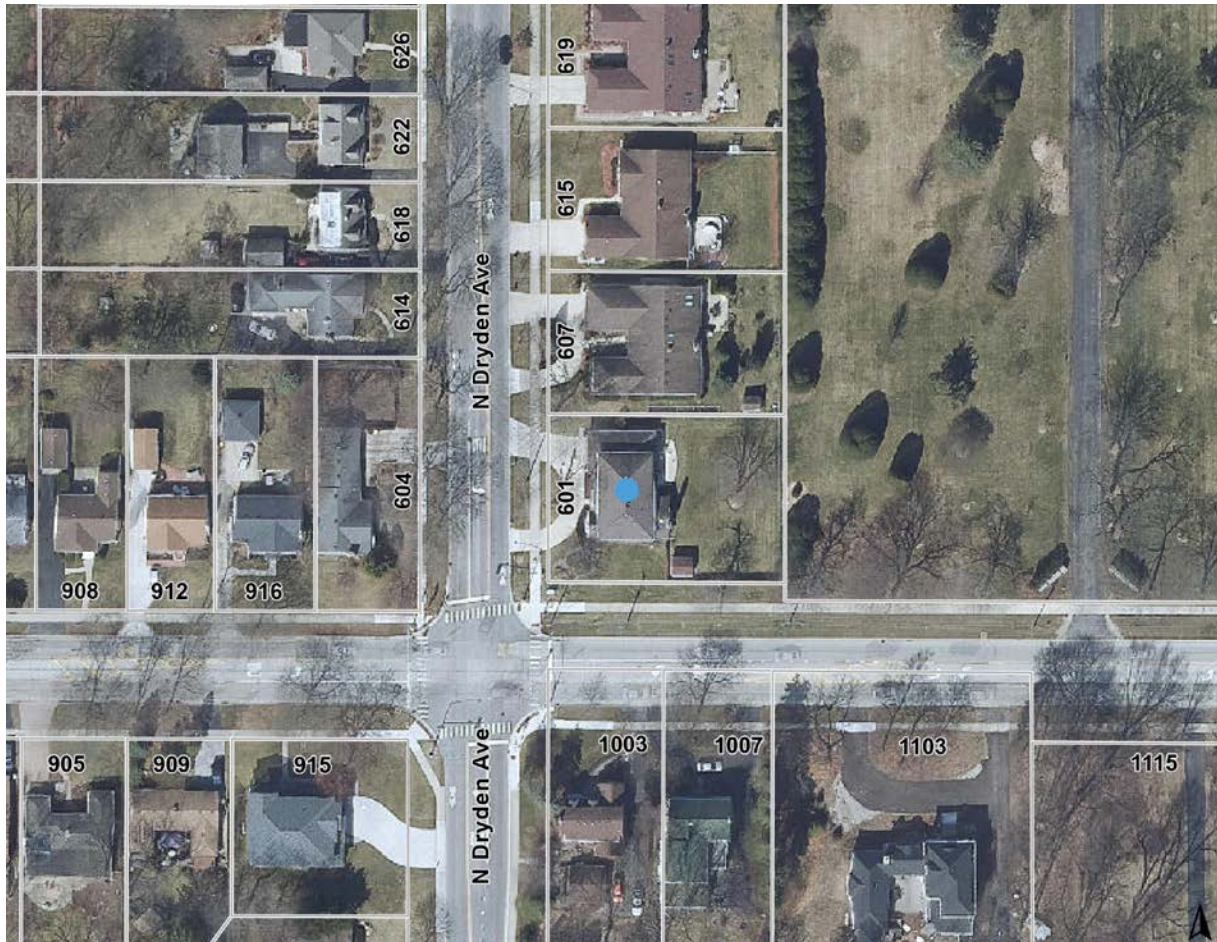
The subject property has frontage along N. Dryden Avenue and Euclid Avenue and the petitioner is proposing to replace the existing six-foot tall, semi-open board-on-board wood fence in the exterior side yard. However, fences in the exterior side yard must be setback five feet and landscaping must be provided along the street side of the fence. Therefore, the petitioner requests the following variation:

- A 3.5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be setback 1.5 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/1/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/1/21	
3. Letter that was Mailed	✓	10/1/21	
4. Photographs of Sign on Property	✓	10/1/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Jackson Residence

Project Address: 601 N Dryden Ave

ZBA #: 21-030

Date: September 27, 2021

Derek:

I have reviewed the request for the following variance:

- A3.5-foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 1.5 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

and do not have any objection to the request.

ZBA# 21-030
601 N Dryden Ave - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 1, 2021
Received by Planning:
Transmitted to Engineering: September 24, 2021
Completed: September 30, 2021
ZBA Meeting Date: October 18, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 3.5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 1.5 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

The Engineering Division has NO COMMENT on the location of the 6-foot tall fence.

NOTE : The fence will be replaced in its current position and there is substantial greenspace between the fence and sidewalk.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Jackson Residence

Project Address: 601 N. Dryden Avenue

ZBA #: 21-030

ZBA Hearing Date: October 18th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 24, 2021

- A 3.5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 1.5 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: No Comments. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 6, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Karl Jackson

being the owner of the property commonly known as: 601 N. Dryden Ave, Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3

Chapter 28, of the Arlington Heights Municipal Code, in order to: replace a fence in its existing location.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): I am applying to replace my 6' fence in its existing location with a 6' board on batten fence.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): I am replacing a fence in its existing location. It is 1.5 feet from my property line and 12.9 feet from the sidewalk. I cannot install a new fence any further back because I have a shed in the way.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The fence is set far back from the street and I am requesting replacing it in its current location.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The existing location of the fence is the only place I can install a new fence.

Signed: 
Petitioner

Date: 9/1/2021



Fence Solutions Co.
Buffalo Grove, Illinois 60089
Licensed, bonded and insured

545 Depot Place
847-383-6964
info@thefencesolutions.com

PROPOSAL/CONTRACT

Page 1 of 1
11/16/2020

Customer Information:

Karl Jackson
601 Dryden
Arlington Heights, Illinois

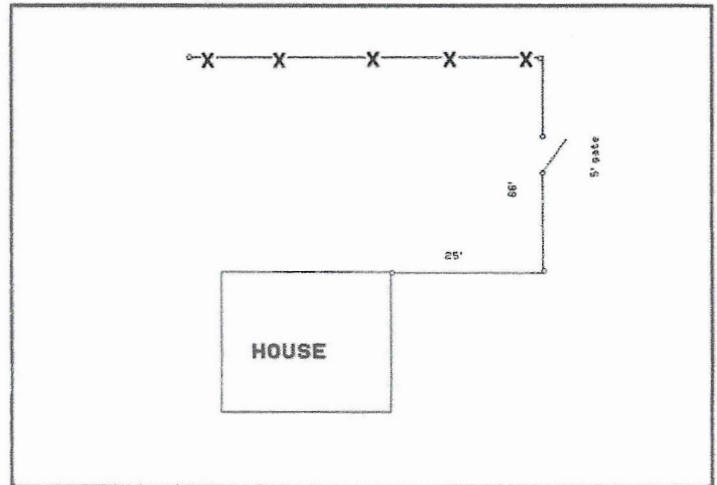
Job Information:



Notes:

- Fence Solutions agrees to provide material and labor to install new fence including.
- Take down and dispose of existing fence.
- Install approximately 91' of Western Red Cedar wood fence.
- In 2 rail Board on Batten style with a cap 6' tall.
- 4x4 Posts set in 36" concrete footings
- 1 Gate and hardware.
- Underground Utility Locates
- ***Exclusions: Permits by others
- ***Terms: 50% down and 50% upon completion
- 1 year material and labor warranty

Discount Sell Price [REDACTED]
Steel Postmaster posts ad [REDACTED]
Thank you.
Mark Lewandowski [REDACTED]



Fence Solutions Co. requires 50% deposit and 50% upon completion

Fence Solutions Co. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

Fence Solutions Co. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Fence Solutions Co. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Fence Solutions Co. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

Fence Solutions Co. will assume the responsibility for having underground public utilities located and marked. However, Fence Solutions Co. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Fence Solutions Co. to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual

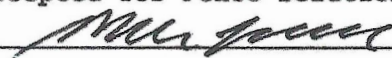
footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Fence Solutions Co. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt. Cancellation of this contract will incur a 50% restocking fee of initial deposit plus the cost of any material purchased for the project.

Approved & Accepted for Customer:


Customer Date

Accepted for Fence Solutions Co.:


Salesperson Date

Contract Amount: [REDACTED]

Down Payment: 8-6-21 [REDACTED]

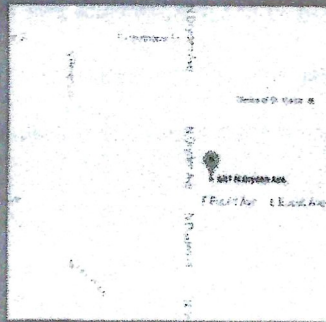
Balance Due: [REDACTED]

PONTICELLI & VITO

ATTORNEYS

1480 Renaissance Drive, Suite 209
Park Ridge, Illinois 60068

Phone (847) 803 9911
Fax (847) 803 9915



PROPERTY ADDRESS: 601 N DRYDEN AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

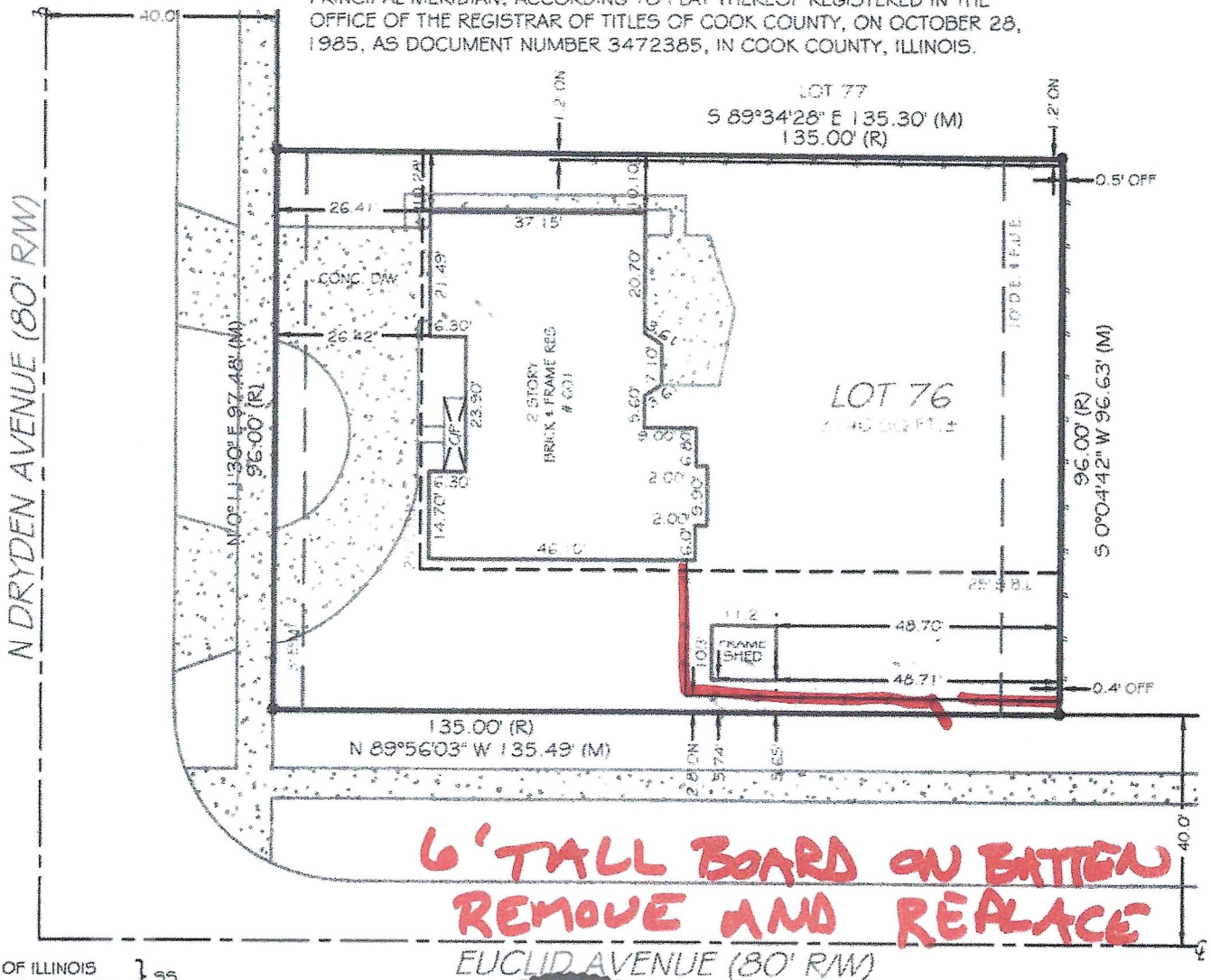
SURVEY NUMBER: IL1606.2935

FIELD WORK DATE: 6/20/2016
IL 1606.2935

REVISION DATE(S): (REV 1 6/27/2016) (REV 1 6/26/2016)

BOUNDARY SURVEY
COOK COUNTY

LOT 76 IN CARRIAGE WALK SUBDIVISION UNIT THREE, BEING A SUBDIVISION IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON OCTOBER 28, 1985, AS DOCUMENT NUMBER 3472385, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } ss
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF JUNE, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

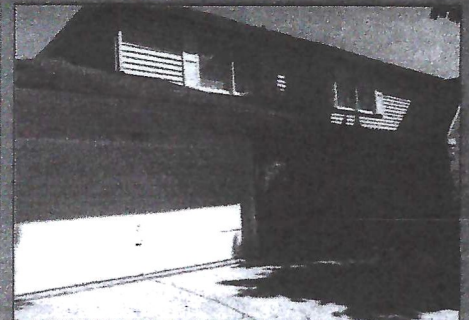
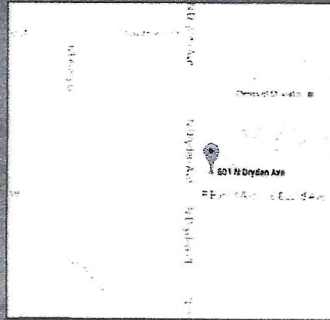


PONTICELLI & VITO

ATTORNEYS

1480 Renaissance Drive, Suite 209
Park Ridge, Illinois 60068

Phone (847) 803 9911
Fax (847) 803 9915



PROPERTY ADDRESS: 601 N DRYDEN AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

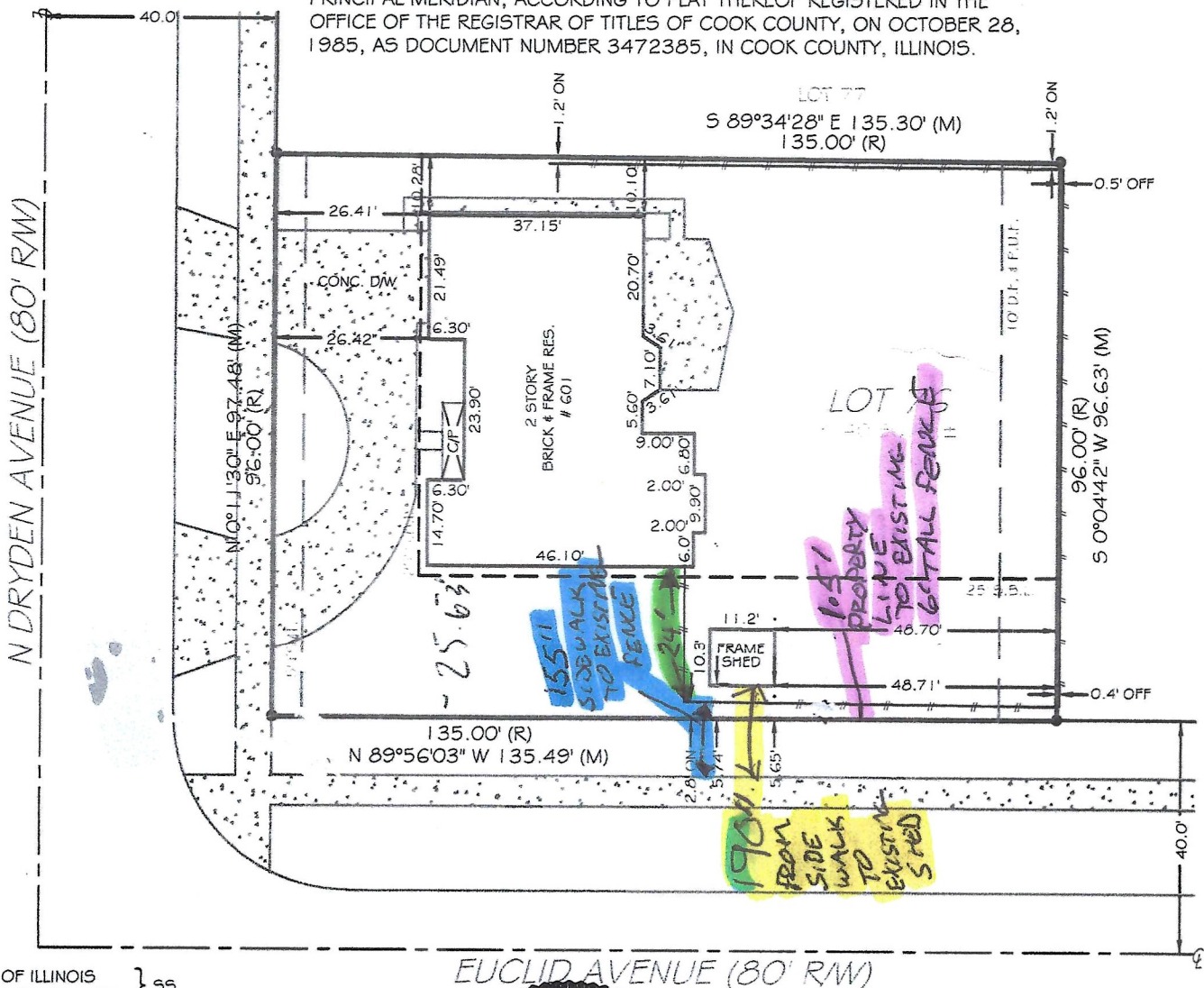
SURVEY NUMBER: IL1606.2935

FIELD WORK DATE: 6/20/2016
IL1606.2935

REVISION DATE(S): (REV.1 6/27/2016) (REV.1 6/26/2016)

BOUNDARY SURVEY
COOK COUNTY

LOT 76 IN CARRIAGE WALK SUBDIVISION UNIT THREE, BEING A SUBDIVISION IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON OCTOBER 28, 1985, AS DOCUMENT NUMBER 3472385, IN COOK COUNTY, ILLINOIS.

