

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: SEPT 12, 2024



REQUESTED ACTION(S) (check all that apply)

- Comp. Plan
- Comp. Plan Amendment
- Map Amendment
- Planned Dev. (Concept/Final)
- Planned Dev. (Final Amendment)
- Planned Dev. (Adjustment)
- Planned Dev. (Master Plan)
- Planned Dev. (Master Plan Amendment)
- Preliminary/Final Plat
- Plat of Consolidation
- Site Plan Permit
- Special Use Permit
- Text Amendment
- Variation
- Zoning Appeal

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) ROBERT BLECK represents that they are the OWNER X, CONTRACT PURCHASER _____, LESSEE _____, AUTHORIZED AGENT X (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #):

The property is also known as: (street address) 939 E PARK AVE

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the
G-3 District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

<input checked="" type="checkbox"/>	Front Yard Setback	<input type="checkbox"/>	Sign
<input type="checkbox"/>	Corner Side Yard Setback	<input type="checkbox"/>	Fence
<input type="checkbox"/>	Side Yard Setback	<input type="checkbox"/>	Lot Coverage
<input type="checkbox"/>	Rear Yard Setback	<input type="checkbox"/>	Building Coverage
<input type="checkbox"/>	Perimeter Landscaped Open Space	<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Other (specify) _____		

Please attach a detailed narrative description of the requested development action(s).



applicant/representative signature

ROBERT BLECK

please print full name

200 E CHURCH ST

LIBERTYVILLE, IL

address of applicant/representative

224.522.8965

phone number

rbleck@bleckarchitects.com

e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2023

VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR PC/ZBA/ARC/HPC

DATE: SEPT 12, 2024

I, 939 E PARK AVE LLC, Owner of the
Property Owner

property located at 939 E PARK AVE, do hereby
Address/Location

authorize ROBERT BLECK to represent me in the following
Authorized Agent

PC/ZBA/ARC/HPC matter(s),

PC/ZBA/ARC
Action(s)

in the Village of Libertyville.

* [Signature]
Notary Signature

(SEAL)



* [Signature]
Property Owner Signature

* JOFF DAVIDSON
Property Owner Printed Name

* 939 E PARK AVE LIBERTYVILLE IL
Address 60048

* 847-367-4600
Phone Number

Rev. 11.2023

SEP 13 2024

November 8, 2024

November 25, 2024 – Plan Commission and Zoning Board of Appeals Meeting

Applicant: Cornerstone Tire & Auto
Owner: 939 E PARK AVENUE LLC
Agent: Robert Bleck, Bleck & Bleck Architects LLC
Address: 939 East Park Avenue
Zoning District: I-1 Limited Industrial District
Zoning Request: **PC 24-10**

Request is for a Special Use Permit for Rental and Leasing Services for truck and utility trailer rental to include outdoor storage to not exceed fifty (50%) percent of the lot in order to allow a U-Haul moving truck facility for property located in an I-1 Limited Industrial District at 939 East Park Avenue.

PC 24-11

Request is for a Site Plan Permit in order to construct a building addition and provide outdoor storage for property located in the I-1 Limited Industrial District at 939 East Park Ave.

ZBA 24-18

Request is for a variation to reduce the minimum required front yard setback in order to construct a building addition for property located in I-1 Limited Industrial District at 939 East Park Ave.

ZBA 24-19

Request is for a variation to reduce the minimum required amount of screening of permitted outdoor storage located in an I-1 Limited Industrial District at 939 East Park Avenue.

PC 24-

Request is for a text amendment to Village of Libertyville Zoning Code Section 26-16-8.5 in order to grant the Village Board of Trustees the authority to grant variations relating to the required location of outdoor storage.

ZBA 24-

Request is for a Variation to reduce the minimum required side yard setback for an outdoor storage area and to allow an outdoor storage area to be located in front of the rear building line for property in an I-1 Limited Industrial District at 939 East Park Avenue.

ZBA 24-

Request is for a Variation to reduce the minimum required rear yard setback for an outdoor storage area and to allow an outdoor storage area to be located in front of the rear building line for property in an I-1 Limited Industrial District at 939 East Park Avenue.

ZBA 24-

Request is for a Variation to reduce the minimum required front yard setback for an outdoor storage area and to allow an outdoor storage area to be located in front of the



rear building line for property in an I-1 Limited Industrial District at 939 East Park Avenue.

