



AGENDA

PLAN COMMISSION

Plan Commission: October 6, 2025 at 7:00 PM

Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. April 16, 2025

C. Public Comment

D. Considerations

1. Public Hearing PC 2025-03 – Western Springs Little League (WSLL) & Western Springs Park District (WSPD) – 4400 Central Avenue (Spring Rock Park)
 - a. Petition - Amendment to Conditional Use Permit
 - b. Plan Commission Recommendation - Recommendation regarding the petition noted above

E. Other Business

F. Adjournment

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Jill Izzo at 708-246-1800, extension 127.

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VILLAGE OF WESTERN SPRINGS, ILLINOIS
PLAN COMMISSION MEETING
April 16, 2025 -- 7:00 P.M.

REPORT OF PROCEEDINGS taken at the Western Springs Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois, reported by Hailey M. Schoot, an Illinois Certified Shorthand Reporter, License Number 084-004897.

PRESENT:

- PETER GLIMCO, Chairman
- MICHELE JOHANN, Member
- PATRICK TURNER, Member
- RYAN DEPROSPERIS, Member
- PETER HANSON, Member
- STEVE WINEGAR, Member

ALSO PRESENT:

- HEATHER VALONE, Director of Community Development
- KELSEY FAWELL, Senior Planner
- ANNE SKRODZKI, Village Attorney
- BRIAN STACHACZ, LTHS
- JIM GLASCOTT,
- JON MURAWSKI, DLA Architects
- PETER COULES, Donatelli & Coules
- ALECS HUR, Engineer on PC 2025-02

1 CHAIRMAN GLIMCO: It's about 7:02 or 7:03 so I
2 think we're going to call the meeting to order.

3 This is the April 16th, 2025 Plan
4 Commission meeting. We are going to start with a
5 roll call.

6 Are we doing a roll call, Heather?

7 MS. FAWELL: Yes. Commissioner Brumbaugh is
8 absent today.

9 Commissioner DeProsperis?

10 COMMISSIONER DePROSPERIS: Here.

11 MS. FAWELL: Commissioner Hanson?

12 COMMISSIONER HANSON: Here.

13 MS. FAWELL: Commissioner Johann?

14 COMMISSIONER JOHANN: Here.

15 MS. FAWELL: Commissioner Turner?

16 COMMISSIONER TURNER: Here.

17 MS. FAWELL: Commissioner Winegar?

18 COMMISSIONER WINEGAR: Here.

19 MS. FAWELL: And Chairman Glimco?

20 CHAIRMAN GLIMCO: Here.

21 The next order of business on the
22 agenda is the approval of the minutes from the
23 November 18th, 2024 Plan Commission meeting.

24 Do I hear a motion?

1 COMMISSIONER JOHANN: Motion to approve.

2 COMMISSIONER DePROSPERIS: Second.

3 CHAIRMAN GLIMCO: All in favor?

4 (Chorus of ayes.)

5 CHAIRMAN GLIMCO: And then the next item on
6 the agenda is open for public comment. This would
7 be public comment for any issue that doesn't relate
8 to the two matters that we're going to consider
9 tonight. So if anyone wanted to voice their
10 opinion on something that jumps to your mind, go
11 ahead and do it now.

12 Hearing no one, we're going to move
13 on to Item D, matters under consideration tonight.

14 The first matter that we are going to
15 consider is a public hearing on PC 2025-01 Lyons
16 Township High School LTHS District 204, 4900 Willow
17 Springs Road.

18 Can I get a motion to open the public
19 hearing portion of the meeting, please?

20 COMMISSIONER TURNER: Motion to open.

21 COMMISSIONER HANSON: Second.

22 CHAIRMAN GLIMCO: All in favor?

23 (Chorus of ayes.)

24 CHAIRMAN GLIMCO: Would you like to start

1 first, Heather, with the Village presentation?

2 DIRECTOR VALONE: Yes. We can go ahead and
3 give the summary of the application.

4 MS. FAWELL: Okay. So the application before
5 you today is a request by Lyons Township High
6 School District 204 requesting an amendment to
7 their existing conditional use permit to relocate
8 their existing softball field with accessory
9 structures as well as for the addition of a new
10 video scoreboard for the field at their south
11 campus located at 4900 Willow Springs Road.

12 Okay. So the subject property is
13 roughly 57 acres. It's located at 4900 and 4940
14 Willow Springs Road. It's abutted by 47th Street
15 on the north, single-family houses on Rugeley Road
16 on the south, Willow Springs Road on the east, and
17 single-family houses on Johnson Avenue on the west.
18 The campus contains the principal school building,
19 the Corral, the football stadium, the baseball
20 fields, tennis courts, driver's education range,
21 soccer fields and parking lots.

22 Some background about the property.
23 The high school has an existing conditional use
24 permit that has previously been amended numerous

1 times. Most recently in 2022 the conditional use
2 permit was granted an amendment to allow for the
3 construction of a video display board for the
4 football stadium by the field. The scoreboard is
5 approximately 17 feet high by 25 feet wide, mounted
6 ten feet off the ground for an overall of 27 feet.
7 And then more recently in 2024 the CUP was further
8 amended to allow for site improvements including
9 the cafeteria addition, hardscape modifications,
10 underground stormwater facility, a new loading
11 dock, building renovations, ticket booths, and a
12 cooling tower.

13 So the current zoning of the
14 property, the majority of the property is zoned R-2
15 single-family residence district. There's a small
16 portion of the property, the Corral, that is zoned
17 R-3 right there in the corner. The properties to
18 the north are zoned R-2 and C-2 Commercial Shopping
19 District, which is Garden Market, you can see that
20 as the red area immediately to the north. The
21 properties to the south are also zoned R-2, and the
22 properties to the west are primarily zoned R-2.
23 There is a small portion that is zoned A,
24 single-family residential, which is that green area

1 on the screen.

2 The high school -- I'm going to go to
3 the next slide. The high school is designated
4 educational and institutional per the Village's
5 2003 Comprehensive Land Use Plan, and then you can
6 also see that there is the adjacent single-family
7 detached and the corridor commercial, which is
8 Garden Market to the north.

9 So a little bit more on the amendment
10 request before you today. So the request contains
11 the following site improvements, which is a new
12 softball field that you can see on the screen just
13 south of the existing tennis courts on the
14 property. The current site is an open grass field
15 that's used by various school districts and
16 community groups and physical education classes.
17 The existing softball field that is on the property
18 is going to be converted to an open grass space, so
19 they're kind of switching the two areas on the
20 property, one for open grass and one for softball.
21 The softball field will also feature bleachers to
22 accommodate 206 seats with five wheelchair spots,
23 as well as dugouts, a press box, field lighting,
24 and LED video scoreboard with truss that is

1 approximately an overall height of 27.19 feet, it's
2 25 feet wide, and then their request also includes
3 some accessory features such as walking paths.

4 So some information about the site.
5 This -- as part of this request they're not
6 proposing any new facility, nor are they proposing
7 an expansion of their use. We know that parking is
8 a sensitive issue so we wanted to look into that.
9 Currently the school provides 434 parking spaces.
10 The development control ordinance requires 450 for
11 this particular high school use. So while the site
12 is currently deficient in parking, it's just
13 important to note that there are no new facilities
14 proposed and no expansion of use to further require
15 additional parking than what is already required.

16 The applicants have also submitted
17 plans for both the field lighting and the video
18 scoreboard indicating that they comply with the
19 requirements of the development control ordinance.

20 And I also did want to note there was
21 an engineering review done as part of Staff's
22 analysis and report, that memo was included in your
23 report. There were some recommendations made by
24 the engineer that are included in our overall

1 recommendations for conditions of this case that I
2 will go over in just a few -- couple slides.

3 So we have not received any public
4 comment. The screen is a little bit different. I
5 was in communication with a resident about this
6 case, but they are here tonight and they are going
7 to speak, so please ignore the one public comment
8 received.

9 Okay. For the -- for this case the
10 Plan Commission should consider the conditional use
11 permit standard set forth in 10-3-14(G), those were
12 listed in the staff report for this case.

13 Okay. So Staff is recommending
14 approval of the request with conditions, which I am
15 going to walk through right now.

16 So first condition is that the
17 scoreboard shall be tilted east toward the school
18 to minimize impacts on the residents to the
19 southwest.

20 Second condition, the scoreboard
21 shall be a maximum of 17 feet high by 25 feet wide.
22 That's the dimensions of the existing video
23 scoreboard on the property, so Staff felt it
24 appropriate for the two to be the same size. Staff

1 recommends the scoreboard and A/V system only be
2 utilized for softball games, and that both of those
3 systems and facilities comply with Section 5.2 of
4 the Village Code related to public nuisance and
5 noise. The scoreboard sound system shall be used
6 only for games and no later than 9:00 p.m. No
7 advertising or other messaging on the scoreboard
8 displays allowed except for when the scoreboard is
9 being utilized for a softball game. Staff is
10 requesting a condition for landscape screening
11 consisting of trees be planted along the southwest
12 corner of the property adjacent to the residential
13 homes along Courtland Circle and existing softball
14 field with a minimum mature plant height of eight
15 feet to minimize impacts on those residents.

16 The civil engineering plans,
17 lighting/photometrics, geometry, storm water
18 management, and utilities are required to be
19 reviewed and approved by the Village engineer prior
20 to the release of any Village permit.

21 And now we're getting into the
22 specific engineering conditions that I mentioned
23 earlier. The basin overflow weir on the plans
24 should be relocated to the north edge of the basin

1 that borders 48th Street, and the applicant must
2 submit revisions or clarify how the proposed
3 drainage system control system interacts with the
4 turf field underdrain system, which must be
5 reviewed and approved by the Village engineer prior
6 to the release of any Village permit.

7 And so the Plan Commission has a
8 number of options in recommending approval or
9 denial of the requested amendment. They can
10 approve as presented with substantial conformity
11 with the provisions of the development control
12 ordinance. They can approve as above with
13 modifications to be accepted by the applicant, or
14 they can deny the application and the plans as
15 presented for failure to meet substantial
16 conformity with those DCO standards I mentioned in
17 the other slide.

18 CHAIRMAN GLIMCO: Thank you. Anything else
19 should we hear -- go ahead, Heather.

20 DIRECTOR VALONE: I was going to say we can
21 take any questions you have or we can bring the
22 applicant.

23 CHAIRMAN GLIMCO: I say we let the applicant
24 present first and then -- if that's okay and we'll

1 have questions after.

2 MS. STEPHENS: Is it okay if I speak from back
3 here?

4 CHAIRMAN GLIMCO: You know, for the court
5 reporter it would be a lot better if you come up.

6 Do you want to swear people in now?

7 DIRECTOR VALONE: Yes. We should have sworn
8 people in --

9 CHAIRMAN GLIMCO: We should have sworn --

10 DIRECTOR VALONE: Yes.

11 CHAIRMAN GLIMCO: Yeah, so let me do that.

12 So instead of swearing people in
13 individually, it's a lot easier if we just do
14 everyone at all once, including Kelsey and Heather.

15 If you have any intention or you
16 think you may want to get up and make any comments
17 tonight, just stand up now and we're going to swear
18 you in, even if you may or may not talk. It will
19 just be easier.

20 Hailey, you want to do it?

21 DIRECTOR VALONE: I can do it.

22 CHAIRMAN GLIMCO: Oh, okay.

23 (Public audience first duly sworn.)

24 CHAIRMAN GLIMCO: Thank you.

1 DIRECTOR VALONE: Chairman Glimco, do you want
2 to bring up the applicant to do their presentation
3 and then bring up the public or would you like
4 to --

5 CHAIRMAN GLIMCO: I think we should hear from
6 the applicant first, if that's okay.

7 DIRECTOR VALONE: Okay. So if the LT
8 representatives want to come up to the podium, the
9 microphone is live, and you do kind of have to hold
10 it a little bit closer than normal.

11 CHAIRMAN GLIMCO: So it's important for
12 everyone if you step up to the podium, state your
13 name, if your name is not obvious, spell it for the
14 court reporter so we can get an accurate record of
15 what we're talking about tonight, please.

16 MR. STACHACZ: Great. Thank you. Good
17 evening, everyone. My name is Brian Stachacz and
18 I'll spell it for you. B-r-i-a-n, last name is
19 Stachacz, S-t-a-c-h-a-c-z.

20 First of all, I am the director of
21 business services at Lyons Township High School and
22 going to present just a brief bit of information to
23 you tonight on this application. Thank you for
24 allowing us to do that here before this Commission.

1 Just to give you just some brief
2 quick background on this, the District received a
3 donation of two million dollars for this project.
4 A very generous donation of two million dollars
5 from a gentleman named Michael Baker. Michal
6 Baker's sister, Stacy Ann Baker, was one of the
7 greatest LT girls varsity softball players that we
8 have ever had, and she was back in the '70s, early
9 '80s. Unfortunately, she passed away at a very
10 early age and Michael, her brother, wanted to make
11 this donation on her behalf, and so he has done
12 that.

13 Initially we talked about -- and,
14 again, he wanted specifically for that money to go
15 to upgrades to the varsity -- girls varsity
16 softball field. And so initially we talked about
17 upgrades to the field, the existing field, and then
18 we looked at the fact that this would now become a
19 turf field, and so with drainage issues, we felt
20 that is was better for us to move the field to a
21 different location to take advantage of existing
22 drainage that we have on the premises, and so
23 that's what we have -- we have done tonight -- or
24 that's what we're applying for. So we really -- we

1 also wanted to make sure that we had -- you know,
2 with this money we had the opportunity to put
3 really a brand new facility in that will be great
4 for not only the students at LT, but the community
5 in general. And so that just gives you a quick
6 background on why we're here and why we're looking
7 at this field.

8 And so just a couple of comments that
9 I would like to present based on the
10 recommendations that we heard tonight. We do know
11 that one of the recommendations was that -- a 9:00
12 stop time on the field. What I can tell you about
13 that is there are times when if we we're having
14 a -- you know, a varsity softball game and we had a
15 delay in the game, it is possible that we might go
16 past 9:00. That would not be the norm, but
17 certainly it could happen.

18 In addition to that, it wouldn't be
19 uncommon for, you know, if we have a team out there
20 practicing that they might use the audio system for
21 practice as well, and so they may end up using
22 that -- you know, would like to potentially use
23 that audio system for practice.

24 And the only other point I would like

1 to make is that when we talk about the landscaping
2 for the southwest sort of corner of that area, if
3 you look at where that -- that scoreboard is going
4 to sit on the property, we certainly recognize the
5 residents that are in that area on Courtland in
6 that area, but I don't know that when we kind of
7 look at that, that there is a whole lot of -- or I
8 shouldn't say a whole lot, but much to be gained by
9 what we see -- or what would be seen from that
10 scoreboard on the property, because that scoreboard
11 is at the -- obviously in the outfield area.

12 And, I don't know, Jon, we talked
13 about this, it's probably --

14 MR. MURAWSKI: 405.

15 MR. STACHACZ: 405. 405 feet from the
16 residents there on Courtland, so that's really all
17 that I just wanted to make note of those, those
18 potential, exceptions, if possible, that we would
19 be looking at utilizing that field. And, you know,
20 obviously going to utilize it for not only our --
21 not only for the -- you know, the LT softball
22 teams, but also for community use it's available.
23 We generally are not stopping anybody from using
24 those fields on the weekends. You know, we have

1 many people who run around the track at Bennett
2 Field, and provided that they're not -- you know,
3 we don't have a -- you know, an event or something
4 going on, we're certainly open to them doing that.

5 So those are just a couple of points
6 that I wanted to make and I would be happy to
7 answer any questions on that at all.

8 CHAIRMAN GLIMCO: Does anyone on the board
9 have questions for the applicant?

10 COMMISSIONER HANSON: I have just a couple.

11 You mentioned the distance of this
12 new proposed scoreboard from the residents. How
13 far is the football field stadium sign from the
14 residents on 47th Street?

15 MR. STACHACZ: So I believe that is close to
16 500 to 600 feet, somewhere in that area. And the
17 reason I'm saying that is we know the football
18 field is 300 feet, plus then, of course, you have
19 distance between the football field and our
20 property, and then across 47th Street, so -- and,
21 of course, the scoreboard is set back from the
22 football field as well, so we're probably somewhere
23 between 5- and 600 hundred feet from the residences
24 across the street.

1 CHAIRMAN GLIMCO: Is there a time limitation
2 on the usage of the scoreboard at the football
3 field, Heather, do you know?

4 MS. FAWELL: I do not believe so.

5 CHAIRMAN GLIMCO: It can't be 9:00 if the
6 games go later than that, right?

7 MS. FAWELL: I can confirm that. If you just
8 give me a few minutes I can confirm that.

9 DIRECTOR VALONE: There's not a time limit,
10 but there is usage limit on it similar to actual
11 school events and games.

12 CHAIRMAN GLIMCO: Sure.

13 MR. STACHACZ: I think there's -- if I
14 remember the order it might be 30 or 45 minutes
15 after an event is completed that the lights and the
16 scoreboard and those things are shut. Don't hold
17 me exactly to that, but I'm pretty confident that
18 there's some number in terms of that.

19 CHAIRMAN GLIMCO: Okay.

20 COMMISSIONER HANSON: And are they using that
21 scoreboard during practices for audio or there's
22 separate audio there, isn't there?

23 MR. STACHACZ: Yes. Separate audio. So they
24 do use the audio separately for practices on the

1 field for the various teams that are out there.
2 They will use the scoreboard occasionally, but
3 not -- not frequently for practices, more the audio
4 for the practices.

5 COMMISSIONER HANSON: Okay. Thanks.

6 MR. STACHACZ: You're welcome.

7 COMMISSIONER DePROSPERIS: What's the height
8 of the bleachers? Do you recall? I just -- I
9 didn't find it in the --

10 MR. MURAWSKI: It should be in one of the
11 sheets.

12 CHAIRMAN GLIMCO: Why don't you introduce
13 yourself?

14 MR. MURAWSKI: Sure. Jon Murawski with DLA
15 Architects. M-u-r-a-w-s-k-i.

16 There is a sheet in the submittal
17 that should have a top of bleacher dimension on
18 there. I believe we dimension the press box, the
19 press box behind the softball field. There should
20 be a height -- maximum height. Go one more sheet.
21 Go one more. Right there in the middle on the
22 bottom there should be -- yep, if you zoom in on
23 that one it will give you the bleacher height and
24 the top of press box on the right-hand side right

1 there.

2 So 17 feet 8, I think, to the top of
3 the press box, and then the bleachers themselves
4 would be 8 foot 10 at the top.

5 COMMISSIONER DePROSPERIS: Okay. And then,
6 Heather, you said that the -- one of the
7 recommendations was to limit the height on the
8 scoreboard to 17 feet, was that what you had stated
9 in one of the recommendations?

10 MS. FAWELL: Yes. Correct. 17 by 25.

11 COMMISSIONER DePROSPERIS: Theoretically then,
12 this press box is basically level with the
13 scoreboard. If I'm in one of the residences in the
14 corner, I wouldn't be able to really see this
15 scoreboard, right? If we're at 17 and 17, the
16 press box would be blocking the view.

17 MR. MURAWSKI: If you're looking straight on,
18 right.

19 MR. STACHAZ: The scoreboard is up on ten foot
20 stilts.

21 MR. MURAWSKI: But where you're seeing it on a
22 angle, I'm not sure if you're ever going to fully
23 screen it, right, because it's going to be in back
24 in left field. If you go back to the site plan,

1 you would have to be staring straight at it with
2 the press box in front of you to try to get
3 screening.

4 COMMISSIONER HANSON: But, for clarity, it's
5 going to be 27 feet off the ground?

6 MR. MURAWSKI: Correct.

7 COMMISSIONER HANSON: Yeah.

8 COMMISSIONER DePROSPERIS: Because it's on ten
9 foot stilts.

10 COMMISSIONER HANSON: Ten foot posts.

11 MR. MURAWSKI: Right. So the outfield fence
12 is six feet, so we're pushing it up so the bottom
13 would start, I think, seven feet off the ground
14 because of that six foot fence.

15 CHAIRMAN GLIMCO: Did the applicant want to
16 address any of the conditions that you might have
17 heard from Heather or are all of those acceptable
18 conditions, or were any of those concerns that you
19 might want to touch on?

20 COMMISSIONER TURNER: With the exception of
21 the modifications you just discussed.

22 MR. STACHACZ: Correct. Yeah. Just the ones
23 that we were talking about. I would assume that
24 most of our games there would be done by 9:00 in

1 the evening. I would assume that that would be the
2 case. Again, I think that there could be times,
3 infrequently, when they may go later than that.
4 And, again, just kind of looking at the --
5 potentially using the sound system for practices
6 and, of course, it is always our goal to remain
7 within the Section 5.2, which is the noise --
8 essentially noise ordinance, you know, within the
9 community.

10 And then -- again, just to -- kind of
11 referring to that landscaping piece about not sure
12 how much value that's going to add in terms of
13 screening based on how this set up is for the
14 neighbors there on Courtland. So those are the
15 only really sort of points that we were just kind
16 of addressing here tonight with the group.

17 DIRECTOR VALONE: So if you follow along in
18 your packet, the second to last page contains the
19 recommended conditions. They have talked about 1,
20 3, 5, and 7.

21 CHAIRMAN GLIMCO: Did you talk about one,
22 tilting the scoreboard east toward the school?

23 MR. MURAWSKI: So there was a comment about
24 tilting it. Based on the seating layout, I don't

1 know how much we can tilt it. I don't know if
2 there's a degree that you're looking for or if
3 that's a subjective tilt, but obviously we can't
4 tilt it more than people sitting in the press -- or
5 the bleachers to look at, right? That's the
6 whole --

7 CHAIRMAN GLIMCO: I mean, it has got to be
8 somewhere along the outfield fence --

9 MR. MURAWSKI: Correct.

10 CHAIRMAN GLIMCO: -- right? So then people
11 that are watching the game --

12 MR. Murawski: Yeah, it's --

13 CHAIRMAN GLIMCO: Is there a better location
14 than the far left field that gets it further away
15 or less impactful to residents? I don't know if
16 there is.

17 MR. MURAWSKI: So the -- like the dark red
18 line is where it's being proposed right now.

19 CHAIRMAN GLIMCO: Right.

20 MR. MURAWSKI: Yep. Right there.

21 I think if you shift it to the right
22 field you might have the same issue.

23 MR. GLASCOTT: Potentially even worse.

24 MR. STACHACZ: It might even get worse because

1 you look right at it.

2 COMMISSIONER WINEGAR: So the sight line from
3 where you have it proposed, facing due south, will
4 put that sight line further from any other
5 position.

6 CHAIRMAN GLIMCO: That's the best spot.

7 COMMISSIONER WINEGAR: Yeah. If you go to
8 center field and then over to right field, looking
9 at Google Maps, so if you're here --

10 CHAIRMAN GLIMCO: Yeah.

11 COMMISSIONER WINEGAR: -- you know, you're
12 still picking up this corner, but if you aim it
13 this way, you have more homes closer.

14 CHAIRMAN GLIMCO: Yeah. Yeah.

15 COMMISSIONER JOHANN: Question about the
16 frequency of the games. How many games are on
17 their schedule per season?

18 MR. STACHACZ: We submitted a document that
19 had the actual schedule for this current year on
20 there, and I honestly -- off the top of my head, I
21 don't know how many they actually would play there,
22 but I think it's probably in the ballpark of 15 or
23 so would be my guess. Somewhere in there. Again,
24 I'm sort of guessing from what I remember from the

1 schedule that we submitted, so it's probably in
2 that ballpark.

3 COMMISSIONER JOHANN: Mm-hmm.

4 COMMISSIONER WINEGAR: I did a quick count of
5 those and there were roughly 40 games on that list.

6 MR. STACHACZ: Okay. So maybe it's closer to
7 20 then in that area.

8 CHAIRMAN GLIMCO: And those include Saturday
9 weekend games and they're not all during the week?

10 MR. STACHACZ: That's correct.

11 CHAIRMAN GLIMCO: All right.

12 COMMISSIONER WINEGAR: How many of those games
13 are night games?

14 MR. MURAWSKI: None right now because we don't
15 have any lights at the facility right now.

16 COMMISSIONER WINEGAR: Going forward, then?

17 MR. STACHACZ: I don't know if I -- I would
18 have a hazard to guess at that because we don't
19 know what the schedule would be, but if -- let's
20 say we had 20 home games, I think most of them
21 would probably be starting -- you know, this time
22 of the year, obviously if you start a game at 5:00
23 in the evening, there's a pretty good chance you're
24 going to get it in before you even need the lights,

1 so I think -- you know, let's just say that out of
2 the -- that there were 20 home games, maybe five to
3 ten of them would end up using the lights or half.
4 Maybe. I don't know. Again, I'm just sort of
5 hazarding a guess at that.

6 COMMISSIONER WINEGAR: Okay.

7 CHAIRMAN GLIMCO: For part of the game. For
8 the end of the game or --

9 MR. STACHACZ: Yeah, perhaps even part --
10 sure, part of the game or if it's, you know, a day
11 where it's playable, but cloudy, maybe the lights
12 are on for that, that type of thing.

13 COMMISSIONER WINEGAR: And I'm assuming the
14 lights are focused?

15 MR. MURAWSKI: Yeah, so we did a full
16 photometric of the lights, so there's no -- there's
17 0.0 foot-candles at the property line, and they
18 will be -- each head will be focused towards the
19 field, correct.

20 CHAIRMAN GLIMCO: This scoreboard is bigger
21 than the football scoreboard? Is that what I
22 understand?

23 MR. MURAWSKI: No. I believe you modified
24 everything so it matches the exact size of the

1 scoreboard.

2 CHAIRMAN GLIMCO: Oh, okay.

3 MS. FAWELL: Staff is recommending that it
4 matches the exact size of the scoreboard. Right
5 now it's slightly larger.

6 CHAIRMAN GLIMCO: And that condition is not a
7 problem?

8 MR. MURAWSKI: I wouldn't think it would be a
9 problem.

10 MR. STACHACZ: No. No.

11 CHAIRMAN GLIMCO: Okay.

12 COMMISSIONER TURNER: And what's the
13 reluctance to provide the landscape screening
14 again? You don't see it a benefit or...

15 MR. STACHACZ: Yeah. I mean, when we talked
16 about it, you know, not exactly sure with the site
17 line of that scoreboard how much benefit there
18 actually would be with the screening ultimately.
19 Because, again, it's kind of offset from the homes,
20 so it's -- what is that -- to the east; is that
21 right? Yeah.

22 COMMISSIONER TURNER: It's facing --

23 MR. STACHACZ: East of the property line, so
24 it isn't really -- its' not as though it's directly

1 behind the homes, I guess, if that makes sense. It
2 really is facing right down our property. And so,
3 you know, we -- I'm just not sure how much the
4 benefit would be there to the homes if we actually
5 put some sort of landscaping in there.

6 CHAIRMAN GLIMCO: Any other questions,
7 Commissioners, before I open it up to the public?

8 I would say you guys can sit down,
9 but be available --

10 MR. STACHACZ: Sure.

11 CHAIRMAN GLIMCO: -- maybe to address some
12 comments.

13 Anything else from Staff before we
14 move on to public questions, Heather?

15 DIRECTOR VALONE: No, but would you like to do
16 our standard protocol where we will write all the
17 questions down from the public comment and then
18 we'll feed them back to the applicant at one time
19 to answer?

20 CHAIRMAN GLIMCO: Sure.

21 So you don't have to come up after
22 each question, Heather will keep track and then
23 we'll pepper you all at once.

24 If there's anyone from the public

1 that would like to come up, you can come up to the
2 podium now. Come on up. State your name, spell
3 your last name.

4 MS. STEPHENS: Thank you so much. My name is
5 Laura Stephens, S-t-e-p-h-e-n-s. I live at 639
6 Courtland Circle. I would like to start by saying
7 I disagree with the lack of landscape being needed.
8 My backyard is at third base and I have gone
9 through the transition of the batting cage being
10 added behind the dugout along third base, so we
11 haven't had any landscaping, whatsoever, which is
12 very unattractive and definitely was an impact to
13 our property value to not have landscaping.

14 I love being a neighbor to the high
15 school. I love the activity. I was thrilled they
16 were getting a batting cage. I think it's great
17 that they're supporting the softball team. The
18 downside to the batting cage is that it is used by
19 many members of the community, particularly an
20 awful lot of baseball players who are there being
21 privately coached with metal bats for extended time
22 periods. Zero landscaping. It's extremely loud.
23 It's not a pleasant sound, so I think landscaping
24 needs to be considered, specifically if they add a

1 batting cage to the new field. There doesn't seem
2 to be a plan for that, but if there is a plan, it
3 would be best interest to put it closest to the
4 high school. I reached out to John Grundke when I
5 saw the construction starting and I said, "John,
6 why didn't you put it at the sophomore field where
7 it wasn't adjacent to any properties?" And he was
8 very honest and said, "Laura, I'm sorry, we didn't
9 think of that and the construction is already
10 underway." So we have been dealing with this
11 batting cage for several years with absolutely no
12 landscaping and it's extremely loud.

13 So I would like to know if there is a
14 plan for a batting cage at the new field and, if
15 there is, it has got to be landscaped.

16 CHAIRMAN GLIMCO: Okay. So this is a
17 different baseball field that has installed batting
18 cages that are concerning, and this is landscaping
19 kind of all along the -- I guess the west end of
20 the field?

21 MS. STEPHENS: Yeah. Mm-hmm.

22 CHAIRMAN GLIMCO: Okay.

23 MS. STEPHENS: It's not -- you're correct,
24 it's not going to obscure the scoreboard. I don't

1 think any residents are looking for the scoreboard
2 to be obscured, but they're looking for a view
3 that's a little more attractive than dugouts, quite
4 frankly. If you take the time to go look at the
5 dugout along first base at the existing softball
6 field, it's landscaped beautifully, you can't even
7 see the dugout. The batting cages that are set up
8 for the baseball team that are in what used to be
9 called "the jungle" when they had all the other
10 activities over there, tons of landscaping in
11 between the batting cages and the houses that are
12 over in that vicinity. So it is a substantial
13 difference.

14 CHAIRMAN GLIMCO: Thank you.

15 MS. STEPHENS: You're welcome.

16 COMMISSIONER DePROSPERIS: And are you on
17 Howard or Johnson? Where --

18 MS. STEPHENS: I'm sorry. Courtland Circle.

19 COMMISSIONER DePROSPERIS: Courtland. Okay.

20 MS. STEPHENS: Yeah, so my backyard faces --

21 CHAIRMAN GLIMCO: She's on the bottom of the U
22 of Courtland.

23 MS. STEPHENS: Yes. The start of the cross
24 country races, third base for the softball field.

1 CHAIRMAN GLIMCO: Thank you.

2 UNIDENTIFIED SPEAKER: (Inaudible.)

3 CHAIRMAN GLIMCO: Wait. Wait. Wait. We
4 can't do that. We have a court reporter. We have
5 to come up to the podium and state your name. I'm
6 sorry.

7 MS. STEPHENS: No, I have been playing music
8 for the cross country large meets for over 20
9 years.

10 CHAIRMAN GLIMCO: Thank you.

11 MS. STEPHENS: You're welcome.

12 CHAIRMAN GLIMCO: Is there anyone else that
13 wants to comment on this application?

14 MR. BAZZONI: Sure.

15 CHAIRMAN GLIMCO: Step on up.

16 MR. BAZZONI: I haven't planned on it, but
17 I'll add a few things.

18 My name is Gary Bazzoni,
19 B-a-z-z-o-n-i. I live on Clausen Avenue just north
20 of Bennett Field, so I have been able to witness
21 the scoreboard after it went in and kind of have a
22 first-hand input on that.

23 Visually it's not a problem. I would
24 say, you know, maybe 600 feet is a lot, but --

1 perhaps 500-something. Visually it is not a
2 problem for me, so that has worked out fine. There
3 has been some screening along 47th. Minimal. It
4 should grow up and be okay.

5 I think the biggest thing that I have
6 heard -- literally have heard, and I heard as
7 pushback just now to the proposed change and
8 amendment is the scope creep, I'll call it, of the
9 audio system. The idea of kids using it for
10 practices and practice time, we now have, you know,
11 the little football kids were on Sunday mornings
12 with the announcements going from, like, 8:00 a.m.
13 to noon. We have practice music before lacrosse
14 and now the other sports, so I say it has crept
15 from just audio at games and announcing games, LT
16 games, to now little kids, practice sessions, and I
17 have to say that the audio is the most annoying
18 part of the whole facility. It's not the
19 scoreboard, it's not the lights, it's the audio.
20 And whether or not it's at the 70 decibel or
21 whatever the Illinois Code limit is at the property
22 line, it just -- the sporadic boom, boom, boom, and
23 I'm even hearing it across the 47th Street noise
24 coming down. So I would say the proposed change of

1 change to say we can use audio for practice
2 sessions, I would not recommend taking up.

3 Secondly, this is a softball field so
4 I'm assuming it's not going to be used for baseball
5 games even though it's a really nice field and it
6 has really nice lights. Is that a true statement?

7 CHAIRMAN GLIMCO: I mean, I would think most
8 softball fields are used for 12 and under baseball
9 very often.

10 MR. BAZZONI: Okay. So, again, scope
11 creep-wise, I know we have talked about the
12 schedule and how many games; day games, weekend
13 games, night games. I would be interested to know
14 if little kids are going to be renting it on Sunday
15 morning, much like they rent the football field
16 and, if that's the case, I would say absolutely no
17 on the PA system. You know, the dinging of the
18 bats is one thing, but the announcement of Johnny
19 or Cindy is now coming into the game, number 54 as
20 you're eating breakfast in your dining room hasn't
21 been a good thing.

22 CHAIRMAN GLIMCO: Thank you.

23 MR. BAZZONI: So, otherwise, good
24 presentation.

1 The only clarification I would have
2 is as we talk about this thing further, I would
3 refer to the turf as synthetic turf and let turf
4 be, like, golfing turf just so we know synthetic
5 versus real because it took me a while looking at
6 the submittal to see what was actually proposed.

7 CHAIRMAN GLIMCO: Appreciate it.

8 MR. BAZZONI: Okay. You're welcome.

9 CHAIRMAN GLIMCO: Any other comments from the
10 public on this application?

11 Did the applicant want to address
12 some of the questions? I think maybe you can
13 remember.

14 DIRECTOR VALONE: Yeah, you want to come back
15 up? Kelsey has just a few.

16 MS. FAWELL: So I only have a couple. The
17 first question if you can speak more to the batting
18 cage and the plan for the batting cage and any
19 associated landscaping to the batting cage.

20 CHAIRMAN GLIMCO: And maybe pretend like the
21 board doesn't know anything about where this
22 batting cage is.

23 MR. STACHACZ: Sure.

24 COMMISSIONER WINEGAR: While you're at it,

1 there's two softball fields, correct, currently?

2 MR. STACHACZ: Yes. There is the varsity
3 softball field and then where all the other -- the
4 other teams play, so the JV, freshman, that sort of
5 thing.

6 COMMISSIONER WINEGAR: So is the varsity the
7 one in the southwest corner by Ms. Stephens' house?

8 MR. STACHACZ: Yes, that's correct.

9 CHAIRMAN GLIMCO: Well, that's not where
10 Ms. Stephens -- I think that's a baseball field.
11 That's a baseball --

12 MR. STACHACZ: Right. That's the baseball
13 field, actually for the freshman baseball field.

14 COMMISSIONER DePROSPERIS: You're looking --

15 COMMISSIONER WINEGAR: No I'm looking at this
16 one and this one.

17 COMMISSIONER DePROSPERIS: I thought you were
18 looking at that. I think they --

19 CHAIRMAN GLIMCO: The field closer to Rugeley
20 is a baseball field for freshman and sophomores or
21 something like that?

22 MR. STACHACZ: Yes.

23 MS. STEPHENS: No, that's not correct.

24 CHAIRMAN GLIMCO: That's not correct?

1 MS. STEPHENS: The one closest to Rugeley is
2 the softball field.

3 CHAIRMAN GLIMCO: Oh, that is the softball
4 field?

5 MR. STACHACZ: The existing softball field.

6 CHAIRMAN GLIMCO: Got it. Okay.

7 COMMISSIONER WINEGAR: So one of these two
8 softball fields is being removed and is that the
9 one by Courtland?

10 MR. STACHACZ: That is correct.

11 COMMISSIONER WINEGAR: Okay.

12 CHAIRMAN GLIMCO: And that's going to be open
13 field when you're done? Are there batting cages
14 that exist there that are going to remain?

15 MR. STACHACZ: I don't have the answer to that
16 question. I would need to -- there probably would
17 be no reason -- let me put it this way. There
18 would probably be no reason without a softball
19 field there for us to keep the batting cages in
20 that location.

21 COMMISSIONER WINEGAR: So the relocation would
22 probably be good to know.

23 MR. STACHACZ: That -- we can look into that.

24 COMMISSIONER WINEGAR: Okay.

1 MR. STACHACZ: Sure. Would be happy to do
2 that.

3 MS. FAWELL: Okay. And then the second
4 question, if we're all wrapped up with that one,
5 Chair?

6 CHAIRMAN GLIMCO: Yes, please.

7 MS. FAWELL: Okay. The second question is:
8 Will this field be used for baseball or only
9 softball?

10 MR. STACHACZ: I don't think we have any
11 intention on using it for baseball at all. It's
12 a -- it's -- again, it's a varsity softball field
13 and so the dimensions for baseball probably aren't
14 going to necessarily work.

15 Now, I would not rule out potentially
16 one of our other teams practicing in the outfield
17 on the turf if there's -- you know, again, a
18 non-softball team doing some practice out on the
19 turf because of the fact if it's out there, it's
20 raining, you have the opportunity to get on to the
21 synthetic turf and utilize that instead of the --
22 you know, field, the muddy field or whatever the
23 case may be, I could see that being a possibility,
24 but I don't really see any baseball being played on

1 there.

2 I also would think that as a -- that
3 certainly those fields, as we do with all of our
4 fields, could be used by outside organizations as
5 well, outside softball organizations. I do think
6 that's very possible, and that's really part of the
7 district's commitment to the community is to have
8 our facilities available to be utilized.

9 COMMISSIONER DePROSPERIS: So like even if the
10 field is utilized, you don't have to provide all
11 the amenities like audio and everything if people
12 want to use the field, right?

13 MR. STACHACZ: It's not required.

14 COMMISSIONER DePROSPERIS: Sure. Okay.

15 COMMISSIONER JOHANN: To use the audio if
16 there's some outside teams coming into it, to use
17 the audio do they need to be granted permission?
18 Do they need special access? Or how does that
19 work?

20 MR. STACHACZ: Sure. They do. They do have
21 to be granted permission to use -- for example,
22 now, at Bennett Field when we have organizations
23 that come in, they are granted that permission to
24 use the scoreboard, the audio, and, in fact, the

1 district -- somebody from the district has to
2 actually allow them into the press box to utilize,
3 you know, the computer, the software -- I'm sorry,
4 the computer that runs the scoreboard and, of
5 course, the audio system. So, yes, they do have to
6 be granted that permission from the district.

7 COMMISSIONER JOHANN: Mm-hmm.

8 MR. STACHACZ: And, if we could, Jon just
9 wanted to kind of touch just briefly on the audio
10 system that we have that we would be proposing
11 there versus, perhaps, the one that is at Bennett
12 Field.

13 MR. MURAWSKI: Yeah. We submitted a proposed
14 PA audio system. It is not as robust as a football
15 audio system. The bleacher quantity is way
16 smaller, the distance that you're trying to get the
17 audio is smaller, so it's not going to be a
18 football PA system. It will be way scaled down
19 just so everyone knows.

20 CHAIRMAN GLIMCO: Okay. With just speakers in
21 the scoreboard, not elsewhere?

22 MR. MURAWSKI: So the system is not designed
23 yet, but the idea is it would be press box out
24 towards the field --

1 CHAIRMAN GLIMCO: Okay.

2 MR. MURAWSKI: -- not back towards the
3 residents. It's really for bleacher only. So
4 scaled down. There's not as loud of hooting and
5 hollering as in football, so it is scaled down.

6 CHAIRMAN GLIMCO: Except in the dugouts.

7 COMMISSIONER WINEGAR: If I understand
8 correctly, wouldn't it be aimed more towards the
9 tennis courts and the school?

10 MR. MURAWSKI: Correct. Correct.

11 CHAIRMAN GLIMCO: Good.

12 More questions, Commissioners?

13 COMMISSIONER JOHANN: The time restrictions on
14 the audio, is that every day until 9:00 p.m. or --
15 right? Like it could be a Sunday, it could be
16 any -- and then what is the start time on that?
17 What was the start time?

18 MR. STACHACZ: So if we had a game going that
19 was going on until 9:00, perhaps you would be using
20 the system, you know, until then. When you say
21 "start time," I'm sorry --

22 COMMISSIONER JOHANN: How early? I mean, you
23 know, the gentleman was speaking about Sundays and,
24 you know, having breakfast or having that be, you

1 know, Sunday, you know, you kind of want the quite
2 and the peace. And, you know, I mean, would there
3 be a reason to restrict Sundays?

4 MR. STACHACZ: There would be. I mean, I
5 think we would look at that in conjunction with
6 whatever the village has in terms of noise
7 ordinance that exists already and we would follow
8 that.

9 COMMISSIONER JOHANN: Okay. Okay.

10 MR. STACHACZ: Yeah.

11 DIRECTOR VALONE: So, to clarify that, though,
12 the Village's noise ordinance, I think they're
13 mixed in perception that we have some sort of
14 special noise ordinance for the school district.
15 We do not. We do have special provisions for
16 construction, use of lawn mowers and things of that
17 nature. We have regulations for our restrictions
18 on that. However, regular single-family homes or
19 the school or other types of uses just occurring,
20 we simply just have the decibels. So if you are
21 looking to restrict the days that they would be
22 permitted to utilize the PA system, there would be
23 nothing in code, so it would be something you would
24 need to add to your recommendation.

1 COMMISSIONER JOHANN: Okay.

2 CHAIRMAN GLIMCO: I think you guys could
3 probably sit down.

4 Commissioners, I think we should go
5 through the conditions that the Village is
6 recommending maybe and come up with some consensus
7 and maybe recommendation based on conditions, good
8 or bad, if that seems appropriate?

9 The first condition was to move the
10 scoreboard to tilt east towards the school --

11 DIRECTOR VALONE: Chairman Glimco, I
12 apologize.

13 Can you all pull your mics a little
14 bit closer? I'm having a little trouble over here,
15 so I think someone in the back is having more
16 trouble.

17 CHAIRMAN GLIMCO: I apologize.

18 The first condition was tilting the
19 scoreboard east towards the school, and I think we
20 have heard that that probably is not feasible for a
21 scoreboard to not be viewed by the spectators, but
22 I don't know if you have any thoughts on that?

23 COMMISSIONER WINEGAR: I agree with you on
24 that. I think if we were going to try to screen

1 the scoreboard it would be more impactful to screen
2 it behind the grandstands versus trying to screen
3 it at the far end of the field.

4 CHAIRMAN GLIMCO: Somewhat defeats the purpose
5 of a scoreboard if the spectators can't see it.

6 COMMISSIONER WINEGAR: On a -- on the back
7 side.

8 CHAIRMAN GLIMCO: Yeah, I understand. Some
9 screening behind home plate or --

10 COMMISSIONER WINEGAR: Or between the back of
11 the bleachers and the sidewalk to shield the
12 residents to the south.

13 CHAIRMAN GLIMCO: I guess there will be a net
14 behind the backstop that will provide some screen.

15 COMMISSIONER WINEGAR: Probably.

16 CHAIRMAN GLIMCO: Right.

17 COMMISSIONER WINEGAR: But, honestly, I think
18 given the distance, it's going to have a minimal
19 impact to begin with.

20 CHAIRMAN GLIMCO: So I'm hearing that we are
21 not concerned about Condition 1?

22 COMMISSIONER TURNER: I am not concerned about
23 Condition 1.

24 CHAIRMAN GLIMCO: We talked about the maximum

1 size of the scoreboard and the applicant didn't
2 seem to have a problem making that a maximum of 17
3 by 25.