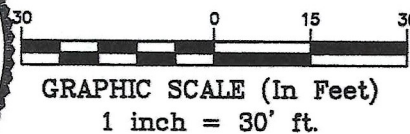


STATE OF ILLINOIS } ss
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF JUNE, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763





**Zoning Board of Appeals
10/18/2021**

Item: 704 N. Highland Ave. - ZBA#21-031

Department: Planning & Community Development

REQUEST

A 10 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 32 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 18, 2021
Date Prepared: October 12, 2021
Project Title: Farrell Residence
Address: 704 N. Highland Ave.

Background Information

Petition Number: ZBA #21-031
Petitioner: Edward Farrell
Address: 704 N. Highland Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

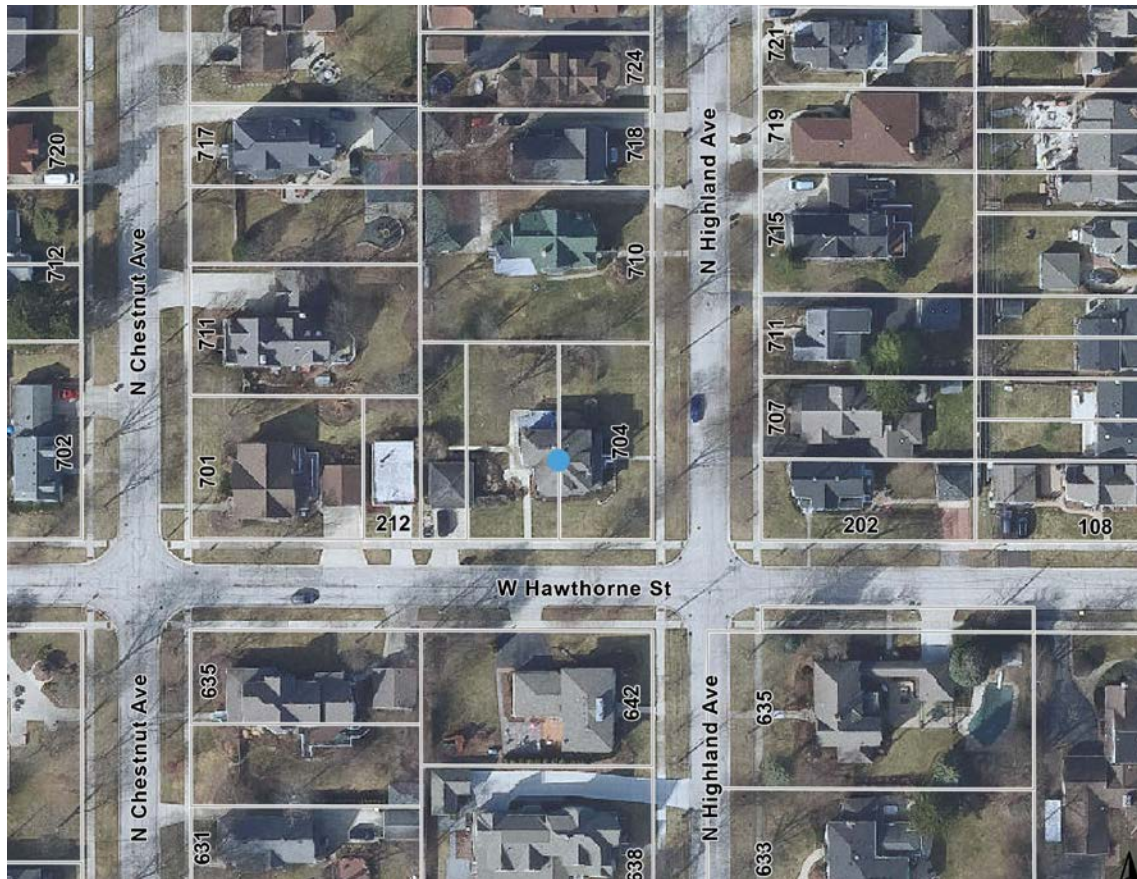
The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway to accommodate an additional vehicle. The proposed expansion results in a driveway with a width of 32 feet where a maximum width of 22 feet is permitted. Therefore, the petitioner requests the following variation:

- A 10 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 32 feet where a maximum width of 22 feet is permitted.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/1/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/1/21	
3. Letter that was Mailed	✓	10/1/21	
4. Photographs of Sign on Property	✓	10/1/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Farrell Residence

Project Address: 704 N Highland Ave

ZBA #: 21-031

Date: September 27, 2021

Derek:

I have reviewed the request for the following variance:

- A 10-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards-Driveway Width) to allow a driveway with a maximum width of 32 feet where a maximum width of 22 feet is permitted.

and do not have any objections to the request.

ZBA# 21-031
704 N Highland Ave - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: August 25, 2021
Received by Planning:
Transmitted to Engineering: September 24, 2021
Completed: September 30, 2021
ZBA Meeting Date: October 18, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 10-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 32 feet where a maximum width of 22 feet is permitted.

The Engineering Division has NO OBJECTION to the variance request for Parking in Yards -Driveway Width.

NOTE : The driveway will be widened towards the subject properties house and adjacent property side yard will still be 5.59'.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Farrell Residence

Project Address: 704 N. Highland Avenue

ZBA #: 21-031

ZBA Hearing Date: October 18th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 24, 2021

- A 10 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 32 feet where a maximum width of 22 feet is permitted.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: No Comments. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 6, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Edward Farrell

being the owner of the property commonly known as: 704 N. Highland Ave. Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-11.1

Chapter 28, of the Arlington Heights Municipal Code, in order to: _____

Expand existing driveway to 32 feet, a variance to the 22 foot code for 2 car garages.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Yes this is accurate, we have a large lot (.4 of an acre) and my neighbor directly across the street has the same driveway (32 feet wide with a 2 car garage) so it compatible with existing uses.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): My wife and I have 5 children (4 still at home) One is currently driving, a second will be driving within a year, and our twins 2 years later. We will have to park 7 cars (4 kids, 2 adults, 1 work) in our driveway and need the additional room.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): It is in Harmony, it does not exceed the 32 foot max rule and others in my neighborhood have 32' wide driveways with 2 car garages.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Homeowner has a large family with multiple current and near future drivers and needs the additional driveway space to park their families cars.

Signed: _____

Edward Farrell
Petitioner

Date: 9/9/21

S-T-R 30-42-11
Project Number 8858-0
Client Tom McClellan, Atty.
Book-Page Number 182-62
Date of Field Work 11-7-03
Drawn by SMJ

Plat of Survey



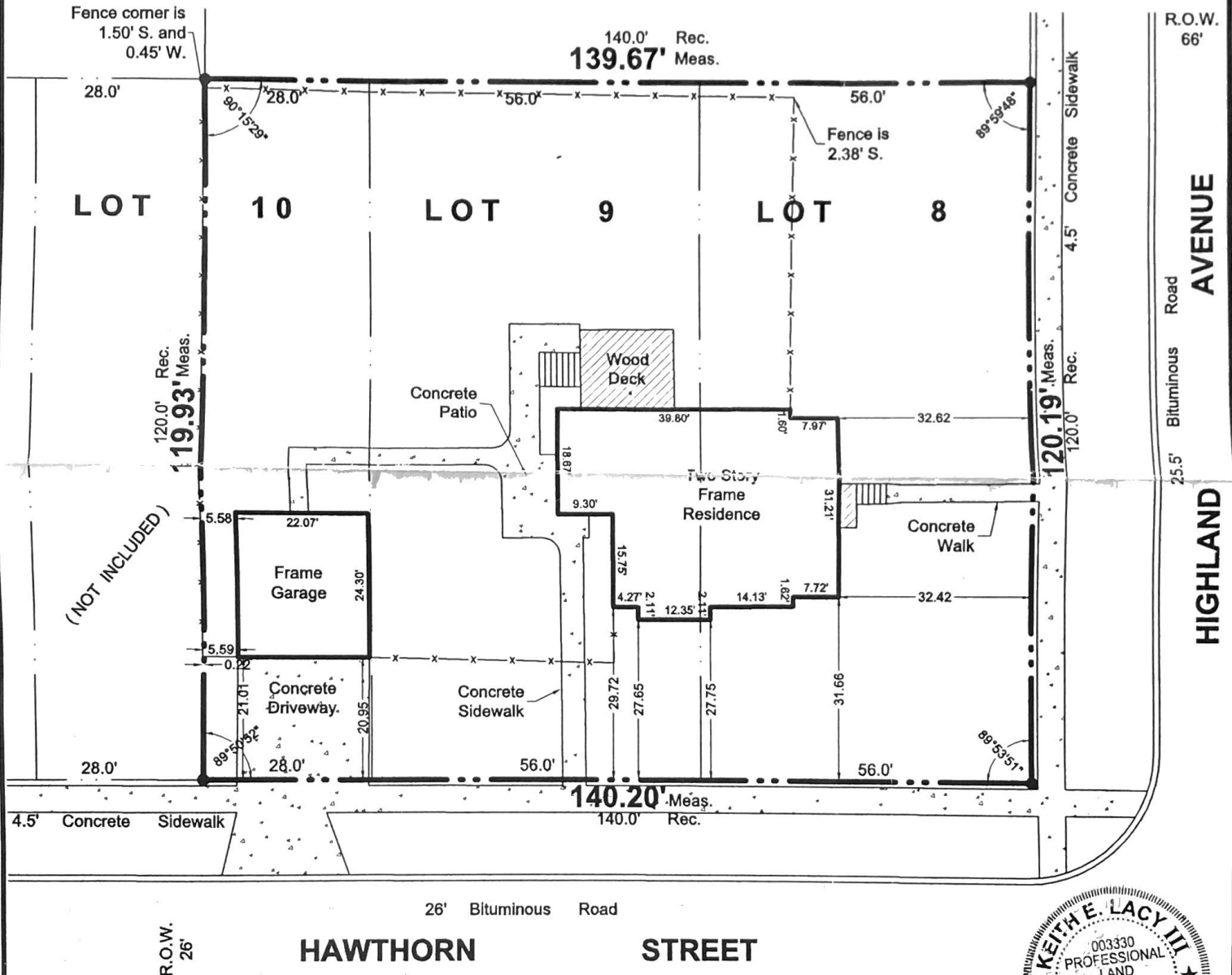
Scale: 1" = 20'

LOTS 8, 9 AND THE EAST HALF OF LOT 10, IN BLOCK 6 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION OF THE EAST 28 ACRES MORE OR LESS, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

704 N. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

LEGEND

- SET IRON PIPE
- FOUND IRON PIPE
- ✚ CROSS IN CONCRETE
- MONUMENT
- X— WOOD FENCE
- CHAIN LINK FENCE
- Meas MEASURED DISTANCE
- Rec RECORDED DISTANCE
- R.O.W. RIGHT OF WAY



- THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.
- SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.



**BARRINGTON
ENGINEERING
CONSULTANTS, LTD.**
CIVIL ENGINEERING & LAND SURVEYING

215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010
PHONE: 847.382.6337 • FAX: 847.382.6366
REGISTRATION NUMBER: 184-002883

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE: 11-14-03 BY: *Keith E. Lacy III*

KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/04

RECEIVED

SEP 09 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

S-T-R 30-42-11
Project Number 8858-0
Client Tom McClellan, Atty.
Book-Page Number 182-62
Date of Field Work 11-7-03
Drawn by SMJ

Plat of Survey

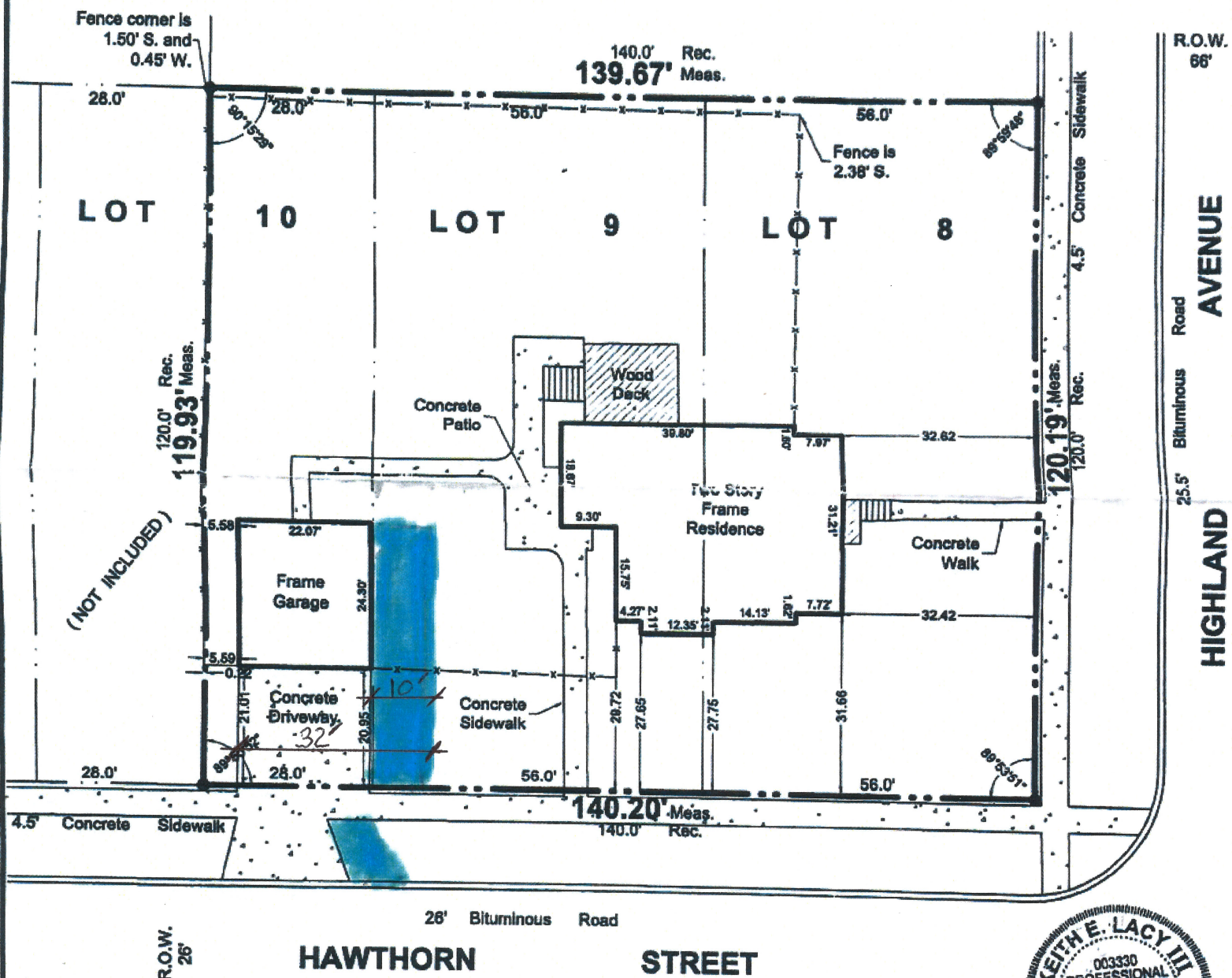
LOTS 8, 9 AND THE EAST HALF OF LOT 10, IN BLOCK 6 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION OF THE EAST 28 ACRES MORE OR LESS, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

704 N. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



Scale: 1" = 20'

LEGEND	
○	SET IRON PIPE
●	FOUND IRON PIPE
+	CROSS IN CONCRETE
□	MONUMENT
—X—	WOOD FENCE
—	CHAIN LINK FENCE
Meas.	MEASURED DISTANCE
Rec.	RECORDED DISTANCE
R.O.W.	RIGHT OF WAY



1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.