ZBA 24-

Request is for a Variation to allow a fence to be installed beyond the front building line in order to allow an outdoor storage area to be located in front of the front building line for property in an I-1 Limited Industrial District at 939 East Park Avenue.



**STANDARDS FOR VARIATIONS
CORNERSTONE AUTO REPAIR
NARRATIVE FOR PROPOSAL**

Note that this project had previously been approved at the Plan Commission over 2 years ago. We had to re-enter the process when the desire to leave the IDOT ROW entrances as they are currently configured instead of eliminating two of the four. The Village has a one year limit on the durability of approvals. We are here because of the discovery of the need for further variation.

- a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.
- b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot. We are requesting a variation to the standard requiring fenced storage areas to not be in the required front yard and rear yard. The existing building is not in conformance with current front yard setbacks. The current setback extends to almost ½ of the site depth.
- c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code. The current situation is unsightly. The existing towing yard is located at the rear of the site. The height requirement is to have shielded fencing up the height of the stored vehicle height. Moving the storage yard to the front results in a lower fence height in the more visible location while the taller height that hides the U-Haul trucks is back in the more compliant location.
- d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision. Strict enforcement of the fence setback would eliminate 75% of the site.
- e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a



variation. In the interest of keeping this business viable and greatly improve the general appearance, these variations are necessary.

- f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan. The variation allows us to comply with the shielding requirement even though we would be closer to the street frontage.
- g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:
- 1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
 - 2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - 3) Would substantially increase congestion in the public streets due to traffic or parking; or
 - 4) Would unduly increase the danger of flood or fire; or
 - 5) Would unduly tax public utilities and facilities in the area; or
 - 6) Would endanger the public health or safety.
- The variation allows the building to be renovated in a manner that best improves the appearance within the neighborhood.
- h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot. Strict compliance would eliminate either the towing business or the U-Haul business.



CORNERSTONE AUTO- REVISION TO SITE PLAN 09-06-2024

REF ODRINANCE 22-O-51 & 22-O-52

SITE PLAN NARRATIVE- Reprinted from original approved site presentation- Changes in **BOLD**)

NOTE: This plan was originally presented and approved in mid 2022 for a conditional use, setback variation, ARC, and site plan. Several minor changes occurred in 2023. An additional change was requested in 2024. That amendment was denied as the original was only good for one year. We are now submitting for approval all items previously approved plus the latest revisions.

SITE PLAN:

The existing Plan has the H&H towing yard at the rear and the U-Haul yard at the front. These are being flipped so that the towing yard that must be fenced for its operation screens the U-Haul trucks which need 24/7 access by its users. FYI< This is not in compliance with the strict writing of the code requirement. We are requesting a text amendment and the following paragraph outlines that request.

The petitioner is requesting that the requirement for full fencing around the vehicles in the U-Haul lot be modified. The operation requires a 24 hour return availability for the vehicles. Therefore it is not uncommon for vehicles to be returned well after closing hours. The Towing business does have a secure fence as vehicles from accidents need to be temporarily stored and must be secure for evidence and other purposes. Our solution is to locate the towing yard at the front of the site and move the U haul behind it. This allows the U-Haul yard to be fully fenced on 3+ sides. The building provides additional partial screening on the open side. This will allow the users to return vehicles 24/7 while screening most if not all from view. Note that users will likely return vehicles to the general parking lot and allow the business owner to do the final parking maneuvers. Remember, most U Haul drivers are not professional truck drivers.

Note: Since 2022 the U-haul fleet has been reduced to the vehicles shown in the concept plan

There are currently four access points in the IDOT ROW. These are to remain in place. Necessary repairs will done at existing inlets.

The fencing is to be a 6' or 10' high wire fence with black vinyl privacy inserts or solid vinyl. The gate for the towing business is a sliding gate which will provide a 20' opening. A short 18' extension of the fence extends to further screen the U-Haul yard.

Existing trees on the south fence of vehicle storage area to remain. These trees form a highly obscured visual barrier as they presently exist.

The existing lot will be re-paved with asphalt except for the towing yard which will be covered with asphalt grindings. This will provide a dust free covering while accommodating the abusive impact of loading and unloading vehicles from accident

scenes and other temporary holding of vehicles which would damage conventional paving.

BUILDING DESIGN:

No changes to the previously approved design are being proposed.