4 The AV system only being utilized for
5 softball gyms. I think we talked a little bit
6 about that, but I don't know that we got parameters
7 around that clearly that I understand. Like
8 practice, for example, are we saying no -- no sound
9 during practice?

10 COMMISSIONER DePROSPERIS: I think we just
11 limit it to the games.

12 COMMISSIONER HANSON: I think you can kind of
13 tighten that up and say limit it to the high school
14 sanctioned games.

15 COMMISSIONER DePROSPERIS: Yeah.

16 COMMISSIONER WINEGAR: I would agree.

17 COMMISSIONER DePROSPERIS: It's a good idea.

18 CHAIRMAN GLIMCO: That the scoreboard shall
19 comply with Section 5-2 of the Village Code. We
20 didn't really discuss that. I assume that's a
21 no-brainer.

22 The scoreboard sound system shall be
23 used only for games no later than 9:00 p.m. I think
24 we heard some pushback from the applicant that

1 there might be a rain delay. You know, baseball,
2 softball, school sports, they start at 4:30, 5:00
3 after school and sometimes in the winter they go
4 into the night and sometimes they go into extra
5 innings. I -- you know, we have another scoreboard
6 that serves the football stadium that stays on much
7 later. I'm not sure that 9:00 is the right time.
8 Maybe 10:00 would be more appropriate if the
9 applicant could live with that?

10 COMMISSIONER WINEGAR: How about if we, as in
11 the football field --

12 CHAIRMAN GLIMCO: Put it 30 minutes after the
13 game time?

14 COMMISSIONER WINEGAR: Or less, yeah.

15 CHAIRMAN GLIMCO: 30 minutes after the
16 conclusion of the regularly scheduled
17 school-sanctioned event?

18 MR. STACHACZ: Sure.

19 CHAIRMAN GLIMCO: You all just tell me when
20 I'm going off the reservation. Okay? I'll keep
21 going.

22 COMMISSIONER TURNER: So far so good.

23 CHAIRMAN GLIMCO: No advertising. We didn't
24 really discuss this.

1 No advertising or other messaging on
2 the scoreboard is displayed or allowed except for
3 when it's being used and utilized for a softball
4 game. I assume that scoreboard is not going to be
5 able to go all day.

6 Okay. And then the landscape
7 screening to be planted. You know, the condition
8 that was recommended by the Village was only the
9 southwest corner of the property. So, to me, that
10 is the corner of Courtland, not along the U of
11 Courtland where we have heard some requests.

12 I think we might need to hear back
13 from the applicant on what they intend to do with
14 the current location of the batting cage before we
15 really finalize this condition, if that's possible?
16 I don't know what you want to do there.

17 If there's consideration to move that
18 batting cage, I think maybe this issue might go
19 away.

20 DIRECTOR VALONE: Attorney Skrodzki, did you
21 have something --

22 MS. SKRODZKI: Well, I would suggest possibly
23 that if you -- that you can condition the condition
24 on the removal of the batting cage. So require the

1 screening unless the batting cage is removed, and
2 then -- if that's what you're -- then we wouldn't
3 have to --

4 CHAIRMAN GLIMCO: I understand what you're
5 saying. A condition on the condition. So if the
6 batting cages are to remain where they're at, would
7 you all like to put a condition on this application
8 that's a different area of this planned development
9 to put screening along the west edge of the
10 southern portion of the field?

11 COMMISSIONER DePROSPERIS: And that screening
12 is defined as something with a mature plant height
13 of 8 feet, that's how we're defining it?

14 CHAIRMAN GLIMCO: Yes.

15 COMMISSIONER JOHANN: I would agree with that.

16 COMMISSIONER TURNER: I would agree as well.

17 CHAIRMAN GLIMCO: Any objection?

18 COMMISSIONER DePROSPERIS: No.

19 MS. SKRODZKI: And, so just to clarify because
20 I sort of created the record there, so I just want
21 to clarify for myself. If the batting cages are
22 not moved, then you're going to require an 8-foot
23 mature planting landscape boarded along the east
24 side of --

1 CHAIRMAN GLIMCO: The west side of the field.

2 MS. SKRODZKI: The west side of the field, the
3 east --

4 CHAIRMAN GLIMCO: From the southern boarder to
5 the corner.

6 MS. SKRODZKI: --back corner of Courtland
7 Circle.

8 And if the batting cages do not
9 remain and if they are moved, then are you going to
10 require the condition as suggested by Staff in
11 Item 7 to the southwest corner or not require any
12 landscaping.

13 CHAIRMAN GLIMCO: We are not going to require
14 that. I heard that that seems to be ineffectual.
15 Just that corner of the property.

16 COMMISSIONER WINEGAR: I have a question of
17 clarification. Courtland Circle is --

18 CHAIRMAN GLIMCO: Yes.

19 COMMISSIONER WINEGAR: We have two corners and
20 then we have two southwest corners, so we should
21 identify --

22 CHAIRMAN GLIMCO: The furthest south corner of
23 the field. Starting at that point running north on
24 the western edge.

1 DIRECTOR VALONE: Can you give us one second?
2 I think we're going to show on the screen I think
3 what you were describing just to make sure we're
4 all on the same page. I'm not sure if
5 Commissioners on the other side can see very well,
6 so bear with us for a second.

7 CHAIRMAN GLIMCO: Thank you.

8 So while she's doing that, I heard
9 the Commission talk that a little bit of
10 landscaping on that point on that corner 400 feet
11 away from the scoreboard wasn't going to be
12 effective to do any screening of the scoreboard.
13 Does anyone disagree with that?

14 COMMISSIONER DePROSPERIS: No.

15 COMMISSIONER TURNER: No.

16 DIRECTOR VALONE: I'm actually going to hand
17 this to you and you could point to where it is and
18 it should highlight.

19 CHAIRMAN GLIMCO: Feel free to get up and walk
20 around.

21 COMMISSIONER WINEGAR: Do I have to press it
22 or...

23 DIRECTOR VALONE: You do have to press it.

24 COMMISSIONER WINEGAR: There we go.

1 DIRECTOR VALONE: There you go.

2 COMMISSIONER WINEGAR: So you have that field
3 in that corner, that's also a corner of Courtland
4 Avenue or Courtland --

5 COMMISSIONER TURNER: And that's a softball
6 field?

7 CHAIRMAN GLIMCO: Can you see the actual
8 batting cages on this?

9 COMMISSIONER WINEGAR: I tried looking at
10 it --

11 MS. STEPHENS: These photos are so old it
12 still has landscaping that's not there.

13 COMMISSIONER DePROSPERIS: If you zoom in,
14 it's in the back there. You can see it.

15 CHAIRMAN GLIMCO: So where is it?

16 COMMISSIONER DePROSPERIS: It's right --
17 maybe -- I know you can't -- do you see it right
18 there?

19 DIRECTOR VALONE: If you can unclick for a
20 second, Commissioner Winegar, we can zoom in.

21 COMMISSIONER WINEGAR: There we go.

22 DIRECTOR VALONE: There we go.

23 MS. STEPHENS: None of this landscaping exists
24 anymore. It hasn't been there for years. Okay.

1 This is where the current batting cage is. That's
2 my house. Okay?

3 CHAIRMAN GLIMCO: Okay.

4 MS. STEPHENS: So you want to zoom where the
5 field is going to go? If -- you're going to be
6 putting a field here, this is your southwest
7 corner, correct, that you're talking about, you're
8 right, it's not going to obscure your scoreboard,
9 but the houses that face there aren't going to be
10 staring at dugouts. That's why I would recommend
11 the landscaping still be placed.

12 COMMISSIONER WINEGAR: So landscaping is going
13 to be down here potentially?

14 CHAIRMAN GLIMCO: That's only going to affect
15 one house.

16 MS. STEPHENS: These are the houses that are
17 affected. It appears that it's only one house,
18 but, trust me, it's not. It's more than one.

19 COMMISSIONER WINEGAR: But this area is where
20 we're talking about.

21 MS. STEPHENS: Yes.

22 MS. SKRODZKI: That area is where the Staff
23 recommended landscaping would appear.

24 MS. STEPHENS: Yes.

1 CHAIRMAN GLIMCO: Right. I personally don't
2 see a need for that on that corner.

3 MS. STEPHENS: (Simultaneous crosstalk.) No
4 because it doesn't obscure the scoreboard, which is
5 correct, it doesn't obscure the scoreboard, but it
6 will obscure the dugouts and the bleachers.

7 MR. MURAWSKI: Is there a landscaping by the
8 other dugout?

9 MS. STEPHENS: Which field are we referring to
10 now?

11 MR. MURAWSKI: The one on the left-hand side.

12 MS. STEPHENS: This is -- this is the JV
13 softball field, which I would like to mention, if
14 varsity is playing an away game and JV has a home
15 game, they're on the varsity field. You can't just
16 look at the varsity schedule. It is way more games
17 than what was the varsity schedule. It's quite a
18 few more.

19 CHAIRMAN GLIMCO: But that's probably a good
20 thing they're going to play on a field that's
21 further away from the residents.

22 MS. STEPHENS: I don't have any problems with
23 the noise from the games. I think it's great. I
24 absolutely love it. It makes me feel like I'm 12.

1 It's the bomb. The high school is a fabulous
2 neighbor. Don't get me wrong. I love the high
3 school. Absolutely love everything that they do,
4 but they rarely use this field, for obvious
5 reasons, because the varsity field over there is in
6 much better shape and they have a real live dugout
7 that keeps them covered.

8 COMMISSIONER WINEGAR: But the varsity field
9 is going to go away.

10 MS. STEPHENS: It's just going to walk to the
11 other side.

12 COMMISSIONER WINEGAR: No, I understand.

13 MS. STEPHENS: Yeah. And then this field, it
14 sounds like that field is going away, too, is that
15 correct? It's not?

16 MR. STACHACZ: No, it's staying.

17 MS. STEPHENS: But these are the existing
18 batting cages that I was talking about. Look at
19 all that landscaping. Look how far away it is from
20 the houses. It's great. Ours, not so much. Which
21 is why --

22 CHAIRMAN GLIMCO: Okay.

23 MS. STEPHENS: Thank you.

24 CHAIRMAN GLIMCO: I appreciate it.

1 So if the batting cages are moved, do
2 we feel there's any need for landscaping anywhere?

3 MS. SKRODZKI: As a condition, just to
4 clarify.

5 COMMISSIONER WINEGAR: It may depend on where
6 they go.

7 CHAIRMAN GLIMCO: Assuming they don't move
8 them along a property line.

9 COMMISSIONER JOHANN: What's the objection on
10 landscaping if it's not immediately or directly or
11 specifically useful? Is there a reason why --

12 CHAIRMAN GLIMCO: Well, I don't know that --
13 we can require people to do whatever we want and
14 put in a pool, but, I mean, that's cost. There's
15 costs to that.

16 COMMISSIONER JOHANN: Right. Okay. Okay.

17 CHAIRMAN GLIMCO: So we should be sensitive --

18 COMMISSIONER JOHANN: Mindful of that.

19 CHAIRMAN GLIMCO: -- to people that want to
20 develop in our community --

21 COMMISSIONER JOHANN: Right.

22 CHAIRMAN GLIMCO: -- that there's costs
23 involved and we shouldn't impose unnecessary or
24 added costs, in my opinion --

1 COMMISSIONER JOHANN: Mm-hmm.

2 CHAIRMAN GLIMCO: -- without purpose.

3 COMMISSIONER JOHANN: Okay.

4 COMMISSIONER TURNER: So some kind of
5 condition that if the batting cages are moved in a
6 certain location, we will require landscape
7 screening.

8 CHAIRMAN GLIMCO: If the batting cages are
9 removed from where they are currently to a location
10 that's not adjacent to residents, then I'm
11 suggesting we don't require any landscaping.

12 COMMISSIONER TURNER: Agree. But if they're
13 moved --

14 CHAIRMAN GLIMCO: Is that okay? Why don't we
15 stop there?

16 COMMISSIONER TURNER: Okay.

17 MR. STACHACZ: Yes.

18 DIRECTOR VALONE: So, just to clarify, No. 7
19 in the Staff report becomes if the batting cages
20 are to remain in the existing location adjacent to
21 Rugeley and Courtland, so in that corner, then they
22 are required to screen it along the west edge of
23 the south portion of the field with landscaping
24 that will have a mature height of at least 8 feet.

1 CHAIRMAN GLIMCO: Yeah, I would say let's have
2 them screen where the batting cage is and some
3 certain feet beyond that, maybe 20 feet in each
4 direction beyond.

5 DIRECTOR VALONE: So, just to clarify,
6 essentially kind of the back of it here?

7 COMMISSIONER WINEGAR: Are you saying directly
8 next to the cages?

9 CHAIRMAN GLIMCO: Correct.

10 COMMISSIONER WINEGAR: Yeah, I agree.

11 COMMISSIONER TURNER: I agree.

12 COMMISSIONER WINEGAR: Not on the property
13 line, but right against the cages.

14 CHAIRMAN GLIMCO: Are you getting all of this?

15 MS. SKRODZKI: It will be on the record.

16 CHAIRMAN GLIMCO: So moving on with the
17 conditions.

18 We're on No. 8, the civil engineering
19 plans, lighting, photometrics, geometry, storm
20 water management, and utilities be reviewed and
21 approved by the Village engineer prior to the
22 release of any Village permit. That's somewhat
23 standard. There's no discussion, I don't think,
24 warranted.

1 No. 9, the basin overflow area be
2 relocated to the north edge of the basin which
3 borders 48th Street in accordance with attachment
4 3. I think that was something that was acceptable
5 to the applicant.

6 No. 10. The applicant must submit
7 revisions or clarify how the proposed design volume
8 control system interacts with the turf fields
9 underdrain system for attachment 3, which must be
10 reviewed and approved by the Village engineer prior
11 to the release of permit. That is a condition that
12 we would accept and that will go forward with the
13 permit application.

14 Are there any other conditions that
15 the Commission would like to entertain or add to
16 this application?

17 For the record, I have all of the
18 conditions recommended by the Village with the
19 exception of No. 1 and a modified No. 7 out of the
20 10 conditions being included with any
21 recommendation that we might be considering at this
22 point unless there's more.

23 MS. SKRODZKI: I also have modifications to
24 items 3 and 4. 3, limited to high school

1 sanctioned games only, and 4, limited to 30 minutes
2 after the conclusion of the game.

3 CHAIRMAN GLIMCO: That was No. 5, not 4.

4 MS. SKRODZKI: Oh, sorry. 5.

5 CHAIRMAN GLIMCO: Hearing that, does anyone
6 have a recommendation that they would like to
7 advance or move?

8 MS. SKRODZKI: Before we get to the
9 recommendation, can I just add, for the purpose of
10 the record, a little bit of housekeeping?

11 So I will say that we are almost
12 concluding here a public hearing. Notices did go
13 out pursuant to state law published in the Chicago
14 Tribune. Mailings went out and signs were posted,
15 the affidavit from Staff is not quite complete, but
16 I do have confirmation from Staff verifying that.
17 In addition, any exhibits received will be built
18 into the record. As in prior public hearings, we
19 have a draft recommendation prepared, which doesn't
20 in itself turn positive or negative, but restates
21 the application and will consider the decision of
22 the Plan Commission and prepare that. Any new
23 testimony, any documents received at this hearing
24 or immediately prior will be incorporated into the

1 recommendation for your review and action. Thank
2 you.

3 CHAIRMAN GLIMCO: With that, I would entertain
4 a motion on the application for the Lyons Township
5 High School District 204, 4900 Willow Springs Road
6 subject to nine conditions as we have discussed
7 tonight.

8 Do I hear a motion?

9 COMMISSIONER TURNER: Motion.

10 DIRECTOR VALONE: Sorry. Can I clarify? I
11 think you do have ten still. You removed 7, but
12 replaced it with the other condition, so I do
13 believe you still have ten conditions.

14 MS. SKRODZKI: No. 1 was removed.

15 CHAIRMAN GLIMCO: We removed 1.

16 DIRECTOR VALONE: Oh, got it. Okay. I'm
17 sorry. I did not hear that. I'm having trouble
18 hearing from back here.

19 MS. SKRODZKI: Oh, sorry.

20 CHAIRMAN GLIMCO: I'm a little sick. I'll try
21 and talk louder.

22 Did we have a motion to recommend
23 approval or denial of the application?

24 COMMISSIONER TURNER: Motion to recommend

1 approval of the nine conditions as modified.

2 COMMISSIONER DePROSPERIS: Second.

3 CHAIRMAN GLIMCO: Would you like to do a roll
4 call vote, Heather?

5 MS. FAWELL: Commissioner DeProsperis?

6 COMMISSIONER DePROSPERIS: Yes.

7 MS. FAWELL: Commissioner Hanson?

8 COMMISSIONER HANSON: Yes.

9 MS. FAWELL: Commissioner Johann?

10 COMMISSIONER JOHANN: Yes.

11 MS. FAWELL: Commissioner Turner?

12 COMMISSIONER TURNER: Yes.

13 MS. FAWELL: Commissioner Winegar?

14 COMMISSIONER WINEGAR: Yes.

15 MS. FAWELL: And Chair Glimco?

16 CHAIRMAN GLIMCO: Yes.

17 DIRECTOR VALONE: And then for the purposes of
18 the recommendation, we would also need a motion to
19 direct Staff to update it based on tonight's
20 meeting with the modified conditions and provide it
21 to the chairman for his signature.

22 CHAIRMAN GLIMCO: Would anyone care to make a
23 motion?

24 Do I hear a motion to recommend Staff

1 to update the -- their application overview?

2 COMMISSIONER TURNER: Yes. So moved.

3 CHAIRMAN GLIMCO: Is there a second?

4 COMMISSIONER JOHANN: Second.

5 CHAIRMAN GLIMCO: All in favor?

6 (Chorus of Ayes.)

7 CHAIRMAN GLIMCO: I don't need to close the
8 public hearing to move on to the next section, do
9 I? I can keep it open, the same public hearing?

10 MS. SKRODZKI: No. Sorry. If you could close
11 and then we'll open a new public hearing. Thank
12 you.

13 CHAIRMAN GLIMCO: Can I get a motion to close
14 the public hearing on the first matter under
15 consideration this evening?

16 COMMISSIONER TURNER: Motion to close.

17 COMMISSIONER JOHANN: Second.

18 CHAIRMAN GLIMCO: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN GLIMCO: Can I get a motion to open a
21 public hearing?

22 DIRECTOR VALONE: Really quick. Just really
23 quick. For those who are following the
24 application, the recommendations tonight will be

1 advanced to the Planning and Zoning Committee, that
2 is a two trustee sitting committee that will review
3 it in advance to the full board reviewing it. That
4 will be next week, the 24th, at 7:45 p.m. in this
5 room.

6 CHAIRMAN GLIMCO: Thank you.

7 Could I entertain a motion to open a
8 public hearing on PC 2025-02 R&M General
9 Contractors LLC, 5129 Wolf Road?

10 COMMISSIONER JOHANN: Motion to open.

11 COMMISSIONER TURNER: Second.

12 CHAIRMAN GLIMCO: All in favor?

13 (Chorus of ayes.)

14 CHAIRMAN GLIMCO: I would like to hear from
15 the Village first.

16 DIRECTOR VALONE: Thank you. Bear with me
17 just one second. Our previous laptop unfortunately
18 ran out of battery so we just switched to one, so
19 if you can give me just one more minute.

20 CHAIRMAN GLIMCO: No problem.

21 MS. SKRODZKI: Do you want me to run through
22 my intro or --

23 DIRECTOR VALONE: Yes, please.

24 MS. SKRODZKI: I'll just take care of that up

1 front while we have the time.

2 CHAIRMAN GLIMCO: Efficiency is welcomed.

3 MS. SKRODZKI: So we are here now at the
4 beginning of our public hearing tonight. Notices
5 did go out pursuant to state law, published in the
6 Chicago Tribune, and mailings went out pursuant to
7 Village code and state law and signs were posted.
8 And, again --

9 DIRECTOR VALONE: And, to clarify, the notice
10 requirements for the vacation of the street do not
11 require sign or newspaper notice. They only
12 require notification to the 250 -- those who are
13 within 250 square feet of the vacation.

14 MS. SKRODZKI: Oh, yes. That's correct. So
15 notices went out pursuant to the Village's vacation
16 procedures as well as state law.

17 And we are waiting on an affidavit
18 from Staff verifying that, but they have verbally
19 confirmed that and we will have the verification
20 soon.

21 In addition, any exhibits that we
22 receive will be incorporated into the record
23 tonight. And, as I just mentioned a very brief
24 time ago, a draft recommendation has been prepared,

1 which doesn't turn positive or negative, but
2 restates the application submitted and any
3 testimony or documents that are presented tonight
4 will be incorporated into that record as a
5 recommendation for your review and action.

6 CHAIRMAN GLIMCO: Thank you very much.

7 With that, I would ask the Village if
8 they would like to make a presentation on this
9 application.

10 DIRECTOR VALONE: Absolutely. Thank you.

11 So tonight our second application is
12 a bit different than our first application. Our
13 second application tonight is for the vacation of a
14 street and then a plat of resubdivision. The
15 applicant is seeking no deviation from code and no
16 reclassification from zoning class -- from it's
17 existing zoning classification.

18 So the subject property, as many know
19 it, is St. James Lutheran Church, or as we refer to
20 it in the Staff report, 5921 Wolf.

21 So the property --

22 CHAIRMAN GLIMCO: 5129.

23 DIRECTOR VALONE: I apologize. 5129 Wolf.

24 So as some who have been in the

1 Village for some time have known, the church
2 previously had a number of parcels that made it up.
3 So the outline you see on the screen, the red
4 outline you see on the screen is the property
5 today. However, the property did used to
6 incorporate this home that was here, which was a
7 parking lot, and also used to incorporate this
8 here, which is the north portion of the U-shape
9 driveway that serves the church. The church
10 subdivided off this piece of property and sold it
11 to someone for the construction of a new
12 single-family home, and then this piece of property
13 was also subdivided at the same time, but sold
14 later to the property owner at 5120 Johnson. The
15 driveway to -- serving the church is still in place
16 there. This is an accurate photo.

17 So the property is currently zoned
18 R-2 single-family zoning. It has been classified
19 this for a number of years. This is not a new
20 zoning classification. It did receive two
21 different conditional uses over the years as
22 indicated in your Staff report. The first was for
23 the use by a Montessori school to use the facility,
24 and then the second was at the time that they

1 subdivided off the two pieces of property that they
2 sold, they needed a special use for the location of
3 the parking lot under R code.

4 So the applicant tonight is
5 requesting, again, the vacation of part of Johnson
6 Avenue cul-de-sac, and they are also seeking a plat
7 of resubdivision. A plat of resubdivision here in
8 the Village does require review by the Plan
9 Commission before it's advanced to the Village
10 Board for approval or denial. It does not require
11 a public hearing. The vacation portion does
12 require a public hearing, but on the modified
13 notice requirements as it's a vacation of public
14 property and not a zoning change.

15 So right now the cul-de-sac is, as
16 you see, outlined on the screen in orange. That is
17 where the existing cul-de-sac sits. The applicant
18 is proposing to have the cul-de-sac edges
19 essentially vacated and then shift the cul-de-sac
20 south, so essentially lengthening the street and
21 shifting it south.

22 So what that would mean is that the
23 property owner at 5120 Wolf, which I am
24 collectively referring to as the home that's at

1 5120 and the lot that was purchased by the
2 homeowner, so this portion showed in blue, would be
3 vacated to that property owner. This portion
4 that's indicated in purple would be donated --
5 excuse me -- vacated to the property owner at 5121,
6 and then this orange portion would be vacated to
7 the applicant. The intention of these vacations is
8 essentially to allow for proper access to a public
9 street to these new lots. You can see them
10 outlined in purple. So, again, the vacation and
11 the plat of resubdivision are the application
12 tonight.

13 So the applicant is proposing to
14 reestablish the cul-de-sac per Village standards.
15 That means that they will be putting pavement in,
16 curb in, they will be reestablishing a residential
17 parkway, so essentially that's grass and parkway
18 trees on the other side of the curb, and then a
19 five-foot sidewalk is required. Down at the end
20 you might notice that there's a bit of a gap here.
21 I'm showing that mostly related to the fact that
22 they are proposing to put a small sidewalk section
23 to allow people to access the park. The park does
24 not -- has not shared any plans with us with having

1 a sidewalk there, but generally people will likely
2 be traversing there and, at this point, we can get
3 some portion of a sidewalk to access it so that
4 those folks aren't accessing property that they
5 shouldn't be, and it's on hard pavement.

6 So in your packet tonight there is a
7 number of recommended conditions if you do
8 decide --

9 CHAIRMAN GLIMCO: I'm sorry, Heather, but
10 just -- with that cul-de-sac being relocated, the
11 applicant is also donating or giving land in
12 exchange for the vacation back to the -- maybe you
13 were going to touch on that and I jumped the gun?

14 DIRECTOR VALONE: It's okay. So that's
15 correct. So the applicant is asking for the
16 vacation, but then rededicating a cul-de-sac and
17 actually additional land area that exceeds the area
18 that they are requesting to be vacated, and then
19 they are also reimproving it, again, with all those
20 items related to the street, the pavement, and,
21 additionally, they have to extend the utilities.

22 One item you might have noticed in
23 the packet as well is they are required to install
24 a hydrant to meet Village code, and then also in

1 some of the conditions they are also required to
2 install a street light at the end here.

3 UNIDENTIFIED SPEAKER: What was that?

4 DIRECTOR VALONE: They're required to install
5 a street light.

6 UNIDENTIFIED SPEAKER: Oh.

7 DIRECTOR VALONE: So as you see in your
8 packet, there are a number of conditions that you
9 could determine to add to your recommendation, much
10 like the last application, you have a number of
11 options in making a recommendation related to the
12 application. You can approve it as it is written,
13 you can approve it with conditions, or you can deny
14 it as presented.

15 So if you're following along in your
16 Staff report, the conditions of recommendation are
17 kind of broken up into the various topics. So the
18 first is the plat of vacation. This is the plat
19 that would show that the Village is vacating the
20 property to the neighboring owners. Generally
21 there is just some technical items that need to be
22 corrected here like many of the plats we review at
23 this stage. The plat needs to be updated to list
24 the areas being dedicated to the Village are for

1 the purpose of right-of-way and for road. It just
2 says "to the Village." The plat must be updated
3 with the correct Village Board signature blocks,
4 again, a very technical item.

5 The total area vacated should be
6 listed on the plat. Again, a technical item. And
7 then prior to issuance of a building permit or
8 development permit, the applicant will enter into a
9 development agreement with the Village as prepared
10 by the Village Attorney and approved by the Village
11 Board, which includes condition for the
12 construction and relocation of the cul-de-sac.
13 This is relatively standard for the Village if
14 there are public utilities being constructed that
15 we enter into agreement to ensure that those are
16 built how they are required to be and then also
17 related to financial security to be posted to the
18 Village until they're complete and accepted.

19 The next is the plat of
20 resubdivision. So, again, some general technical
21 items. The plat must be updated to match the
22 engineering items related to the public utility
23 drainage easements. Based on the recommendation of
24 the director of municipal services and also the

1 director of engineering services, the location of
2 the water main looping is proposed not be on
3 Caroline, but proposed to be on Wolf. So they will
4 need to put proper easements, plat of
5 resubdivision, to allow for that pipe to connect to
6 Wolf.

7 There also -- just missing a few of
8 these public utility easements along the rear of
9 Lot 1. They'll be put between 4 and 5, again, for
10 the looping. We're also recommending that there
11 are no access easements on the back of Lot 4 and 5.
12 So those are the two lots proposed that back up to
13 Wolf. We're proposing they would not have any
14 vehicle access there so that they would not be
15 having driveways cut on to Wolf Road. The plat
16 must be updated with proper certificates
17 additionally, for the Plan Commission and for the
18 Village Board. Some inconsistencies with the shape
19 of Lot 5, the engineering plans -- and I'm going to
20 just really quick. In your plan -- or, excuse me,
21 in your Staff memo you have this diagram.
22 Essentially the engineering plans show that this --
23 this area here would actually be given to Lot 1, so
24 120 -- 5120, but the plat does not. So they just

1 need to correct them to match. And then they would
2 be updated to show that the -- the five by ten foot
3 north/south sidewalk that connects to the park
4 should be shown as a dedicated right-of-way.

5 For the right-of-way design, as I
6 mentioned, they will be required to restore it to a
7 traditional residential parkway. That would
8 include parkway trees before they're able to close
9 up the individual home lots and, again, Village
10 Code, any subdivided -- any new subdivided property
11 or new dedicated street requires a street light.
12 So this is a -- more of a recommendation that the
13 code requires.

14 And then there's a number of
15 engineering requirements. So there's not proposed
16 to be an HOA for these lots. As such, the Village
17 engineer is recommending that they have their own
18 storm water management like our typical infill lots
19 that you see around any other portion of town.
20 They must be updated to include storm water may be
21 discharged from the site, so into a storm sewer as
22 opposed to just running off the site. They also
23 need to be updated, as I mentioned, to have their
24 own individual storm water management. There will

1 need to be covenants recorded on the property that
2 they understand they have to maintain them. Again,
3 a standard practice for the Village. That would be
4 in keeping with MWRD's requirements and then a
5 general requirement that civil engineering,
6 lighting, photometric, storm water management --

7 CHAIRMAN GLIMCO: Heather, can you go back to
8 the storm water management? I believe that the
9 applicant wanted to only have two lots including
10 that storm water management and the Village is
11 recommending that each lot.

12 DIRECTOR VALONE: That's correct. They were
13 proposing to correct -- excuse me -- construct a
14 storm water management facility that was just on
15 two of the lots. However, given that there will
16 not be an HOA and it would serve for all five of
17 the lots, we're proposing that they would have
18 individual storm water management on each lot,
19 which is the same requirement as normal infill lots
20 that you would see anywhere else in the Village.

21 CHAIRMAN GLIMCO: Appreciate that. Thank you.

22 DIRECTOR VALONE: And then, again, just the --
23 as I was mentioning, there's the catch-all
24 condition that we have that all civil engineering

1 plans, lighting plans, photometric, storm water
2 management and utilities must be reviewed and
3 approved by the Village engineer prior to any
4 release of Village permit.

5 So the applicant is here tonight with
6 his team for any questions that you have. If you
7 have questions for me I can take them now,
8 otherwise we can bring the applicant up.

9 CHAIRMAN GLIMCO: I welcome the applicant to
10 come on up.

11 MR. COULES: Good evening, everybody. I'm
12 Peter Coules, C-o-u-l-e-s of Donatelli & Coules. I
13 represent the applicants. Actually, the
14 applicants, if everybody pays attention, it's hard,
15 there's four applicants on this actual application.
16 There is the existing owner, which is the church,
17 there's the people that are under contract to
18 possibly buy the property, and both the neighbors
19 that are on Johnson Street that are going to be
20 getting part of the property. So it's actually
21 been already agreed upon by all four of the people
22 that are involved here. We have the engineer here.

23 Now there's 18 conditions. I only
24 want to cover one. The rest of them are all

1 acceptable as is.

2 CHAIRMAN GLIMCO: You're making this too easy.

3 MR. COULES: Well, because we have went
4 through them all. We have met many times to go
5 through all these to make sure before we walked in
6 front of the room we would all be on the same page
7 and, see, make sure we could do what's being
8 requested.

9 Alecs, who is the engineer, is up
10 here to speak because the only one I wanted to
11 raise is actually No. 7. The preference instead of
12 putting the easement for the water looping to be
13 between Lots 4 and 5, because that's impacting two
14 homeowners, is to actually go behind Lot 5. So
15 just move it over one lot. It still will all be
16 looped, correct me if I'm wrong Alecs, that's what
17 we talked about.

18 And why don't you state your name for
19 the record? Sorry.

20 MR. HUR: My name is Alecs Hur. A-l-e-c-s
21 H-u-r and I'm the engineer on this project.

22 MR. COULES: And the looping is able to be
23 done by going through the back of Lot 5. As we all
24 know, this is a property that's actually got

1 underlying zoning of R-2 since before the church
2 was even there. This has been R-2 forever. The
3 conditional uses, I think they're actually
4 abandoned, but I agree with Staff -- I have known
5 Heather for a long time -- is to clean them off and
6 get them off the property. We have no problem with
7 any of that because, you know, they exist still on
8 there and even though they're probably abandoned,
9 no problem making them go away, the conditional use
10 for a school, for example, which is a much more
11 intensive use than the actual underlying zoning on
12 this property, which is all R-2. Nobody wants to
13 see this property, from a Village standpoint,
14 accessed out to, you know, the main street. Right
15 now there's two driveways out there. That's why
16 everyone is in agreement to close off the back of
17 these lots and put whatever kind of easement one
18 wants to call it to block of ingress and egress of
19 the back of the two lots that abut the main road,
20 because otherwise someone else can buy this
21 property come along and come in from that way and
22 still develop an R-2 subdivision which would really
23 be unsafe for children, and that's why we're
24 looking for -- you know, it's called like-kind like

1 value is how the Village Staff and we discussed it
2 for the swap of the actual value. More value is
3 being given, which is the way it should be when
4 you're dealing with a municipality than being asked
5 for to be taken. So improvements are all going to
6 be there. You're getting a sidewalk to Springdale
7 Park, you're getting lights that are being asked
8 for, every condition is being met, every property
9 is going to have a dry well in their backyard, even
10 though this is only 1.3 acre, they're all deemed
11 infill, all approved, all agreed upon. Everything
12 has been thoroughly gone through with the engineer
13 to make sure it will all work, and it will all
14 work, and they're all compliant lots. The only
15 thing we may hear -- and two of the neighbors, of
16 course, signed it, so they're in agreement of it --
17 is some people always say; you're adding five more
18 houses, you're making my street less safe, you're
19 adding this or you're adding that. Well, in
20 reality, this has always been zoned R-2. There's a
21 lot less people going to five houses than are going
22 to church on Sundays, than are going to Montessori
23 school that this is allowed to have on any given
24 day. So I know they go out the other way, but this

1 is a lot less people down the block from everybody,
2 and it's a very safe thing, and it just follows the
3 actual -- I think it was 2003 -- is that when your
4 last home was done? It follows the 2003 plans that
5 have all this as R-2. So the Village hasn't
6 updated anything since 2003. So we're here to
7 answer any questions. Staff has been wonderful.
8 Very thorough with us, responsive the day we ask
9 questions and we were able to come here tonight
10 ready to answer any, you know, and agree to the
11 conditions that they found important to the
12 Village.

13 CHAIRMAN GLIMCO: Appreciate it.

14 Commissioners, questions?

15 COMMISSIONER DePROSPERIS: I'm sorry. Can you
16 just restate what you said you wanted to do
17 differently on No. 7?

18 CHAIRMAN GLIMCO: Yeah.

19 MR. COULES: Yeah --

20 CHAIRMAN GLIMCO: No. 7 talks about the lot --

21 COMMISSIONER TURNER: Peter, you mentioned 17
22 conditions -- or 18 conditions. There's 17 on my
23 memo.

24 COMMISSIONER DePROSPERIS: Because No. 7 is

1 the easement.

2 COMMISSIONER TURNER: And No. 7 has to do with
3 the 5120 Johnson Avenue.

4 MR. COULES: That's different than what we
5 were --

6 DIRECTOR VALONE: Yeah, I think he means 3.

7 COMMISSIONER TURNER: Okay.

8 MR. COULES: It's in the plat of resubdivision
9 No. 3.

10 DIRECTOR VALONE: Yes.

11 MR. COULES: The one that was shared with us
12 has 18 on it.

13 COMMISSIONER TURNER: Okay.

14 MR. COULES: So I don't know --

15 CHAIRMAN GLIMCO: Well, we have a section that
16 has four, and then we have another two sections --

17 MR. COULES: Yeah. I have four section and
18 then one, two, three, four, five, six -- seven in
19 that one, but they're numbered for us 5 thought 11.

20 DIRECTOR VALONE: On your second to last page
21 of your Staff report it is No. 3 on the plat of
22 resubdivision. A ten-foot public utility and
23 drainage easement is needed --

24 CHAIRMAN GLIMCO: Okay.

1 DIRECTOR VALONE: -- between Lots 4 and 5.
2 They're proposing to push the pipe that would loop
3 to Wolf Road, the water pipe, fully on to Lot 5 so
4 that they would not be -- it would not be
5 straddling the property. It would be fully on 5
6 and it would run it through there -- the back of --

7 CHAIRMAN GLIMCO: So this is the fresh water
8 connection serving all five homes coming from
9 Wolf Road?

10 MR. COULES: It loops it all.

11 CHAIRMAN GLIMCO: Yes.

12 MR. COULES: Coming down Johnson, looping out
13 and back around.

14 DIRECTOR VALONE: Looping is required for
15 water quality so that we don't have to -- water
16 keeps continuously flowing.

17 CHAIRMAN GLIMCO: Mm-hmm.

18 COMMISSIONER DePROSPERIS: So the request then
19 is just to -- instead of putting it on the lot
20 line, just basically shifting it on to Lot 5; is
21 that correct?

22 MR. COULES: Correct. But, actually on the
23 back side of Lot 5. We want to move it to...

24 CHAIRMAN GLIMCO: Is there something that

1 shows the current loop and what you would like?

2 MR. COULES: Here. I can point at it. Sure.
3 They would like to put it right along that side of
4 Lot 5, that portion versus going between two houses
5 and messing up everyone's landscaping.

6 CHAIRMAN GLIMCO: So it would be along the
7 park?

8 MR. COULES: Along the park.

9 DIRECTOR VALONE: Oh, so that's -- on your
10 plans that's Lot 4.

11 COMMISSIONER DePROSPERIS: Yes. Yeah.

12 DIRECTOR VALONE: On the plans you submitted
13 to us that's Lot 4.

14 MR. COULES: Yes. We want to loop it out a
15 little on the --

16 DIRECTOR VALONE: Okay. So on -- so just Lot
17 4, not Lot 5?

18 MR. COULES: Correct.

19 DIRECTOR VALONE: Okay.

20 MR. COULES: Right along that side for
21 landscaping purposes and greenway purposes and
22 keeping it all straight.

23 CHAIRMAN GLIMCO: Appreciate that.

24 Could we hear from the Village on

1 that? I know the engineer is not here tonight,
2 but...

3 DIRECTOR VALONE: I don't foresee the Village
4 engineer having an issue with it. It will still
5 connect to Wolf and that was the intent, again, to
6 ensure that the water is continuously flowing.

7 CHAIRMAN GLIMCO: That's what I thought, but I
8 just wanted to make sure.

9 COMMISSIONER WINEGAR: And there's already an
10 easement there.

11 DIRECTOR VALONE: Correct.

12 MR. COULES: Correct.

13 COMMISSIONER WINEGAR: Sounds like a slam
14 dunk.

15 MR. HUR: Just to clarify, on the engineer's
16 recommendations they do say to loop it south of
17 Lot 4. It's just the comment 4, where -- on the
18 utility and drainage easement has, like, maybe some
19 confusion where you want the water main going
20 through Lots 5 and 4 rather than the south side of
21 Lot 4. Does that make sense?

22 MR. COULES: Which is what the oral discussion
23 was about with the engineer.

24 COMMISSIONER WINEGAR: Is there a sewer line

1 on that easement?

2 MR. HUR: Storm sewer currently.

3 COMMISSIONER WINEGAR: I don't have an
4 objection to it.

5 CHAIRMAN GLIMCO: No.

6 Other questions, Commissioners, on
7 the application for the applicants?

8 MR. COULES: We'll wait to -- public, I'm
9 sure --

10 CHAIRMAN GLIMCO: Yeah. We'll do what we did
11 the last time --

12 MR. COULES: Appreciate that.

13 CHAIRMAN GLIMCO: -- we'll try and collect all
14 the questions and ask you to come back up.

15 MR. COULES: Appreciate that.

16 CHAIRMAN GLIMCO: Thank you.

17 With that, I would open up the floor
18 if there's anyone that would like to come up to the
19 podium. State your name and spell it and fire
20 away.

21 MS. MINI: My name is Katherine Mini spelled
22 M-i-n-i. I live at 5117 Johnson Avenue. I have
23 lived there for 22 plus years, raised three
24 children, and have experienced three flooded

1 basements. We have remediated the problem at great
2 expense. Johnson Avenue currently has no storm
3 sewer. The only storm sewer on our street is at
4 the end of the street at 51st Street. This would
5 be a perfect time to have a builder remediate that
6 issue. I -- you mentioned it, but not in any great
7 specifics, but it's certainly an issue for us. I
8 have absolutely no issue with my neighbors gaining
9 some property. I do want, though, for the record,
10 to show I did speak, I believe with Heather, a
11 while back. I had proposed that the church be
12 converted into a rec center south, just like we
13 have two fire stations. It would have been a
14 wonderful revenue generator and a great use of that
15 parking lot instead of having so many people use
16 street parking. I was told that the Village could
17 not provide a bond issue, didn't have the funds for
18 it, but the Park District might. I never heard
19 another word until my neighbor Andy Schreiber told
20 me that the property had been sold. You know,
21 can't fight City Hall, this is going to happen, but
22 I would like for the -- for these bodies to protect
23 the people who pay taxes and raised their children
24 and have been good citizens. There's no talk about

1 remediation, possible contamination, asbestos in a
2 building built in 1954. There's no talk about that
3 and the impact on the current residents. I would
4 like that to be considered or at least recorded on.
5 The Illinois EPA, has anybody done any research on
6 that? How is that building going to be taken out
7 safely? How is the parking lot going to be taken
8 out safely for the people who live here and have
9 lived here? And your job is to protect us. I
10 don't -- I know this is going to happen, but I do
11 hope you'll be a good neighbor.

12 CHAIRMAN GLIMCO: Thank you. You got to --

13 MS. MINI: Because we have a great
14 neighborhood. We have a wonderful neighborhood and
15 we want more good neighbors.

16 CHAIRMAN GLIMCO: Thank you. Anyone else?

17 MR. McGARRY: Andrew McGarry, M-c-G-a-r-r-y.
18 I'm at 5105 Johnson Avenue. I agree with the --
19 with Kate and the storm drain issue. It's a
20 problem. We are adding length to Johnson Avenue.
21 We do have water running down Johnson Avenue. I'm
22 the second to last house and there is water in the
23 road that's standing because there's no storm
24 drains on our road. So I think to add length to

1 the street -- I know that they're putting in the
2 lots, they're putting in dry wells or whatever it
3 is, but they're not talking anything about the
4 street itself, and paving over what's currently
5 grass so -- and -- so we don't have a storm drain,
6 we need a storm drain.

7 The other thing I'm concerned about
8 is the parking. The parking situation. In the old
9 pictures that you showed, you notice that there was
10 a parking lot at St. James and then also there's
11 that turnaround. And that's a very active field,
12 Springdale. If you drive by there on a Friday
13 night you'll see the football players out there
14 practicing and there's parents there and everybody
15 is parking up and down Caroline Avenue, and they're
16 parking in that turnaround and they're parking at
17 St. James, and I'm concerned about, you know,
18 people parking on our street with that cut through.
19 We get SJC parking all the time, which is fine,
20 they outdate me so I knew that going in, but
21 Springdale Park has a lot of people using it, which
22 is wonderful, but I don't want my street parked up
23 with people using that cut through and now we're
24 the parking lot for Springdale. I don't want --

1 the solution isn't to put up a no parking zone
2 because I don't want to get ticketed when I have
3 company over and they park on my street. So I
4 don't know what -- I wish that when you did the
5 plan you left a lot for some level of parking, that
6 Lot number 5, that odd shape lot, to have something
7 there for people to pick up and drop off their kids
8 at the park. It would have been better than just
9 pretending there isn't parking --

10 CHAIRMAN GLIMCO: They certainly use that U
11 driveway now to drop off and pick up.

12 MR. MCGARRY: Absolutely. And they're going
13 to park there. They're going to pick up and drop
14 off, but also they're going to park there.

15 CHAIRMAN GLIMCO: Right. They do.

16 MR. MCGARRY: And it will go all the way to
17 51st Street. And, I get it, I would park there,
18 too, but I wish that there was some consideration
19 for the displaced parking that we're going to have.