**BARRINGTON
ENGINEERING
CONSULTANTS, LTD.**
CIVIL ENGINEERING & LAND SURVEYING

215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010
PHONE: 847.382.6337 • FAX: 847.382.6366
REGISTRATION NUMBER: 184-002883

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.
DATE: 11-14-03 BY: Keith E. Lacy III
KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/04



**Zoning Board of Appeals
10/18/2021**

Item: 622 S. Dryden Pl. - ZBA#21-032

Department: Planning & Community Development

REQUEST

A 2.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 5.0 feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 18, 2021
Date Prepared: October 12, 2021
Project Title: Dubberke Residence
Address: 622 S. Dryden Pl.

Background Information

Petition Number: ZBA #21-032
Petitioner: Abbie & Ryan Dubberke
Address: 622 S. Dryden Pl.
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

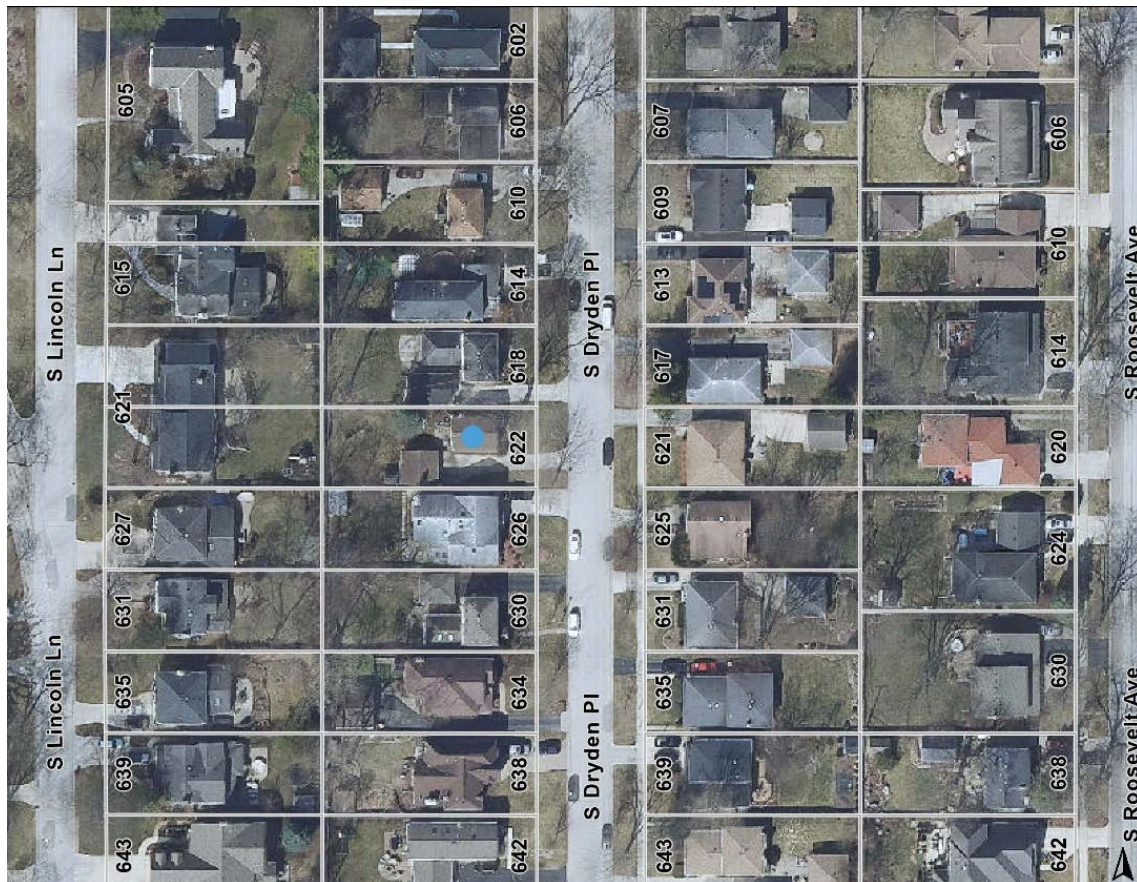
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,582 square feet. The petitioner is proposing to construct an addition with living space and a two car attached garage. The proposed addition requires a zoning variation to allow a side yard setback of 3.0 feet, where 5.0 feet is required. Therefore, the petitioner requires the following variation:

- A 2.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 5.0 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/28/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/28/21	
3. Letter that was Mailed	✓	9/28/21	
4. Photographs of Sign on Property	✓	9/28/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Dubberke Residence

Project Address: 622 S Dryden Pl

ZBA #: 21-032

Date: September 27, 2021

Derek:

I have reviewed the request for the following variance:

- A 2.0-foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 5.0 feet.

and have the following comments:

1. The south wall of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside of the garage.
2. The south wall soffit of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.

Note: This information shall be provided to the design professional.

ZBA# 21-032
622 S Dryden Pl - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 20, 2021
Received by Planning:
Transmitted to Engineering: September 24, 2021
Completed: September 30, 2021
ZBA Meeting Date: October 18, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 2.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 5.0 feet.

The Engineering Division has NO OBJECTION to the variance request for a 3 foot side yard in lieu of the 5 foot side yard.

NOTE: There is an existing detached two car garage that is currently 3 feet from the side yard. An existing and proposed grading plan will be required at the time of permitting.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dubberke Residence

Project Address: 622 S Dryden Place

ZBA #: 21-032

ZBA Hearing Date: October 18th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 24, 2021

A 2.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 5.0 feet.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: The proposed addition is nicely designed to fit with the existing house style. A Design

Commission application is required to be submitted to the Planning Department for review.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 6, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Abbie and Ryan Dubberke

being the owner of the property commonly known as: 622 S Dryden Pl

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2B

Chapter 28, of the Arlington Heights Municipal Code, in order to: maintain a 3' distance from the property line needed to attach a two car garage

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): _____

We will be building on to the back of the house creating a need to attach the garage so that the backyard remains a usable size.

All essential aesthetics and uses will remain unchanged

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): This property is on an unusually narrow lot of 50' making it impossible to attach a two car garage and remain 5' from property line

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____
The garage will be used for the homeowner's personal use only.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Allowing a 3' distance from the property line is the minimum necessary to attach the new addition and maintain a 2 car garage.

Signed: Abbie Dubberke
Petitioner

Date: 9/20/2021

PLAT OF SURVEY

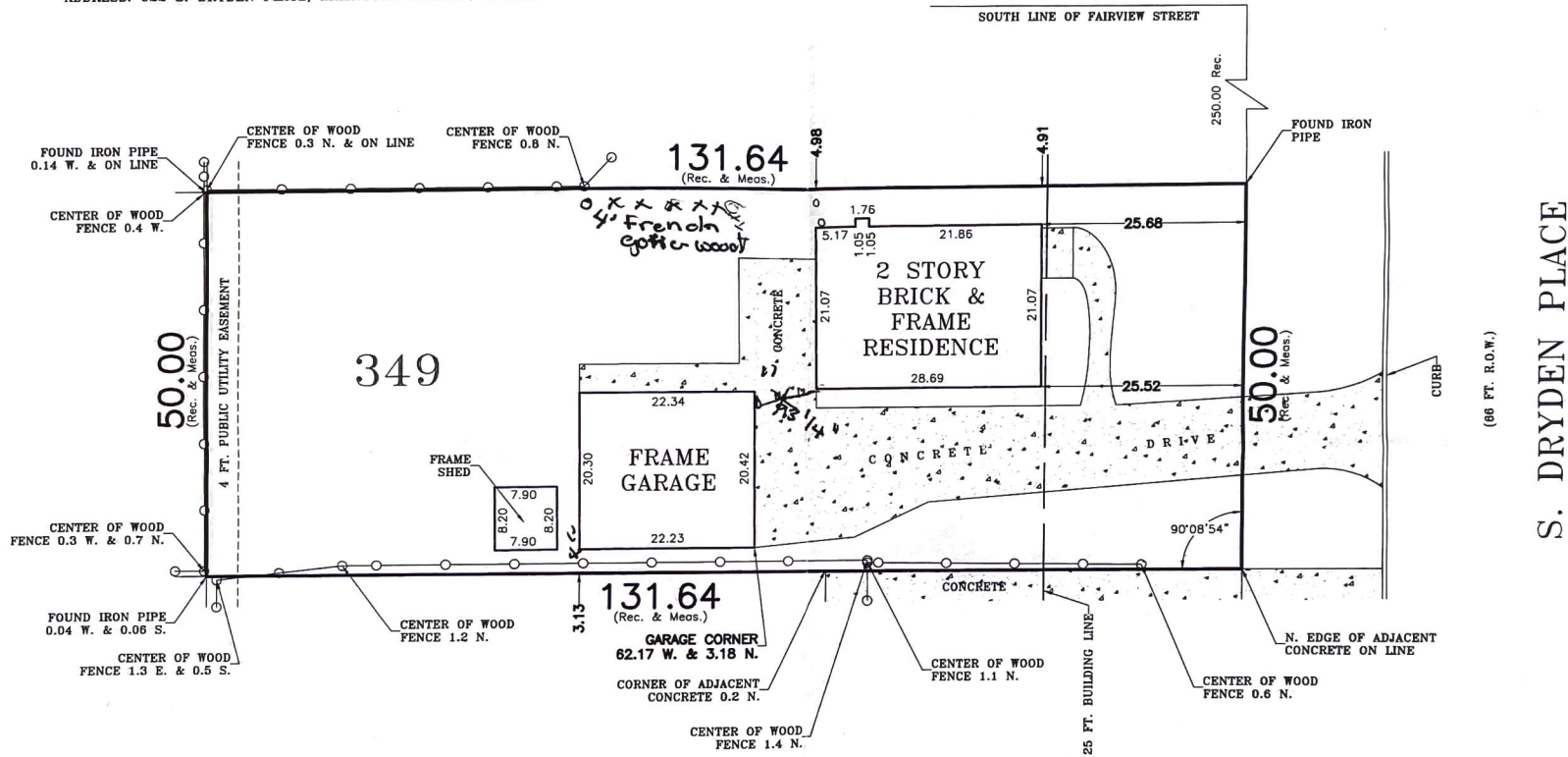
of

LOT 349 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST QUARTER OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 622 S. DRYDEN PLACE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=15'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: ROBERT KUEHN

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
3RD DAY OF JANUARY A.D. 2017

MY LICENSE EXPIRES ON 11/30/14

P.S.I. NO. 1298750

Professional Design Registration #184-002705

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com



Field Work Completed	01/02/13	FLD CREW	CD/GZ
Land Area Surveyed	6,582.0 Sq. Ft.	CAD:	SR
Drawing Revised		PNTN:	8032818





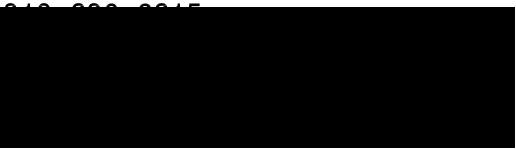
EXISTING FRONT ELEVATION

PROJECT: 622 S DRYDEN PLACE

ARLINGTON HEIGHTS, ILLINOIS 60005
ADDITION, RENOVATION, & NEW GARAGE

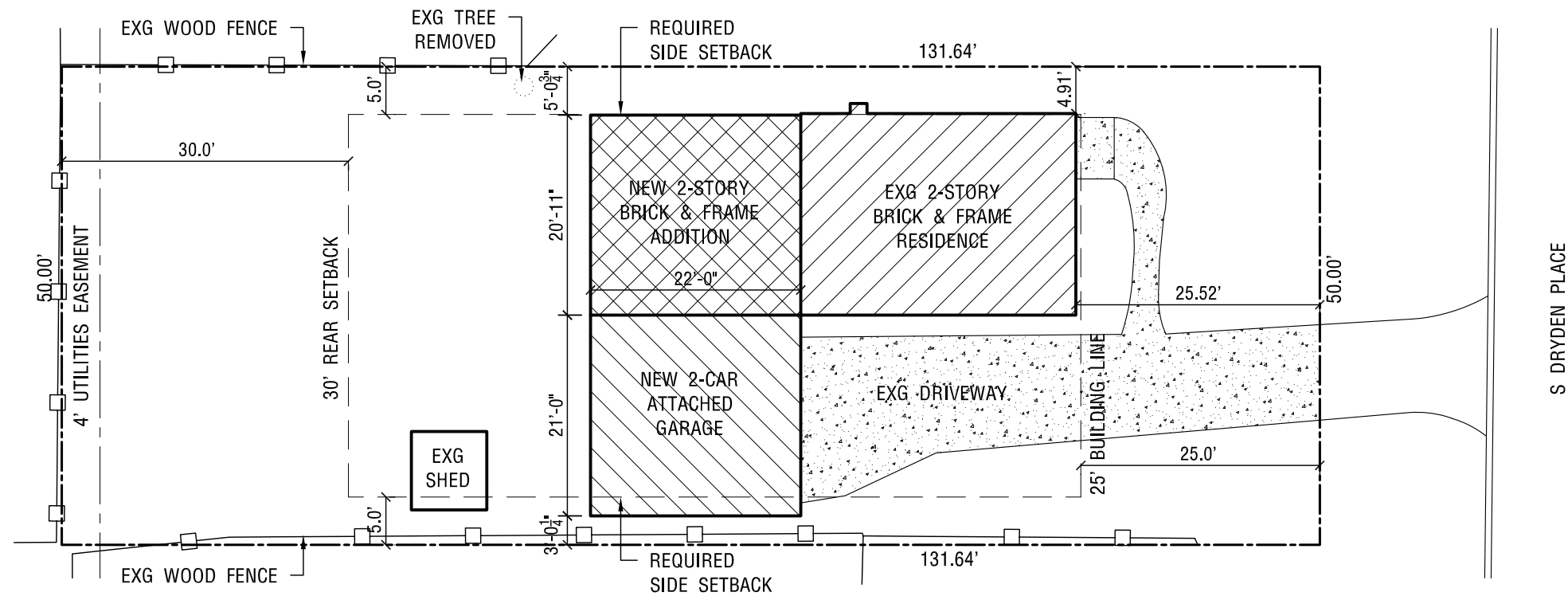
CLIENT/OWNER:

ABBIE & RYAN DUBBERKE
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS 60005



LIST OF DRAWINGS:

- 1 SITE PLAN
- 2 FIRST FLOOR PLAN
- 3 SECOND FLOOR AND ROOF PLANS
- 4 FRONT AND LEFT ELEVATIONS
- 5 REAR AND RIGHT ELEVATIONS
- 6 BUILDING SECTIONS
- 7 EXISTING PLANS




1 PROPOSED SITE PLAN
 1/16" = 1'-0"

ZONING INFORMATION

ZONED R-3 ONE FAMILY DWELLING DISTRICT		
LOT AREA:		6,582 SF
FLOOR AREA RATIO (F.A.R.)		
ALLOWABLE = 6582 x .45		2,961 SF
PROPOSED:		2,598 SF
BUILDING LOT COVERAGE:		35% MAX
ALLOWABLE = 6582 x .35		2,304 SF
PROPOSED:		1,595 SF
MAX IMPERVIOUS SURFACE COVERAGE:		55% MAX
ALLOWABLE = 6582 x .55		3,620 SF
PROPOSED:		2,352 SF
MAX BUILDING HEIGHT:		25'-0"
PROPOSED:		19-4 1/2"

F.A.R. CALCULATION

EXISTING STRUCTURE SF:	1,216
PROPOSED 2-STORY ADDITION SF:	920
PROPOSED GARAGE SF:	462
PROPOSED FLOOR AREA:	2,598 SF

BUILDING LOT COVERAGE CALCULATION

EXISTING STRUCTURE SF:	608
PROPOSED ADDITION SF:	460
PROPOSED GARAGE SF:	462
EXISTING ACCESSORY STRUCTURE SF:	65
PROPOSED BUILDING LOT COVERAGE:	1,595 SF

IMPERVIOUS SURFACE COVERAGE CALCULATION

BUILDING LOT COVERAGE:	1,530
OTHER IMPERVIOUS (DRIVEWAY):	757
ACCESSORY STRUCTURE:	65
PROPOSED IMPERVIOUS SURFACE:	2,352

ZONING NOTE:

PROPOSED NEW GARAGE IS LOCATED WITHIN REQUIRED SIDE SETBACK (SIMILAR TO EXISTING GARAGE TO BE REPLACED).