AUGUST 9, 2024

CORNERSTONE AUTO- REVISION TO SITE PLAN

REF ODRINANCE 22-O-51 & 22-O-52

SITE PLAN NARRATIVE- Reprinted from original approved site presentation- Changes in **BOLD)**

SITE PLAN:

The existing Plan has the H&H towing yard at the rear and the U-Haul yard at the front. These are being flipped so that the towing yard that must be fenced for its operation screens the U-Haul trucks which need 24/7 access by its users. FYI< This is not in compliance with the strict writing of the code requirement. We are requesting a text amendment and the following paragraph outlines that request.

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Existing trees on the south fence of vehicle storage area to remain. These trees form a highly obscured visual barrier as they presently exist.

The existing lot will be re-paved with asphalt except for the towing yard which will be covered with asphalt grindings. This will provide a dust free covering while accommodating the abusive impact of loading and unloading vehicles from accident scenes and other temporary holding of vehicles which would damage conventional paving.

BUILDING DESIGN:

No changes to the previously approved design are being proposed.



STANDARDS FOR VARIATIONS

- a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.
- b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot. **We are requesting a variation to the 100' setback of 20" at the corner of a proposed addition. The area in question is approximately 23sf. There are currently 2080sf beyond the setback line.**
- c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code. **The existing building was not parallel to the road way. Therefore a small sliver of the proposed addition extends beyond the 100' line. The setback was moved when IDOT expanded the right of way of route 176. NOTE: the existing building is 26' from the property line.**
- d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision. **The neighboring properties are all closer than 100' except the Animal Hospital which is 100'. The following businesses are in businesses closer than 100': Culver's -25', Sell A Cow 25', Tricoci Univ 65', Auto Expo 75', Performance Metals 25',**
- e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.
- f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general

purpose and intent of the Official Comprehensive Plan. [The variation allows us to align the building with the current structure](#)

g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

- 1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
- 2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
- 3) Would substantially increase congestion in the public streets due to traffic or parking; or
- 4) Would unduly increase the danger of flood or fire; or
- 5) Would unduly tax public utilities and facilities in the area; or
- 6) Would endanger the public health or safety.

[The variation allows the building to be renovated in a manner that best improves the appearance within the neighborhood. The reduction in access points on Rt 176 would improve traffic and eliminate some conflict with the neighboring property.](#)

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Legend of Abbreviations

S - South
N - North
E - East
W - West
N.E. - Northeast
S.E. - Southeast
N.W. - Northwest
S.W. - Southwest

Sec. - Section
Twp. - Township
R. - Range
S. 1/2 - 1/2 Section
E. 1/2 - 1/2 Section
S. 1/4 - 1/4 Section
E. 1/4 - 1/4 Section
S.E. 1/4 - 1/4 Section
N.E. 1/4 - 1/4 Section
S.W. 1/4 - 1/4 Section
N.W. 1/4 - 1/4 Section