20 CHAIRMAN GLIMCO: Thank you.

21 MR. MCGARRY: Thanks.

22 CHAIRMAN GLIMCO: Anyone else?

23 MS. STACHURA: I don't know if this is --
24 sorry. Megan Stachura, S-t-a-c-h-u-r-a. One of

1 the things you guys -- so I live directly to the
2 east of Lot 2, and one of the things that was
3 mentioned is that in the -- I think, maybe, I don't
4 know how well I was listening -- in the southeast
5 corner of Lot 1 there's going to be a utility box
6 or something like that, so I just kind of question
7 what that looks like and what that consists of.
8 Just because I have some sort of utility something
9 in the northwest corner of my lot, so I just wanted
10 to know are those things combined? Is that going
11 to be an even bigger issue because I also have
12 three kids, but they're very little, so just a
13 concern.

14 MS. MINI: Good point.

15 CHAIRMAN GLIMCO: Thank you. Anyone else?

16 Before I ask the applicant to come
17 up, Heather, can you talk about the storm sewer --
18 the lack of a storm drain on Johnson and maybe what
19 the Village's plans are and Springdale Park, and if
20 that will have any improvement to that situation?

21 DIRECTOR VALONE: Sure. So, just to clarify,
22 the applicant is being required to provide a storm
23 sewer connection for their water to ensure that
24 their water meets state drainage requirements and

1 not push additional water off.

2 Additionally, the Village does have a
3 project planned --

4 CHAIRMAN GLIMCO: I'm not sure that -- could
5 you explain that a little bit?

6 DIRECTOR VALONE: I'm going to let Alecs come
7 up --

8 CHAIRMAN GLIMCO: Okay. Okay.

9 DIRECTOR VALONE: -- and answer that question
10 more specifically --

11 CHAIRMAN GLIMCO: Appreciate that.

12 DIRECTOR VALONE: -- but I want to clarify the
13 two kind of different things we're talking about,
14 the storm water that would be proposed for this
15 project, and then the Village does have a project
16 that is planned to alleviate some of the on-street
17 flooding in Springdale. The Village actually
18 passed some parameters to go up for bond to fund
19 the project, which would be in conjunction with the
20 Park District. And you can read more about it on
21 our website. It is on our website. I can hang
22 around for a minute and show you on your phones how
23 to access it, but, essentially, the field in
24 Springdale would also act as storm water management

1 facilities, and that is a joint project, again,
2 that we're doing with the Park District.

3 So, again, I can stay for a minute or
4 two after and show you where that is on our
5 website. That's the plan --

6 MS. MINI: What's the time frame, please?

7 DIRECTOR VALONE: That has been planned for a
8 number of years. Again, we just got approval on
9 Monday to go up for a bond sale when the rates come
10 back down in the volatile financial situation we're
11 in currently. So that project -- I don't want to
12 misquote, but I do believe it is for -- we were
13 hoping for fall, but I don't want to misquote that,
14 so I will show you where it is on our website.

15 MR. McGARRY: I'm sorry. I'm -- are you
16 saying that that project, as it's planned right now
17 or being proposed includes a storm drain for
18 Johnson Avenue or not?

19 DIRECTOR VALONE: Again, I would like to
20 direct you to the actual documents when we're done
21 here. We actually have quite a bit of information
22 on our website related to it, and I would like to
23 direct you to where the plans are.

24 MR. McGARRY: Is that a yes or a no?

1 DIRECTOR VALONE: Again, I would like to just
2 direct you to where they are after --

3 CHAIRMAN GLIMCO: Yeah, and she's not the
4 Village engineer, Andrew, and I would guess not,
5 but it's overall relief, you know, for --

6 MR. MCGARRY: Oh, for sure.

7 CHAIRMAN GLIMCO: Yeah.

8 Would the applicant like to come up
9 again and...

10 MR. COULES: Can you give us the last one
11 first?

12 DIRECTOR VALONE: Sure.

13 MR. COULES: Thank you.

14 CHAIRMAN GLIMCO: Why not?

15 MS. FAWELL: Okay. Can you speak more to the
16 utility box that's proposed?

17 MR. HUR: There -- that flox, (phonetic) you
18 see on the utility plan is actually a 12-inch
19 inlet, so --

20 MR. COULES: It exists now.

21 CHAIRMAN GLIMCO: I'm not sure that anyone
22 sees what you see.

23 MR. COULES: Yeah. If you want to show
24 exactly what he's --

1 MS. FAWELL: Yep, we're pulling it up.

2 MR. COULES: The question, though, was --

3 CHAIRMAN GLIMCO: No, I understand.

4 MR. COULES: -- was there anything additional
5 going to be added, the answer is no. That box that
6 she is referring to on the plans is a drawing of
7 what exists there presently today.

8 CHAIRMAN GLIMCO: Maybe just if you could show
9 us that, that might help.

10 MR. COULES: Yes. Sure. You got to go
11 backwards, that's why I wanted --

12 DIRECTOR VALONE: What page would you like?

13 MR. HUR: Let's see here.

14 DIRECTOR VALONE: It's your drawing, correct?

15 MR. HUR: Yeah. You can go to page 1 to show
16 existing conditions.

17 DIRECTOR VALONE: Sure.

18 MR. HUR: And then after that we can go to
19 page 3.

20 DIRECTOR VALONE: Let's start here.

21 MR. HUR: All right. Well, let's see. So
22 Lot 2 is about here, and I think you're talking
23 about this box right there?

24 MS. STACHURA: Mm-hmm.

1 MR. HUR: Okay. That's an existing utility
2 box. That's what's out there right now.

3 MS. STACHURA: Yeah.

4 MR. HUR: Okay. And then if you go to
5 sheet 3, and then you will see a new box, a smaller
6 box, that is the 12 inch drain to drain the
7 backyard and that's flush with the ground and it's
8 on Lot 2.

9 MR. COULES: That's the dry well that they're
10 looking at. That's --

11 CHAIRMAN GLIMCO: That is the dry well drain.

12 MR. COULES: No additional above ground
13 structures are being added.

14 MR. HUR: It's at grade, flush with grade on
15 private property.

16 MS. STACHURA: That's what you were calling a
17 utility box?

18 MR. HUR: On sheet 1 is a utility box, it's
19 out there right now.

20 MS. STACHURA: Yeah.

21 MR. HUR: Yeah, it's what's out there now.
22 And nothing is proposed to change it or nothing.
23 It's what's there now.

24 MR. COULES: Show where the drainage is going

1 to be.

2 MR. HUR: Oh, the storm sewers?

3 MR. COULES: There's a storm sewer being added
4 into the cul-de-sac.

5 MR. HUR: Yeah, but engineering department
6 wanted different solution, but I'll just show you
7 what's out there.

8 Okay. So currently planned there's
9 an inlet at the end of the cul-de-sac with an
10 outwall to the park. We had a pre-application
11 meeting with MWRD several months ago and they
12 suggested that we discharge the runoff to the park
13 because it's such a big improvement, but City
14 engineer nixed it, suggested we add storm sewers
15 to -- oh, can you move the plan down?

16 DIRECTOR VALONE: Yep.

17 MR. HUR: Thank you.

18 So, yeah, the City engineer wants us
19 to connect the storm sewer where the old one --
20 well, where the existing main is and connect it to
21 a storm sewer on Caroline, so there will be storm
22 sewers there.

23 CHAIRMAN GLIMCO: So where will the inlets for
24 the storm sewer be located?

1 MR. HUR: For the street it will be -- we'll
2 be collecting the storm sewer on the cul-de-sac.

3 COMMISSIONER DePROSPERIS: Bottom of the
4 cul-de-sac?

5 MR. HUR: Yeah.

6 CHAIRMAN GLIMCO: Oh, so the bottom of the
7 cul-de-sac and it will run to the --

8 MR. HUR: Yeah --

9 MR. COULES: Run off to the other lot.

10 MR. HUR: Yeah. We'll probably end up having
11 two now that just go north. One has a -- most
12 likely has an inlet on the east side and on the
13 west side.

14 COMMISSIONER DePROSPERIS: And the goal of
15 that, then, is to have that coincide with the
16 future Village project with regard to the park,
17 correct?

18 MR. COULES: Correct. That's why the engineer
19 wanted them just to have two.

20 COMMISSIONER WINEGAR: So the extension --

21 DIRECTOR VALONE: Alocs, can you clarify that?
22 He was saying that you are going to discharge the
23 water into the park. I don't believe that --

24 MR. HUR: Yeah, no.

1 MR. COULES: No. No. No. No. No. No.

2 DIRECTOR VALONE: Yeah, please clarify that.

3 Yeah.

4 MR. COULES: No, but it's all part of the
5 same -- the engineer is taking everything into
6 account that's being approved for the park area,
7 so...

8 DIRECTOR VALONE: I understand, but I just
9 want Alocs to clarify --

10 MR. COULES: Yeah, no water is going into the
11 park.

12 MR. HUR: Yeah.

13 CHAIRMAN GLIMCO: And you won't be sending any
14 water towards 51st Street, you'll be collecting it
15 and you'll be sending it to the inlet at Courtland
16 currently?

17 MR. HUR: Yeah, north of --

18 MR. COULES: Right there.

19 MR. HUR: Right there and it will be going
20 through the easement where the current water main
21 is, we're going to abandon that water main and
22 place that storm sewer there and connect it to
23 Caroline.

24 COMMISSIONER DePROSPERIS: And there's an

1 existing storm sewer on Caroline?

2 MR. HUR: Correct.

3 CHAIRMAN GLIMCO: Do you have an easement
4 already on the property behind Lot 1, to the east
5 of Lot 1 to run that storm sewer or does that
6 already exist?

7 MR. HUR: Yes, there's an existing.

8 CHAIRMAN GLIMCO: They exist. Okay.

9 MR. HUR: Yeah, the water main is there now.

10 CHAIRMAN GLIMCO: Okay.

11 MR. HUR: The City water main.

12 CHAIRMAN GLIMCO: So the easement exists?

13 MR. HUR: Correct.

14 CHAIRMAN GLIMCO: That's my landscaping.

15 MS. MINI: How does that affect your property,
16 Pete?

17 MR. COULES: Sorry. There was one more
18 question.

19 MS. FAWELL: Yes, there was. Two part
20 question.

21 So how will building and parking
22 facilities be demolished safely? And are there
23 plans in the event there's asbestos -- I'm sorry,
24 asbestos -- I can't speak right now -- but if

1 there's asbestos in the building.

2 MR. HUR: Wow. That's --

3 MR. COULES: If we find any, like anyone has
4 to follow the EPA regulations. If you find any
5 tiles in the ceilings, any tiles on the floor, any
6 wrappings on pipes, you're calling the people to
7 remediate it.

8 CHAIRMAN GLIMCO: It will all be conditioned
9 on the building permit issuance --

10 MR. COULES: Correct. It will all be part of
11 that.

12 DIRECTOR VALONE: Right. Standard Village
13 building permit requires that they first obtain a
14 permit from Cook County. If they do, in fact, run
15 into asbestos during that, they have to apply to
16 Cook County to get a permit to remove it and they
17 are required to follow certain protocols, and they
18 are required to hire an asbestos contractor and
19 dispose of that material as required by the state.

20 So we have -- we do run into this in
21 our historic Village frequently and they will be
22 required to follow the same protocol. Again, they
23 would have to get a permit from Cook County if they
24 locate it to remove it, then they have to show Cook

1 County they have properly removed it, and they have
2 to show they have properly disposed of it as well.
3 Then Cook County will issue them a demo permit, and
4 then our demo permit is issued generally about the
5 same time. So they will be required to follow
6 those protocols that are already in our Village
7 Code.

8 CHAIRMAN GLIMCO: Thank you.

9 Do you have a next question?

10 MS. FAWELL: Those --

11 MR. COULES: That was it.

12 CHAIRMAN GLIMCO: Oh, that was it. Okay.

13 Thank you.

14 MR. COULES: Thank you.

15 MR. HUR: Thank you.

16 CHAIRMAN GLIMCO: I guess we didn't really
17 address parking. Parking was kind of raised as an
18 issue or a concern, and I don't know how the
19 applicant can address that, but is there any
20 comment on the -- there are a lot of events in that
21 park and I just think that people will park on
22 Johnson without the parking that's being removed,
23 right?

24 MR. MINI: I think there is restricted parking

1 during -- I can't -- the sign is in my front yard.

2 I can't remember --

3 CHAIRMAN GLIMCO: You have to come up and say
4 your name for the record and -- sorry.

5 MR. MINI: Hi. I am Mike Mini. I'm at 5117
6 Johnson Avenue. I was just going to say I think
7 that there are some parking restrictions on
8 Johnson. Again, maybe this -- these are parking
9 restrictions that have expired, but the sign is
10 still there, and I believe it is on Sunday
11 mornings, and I presume that that was due to the
12 traffic for the church service to ensure that the
13 cars remained in the lot and not parked on the
14 street, so I don't know if there -- I know you
15 can't -- with a public park you can't really
16 restrict parking during any particular time frame,
17 but it would be something to consider. And perhaps
18 those parking restrictions need to be revisited
19 because -- or maybe the sign taken out of my front
20 yard, because there's no church there anymore.

21 CHAIRMAN GLIMCO: I'm guessing that sign was
22 before they built the church. That's probably when
23 they had the church in the gymnasium. That's
24 probably a really old sign.

1 COMMISSIONER WINEGAR: I have a question for
2 Heather on this.

3 Aren't there some regulations about
4 having a clearance for emergency vehicles to turn
5 around in a cul-de-sac? Can they restrict parking?

6 DIRECTOR VALONE: That's correct. There are
7 certain requirements for the size of the cul-de-sac
8 and -- but they are meeting the requirements, so --

9 COMMISSIONER WINEGAR: With or without
10 parking?

11 DIRECTOR VALONE: They -- they're meeting our
12 standard requirements for our cul-de-sac radius,
13 which, in our Village, does include if someone were
14 street parking. However, I do want to draw
15 attention to the fact that all of these lots will
16 have driveways as well, and depending on where
17 those driveways are located, it might make parking
18 down in the cul-de-sac not ideal.

19 Additionally, to clarify, the
20 property that's being looked at is just church
21 property. This is not any park property. This is
22 privately owned property owned by the church that
23 has no affiliation with the park. It's -- my
24 understanding, and kind of my observations driving

1 by is that it likely is used right now because the
2 church is not very well in use, or not in use at
3 all. However, that does not change the fact that
4 that is not park property. It is private property
5 that people are parking on that don't have, you
6 know, relation to the church. So that's an item to
7 consider.

8 COMMISSIONER DePROSPERIS: I think the issue,
9 too, is that you think of the parks around here,
10 none of them have -- Sereda doesn't have a parking
11 lot, Laidlaw doesn't have a parking lot.

12 Springdale, I think, was taking advantage of the
13 fact that the church had the parking lot and it was
14 convenient. I, too, I have young children and I
15 know the experience on Caroline and during baseball
16 games it can be a nightmare over there sometimes
17 parking on the street, but, yeah. I mean, none of
18 the other parks in the Village -- I think even if
19 you punted this back to the Park District they
20 would say, hey, look, none of the other parks have
21 any accommodations either.

22 CHAIRMAN GLIMCO: Questions, Commissioners?
23 Comments? Should we look at the conditions
24 recommended by the Village? Many of them, I would

1 say, are somewhat straightforward and the applicant
2 has already said that they are interested in
3 accepting all of them, so maybe we won't go through
4 those in detail.

5 The one issue that they did wish to
6 address was item 3 under plat of resubdivision
7 relating to the drainage easement being relocated
8 to the south of Lot 4 instead of between Lots 4 and
9 5, and that seemed to be acceptable to the Village
10 and I have no issue with that.

11 Does anyone have any concerns at all
12 about that?

13 COMMISSIONER HANSON: No.

14 COMMISSIONER DePROSPERIS: No.

15 COMMISSIONER JOHANN: No.

16 CHAIRMAN GLIMCO: Any further discussion?

17 Is there any recommendation that
18 anyone would like to make relating to the petition?
19 Should we do these separate for the vacation and
20 the resubdivision or can we do these together?
21 They seem to be -- they seem to be --

22 MS. SKRODZKI: The vote can be taken together.
23 I mean, procedurally, you can do it.

24 CHAIRMAN GLIMCO: And they seem to be required

1 to be together.

2 So would there be any recommendation
3 relating to the petition to -- for the vacation of
4 a public right-of-way and plat of resubdivision for
5 five lot single-family residence subdivision at
6 5129 Wolf Road subject to, I believe, 21 conditions
7 that have been included in the packet from the
8 Village with the modification to condition 3 under
9 the plat of resubdivision requesting that the
10 public utility ten-foot drainage easement be
11 located at the south edge of Lot 4 instead of
12 between Lots 4 and 5?

13 COMMISSIONER JOHANN: Motion to approve the
14 application.

15 CHAIRMAN GLIMCO: Subject to the conditions we
16 discussed.

17 COMMISSIONER TURNER: With the modification of
18 number 3 of the plat of resubdivision condition.

19 CHAIRMAN GLIMCO: Is there a second?

20 COMMISSIONER TURNER: Second.

21 CHAIRMAN GLIMCO: Heather, would you -- or,
22 I'm sorry, Kelsey, would you like to take vote?

23 MS. FAWELL: Yes. Thank you.

24 Commissioner DeProsperis?

1 COMMISSIONER DePROSPERIS: Yes.

2 MS. FAWELL: Commissioner Hanson?

3 COMMISSIONER HANSON: Yes.

4 MS. FAWELL: Commissioner Johann?

5 COMMISSIONER JOHANN: Yes.

6 MS. FAWELL: Commissioner Turner?

7 COMMISSIONER TURNER: Yes.

8 MS. FAWELL: Commissioner Winegar?

9 COMMISSIONER WINEGAR: Yes.

10 MS. FAWELL: And Chair Glimco?

11 CHAIRMAN GLIMCO: You know, I'm going to
12 abstain from voting at this time just because I am
13 so close to this parcel.

14 DIRECTOR VALONE: So then we would just need a
15 motion, again, to direct Staff to update the
16 recommendation that was included in the packet at
17 tonight's meeting for the chairman's signature.

18 COMMISSIONER TURNER: Motion to direct Staff
19 as such subject to the one modification of
20 condition number 3 that we already discussed.

21 CHAIRMAN GLIMCO: Second?

22 COMMISSIONER HANSON: Second.

23 DIRECTOR VALONE: Roll call.

24 CHAIRMAN GLIMCO: All in favor?

1 DIRECTOR VALONE: Or all in favor?

2 (Chorus of ayes.)

3 MR. COULES: Can I ask one thing? Can you
4 please close the public hearing?

5 CHAIRMAN GLIMCO: I was just about to do that.

6 MR. COULES: Thank you.

7 CHAIRMAN GLIMCO: You have already addressed
8 everything you would like to address in the public
9 hearing?

10 MS. SKRODZKI: Correct. I'm good. Thank you.

11 CHAIRMAN GLIMCO: Is there -- can I entertain
12 a motion to close the public hearing on the
13 petition for 5129 Wolf Road for a vacation and
14 resubdivision?

15 COMMISSIONER HANSON: Move to close the
16 hearing.

17 COMMISSIONER TURNER: Second.

18 CHAIRMAN GLIMCO: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN GLIMCO: With that we would move on
21 to new business.

22 DIRECTOR VALONE: Just -- I apologize. Really
23 quick. Again, this application will be forwarded
24 to the Planning and Zoning Committee next week --

1 next week the 24th in this room at 7:45.

2 MR. COULES: Thank you.

3 CHAIRMAN GLIMCO: Thank you.

4 Hearing no new business I would move
5 on to other business.

6 Hearing -- is there any other
7 business? Any other meetings, future meetings that
8 you see on the horizon?

9 MS. FAWELL: We do not have any meetings
10 scheduled as of yet. We have one application that
11 is submitted and complete right now that we expect
12 the -- to be completed soon, so don't be shocked if
13 I reach out to you in the next coming two to three
14 weeks for a scheduling meeting.

15 CHAIRMAN GLIMCO: Okay.

16 DIRECTOR VALONE: For potentially June.

17 CHAIRMAN GLIMCO: Potentially June. Okay.

18 Moving on to the final item on the
19 agenda. Adjournment. I would entertain a motion
20 to adjourn.

21 COMMISSIONER HANSON: Move to adjourn.

22 CHAIRMAN GLIMCO: Is there a second?

23 COMMISSIONER DePROSPERIS: Second.

24 CHAIRMAN GLIMCO: All in favor?

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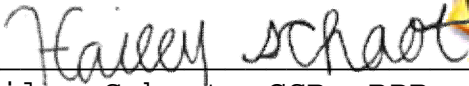
(Chorus of ayes.)

CHAIRMAN GLIMCO: Meeting is adjourned. Thank
you, everyone.

(Whereupon the meeting was
adjourned at 8:45 p.m.)

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I, Hailey M. Schoot, CSR, RPR, being first duly sworn, on oath says that she is a court reporter doing business in the State of Illinois; and that she reported in shorthand the proceedings of said meeting and that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains the proceedings given at said meeting.


Hailey Schoot, CSR, RPR
Illinois CSR License 084-004897





AGENDA ITEM SUMMARY

PLAN COMMISSION

Plan Commission: October 6, 2025

AGENDA ITEM D.1.

To: Plan Commission

From: Heather Valone, Director of Community Development, Kelsey Fawell, Senior planner

CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Jeff Koza, Village Engineer, Village Attorney, Anne Skrodzki, Village Attorney

RE: PC-2025-03 – Amendment to Conditional Use Permit for New Multi-Use Softball Field and Signage at Spring Rock Park – 4400 Central Avenue

Application Description

Western Springs Little League (WSLL) (the “Applicant”) has submitted an application requesting an amendment to Spring Rock Park’s existing conditional use permit (CUP) to construct a new multi-use softball field with dugouts and fencing, as well as the installation of additional sponsorship signage on the existing Champion’s Sign at the northwest portion of the public park located at 4400 Central Avenue (Figure 1). Additionally, included in this request is a modification from fence height as well as modifications from various signage requirements to facilitate a uniform sign plan. No changes are proposed to any of the existing buildings or facilities, nor are there any proposed additional signage structures. Western Springs Park District (WSPD) (the “Property Owner”) has authorized permission to WSLL to file the application. The property is zoned R-2 Single-Family Residence District. Public parks and playgrounds are permitted as a conditional use per Section 10-6-3-B of the Development Control Ordinance (DCO).

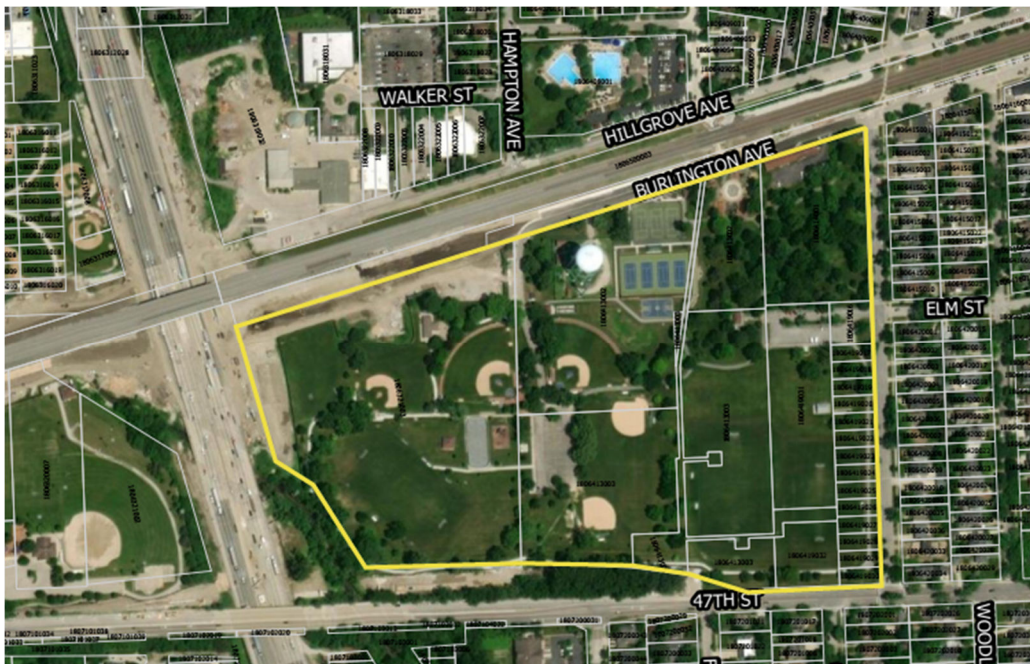


Figure 1: The Subject Property is located immediately north of 47th St, east of I-294 Tollway, south of Burlington Ave/BNSF Railway, and west of Central Ave.

Subject Property History

Spring Rock Park was originally granted a CUP in 2019 in accordance with Ordinance No. 19-2959, which granted WSPD approval of a continuation of park and recreational uses and installation, operation and maintenance of relocated tennis courts, lights, a basketball court, new walking paths, storm water detention, landscape improvements and a future parking lot. In 2023, the CUP was amended to allow WSL a championship/sponsor sign (Champion's Sign) for Piccolo Field in accordance with Ordinance No. 23-3152, which granted signage along the face of the structure facing south. In 2024, the CUP was further amended for WSPD to construct eight pickleball courts, LED lighting, walking pathways, and additional parking facilities in accordance with Ordinance No. 24-3171.

Existing Conditions, Zoning and Comprehensive Land Use Plan (CLUP)

Spring Rock Park is a roughly 42-acre public park located at 4400 Central Avenue and is bounded by the Burlington Northern Santa Fe (BNSF) railway to the north, 47th Street to the south, Central Avenue to the east, and I-294 Tollway to the west. The park has three baseball fields, two softball fields, three soccer fields, one football field, one basketball court, seven tennis courts, and eight pickleball courts. The property is zoned R-2 Single-Family Residence District. The properties to the east are primarily zoned R-2 Single-Family Residence District, with a few properties zoned O - Limited Office District and R-3 Two-Family Residence District. Single-family residences to the south are zoned R-1 Single-Family Residence District and R-2. Boone Animal Hospital is located to the southwest and is zoned C-2 Community Shopping District. Spring Rock Park is identified as Parks/Open Space/Recreational on the Village's 2003 Comprehensive Land Use Plan (CLUP).

CUP Amendment Request

The current amendment request includes the following site improvements (Figure 2):

- a) A new multi-use softball and soccer located within the northwest portion of the property. The site of the proposed field is currently an open grass field;
- b) Player dugouts;
- c) Infield fencing (sections of varying heights of four feet, 10 feet, and 20 feet);
- d) Additional sponsorship signage on existing Champion's Sign structure; and
- e) Sign plan for the baseball and softball fields.



Figure 2: The multi-use softball and soccer field, with player dugouts and infield fencing, is proposed within the northwest portion of the park, outlined in blue with a star. The existing sponsorship Champion Sign's location is outlined in red.

Parking

The Applicant is not proposing any new parking facilities in this application. In 2024, as part of the CUP amendment request for new pickleball courts, WSPD provided a parking analysis that indicated there are approximately 290 parking spaces in and around the park for vehicles. Additionally, 13 new spaces were proposed for the 2023 pickleball application, so there are approximately 303 parking spaces in and around the park. It should be noted there are approximately 40 on-street parking spaces available on the west side of Central Avenue adjacent to the park. It has been brought to Village staff's attention that there is a small gravel lot being used for parking located within the northwest portion of the lot (not far from the proposed softball field) near the BNSF railway. WSPD's 2023 parking and analysis, with maps, is provided within Attachment 3. In order for the Applicant and Property Owner to continue utilizing these spaces they are required to comply with DCO Sections 10-4-7(E) and 10-4-7(D) Table 4-3, which requires that parking areas be hard surface and provide minimum parking stall and access aisle sizes. For any open, nonresidential off street parking area containing more than four (4) parking spaces, wheel stops of Portland cement concrete curbing not less than six inches (6") in height shall be placed two feet (2') into the required length of the space. Minimum parking stall size varies based on parking angle, standard 90 degree parking requires a nine foot by 18 ft. parking space. Two way drive aisle is required to be a minimum of 24 ft. wide.

Attachment 2 contains a memorandum from the Village Engineer that addresses parking on the property. The DCO does not require parking minimums or standards of public park and playground uses. As a condition of Ordinance No. 24-3171 (the most recent CUP amendment for the pickleball courts), there are seven "land banked" parking spaces at the administrative building that must be constructed if there is determined to be a shortfall within Spring Rock Park. As noted in the engineering memo, Village Engineer Jeff Koza has not received yet received additional parking complaints.

Lighting

No lighting is proposed for the multi-use softball field or signage. WSLI states in their application materials they intend to utilize the field as is typical of other fields, after school from approximately 4:00 pm until dusk, as well as occasional weekend use (Attachment 1).

Engineering

Please see the memorandum prepared by the Village Engineer (Attachment 2) for a detailed analysis of the Applicant's project as it relates to stormwater management and other engineering related improvements. The application proposes minor grading changes to the existing land that do not significantly alter the existing site topography. Metropolitan Water Reclamation District (MWRD) reviewed the proposed project and indicated a MWRD permit is not required. However, as noted above, the proposed project scope and plans should be updated to include the existing gravel parking area to the west of the pickleball courts. The parking lot work may require a permit from MWRD. Staff is recommending this as a condition which must be met prior to Village issuance of a site development permit. The Village Engineer states that the property is identified by the Federal Emergency Management Agency (FEMA) as being within the 100-year floodplain. This would require the applicant provide additional improvements for the project. However, the

Applicant’s engineer contends the FEMA floodplain map may require correction. The topographic information submitted by the applicant shows that the subject property may not be located within the floodplain. As such, prior to the issuance of any site improvement permits (if the request is approved), the Applicant must submit a Letter of Map Amendment (LOMA) to FEMA to correct the floodplain maps / or obtain a permit from FEMA.

Accessibility

The new publicly accessible softball fields proposed at the Spring Rock Park facility will require, among several items, a continuous and unobstructed accessible route to the new fields and related facilities from the points of access / entry at the park [e.g. Parking lot]. The State of Illinois Environmental Barriers Act (410 ILCS 25/4) outlines the required provisions and requirements of this act be drawn from the current edition [2018] of the Illinois Accessibility Code and the federal 2010 Americans with Disability Act Accessibility Guidelines (ADAAG) standard, from which the state base model code is derived and amended. Between the two sets of accessible codes / standards, the stricter most stringent requirement of the two codes will always apply, Illinois does have some amendments that exceed the ADAAG minimum requirements. The Applicant has the ability to request an interpretation of the Illinois Accessibility Code.

Signage

The Applicant is requesting additional signage for sponsorships on the rear face of the existing Champion’s Sign. The proposed rear signage face is installed on the backside (south) of the existing Champion’s Sign (Figure 3), no new structure or alterations are proposed. It should be noted this signage was installed without a permit in the spring of 2025 and is currently covered with a tarp. The Applicant is requesting two modifications for: 1) an increase in the maximum permitted sign height from seven feet to 25 feet and two inches; and 2) an increase in the maximum permitted sign size area from 20 square feet to 275 square feet. It should be noted that signage within residential districts has different size and height requirements from non-residential districts. Although the use of the park is not residential, because of the underlying zoning district, the Subject Property is required to follow the standards included in the residential zoning districts (Village Code Section 9-10-9).



Figure 3: The existing Champion's Sign at Spring Rock Park

Spring Rock Park has signage throughout the park, from entrance signs, hours of operations, park maps, and scoreboards. Section 9-10-3 of the Village Code states that ‘official signs of any public or government agency’ are exempt from the provisions of the sign code. As such, any signage installed by WSPD is exempt from permit and sign provisions.

WSLL also has signage on the property, which includes: two scoreboards, one sponsorship Champion's Sign, and sponsorship banners that are placed along the park's athletic field fencing. As part of this application (as mentioned above), the Applicant is requesting additional sponsorship signage on the rear of the Champion's Sign.

Section 9-10-17 of the Village Code requires uniform sign plans for shopping centers and other multi-occupant land uses in order to regulate signage throughout multi-use properties. Although Spring Rock Park is a residentially-zoned public park, there are multiple users throughout the site. As such, it is prudent to establish a sign plan for the property related to WSLL signage. The Applicant should provide information with details on heights and locations for all existing WSLL signs on the property. The sign plan shall include information regarding: dimensions (height and area) and location of the two existing scoreboards as well the existing and proposed dimensions and location of the Champion's Sign. As noted above, there are number of sponsorship signage placed along the fencing of the athletic fields throughout the park, although most notably at Piccolo Field, where the Champion's Sign is. The sign plan should include a minimum number of separation between the sponsorship banners, restrictions on illumination, and designate allowable locations and materials for such signage. Staff recommends a sign plan be provided by the Applicant and Property Owner as a condition of approval to the Plan Commission.

Modifications

The Applicant is requesting the following modifications in conjunction with the project:

1. Modifications from Section 9-10-9(E)(1) Institutional Identification Signs For Institutional And Other Nonresidential Uses: There shall be no more than one sign per lot, parcel or tract. No sign shall exceed thirty (30) square feet in area per sign face.
2. Modification from Section 9-10-9(E)(2) Institutional Identification Signs For Institutional And Other Nonresidential Uses: Height: No sign shall project higher than seven feet (7') above the ground level at the base of the sign.
3. Modifications from Section 9-10-9(G) (Temporary Signs in Residential Districts):
 - a. 9-10-9(G)(1): No such sign, other than a personal celebration sign, shall exceed a surface area of six (6) square feet per sign face and twelve (12) square feet total.
 - b. 9-10-9(G)(2): No more than two (2) temporary signs shall be placed on the property at any one time, and no more than one temporary sign of a particular type shall be placed on the property at any one time.
 - c. 9-10-9(G)(4): No such sign, other than a personal celebration sign, shall project higher than forty two inches (42") above the ground level at the base of the sign.
4. Modification from Section 10-4-4(F)(3)(a)(2): No fence or wall which exceeds seventy two inches (72") in height above ground level shall be erected in side yards or in rear yards of

any residential structure in the A, R1, R2, R3 and R4 residential districts. Fences which are located in side and rear yards which abut business districts may reach height not to exceed ninety six inches (96") above ground level. Fences and walls which are located in the rear yards of reversed corner lots which abut the public right of way and/or the front yard of an adjoining lot shall not exceed forty two inches (42") in height.

Approval Standards

The requests that comprise the Application are required to comply with standards with the Village's DCO. Each type of request and its accompanying standards are detailed below.

A. Conditional Use Permit Standards The Plan Commission has considered each of the seven standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (G) (Conditional Uses: Standards) of the Village Code and finds as follows: Under the R4 District, the Development is classified as a permitted conditional use for a planned development.

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The existing public park and playground use will not be changed by this amendment request; however, Spring Rock Park will be providing an additional recreational facility which is expected to generate more visitors to the park. This could bring about an impact on parking and traffic during peak times with multiple games and park events happening. The Applicant contends the events for the multi-use softball field will occur during off-peak hours and that traffic complaints received will be minimal. The proposed field is located in the northwest corner of the park, adjacent to the BNSF railway and I-294 Tollway, which is furthest location on the subject property from nearby single-family residences.

The Applicant is proposing a rear additional sign face on the existing Champion's Sign. Currently there is only signage on the sign face facing south; the Applicant is proposing signage on the face facing north. There are no changes to the structure itself, the signage area will mirror the area on the north side. The proposed additional rear signage on the back of the Champion's Sign can be seen from Burlington Avenue and BNSF railway. This signage will include sponsorship for both commercial and noncommercial properties. The existing signage scoreboards have been located at the park serving two fields for a number of years. This request is not proposing any changes to any signage on site aside from the Champion's Sign. Sponsorship banners located along fencing of fields within the park are not visible from the property's lot lines. All WSPD public parks and playgrounds are zoned within a single-family

residential district. As such, the proposed signage is reviewed to the sign regulations for institutional and nonresidential uses within residential districts.

- 2. That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

Spring Rock Park is an existing public park with an existing CUP. The existing use is not proposed to change. No lighting is proposed in conjunction with signage or the field. The Applicant contends they will be utilizing the field until dusk. Since a new facility is being proposed, it is expected there will be impacts to traffic and parking on the site. As mentioned above, the DCO currently does not have minimum parking requirements for public parks. A condition of Ordinance No. 24-3171 (the most recent CUP amendment for the pickleball courts), there are seven "land banked" parking spaces at the administrative building that must be constructed if there is determined to be a shortfall within Spring Rock Park.

No new structures for signage are being proposed, only additional signage on the rear of an existing sign, facing north. As noted above, the additional sponsorship signage is visible from Burlington Avenue and BNSF railway. There are two scoreboards on the property that are existing with no changes proposed. WSLI installs sponsorship banners along the fences of the park's fields, which can be seen within the park's public thoroughfare but not from the property's lot lines.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Spring Rock Park is an existing public park with an existing CUP. The existing use is not proposed to change. The adjacent properties are fully developed and occupied with permitted uses within their respective zoning districts. The adjacent uses are primarily single-family residential, with a few properties zoned O - Limited Office District (Smiles for Life Pediatric Dentistry), R-3 Two-Family Residence District. Single-Family, and C-2 Community Shopping District (Boone Animal Hospital). The BNSF railway is located to the north and the I-294 Tollway to the west.

- 4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

The application is not proposing any walking paths in association with the proposed field. The field is proposed in the northwest portion of the site surrounded by grassy areas. The new publicly accessible softball fields proposed at the Spring Rock Park facility will require, among several items, a continuous and unobstructed accessible route to the new fields and related facilities from the points of access / entry at the

park [e.g. Parking lot]. The State of Illinois Environmental Barriers Act (410 ILCS 25/4) outlines the required provisions and requirements of this act be drawn from the current edition [2018] of the Illinois Accessibility Code and the federal 2010 ADAAG standard, from which the state base model code is derived and amended. Between the two sets of accessible codes / standards, the stricter most stringent requirement of the two codes will always apply, Illinois does have some amendments that exceed the ADAAG minimum requirements. The Applicant has the ability to request an interpretation of the Illinois Accessibility Code. Staff recommends as a condition of approval the proposed facility comply with the 2018 Illinois Accessibility Code.

The Applicant has provided the requisite civil engineering plans to acknowledge and confirm that the necessary public utilities, drainage, and stormwater management will be provided with the improvements. A review letter from Village Engineering Jeff Koza has been provided (Attachment 2). A LOMA must be submitted to FEMA by the Applicant in order to correct the floodplain maps or obtain a permit from FEMA prior to release of any site development permit. Staff is recommending all required outside agency permits be obtained prior to release of any permit. Additionally, staff is recommending that any civil engineering plans, geometry, stormwater management, and utilities be reviewed and approved by the Village Engineer prior to the release of any permit.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The Applicant is not proposing any changes to or additional parking facilities. The proposed field is expected to generate additional visitors coming to the park, impacting on-site parking facilities and nearby traffic. A condition of Ordinance No. 24-3171 (the most recent CUP amendment for the pickleball courts), there are seven “land banked” parking spaces at the administrative building that must be constructed if there is determined to be a shortfall within Spring Rock Park.

As indicated above, the DCO does not contain a minimum parking requirement for the park. However, to address parking need, parking in the grass area behind the pickleball court has been occurring. Staff are recommending that that area be formalized as parking area. Additionally, staff is recommending that the seven land banked spaces be installed to address parking.

The Applicant’s proposed and existing signage is not expected to impact traffic within and surrounding the subject property.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.

The Village's 2003 Comprehensive Land Use Plan (CLUP) designates the subject property as Parks/Open Space/Recreational. The proposed improvements comply with the future land use category as defined by the Comprehensive Plan.

- 7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.**

Excluding the modifications requested as noted, the proposed improvements comply with the zoning requirements for the R-2 Single-Family Residential District related to required yards, building coverage, lot coverage, building height, and FAR.

Public Comment

As of writing this memo, staff has not received any written public comment. Staff has received verbal comments from interested residents that indicated they may attend the Plan Commission meeting and provide their comments as part of the public hearing.

Conclusion

The Applicant is proposing a new multi-use softball field with dugouts and fencing. The Applicant is also proposing additional sponsorship signage on the existing Champion's Sign in addition to other signage on the property, including two scoreboards and sponsorship signage.

The Plan Commission has a number of options in recommending approval or denial of the requested amendment to a conditional use permit:

1. Approval as presented for substantial conformity with the provisions of the DCO.
2. Approval as above with modifications to be accepted by the Applicant.
3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Upon review of the application, should the Plan Commission determine that the standards for conditional use permits have been met, then staff suggests that the Plan Commission recommend the application to the Village Board with the following conditions:

1. Civil engineering plans, geometry, stormwater management, and utilities be reviewed and approved by the Village Engineer prior to the release of any permit;
2. All applicable and required outside agency permits be obtained prior to Village issuance of a site development permit;
3. A LOMA must be submitted to FEMA by the Applicant in order to correct the floodplain maps or obtain a permit from FEMA prior to release of any site development permit;

4. The proposed facility must comply with the 2018 Illinois Accessibility Code or receive a written interpretation from the Capital Development Board's Accessibility Specialist;
5. Any future, additional revisions or amendments to the Village-approved Final Plans, as required by Cook County, Illinois ("Cook County"), the Metropolitan Water Reclamation District of Greater Chicago ("MWRD"), the Village or any other governmental agency with regulatory oversight of the Development that relate to the Stormwater Conveyance System and do not negatively impact the capacity of or operation of the Stormwater Conveyance System, in the opinion of the Village Engineer or B&W, or their designees, may be administratively approved by the Village Engineer in accordance with Section 10-8-5(D)(1) (Procedure; Changes In The Planned Development; Authorized Administrative Changes) of the DCO, and such approvals shall be incorporated by reference within this Ordinance for purposes of Village enforcement without further action by the President and Board of Trustees of the Village to amend this Ordinance or the prior Village Ordinances approved relative to the Development.
6. The seven land banked spaces be installed as part of the permitting for the softball field;
7. The parking area between the pickleball courts and the proposed field be formalized as a hard surface parking area to meet the requirements of the DCO Section 10-4-7 and be improved as part of the permitting process for the softball field; and
8. The Applicant must provide a completed sign plan for the WSL sign (Champion's Sign, scoreboards, sponsorship banners, etc.) with the following standards:
 - a. Applicant must provide detailed size information on the scoreboard signs.
 - b. The Applicant must revise the Champion's Sign by reducing the backside sign(s) to conform to the dimensions of the front (three and a half feet by six feet).
 - c. No signage shall be obscene.
 - d. Sponsorship banners displayed on field fencing are only permitted along those portions of Piccolo Field fencing facing south.
 - e. There must be a minimum of one foot of separation between sponsorship banners displayed on field fencing.
 - f. No sponsorship banners shall project above the overall field fence height.
 - g. No sponsorship signage shall be illuminated.

Attachment 4 contains a draft recommendation to facilitate the discussion.

Attachments

1. Applicant Submittal Package
2. Memorandum – prepared by Jeff Koza, Village Engineer RE: Spring Rock Park New Softball Field Proposal Engineering Review 01 – Updated 9/12/2025
3. Letter – WSPD 2023 Spring Rock Park Parking Analysis – Memorandum prepared by Antonio Maravillas, EIT, and Don Dixon, PE of GHA Gewalt Hamilton Associates, Inc. dated July 19, 2023
4. Draft Recommendation – Plan Commission Recommendation PC-2025-03: Application for an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of a Multi-Use Softball Field and Sponsorship Signage at the 4400 Central Avenue Property (Spring Rock Park).

GENERAL INFORMATION APPLICATION
 For Land Use and
 Development in the Village

Applicant(s)

Name Tom Olk

Address 5333 Caroline Ave

Western Springs, IL 60558

Telephone _____

Telephone (____) _____ - _____

Fax (____) _____ - _____

E-mail _____

Agent/Attorney

Name _____

Address _____

Telephone (____) _____ - _____

Telephone (____) _____ - _____

Fax (____) _____ - _____

Property Owner(s)

Name WS Park District

Address 4400 Central Avenue

Western Springs, IL 60668

Telephone (708) 246 - 4225

Telephone (____) _____ - _____

Fax (____) _____ - _____

E-mail wknake@wsprings.com

Engineer

Name Gewalt Hamilton

Address 625 Forest Edge Drvie

Vernon Hills, IL 60061

Telephone (847) 478 - 9700

Telephone (____) _____ - _____

Fax (____) _____ - _____

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

I hereby make application for the following (check as appropriate).