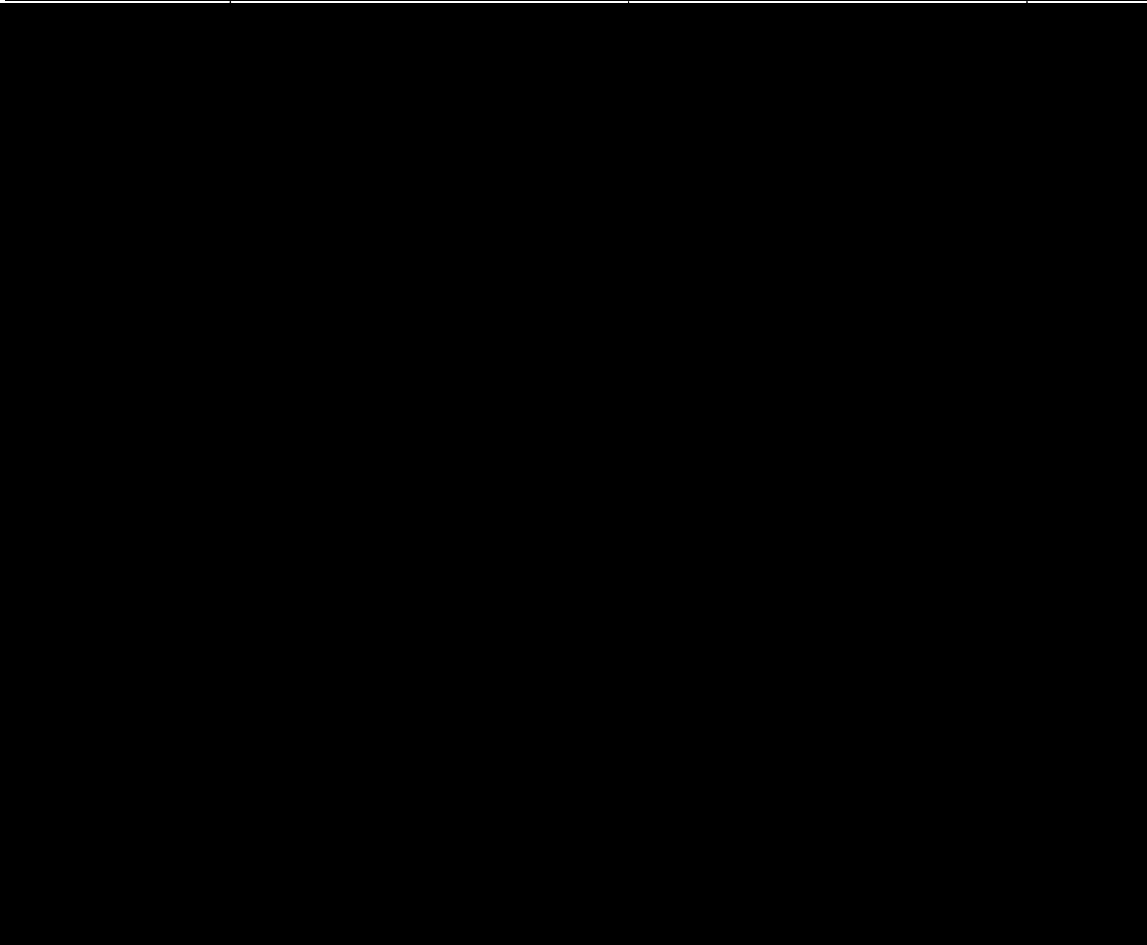
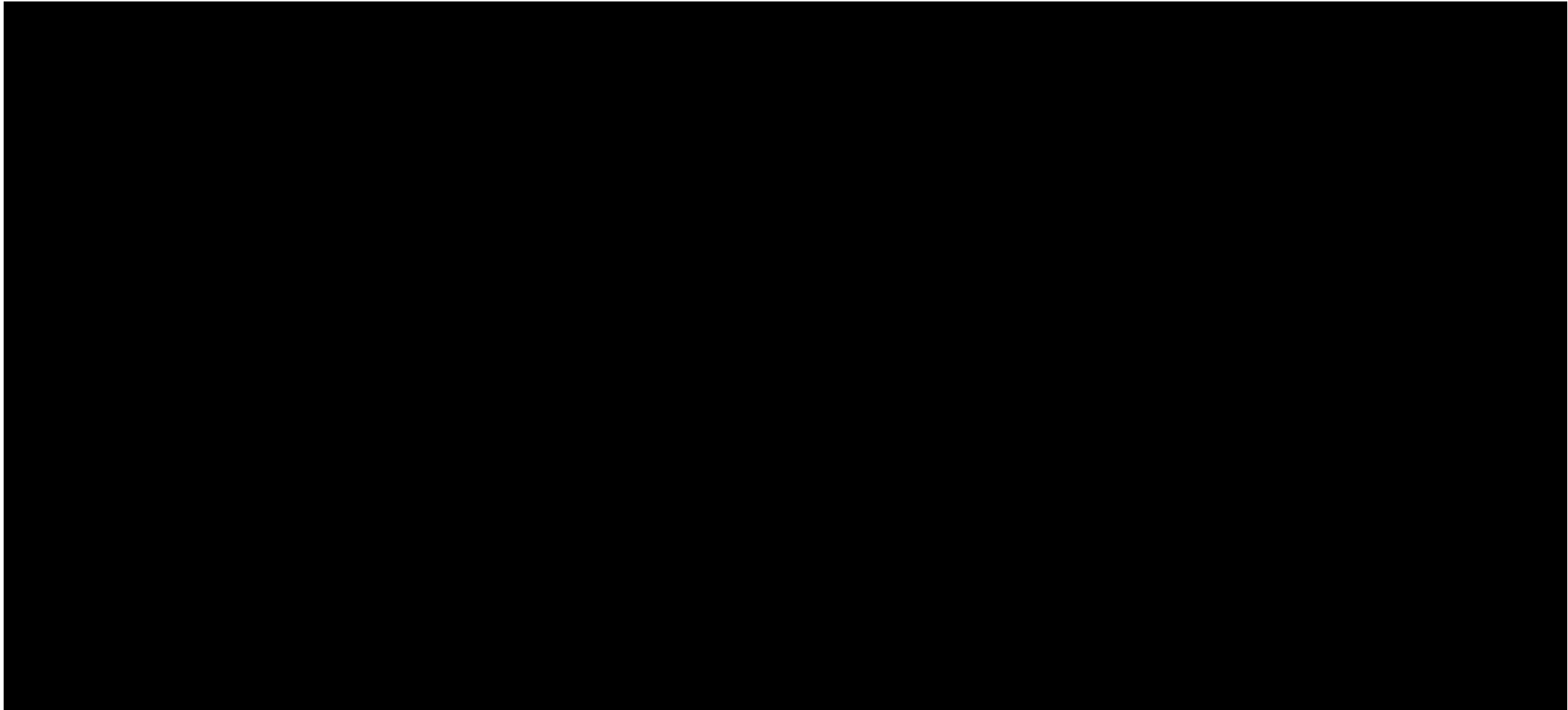
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS
ADDITION, RENOVATION, & NEW GARAGE
CLIENT/OWNER: ABBIE & RYAN
DUBBERKE

DESIGN DEVELOPMENT REV
7 SEP 2021

SHEET 1

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM



WALL TYPE KEY:



NEW WALL

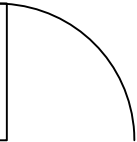


EXISTING WALL
TO REMAIN

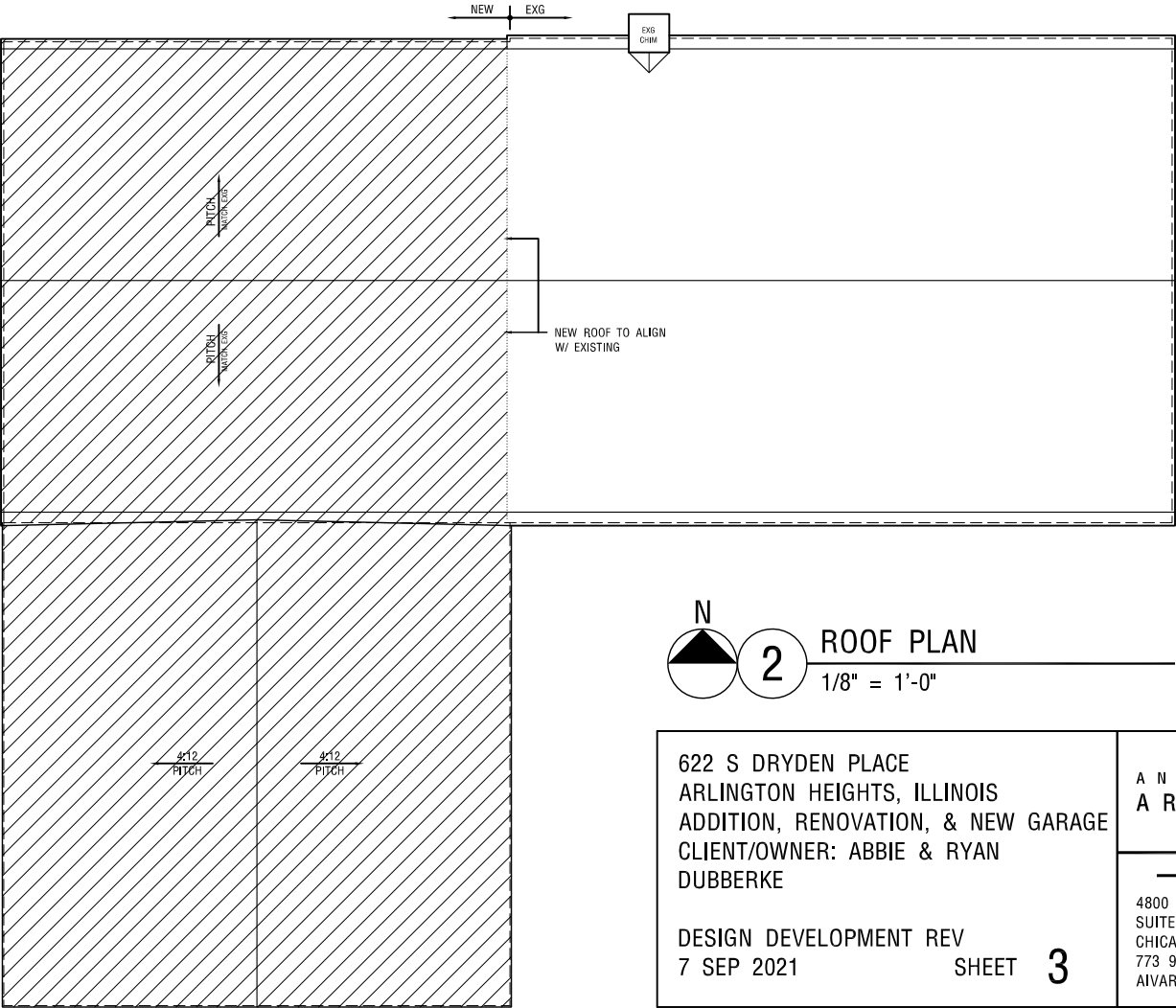
DOOR KEY:



EXISTING DOOR



NEW DOOR



2

ROOF PLAN

1/8" = 1'-0"

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS
ADDITION, RENOVATION, & NEW GARAGE
CLIENT/OWNER: ABBIE & RYAN
DUBBERKE

DESIGN DEVELOPMENT REV
7 SEP 2021

SHEET

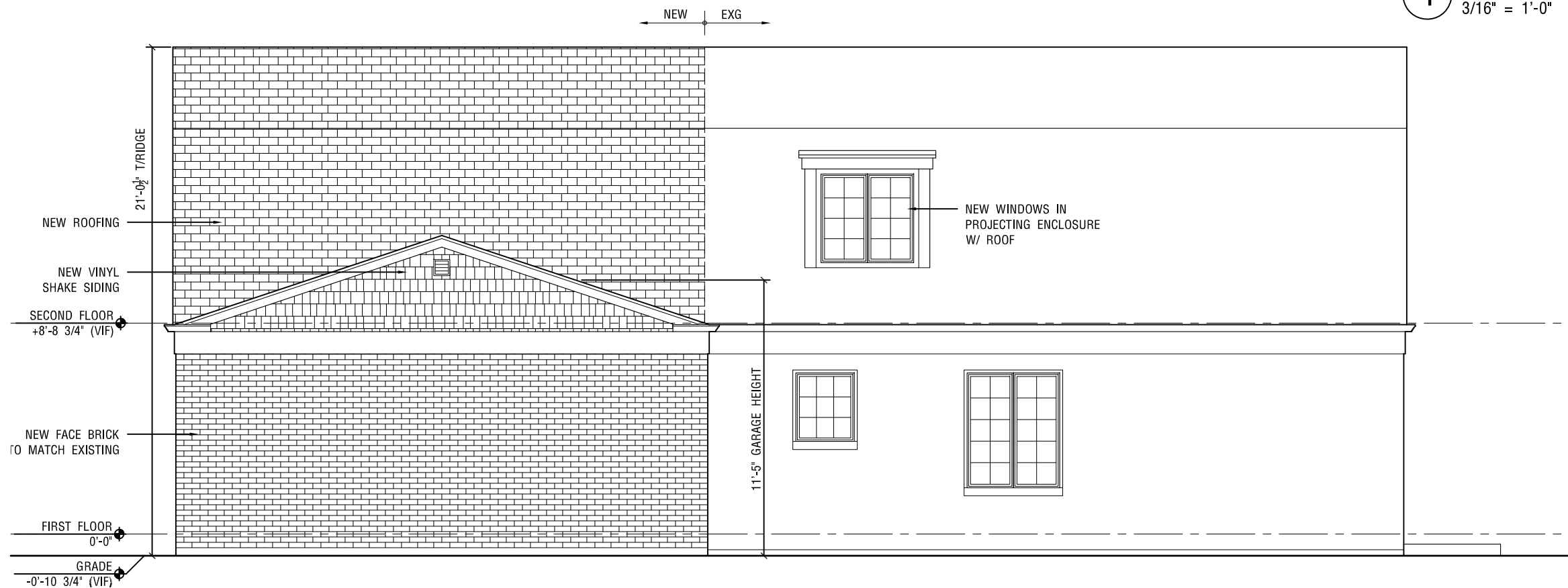
3

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM



1 EAST (FRONT) ELEVATION
3/16" = 1'-0"



2 SOUTH (LEFT) ELEVATION
3/16" = 1'-0"

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS
ADDITION, RENOVATION, & NEW GARAGE
CLIENT/OWNER: ABBIE & RYAN
DUBBERKE

