


Variance Request #1

Date: 20 October 2023

Re: Arlington Gateway Development
Response to VAH Department Comments received 06 October 2023
Variance Request 1 – Building Setbacks

Case #: PC 23-012

To: Sam Hubbard, VAH

From: Thomas Roszak


Thank you for your careful review of our project drawings. Below is our justification for the encroachment on the building setbacks. We hereby request that a variance be provided on this project and incorporated into the final Plan Development.

Zoning Code Sections:

Chapter 28, Zoning Regulations, Section 5.1-21.1d

Required setbacks

3 floors and less: 15 feet;

Over 3 floors: 50 feet;

Chapter 28, Section 6.5-1.1

Where an accessory structure is structurally attached to a main building it shall be subject to, and must conform to, all regulations of this Chapter applicable to the main building.

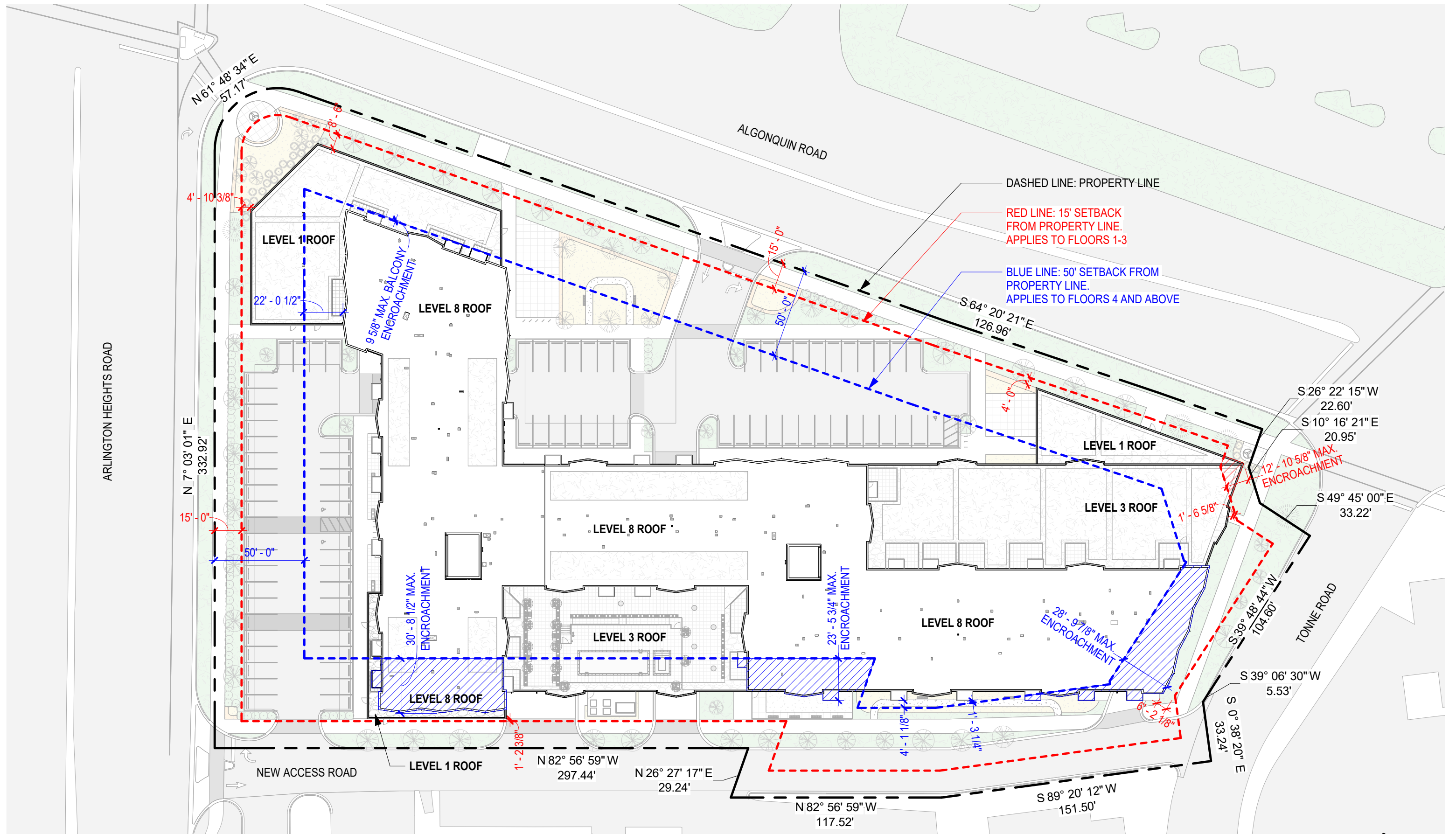
Justification

The building has been set back on the main frontages of Arlington Heights Road and Algonquin Roads except for a >10" portion of the northwest residential balconies. Please see attached diagram. The setbacks at New Access Road and Tonne Road were not previously discussed with the Village in any prior meeting. The majority of the rest of the project, except for retail spaces at ground level, are well within the required setbacks in order to provide ample space at both main thoroughfares. In order to keep these two important setbacks within compliance, the south and east portions of the building