Annexation	_____	Map Amendment	_____
Subdivision	_____	Resubdivision	_____
Planned Development	<u>XXX.</u>	Conditional Use	_____
Variation(s)	<u>XXX</u>	Outdoor dining	_____
Other (Temporary Use, etc.)	_____	Appeal	_____

Briefly describe your request (or attach a cover letter/narrative):

 Cover Letter Attached

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:
_____ SpringRockPark _____

2. Legal Description (Attach additional sheet if necessary):

3. Permanent Index Number: _____

4. Parcel Size (sq. ft. or acres): _____

5. Applicant is (check one):
___ Property Owner ___ Attorney ___ Contract Purchaser * ___ Agent XX Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	<u>Current Zoning</u>	<u>Land Uses</u>
On Site	_____	_____
North of Site	_____	_____
South of Site	_____	_____
East of Site	_____	_____
West of Site	_____	_____

7. Describe any existing structures and the site
_____ None _____

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 7/18/2025 Signature Thomas Olk
(Applicant or Contract Purchaser)

Date _____ Signature _____
(Property Owner)



T0: The Village of Western Springs

Re: WSLI Spring Rock Park CUP Amendment Applications

7/30/25

Dear Kelsey,

Please be advised as owners of Spring Rock Park, the Western Springs Park District is in full agreement with the WSLI application for the CUP.

Sincerely,

A handwritten signature in black ink that reads "Walt Knake". The signature is written in a cursive style.

Walt Knake
Executive Director
Western Springs Park District



July 18, 2025

Village of Western Springs
Chairman & Plan Commission
740 Hillgrove Avenue
Western Springs, IL 60558

Re: Western Springs Little League Combined Conditional Use Application Letter Request for Softball Field Installation & Sponsorship Signage at Spring Rock Park

Dear Chairman & Plan Commission,

On behalf of Western Springs Little League (WSLL), I respectfully submit this letter in support of a conditional use permit application at Spring Rock Park for the:

- Installation of a new softball practice field in the northwest corner of the park
- Continued use of sponsorship signage on both the north and south faces of the Champions Wall at Piccolo Field

WSLL is a 501(c)(3) nonprofit that has proudly served the Western Springs community for decades, offering a safe, instructional, and inclusive baseball and softball program for children ages 5 and up. Our organization is entirely volunteer run and deeply reliant on the support of local families, sponsors, and our longstanding partnership with the Western Springs Park District.

We view Little League as more than just a recreational program. It is a longstanding institution in Western Springs that brings families together, instills lifelong values in our youth, and enriches the character of our community. In 2025, our 10U, 11U, and 12U District Baseball Teams each participated in the state tournament, with the 11U team reaching the State Tournament Final Bracket after winning the District Championship. Our 12U Softball Team advanced to the State Finals tournament for the FIRST TIME EVER finishing in fourth place. A tremendous achievement. Moreover, hosting the 12U District Championship in 2024 and 11U District Championship in 2025 brought over 1,500 visitors to Spring Rock Park, highlighting both the visibility and significance of our program.

Our alumni continue to make meaningful contributions to local high school baseball and softball programs, with several earning scholarships and securing spots on Division I, II, and III college teams in recent years. In addition, a substantial number of our participants go on to achieve success in both academic and athletic endeavors across a variety of fields.

Because we believe WSLL is more than just a baseball and softball league that hosts occasional games and is, in fact, a meaningful and growing force within the community, we have invested over \$100,000 in park improvements over the past year alone. These investments include:

- New batting cages and outfield wall safety padding
- Field tarps and turf maintenance
- Aesthetic enhancements
- Weed and grub control
- Concession operations that serve the broader park community

We have also paid over \$20,000 in wages to local youth for umpiring and field maintenance, creating employment opportunities that keep dollars circulating within Western Springs businesses and families.

Softball Field Installation Request

Over the past several years, our softball participation has steadily increased, reflecting the strength of our league structure, the dedication of our volunteer coaches and administrators, the quality of our facilities, and the support of the Western Springs community and Park District.

Due to this growth, we are now facing a shortage of field space. WSLL shares its current fields with Men's Softball, and unlike some baseball fields and tennis courts within Spring Rock, these fields do not have lights, further limiting available scheduling time. To address this, WSLL has been actively planning and fundraising to expand field availability. In collaboration with the Park District, we have identified the northwest corner of Spring Rock Park as a suitable location for a new field. This addition would not only provide more opportunities for players but also enhance the aesthetics of the space while remaining available for other sports and community use when not in use for softball.

WSLL operates seasonally from approximately April 1 through July 31, with field use primarily in the late afternoon and evening on weekdays, and during the morning and afternoon on weekends. We have no plans to install lighting at this time.

The proposed field will include:

- An 18 ft chain link backstop behind home plate
- At grade fenced dugouts with compacted stone surfacing and prefabricated roof structures
- A 4 ft chain link fence extending 30 feet beyond each dugout
- Raised pitcher's mound and 6 ft skinned basepaths using Waupaca Sure Hop Red Infield Mix
- Perimeter silt fencing and seeding of the graded infield area

No grading adjustments are planned for the outfield. The site is set back approximately 1/8 mile from surrounding residential homes and is buffered by park infrastructure and natural elements.

Sponsorship Signage Request

Despite our ongoing success and contributions, WSLL faces growing financial pressures from rising operating costs to declining registration numbers, driven in part by the increasing

popularity of travel baseball and other sports such as lacrosse. Additionally, neighboring communities have invested in upgraded facilities that attract tournaments and related revenue, making it increasingly difficult for us to compete for those revenue dollars.

As a result, consistent sponsorship revenue has become essential to sustaining our programming, as well as maintaining and enhancing our fields. Much of this support comes from community sponsors who help supplement the modest participation fees we charge, fees that are intentionally kept affordable to encourage broad and inclusive participation.

The signage currently installed on the south side of the Champions Wall represents a modest but important source of funding, with projected annual revenue between \$8,000 and \$15,000. Removing the signage would not only eliminate this future revenue stream but also result in a \$3,000 sunk cost associated with installation and removal. This would further constrain resources that could otherwise be directed toward park improvements and programming.

Importantly:

- Our sponsorship policy is limited to Western Springs residents and businesses
- We maintain full artistic oversight to ensure all signage remains visually consistent and respectful of the park's character
- The signage is static, non illuminated, and permanently affixed
- It is visually buffered by the BNSF railway embankment, shielding it from residential sightlines

We also respectfully request the Village consider waiving or reducing the signage permit fee in light of our nonprofit status, longstanding partnership with the Park District, and the significant public benefit our programming provides.

Zoning Relief & Conditional Use Permit Standards

The Western Springs Park District and WSLI affirm that the proposed improvements meet all standards outlined in Section 10 3 14(G) of the Development Control Ordinance (DCO) for approval of a conditional use permit:

a. *Not detrimental to public health, safety, morals, or general welfare.*

The improvements provide structured youth programming, available space to play, promote wellness, and support community cohesion. Signage poses no safety or comfort concerns. No lighting is included, minimizing any potential disturbance.

b. *Not injurious to nearby property use or value.*

The softball field is consistent with the recreational use of Spring Rock Park. The signage is well screened and enhances long term field quality through funding. Both projects contribute positively to neighborhood vitality.

c. *Does not impede normal and orderly development.*

The proposed field and signage are within an existing 42 acre park and do not displace or interrupt other zoning uses. Adjacent properties are already developed, and no modifications are being made to the rest of the park.

d. Adequate utilities and infrastructure provided.

Spring Rock Park is fully served by water, drainage, pedestrian paths, parking lots, and access roads. Recent improvements like the railroad underpass and pedestrian bridge enhance accessibility without the need for additional infrastructure.

e. Ingress and egress minimize traffic congestion.

No traffic impacts are anticipated. Events occur during off peak hours. Ample parking is available east of the proposed field, near the pickleball courts, concession stand, baseball diamonds, and Burlington Avenue commuter lot.

f. Consistent with the Village's Comprehensive Plan.

The projects reflect Village priorities around youth engagement, open space utilization, public private partnerships, and community wellness.

g. Conforms to zoning regulations (or modifications to be reviewed as needed).

The proposed use conforms to the R2 Zoning District and recreational overlay. The Park District requests waiver of certain submittals (e.g., traffic generation study, landscaping plan) as the improvements are modest, non intensive, and based on existing community usage patterns.

WSLL remains a committed steward of community programming and public park partnerships. The proposed softball field and signage represent targeted, low impact enhancements to Spring Rock Park that will benefit local families, improve infrastructure, and sustain high quality programming in Western Springs.

We appreciate your thoughtful consideration of this application. Please do not hesitate to reach out to me at 773 255 6573 or thomas.m.olk@gmail.com with any questions.

Sincerely,

Tom Olk
President
Western Springs Little League

PETITION FOR REQUESTED ZONING RELIEF

The Western Springs Park District seeks approval of a conditional use permit in regard to site modifications in order to construct a Softball Practice Field. The practice field will consist of a 18-ft chain link fence backstop behind home plate, at-grade fenced dugouts with compacted stone surface and pre-fabricated roof structures, 4-ft chain link fence extended 30 feet beyond the dugouts, raised pitchers mound, and skinned 6-ft wide baseline paths with Waupaca Sure-Hop Red Infield Mix. Minor grading of the infield will be provided with no grading adjustments to the outfield. No lighting is included within this project. Seeding of the graded area and perimeter silt fence are included.

The granting of the Conditional Use Permit will further the normal and orderly development of the neighborhood. There are adequate existing public utilities and access roads already and a recently completed railroad underpass and Pedestrian Bridge serving the Property. The proposed Conditional Use Permit will not adversely affect the property values of the surrounding properties since the Project is well designed with a setback from surrounding residential uses of approximately 1/8 of a mile.

The District requests any other exceptions or variations from the other use, bulk, and site design requirements contained in the Village Code, including the DCO, that are necessary to permit the aforementioned improvements on the Property but does not believe at this time that any such other zoning relief is necessary. The proposed improvements are of a unique use that does not require complex construction, site improvements, or architecture. Thus, the District requests a waiver of the following conditional use submittals: estimated traffic generation (since traffic will remain mostly constant and no new, regional events are planned as a result of the project), and landscape plans.

CONDITIONAL USE PERMIT STANDARDS

Pursuant to Section 10-3-14(G) (Conditional Uses) of the DCO, the following Standards need to be satisfied in order for the Village Board to approve a Conditional Use Permit for the Project:

1. **That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.** The establishment, maintenance, or operation of the proposed park improvements will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. To the contrary, the improvements will provide enhanced recreation opportunities for the entire community.
2. **That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.** The construction, operation, and maintenance of the proposed park improvements will not be injurious to the uses and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood, since the proposed park improvements: (a) will be constructed and operated on land that is within to existing park facilities used by the general public but that will not be interrupted or diminished in any way; (b) is not an intense use of the Property; and (c) will have no impact on stormwater drainage in the immediate area.
3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The establishment and operation of the proposed park improvements will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in their respective zoning districts. The other adjacent properties located in the adjacent R2 Single-Family Residence District are fully developed and are being used for residential and park purposes. The remainder of the existing park space will not be modified.

4. **That adequate public utilities, access roads, drainage, and/or necessary facilities have been or will be provided.** Adequate public utilities, access roads, drainage, and/or necessary facilities have already been provided to the Property. Adequate ingress and egress have been provided to the Property and thus no traffic congestion in the public streets will be created. Vehicular access to the park will remain the same. Typical access to the practice field will be provided by walking paths and/or the new Pedestrian Bridge, the Railroad underpass and/or the existing roadways.
5. **That measures have been or will be taken to provide ingress so designed as to minimize traffic congestion in the public streets.** The proposed use is currently provided elsewhere within the park. Measures were previously taken to design the proposed park improvements to minimize traffic congestion in the public streets. Park personnel needing access to property will utilize public parking which is proving to be more than adequate due to changes in commuting if significant maintenance or repairs are necessary.
6. **That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Western Springs.** The operation of the proposed park improvements at the Property is not contrary to the objectives of the current comprehensive plan. As noted above the proposal is in keeping with the goals and recommendations of the comprehensive plan in relation to community facilities and services and public and institutional land use.
7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.** The operation of the proposed park improvements at the Property conforms to the applicable regulations of the R-2 District, except as such regulations may be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board. In accordance with Section 10-3-14(D) of the DCO, the District has attached copies of the following supporting documents and Exhibits to this Application or as noted below, certain supporting documents and Exhibits are incorporated by reference into this Application:
 - Statement in writing by the applicant and adequate evidence showing that the proposed Conditional Use will conform to the Standards set forth in Section 10-3-14(G). [This Application satisfies this requirement.]
 - Legal Description of Subject Property (Cook County Parcel Viewer information for PIN **18-06-321-003-0000**)
 - Site plan (Gewalt Hamilton set of plans)
 - Project location map
 - Existing Use and Zoning on Neighboring Properties exhibit
 - Land Use & Compatibility Real Estate Impact Study- waiver requested, unnecessary requirement based on the fact the project is a park improvement which adds value and is within a 42-acre park that continues present use and the amenity.
 - a. See Illinois Association of Park District - [research here](#).
 - b. See Western Springs resident Survey [here](#), p.80.
 - Other information as may be required by the Plan Commission [to be supplied upon request.]

Subject Property Address: No postal address exists for the Subject Property. The Subject Property is owned by the Western Springs Park District created in 1923 and is bounded by Central Ave. on the east, 47th St. on the south, I-294 Tollway on the west, and the BNSF railroad to the north. The District's Main Office is located at 4400 Central Avenue in Western Springs, Illinois 60558.

Legal Description: See parcels comprising Spring Rock Park below

- Parcel # - Pin 18-06-321-003 (**Subject improvements are fully located within this Parcel**)
- Parcel #2 - Pin 18-06-413-001
- Parcel #3 - Pin 18-06-413-003
- Parcel #4 - Pin 18-06-413-002
- Parcel #5 - Pin 18-06-414-001

Lot Size: Approximately 42 acres (entire park property)

Current Zoning District: R-2 Single-Family Residential District

Proposed New Zoning District: N/A

Cook County Parcel Viewer

Field 5 Parcel



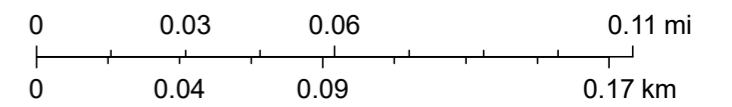
March 14, 2025

-  Selected Parcel
-  Green: Green
-  Parcels Current
-  Blue: Blue

Cook County Aerial Imagery 2024

-  Red: Red

1:2,245





GHA GEWALT HAMILTON
ASSOCIATES, INC.
www.gha-engineers.com



1 inch = 1,000 Feet

Exhibit 1 - Location Map

Spring Rock Park
4400 Central Avenue
Western Springs, Illinois

Spring Rock Park

SPRING ROCK PARK

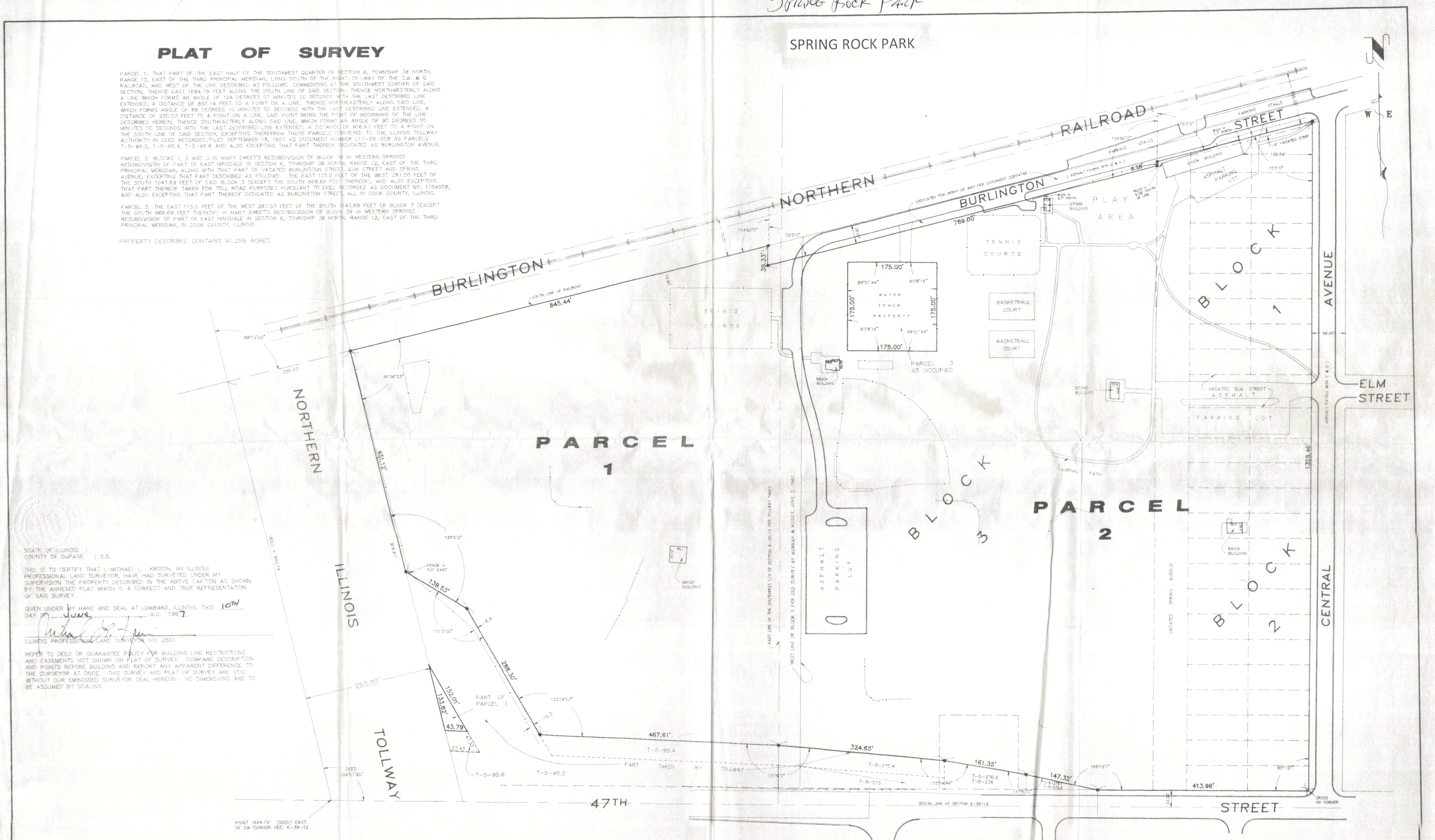
PLAT OF SURVEY

PARCEL 1: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT-OF-WAY OF THE C.B. & Q. RAILROAD, AND WEST OF THE LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST 1694.79 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 104 DEGREES 07 MINUTES 20 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 850.14 FEET TO A POINT ON A LINE; THENCE NORTHEASTERLY ALONG SAID LINE, WHICH FORMS AN ANGLE OF 89 DEGREES TO MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 250.00 FEET TO A POINT ON A LINE; SAID POINT BEING THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN; THENCE SOUTHEASTERLY ALONG SAID LINE, WHICH FORMS AN ANGLE OF 90 DEGREES 50 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 916.67 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO THE ILLINOIS TOLLWAY AUTHORITY IN DEED RECORDED/FILED SEPTEMBER 18, 1957 AS DOCUMENT NUMBER L17-59-508 AS PARCELS T-5-95.2, T-5-95.4, T-5-95.6 AND ALSO EXCEPTING THAT PART THEREOF DEDICATED AS BURLINGTON AVENUE.

PARCEL 2: BLOCKS 1, 2 AND 3 IN MARY SWEET'S RESUBDIVISION OF BLOCK 39 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH THAT PART OF VACATED BURLINGTON STREET, ELM STREET AND SPRING AVENUE, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: THE EAST 175.00 FEET OF THE WEST 287.50 FEET OF THE SOUTH 1043.69 FEET OF SAID BLOCK 3 (EXCEPT THE SOUTH 888.69 FEET THEREOF); AND ALSO EXCEPTING THAT PART THEREOF TAKEN FOR TOLL ROAD PURPOSES PURSUANT TO DEED RECORDED AS DOCUMENT NO. 1759508, AND ALSO EXCEPTING THAT PART THEREOF DEDICATED AS BURLINGTON STREET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EAST 175.00 FEET OF THE WEST 287.50 FEET OF THE SOUTH 1043.69 FEET OF BLOCK 3 (EXCEPT THE SOUTH 888.69 FEET THEREOF) IN MARY SWEET'S RESUBDIVISION OF BLOCK 39 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY DESCRIBED CONTAINS 41.259 ACRES




STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 10TH DAY OF JUNE, A.D. 1997.

Michael L. Krisch
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2501

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTIONS AND EASEMENTS NOT SHOWN ON PLAT OF SURVEY. COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR AT ONCE. THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT OUR EMBOSSED SURVEYOR SEAL HEREON. NO DIMENSIONS ARE TO BE ASSUMED BY SCALING.

				GLEN D. KRISCH LAND SURVEYOR, INC. 300 West North Avenue Suite B • Lombard, Ill. 60148 • Phone: 630.627.5589 Fax: 630.627.5594	
				SURVEYING - CONSULTING - CONSTRUCTION LAYOUT Scale: 1" = 40' Drawn: mlk Chip'd: GDK File# CAD File Name: 970625.dwg	
No.	Date	Revision Description	By		
1	6/23/97	REVISED PARCEL 1	MLK		



August 28, 2025

Village of Western Springs
Chairman & Plan Commission
740 Hillgrove Avenue
Western Springs, IL 60558

RE: Conditional Use Permit Amendment for Multi-use Softball Field and Championship Signage, Tom Olk of Western Springs Little League, 4400 Central Avenue (Spring Rock Park) – Submittal No. 1

Dear Chairman & Plan Commission,

Please find attached our responses to the questions presented to us on August 20, 2025.

Previous correspondence has indicated there is no permanent signage proposed for this multi-use softball field. Please confirm if any temporary signage is proposed like at the other fields.

As with all of our fields, we make it a priority to recognize and thank our partners by displaying small signs for their businesses. This has been a long standing practice of WSL and is consistent with similar approaches in neighboring communities such as Hinsdale and LaGrange Park. While sponsorship participation changes annually and next year's partners have not yet been finalized, we would like to have the ability to display banners on the fencing of this proposed field. Whenever possible, banners are placed at the field where the sponsor's child plays. These banners are not intended to be permanent; they are displayed on a seasonal basis only.

Please confirm no lighting is proposed as part of these improvements.

At this time, we are not seeking approval for lights at this field.

Provide a narrative expanding upon the intended use of the field. Will this be for practice or for games? What is the intended capacity of the field during games or practice? What are the proposed hours? What sports are intended for use?

WSLL's intention is for the field to be primarily used for softball practices and games. Our season typically runs from early April through mid-July, with the majority of play occurring from mid-April through the end of June.

This project is being done in partnership with the Park District, and we fully support the field also being available for other community and revenue-generating activities, such as men's softball, local teams, family events, Fall Fest, general play, and more.

The intended capacity is to host games for two teams, typically consisting of 12 players each, with 9–10 players on the field at a time depending on age level. In addition to players, games draw spectators such as parents, grandparents, siblings, friends, and other family members, who watch from the designated foul territory areas.

WSLL generally utilizes its fields after school from approximately 4:00 p.m. until dusk during the season, as well as some use on weekends. The past few seasons we have not scheduled games on weekends, and only had limited practices use on weekends due to conflicts with children/family commitments. While this will primarily function as a softball field, it may also be used for Little League baseball. Because we are not installing a permanent outfield fence (a hit over this fence for a home run), the space will remain accessible for other activities such as football, soccer, cross-country, and additional events that are currently held there.

Are there any plans to expand available parking on-site? Staff recommends parking be addressed in an additional narrative. Please see Engineering Review for additional comments.

We are committed to working closely with the Village and the Park District to address any parking concerns that may arise. During this past season, WSLC received minimal (if any) formal complaints regarding parking, as participants and spectators were able to use spaces adjacent to the BNSF, the Park District lot, and other nearby areas. WSLC also makes it a habit to educate our constituents on these parking options. In addition, WSLC schedules games and practices in a staggered manner, which helps distribute traffic and minimize peak parking demand. Typical attendance is manageable, consisting of two teams and their families at a time.

That said, we are prepared to monitor parking usage each season and collaborate on adjustments if needed to ensure the field remains accessible and convenient for both our families and the broader community.

Is a walking path proposed for the new field? How is this area intended to be accessed?

As of the submission of this permit, there was no plan for a dedicated walking path to access the field. However, we recognize the importance of this consideration and are happy to include it. Our initial thought is that extending the existing nearby gravel path with more gravel to reach the field would be a practical solution, though we are open to suggestions and eager to work with the Village and Park District to identify the best approach.

Document submitted 'Village Comments Response E FEMA & Zoning' prepared by Donald E. Dixon, P.E.

- **The bolded text of this document references Section 10-12-1 of the Development Control Ordinance (DCO), which regulates the Municipal and Governmental Land District. Per previous conversations, Spring Rock Park is zoned R-2 Single-Family Residential District and must conform to Section 10-6-3 of the DCO. Please update the sheet accordingly.**

We will work with Donald Dixon on this.

Confirm the overall height of the championship sign.

The current height is approximately 25 feet.

Please let us know if you have any questions. I can be reached at either thomas.m.olk@gmail.com or 773-255-6573.

Thank you for your time.

Tom Olk
President
Western Springs Little League

Village of Western
Springs Public Works

Western Springs
Water Tower

Spring
Rock Park



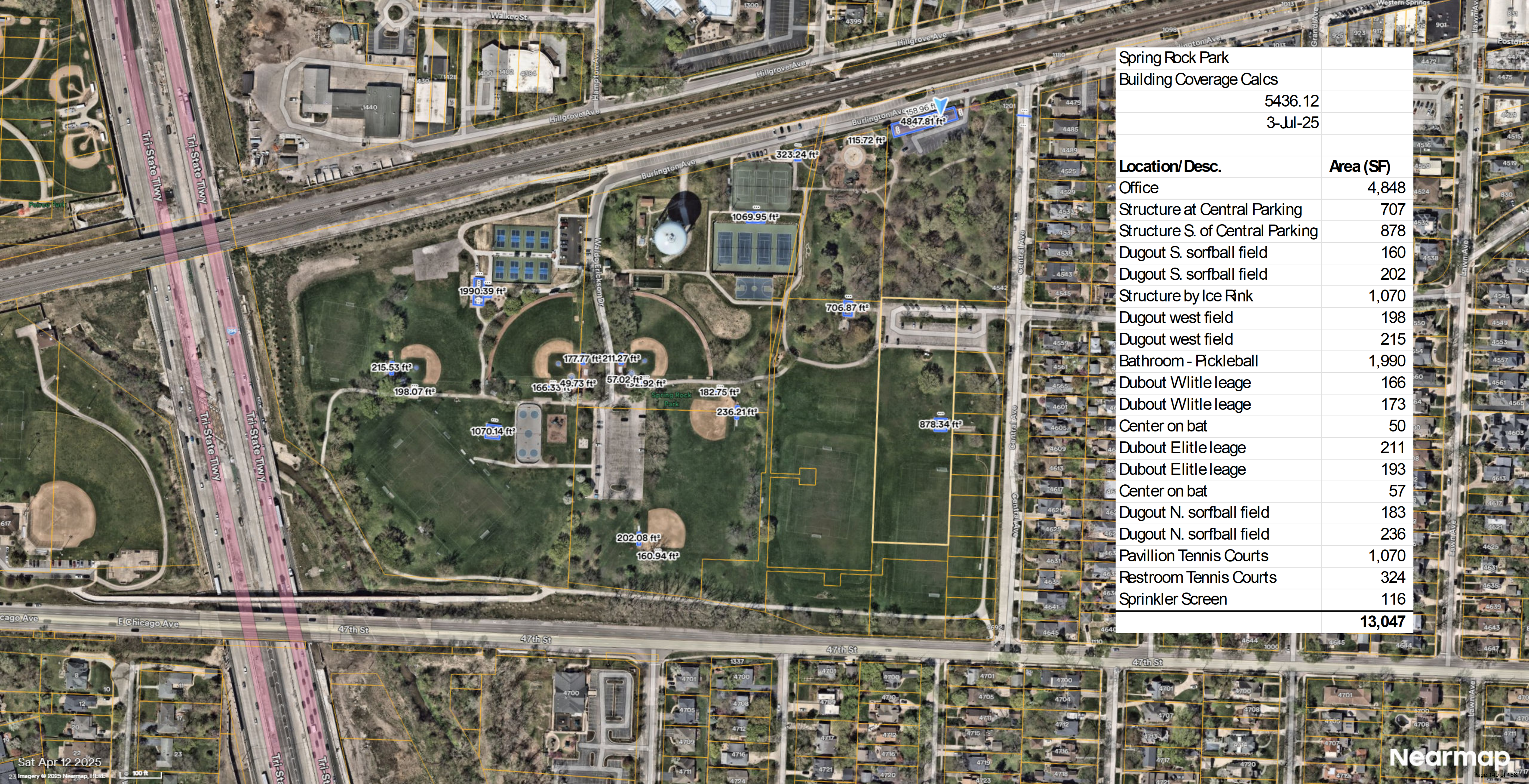
294

Spring Rock Park
Building Coverage Calcs

5436.12

3-Jul-25

Location/Desc.	Area (SF)
Office	4,848
Structure at Central Parking	707
Structure S. of Central Parking	878
Dugout S. sorfball field	160
Dugout S. sorfball field	202
Structure by Ice Rink	1,070
Dugout west field	198
Dugout west field	215
Bathroom - Pickleball	1,990
Dubout W litle leage	166
Dubout W litle leage	173
Center on bat	50
Dubout E litle leage	211
Dubout E litle leage	193
Center on bat	57
Dugout N. sorfball field	183
Dugout N. sorfball field	236
Pavillion Tennis Courts	1,070
Restroom Tennis Courts	324
Sprinkler Screen	116
	<hr/>
	13,047



Spring Rock Park	
Building Coverage Calcs	
	5436.12
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Dugout N. sorfball field	236
Pavillion Tennis Courts	1,070
Restroom Tennis Courts	324
Sprinkler Screen	116
	13,047

E. FEMA Floodplain Letter

The referenced MWRD letter in this section was from the Pickleball Court project as you pointed out. The purpose of that letter was to determine the area of new impervious improvements that would trigger stormwater improvements under the WMO for the Pickleball project. Since we remain below the cumulative new impervious threshold with the current Softball project, no additional determination from MWRD is required.

F. Zoning Calculations

1. Setback: The dugouts are located 102.4' from the north property line and 143.1' from the western property line. Though not shown on the plans, the most stringent setback for Public Parks & Playgrounds (Zoning: 10-12-1:E.15) is a 15' corner side yard setback.
2. Maximum Building Height: 35' per Ordinance; the maximum height of the dugout is slightly above 10'.
3. FAR - the proposed new floor area of the dugouts is 420 sf (30' x 7' x 2)
 - a. Existing Building Coverage = 13,047 sf (see Building Coverage Map),
 - b. Proposed Building Coverage = 13,467 (13,047 + 420),
 - c. **FAR** = $13,467 / (41.7 \text{ ac} \times 43,560 \text{ sf/ac}) = 13,467 / 1,816,452 = \mathbf{0.007 (0.7\%)}$
 - d. **Need clarification on Zoning 10-12-1: J which indicates no maximum building coverage.**
4. Building & Lot coverage - as referenced above the net increase in lot coverage is 420 sf. The Western Springs Stormwater Utility Fee Lookup map provides a net impervious area = 211,219 sf.
 - a. The **lot coverage** = 211,639
 - b. Adding the current project impervious brings the total lot co area up to **211,639 sf** (211,219 + 420).
 - c. The **Maximum Lot Coverage** = $211,639 / (41.7 \text{ ac} \times 43,560 \text{ sf/ac}) = 211,639 / 1,816,452 = \mathbf{0.12 (12\%) \text{ vs. } 50\%}$
 - d. Allowable lot coverage = lot area x 0.3 x 1.2 = 1,816,452 x 0.3 x 1.2 = 653,922
 - e. **Need clarification on Zoning 10-12-1: H which indicates no minimum open space requirement.**

Donald E. Dixon, P.E.
Principal

February 24, 2025

Walt Knake
wknake@wsprings.com
Western Springs Park District
4400 Central Avenue
Western Springs, IL 60558

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: Proposal for Professional Engineering Services
Spring Rock Park Soccer Field #5 Multi-Purpose Renovation
GHA Proposal No. 2025.SD013

Dear Mr. Knake,

Thank you for requesting a proposal from Gewalt Hamilton Associates, Inc. (GHA) to perform Civil Engineering Services for the referenced project. Below is our scope and fee to perform and assist with re-development of Spring Rock Soccer Field #5.

GHA will work with the Park District staff to secure permit approval from the Village.

If you have any questions or would like to consider revisions to this proposal, please do not hesitate to contact our office.

Western Springs Park District (Client), 4400 Central Ave., Western Springs, IL 60558, and Gewalt Hamilton Associates, Inc. (GHA), 625 Forest Edge Drive, Vernon Hills, IL 60061, agree and contract as follows:

I. Scope of Services: Field Improvements

GHA has already prepared a Concept Plan that was presented to the Village outlining improvements desired for a practice softball field. The Village responded that a grading plan would be necessary to ensure that fill placed within field (pitcher mound area) meets the regulatory floodplain requirements.

The plans for the practice field will include a Title Sheet, Existing Conditions Plan, Site Improvements Plans plus Notes and Details. GHA will need to perform earthwork calculations on the grading to verify conformance with floodplain cut/fill requirements. *Note: GHA performed a close-out for a soccer field project that produced an excess of compensatory storage, thus no floodplain permitting is anticipated.*

Record drawings of the grading will be required to provide verification that the as-constructed conditions meet the approved plans. GHA will prepare these based upon contractor provided "As-built" elevations provided by a surveyor.

The addition of the practice field will require a Conditional Use Permit through the Village. Attendance at public hearings including Planning & Zoning plus Village Board will be billed on a "per meeting" basis.

II. Services Not Included

Any service not enumerated in *Section I. Scope of Services*, including, but not limited to the following, is not included in this proposal/agreement. These services may be provided at the request of the Client as an additional service. GHA will provide the Client with an estimate of the additional work scope and request authorization to proceed prior to commencing additional services.

1. Preparation of ALTA/NSPS Land Title Survey, Easement Plats, Subdivision/Consolidation Plats, or other Survey documents;
2. Additional topography of property above the existing topography supplied by Client.
3. Wetland determination, delineation, environmental testing, geotechnical investigation, or environmental engineering services;
4. Permit fees or review fees;
5. Bid Coordination, Assistance, Negotiation, or preparation of a project manual.
6. Construction material testing;
7. Construction phase services.

III. Proposed Schedule

GHA will work with the client to meet a desirable schedule.

IV. Compensation for Services

Based upon the scope of services, GHA proposes a Lump Sum fee of \$9,850.00.

Reimbursable expenses, including items such as printing, vehicle fees, record documents and other non-technical project related expenses, will be billed at cost plus 10% markup to the Client.

Additional services requested and authorized by the Client, beyond those outlined in *Section I: Scope of Services*, will be billed on a time-and-materials (T&M) basis.

Invoices will be submitted on a monthly basis and will detail charges made against the project and services performed. This allows the Client to review the status of the work in progress and the charges made.

V. General Conditions

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time and place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim

against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement, or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

By signing below, you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.

Walt Knake



Donald E. Dixon, P.E.
Principal

Owner

Date: February 24, 2025

Date: _____

Enc.: Attachment A
2025 GHA Hourly Rates

**ATTACHMENT A TO GEWALT HAMILTON ASSOCIATES, INC.
PROFESSIONAL SERVICES AGREEMENT**

1. Standard of Care. The services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be reasonably performed consistent with the generally accepted standard of care for the Scope of Basic Services called for herein at the time when and the place where the services are provided. GHA will use reasonable care to comply with applicable codes and laws in effect at the time its services are provided.

2. Duration of Proposal. The terms of this Agreement are subject to renegotiation if not accepted within 60 calendar days of the date indicated on this Agreement. Requests for extension beyond 60 calendar days shall be made in writing prior to the expiration date. The fees and terms of this Agreement shall remain in full force and effect for one year from the date of acceptance of this Agreement, and shall be subject to revision at that time, or any time thereafter if GHA gives written notice to the other party at least 60 calendar days prior to the requested date of revision. In the event that the parties fail to agree on the new rates or other revisions, either party may terminate this Agreement as provided for herein.

3. Client Information. Client shall provide GHA with all project criteria and full information for its Scope of Basic Services. GHA may rely, without liability, on the accuracy and completeness of the information Client provides, including that of its other consultants, contractors and subcontractors, without independently verifying that information.

4. Payment. Payments are due within 30 calendar days after a statement is rendered. Statements not paid within 60 calendar days of the end of the calendar month when the statement is rendered will bear interest at the rate of one percent (1.0%) per month until paid. The provision for the payment of interest shall not be construed as authorization to pay late. Failure of the Client to make payments when due shall, in GHA's sole discretion, be cause for suspension of services without breach or termination of this agreement. Upon notification by GHA of suspension of services, Client shall pay in full all outstanding invoices within 7 calendar days. Client's failure to make such payment to GHA shall constitute a material breach of the Agreement and shall be cause for termination by GHA. GHA shall be entitled to reimbursement of all costs actually incurred by GHA in collecting overdue accounts under this Agreement, including, without limitations, attorney's fees and costs. GHA shall have no liability for any claims or damages arising from either suspension or termination of this Agreement due to Client's breach. The Client's obligation to pay for GHA's services is in no way dependent upon the Client's ability to obtain financing, rezoning, payment from a third party, approval of governmental or regulatory agencies or the Client's completion of the project.

5. Instruments of Service. The Client acknowledges GHA's plans and specifications, including field data, notes, calculations, and all documents or electronic data, are instruments of service. GHA shall retain ownership rights over all original documents and instruments of service. All instruments of service provided by GHA shall be reviewed by Client within 10 calendar days of receipt. Any deficiencies, errors, or omissions the Client discovers during this period will be reported to GHA and will be corrected as part of GHA's Basic Services. Failure to provide such notice shall constitute a waiver. The Client shall not reuse or make, or permit to be made, any modifications to the instruments of service without the prior written authorization of GHA. The Client waives all claims against GHA arising from any reuse or modification of the instruments of service not authorized by GHA. The Client agrees, to the fullest extent permitted by law, to defend and indemnify and hold GHA harmless from any liability, damage, or cost, including attorneys' fees, arising from the unauthorized reuse or modification of the instruments of service by any person or entity. The parties agree that if elements of the Scope of Basic Services identified in this Agreement are reduced and/or eliminated by Client, then Client waives, releases and holds GHA harmless from all claims and damages arising from those reduced and/or eliminated services. If GHA's Scope of Basic Services does not include construction administration phase services, Client assumes responsibility for interpretation of the instruments of service and construction observation, and waives all claims against GHA for any act, omission or event connected thereto. Unless included in GHA's Scope of Basic Services, GHA shall not be liable for coordination with of the services of Client's other design professionals.

6. Electronic Files. The Client acknowledges that differences may exist between the electronic files delivered and the printed instruments of service. In the event of a conflict between the signed / sealed printed instruments of service prepared by GHA and the electronic files, the signed / sealed instruments of service shall control. GHA's electronic files shall be prepared in the current software GHA uses and will follow GHA's standard formatting unless the Scope of Basic Services requires otherwise. Client accepts that GHA makes no warranty that its software will be compatible with other systems or software.

7. Applicable Codes. The Client acknowledges that applicable laws, codes and regulations may be subject to various, and possibly contradictory, interpretations. Client accepts that GHA does not warrant or guarantee that the Client's project will comply with interpretations of applicable laws, codes, and regulations as they may be interpreted to the project. Client agrees that GHA shall not be responsible for added project costs, delay damages, or schedule changes arising from unreasonable or unexpected interpretations of the laws, codes, or regulations applied to the project, nor for changes required by the permitting authorities due to changes in the law that became effective after completion of GHA's instruments of service. Client shall compensate GHA for additional fees required to revise the instruments of service to comply with such interpretations. Client shall also compensate GHA for additional fees required to revise the instruments of service if Client changes the project scope after GHA's completes its instruments of service.

8. Utilities and Soils. When the instruments of service include information pertaining to the location of underground utility facilities or soils, such information represents only the opinion of the engineer as to the possible locations. This information may be obtained from visible surface evidence, utility company records or soil borings performed by others, and is not represented to be the exact location or nature of these utilities or soils in the field. Client agrees that GHA may reasonably rely on the accuracy and completeness of information furnished by third parties respecting utilities, underground conditions and soils without performing any independent verification. Contractor is solely responsible for utility locations, their markings in the field and their placement on the plans based on information they provided. Client agrees GHA is not liable for damages resulting from utility conflicts, mistaken utility locates, unfavorable soils, and concealed or unforeseen conditions, including but not limited to added construction costs and/or project delays. If the Client wishes to obtain the services of a contractor to provide test holes and exact utility locations, GHA may incorporate that information into the design and reasonably rely upon it. If not included in the Scope of Basic Services, such work will be compensated as additional services.

9. Opinion of Probable Construction Costs. GHA's Scope of Basic Services may include the preparation of an opinion of probable construction costs. Client acknowledges that GHA has no control over the costs of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs, shall be made on the basis of experience and qualifications applied to the project scope contemplated by this Agreement as well as information provided by Client (the accuracy and completeness of which GHA may rely upon), and represent GHA's reasonable judgment. Client accepts that GHA does not guarantee or warrant that proposals, bids, or the actual construction costs will not vary from opinions of probable cost prepared for the Client. GHA shall not be liable for cost differentials between the bid and/or actual costs and GHA's opinion of probable construction costs. Client agrees it shall employ an independent cost estimator if, based on its sole determination, it wants more certainty respecting construction costs.

10. Contractor's Work. Client agrees that GHA does not have control or charge of and is not responsible for construction means, methods, techniques, sequences or procedures, or for site or worker safety measures and programs including enforcement of Federal, State and local safety requirements, in connection with construction work performed by the Client or the Client's construction contractors. GHA is not responsible for the supervision and coordination of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators, suppliers, or any of their employees, agents and representatives of such workers, or responsible for any machinery, construction equipment, or tools used and employed by contractors and subcontractors. GHA has no authority or right to stop the work. GHA may not direct or instruct the construction work in any regard. In no event shall GHA be liable for the acts or omissions of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators or suppliers, or any persons or entities performing any of the work, or for failure of any of them to carry out their work as called for by the Construction Documents. The Client agrees that the Contractor is solely responsible for jobsite and worker safety and warrants that this intent shall be included in the Client's agreement with all prime contractors. The Client agrees that GHA and GHA's personnel and consultants (if any) shall be defended/indemnified by the Contractor for all claims asserted against GHA which arise out of the Contractor's or its subcontractors' negligence, errors or omissions in the performance of their work, and shall also be named as an additional insured on the Contractor's and subcontractors' general liability insurance policy. Client warrants that this intent shall be included in the Client's agreement with all prime contractors. If the responsible prime contractor's agreement fails to comply with the Client's intent, then the Client agrees to assume the duty to defend and indemnify GHA for claims arising out of the Contractor's or subcontractors' negligence, errors or omissions in the performance of their work.

11. Contractor Submittals. Shop drawing and submittal reviews by GHA shall apply only to the items in the submissions that concern GHA's scope of Basic Services and only for the purpose of assessing if, upon successful incorporation in the project, they are generally consistent with the GHA's Instruments of Service. Client agrees that the Contractor is solely responsible for the submissions and for compliance with the Instruments of Service. Owner agrees that GHA's review and action in relation to the submissions does not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to jobsite or worker safety. GHA's consideration of a component does not constitute acceptance of an assembled item.