DESIGN DEVELOPMENT REV
7 SEP 2021

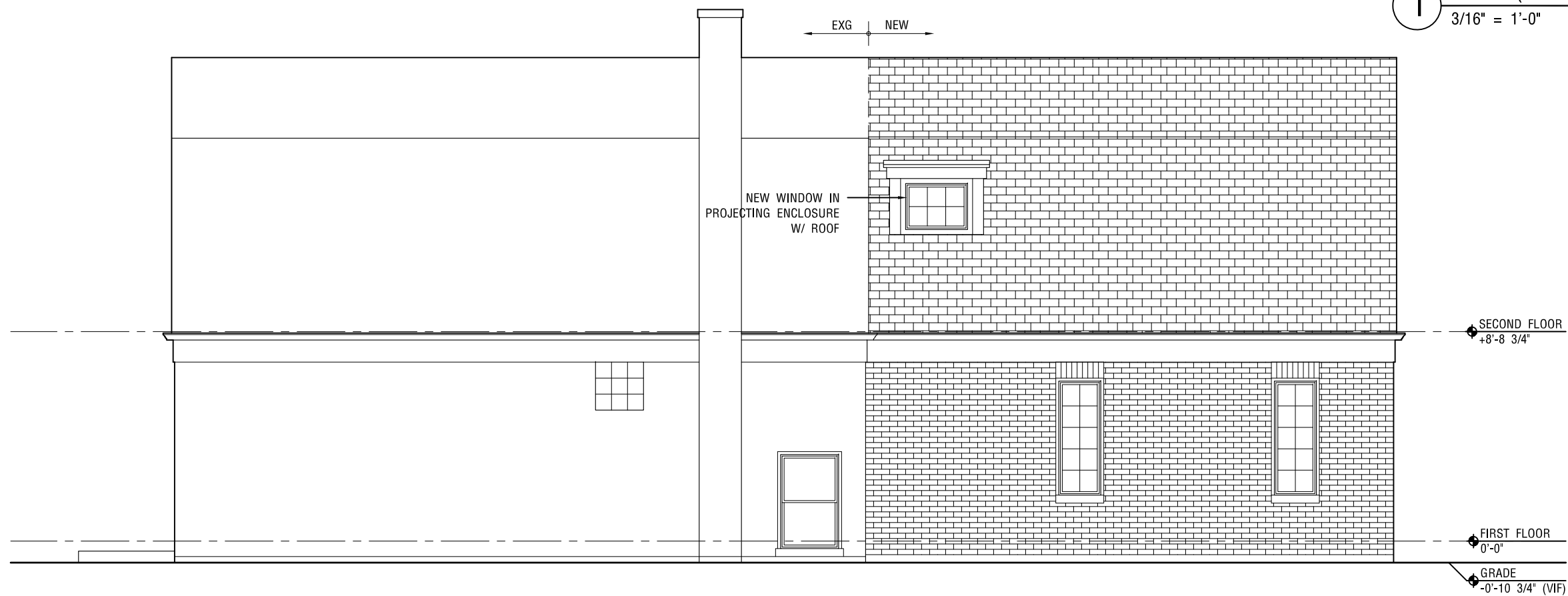
SHEET 4

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM



1 WEST (REAR) ELEVATION
3/16" = 1'-0"



2 NORTH (RIGHT) ELEVATION
3/16" = 1'-0"

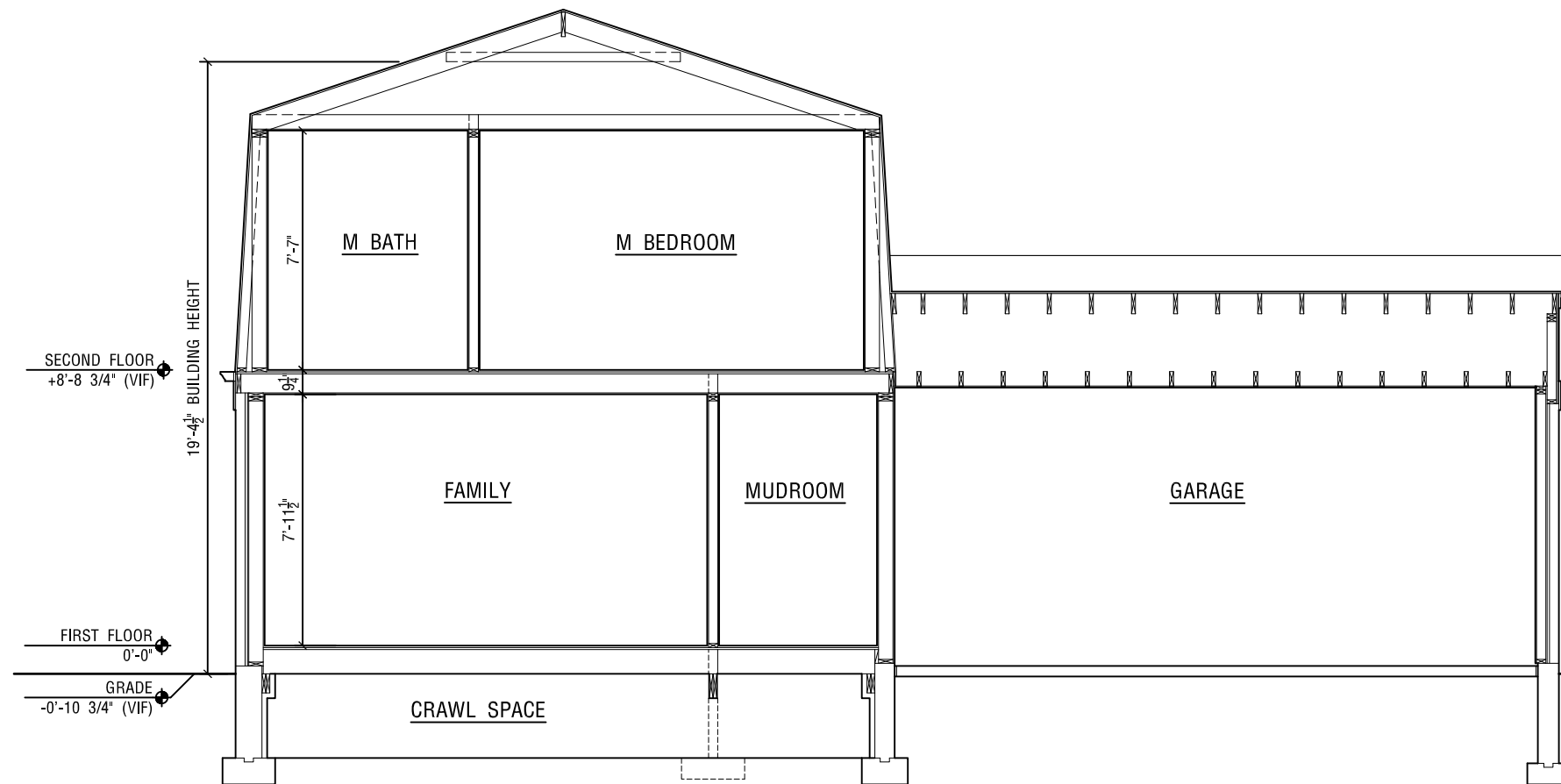
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS
ADDITION, RENOVATION, & NEW GARAGE
CLIENT/OWNER: ABBIE & RYAN
DUBBERKE

DESIGN DEVELOPMENT REV
7 SEP 2021

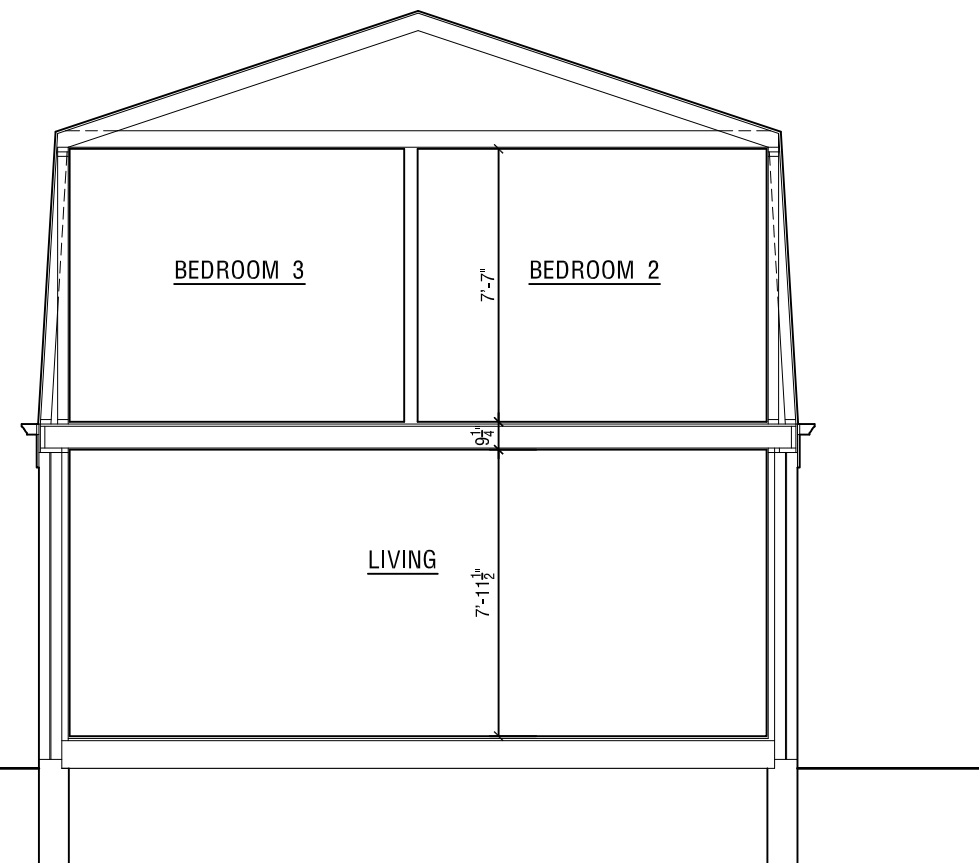
SHEET 5

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM



1 SECTION THROUGH ADDITION
3/16" = 1'-0"



2 EXISTING BUILDING SECTION
3/16" = 1'-0"

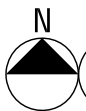
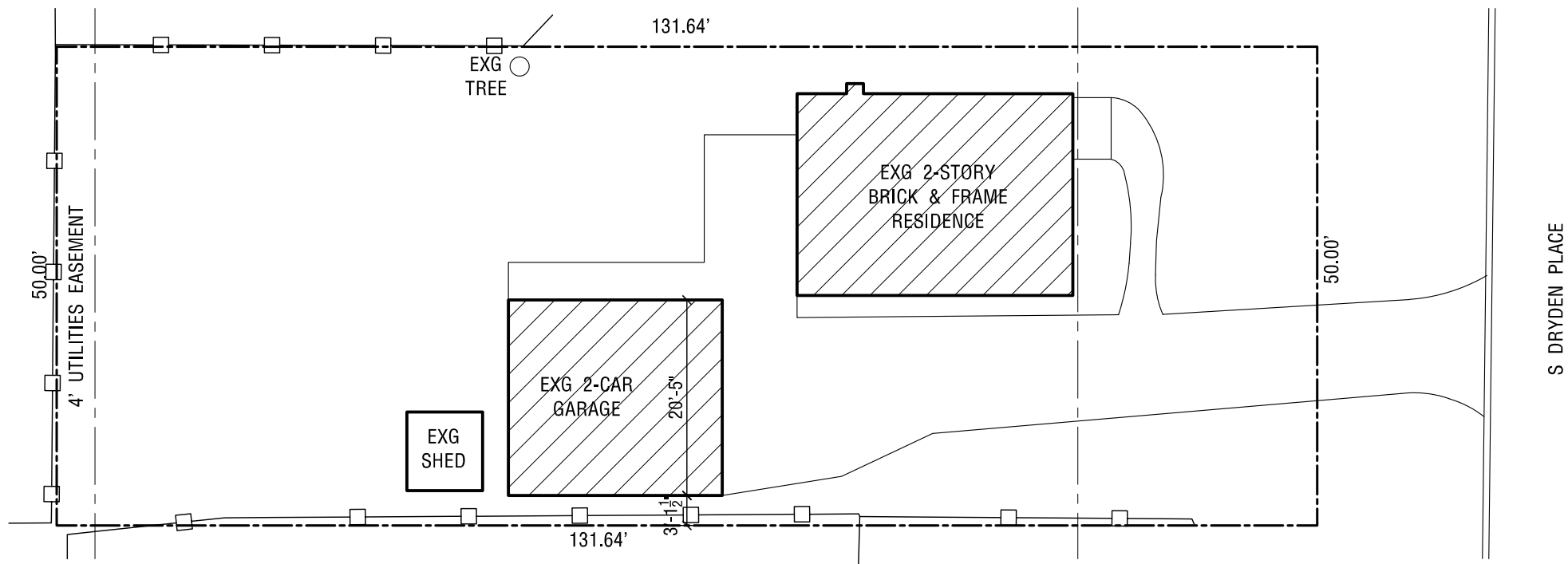
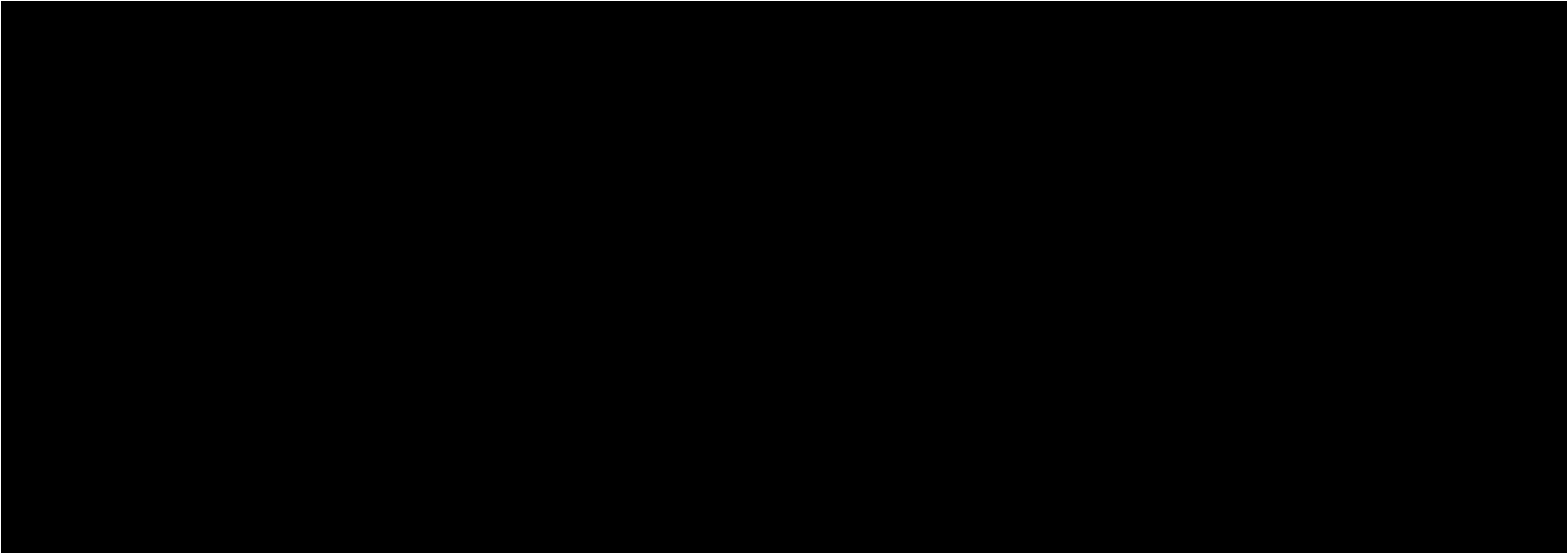
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS
ADDITION, RENOVATION, & NEW GARAGE
CLIENT/OWNER: ABBIE & RYAN
DUBBERKE

DESIGN DEVELOPMENT REV
7 SEP 2021

SHEET 6

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM



1

EXISTING SITE PLAN

1/8" = 1'-0"

EXISTING

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS
ADDITION, RENOVATION, & NEW GARAGE
CLIENT/OWNER: ABBIE & RYAN
DUBBERKE

DESIGN DEVELOPMENT REV
7 SEP 2021

SHEET 7

ANDREW IVARI
ARCHITECTS

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773 940 0228 T
AIVARI@IVARIARCH.COM



**Zoning Board of Appeals
10/18/2021**

Item: 3030 W. Salt Creek Ln. - ZBA# 21-034

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, to allow a reduction to the minimum required parking from 393 to 369 parking spaces.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Jacob Schmidt, Planner
Hearing Date: October 18, 2021
Date Prepared: October 12, 2021
Project Title: 3030 W. Salt Creek Ln.
Address: 3030 W. Salt Creek Ln.

Background Information

Petition Number: ZBA #21-034
Petitioner: Chet Balder – Helios Property Management
Address: 1375 E Woodfield Rd, Suite C50
Schaumburg, IL 60173

Existing Zoning: B-3 – General Service, Wholesale and Motor Vehicle District

Requested Action/Background Information

The subject property is zoned B-3, General Service, Wholesale and Motor Vehicle District. The site is developed with 369 parking spaces. However, per the proposed mix of uses within the building, which includes a number of new medical tenants, 393 parking spaces are required per code. Medical office uses require 1 parking space per 200 square-feet of floor area, which is more intense than the general office parking requirement of 1 space per 300 square-feet. A required parking chart is below:

Tenant	Unit	SF	Ratio (1/X)	Spaces Required
First Floor				
Northwest Orthopedic Surgery	100	17,285	200	86
Edward Jones & Co.	120	2,871	300	10
All About Kids Dentistry	130	3,485	200	17
Edward Jones & Co.	135	1,340	300	4
Vacant	143	2,109	300	7
Homemart Connect	145	2,615	300	9
Second Floor				
Best Orthodontist	200	4,500	200	23
Scranton Gillette	201	5,000	300	17
Hodges, Loizzi, Eisenhammer	202	15,025	300	50
Vacant	210	4,327	300	14
Vacant	220	5,000	300	17
Third Floor				
Central Eye Care	300	5,340	200	27
R1 RCM Inc	301	16,335	300	54
Ronald P. Sorce A.I.A Architects, P.C.	311	1,392	300	5
Waltz, Palmer & Dawson, LLC	330	3,540	300	12
Northwest Family Practice	333	2,642	200	13
North Shore Pediatric Therapy (General Office)	350	7,025	300	23
Chetu, Inc.	360	1,200	300	4
Vacant	360B	290	300	1
Total		101,321	5200	393

Therefore, the petitioner requests the following variation:

- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, to allow a reduction to the minimum required parking from 393 to 369 parking spaces.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9-30-21	
2. List of Property Owners Within 250 feet of Subject Property	✓	9-30-21	
3. Letter that was Mailed	✓	9-30-21	
4. Photographs of Sign on Property	✓	9-30-21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: 3030 W Salt Creek Ln - Atrium LLC

Project Address: 3030 W Salt Creek Ln.