are protruding within the lot setbacks. The south setback is along a private road being developed with our proposed development and part of an overall masterplan to develop the adjacent property to the south. The east setback is along Tonne Road, another private road which is also part of the overall master plan.

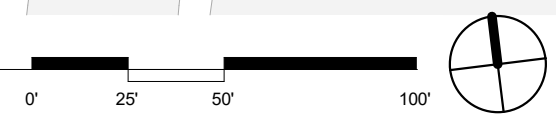
Thomas Roszak Architecture, LLC

We believe the variances requested would still result in a development that is in harmony with the intent of the code and surrounding development. We feel the totality of the design, the massing, the setbacks make sense for a project where ultimately there will be multiple buildings, creating a community and sense of place. The massing and setbacks very much seem to match the goals of the overlay district for this area of Arlington Heights.

**cc: Charles Witherington-Perkins, VAH
Michael Lysicatos, VAH
Brian Carley, Bradford Allen
Chuck Hoag, Bradford Allen**



1 BUILDING SETBACK DIAGRAM
1" = 50'-0"




Variance Request #2

Date: 20 October 2023

Re: Arlington Gateway Development
Response to VAH Department Comments received 06 October 2023
Variance Request 2 – Site Photometrics

Case #: PC 23-012

To: Sam Hubbard, VAH

From: Thomas Roszak


Thank you for your careful review of our project drawings. Below is our justification for the increased light levels at the south side of the property. We hereby request that a variance be provided on this project and incorporated into the final Plan Development.