12. Hazardous Materials. Client agrees that GHA has no responsibility or liability for any hazardous or toxic materials, contaminants or pollutants.

13. Record Drawings. If required by the Scope of Basic Services, record drawings will be prepared which may include unverified information compiled and furnished by others, the accuracy and completeness of which GHA may reasonably rely upon. Client accepts that GHA shall not verify the information provided to it and agrees GHA will not be responsible for any errors or omissions in the record drawings due to incorrect or incomplete information furnished by others to GHA.

14. Disputes. Client agrees to limit GHA's total aggregate liability to the Client for GHA's alleged acts, errors or omissions to \$50,000 or the amount of GHA's paid fees for its services on the project, whichever is greater. GHA's liability to Client shall be limited to twelve months from the last invoice submitted to Client by GHA, regardless of payment by Client. GHA makes no guarantees or warranties, either expressed or implied, including any warranty of habitability or fitness for a particular purpose. The parties agree to waive all claims against the other for any and all consequential damages, including attorneys' fees. The parties agree to waive against each other all rights and claims otherwise covered by property insurance, by builder's risk insurance or by all risk insurance, including but not limited to subrogation rights regardless of whether the claims arise during or post-construction and regardless of final payment to GHA.

All disputes arising out of or relating to this Agreement shall first be negotiated between the parties. If unresolved, the dispute shall be submitted to mediation as a condition precedent to litigation. Mediation shall take place in Chicago, Illinois unless the Client and GHA mutually agree otherwise. The fees and costs of the mediator shall be apportioned equally between the parties. If mediation is unsuccessful, litigation shall be the form of dispute resolution and shall be filed in the jurisdiction where the project was pending. The controlling law shall be the law of the jurisdiction where the project was located. Client agrees that all causes of action under this Agreement shall be deemed to have accrued and all statutory limitations periods shall commence no later than the date of GHA's services being substantially completed. Client agrees that any claim against GHA arising out of this Agreement shall be asserted only against the entity and not against GHA's owners, officers, directors, shareholders, or employees, none of whom shall bear any liability and may not be subject to any claim.

15. Miscellaneous. Either Client or GHA may terminate this Agreement without penalty at any time with or without cause by giving the other party ten (10) calendar days prior written notice. The Client shall, within thirty (30) calendar days of termination pay GHA for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions of this Agreement. Client shall not assign this Agreement without GHA's prior written consent. There are no third-party beneficiaries to this Agreement.

GHA PROFESSIONAL SERVICES HOURLY RATE GUIDE:
2025

The following rates will remain in effect until December 31, 2025, at which time they are subject to an annual increase:

PRINCIPAL	\$ 270.00	ENGINEER TECHNICIAN V	\$ 205.00
SENIOR PROJECT MANAGER II	\$ 255.00	ENGINEER TECHNICIAN IV	\$ 172.00
SENIOR PROJECT MANAGER I	\$ 225.00	ENGINEER TECHNICIAN III	\$ 155.00
PROJECT MANAGER II	\$ 206.00	ENGINEER TECHNICIAN II	\$ 130.00
PROJECT MANAGER I	\$ 182.00	ENGINEER TECHNICIAN I	\$ 95.00
ENGINEER VI	\$ 215.00	LANDSCAPE ARCHITECT	\$ 185.00
ENGINEER V	\$ 200.00	DATA MANAGER	\$ 165.00
ENGINEER IV	\$ 185.00	DATA TECHNICIAN III	\$ 154.00
ENGINEER III	\$ 175.00	DATA TECHNICIAN II	\$ 137.00
ENGINEER II	\$ 158.00	DATA TECHNICIAN I	\$ 105.00
ENGINEER I	\$ 149.00	ENVIRONMENTAL RESOURCE SPECIALIST IV	\$ 200.00
LAND SURVEYOR IV	\$ 220.00	ENVIRONMENTAL RESOURCE SPECIALIST III	\$ 180.00
LAND SURVEYOR III	\$ 181.00	ENVIRONMENTAL RESOURCE SPECIALIST II	\$ 155.00
LAND SURVEYOR II	\$ 160.00	ENVIRONMENTAL RESOURCE SPECIALIST I	\$ 142.00
LAND SURVEYOR I	\$ 140.00	ADMINISTRATIVE II	\$ 118.00
GIS TECHNICIAN IV	\$ 192.00	ADMINISTRATIVE I	\$ 95.00
GIS TECHNICIAN III	\$ 165.00	ACCOUNTING MANAGER	\$ 200.00
GIS TECHNICIAN II	\$ 135.00	ACCOUNTING II	\$ 144.00
GIS TECHNICIAN I	\$ 115.00	ACCOUNTING I	\$ 135.00
CAD MANAGER	\$ 230.00		
CAD TECHNICIAN III	\$ 158.00		
CAD TECHNICIAN I	\$ 130.00		
CAD TECHNICIAN I	\$ 105.00		

Services provided under this Agreement will be billed according to the rates in effect at the time services are rendered.

ENGINEERING PLANS FOR: SPRING ROCK PARK SOCCER FIELD #5 MULTI-PURPOSE RENOVATION

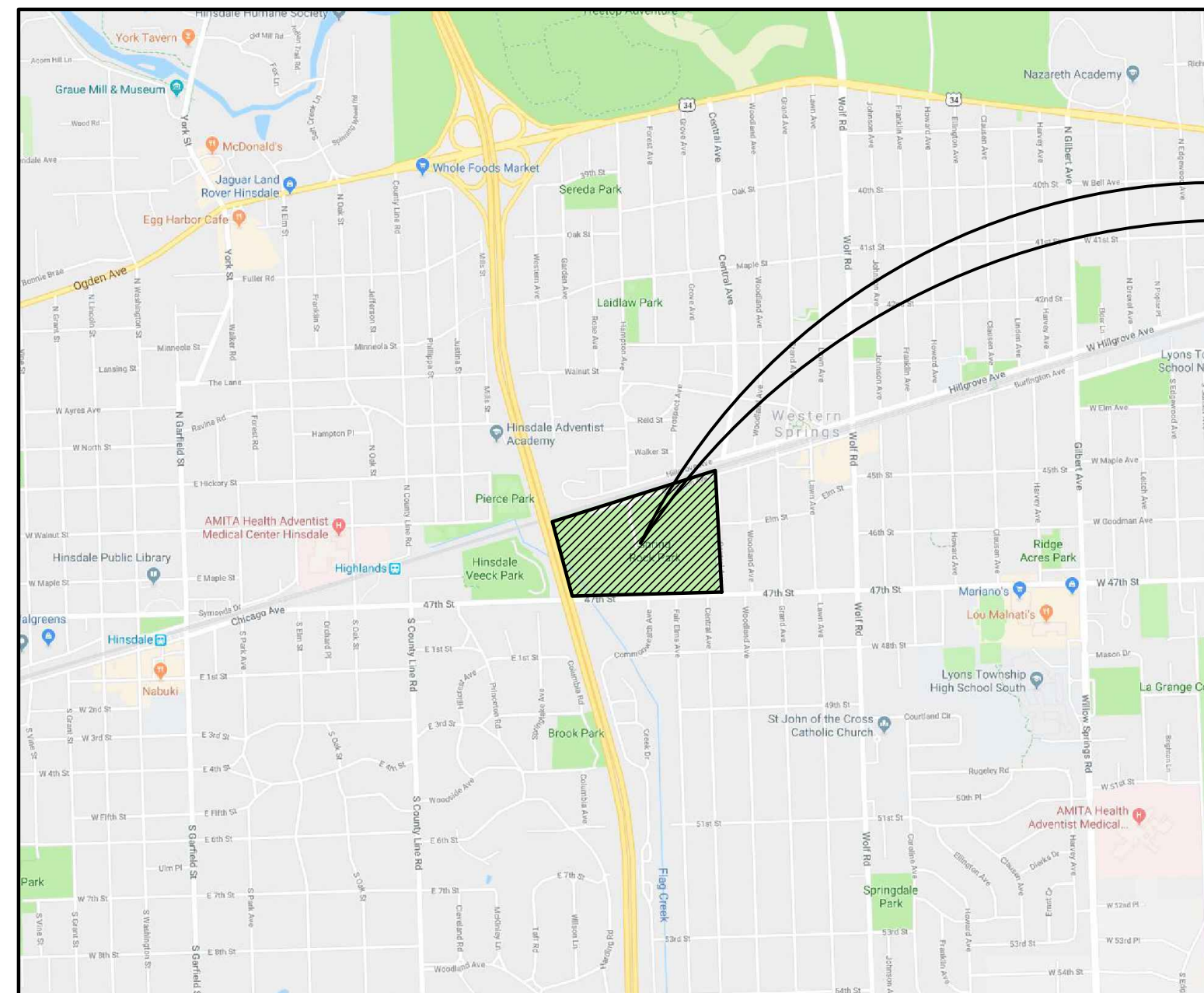
WESTERN SPRINGS PARK DISTRICT 4400 CENTRAL AVENUE WESTERN SPRINGS, IL 60558

STANDARD SYMBOLS

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

JULIE
JOINT
UTILITY
LOCATION
INFORMATION FOR
EXCAVATION
CALL 811

Know what's below.
Call before you dig.



PROJECT LOCATION
4400 CENTRAL AVENUE
WESTERN SPRINGS, IL 60558

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

PLANS PREPARED FOR:
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE
WESTERN SPRINGS, ILLINOIS 60558
TELEPHONE: 708-246-4225

LOCATION MAP (Not to Scale)

Point Table				
Point #	Northing	Easting	Elevation	Description
1	1872410.39	1100007.35	645.85	CP1 SIR W CAP
2	1872648.07	1100176.82	642.89	CP 2 SXTC

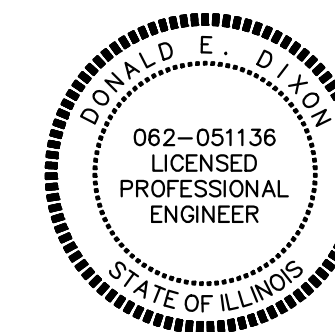
PROFESSIONAL DESIGN FIRM LICENSE:
GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010
EXPIRES: 6/30/2025

COORDINATING/PERMITTING AGENCIES:
VILLAGE OF WESTERN SPRINGS 708-246-1800

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

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

CONTROL DISCLAIMER:
CONTROL PROVIDED ABOVE IS INFORMATION COLLECTED AT TIME OF FIELD WORK. ALL CONTROL POINTS SHALL BE CHECKED AND ELEVATIONS RE-ESTABLISHED WITH BENCHMARK PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO GEWALT-HAMILTON ASSOCIATES, INC. GEWALT HAMILTON ASSOCIATES, INC. IS NOT RESPONSIBLE FOR RE-VERIFICATION IN THE FIELD.



SIGNED: P.E.
DONALD E. DIXON
DATE: MARCH 24TH, 2025
ILLINOIS LICENSE NO.: 062-051136
EXPIRATION DATE: NOVEMBER 30, 2025

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

ISSUE FOR PERMIT

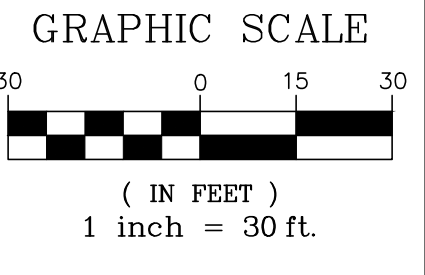
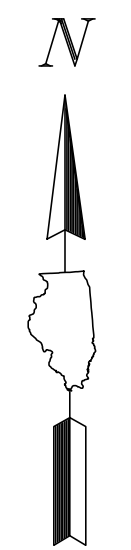
GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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TITLE SHEET
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-DT.dwg	SHEET NUMBER:
DRAWN BY: JMB	GHA PROJECT #
DATE: 03-24-25	5436.120
CHECKED BY: DG	SCALE:
DATE: 03-24-25	N.A.
	OF 10 SHEETS



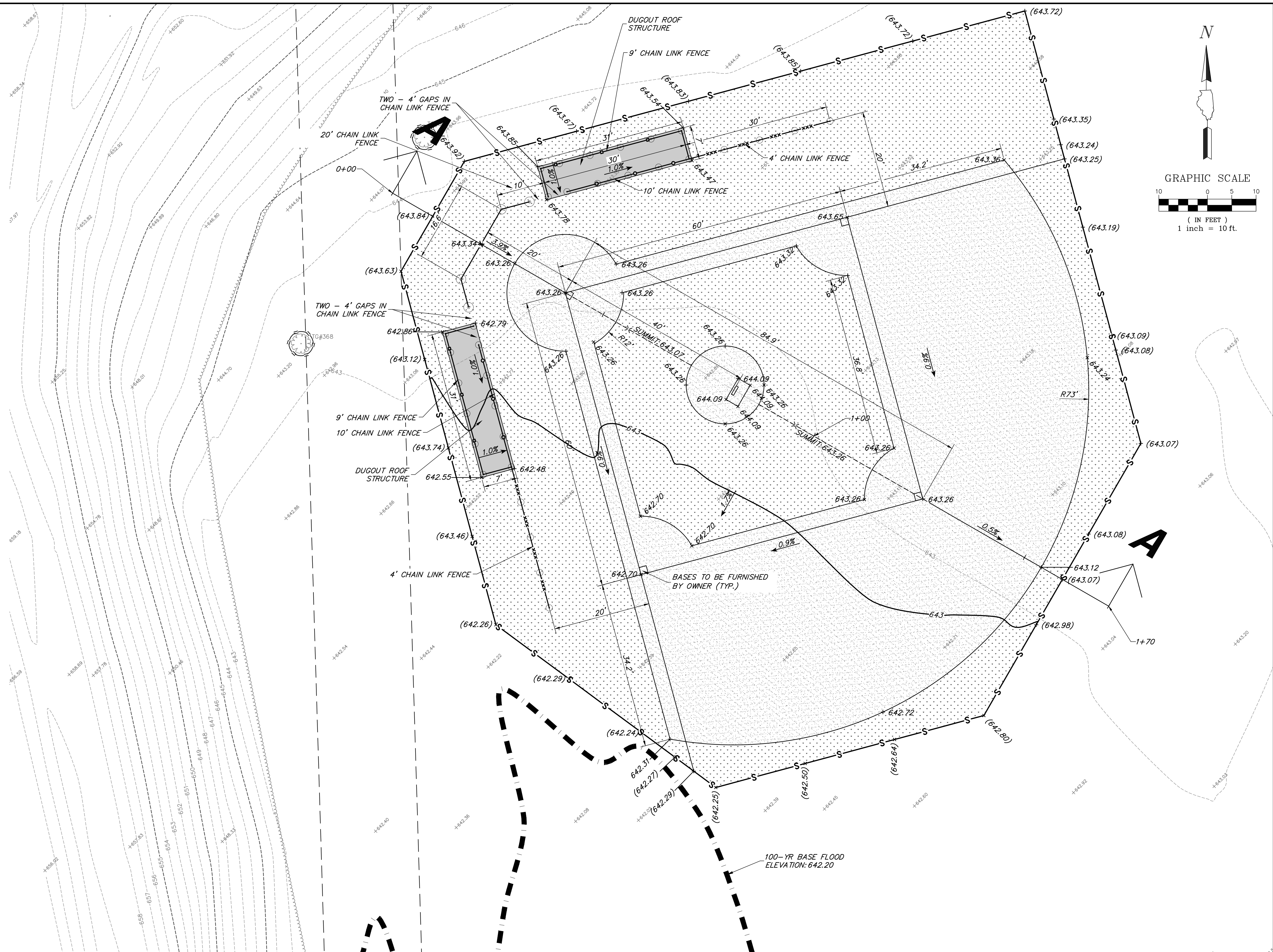
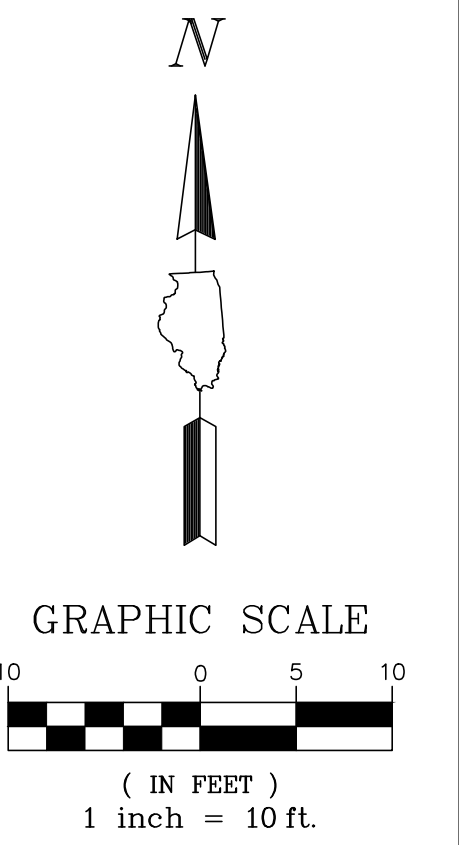
GHA **GEWALT HAMILTON ASSOCIATES, INC.**
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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OVERALL PLAN
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-PR.dwg	SHEET NUMBER:
DRAWN BY: JMB	GHA PROJECT #
DATE: 03-24-25	5436.120
CHECKED BY: DG	SCALE:
DATE: 03-24-25	1"=30'
	OF 10 SHEETS



PROPOSED LEGEND

- 6" CA-6 CRUSHED AGGREGATE
- WAUPACA SURE-HOP CLASSIC INFIELD MIX
- SEED RESTORATION NAGS75 BLANKET, FIELD OF DREAMS GAME DAY SEED MIX, 6" PULVERIZED TOPSOIL
- 18' FENCE
- 10' FENCE
- 9' FENCE
- 4' FENCE
- TREE TRUNK PROTECTION FENCE
- PERIMETER EROSION BARRIER
- B.F.E. LINE (642.20)
- PROPOSED SPOT ELEVATION
- CONTOUR
- SLOPES
- SUMMITS

SITE PLAN

**SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL**

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-PR.dwg	SHEET NUMBER:
DRAWN BY: JMB	GHA PROJECT #
DATE: 03-24-25	5436.120
CHECKED BY: DG	SCALE:
DATE: 03-24-25	1"=10'
	OF 10 SHEETS

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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EXISTING CONDITION AND DEMOLITION NOTES

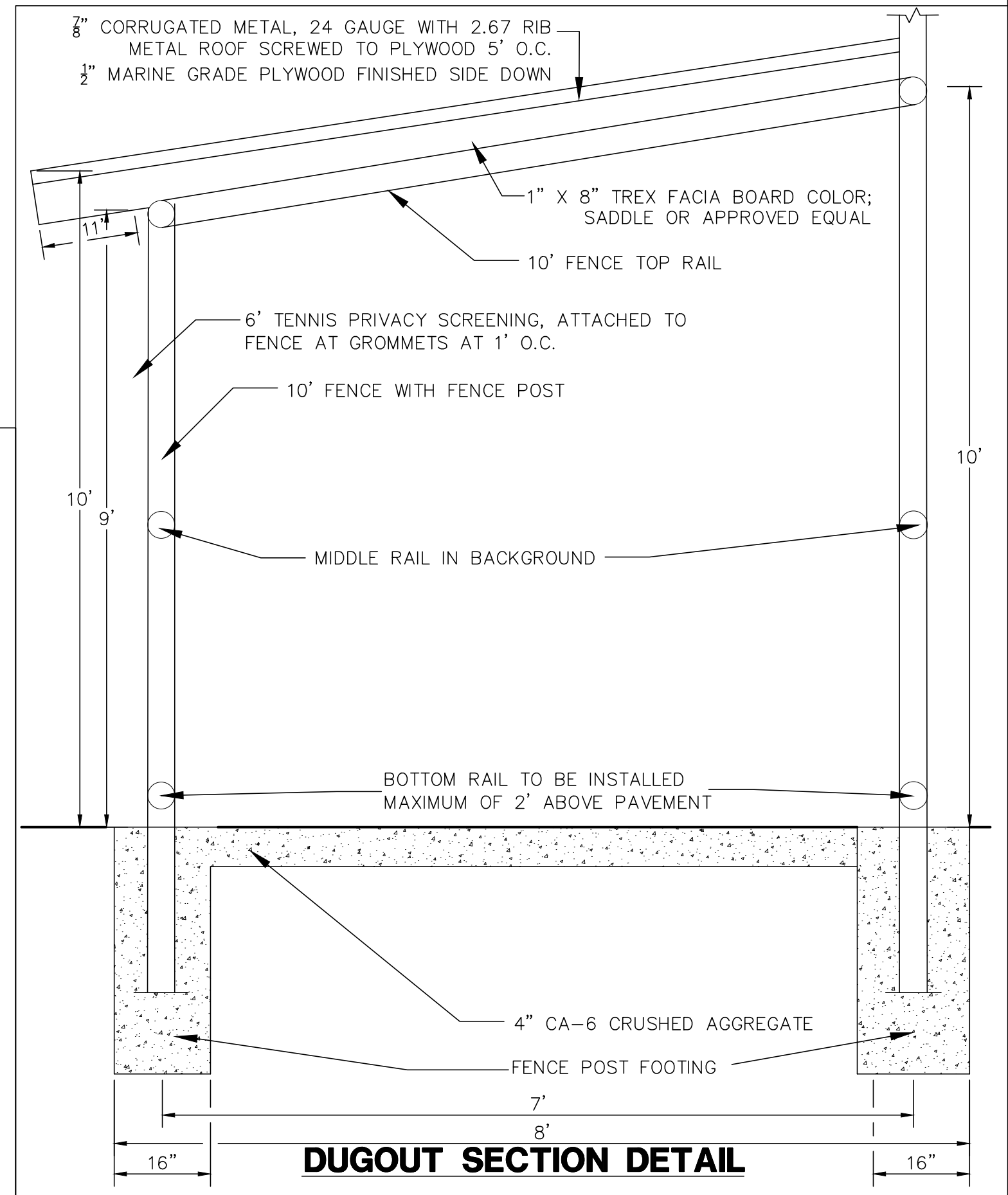
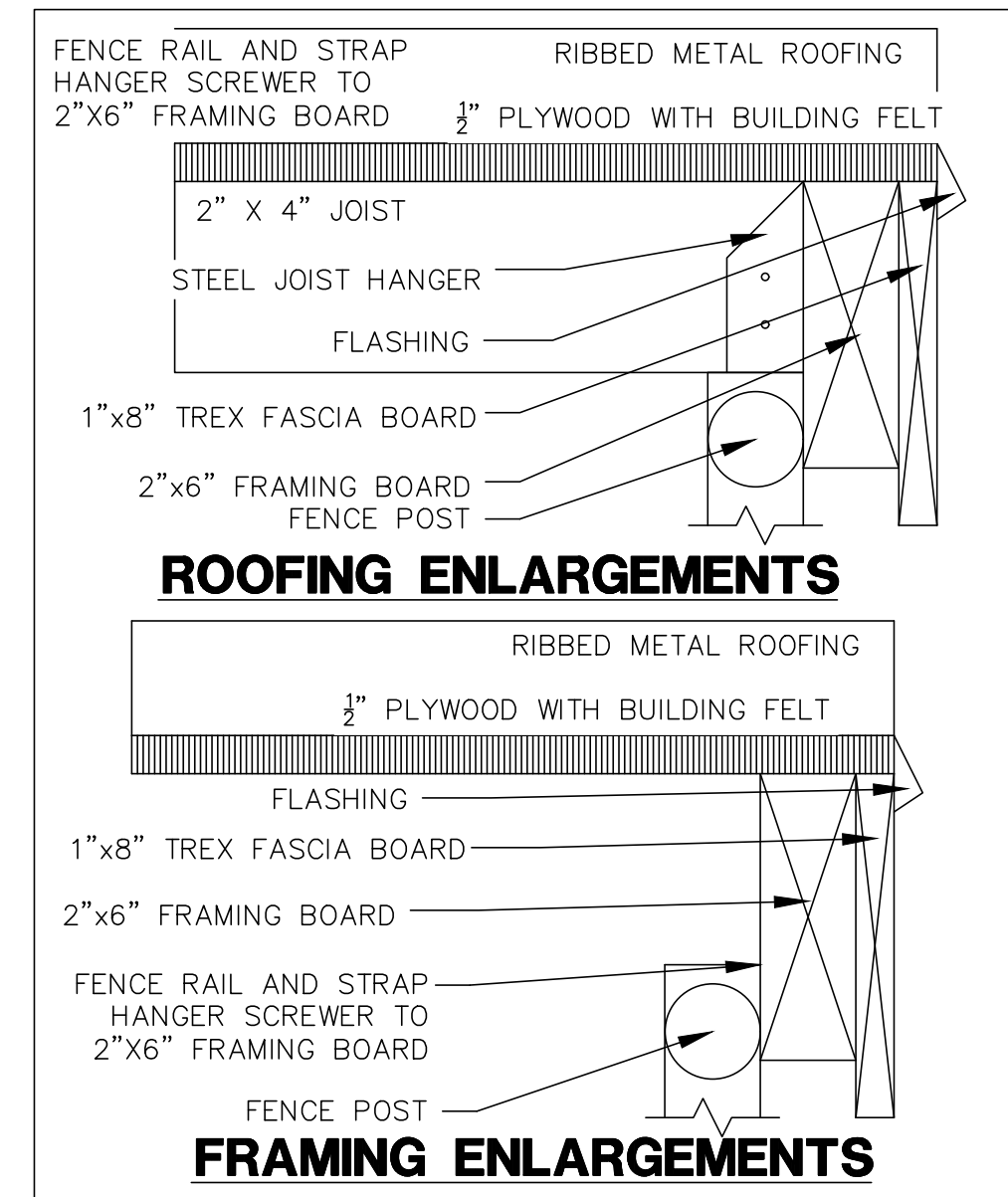
- PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
- PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FENCING THE ACTIVE WORK ZONE FROM THE PUBLIC AND PROTECTING THE PUBLIC FROM ANY CONSTRUCTION RELATED HAZARDS. AT A MINIMUM, ALL EXCAVATION, DEMOLITION AREAS AND OTHER AREAS POTENTIALLY HAZARDOUS TO PEDESTRIANS AND VEHICLES MUST BE PROTECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND DISPOSAL OF ALL EXISTING IMPROVEMENTS ONSITE NECESSARY TO COMPLETE THE JOB. THESE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITIES, LIGHTING, LIGHT BASES, MANHOLES, FENCES, FOUNDATIONS, AND OTHER STRUCTURES WITHIN THE WORK AREA. EXCAVATE AND GRADE TO PROPOSED PAVEMENT AND BUILDING SUBBASE GRADES. (REFER TO FOUNDATION PLANS FOR PROPOSED BUILDING SUBBASE GRADES.) THESE ITEMS SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED OF OFFSITE.
- REMOVE OR ABANDON EXISTING UTILITIES AS SHOWN. UTILITIES THAT ARE REMOVED, UNLESS OTHERWISE NOTED, SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE IN LIFTS OF 8" OR LESS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. UTILITIES TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2 FEET LONG NON-SHRINK CONCRETE/MORTAR PLUGS. MANHOLE STRUCTURES TO BE ABANDONED SHALL HAVE THE TOP SECTION REMOVED, SEWERS BULKHEADED WITH CONCRETE AND BACKFILLED WITH CA-6 CRUSHED STONE.
- THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
- CONTRACTOR TO STRIP EXISTING TOPSOIL AND STOCKPILE IN THE LOCATION SHOWN ON THE PLANS. PRIOR TO FINAL PLACEMENT OF TOPSOIL THE TOPSOIL SHALL BE PULVERIZED ON-SITE.
- EXISTING CONDITION SURVEY PROVIDED BY GEWALT HAMILTON ASSOCIATES, INC. DATED OCTOBER 22, 2018.

GEOMETRIC AND PAVING PLAN

- ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E=EDGE OF PAVEMENT, B=BACK OF CURB, F=FACE OF CURB. RADII DIMENSIONS ARE TO EDGE OF PAVEMENT.
- PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL PEDESTRIAN PATH WAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
- CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SEED AND BLANKET AS NECESSARY TO MEET SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. REFER TO NOTES AND DETAILS THROUGHOUT THE PLAN SET FOR SPECIFIC MATERIAL REQUIREMENTS.
- FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS:
 - PRIOR TO PLACEMENT OF TOPSOIL, RESTORATION AREA SUBGRADE MATERIAL SHALL BE ROTOTILLED AND RE-COMPACTED TO A MAXIMUM OF 80% STANDARD PROCTOR TO A DEPTH OF 6".
 - SPREAD A MINIMUM OF 6" OF EXISTING SITE SALVAGED SCREENED TOPSOIL OR NEW PULVERIZED TOPSOIL ON ALL DISTURBED AREAS. COMPACT TO 80% STANDARD PROCTOR.
 - TOPSOIL MUST BE FREE OF LITTER, BRUSH, ROCKS AND EARTH CLOUDS OF GREATER THAN 1 INCH IN ANY DIMENSION. CONTAIN BETWEEN 1%-10% ORGANIC MATTER, 12%-50% CLAY, AND LESS THAN 55% SAND CONTENT. PH SHALL BE BETWEEN 6.0 AND 8.0.
 - SEED RESTORATION AREAS AS FOLLOWS:
 - IDOT CLASS 1 SEED. (LAWN MIXTURE)
 - FERTILIZER SHALL BE APPLIED FOLLOWING IDOT REQUIREMENTS.
 - EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN S75 OR APPROVED EQUAL INSTALLED FOLLOWING MANUFACTURER GUIDELINES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE RESTORED AREA PER IDOT SPECIFICATIONS FOR A DURATION OF 30 DAYS PRIOR TO THE OWNER'S FINAL REVIEW AND ACCEPTANCE. IF RESTORATION HAS NOT SHOWN A "CATCH" OR UNIFORM STAND, THE CONTRACTOR SHALL REPEAT RESEEDING OR RESODDING UNTIL A UNIFORM STAND IS ACHIEVED.
- ONCE RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES. SILT FENCE TRENCHES SHALL BE BACKFILLED AND RESTORED IN KIND. STORM STRUCTURES SHALL BE CLEANED OF DEBRIS.
- INSTALL NEW 4 FOOT HIGH, 9 FOOT HIGH, 10 FOOT HIGH AND 20 FOOT HIGH CHAIN LINK FENCE AS SHOWN ON THIS PAGE. FENCE FABRIC, LINE POST SPACING AND DIAMETERS TO MATCH 4 FOOT HIGH CHAIN LINK FENCE DETAIL. TOP AND BOTTOM RAIL FOR 4 FOOT HIGH FENCE IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE RESTORED AREA PER IDOT SPECIFICATIONS FOR A DURATION OF 30 DAYS PRIOR TO THE OWNER'S FINAL REVIEW AND ACCEPTANCE. IF RESTORATION HAS NOT SHOWN A "CATCH" OR UNIFORM STAND, THE CONTRACTOR SHALL REPEAT RESEEDING OR RESODDING UNTIL A UNIFORM STAND IS ACHIEVED.

GRADING PLAN NOTES

- REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.
- THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. MINOR ADJUSTMENTS TO GRADES CAN BE ACCOMMODATED WITH PROJECT ENGINEER APPROVAL.
- THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT:
 - LAWN OR OPEN SPACE AREAS
 - SPOT ELEVATIONS AT A MAXIMUM 10 FOOT GRID.
 - SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
 - SOFTBALL FIELD
 - SPOT ELEVATIONS AT SUMMIT / HIGH AND LOW POINTS.
 - SPOT ELEVATIONS AT LOCATIONS AROUND BASE OF PITCHERS MOUND.
 - SPOT ELEVATIONS AT TOP OF PITCHERS MOUND.
 - SPOT ELEVATIONS AT LIMITS OF INFIELD MIX EVERY 5' ALONG ARC OF MIX/GRASS TRANSITION SPOT ELEVATIONS AT LOCATION OF FIRST, SECOND, THIRD AND HOME PLATE.
- REFER TO SWPPP PLAN FOR SEQUENCE OF CONSTRUCTION. NOTE MASS GRADING WORK ZONE AREAS SHALL BE MINIMIZED TO PREVENT EROSION. ONCE A WORK ZONE HAS BEEN ROUGH GRADED, STABILIZE AREA WITH MULCH AND PROCEED TO NEXT WORK AREA UNTIL SITE IS COMPLETED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS.



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SHEET NOTES AND DETAILS
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-DT.dwg	SHEET NUMBER:
DRAWN BY: JMB	GHA PROJECT #
DATE: 03-24-25	5436.120
CHECKED BY: DG	SCALE:
DATE: 03-24-25	N.A.
	OF 10 SHEETS

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
- WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..
- ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
- IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

PROJECT SPECIFIC NOTES

- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.
- ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
- THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.
- ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.
- STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED
- ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL POST FOUNDATIONS SHALL BE CLASS SI 3,500 PSI @ 14 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.
- SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

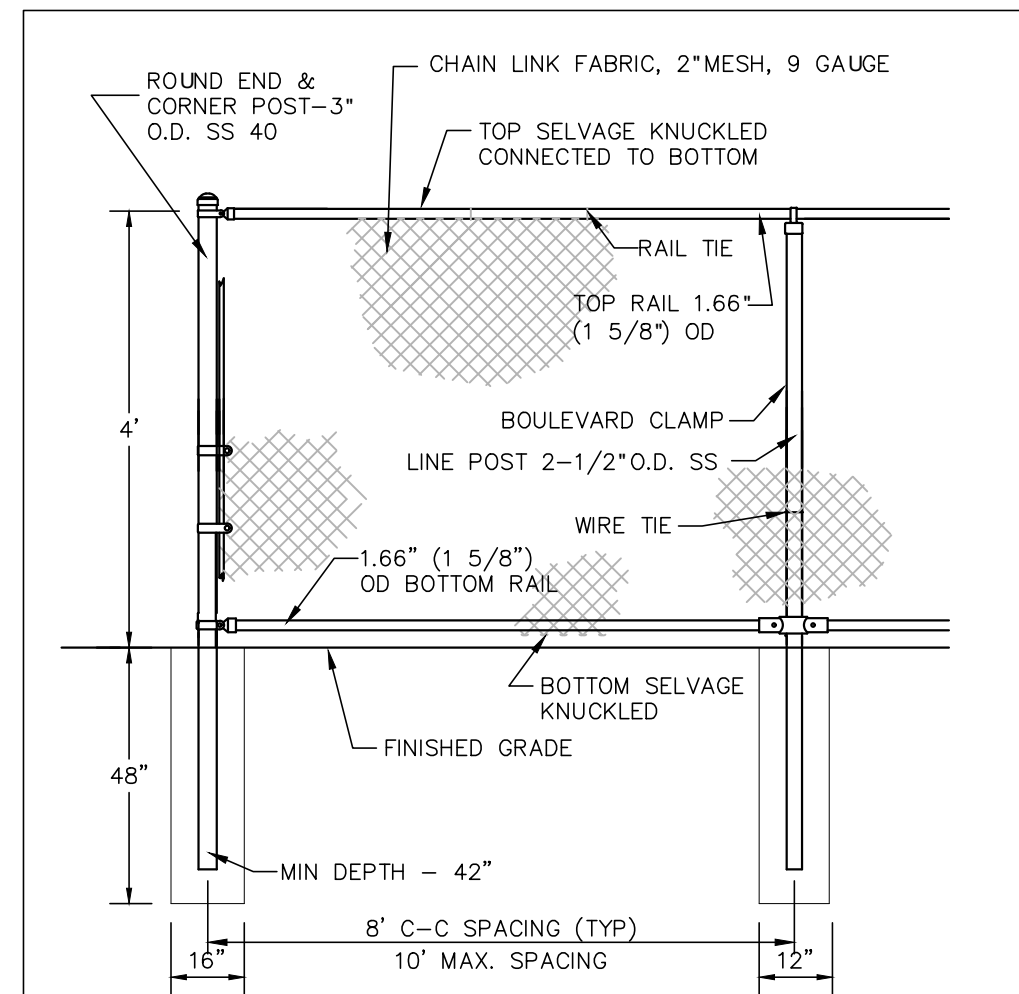
SPECIAL PROVISIONS

CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) MATERIAL DISPOSAL

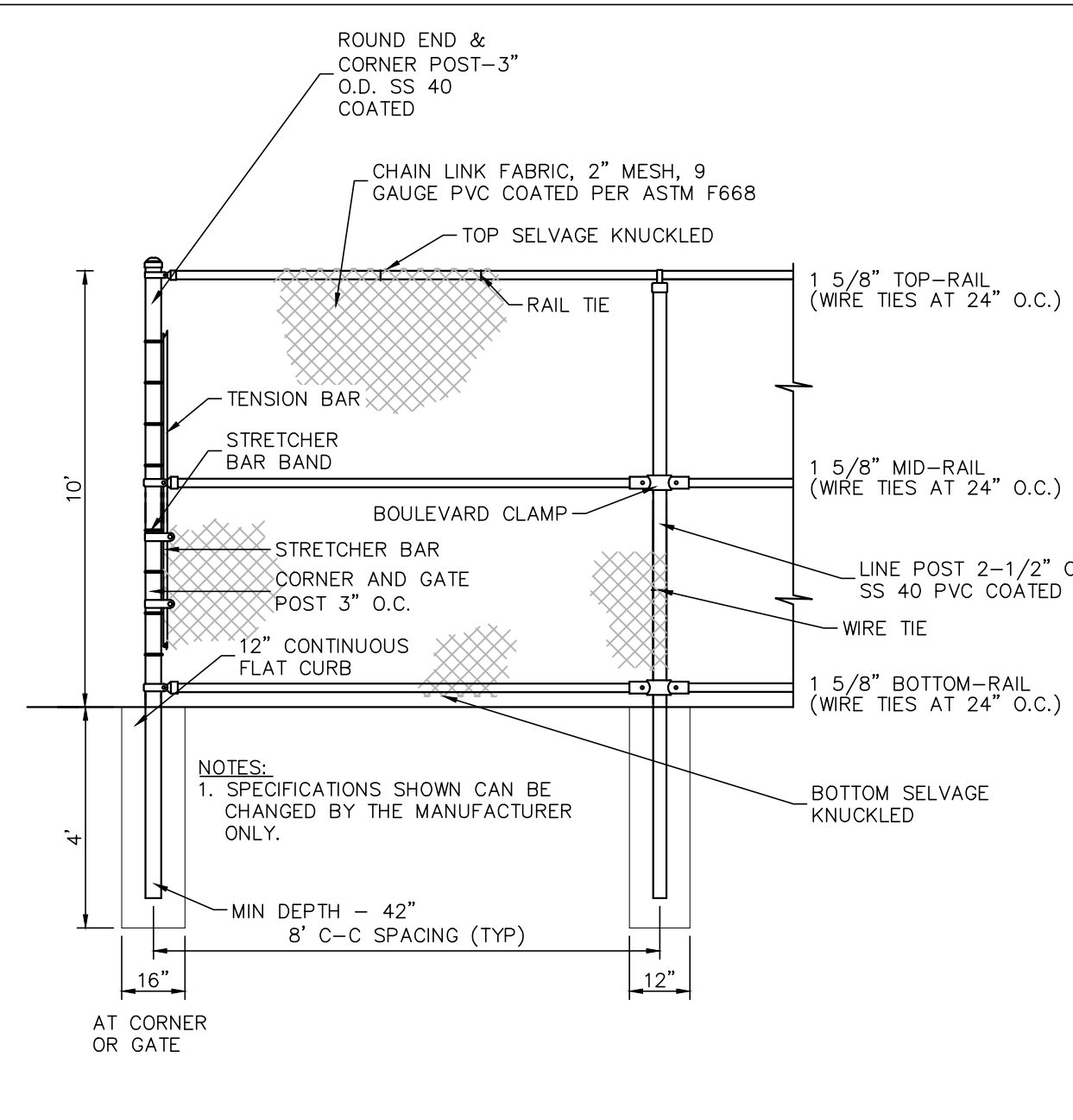
WORK UNDER THIS ITEM SHALL BE PERFORMED IN COMPLIANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) GUIDELINES IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MAKE ALL ARRANGEMENTS FOR COORDINATION AND SUBMISSION OF THE NECESSARY DOCUMENTS WITH THEIR CHOSEN CCDD OR OTHER SUITABLE DISPOSAL FACILITY. WRITTEN CONFIRMATION OF PRELIMINARY APPROVAL MUST BE PROVIDED FROM THE DISPOSAL FACILITY AND CONFIRMED BY THE OWNER AS ACCEPTABLE. ALL SURPLUS, CLEAN MATERIAL GENERATED FROM THE CONTRACTOR'S ACTIVITIES MUST BE DISPOSED OF AT AN IEPA PERMITTED CCDD OR OTHERWISE ACCEPTABLE FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DOCUMENTATION TO THE OWNER FOR EACH LOAD HAULED OFF-SITE SHOWING THE QUANTITY OF MATERIAL AND THE LOCATION THE MATERIAL WAS DISPOSED OF. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES INCURRED COMPLYING WITH THESE REQUIREMENTS INCLUDING BUT NOT LIMITED TO: DELAYS, INCONVENIENCE, OR INTERRUPTIONS IN THE WORK RESULTING FROM COMPLIANCE WITH THESE REQUIREMENTS. ALL COSTS ASSOCIATED WITH MATERIAL TESTING AND DISPOSAL SHALL BE INCLUDED IN THE COST OF THE CONTRACT.