ZBA #: 21-034

Date: October 18, 2021

Derek:

I have reviewed the request for the following variance:

- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, to allow a reduction to the minimum required parking from 393 to 369 parking spaces.

and have the following comment:

1. The number accessible parking spaces to be provided for total of 369 off street parking spaces based on the ordinance.

ZBA# 21-034
3030 W Salt Creek Lane - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 27, 2021
Received by Planning:
Transmitted to Engineering: September 30, 2021
Completed: October 1, 2021
ZBA Meeting Date: October 18, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, to allow a reduction to the minimum required parking from 393 to 369 parking spaces.

The Engineering Division has NO OBJECTION to the variance request for minimum required parking from 393 to 369

NOTE: The petitioner is not intending to change use of the site and is an existing building parking lot.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 3030 W Salt Creek Ln - Atrium LLC

Project Address: 3030 W Salt Creek Ln.

ZBA #: 21-034

ZBA Hearing Date: October 18, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Jake Schmidt, Assistant Planner

Transmitted On: September 30, 2021

- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, to allow a reduction to the minimum required parking from 393 to 369 parking spaces.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: No Comments. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 8, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Chet Balder

being the owner of the property commonly known as: Atrium II, LLC

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.4

Chapter 28, of the Arlington Heights Municipal Code, in order to: allow a reduction to

the minimum required parking from 393 to 369 parking spaces.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with

existing uses and zoning of nearby property if the variation(s) were granted (please explain): The reduction

in required spaces is already available onsite with
the current tenants. This will not effect any other properties.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the

subject property has been vacant as zoned (please explain): The unique circumstances are

that we have over 50% of parking spaces empty
every day of the week.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____

The variation is inline with the intent of this chapter
as there is ample parking onsite and will not effect adjacent

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property

(please explain): The variation requested is 24 spaces

based on new medical tenants leasing from
the property at 3070 Salt Creek Ln.

Signed: Chet Balder

Petitioner

Date: 9/28/2021

PARKING STUDY

For

ATRIUM II, LLC

3030 W. SALT CREEK LANE
ARLINGTON HEIGHTS, IL 60005

by

Norman J. Toberman & Associates, LLC
Consulting Civil Engineers & Surveyors

115 S. Wilke Road, Suite 301

Arlington Heights, IL 60005

Ph: (847) 439-8225, Fax: 847-749-4104

NJT File#: 21-7306

Date: September 29, 2021

Project Engineer: Cliff Toberman, P.E.

Introduction

Norman J. Toberman & Associates, LLC has prepared a parking & circulation study on behalf of Atrium II, LLC located in Schaumburg, IL pursuant to request by the Village of Arlington Heights Planning Commission. The site is located at #3030 W. Salt Creek Lane, and is an existing 3-story building with atrium. The site is on the east side of Salt Creek Lane, just north of the Euclid Ave. / Salt Creek Lane intersection in Arlington Heights, IL. The building is currently occupied by office and medical office tenants. The Alta Survey (Appendix A) shows the location of the existing building and on-site parking lot.

There are a total of 370 available spaces, including 8 accessible spaces for employee and patron use. To comply with Illinois law, a minimum of 8 accessible parking spaces must be provided for parking between 301–400 spaces which the site meets.

Study Objective & Parking Counts

Multiple medical practice tenants intend to occupy and lease vacant suites at the building. A parking study was performed to establish existing parking demand for current building tenants as well as assess parking availability for these new tenants. The study was performed on multiple days over a 2-week time period, beginning on Saturday, September 4th and ending on Friday, September 17th. Parking count raw data is provided and summarized in Appendix B.

Existing Parking Study Results

WEEKDAYS: The study examined the building's parking availability and circulation patterns three times per day during various weekdays over a 2-week period. Parking counts were recorded at 10:00 AM, 1:00 PM, and 4:00 PM and detailed in Appendix B. In brief, it was concluded that sufficient parking was available for the current tenants of the building at these times. Peak circulation and parking demands occurred between 1:00–4:00 PM. On-site observation and parking counts determined that existing peak parking demands at 10:00 AM were less than 30% (maximum 111 out of 370 available spaces occupied), less than 28% (maximum 103 out of 369 available spaces occupied) at 1:00 PM and less than 25% (maximum 92 out of 370 available spaces occupied) at 4:00 PM.

Parking: In general, the west side parking lot in front of the main entrance to the building exhibited the highest parking demand, including the availability of 4 handicap accessible spaces. The east side parking lot was also in high demand with availability of 4 additional accessible spaces. The north and south lots experienced the lowest demand. It appeared that over the course of the studied days, the same cars were parked in the same spaces across multiple days. Most of these spaces were on the outer limits of the lots, farthest away from the building. It is assumed that the majority of these spaces could be attributed to preferred parking spaces for employees.

Circulation: Overall, there were no issues noted entering or exiting the site or circulating through the drive aisles due to low traffic volume at all observed time periods. There are two entrances to the site off of Salt Creek Lane, however, it was noted that most

employees utilized the south entrance closest to Euclid Ave, and parked either in the front or rear lots. No accidents were observed during the study and driveways functioned satisfactorily. Also, no road construction on Salt Creek Lane affected ingress/egress from the site. However, there was ongoing road construction on Euclid Avenue that reduced both eastbound and westbound traffic down to one lane in each direction. This did affect right/left turns onto Salt Creek Lane leading to the site.

SATURDAYS: The study examined the building's parking availability and circulation patterns one time per day on two consecutive Saturdays. Parking counts were recorded at 10:00 AM, and are detailed in Appendix B. In brief, it was concluded that sufficient parking was available for the current tenants of the site building. On-site observation and parking counts showed very low parking demands, with highest demand at 4% (maximum 13 out of 370 available spaces occupied).

Parking: The majority of occupied spaces were in the west parking lot in front of the main entrance to the building. A few additional spaces were occupied in the other lots.

Circulation: There were no issues observed due to very low traffic volume at the observed time.

Conclusion:

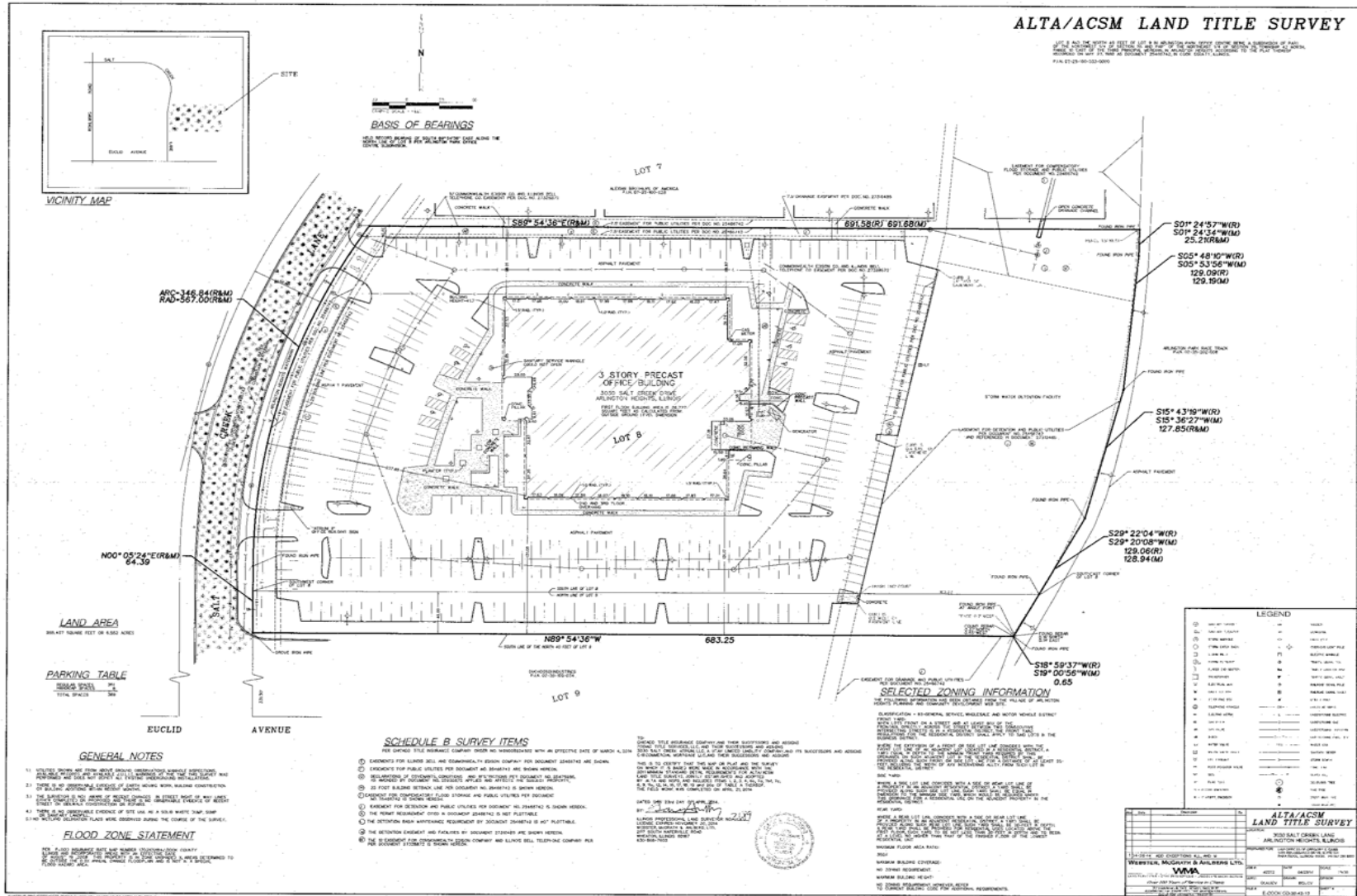
The study showed there was ample parking availability to meet current demands on all observed days. Drivers never had to circulate the parking lots in search of available spaces. This was true even for peak weekday morning (10:00 AM) and afternoon (1:00 PM) time periods. Site parking demand never exceeded 30% of the site's total spaces with 289 parking spaces available at any given time on average. In comparison, the prospective medical practice tenants will require a total of 23 available spaces. Thus, study results show substantial available parking with no negative parking impacts expected from the addition of the medical practice tenants.

APPENDICES

A. ALTA SURVEY

B. PARKING COUNT DATA

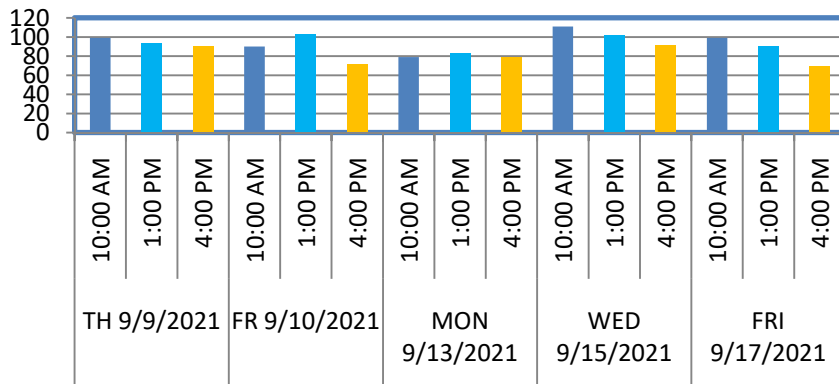
A. ALTA SURVEY



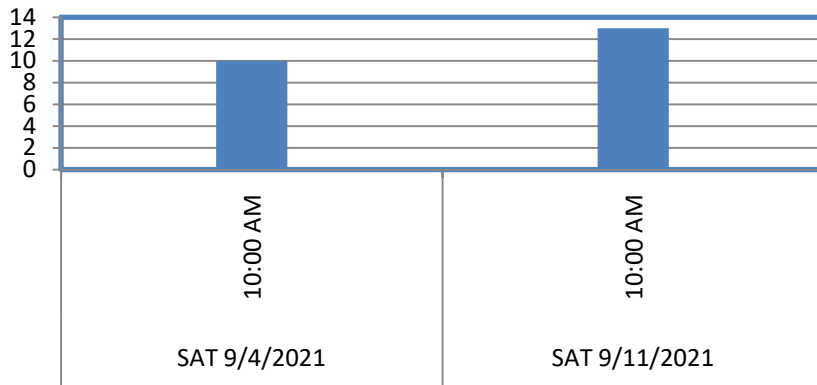
B. PARKING COUNT DATA

Time	Amount of Parking Spots Used	Total Amount of Parking Spots	Amount of Parking Spots NOT Used	% of Demand	
10:00 AM	10	370	360	3%	
10:00 AM	13	370	357	4%	
10:00 AM	99	370	271	27%	
1:00 PM	94	370	276	25%	
4:00 PM	90	370	280	24%	
10:00 AM	90	370	280	24%	
1:00 PM	103	370	267	28%	
4:00 PM	72	370	298	19%	
10:00 AM	79	370	291	21%	
1:00 PM	83	370	287	22%	
4:00 PM	79	370	291	21%	
10:00 AM	111	370	259	30%	
1:00 PM	102	370	268	28%	
4:00 PM	92	370	278	25%	
10:00 AM	99	370	271	27%	
1:00 PM	90	370	280	24%	
4:00 PM	69	370	301	19%	
		Average Amount Open Each Day	289.1		

Amount of Parking Spots Used WEEKDAYS



Amount of Parking Spots Used SATURDAY





Zoning Board of Appeals 10/18/2021

Item: 3400 W. Euclid Ave. - ZBA#21-035

Department: Planning & Community Development

REQUEST

1. A variance from Chapter 28 Section 10.2-12.3c to allow a luminaire ratio spacing of more than 3:1 where code requires a luminaire spacing ratio of 3:1 or less.
2. A variance from Chapter 28, Section 6.15-1.2b to waive the requirement for landscape islands beneath every light pole.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 18, 2021
Date Prepared: October 12, 2021
Project Title: First Ascent LLC
Address: 3400 W. Euclid Ave.

Background Information

Petition Number: ZBA #21-035
Petitioner: Chad McRoberts
Address: 2514 W Armitage Ave – Suite 208
Chicago IL 60647

Existing Zoning: B-2 – General Business District

Requested Action/Background Information

The subject property is located on the north side of the One Arlington multi-family residential high-rise and is part of the Arlington Downs mixed-use redevelopment originally approved in 2012. The site was previously used as the CoCo Key waterpark which closed in 2009.

In 2018, First Ascent received approvals as part of a PUD amendment to occupy the former waterpark space. First Ascent is a recreational climbing facility that will offer various climbing courses catering to a range of climbers, from first time climbers to expert climbers. First Ascent had been working with the Village regarding their parking lot lighting. As part of the permit submittal three of the code required landscape islands were absent and the spacing of the light poles does not meet code. Therefore, the petitioner is requesting the following variations:

- A variance from Chapter 28 Section 10.2-12.3c to allow a luminaire ratio spacing of more than 3:1 where code requires a luminaire spacing ratio of 3:1 or less.
- A variance from Chapter 28, Section 6.15-1.2b to waive the requirement for landscape islands beneath every light pole.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

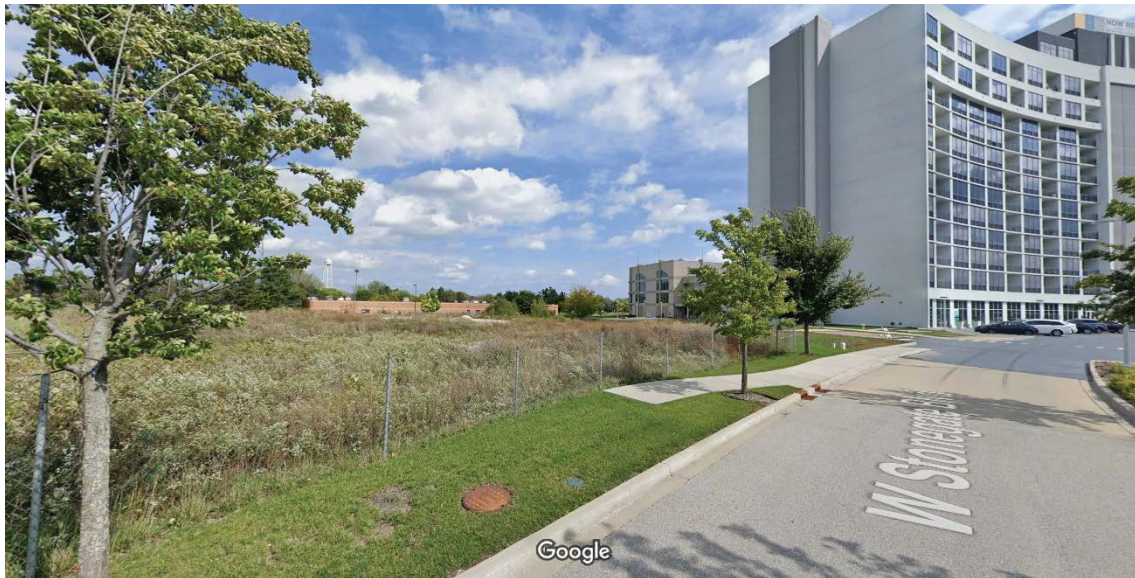
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/1/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/1/21	
3. Letter that was Mailed	✓	10/1/21	
4. Photographs of Sign on Property	✓	10/1/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: First Ascent

Project Address: 3400 W Euclid Avenue

ZBA #: 21-035

Date: October 18th, 2021

Derek:

I have reviewed the request for the following variances:

- A variance from Chapter 28 Section 10.2-12.3c to allow a luminaire ratio spacing of more than 3:1 where code requires a luminaire spacing ratio of 3:1 or less.
- A variance from Chapter 28, Section 6.15-1.2b to waive the requirement for landscape islands beneath every light pole.

and do not have any objection to the request.