R. E. DECKER
1423-1922
R. E. PAVLETIC
P.L.S. 079-3284

AL.T.A.-A.C.S.M. LAND TITLE

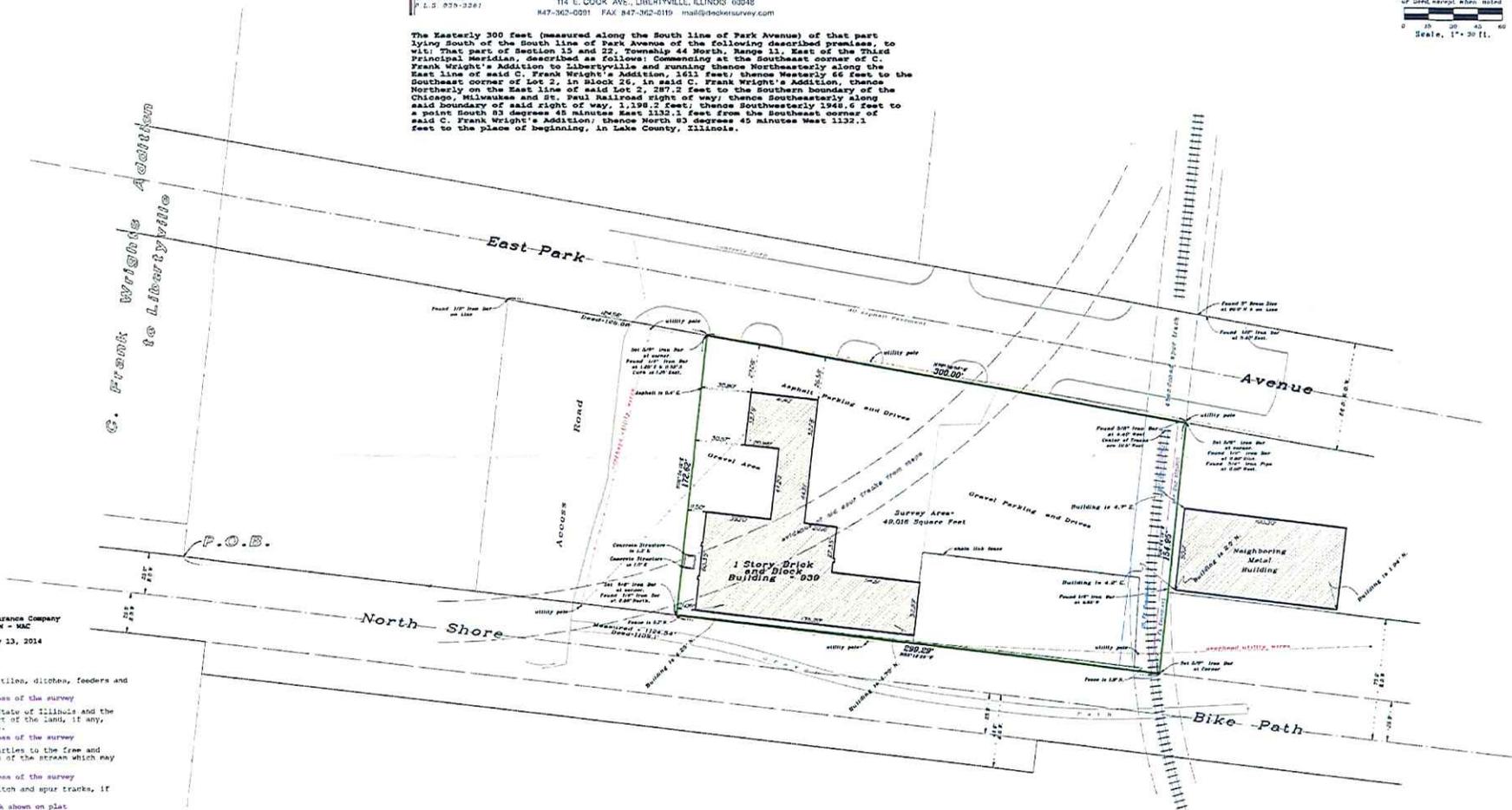
Survey

R. E. DECKER, P.C.

LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 62048
847-362-0091 FAX 847-362-6119 mail@rdesurvey.com

The Easterly 300 feet (measured along the South line of Park Avenue) of that part lying South of the South line of Park Avenue of the following described premises, to wit: That part of Section 15 and 22, Township 44 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of C. Frank Wright's Addition to Libertyville and running thence Northeasterly along the East line of said C. Frank Wright's Addition, 1611 feet; thence Westerly 66 feet to the Southeast corner of lot 2, in block 26, in said C. Frank Wright's Addition, thence Northerly on the East line of said lot 2, 287.2 feet to the Southern boundary of the Chicago, Milwaukee and St. Paul Railroad right of way; thence Southeasterly along said boundary of said right of way, 1,198.2 feet; thence Southwesterly 1948.6 feet to a point South 83 degrees 45 minutes East 1132.1 feet from the Southeast corner of said C. Frank Wright's Addition; thence North 83 degrees 45 minutes West 1132.1 feet to the place of beginning, in Lake County, Illinois.



First American Title Insurance Company
Underwritten: CANNARY-PALSTON - MAC
File No.: 7522563
Effective Date: February 13, 2014

- 13. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
None noted in the process of the survey
- 14. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
None noted in the process of the survey
- 17. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
None noted in the process of the survey
- 18. Railroad rights of way, switch and spur tracks, if any.
Abandoned spur track shown on plat
- 19. Terms, conditions and provisions of an Ordinance regarding waterworks and sewerage systems of the Village of Libertyville, a copy of which was recorded as document number 275458.
None noted in the process of the survey
- 20. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits and maintenance purposes granted by document no. 1032805, recorded on May 29, 1993, and the terms and conditions thereof.
Affects the East 5 East as shown herein
- 21. Easement grant recorded as document no. 1222762 granting to The Park E. Road Co. an easement for the construction and maintenance of a railway spur track or dwtion track, and the terms and conditions contained therein.
Affects the East 25 East as shown herein

STATE OF ILLINOIS)
COUNTY OF LAKE)

To First American Title Insurance Company File 7522563
For Jeannene Davidson
For Lucille Gehret and Steve Palston, co-tenants

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2013 Minimum Standard Detail Requirements for ALTA and A.C.S.M. Land Title Surveys, justly established and adopted by ALTA and NSPS, and (unless stated 1.7) and 6 of Title 4 thereof.