EROSION CONTROL NOTES

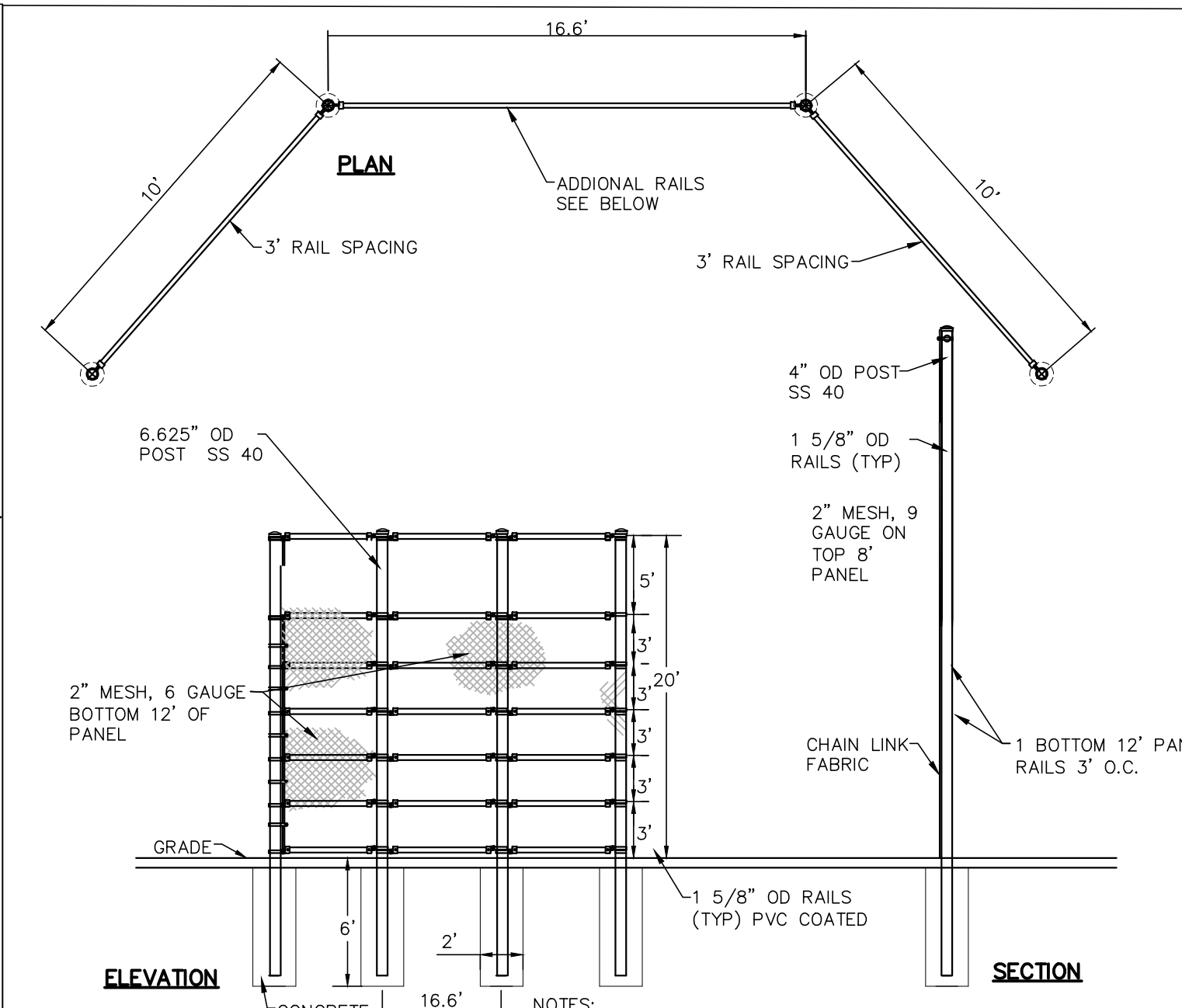
- AT A MINIMUM, THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S URBAN MANUAL.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY ROAD OF MATERIAL THAT IS FROM THE PROJECT. THIS WILL BE DONE AT THE CLOSE OF EACH DAY OF WORK OR MORE FREQUENTLY AS FIELD CONDITIONS WARRANT.
- ALL STORM WATER STRUCTURES WITH OPEN LIDS SHALL BE PROTECTED WITH INLET FILTER BASKETS. DURING CONSTRUCTION, SEDIMENT SHALL BE REMOVED AS NEEDED, AND BASKETS SHALL BE REPAIRED OR REPLACED AS NEEDED.
- AFTER ACHIEVING PERMANENT VEGETATION, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED, AND THE DRAINAGE STRUCTURES SHALL BE CLEANED.
- THE CONTRACTOR SHALL KEEP A WATER SOURCE AT THEIR DISPOSAL FOR THE PURPOSE OF WATERING DOWN SOIL ON SITE AND ADJACENT ROADWAYS WHICH OTHERWISE MAY BECOME AIRBORNE.
- THE CONTRACTOR SHALL STABILIZE ALL IDLE, DISTURBED AREAS WITHIN SEVEN DAYS OF CESSATION OF THE CONSTRUCTION ACTIVITIES IN THAT AREA.
- THE CONTRACTOR IS EXPRESSLY ADVISED NOT TO DISTURB AREAS WHICH ARE OUTSIDE THOSE NECESSARY TO PROVIDE THE IMPROVEMENTS AS CALLED FOR IN THE PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE REPLACED IF DAMAGED OR MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- ALL BYPASS CHANNELS, MUST BE CONSTRUCTED SO THAT CHANNEL FLOWS WILL NOT CAUSE EROSION OF EXCAVATED MATERIAL. IN EACH CASE A SEDIMENTATION BASIN MUST BE CONSTRUCTED SO AS TO ALLOW THE SEDIMENT TO SETTLE PRIOR TO THE DOWNSTREAM OUTLET OF THE PROJECT AREA.
- PUMPS MAY BE USED AS BYPASS DEVICES, BUT IN NO CASE WILL THE WATER BE DIVERTED OUTSIDE THE PROJECT LIMIT. ALL PUMPED WATER SHALL BE FREE OF SILT. PUMPING MAY REQUIRE THE USE OF A SEDIMENT CONTAINMENT FILTER BAG AND OTHER SUPPLEMENTAL SEDIMENT CONTROL MEASURES.
- CONCRETE WASHOUT FACILITIES SHALL BE MADE AVAILABLE IF NEEDED, AND PROPERLY MAINTAINED THROUGHOUT THE PROJECT.
- PROPERLY MANAGE ALL MATERIAL STORAGE AREAS, PORTABLE TOILETS, AND EQUIPMENT FUELING, CLEANING, AND MAINTENANCE AREAS TO ENSURE THESE AREAS ARE FREE OF SPILLS, LEAKS, OR OTHER POTENTIAL POLLUTANTS.
- WASTE, CONSTRUCTION DEBRIS, AND BUILDING MATERIALS SHALL BE COLLECTED AND PLACED IN APPROVED RECEPTACLES.



- NOTES:
 1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
 2. FOOTING WIDTH TO BE (4") X POST WIDTH.
 3. ALL FENCING AND POSTS SHALL BE FUSE BONDED BLACK COATED FENCE.
 4. BOTTOM RAIL ON ALL FENCING SHALL BE A MAX. OF 2" ABOVE THE FINISHED GRADE.



- NOTES:
 1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
 2. ALL POSTS SHALL BE FUSE BONDED BLACK COATED FENCE.
 3. BOTTOM RAIL ON ALL FENCING SHALL BE A MAX. OF 2" ABOVE THE FINISHED COURT GRADE. VINYL COVER. #3 BRASS GROMMETS SHALL BE INSTALLED 12" C-C ALONG TOP, MIDDLE AND BOTTOM.
 4. ATTACH FENCE WIRE TIES, 12" C-C.



- NOTES:
 1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
 2. ALL FENCING AND POSTS SHALL BE FUSE BONDED BLACK COATED FENCE.
 3. BOTTOM RAIL ON ALL FENCING SHALL BE A MAX. OF 2" ABOVE THE FINISHED GRADE.

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GENERAL NOTES AND DETAILS
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

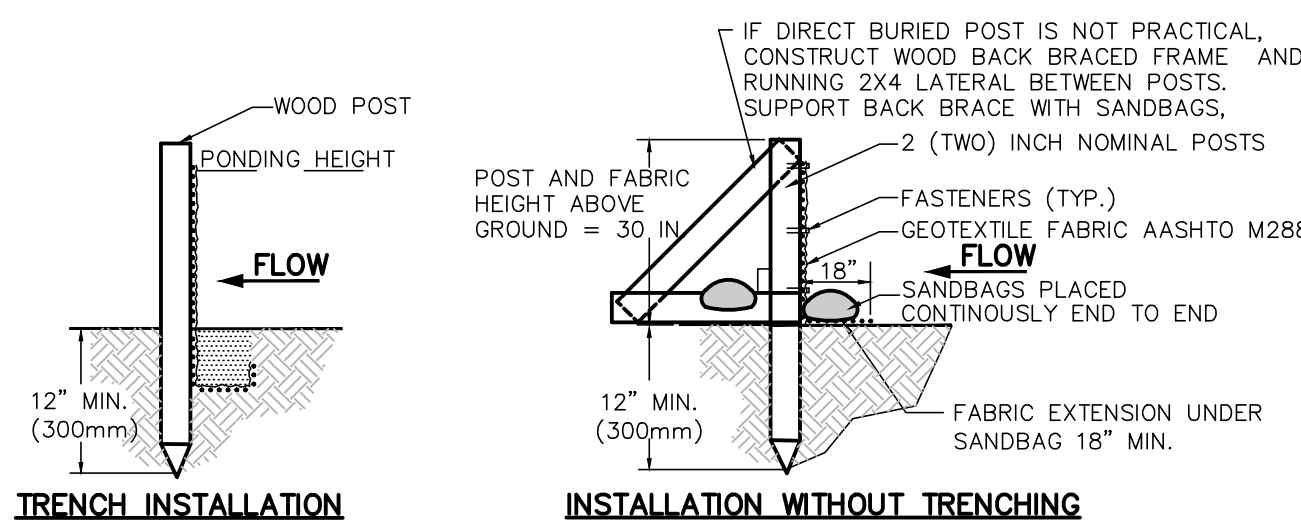
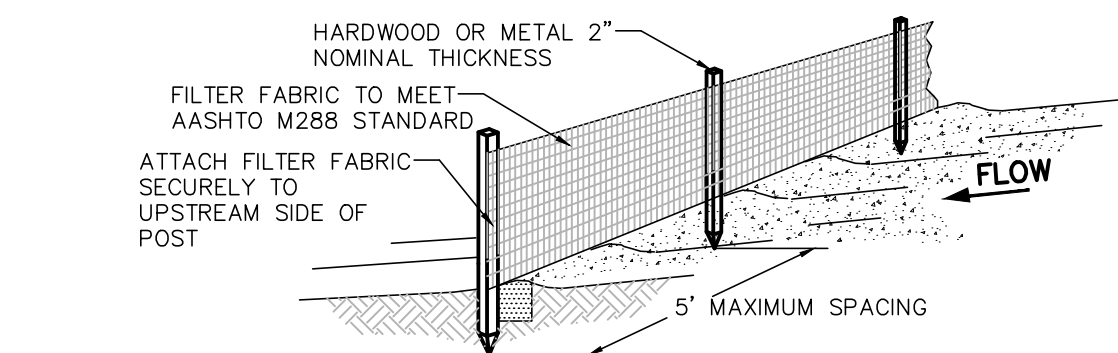
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FILE: 5436.120-DT.dwg	SHEET NUMBER:
DRAWN BY: JMB	GHA PROJECT #
DATE: 03-24-25	5436.120
CHECKED BY: DG	SCALE:
DATE: 03-24-25	N.A.
	OF 10 SHEETS

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. FABRIC AND INSTALLATION SHALL MEET THE REQUIREMENTS OF ASSHTO STANDARD SPECIFICATION M-288-00.
5. SLICING METHOD IS PREFERRED.

PROPERTY	TEST PROCEDURE
Grab Elongation	
Machine Direction	ASTM D-4533 123 lbs
X-Machine Direction	ASTM D-4833 101 lbs
Permittivity	ASTM D-4491 0.05 sec ⁻¹
A.S.O.	ASTM D-4751 30 u.s. Sieve
UV Stability	ASTM D-4355 70%

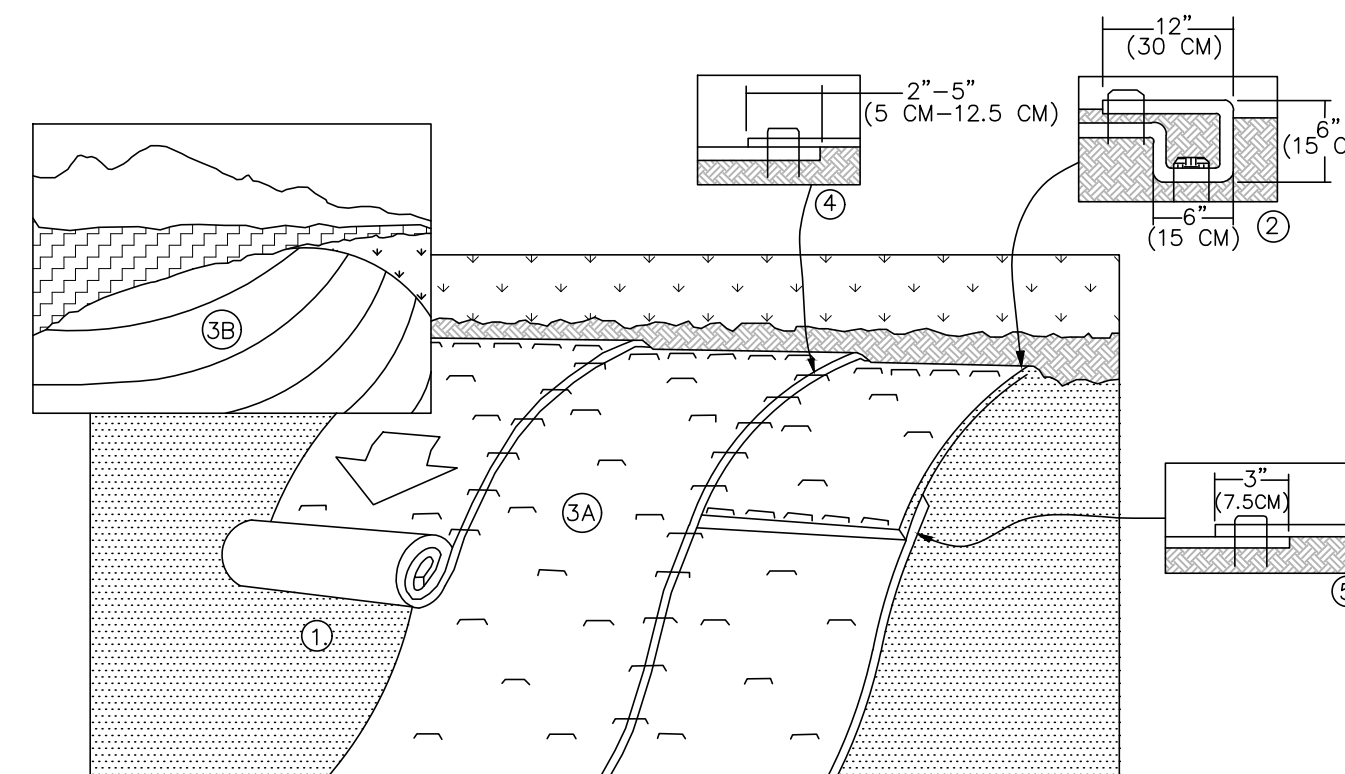


03.15.2016

SILT FENCE INSTALLATION DETAIL

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.



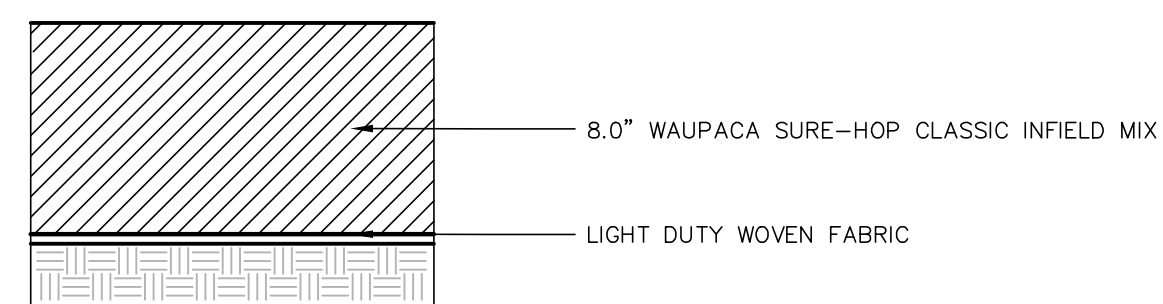
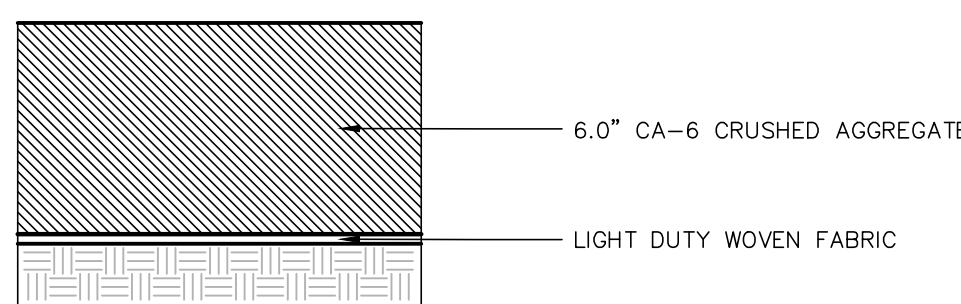
STAPLE PLACEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE STAPLE PATTERN GUIDES FOR ACTUAL RECOMMENDED PLACEMENTS.

NOTE:

*IN LOOSE SOIL, CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

03.15.2016

EROSION CONTROL BLANKET SLOPE INSTALLATION



02.01.2021

02.01.2021

CA-6 CRUSHED STONE DETAIL

INFIELD MIX DETAIL

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Waupaca Sand & Solutions
 Division of Faulks Bros. Construction, Inc.
 E3481 Roylton Street Ph: 715-256-8566
 Waupaca, WI 54981 Fax: 715-256-3983
 www.WaupacaSand.com

WAUPACA
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Sure-Hop™ Classic Infield Mix
 Baseball or Softball Field Infield Skin Surface

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes the material and labor requirements for construction of a complete infield skin surface for the following items:

1. Sure-Hop™ Classic Infield Mix

B. Related Sections include, but are not limited to:

1. Site Preparation
2. Earthwork

1.2 SUBMITTALS

A. Prior to commencement of construction, contractor shall submit a sample of product to be utilized, and an independent laboratory test result indicating the particle size analysis and sand/clay content of the product for approval from Owner's Representative. Tests shall be performed in accordance with ASTM F-1632.

1.3 PROJECT/SITE CONDITIONS

A. All site work and earth work shall be performed in accordance with the preceding sections.

B. Verify dimensions, compaction, and grading of sub-base material prior to placement of the infield skin material.

C. Where infield skin material is indicated on plans to fit with other construction, verify dimensions of other construction prior to placement of infield skin material.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Installer of materials specified shall have a minimum of five successful installations of similar projects and materials, or approval by manufacturer.

PART 2 - PRODUCTS

2.1 INFIELD MIX MANUFACTURERS

A. Sure-Hop™ Classic Infield Mix is provided by the following manufacturer:

1. Waupaca Sand & Solutions, E3481 Roylton Street, Waupaca, WI 54981, Phone 715-256-8566, Fax: 715-256-3983, Website www.WaupacaSand.com, Email info@WaupacaSand.com

2.2 INFIELD MIX MATERIALS

A. Sure-Hop™ Classic Infield Mix manufactured by Waupaca Sand & Solutions, E3481 Roylton Street, Waupaca, WI 54981, Phone 715-256-8566

B. Particle Size Specification

1. Total sand content shall be 75-81%
2. Total combined silt and clay content shall be 19-25%
3. Particle size distribution shall be as follows:

% Passing	mm	US Sieve
85-100%	Gravel 2.0	10
87-99%	V. Coarse 1.0	18
53-95%	Coarse 0.5	35
38-71%	Medium 0.25	60
22-60%	Fine 0.15	100
17-25%	V. Fine 0.05	270

PART 3 - EXECUTION

3.1 SUB-BASE VERIFICATION

A. Contractor shall verify that the sub base has been prepared according to specifications with regard to compaction and grade, and is free of debris prior to placement of infield skin material.

3.2 INFIELD MIX PLACEMENT

A. Place material in 2 inch lifts and compact. Scarify the surface to facilitate bonding of the next lift. Repeat until finish grade elevation is achieved.

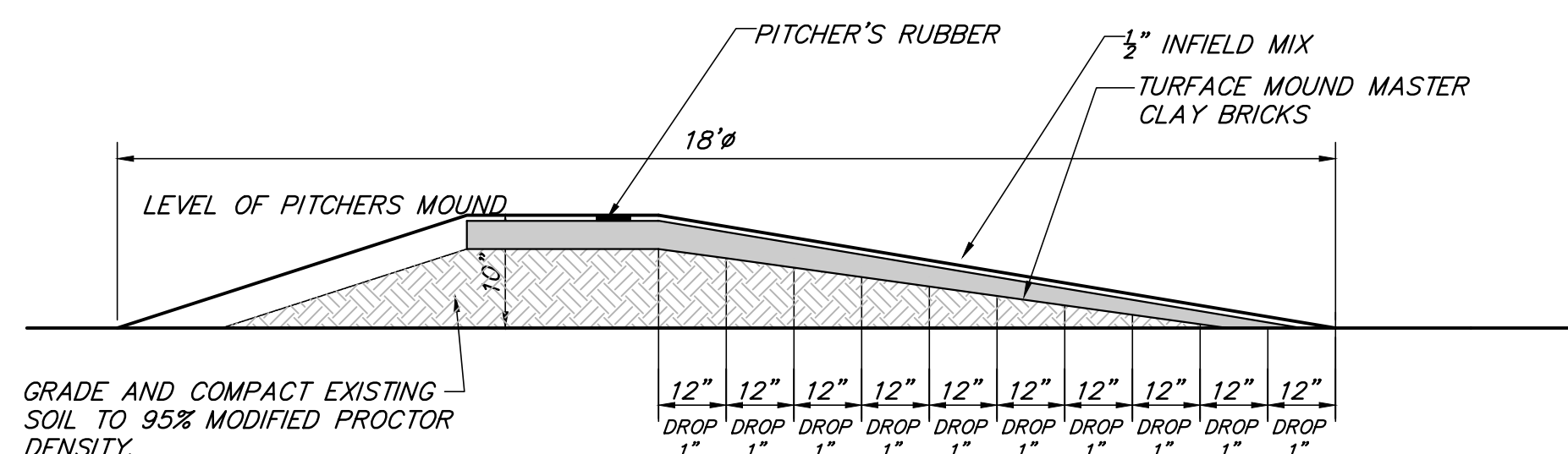
B. Depth of material shall be 4 inches to 6 inches when compacted and finished.

C. Finish grade material with a box blade, laser grader, or equal, according to plans. A 0.5%-1.0% slope towards drainage areas is recommended to facilitate surface drainage.

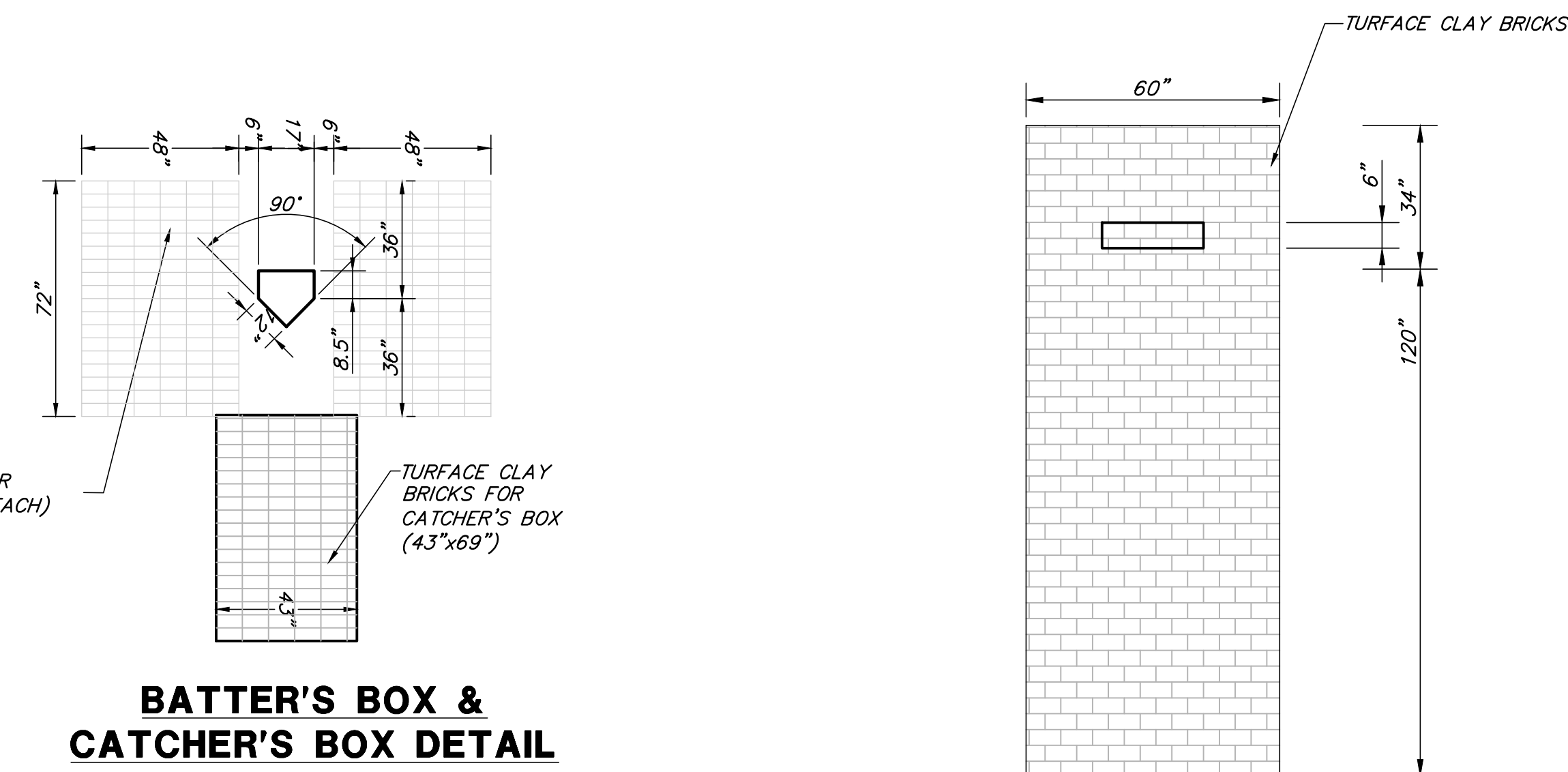
3.3 INSPECTION

A. Entire playing field shall be checked for irregularities through visual observation and laser survey equipment and adjusted to meet the finish grade per the plans. Compacted Sure-Hop™ Classic Infield Mix shall be firm with no soft areas.

END OF SECTION



PITCHER'S MOUND DETAIL



WOVEN	STYLE DESCRIPTION	STANDARDS/REQUIREMENTS	RECOMMENDED PRODUCTS
LIGHT DUTY	SUBGRADE/SUBBASE SEPARATION	6 in	MINIMUM GRAD TENSILE ASTM D4932 = 315 LBS MINIMUM TRAPEZOID TEAR ASTM D4933 = 113 LBS MINIMUM FLOW RATE ASTM D4981 = 4 GAL/MIN/SQ FT TENCATE MIRAF 1600X

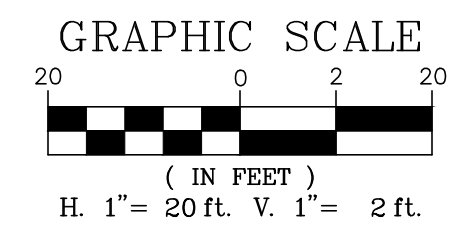
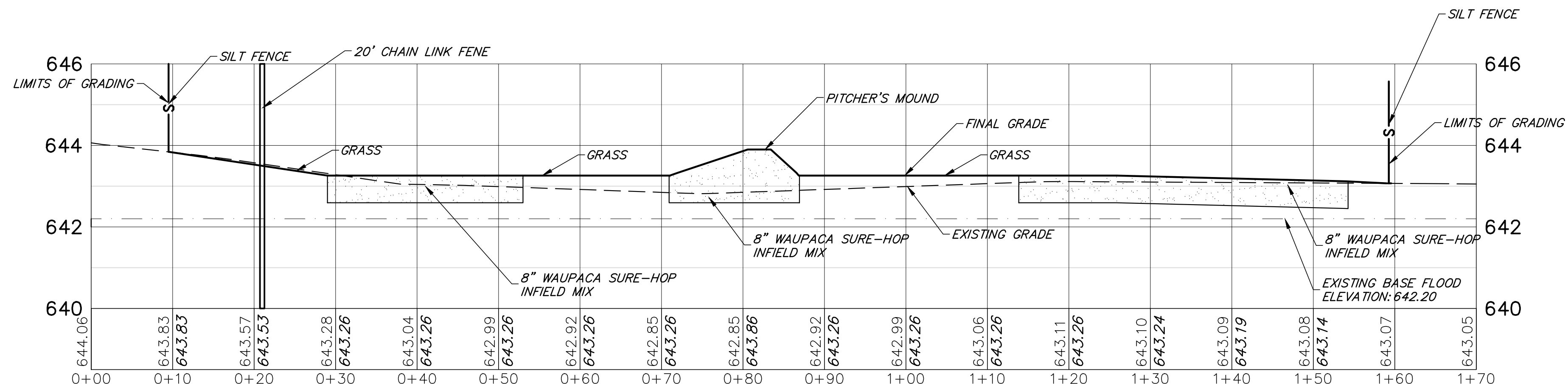
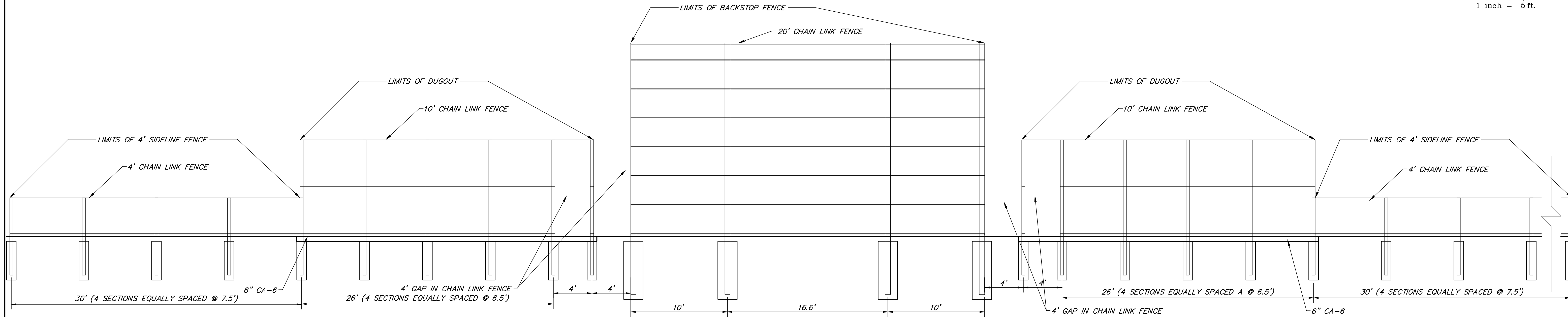
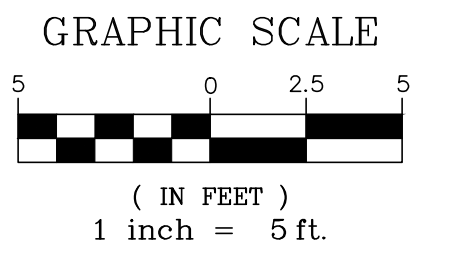
GHA GEWALT HAMILTON ASSOCIATES, INC.
 625 Forest Edge Drive ■ Vernon Hills, IL. 60061
 TEL 847.478.9700 ■ FAX 847.478.9701

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DETAILS
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-DT.dwg	GHA PROJECT #	SHEET NUMBER:
DRAWN BY: JMB	5436.120	6
DATE: 03-24-25	SCALE: N.A.	OF 10 SHEETS
CHECKED BY: DG		
DATE: 03-24-25		



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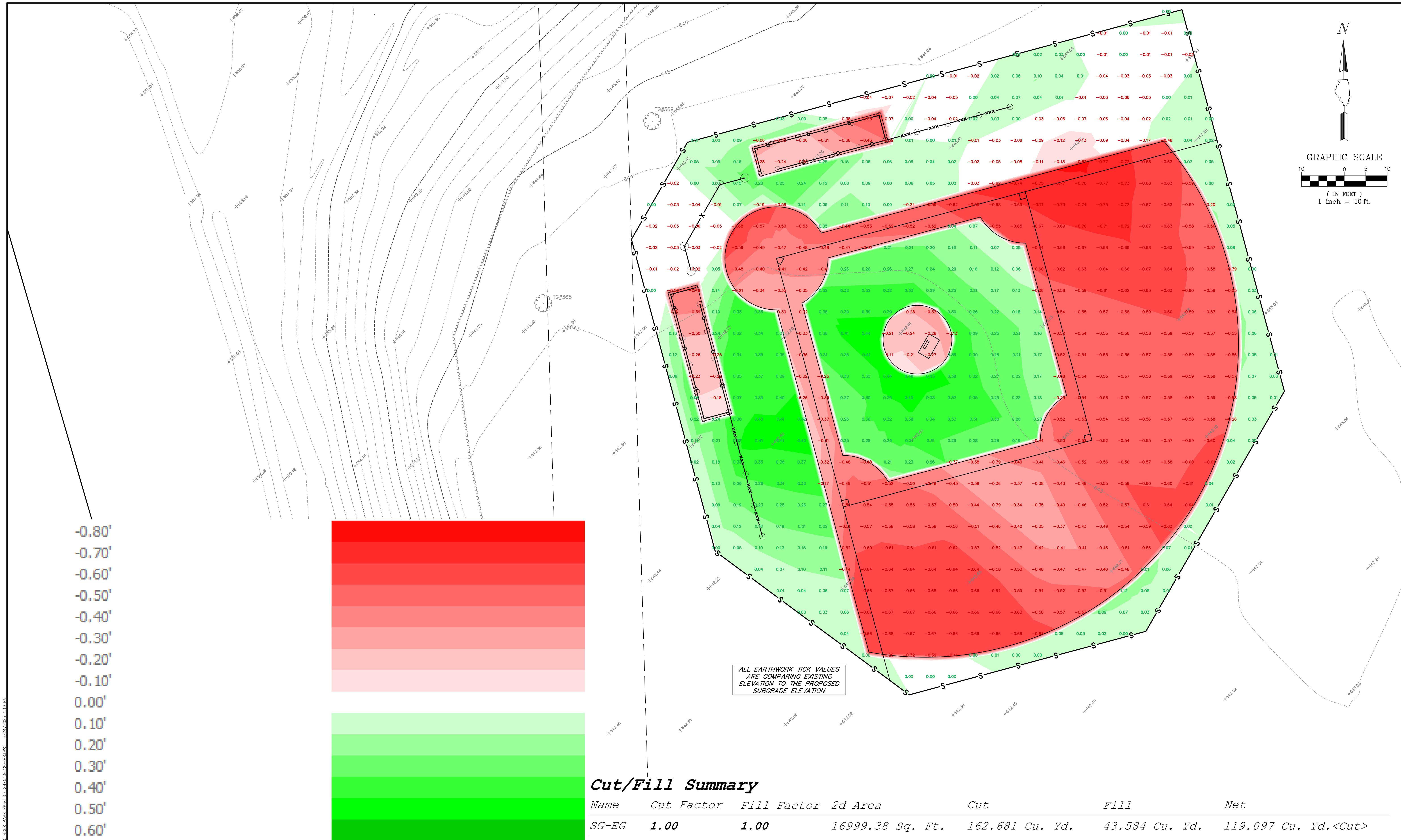
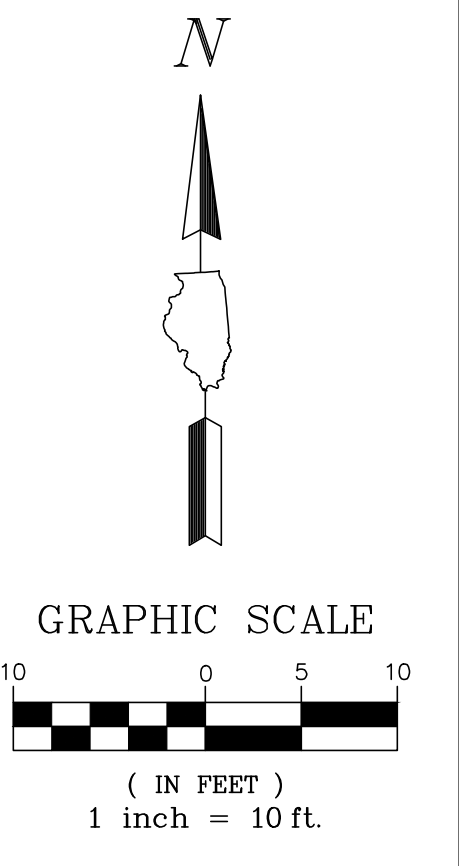
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CROSS-SECTION A-A
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

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 DRAWN BY: JMB
 DATE: 03-24-25
 GHA PROJECT #
 5436.120
 CHECKED BY: DG
 DATE: 03-24-25
 SCALE:
 1"=10'

SHEET NUMBER:
7
 OF 10 SHEETS



-0.80'
-0.70'
-0.60'
-0.50'
-0.40'
-0.30'
-0.20'
-0.10'
0.00'
0.10'
0.20'
0.30'
0.40'
0.50'
0.60'



ALL EARTHWORK TICK VALUES
ARE COMPARING EXISTING
ELEVATION TO THE PROPOSED
SUBGRADE ELEVATION

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG-EG	1.00	1.00	16999.38 Sq. Ft.	162.681 Cu. Yd.	43.584 Cu. Yd.	119.097 Cu. Yd. <Cut>

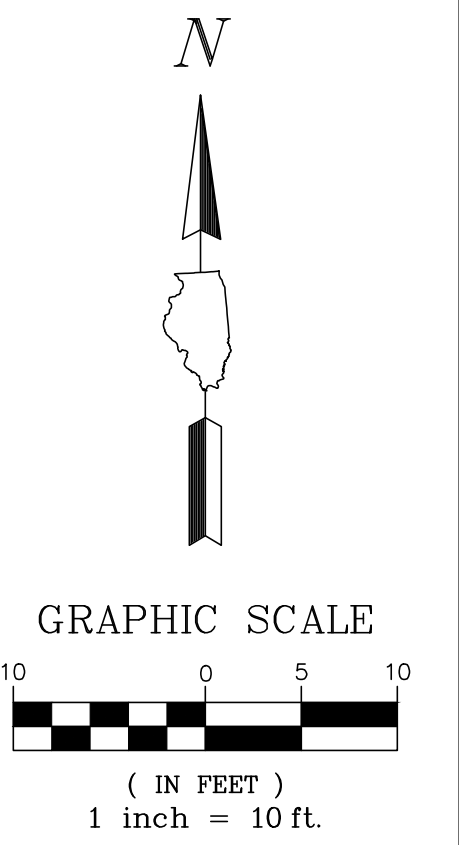
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CUT-FILL EXHIBIT
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

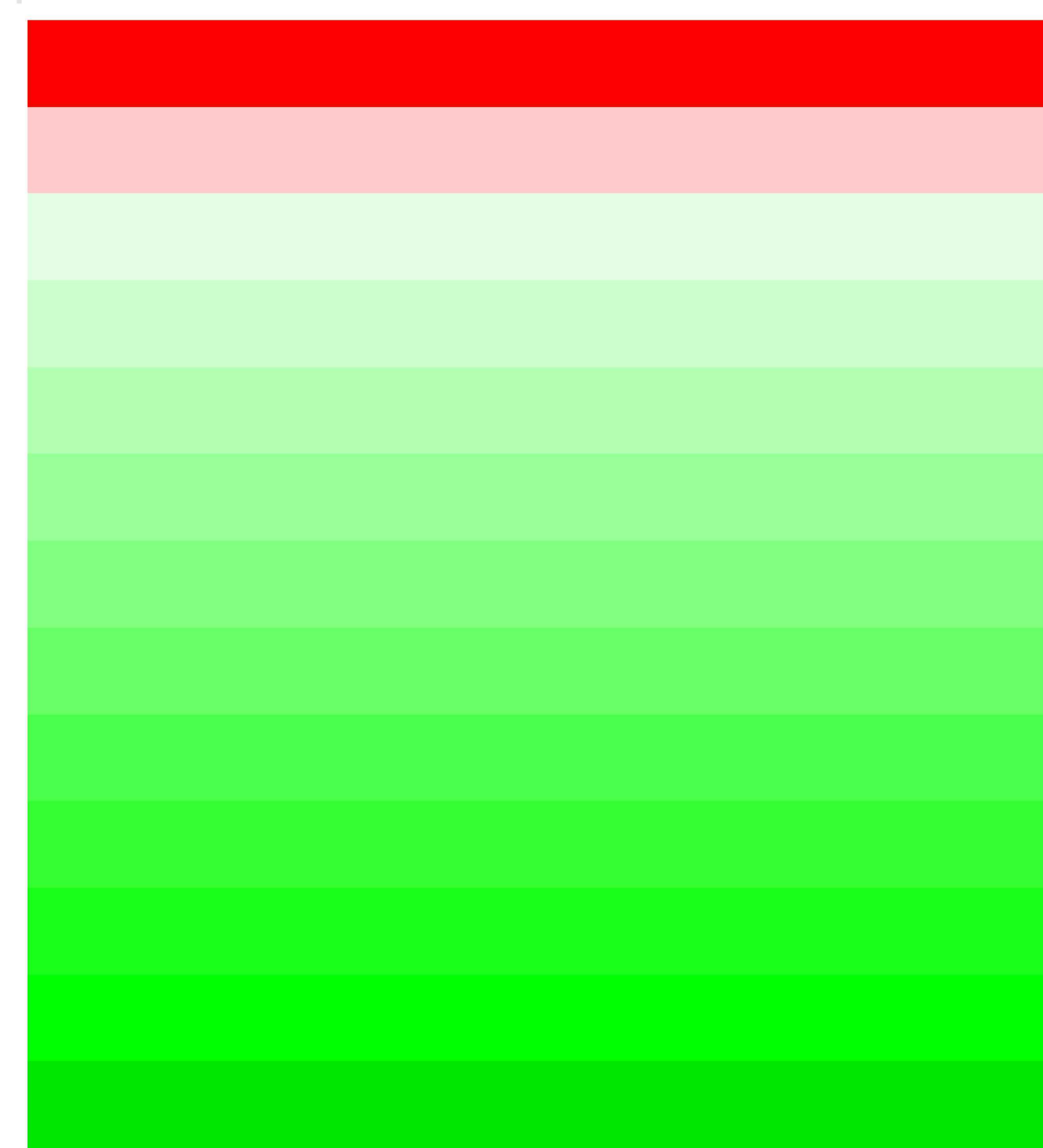
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DRAWN BY: JMB	8
DATE 03-24-25	GHA PROJECT # 5436.120
CHECKED BY: DG	SCALE 1"=10'
DATE 03-24-25	OF 10 SHEETS



Maximum Elevation

- 0.10'
- 0.00'
- 0.10'
- 0.20'
- 0.30'
- 0.40'
- 0.50'
- 0.60'
- 0.70'
- 0.80'
- 0.90'
- 1.00'
- 1.10'

Color Scheme



ALL EARTHWORK TICK VALUES ARE COMPARING EXISTING ELEVATION TO THE PROPOSED FINAL GRADE ELEVATION

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG-FG	1.00	1.00	16999.38 Sq. Ft.	3.650 Cu. Yd.	84.349 Cu. Yd.	80.699 Cu. Yd.<Fill>

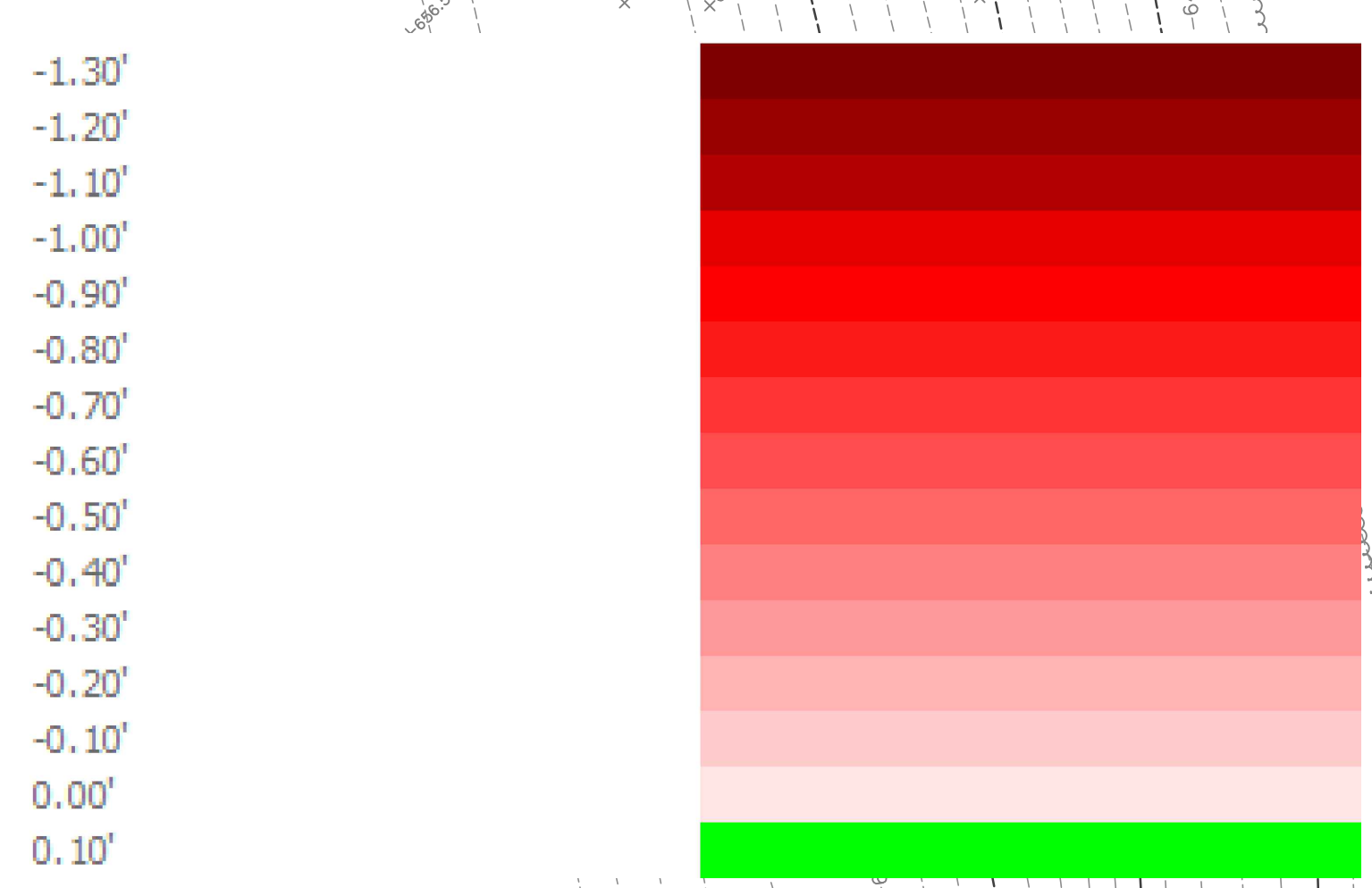
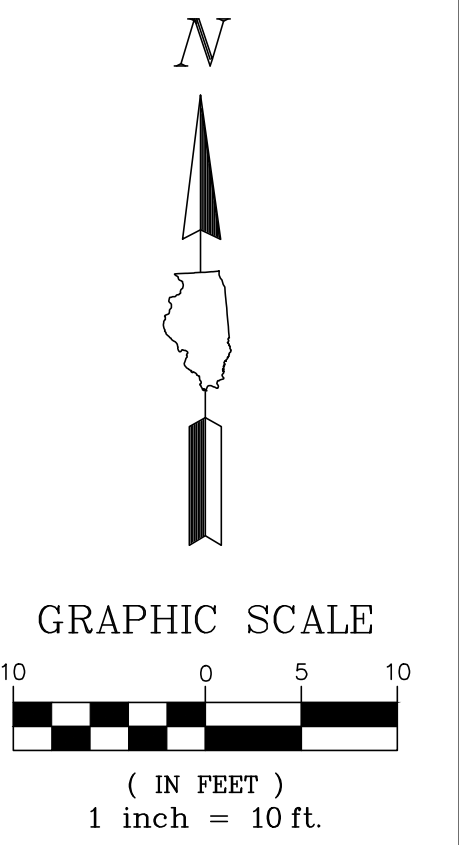
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CUT-FILL EXHIBIT
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-PR.dwg	SHEET NUMBER: 9
DRAWN BY: JMB DATE: 03-24-25	GHA PROJECT # 5436.120
CHECKED BY: DG DATE: 03-24-25	SCALE: 1"=10' OF 10 SHEETS



ALL EARTHWORK TICK VALUES ARE COMPARING PROPOSED SUBGRADE ELEVATION TO THE PROPOSED FINAL GRADE ELEVATION

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG-FG	1.00	1.00	16999.38 Sq. Ft.	200.052 Cu. Yd.	0.256 Cu. Yd.	199.796 Cu. Yd. <Cut>

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CUT-FILL EXHIBIT

**SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
 WESTERN SPRINGS PARK DISTRICT
 4400 CENTRAL AVENUE, WESTERN SPRINGS, IL**

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FILE: 5436.120-PR.dwg
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 GHA PROJECT #:
 5436.120
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 DATE: 03-24-25
 SCALE:
 1"=10'
 SHEET NUMBER:
10
 OF 10 SHEETS

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President
Patricia Theresa Flynn
Vice President
Marcelino Garcia
Chairman of Finance
Precious Brady-Davis
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Cameron Davis
Beth McElroy Kirkwood
Eira L. Corral Sepúlveda
Sharon Waller

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

September 3, 2025

Mr. Donald E. Dixon, P.E.
Principal
Gewalt Hamilton Associates, Inc.
625 Forest Edge Drive
Vernon Hills, IL 60061

Dear Mr. Dixon:

Subject: Watershed Management Ordinance Permit Applicability
Spring Rock Park
4400 Central Avenue
Western Springs, IL

This is in response to your letter, dated August 21, 2025, requesting whether a Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) permit will be required for the subject project. As described in your letter and shown on the submitted exhibits, the proposed project includes a baseball field, dugouts with roofs, and grading. The dugouts are less than 0.10 acre and surrounded by a majority of pervious land. Locally required detention was provided under MWRD Permit No. 2014-0204, and detention was provided on the property holdings under MWRD Permit No. 2019-0224. Approximately 0.23 acre of aggregate development was documented under the attached permit determination letter. The development appears to be located outside the flood protection area (FPA). The area of property holdings is greater than 3.0 acres and appears to be less than 30 percent impervious. Less than 0.50 acre of development is proposed. Storm sewers in the combined sewer area (CSA) and sanitary sewers are not proposed.