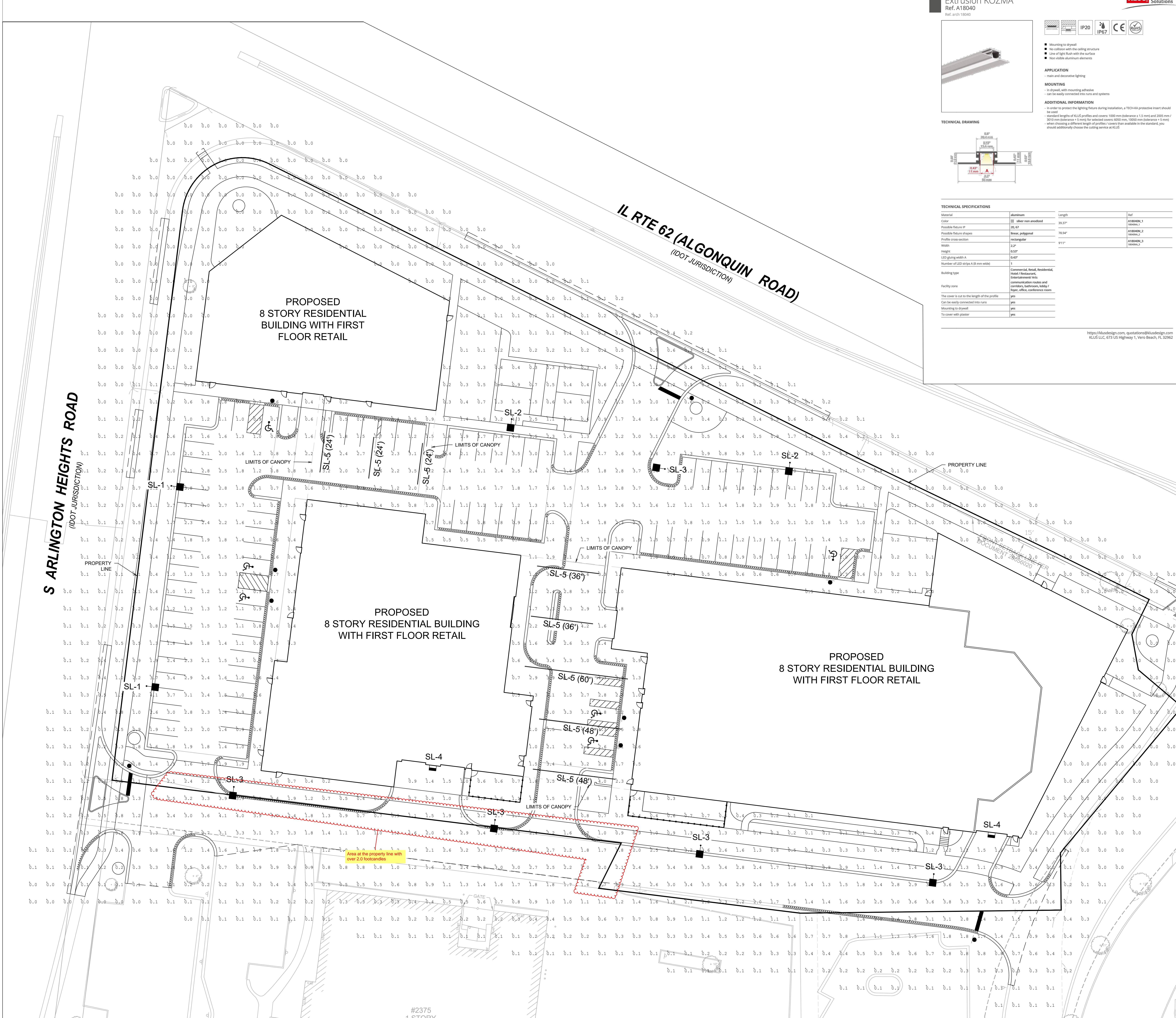
Code Section:

Chapter 28 10.2-12.3: *Maximum Foot Candles in business district = 2.0*

Justification

The site is being provided with code required minimum and maximum footcandles throughout except for the area directly south of the building where our property line offsets to the north. The requirement of 2.0 max footcandles at the property line is not feasible while still providing adequate lighting in this area for safety and general well being. The lighting we are providing does not reach beyond 3.9 at the property line and is meant to light the New Access Road which we have an easement to use. We request that a variance to a maximum of 4.0 max footcandles be provided at this area of the development.

cc: Charles Witherington-Perkins, VAH
Michael Lysicatos, VAH
Brian Carley, Bradford Allen
Chuck Hoag, Bradford Allen



Extrusion KOZMA
Ref. Arch 18040

KLUS Inspiring Solutions

IP20 IP67 CE RoHS

Mounting to drywall
No ceiling with ceiling structure
Mount light fixture with the surface
Not visible aluminum extrusion

APPLICATION
Main and auxiliary lighting

INSTALLATION
In drywall, with mounting adhesive
For recessed ceiling and systems

ADDITIONAL INFORMATION
In order to protect the lighting fixture during installation, a TECH-A protective board should be used.
Standard lengths of LED profiles and covers: 1000 mm tolerance +1.5 mm and 2005 mm / 8072 mm tolerance +2 mm for recessed covers 8025 mm, 10020 mm tolerance +3 mm when choosing a different length of profiles covers than available in the standard, you should additionally choose the ceiling cover as KLUS