This Professional Land Surveyor certifies to the correct Illinois minimum standards for a "Boundary Survey"

By: *[Signature]*
Professional Land Surveyor

Compare the description on this Plat with your deed and this also compare all shades to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof.

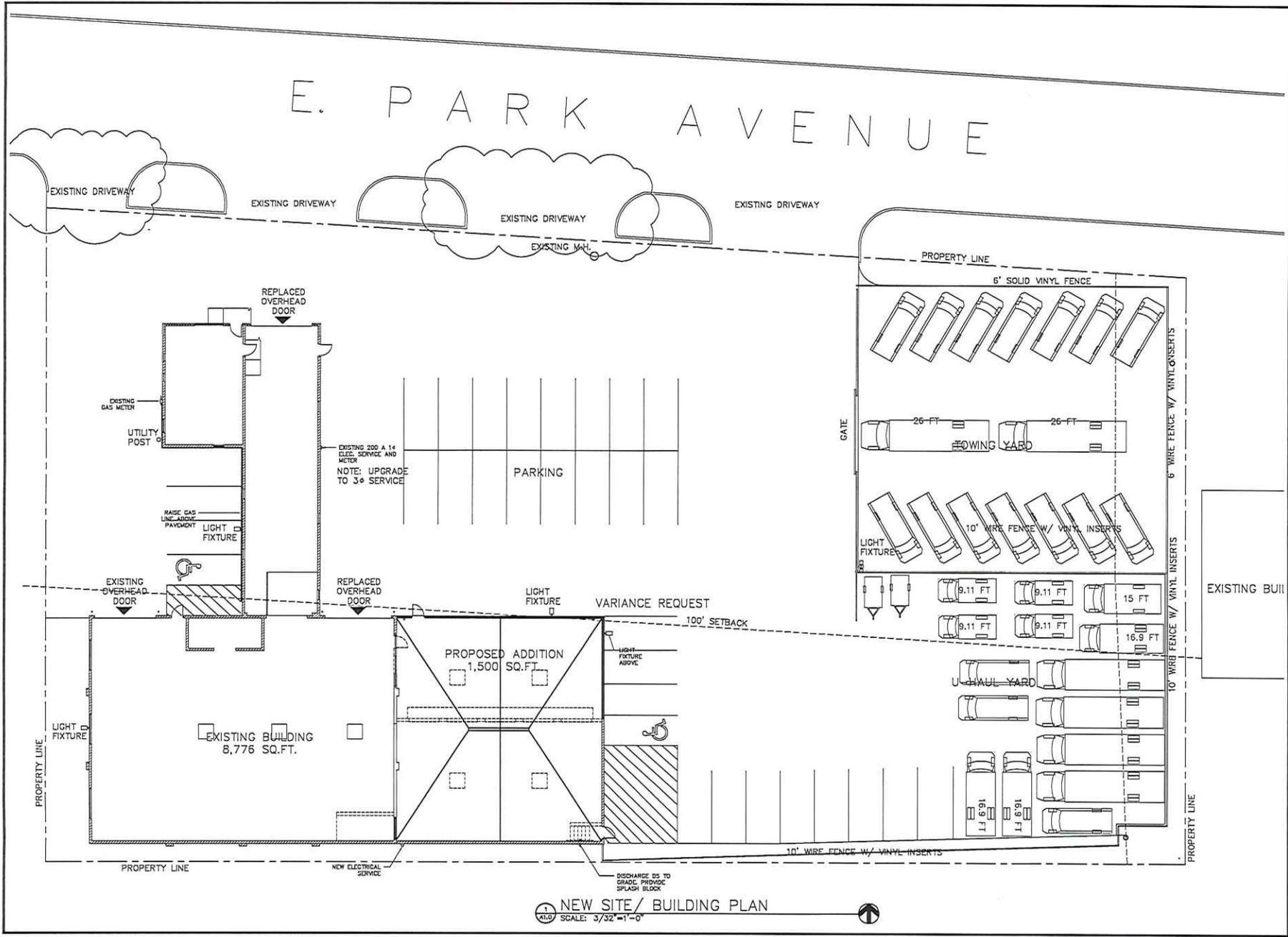
ORDER NO. 14-352
ORDERED BY: William Churchill, Atty
FILED WORK COMPLETED: 02-09-2014
REVISIONS:

MINIMUM STANDARD
PLAT 5-10-10-10



This Professional Land Surveyor certifies to the correct Illinois minimum standards for a "Boundary Survey"

E. PARK AVENUE



Bleck & Bleck Architects
 Illinois Registration Number: 104-001815

200 E. Church Street
 Libertyville, Illinois 60048
 Office 847 · 247 · 0303
 Fax 847 · 247 · 1737
 Email rbleck@bleckarchitects.com

Cornerstone Automotive
 939 E. Park Avenue
 Libertyville, IL

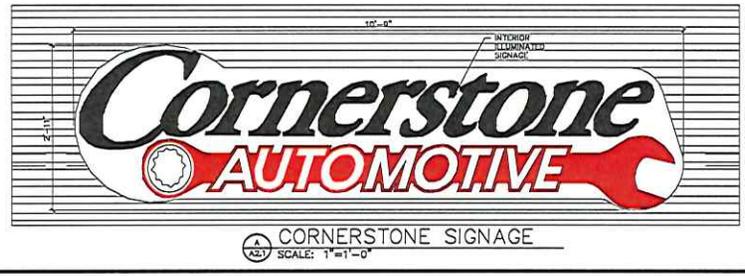
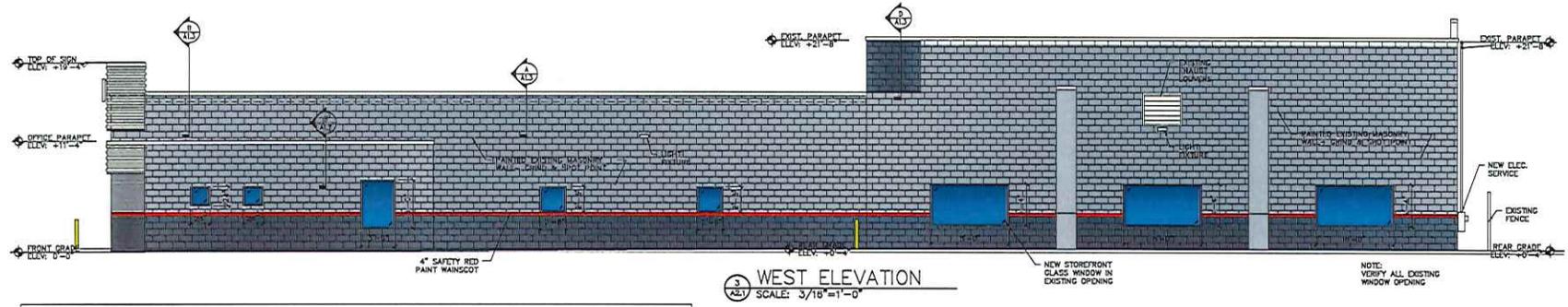
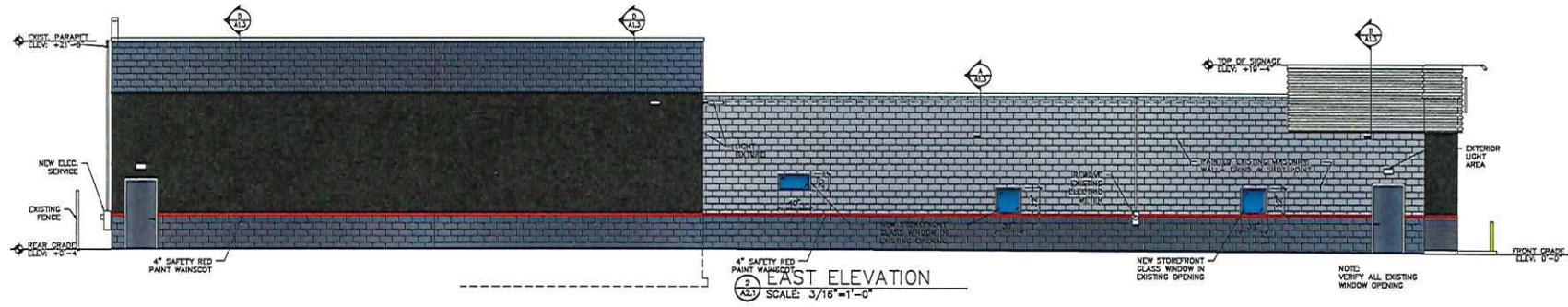
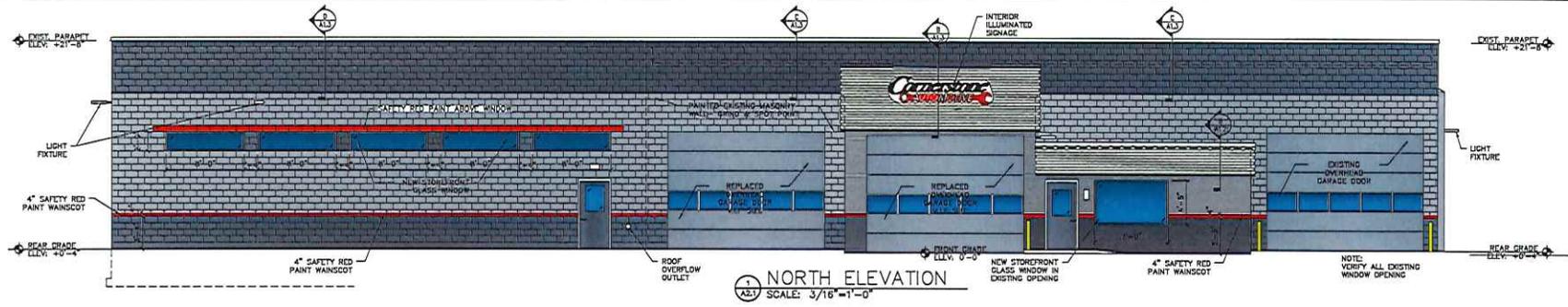
For Permit:
 Date: November 2, 2022
 Revisions:
 July 27, 2023
 August 8, 2024