In-kind landscape area replacement, without grading or drainage modifications may be considered maintenance. Since the proposed project includes less than 0.50 acre of development and does not include development in the FPA, a WMO permit will not be required. Pervious land to remain pervious and the dugout outdoor accessory features may be considered open space development, which is not subject to §503 volume control or §504 detention requirements. Prior to conducting any work, be sure to contact the local, state, and federal authorities to obtain any and all approvals for the project.

This permit determination is dependent on the information provided and may change if the project scope is modified. If you have any questions, please email me at MihalacheC@mwrld.org.

Sincerely,



Constance Mihalache, PhD, P.E.
Senior Civil Engineer

CM

Attachment

cc: Jeff Koza, Authorized Municipality Enforcement Officer, Village of Western Springs
Permit Files 2014-0204 and 2019-0224

PD#195



Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

BOARD OF COMMISSIONERS

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Mariyana T. Spyropoulos

April 5, 2023

Mr. Donald E. Dixon, P.E.
Principal
Gewalt Hamilton Associates, Inc.
625 Forest Edge Drive
Vernon Hills, IL 60061

Dear Mr. Dixon:

Subject: Watershed Management Ordinance Permit Applicability
Spring Rock Park
4400 Central Avenue
Western Springs, IL

This is in response to your letter, dated March 14, 2023, requesting whether a Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) permit will be required for the subject project. As described in your letter and shown on the submitted exhibits, the proposed project includes pickleball courts, a parking lot expansion, and sidewalk. Per your letter, the pickleball courts replace tennis courts that were recently used as a construction staging area for an Illinois Tollway project. Your letter indicates the proposed pickleball courts will return a portion of the tennis court area to original conditions, with similar grading and drainage patterns. Detention was provided on the property holdings under MWRD Permit No. 19-224 for greater than 0.50 acre of development; locally required detention was also provided under MWRD Permit No. 14-204. The area of property holdings is greater than 3.0 acres. Per your electronic correspondence, dated April 4, 2023, the proposed development area is less than 0.50 acre, and it appears 0.23 acre of non-open space development is proposed. Sanitary sewers are not proposed.

In-kind athletic court replacement, with no change in grading, drainage characteristics, or use may be considered maintenance. Since the proposed project includes less than 0.50 acre of development and does not include qualified sewer construction, a WMO permit will not be required. Detention is required; however, it may be deferred until such time a WMO permit is required. The proposed aggregate development area is 0.23 acre, which excludes open space development. Prior to conducting any work, be sure to contact the local, state, and federal authorities to obtain any and all approvals for the project.

This permit determination is dependent on the information provided and may change if the project scope is modified. If you have any questions, please email me at MihalacheC@mwrdd.org.

Sincerely,

Constance Mihalache, PhD, P.E.
Senior Civil Engineer

CM

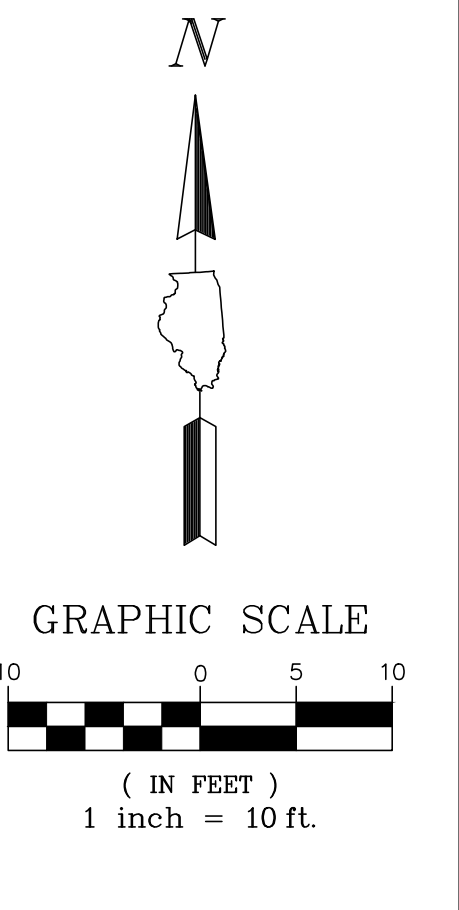
cc: Jeff Koza, Authorized Municipality Enforcement Officer, Village of Western Springs

Permit Files 14-204 and 19-224

PD#38

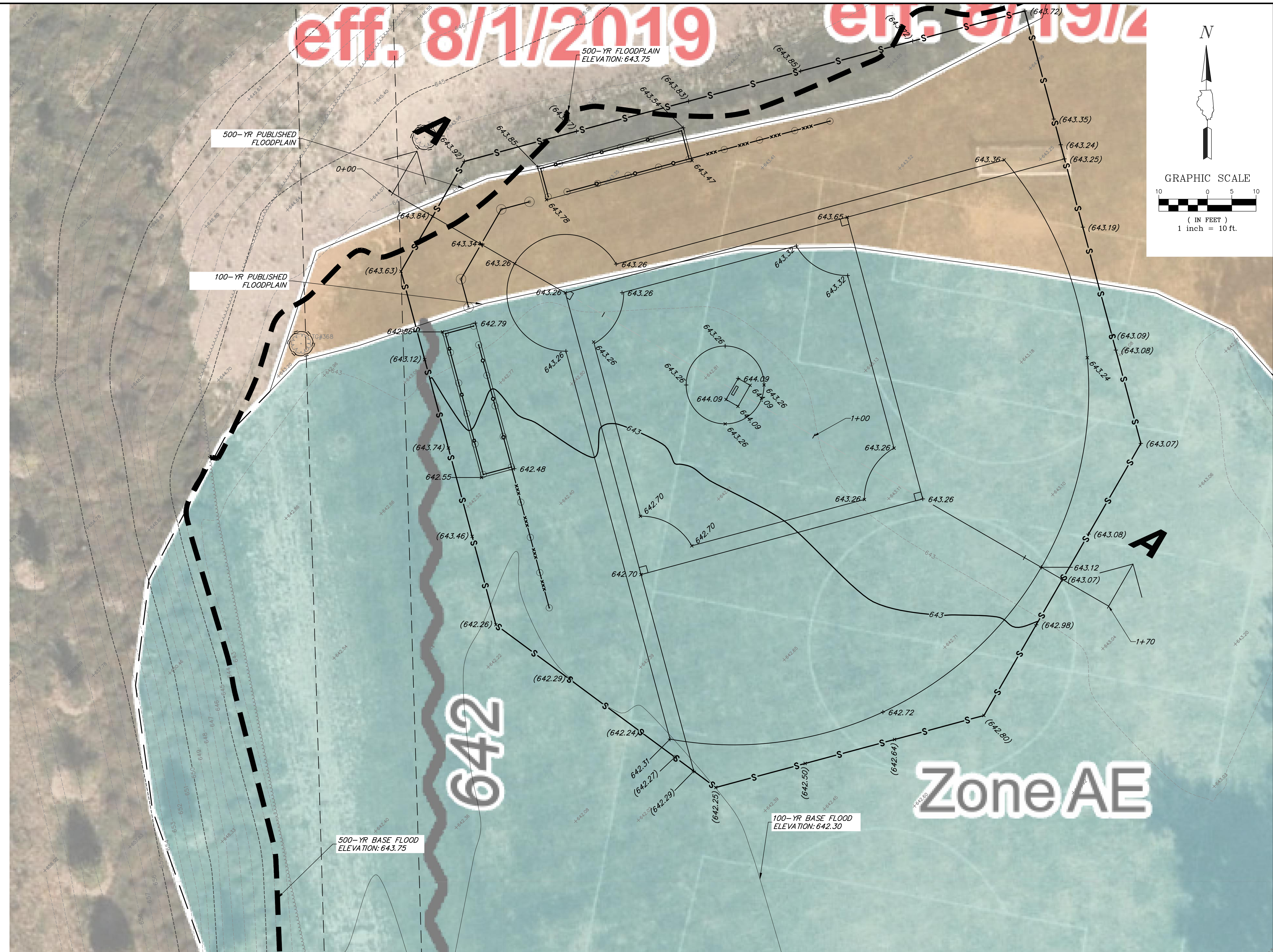
eff. 8/1/2019

eff. 8/1/2019



PROPOSED LEGEND

- 6" CA-6 CRUSHED AGGREGATE
- WAUPACA SURE-HOP CLASSIC INFIELD MIX
- SEED RESTORATION NAGS75 BLANKET, FIELD OF DREAMS GAME DAY SEED MIX, 6" PULVERIZED TOPSOIL
- 18' FENCE
- 10' FENCE
- 9' FENCE
- 4' FENCE
- TREE TRUNK PROTECTION FENCE
- PERIMETER EROSION BARRIER
- 500-YR STORM ELEVATION (643.75)
- B.F.E. LINE (642.30)
- PROPOSED SPOT ELEVATION
- CONTOUR
- SLOPES
- SUMMITS
- 100 YR STORM LINE
- 500 YR STORM ELEVATION



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FEMA FIRM LIMITS EXHIBIT
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 5436.120-PR.dwg	SHEET NUMBER:
DRAWN BY: JMB	GHA PROJECT #
DATE: 03-24-25	5436.120
CHECKED BY: DG	SCALE:
DATE: 03-24-25	1"=10'
	OF 1 SHEETS

FEMA FLOODPLAIN & STORMWATER

The subject improvements for the Softball Practice field are located in the far northwest corner of Spring Rock Park. The disturbed limits are just north of the 100-year Base Flood Elevation published at 642.20. Floodplain is established by elevation on the site. The existing conditions topography was developed into a 3-D model with the site floodplain limits interpolated from the model. The Site Plan shows that the disturbed area falls outside the floodplain, therefore no FEMA permitting is required.

The field improvements primarily consist of minor re-grading, earth excavation & placement of infield mix along baselines, and placement of two each open air, fenced dugouts with compacted stone surface. The dugout surfaces are the only new impervious areas added to the project. At 217 square feet each, this provides 434 square feet of 0.01 acres of new impervious. The attached letter "Watershed Management Ordinance Permit Applicability" issued by MWRD on April 5, 2023 identifies that approximately 0.23 acres of new impervious area was added to the site with the Pickleball project. Based upon MWRD guidance, 0.27 acres (0.50 – 0.23) of impervious area can be added in aggregate until the 0.50-acre threshold of new impervious is reached.

There is no qualified sewer proposed with this project, therefore no MWRD permit is required.

PRODUCT
Custom Sign

QTY.
1

SIZE
226.125" wide x 68.4375" tall

MATERIAL
3mil ACM

FINISHING
Matte Lam.

SIDES
Single Sided

NOTES
No drill holes - drill on site

PANTONES

PRICE



BEFORE



AFTER



BY READING BELOW AND EMAILING YOUR APPROVAL YOU ACKNOWLEDGE:

ALL WORDS ARE SPELLED CORRECTLY

Including, but not limited to, school/organization name(s), proper names, and grammar.

ALL VISUAL CONTENT & COLORS ARE CORRECT

Including, but not limited to, logo(s), colors and layout. Due to various monitor settings and models, the colors of the document may not print exactly as they appear on your screen. If precise color-matching is critical to your job, then we highly recommend a press-printed physical proof (Additional cost may apply). We can't guarantee colors will be accurate unless a Pantone color is specified.

ALL QUANTITIES, SIZES, & FINISHING ARE CORRECT

Please double check your order information in addition to the artwork.

CLIENT WILL INCUR ALL COSTS IF REPRINT IS NECESSARY

Every effort is made to be as accurate as possible, but the final responsibility is yours.

EMAIL APPROVAL NEEDED FOR PRODUCTION

PLEASE SUBMIT YOUR APPROVAL VIA EMAIL BY RESPONDING, "APPROVED FOR PRODUCTION".

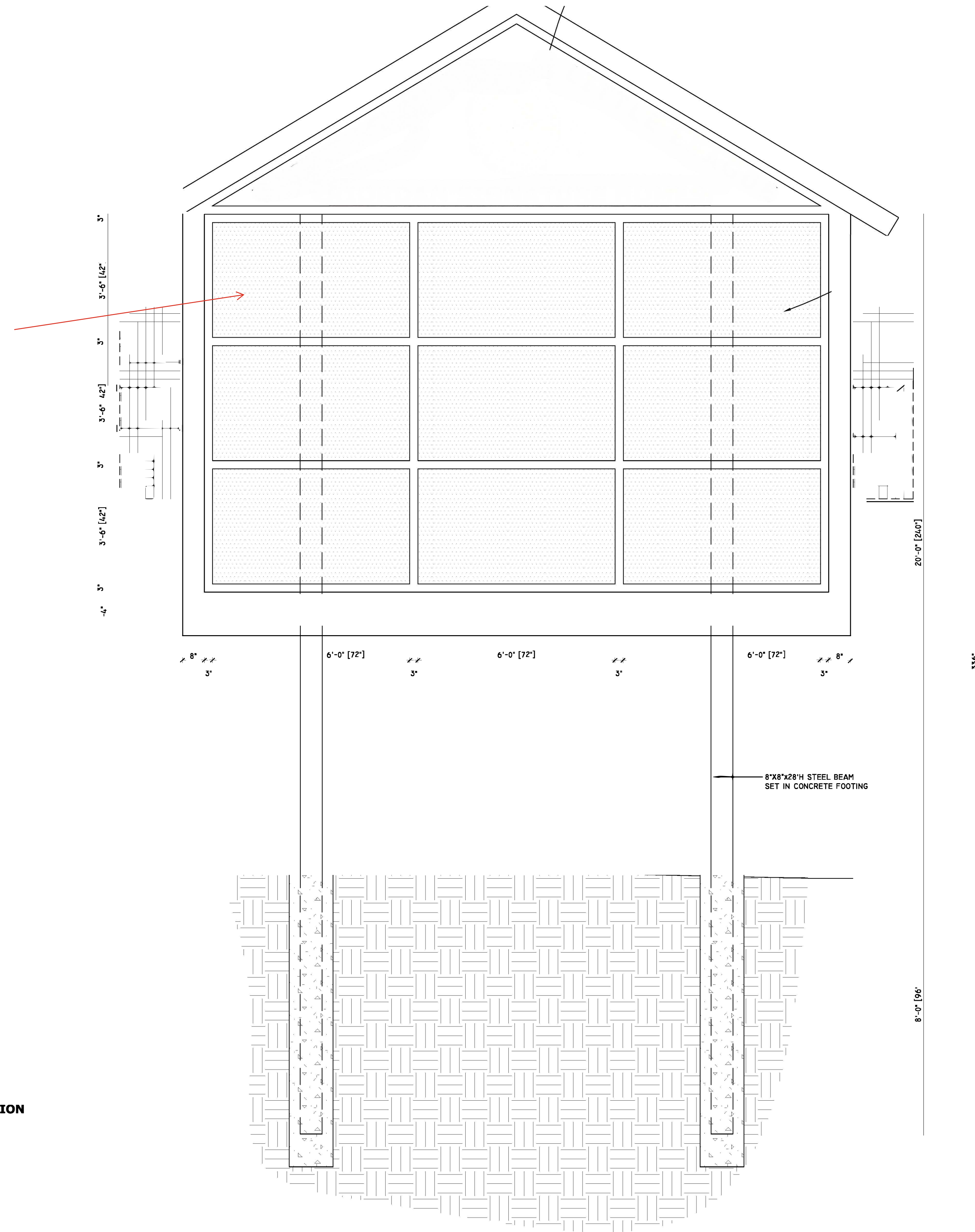
Once approval is given, your order will be sent to production and no further changes can be made. If you are unsure, please contact us with any questions.

If the information on your order is not correct, please let us know and we will make the required changes.

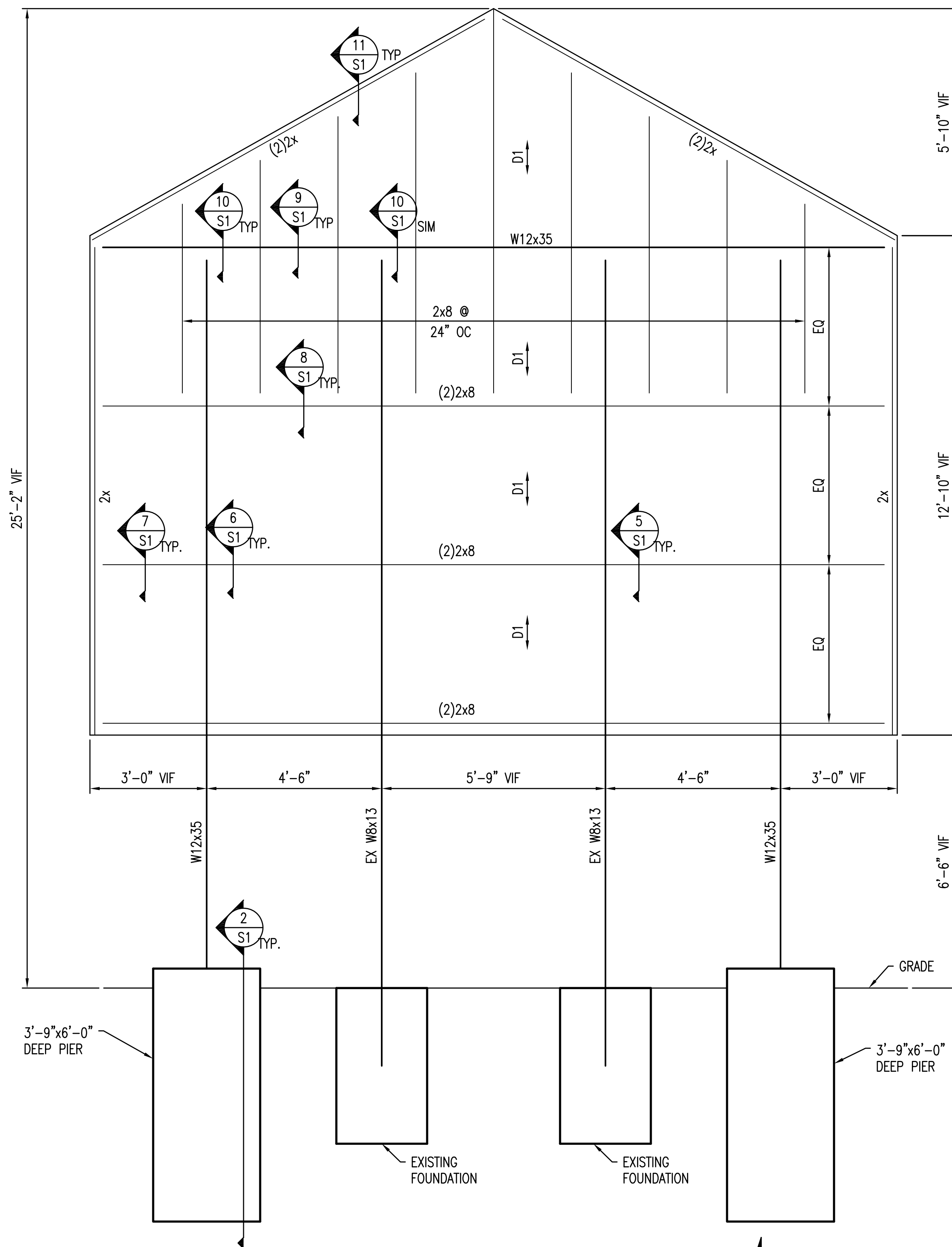
North Facing Facade

Signage Area:

The proposed signage will be located within the rectangular areas on the north side. The approximate dimensions are 226.125 inches in width and 68.4375 inches in height. The signage will accommodate a minimum of one and a maximum of nine sponsor slots.

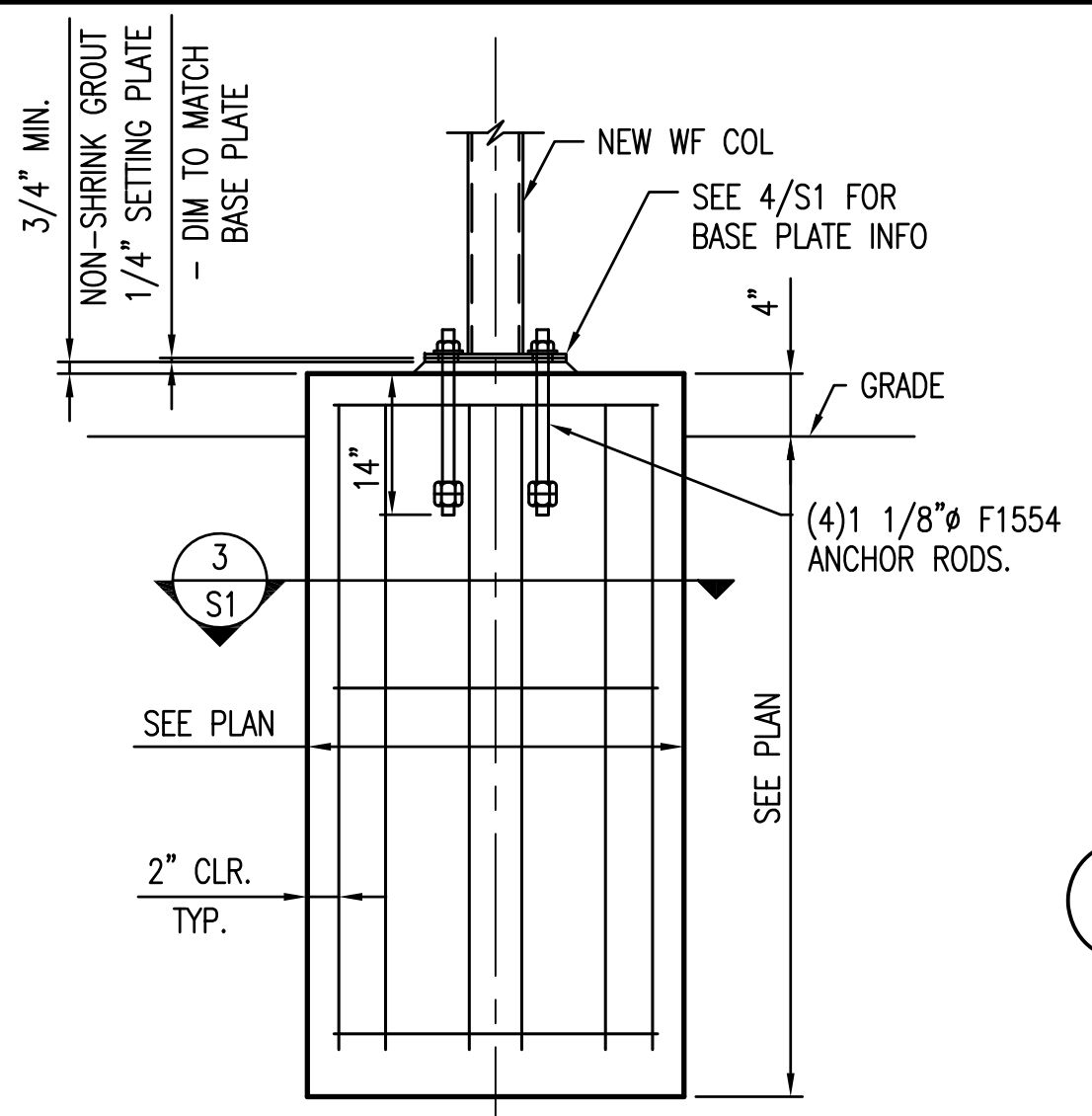


EXTERIOR SIGNAGE ELEVATION
SCALE: 1/2"=1'-0"

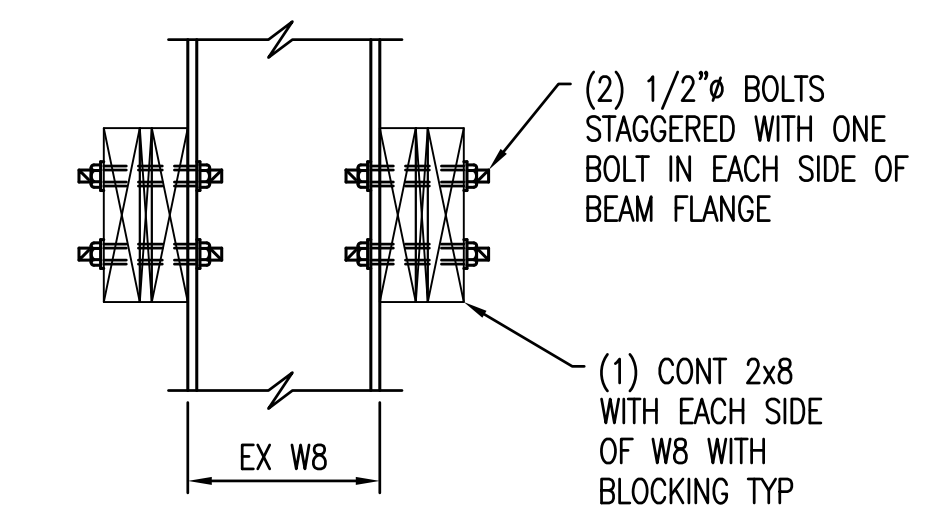


1 SIGN ELEVATION
SCALE: 1/2" = 1'-0"

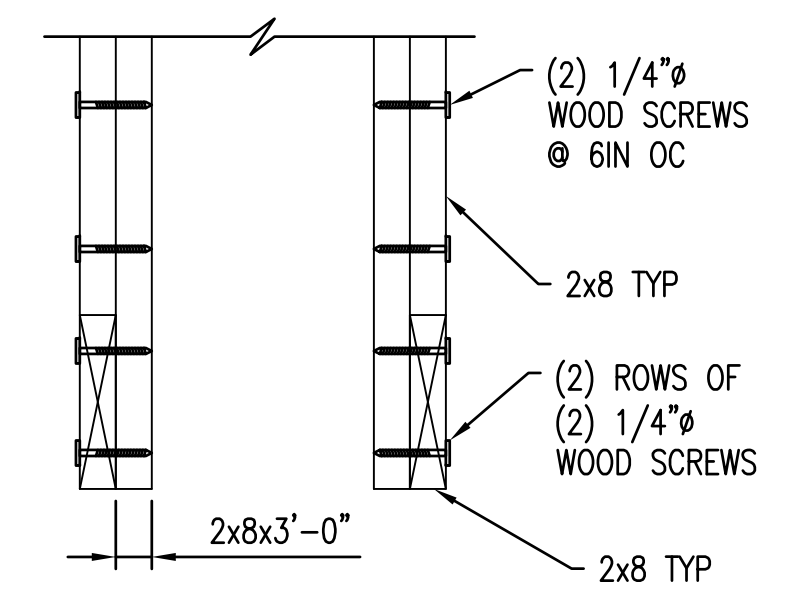
- NOTES:
- D1 INDICATES SPAN DIRECTION OF 3/4" PLYWOOD. NAILING IS TO BE #10 SCREWS AT 6IN OC FOR ALL EDGES AND #10 SCREWS AT 12IN OC AT ALL INTERMEDIATE SUPPORTS.
 - ALL WOOD IS TO BE PRESSURE TREATED.
 - ALL FASTENERS ARE TO BE GALVANIZED.
 - ALL STEEL IS TO BE PRIMED AND PAINTED.
 - VIF = VERIFY IN FIELD
 - EX = EXISTING



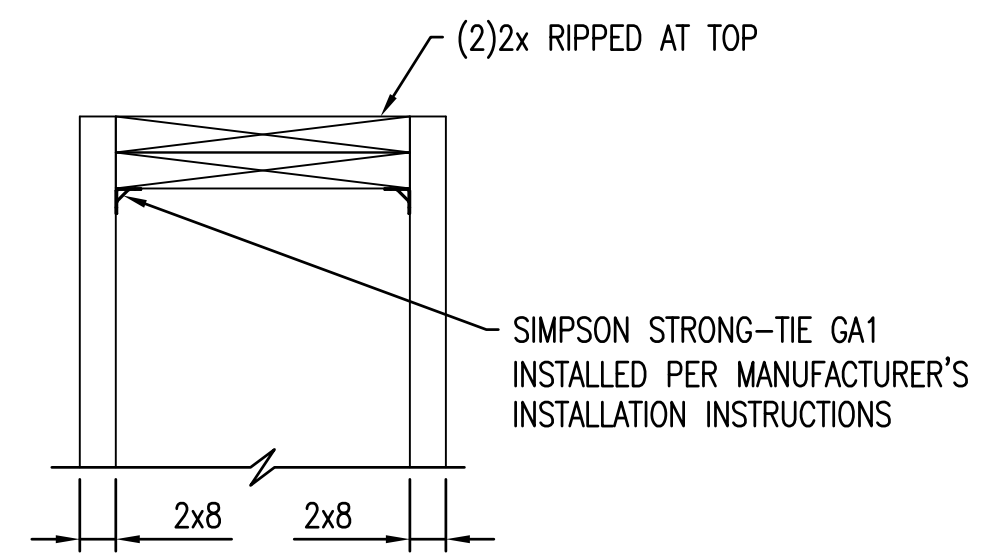
2 PIER FOUNDATION DETAIL
SCALE: 1" = 1'-0"



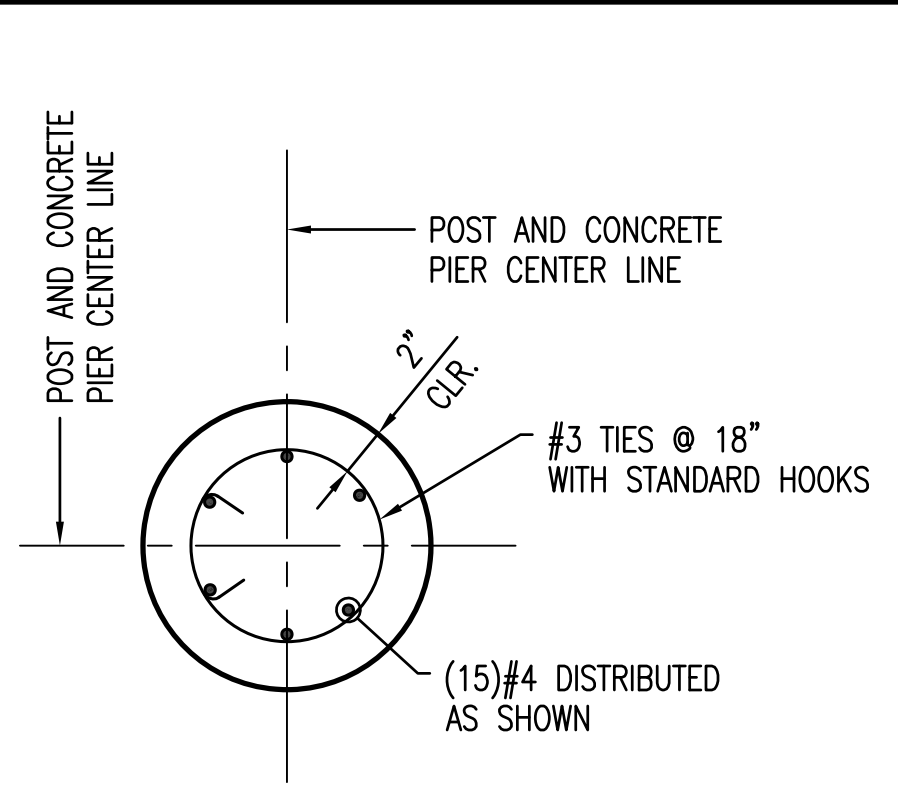
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SCALE: 1" = 1'-0"



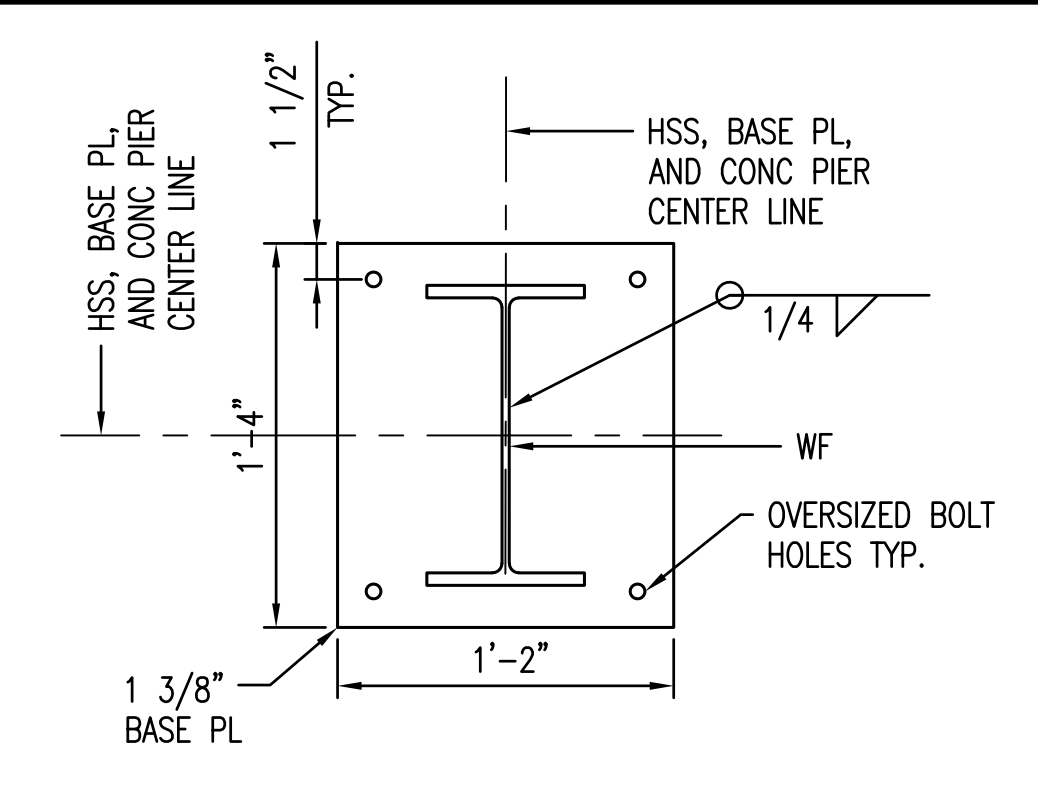
8 CONNECTION DETAIL
SCALE: 1" = 1'-0"



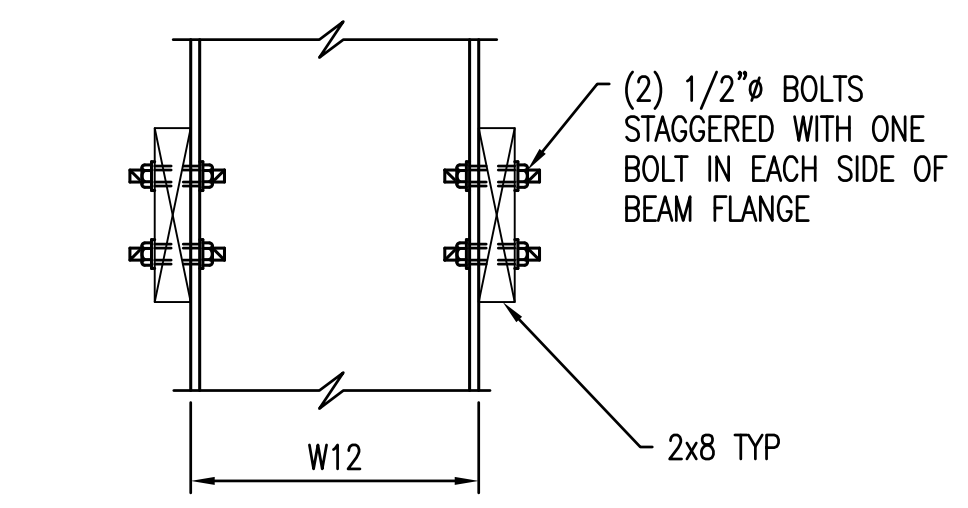
11 CONNECTION DETAIL
SCALE: 1" = 1'-0"



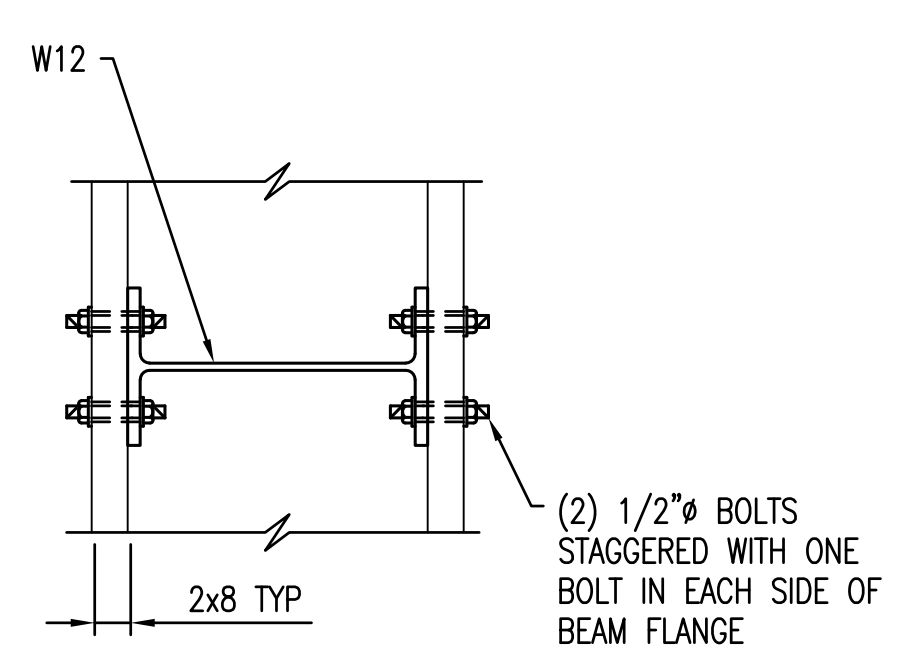
3 PIER DETAIL
SCALE: 1 1/2" = 1'-0"



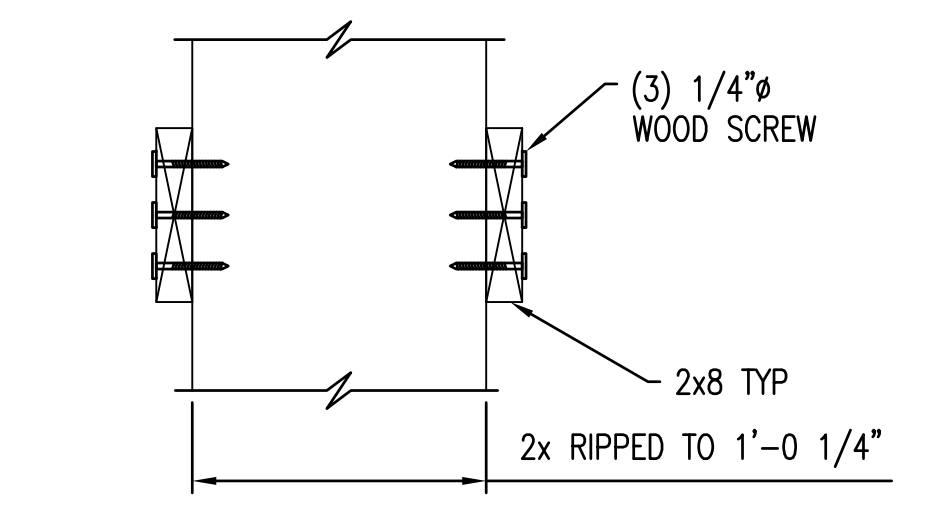
4 TYPICAL BASE PLATE
SCALE: 1 1/2" = 1'-0"



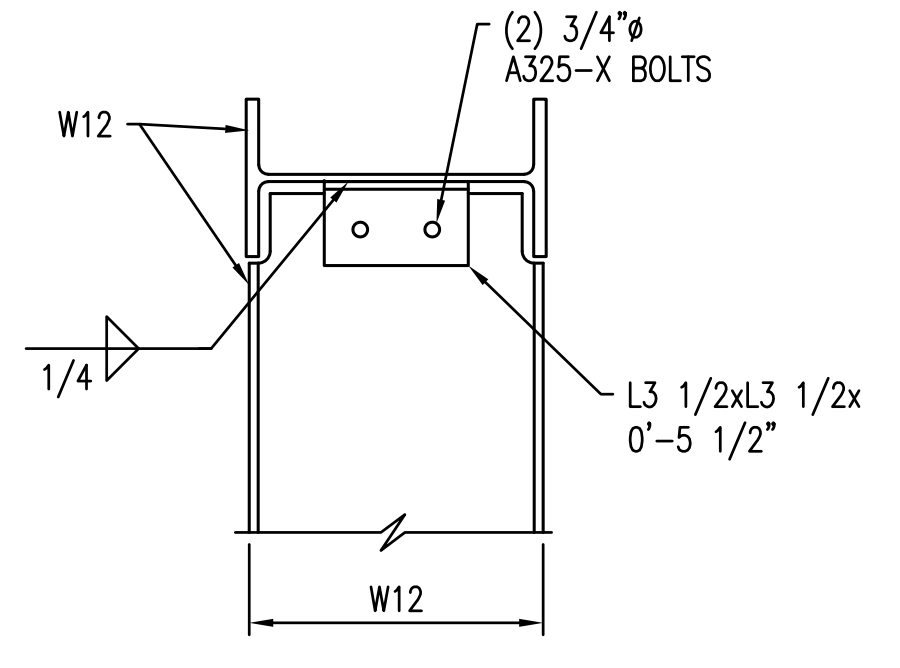
6 CONNECTION DETAIL
SCALE: 1" = 1'-0"



9 CONNECTION DETAIL
SCALE: 1" = 1'-0"



7 CONNECTION DETAIL
SCALE: 1" = 1'-0"



10 CONNECTION DETAIL
SCALE: 1" = 1'-0"

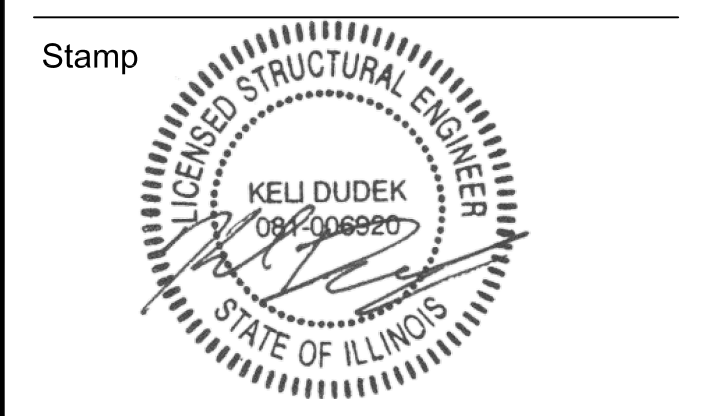
**WESTERN SPRINGS LITTLE LEAGUE SCOREBOARD
SPRING ROCK PARK
WESTERN SPRINGS, IL**



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Description	Date
CONSTRUCTION	06.12.2023

Project No. 2023-21
Drawing Title **STRUCTURAL ELEVATION AND DETAILS**
Drawing Number S1



GENERAL NOTES

- All details, sections, and notes on the drawings are intended to be typical as noted for similar situations unless otherwise noted.
- KeliAnn Engineering, LLC, shall not be responsible for, nor have control or charge of construction means, methods, techniques, sequences, or procedures for the safety precautions and programs in connection with this project, and shall not be responsible for Contractor's failure to carry out his work in accordance with the Contract Documents.
- KeliAnn Engineering, LLC, shall not be responsible for, nor have control over, the acts or omissions of the Contractor, Subcontractors, any of their agents, or employees, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the Contract Documents.
- The Contractor shall be responsible for the design and installation of any temporary shoring or bracing required to complete the project. The temporary shoring and/or bracing shall be designed per applicable building codes to support all imposed loads. The shoring shall remain until permanent members are in place and permanent connections are made per contract documents.
- Contractor shall Verify in Field (V.I.F.) all dimensions, elevations, and member sizes as shown on the contract drawings for the existing construction and conditions, prior to the detailing or fabrication of any new structural element. Contractor shall notify KeliAnn Engineering, LLC in writing of any discrepancies between the existing conditions and the contract documents a minimum of 14 days prior to detailing or fabrication.
- Do not scale off of drawings to determine member sizes, dimensions, etc.
- The work shall be performed in accordance with the Contract Documents. No field modifications to any structural component shall be made without prior approval by KeliAnn Engineering. This includes but is not limited to revisions due to mislocations, misfit, existing conditions, or any construction errors.
- The Contractor shall take all precautions necessary to prevent damage to the existing structure or any surrounding structures inside or outside the project limits. Any damage to new or existing construction inside or outside the project limits is the responsibility of the contractor.
- No openings shall be made in any structural components without written prior approval by KeliAnn Engineering, LLC. Written prior approval includes openings designated on approved shop drawings.
- Materials and Equipment shall be stored and transported so as not to exceed either the allowable loads stated in the "Structural Loading" section of these notes, or the capacity of any structural members.
- The contractor shall comply with all laws, ordinances, rules, and regulations of any public authority bearing upon the performance of the work.