ZBA# 21-035
3400 W Euclid Ave - ZBA
Rev. Eng: Nanci C. Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 30, 2021
Received by Planning:
Transmitted to Engineering: September 30, 2021
Completed: October 6, 2021
ZBA Meeting Date: October 18, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A variation from Chapter 28, Section 10.2-12.3c to allow a luminaire ratio spacing of more than 3:1 where code requires a luminaire spacing ration of 3:1 or less, and

A variance from Chapter 28, Section 6.15-1.2b to waive the requirement for landscape islands beneath every light pole.

The Engineering Division has NO OBJECTION to the proposed variance requests

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: First Ascent

Project Address: 3400 W Euclid Avenue

ZBA #: 21-035

ZBA Hearing Date: October 18th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 30, 2021

- A variance from Chapter 28 Section 10.2-12.3c to allow a luminaire ratio spacing of more than 3:1 where code requires a luminaire spacing ratio of 3:1 or less.
- A variance from Chapter 28, Section 6.15-1.2b to waive the requirement for landscape islands beneath every light pole.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: No Comments. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 8, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner First Ascent LLC

being the owner of the property commonly known as: First Ascent at Arlington Downs

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.15-1.2.b & 10.2-12.2.c.3

Chapter 28, of the Arlington Heights Municipal Code, in order to: Negate the installation of a landscape island at 3
light pole locations within the parking lot area (6.15-1.2.b) and to space poles less than 3:1 spacing (10.2-12.2.c.3)

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): See Attachment

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): See Attachment

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): See Attachment

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): See Attachment

Signed: _____
Petitioner

Date: _____

Attachment A

RE: 6.15-1.2.b Zoning Code Variation

To negate the installation of landscape islands at 3 light pole locations within the parking lot area

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation were granted:

The installation of 3 poles within the parking lot area and not within landscaped islands will not alter the intended use of the parcel. The layout of the parking lot provides ample landscape islands within and around the perimeter of the parking lot to provide screening of the lot from adjacent parcels as well as for aesthetic enhancement of the site.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The installation of landscaped islands at these 3 pole locations would have an adverse impact on the quantity of parking spaces provided at the site. The parking lot configuration already accommodates less than the required number of parking spaces with land banked spaces making up the difference, if needed in the future, to attain the necessary quantity of parking spaces. Further reduction of parking at this area of the site would place the parking in less desirable locations within the site and would prohibit the ability to construct the necessary amount in the future if determined necessary based on parking lot usage. Additionally, the site makes use of an existing building and so the location of the building in relation to the parking lot spaces is unable to be altered to accommodate a more efficient parking lot layout, which would enable the inclusion of additional landscaped islands for these poles.

I hereby state that the variance requested is the minimum necessary to allow reasonable use of the property:

The installation of landscaped islands at these 3 pole locations would have an adverse impact on the quantity of parking spaces provided at the site. The parking lot configuration has been designed to accommodate less than the required number of parking spaces (with land banked spaces making up the difference if needed in the future). The inclusion of additional landscape islands would require a parking lot space count variance. We believe that allowing these 3 poles to be installed within the paved parking lot area and providing parking adjacent to the poles is more acceptable than providing fewer parking spaces within the parking lot given the quantity of landscape islands already provided at the site.

Attachment B

RE: 10.2-12.2.c.3 Zoning Code Variation

To locate light poles at less than the 3:1 required spacing for poles between 20' and 40' in height.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation were granted:

The installation of poles at a spacing of less than the requested 3:1 spacing will not adversely impact the character of the site. The poles are currently located to provide the necessary illumination of the parking lot area while minimizing the overspill of light onto adjoining parcels.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The orientation of the site parking and the lot geometric configuration is not conducive to a 90' or greater pole spacing while maintaining adequate lighting with limited light spillage at the property lines. As the primary use of the facility is during the early morning and late evening hours, adequate lighting is necessary to provide for the safety of the users of the facility.

I hereby state that the variance requested is the minimum necessary to allow reasonable use of the property:

The installation of poles as a greater spacing would result in the need for brighter fixtures to provide adequate lighting of the facility. This would create unnecessarily bright areas in close proximity to the pole to achieve adequate lighting at the midpoint between poles for safe usage of the parking lot. The pole locations provide the adequate spacing in one direction. Installation at the required spacing in the second direction would either place the light poles within drive isles of the parking lot or locate the poles at a spacing that would require significantly brighter fixtures to attain the necessary parking lot lighting.

NOTES:

1. CIRCUIT NUMBERS ARE SHOWN FOR GUIDE ONLY. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUITS TO BE UTILIZED IN THE FIELD.

The site plan for the Residential Tower shows a complex arrangement of buildings and parking areas. The buildings are labeled as follows:

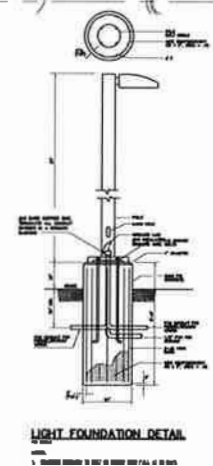
- FOUR STORY PRECAST CONCRETE BUILDING
- THREE STORY PRECAST CONCRETE BUILDING
- TWO STORY PRECAST CONCRETE BUILDING
- ONE STORY PRECAST CONCRETE BUILDING

The parking areas are marked with various symbols and labels:

- HA-40,42 S1, S2, S3, S4, S5, S6, S7
- LB-39
- GROUND MOUNTED SIGN VERIFY LOCATION AND REQUIREMENTS

The plan also includes a "DROP-OFF" area and a "FIRE LANE / SERVICE DRIVE". The surrounding area includes "MARSH-LIKE VEGETATION" and "LOT 12".

TYPE	SYMBOL	DESCRIPTION	VOLTAGE	LAMPS		MOUNTING	REMARKS
				WATTS	TYPE		
S1		OUTDOOR - 1-HEAD SITE POLE	480V.	1-125W	LED	POLE	DSX1-LED-P4-40K-T5W-XVOLT
S2		OUTDOOR - 1-HEAD SITE POLE	480V.	1-125W	LED	POLE	DSX1-LED-P4-40K-T3M-XVOLT w/HOUSESIDE SHIELDS
S3		OUTDOOR - 1-HEAD SITE POLE	480V.	1-125W	LED	POLE	DSX1-LED-P4-40K-T2S-XVOLT w/HOUSESIDE SHIELDS
S4		OUTDOOR - TOP POST PEDESTRIAN LIGHT 12'	277.	1-111W	LED	POLE	
S5		BOLLARD LIGHT	277V	1-40W	LED	BOLLARD	
S6		OUTDOOR - 1-HEAD FLOOD UPLIGHT	277V	1-250W	LED	POLE	
S7		CYLINDER - DOWNLIGHT	277V.	1-60W	LED	SURFACE	



PLANNING & DESIGN, INC.		
174 WEST OHIO STREET, SUITE 100 CHICAGO, ILLINOIS 60604 PHONE: 312.573.2400 FAX: 312.573.2401 www.d-i-g.com		
STRUCTURAL ENGINEER: KIBLER-AE 4800 NAPERWOOD STREET, SUITE 215 DESKING 1, 60640		
MECHANICAL/PLUMBING ENGINEER: S MECHANICAL, INC. 15420 N. MELBOURNE AVE. DOW HEIGHTS, IL 60618		
ELECTRICAL ENGINEER: ABCO ELECTRICAL 25 N. WISCONSIN AVE. CHICAGO, ILLINOIS 60602		
CONTRACTOR: CATALYST GC & DEVELOPMENT 25 N. WISCONSIN AVE., SUITE 200 CHICAGO, ILLINOIS 60602		
CLIENT: FIRST ASCENT 3400 LOCUST AVE., S. CHICAGO, ILLINOIS 60607		
PROJECT NAME: FIRST ASCENT ARLINGTON DOWNS		
LOCATION: 3400 W. STONEGATE BLVD. ARLINGTON HEIGHTS, IL 60005		
ISSUE #	ISSUE FOR	DATE
1	PRELIMINARY REVIEW	2018-08-24
2	PRE DESIGN MEETING	2018-08-31
3	MEET TOPIC BACKGROUND	2018-11-01
4	BACKGROUND NOTES	2019-02-09
5	BACKGROUND UPDATE 1	2019-02-15
6	BACKGROUND UPDATE 2	2019-02-18
7	ISSUED FOR PERMIT	2019-08-14
8	PERMIT CORRECTIONS	2019-10-01
9	REVISIONS TO PERMIT	2019-03-19
SEAL:		
		
CLIENT APPROVAL: DATE: _____ TITLE: Site Lighting Plan		
PROJECT:		
SHEET: ES100		

1. CIRCUIT NUMBERS ARE SHOWN FOR GUIDE ONLY ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUITS TO BE UTILIZED IN THE FIELD



SCALE: $3/16" = 1'-0"$

[illegible]

ES100

First Ascent - Arlington Heights Arlington Heights, IL

Parking Lot Lighting SUBMITTALS



PREPARED BY:

ABCO ELECTRICAL CONSTRUCTION & DESIGN
817 S Kildare Ave
Chicago, Illinois 60624



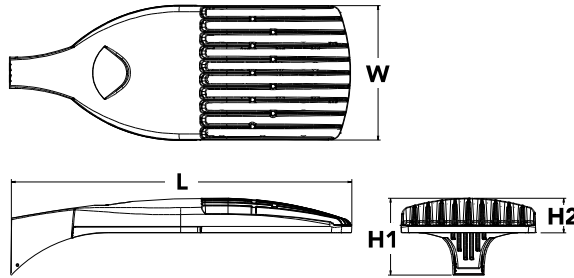
D-Series Size 1 LED Area Luminaire



d^{series}

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog Number	DSX1 LED P4 40K T5W MVOLT
Notes	
Type	P1

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

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and 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 T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4¹ P7 ¹ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short ³ T5S Type V short ³ T5M Type V medium ³ T5W Type V wide³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, high/low motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁵ PER5 Five-pin receptacle only (controls ordered separate) ^{15,16} PER7 Seven-pin receptacle only (controls ordered separate) ^{15,16} DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,20}	Shipped installed HS House-side shield ²³ SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ⁹ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²⁴ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 11/16/20
Page 1 of 8

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 U	Shorting cap ²⁵
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²³
DSX1HS 40C U	House-side shield for P6 and P7 ²³
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹²
DSX1EGS (FINISH) U	External glare shield

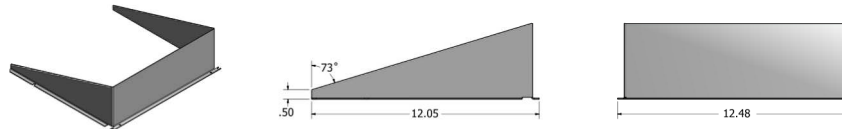
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral.
- Reference Controls Option Default settings table on page 4.
- Reference Motion Sensor table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

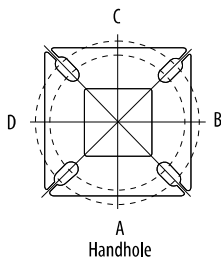
Options

EGS - External Glare Shield



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

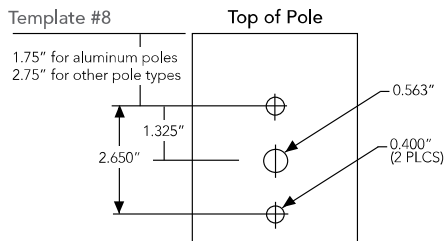
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

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 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

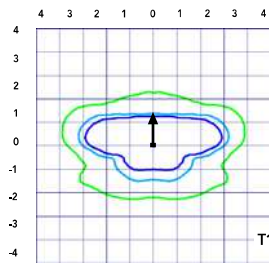
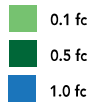


Photometric Diagrams

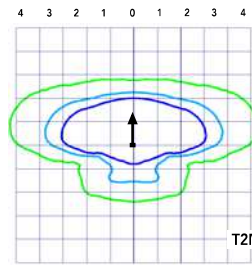
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

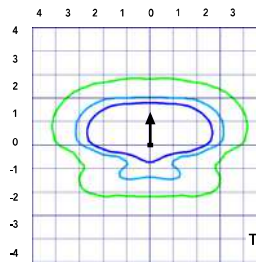
LEGEND



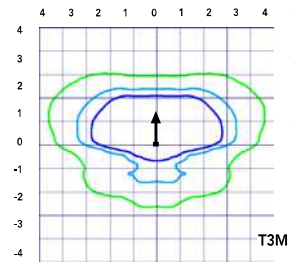
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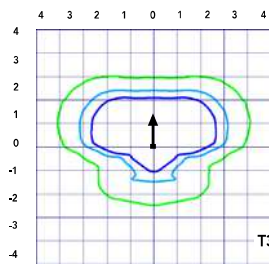
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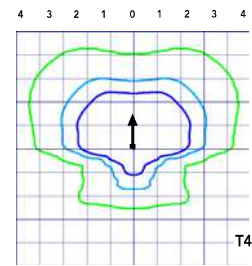
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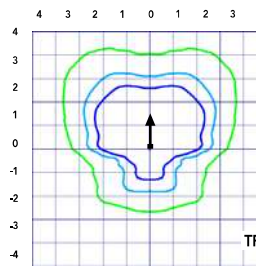
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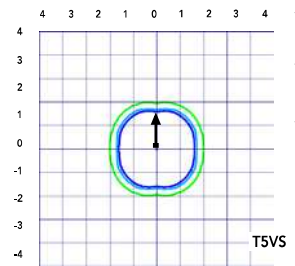
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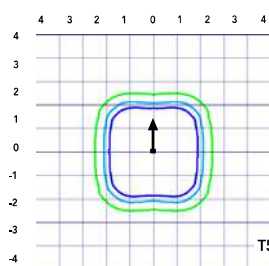
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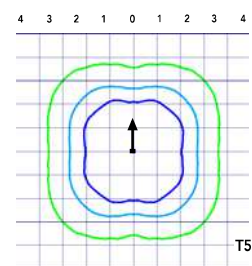
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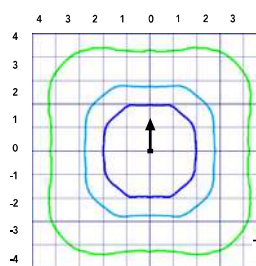
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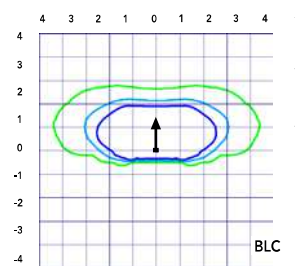
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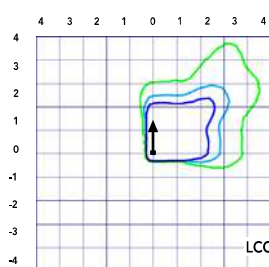
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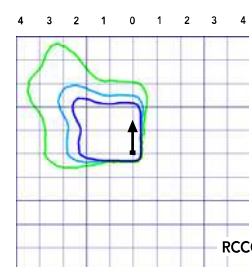
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	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.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	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
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
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 Edypse.	nLight AIR rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRity Pro app.