PROPOSED PLAN

Sheet: **A1.0**
 of: 1 OF 5

Project No. 4041

NEW SITE / BUILDING PLAN
 SCALE: 3/32"=1'-0"



Bleck & Bleck Architects
 Illinois Registration Number: 184-001815
 200 E. Church Street
 Libertyville, Illinois 60048
 Office 847-247-0303
 Fax 847-247-1737
 Email rbleck@bleckandbleck.com

Cornerstone Automotive
 939 E. Park Avenue
 Libertyville, IL

For Permit:
 Date: November 2, 2022
 Revisions:
 July 27, 2023

EXTERIOR ELEVATIONS
 Sheet: **A2.1**
 of: 5 OF 5
 Project No. 4041

Untitled Map

Write a description for your map.

Legend

-  CORNERSTONE
-  Culver's
-  Feature 1
-  Feature 2
-  Feature 3
-  GreenTree Animal Hospital





WDGE1 LED

Architectural Wall Sconce



Buy American



Catalog Number

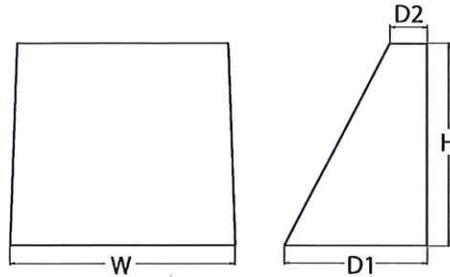
Notes

Type

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

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

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

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
		30K 3000K	90CRI	VW Visual comfort wide	347 ²	
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH ³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
BAA Buy America(n) Act Compliant	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
Rev. 03/01/22

Project Name: Type: Quantity:

FIXTURE SPECIFICATIONS

INTENDED USE

The Alcon 13024 outdoor Linear sign light features adjustable knuckles with 1/2" NPT and includes a T5 LED bulbs that is replace able for easy maintenance. Available in 24", 48" and 94" lengths, our outdoor LED linear flood lights are ideal for billboards and other outdoor signage, as well as exterior architectural applications.