TECHNICAL DRAWING

TECHNICAL SPECIFICATIONS

Material	Aluminum	Length	1m
Color	Black, silver, anodized		
Possible fixture IP	20, 67	30, 37	ALUMINA_1
Possible fixture shapes	Linear, rectangular	30, 37	ALUMINA_2
Profile cross-section	rectangular	30, 37	ALUMINA_3
Width	1,27	91,1	ALUMINA_3
Height	1,27		
LED spacing width A	1,627		
Number of LED strips A (8 mm width)	1		
Building type	Commercial, health, residential, hotel, restaurant, laboratory, office, conference room		
Facility name	Commercial, health, residential, hotel, restaurant, laboratory, office, conference room		
The cover is not to the length of the profile	yes		
Can be easily connected into runs	yes		
Mounting to drywall	yes		
To cover with plaster	yes		

https://klusdesign.com, quotations@klusdesign.com
KLUS LLC, 673 US Highway 1, Vero Beach, FL 32962

D-Series Size 1
LED Area Luminaire

Specifications

EPA: 0.69 W/ft
0.88 W/ft

Length: 32.71"
82.16 cm

Width: 14.29"
36.26 cm

Height: 7.28"
18.49 cm

Weight: 2.71 lb
1.23 kg

Ordering Information

EXAMPLE: DSX1-LED-P1-40K-70CRI-T3M-MVOLT-SPA-NLTAIR2-FIRHN-DOBXD

Option	Code	Description	Value	Default	Requirement
Series	DSX1	DSX1 Series	DSX1	DSX1	
Color	40K	4000K	40K	40K	
Color Temp	70CRI	70 CRI	70CRI	70CRI	
Mounting	T3M	T3M	T3M	T3M	
Voltage	MVOLT	MVOLT	MVOLT	MVOLT	
Finish	SPA	Smooth	SPA	SPA	
Material	FIRHN	FRP	FIRHN	FIRHN	
Options	DOBXD	DOBXD	DOBXD	DOBXD	

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

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

Ordering Information

EXAMPLE: DSX1-LED-P1-40K-70CRI-T3M-MVOLT-SPA-NLTAIR2-FIRHN-DOBXD

Option	Code	Description	Value	Default	Requirement
Series	DSX1	DSX1 Series	DSX1	DSX1	
Color	40K	4000K	40K	40K	
Color Temp	70CRI	70 CRI	70CRI	70CRI	
Mounting	T3M	T3M	T3M	T3M	
Voltage	MVOLT	MVOLT	MVOLT	MVOLT	
Finish	SPA	Smooth	SPA	SPA	
Material	FIRHN	FRP	FIRHN	FIRHN	
Options	DOBXD	DOBXD	DOBXD	DOBXD	

Ordering Information

EXAMPLE: WPX2-LED-40K-MVOLT-DOBXD

Option	Code	Description	Value	Default	Requirement
Series	WPX2	WPX2 Series	WPX2	WPX2	
Color	40K	4000K	40K	40K	
Color Temp	70CRI	70 CRI	70CRI	70CRI	
Mounting	MVOLT	MVOLT	MVOLT	MVOLT	
Finish	DOBXD	DOBXD	DOBXD	DOBXD	

WPX LED
Wall Packs

Specifications

Front View

Model	Dimensions (H x W x D)	Weight	Power	Beam Spread	Mounting
WPX1	4.125" (105 mm) x 3.125" (79 mm) x 1.25" (31.75 mm)	0.45 lb (204 g)	1.5 W	120°	Surface
WPX2	4.125" (105 mm) x 3.125" (79 mm) x 1.25" (31.75 mm)	0.45 lb (204 g)	1.5 W	120°	Surface
WPX3	4.125" (105 mm) x 3.125" (79 mm) x 1.25" (31.75 mm)	0.45 lb (204 g)	1.5 W	120°	Surface

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,500 to 5,000 lumens with a wide, uniform distribution.

The WPX full-cutoff solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Available in three sizes, the WPX family delivers 1,500 to 5,000 lumens with a wide, uniform distribution.

Ordering Information

EXAMPLE: WPX2-LED-40K-MVOLT-DOBXD

Option	Code	Description	Value	Default	Requirement
Series	WPX2	WPX2 Series	WPX2	WPX2	
Color	40K	4000K	40K	40K	
Color Temp	70CRI	70 CRI	70CRI	70CRI	
Mounting	MVOLT	MVOLT	MVOLT	MVOLT	
Finish	DOBXD	DOBXD	DOBXD	DOBXD	

FEATURES & SPECIFICATIONS

MINIMUM LIFE
The WPX LED wall packs are designed to provide a cost-effective, long-life solution for your facility. The WPX LED wall packs are designed to provide a cost-effective, long-life solution for your facility. The WPX LED wall packs are designed to provide a cost-effective, long-life solution for your facility.