Performance Data

Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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 is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 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.

OPTICS

Precision-molded proprietary acrylic 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. 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 L85/100,000 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 sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

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 photocontrol 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

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/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.



Type: P1 Pole



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 7 gauge (0.1793"). The pole shaft material shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

HANDHOLE

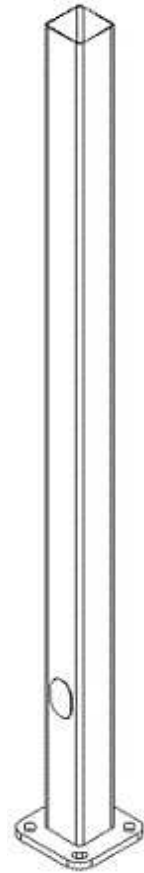
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

FINISH

Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.



SS4000730-BZ-DM10-BC					
CATALOG LOGIC		CODE	DESCRIPTION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		07	7 gauge thickness		
Nominal Height:		30	30 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire		
Options:		BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	GAUGE	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)	BOLT CIRCLE (in.)
30	4.0 x 30.0	7	3" x 5"	0.75 x 30 x 3	8
EPA	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	WEIGHT	SHIP WT. (lbs.)
	6	4	1		312

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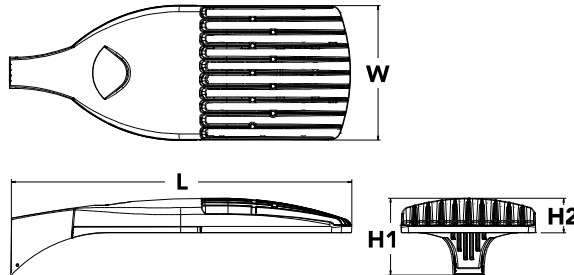
D-Series Size 1 LED Area Luminaire



d^{series}

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog Number	DSX1 LED P4 40K T3M MVOLT HS
Notes	
Type	P2

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

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and 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 T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4¹ P7 ¹ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short ³ T5S Type V short ³ T5M Type V medium ³ T5W Type V wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, high/low motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁵ PER5 Five-pin receptacle only (controls ordered separate) ^{15,16} PER7 Seven-pin receptacle only (controls ordered separate) ^{15,16} DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,20}	Shipped installed HS House-side shield ²³ SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ⁹ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²⁴ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

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DSX1-LED
 Rev. 11/16/20
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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 U	Shorting cap ²⁵
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²³
DSX1HS 40C U	House-side shield for P6 and P7 ²³
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹²
DSX1EGS (FINISH) U	External glare shield

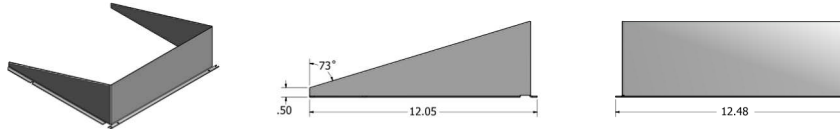
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral.
- Reference Controls Option Default settings table on page 4.
- Reference Motion Sensor table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

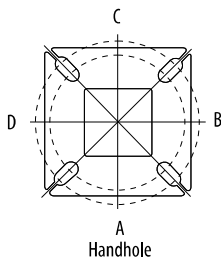
Options

EGS - External Glare Shield



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

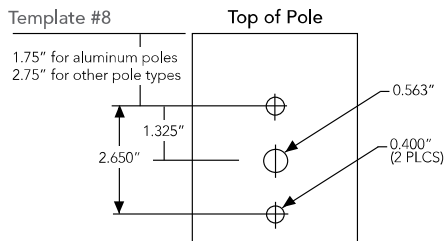
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

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 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



COMMERCIAL OUTDOOR

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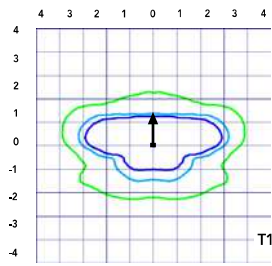
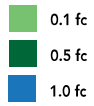
DSX1-LED
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Photometric Diagrams

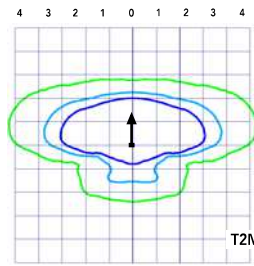
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

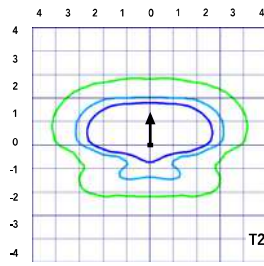
LEGEND



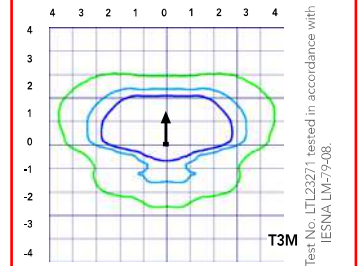
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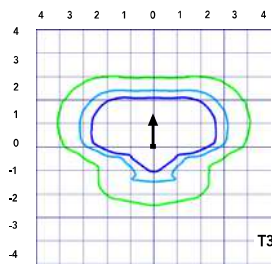
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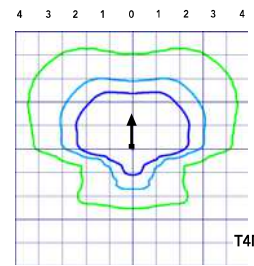
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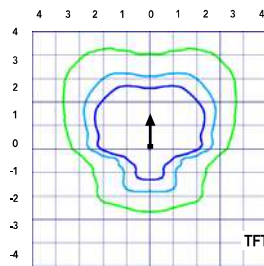
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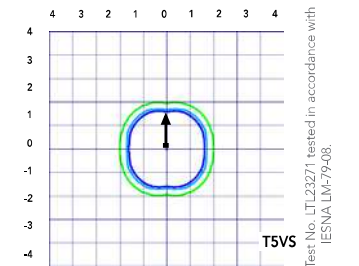
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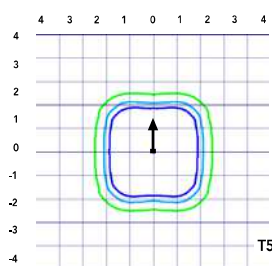
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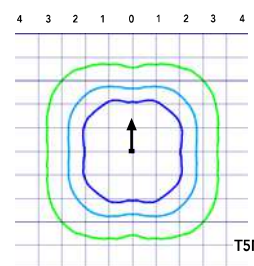
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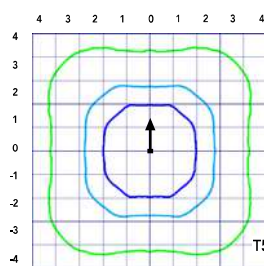
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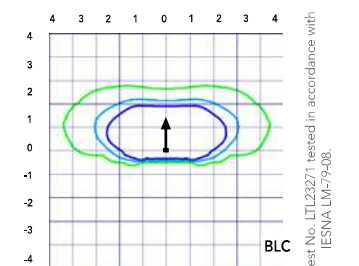
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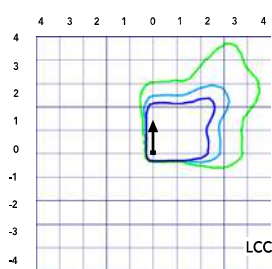
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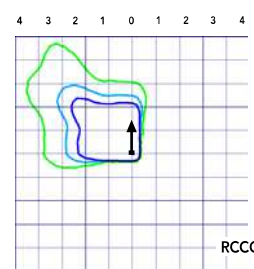
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Test No. LT23271 tested in accordance with IESNA LM-79-08.



Test No. LT23211 tested in accordance with IESNA LM-79-08.



Test No. LT23164B tested in accordance with IESNA LM-79-08.

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	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	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.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	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
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
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 Edypse.	nLight AIR rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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 is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 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.

OPTICS

Precision-molded proprietary acrylic 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. 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 L85/100,000 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 sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

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 photocontrol 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

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/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.



Type: P2 Pole



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 7 gauge (0.1793"). The pole shaft material shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

HANDHOLE

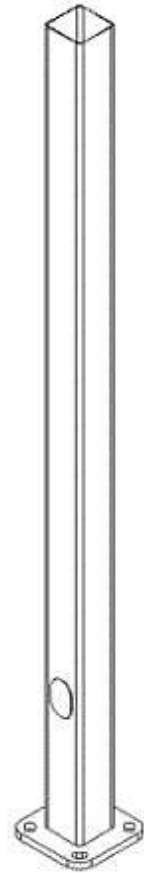
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

FINISH

Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.



SS4000730-BZ-DM10-BC					
CATALOG LOGIC		CODE	DESCRIPTION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		07	7 gauge thickness		
Nominal Height:		30	30 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire		
Options:		BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	GAUGE	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)	BOLT CIRCLE (in.)
30	4.0 x 30.0	7	3" x 5"	0.75 x 30 x 3	8
EPA	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	WEIGHT	SHIP WT. (lbs.)
	6	4	1		312

[▶HOME◀](#)
[▶PRINT◀](#)



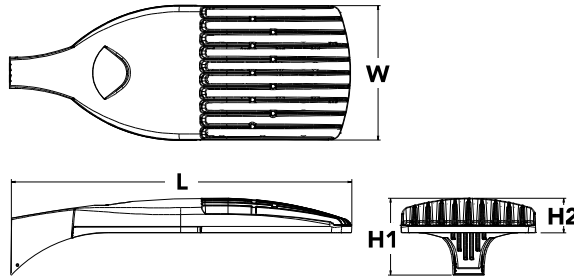
D-Series Size 1 LED Area Luminaire



d^{series}

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog Number DSX1 LED P4 40K T2S MVOLT

Notes

Type P3

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

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and 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 T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 ¹ P7 ¹ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short ³ T5S Type V short ³ T5M Type V medium ³ T5W Type V wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT ⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, high/low motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁵ PER5 Five-pin receptacle only (controls ordered separate) ^{15,16} PER7 Seven-pin receptacle only (controls ordered separate) ^{15,16} DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,20}	Shipped installed HS House-side shield ²³ SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ⁹ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²⁴ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 11/16/20
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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 U	Shorting cap ²⁵
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²³
DSX1HS 40C U	House-side shield for P6 and P7 ²³
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹²
DSX1EGS (FINISH) U	External glare shield

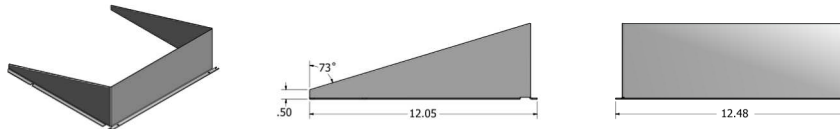
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral.
- Reference Controls Option Default settings table on page 4.
- Reference Motion Sensor table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

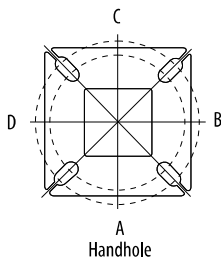
Options

EGS - External Glare Shield



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

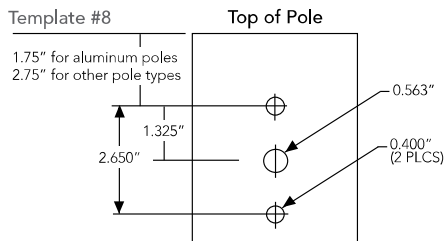
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

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 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

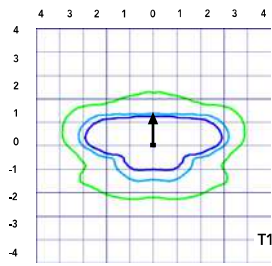
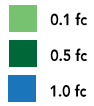


Photometric Diagrams

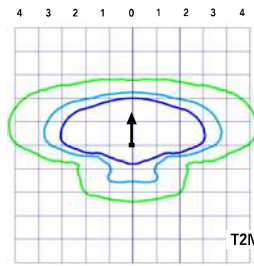
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

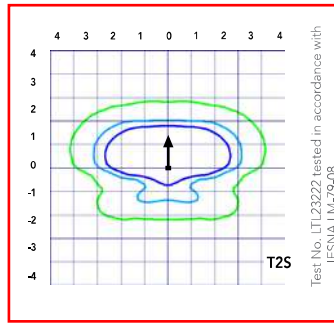
LEGEND



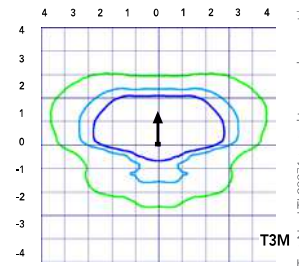
Test No. LT23211 tested in accordance with IESNA LM-79-08.



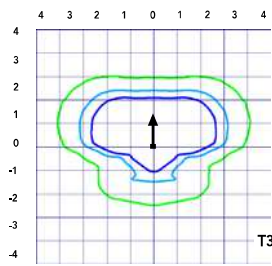
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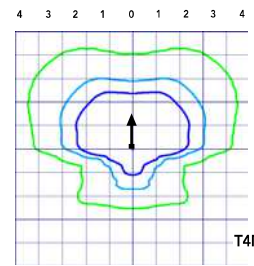
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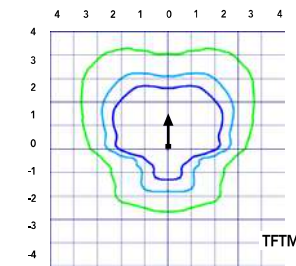
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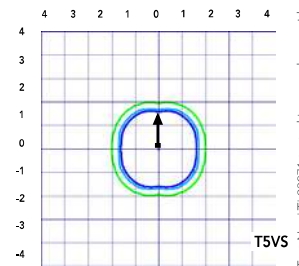
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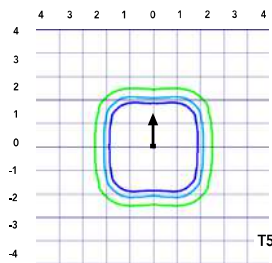
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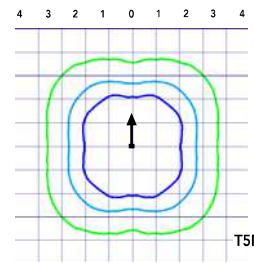
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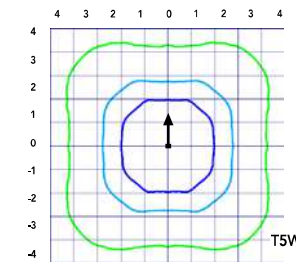
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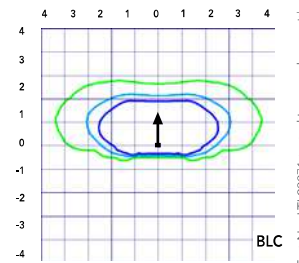
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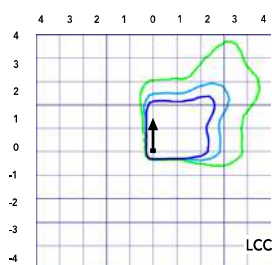
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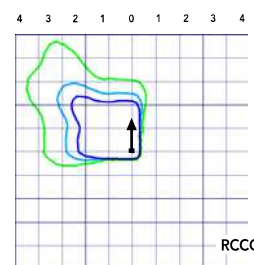
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Test No. LT23271 tested in accordance with IESNA LM-79-08.



Test No. LT23211 tested in accordance with IESNA LM-79-08.



Test No. LT23164B tested in accordance with IESNA LM-79-08.

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	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	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.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	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
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
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 Edypse.	nLight AIR rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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 is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 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.

OPTICS

Precision-molded proprietary acrylic 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. 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 L85/100,000 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 sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

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 photocontrol 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

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/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.



Type: P3 Pole



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 7 gauge (0.1793"). The pole shaft material shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

HANDHOLE

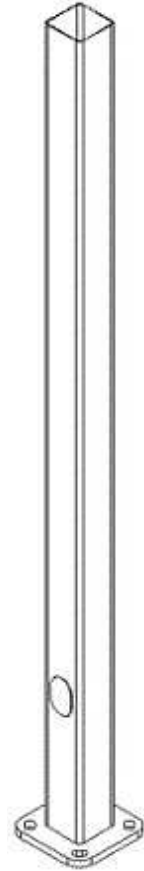
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

FINISH

Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.



SS4000730-BZ-DM10-BC					
CATALOG LOGIC		CODE	DESCRIPTION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		07	7 gauge thickness		
Nominal Height:		30	30 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire		
Options:		BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	GAUGE	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)	BOLT CIRCLE (in.)
30	4.0 x 30.0	7	3" x 5"	0.75 x 30 x 3	8
EPA	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	WEIGHT	SHIP WT. (lbs.)
	6	4	1		312

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