ADDITIONAL FEATURES

Construction: Powder Coated Aluminum

Lens: White, heat resistant, tempered glass lens

Lamp Type: T5 LED

Voltage: 120-277V

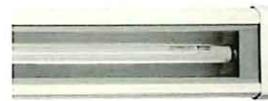
Listings: ETL, CA Title-24



Finish Options



BR - Bronze



WH - White



BK - Black



VG - Verde Green



SL² - Silver

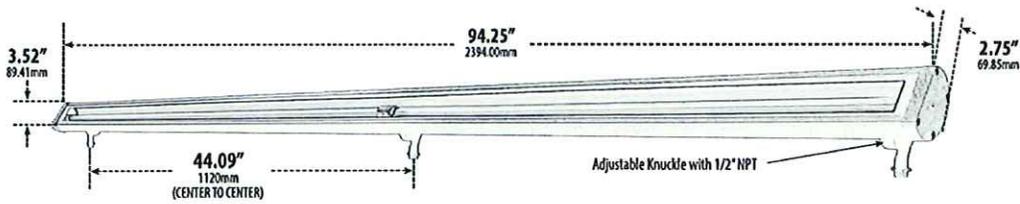
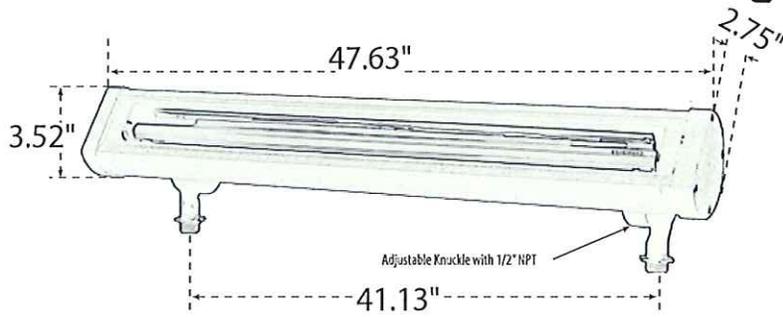
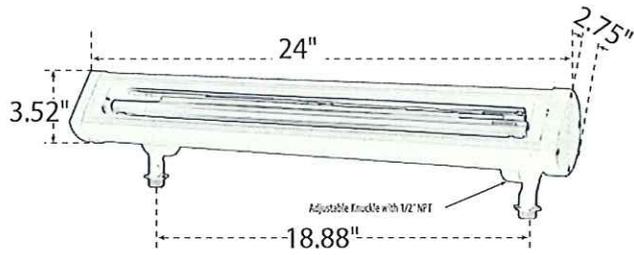


Ordering Information: Example: (31024-2-30K-BK)

Model	Length Wattage Lumens	Color Temperature	Finish
31024	2 24" 12W 1600L	30K¹ 3000K	BK Black
	4 48" 25W 3500L		BR Bronze
	8 94" 50W 7000L	50K 5000K	WH White
			VG Verde Green
			SL² Silver

¹ Not Available for 48" Model
² Only Available for 48" Model

FIXTURE DIMENSIONS



Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

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

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

Projected LED Lumen Maintenance

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

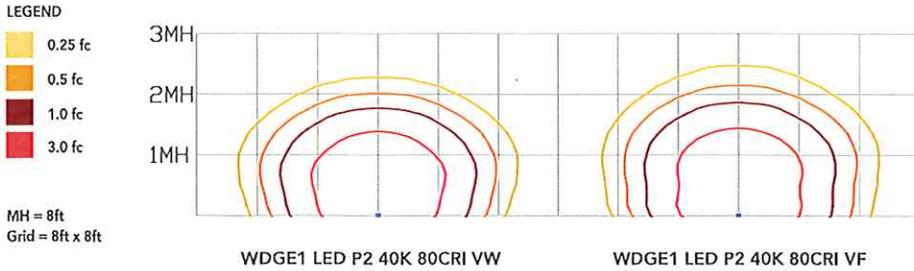
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



Photometric Diagrams

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



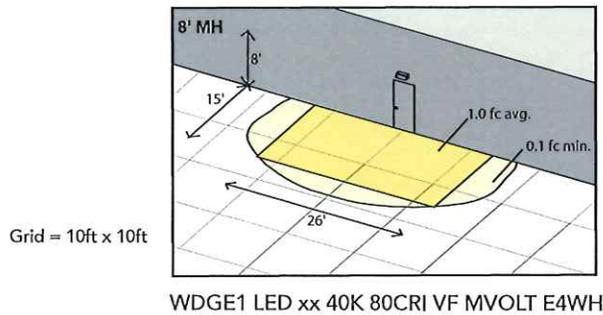
Emergency Egress Options

Emergency Battery Backup

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

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

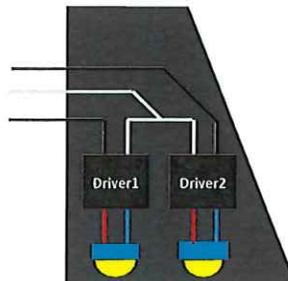
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

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





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

FINISH

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

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

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

INSTALLATION

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

LISTINGS

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

BUY AMERICAN

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

WARRANTY

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

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