CONSTRUCTION
The WPX LED wall packs are constructed from high-quality materials to ensure long-term performance and durability. The WPX LED wall packs are constructed from high-quality materials to ensure long-term performance and durability.

ELECTRICAL
The WPX LED wall packs are designed to be compatible with standard electrical systems. The WPX LED wall packs are designed to be compatible with standard electrical systems.

INSTALLATION
The WPX LED wall packs are designed for easy installation. The WPX LED wall packs are designed for easy installation.

WARRANTY
The WPX LED wall packs are backed by a comprehensive warranty. The WPX LED wall packs are backed by a comprehensive warranty.

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ILLINOIS REGISTERED CIVIL ENGINEER
#002 086598
EXPIRATION DATE: NOVEMBER 30, 2023

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE.

No.	Date	Description
3	09/15/2023	90% CD's
2	07/25/2023	80% CD's
1	06/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE 1

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

SITE LIGHTING FIXTURE SCHEDULE

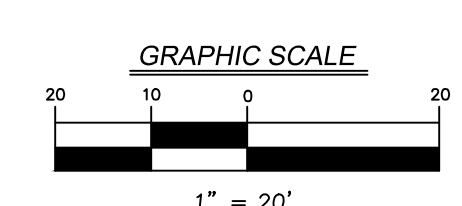
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P5, 138W, MVOLT, TYPE II MEDIUM DISTRIBUTION	2	0.9	4000K	20'-0" POLE ON 6" EXP. CONC. FOUND., 20'-6" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P5-40K-70CRI-T4M-MVOLT
SL-2	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P5, 138W, MVOLT, TYPE FORWARD THROW MEDIUM DISTRIBUTION	2	0.9	4000K	20'-0" POLE ON 6" EXP. CONC. FOUND., 20'-6" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P5-40K-70CRI-TFTM-MVOLT
SL-3	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P5, 138W, MVOLT, TYPE II MEDIUM DISTRIBUTION	5	0.9	4000K	20'-0" POLE ON 6" EXP. CONC. FOUND., 20'-6" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P5-40K-70CRI-T2M-MVOLT
SL-4	LITHONIA LIGHTING, WPX SIZE 1 LED WALL MOUNT LUMINAIRE, POWER PACKAGE P1, 11W, MVOLT	2	0.9	4000K	WALL MOUNTED, 15'-0" MOUNTING HEIGHT	1 FIXTURE	WPX1-LED-P1-40K-MVOLT
SL-5	KLUS LLC, KOZMA EXTRUSION FIXTURE WITH LED STRIP, 144LM/FT, 24V	300 FT	0.9	4000K	CEILING RECESSED, 17'-0" MOUNTING HEIGHT	LINEAR LED STRIP	18040-NA-KBF-40-0480/1-24-IP67

* SEE NOTE 4

CALCULATED LIGHTING LEVELS (FOOT CANDLES)

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PROPOSED PARKING LOT & DRIVE AISLE PAVEMENT	2.01	4.3	0.4	5.03	10.75

- NOTES:**
- THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
 - PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PROPOSED PAVEMENT SHOWN ON THIS PLAN.
 - THE PHOTOMETRIC PLAN WAS PREPARED USING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL NECESSARY MATERIALS TO ENSURE A WATER TIGHT SEAL OF THE KOZMA EXTRUSION FIXTURES OR PROVIDE AN APPROVED EQUAL FINISHED CONDITION SHALL BE EQUAL TO IP65.



SHEET TITLE
PHOTOMETRIC PLAN

DATE: AS NOTED
DATE: _____
Project Issue Date: _____

SHEET NUMBER
EX1.0

N:\2023\230084\Drawings\ACAD\LD\138\Sheet Drawings\EX1.0 Photo230084.dwg 9/15/2023