STRUCTURAL LOADING

- Structural Building Code - 2006 IBC
- Loading Information:

DEAD LOAD
SELF WEIGHT OF THE STRUCTURE

WIND LOAD
EXPOSURE CATEGORY C
RISK CATEGORY I
WIND VELOCITY 90 MPH
MAIN WIND FORCE RESISTING SYSTEM WIND LOAD 20 PSF

FOUNDATION NOTES

- Foundation design is based on the use of continuous strip footings and/or spread footings applying a maximum allowable soil bearing pressure of 2000 psf to undisturbed compacted soil.
- The lateral earth pressure is assumed to be as follows:
Active earth pressure - 40 psf/ft
Passive earth pressure - 360 psf/ft
- The contractor shall review all existing site conditions and establish specific construction procedures and sequences for the excavation, compaction, fill, and installation of the new foundation. The procedure shall minimize settlement of adjacent construction. The contractor shall bear sole responsibility for all remedial work resulting from such settlement.
- Subgrade interferences other than those shown or indicated on the construction documents, are not currently known. During excavation work interferences may be discovered. Contractor shall document all interferences and furnish the information in the form of detailed sketches to the structural engineer for review.
- No fill shall be used unless approved by a licensed Geotechnical Engineer.
- All engineered fill approved by a licensed Geotechnical Engineer shall be compacted to achieve the design bearing pressure as verified by field testing by a licensed Geotechnical Engineer.
- Should unsuitable bearing conditions such as but not limited to bearing pressures less than the design bearing pressure be encountered during construction, contractor is to notify the owner and KeliAnn Engineering before proceeding.
- The contractor shall review existing conditions and notify KeliAnn Engineering of any existing conditions that will prevent foundation installation per the contract documents a minimum of 14 days prior to foundation installation.
- The contractor must protect against flooding of all excavations with surface drainage and pumps. Should flooding occur, contractor is to notify the owner and KeliAnn Engineering and must do a complete re-repair and re-approval of the subgrade.
- The concrete for each isolated footing shall be placed in one continuous pour.
- Footings exposed to frost shall be placed such that the bottom of footing is at least at the frost elevation of 42" below grade.
- The contractor shall provide all necessary measures to prevent any water, frost or ice from penetrating any footing or slab subgrade before and after placing of concrete and until the subgrade is fully protected by the permanent building structure.

STRUCTURAL CONCRETE NOTES

- Concrete materials and workmanship shall be in accordance with the latest edition of the American Concrete Institute Publications:
 - ACI 301 - "Specifications for Structural Concrete for Buildings"
 - ACI 302 - "Recommended Practice for Concrete Floor and Slab Construction"
 - ACI 304 - "ACI Manual of Concrete Inspection"
 - ACI 311 - "Recommended Practice for Measuring, Mixing, Transporting, and Placing Concrete"
 - ACI 315 - "Details and Detailing of Concrete Reinforcement"
 - ACI 318 - "Building Code Requirements for Reinforced Concrete"
 - ACI 347 - Recommended Practice for Concrete Formwork"
- Concrete Exposure Classes per ACI 318-14 Table 19.3.1.1:

2.1. Foundations	F1
Freezing and Thawing	S0
Sulfate	W0
In contact with water	C1
Corrosion Protection or Reinforcement	
- Provide concrete to obtain the following :
 - Foundations and interior slab-on-grade

Minimum compressive strength at 28 days	$f_c = 3500$ psi
Maximum w/cm ratio	0.55
Maximum aggregate size	1 1/2in
Target Air Content	4.5%
Max water-soluble chloride ion content in concrete, percentage by weight of cement	NA
- Laboratory test reports or material certificates for concrete materials and mix design test data, in conformance with ACI standards, shall be submitted for review for each type of concrete to be used. Each submitted mix design shall identify the application for which the mix will be used.
- All concrete shall be normal weight unless noted otherwise.
- All concrete subject to freezing and thawing during construction or over the life of the structure shall contain an air entrainment admixture as specified in ACI 318-14, chapter 19 (table 19.3.1.1)
- No calcium chloride shall be used in any concrete.
- Aggregate is to be washed, dry, and free from all chlorides or other chemicals.
- No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum concrete reaction.
- At exposed to view concrete elements, see project specifications for type of finishing required and provide 3/4" chamfer at edges.
- All reinforcing steel shall be high strength new billet steel conforming to ASTM A615, Grade 60 unless noted otherwise.
- All bar detailing and accessories shall conform to the following:
 - Latest ACI standard 315 detailing manual
 - CRSI manual of standard practice Chapter 3
 - ACI 301-10 3.2.1.10
- The minimum concrete cover for cast-in-place concrete shall conform to ACI 318-14 table 20.6.1.3.1.
- Provide adequate bolsters, hi-chairs, support bars, etc. to maintain specified clearances for the entire length of all reinforcing bars.
- Provide continuous #4 spacer bars in walls and slabs to support dowels
- Provide plastic tipped accessories for reinforcement at all faces of exposed concrete, interior and exterior.
- All field bending of reinforcement shall be done cold. Heating of bars is not permitted.
- All hooks shall be 'standard' as per current ACI 318 standard.
- All splices shall be of class B splice and shall conform to ACI 318 current standard - see structural drawings for lap splice dimensions.
- Splice lengths and hook lengths shall be specifically dimensioned at all locations on the shop drawings.
- Mechanical couplers may be used in lieu of lap splices. Mechanical couplers must be capable of sustaining 125% of the bar capacity.

SHOP DRAWINGS

- Shop drawings and related materials shall be reviewed by the General Contractor prior to submitting to the architect/structural engineer. The General Contractor shall review all submissions for conformance with the contract documents, means, methods, techniques, sequences, operation of construction, technical content, coordination of trades, dimension accuracy, safety precautions, and programs incidental thereto, all of which are the sole responsibility of the General Contractor. The General Contractor shall approve and stamp each submission.
- The structural drawings shall not be used to produce shop drawings that are submitted for review.
- Submit one reproducible and one print for review. One reproducible will be returned. Multiple copies will not be marked-up with review comments.
- Any deviations from the contract documents 'Issued for Construction' shall be noted and bubbled on the shop drawings that are submitted for approval.
- All changes to resubmitted shop drawings shall be bubbled.
- Shop drawings are to be submitted to KeliAnn Engineering 14 days prior to review deadline.

STRUCTURAL STEEL NOTES

- All structural steel detailing, fabrication and erection shall conform to American Institute of Steel Construction (AISC) specifications for the design, fabrication, and erection of structural steel for buildings and AISC code of standard practice, latest edition.
- The Fabricator/Erector shall verify in field all existing conditions including but not limited to dimensions, elevations, and member sizes as shown on the contract drawings for the existing conditions prior to the detailing or fabrication of any new structural element. Contractor shall notify KeliAnn Engineering, LLC in writing of any discrepancies between the existing conditions and the contract documents a minimum of 14 days prior to fabrication for review. There shall be resolution to the noted discrepancies prior to fabrication of any new structural members.
- Structural steel shall be provided as indicated below:

W Shape	ASTM A992 (Fy = 50 ksi)
Plates	ASTM A36 (Fy = 36ksi)
Angles	ASTM A36 (Fy = 36ksi)
Channels	ASTM A36 (Fy = 36ksi)
HSS Shapes	ASTM A500 Grade B (Fy = 46ksi)
Steel Pipe	ASTM A 53 Grade B
Anchor Bolts	ASTM F1554, Grade 36
Connection Bolts	ASTM F3125, Grade as specified on detail (A325 min)
- The fabricator or Erector shall submit to the Architect and Engineer, for review, engineered and checked drawings showing the fabrication details, field assembly details and erection diagrams for all structural steel elements.
- All beam members shall be fabricated with the natural camber up.
- After fabrication, all steel shall be cleaned of all rust, loose mill scale, and other foreign materials. Steel shall be primed and painted as outlined in the architectural drawings. Steel to receive spray-on fireproofing shall not be primed or painted.
- All structural steel framework included in the contract drawings are classified as non-self-supporting. The design is based on final loading conditions. All connections specified are based on loading conditions of the fully completed structure including the functions of the base plates and anchor bolts. Instabilities can be expected during construction and erection process due to the lack of installed roof/floor diaphragms, steel bracing, connections, and other stabilizing elements. The contractor is responsible for all required temporary bracing or shoring that is required during construction. The erector shall submit an erection plan and temporary bracing scheme to the contractor and owner for record purposes only. This submittal will not be reviewed and is not a design function of the structural engineer of record.
- All welding electrodes shall be E70XX low hydrogen electrodes and shall conform to the American Welding Society (AWS); D1.1 "Structural Welding Code - Steel," latest edition. Welding shall be performed by AWS certified welders.
- All fillet welds shall comply with the AISC Specification, latest edition, for minimum fillet weld size and shall not be less than 3/16in.
- All bolts, nuts, and washers shall conform to the requirements of "AISC Specification for Structural Joints Using ASTM A325 or A490 Bolts" latest edition. All bolt holes shall be short slotted unless noted otherwise.
- All bolts shall have threads excluded from the shear plane unless noted otherwise. Bolts are to be tightened to the 'snug tight' condition unless noted as 'slip critical (SC)'. Bolts designated as 'slip critical' are to be tightened per the above mentioned bolt specification.
- Provide connections and structural steel as detailed in these drawings. No field modifications to the structural steel shall be done without written consent of KeliAnn Engineering, LLC. Alternate connection design may be submitted by the contractor. The alternate designs must be properly engineered and have calculations sealed by a qualified structural engineer licensed in the state of Illinois. The design of the alternate connections and the review of the connections by KeliAnn Engineering and any required changes by KeliAnn Engineering will be at the contractor's expense.
- There shall be no field cutting of structural steel members without prior approval of KeliAnn Engineering.

CARPENTRY NOTES

- Framing shall conform to IBC Chapter 23.
- Fasteners used shall be the fasteners called out on the structural drawings. If contractor would like to use an equivalent fastener to what is called out, equivalent fastener manufacturer and specifications are to be submitted to KeliAnn Engineering in writing 7 business days prior to scheduled installation or purchasing. Written approval from KeliAnn Engineering must be obtained by contractor prior to purchasing or installing equivalent submitted fastener.
- Fasteners shall be installed in accordance with the manufacturer's instructions, with a nail or bolt provided for each punch hole.
- All lumber shall have a maximum moisture content of 19%.
- Sawn lumber shall conform to the following minimum standards:

Spruce - Pine - Fir No. 2 or better	
Fb	875 psi
Ft	450 psi
Fv	135 psi
Fc	1,150 psi
E	1,400,000 psi
Emin	511,000 psi
- All nails for structural work shall be common wire nails meeting ASTM F1667 unless noted or detailed otherwise. Nails shall have the minimum properties specified in the table below:

Nail	Shank Diameter - in	Min. Penetration-in	Min. Bending Yield Strength (psi)
6d	0.113	1.13	100,000
8d	0.131	1.31	100,000
10d	0.148	1.48	90,000
12d	0.148	1.48	90,000
16d	0.162	1.63	90,000
20d	0.192	1.92	80,000

 If sinker nail is used, nail size shall be revised by contractor to meet diameter and penetration of common nail specified.
- Holes shall be pre-drilled where necessary to prevent splitting. Diameter of bored hole not to exceed 75% of nail diameter.
- Toenails shall be driven at an angle of 30% with the member and 1/3 the length of the nail from the member end.
- Provide edge distance, end distance, and spacing per NDS unless otherwise specified in connection details.
- All structural plywood shall be grade CC Exterior with exterior glue. All plywood shall conform to IBC chapter 23 latest edition and to U.S. product standard PS 1-83, and shall be identified with the grade trademark of the American Plywood Association.
- All structural plywood noted on the drawings shall conform to the following:

Wall sheathing - 1/2" thickness - 24/0 span rating
--
- Unless otherwise noted, plywood nails shall be common. Approved fasteners to be substituted shall be equivalent in lateral and withdrawal strength to the size common nail specified.
- Wall Sheathing: Wall Sheathing is to be applied vertically. Block all unsupported edges of plywood sheathing. Typical nailing shall be #10 screw at 6" o.c. for all edges and #10 screw at 12" o.c. at all intermediate supports, unless otherwise noted.

WESTERN SPRINGS LITTLE LEAGUE SCOREBOARD
SPRING ROCK PARK
WESTERN SPRINGS, IL



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 kdudek@keliannengineering.com

Description	Date
CONSTRUCTION	06.09.2023

Project No. 2023-21

Drawing Title

STRUCTURAL NOTES

Drawing Number

S0





Memorandum

revised 9/30/2025

To: Heather Valone, Director of Community Development
Kelsey Fawell, Senior Planner

From: Jeff Koza, PE, Village Engineer

RE: Spring Rock Park New Softball Field Proposal

Engineering Review 01 – Updated 9/30/2025

Engineering Services is in receipt of a 8/1/2025 submittal package from Western Springs Little League (“WSLL”) that details a request for the construction of a new softball field in the northwest corner of Spring Rock Park. Below are my initial comments on the proposal.

Understanding of Scope of Work

Western Springs Little League, (WSLL) with permission from the Western Springs Park District desires to construct a new softball field in Spring Rock Park. The field will be located in the northwest corner of the park which is currently an unimproved grassed area. The engineering plans included with the application are titled “Engineering Plans for Spring Rock Park Soccer Field #5 Multi-Purpose Renovation” and are dated 3-24-2025. The plans show the construction of the playing field along with new fencing and dugout structures. The application also includes proposed modifications to the existing championship sign. These improvements to the sign do not include site modifications and Engineering Services has no comments on that portion of the application.

Existing Site Conditions

The site is located in the northwest corner of Spring Rock Park. Currently the site is an open unmarked playing field that is used for practices for various sports. Within the last 10 years, there was a significant land disturbance just north of the proposed field site caused by the Tollway’s BNSF railway bridge reconstruction project; however, based upon a review of aerial imagery that project’s ground disturbance did not encroach into the proposed playing field site. There is no evidence that the ground on the site has been modified or altered.

Proposed Site Layout/grading

The proposed development site borders the BNSF railroad and I-294. The engineering plans show include a site grading plan that shows minor grading changes to the existing land, but for the most part does not significantly alter the existing site topography. There should be no negative impact to the railroad or Tollway properties as a result of these improvements. Provided the site engineering plans are designed properly there should not be any internal grading issues created by the development either.

Stormwater Management & Regulatory Agencies

FEMA Floodplain:

The applicant’s engineer provided an exhibit that shows the FEMA 100 year floodplain overlaid on the development site. This exhibit clearly shows almost the entire proposed field is within the 100 year



floodplain limits. A playing field is generally an acceptable use of land within the floodplain. The main challenge for the applicant would be mitigating any placement of fill in the floodplain. Placing fill in the floodplain is allowable but would require compensatory storage be provided to offset fill that was placed.

For this site, the applicant's engineer makes the case that the FEMA firm map is wrong and that the site is not in the floodplain based on the base flood elevation for the site. The topographic survey performed by the applicant's engineer shows almost the entire playing field site is currently at an elevation that is above the FEMA base flood elevation. As stated previously, there is no evidence from historical aerial imagery that the proposed field site was modified or raised. Thus, it would seem based on the topographic survey that the FEMA floodplain maps are inaccurate. FEMA has a process for correcting floodplain maps that are inaccurate. Property owners can submit a Letter of Map Amendment (LOMA). Engineering Services will require the applicant obtain the LOMA for the site prior to issuance of a Village construction permit for the project. It is important to have the FEMA map corrected.

Metropolitan Water Reclamation District of Greater Chicago (MWRD):

The proposed development converts 0.01 acre of open space into impervious area. Based on the MWRD determination letter dated 4/5/2023 which was issued for the pickleball court development, the proposed playing field construction would not trigger a Watershed Management Ordinance (WMO) permit based on the size of the development nor would there need to stormwater detention provided for the proposed improvements. Stormwater detention requirements in the park would not be triggered until a total of 0.50 acres of impervious surfaces are added to the park property. Currently the Park has added 0.23 acre of development area from past projects that does not have stormwater detention. These and any other future improvements would count against the development area and once that development area reaches 0.50 acres a WMO permit and stormwater detention would be required at that time. MWRD provided a determination letter dated 9/3/2025 for the project and it stated a WMO permit is not needed for the project. During the review of the application it was noted by Village Staff that a gravel parking lot was built just west of the pickleball courts within the last year. This parking lot was not disclosed to MWRD in the applicants MWRD determination letter request. Using aerial imagery, it appears the parking lot is 0.22 acre in size. It also appears a walking path along the north side of the pickleball courts is now being used as the ingress/egress for the gravel parking lot. MWRD does not count walking paths as impervious areas, but if this walking path is now a driveway to the parking lot it would count as added impervious of approximately 0.10 acre. The gravel parking lot and driveway as they exist today are approximately 0.32 acre. This area combined with the 0.23 acre from prior development total 0.55 acre which would mean an MWRD permit would be required and stormwater management (i.e. detention) would likely be needed for the new parking lot. It is noted that the parking lot was likely installed by the Park District. Little League is the applicant for the project but since it is being constructed on Park District property and the fact the parking lot will serve as the main parking area for softball it is appropriate to include the field and parking lot together for MWRD permit purposes.

Development in a mapped floodplain would trigger a MWRD permit, but MWRD further clarified that they use the FEMA Flood Insurance Study (FIS) to determine the base flood elevation and not what the FEMA map shows. Since the applicant demonstrated the site is above the base flood elevation MWRD views the project as being outside the floodplain and thus not requiring a WMO permit for floodplain work.

Parking

Parking at Spring Rock Park was previously discussed in detail during the Pickleball Court development process. At that time, it was noted by Engineering Services that the Village Code has no parking space requirement for public parks. As a condition of the Pickleball Court development, the Park District committed to allowing use of the Park District Administration Building parking lot for park users outside of regular business hours. Engineering Services has not received any correspondence from residents regarding the parking situation at Spring Rock Park since the opening of the pickleball courts earlier this year.

The gravel parking lot built by the Park District within the last year was done so without a permit. This parking lot will likely be the main source of parking for the new softball field given its proximity to the field. Engineering Services is recommending if this parking lot is to be a permanent facility that it comply with all applicable Village codes for the parking lot geometry, parking stall placement and width, and the access roadway to the parking lot.

The new field will likely result in increased demand for parking at times, however given that there is no Village Code to dictate the number of spaces and that there have not been any recent complaints made to the Village about the parking situation since the pickleball courts have been opened, Engineering Services will defer to the Park District's stated position that the parking in Spring Rock Park is adequate. Absent of a Village Code to enforce, it is the Park District's responsibility to ensure that the park operates properly with respect to the number of parking spaces.

Memorandum -DRAFT

To: Walt Knake – Executive Director
Western Springs Park District

From: Antonio Maravillas, E.I.T.
Don Dixon, P.E

Date: July 19, 2023

Subject: Parking Assessment
Proposed Spring Rock Park Pickleball Courts
Western Springs, Illinois

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Parking Assessment for the proposed pickleball court additions to Spring Rock Park in Western Springs, Illinois. The park is located at 4400 Central Avenue, on the northwest corner of Central Avenue and 47th Street. It currently contains two full-sized soccer fields, one full-sized football/lacrosse/soccer field, one smaller football field, five little league fields, seven tennis courts, one basketball court, two playgrounds, a flower garden, and a picnic area. As currently proposed, eight (8) pickleball courts will be constructed on the northwest corner of the park. The proposed improvements include a parking expansion for the northwest parking lot of the park, resulting in a net increase of 10 parking spaces.

The following provides a summary of site traffic characteristics and the analysis conducted, which includes a qualitative parking analysis. *Exhibits* and *Appendices* referenced are in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map

Exhibit 1 provides a location map of Spring Rock Park. The park is located at 4400 Central Avenue, surrounded primarily by residential neighborhoods. It is bordered by Central Avenue to the east, 47th Street to the south, the Tri-State Tollway (I-294) to the west, and Burlington Avenue to the north. A BNSF railway line runs parallel to Burlington Avenue with the Western Springs Metra station in close proximity to the park. A pedestrian underpass is provided north of the park, providing accessibility to Hillgrove Avenue and the residential neighborhoods north of the railroad.

Existing Parking Supply

Parking for the park is provided mostly on-site with additional parking available during evenings and weekends via the Metra commuter parking spaces along Burlington Avenue and Hillgrove Avenue. The existing parking zones in the site vicinity are shown on *Exhibit 2* and described below.

- **Zone 1** is a surface parking lot located near the center of the park at the terminus of Waldo Erickson Drive, an offshoot of Burlington Avenue. It provides 88 parking spaces, including four (4) ADA accessible spaces. There are no signed parking restrictions posted at this lot.

- **Zone 2** is located off Waldo Erickson Drive on the northwest corner of the park. It includes 13 straight parking spaces off Waldo Erickson Drive. Additional parking is also available via a gravel surface lot. There are no signed parking restrictions posted in this zone.
- **Zone 3** is a surface parking lot located at the east end of the park with access provided off Central Avenue, opposite Elm Street. It provides 63 parking spaces, including two (2) ADA accessible spaces. This lot is signed as four-hour parking on Mondays through Fridays.
- **Zone 4** is a surface parking lot located at the northeast corner of the park with access provided off Burlington Avenue. It provides 10 employee parking spaces for the Park District office. Non-employees are prohibited from parking in this lot at all times.
- **Zone 5** includes parking available along Burlington Avenue, between Waldo Erickson Drive and Central Avenue. It contains 104 total parking spaces. There are five (5) unsigned parking spaces along the south side of the street, adjacent to the park tennis courts. Along the north side of the street, there are 48 parking spaces signed as permit only from 5 AM to 6 PM on Mondays through Fridays, and 51 parking spaces signed as daily, three-dollar parking on Mondays through Fridays.
- **Zone 6** includes parking available along Hillgrove Avenue, between Hampton Avenue and Central Avenue. It contains 22 total parking spaces, which are all signed as daily, three-dollar parking on Mondays through Fridays. Additional on-street parking is also available. However, on-street parking is prohibited from 8 AM to 10 AM on Mondays through Fridays.

Existing Parking Demand

Peak activity for the park typically occurs during evenings in the spring when the park hosts little league baseball and softball games. Existing parking counts were conducted by the Park District in May and June of 2023 for the parking spaces along Burlington Avenue (zone 5 on *Exhibit 2*) and the parking lot on the northwest corner of the park (zone 2 on *Exhibit 2*). These parking counts coincided with scheduled little league activity at the park. The maximum observed parking demand during the 30-day period was 91 parking spaces, which occurred at approximately 6:45 PM on June 5th, 2023. **Appendix A** provides a summary table of the Park District counts.

GHA conducted supplement parking counts at the park on Tuesday, July 11th, 2023, from 4:30 PM to 7:30 PM for all the parking zones shown on *Exhibit 2*. These parking counts coincided when the little league season was inactive, and there were no scheduled games at the park. At the time of the counts, 31 of the commuter parking spaces along Burlington Avenue were signed as local residents only due to the current Central Avenue reconstruction project.

Exhibit 3 summarizes the results from the GHA parking occupancy survey. As shown, the maximum parking demand of the park occurred at 6:30 PM with 43 vehicles parked. For the locations where the Park District conducted their counts (zones 2 and 5), the maximum observed parking demand was 25 vehicles, which also occurred at 6:30 PM.

Part III. Parking Evaluation

Proposed Plan

Exhibit 4 presents the proposed Site Plan prepared by Design Perspectives, Inc. and dated May 15th, 2023. As currently proposed, eight (8) pickleball courts would be constructed on the northwest corner of the park, replacing the existing gravel lot. A new parking lot will also be constructed to expand the existing parking off Waldo Erickson Drive. 13 parking spaces will be provided on the new lot, including one (1) ADA accessible space. The existing

straight parking spaces along Waldo Erickson Drive would be reduced from 13 spaces to 10 spaces. Overall, the proposed parking expansion results in a net increase of 10 parking spaces.

Pickleball is typically played in doubles, two (2) players on each team, with a total of four (4) players on each court for a maximum total of 32 players occupying the courts. It is our understanding that the majority of pickleball play occurs in the morning, between 7 AM to 11 AM, with the season extending typically from May until mid-October. The typical demographic of players is age 55 and older. All play is anticipated to be informal, as there are no scheduled events / tournaments planned. The park district will not oversee or facilitate organized pickleball leagues.

No other additions to the park are currently proposed as part of these renovations.

Parking Demand Projections

A maximum of four (4) players can occupy one pickleball court at a time. Thus, for eight (8) courts, the maximum capacity is 32 persons. Based on the parking demand observations for a weekday without little league activity, there is sufficient parking supply for parkgoers to accommodate the proposed pickleball usage.

As discussed, peak parking demand for the park occurs during the evenings in spring. The maximum parking demand observed in zones 2 and 5 from the Park District counts was 91 vehicles. Assuming a worst-case scenario where the pickleball courts are at maximum occupancy, the parking demand is increased to 123 spaces. With the proposed parking changes on the northwest corner of the park, there will be 127 total parking spaces in zones 2 and 5. Accordingly, there will be sufficient parking available within zones 2 and 5 with excess on-street parking available along Hillgrove Avenue. It should be noted that based on the characteristics of pickleball, the peak usage is not expected to coincide with the peak usage of the adjacent fields.

Part IV. Recommendations and Conclusions

A qualitative Parking Assessment was performed for the proposed pickleball court additions to Spring Rock Park in Western Springs, Illinois. Overall, based on the parking analysis, it can be concluded that the existing parking supply is adequate to accommodate the anticipated parking demand for the new pickleball addition. Lastly, the proposed pickleball use's peak demand is not anticipated to coincide with the adjacent ballfield uses.

Part V. Technical Addendum

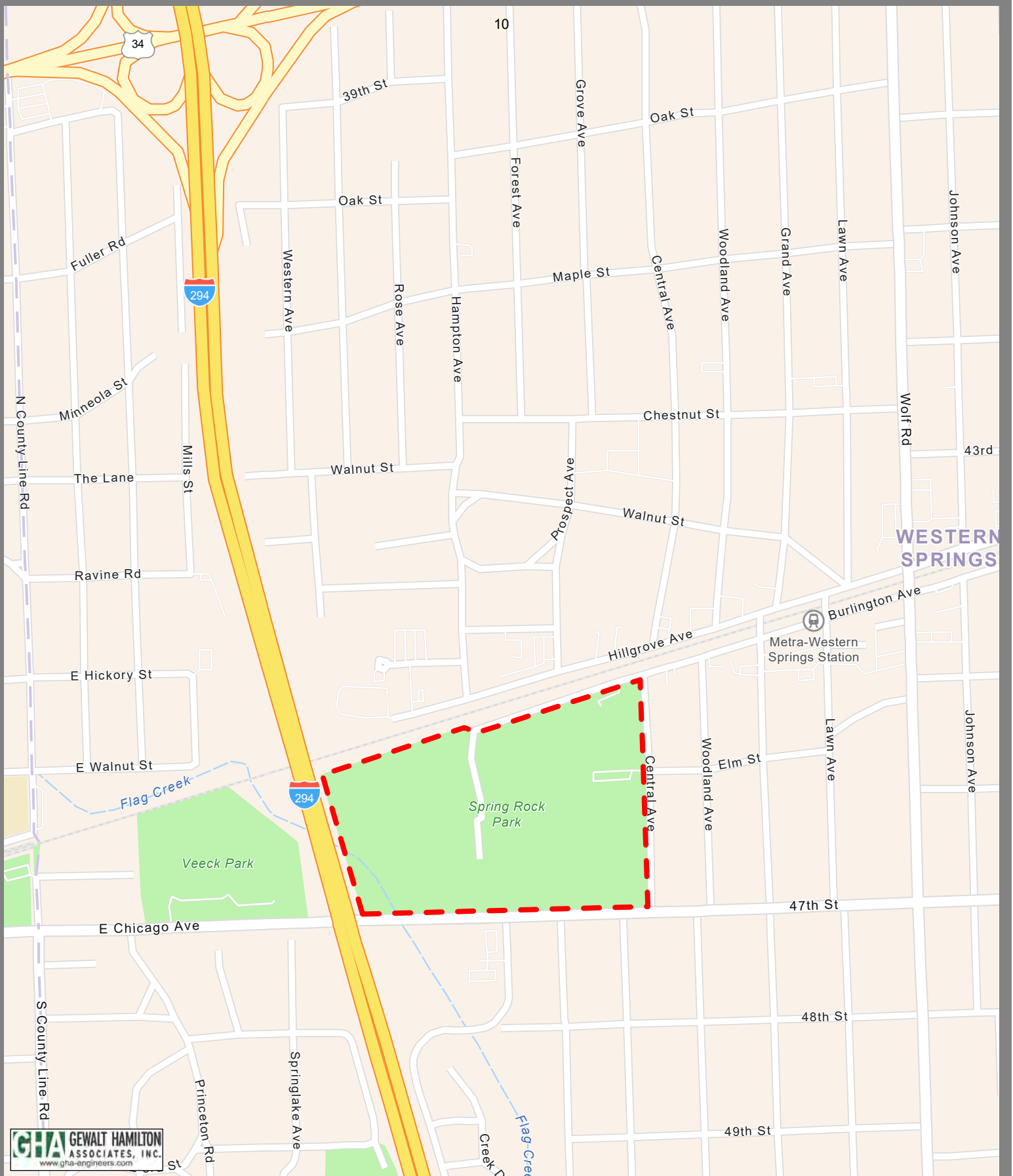
The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Exhibits

1. Location Map
2. Parking Zones
3. Site Plan
4. GHA Parking Count Summary

Appendices

- A. Park District Parking Count Summary



GHA GEWALT HAMILTON
ASSOCIATES, INC.
www.gha-engineers.com



1 inch = 1,000 Feet

Exhibit 1 - Location Map

Spring Rock Park
4400 Central Avenue
Western Springs, Illinois



GHA GEWALT HAMILTON
ASSOCIATES, INC.
www.gha-engineers.com



1 inch = 300 Feet

Exhibit 2 - Parking Zones

Spring Rock Park
4400 Central Avenue
Western Springs, Illinois

Exhibit 3
Existing Parking Observations
Spring Rock Park - Western Springs, Illinois

	Spaces Available	July 11, 2023 Spaces Occupied				
		4:30 PM	5:30 PM	6:30 PM	7:30 PM	
Zone 1: Southwest Lot <i>(adjacent to playground)</i>	Regular	84	1	1	2	1
	ADA	4	0	0	0	0
	Total =	88	1	1	2	1

		4:30 PM	5:30 PM	6:30 PM	7:30 PM	
Zone 2: Northwest Lot <i>(off Waldo Erickson Drive)</i>	Regular	13	0	0	2	3
	Gravel Lot	--	0	0	1	0
	Total =	13	0	0	3	3

		4:30 PM	5:30 PM	6:30 PM	7:30 PM	
Zone 3: Southeast Lot <i>(off Central Avenue)</i>	Regular	61	8	3	5	5
	ADA	2	0	0	0	0
	Total =	63	8	3	5	5

		4:30 PM	5:30 PM	6:30 PM	7:30 PM	
Zone 4: Northeast Lot <i>(Park District Office)</i>	Employee	10	2	9	10	4
	Total =	10	2	9	10	4

		4:30 PM	5:30 PM	6:30 PM	7:30 PM	
Zone 5: Burlington Avenue <i>(West of Central Avenue)</i>	Regular	5	5	5	5	5
	Permit	48	0	2	15	3
	Daily Paid	51	6	1	2	11
	Total =	104	11	8	22	19

		4:30 PM	5:30 PM	6:30 PM	7:30 PM	
Zone 6: Hillgrove Avenue <i>(between Hampton Avenue and Central Avenue)</i>	Daily Paid	22	3	2	1	1
	On-Street	--	0	0	0	0
	Total =	22	3	2	1	1

		4:30 PM	5:30 PM	6:30 PM	7:30 PM
Total Spaces	300	25	23	43	33
Overall % Occupied	--	8%	8%	14%	11%
Surplus Spaces Available	--	275	277	257	267

Parking Study/Avg # Parking Spaces

Spring Rock Park

Maximum Observed in 30 Days

Area	Demand Now	Available Now	Total Open	Demand Future	Available Future	Total Open
Temp+Front	50	50		24	24	
Commuter	36	100		72	100	
Tennis East	5	5		5	5	
	91	155	64	101	129	29*

*10-15 additional spots can be added if required using the office lot.

Subject: Parking 6-6-23

7:30pm

16 cars in Gravel lot

2 cars in front of gravel lot

22 Commuter parking

3 in front of tennis parking

June 5, 2023

52 cars in the gravel lot

8 in the spots in front of the gravel lot

26 cars in the commuter parking

5 in the spots in front of the tennis courts

91 total cars at 6:45pm

Attachment 4.

THE CONTENT OF THIS DRAFT RECOMMENDATION, INCLUDING ALL FACTS, STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS, IS PROVIDED FOR YOUR REVIEW, CONSIDERATION AND AMENDMENT. AS A COLLECTIVE BODY, THE PLAN COMMISSION SHOULD REACH AGREEMENT ON THE FINAL CONTENT OF THIS DOCUMENT AND THEN TAKE FINAL ACTION ON THE APPLICATION.

**WESTERN SPRINGS PLAN COMMISSION
REPORT AND RECOMMENDATION NO. 25-03**

PLAN COMMISSIONERS PRESENT:

ABSENT:

OTHER:

DATE: October 6, 2025

FINDINGS AND RECOMMENDATIONS TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS

RE: PC-2025-03: Application for an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of a Multi-Use Softball Field and Signage at the 4400 Central Avenue Property (Spring Rock Park)

[APPROVAL/DENIAL] of an Amendment to a Conditional Use Permit (CUP) to Construct and Maintain a Multi-Use Softball Field and Signage (the "Project" or "Development").

[APPROVAL/DENIAL] of Modifications from the following regulations:

- **Section 9-10-9(E)(1) Institutional Identification Signs For Institutional And Other Nonresidential Uses: There shall be no more than one sign per lot, parcel or tract. No sign shall exceed thirty (30) square feet in area per sign face.**
- **Section 9-10-9(E)(2) Institutional Identification Signs For Institutional and Other Nonresidential Uses: Height: No sign shall project higher than seven feet (7') above the ground level at the base of the sign.**
- **Section 9-10-9(G) Temporary Signs Permitted in Residential Districts**
 - **9-10-9(G)(1): No such sign, other than a personal celebration sign, shall exceed a surface area of six (6) square feet per sign face and twelve (12) square feet total.**
 - **9-10-9(G)(2): No more than two (2) temporary signs shall be placed on the property at any one time, and no more than one temporary sign of a particular type shall be placed on the property at any one time.**
 - **9-10-9(G)(4): No such sign, other than a personal celebration sign, shall project higher than forty two inches (42") above the ground level at the base of the sign.**
- **Section 10-4-4(F)(3)(a)(2): No fence or wall which exceeds seventy two inches (72") in height above ground level shall be erected in side yards or in rear yards of any residential structure in the A, R1, R2, R3 and R4 residential districts. Fences which are located in side and rear yards which abut business districts may reach**

height not to exceed ninety six inches (96") above ground level. Fences and walls which are located in the rear yards of reversed corner lots which abut the public right of way and/or the front yard of an adjoining lot shall not exceed forty two inches (42") in height.

Applicant: Western Springs Little League (WSLL)
Property Owner: Western Springs Park District (WSPD)
Property: 4400 Central Ave, Western Springs, Illinois 60558
Current Zoning: R2 – Single-Family Residence District

I. BACKGROUND FACTS

1. On August 1, 2025, Western Springs Little League (the "Applicant" or "WSLL") filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for Spring Rock Park, located at the 4400 Central Avenue Property (the "Property"). Western Springs Park District (the "Property Owner" or "WSPD") is the owner of the "Property".

2. The Applicant submitted the Application and supporting documents to petition for approval of all necessary zoning relief in accordance with the applicable provisions of the Village's Municipal Code and the Development Control Ordinance ("DCO") in order to construct, operate and maintain a multi-use softball and soccer field and sponsorship signage at the Property. The Application proposes a new multi-use softball with accessory features (infield fencing, player dugouts, etc.) as well additional sponsorship signage for the Property's baseball and softball fields, including additional signage on the Property's existing Champion's Sign. The requested "Zoning Relief" is set forth in the Application (i.e., approval of an amendment to the Conditional Use Permit to complete the Project). The Property is legally described in the Application, and commonly referred to as Spring Rock Park.

3. The Application consists of information supporting the requested Zoning Relief, a description of the proposed improvements to be constructed as part of the Project, and the proposed Design Plans, copies of which are incorporated by reference into this Report and Recommendation as **Group Exhibit "A"** and made a part hereof.

4. Based on the regulations set forth in the Village's DCO, the requested Zoning Relief has to be considered by the Plan Commission at a public hearing and then the Village Board must approve the Zoning Relief.

5. Pursuant to notice published and posted as required by State law and the Western Springs Municipal Code, on **October 6, 2025**, the Plan Commission conducted a public hearing to consider the Zoning Relief requested in the Application (the "Public Hearing").

6. At the Public Hearing, the Plan Commission considered and accepted into the public record written and oral testimony, including documents that were marked as exhibits for identification purposes, which were submitted and/or presented by the **Applicant and the Applicant's representative (INSERT)**, Village Attorney Anne Skrodzki, the **Interested Parties (INSERT)**, the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearing were incorporated in and made a part of this Recommendation. Each of the documents accepted into the record and identified by an exhibit number are identified below:

- A. The Application with its attachments (incorporated by reference as **Group Exhibit "A"**).
 - B. The Public Hearing Notice, the Newspaper Publisher's Certificate dated **September 18, 2025**, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated **[INSERT DATE]** submitted by Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated **[INSERT DATE]** and prepared and executed by Village Building Official Robert Schmidt confirming that the required mailing, publications and sign postings of the Public Hearing Notice to surrounding Property owners and taxpayers of record were performed in accordance with State law (incorporated by reference as **Group Exhibit "B"**).
 - C. Village Staff Memorandum dated **October 6, 2025**, and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell ("Village Staff Memo") and (incorporated by reference as **Group Exhibit "C"**).
 - D. The Village's Official Land Use Plan adopted by Ordinance No. 03-2226 dated February 24, 2003, as amended by Ordinance No. 11-2643 dated August 22, 2011 (the "2011 Western Springs Downtown Redevelopment Plan" or "2011 Downtown Plan") (incorporated by reference as **Group Exhibit "D"**).
 - E. The Official Zoning Map of the Village (incorporated by reference as **Group Exhibit "D"**).
 - F. The Western Springs Municipal Code, including the Development Control Ordinance ("DCO") (incorporated by reference as **Group Exhibit "D"**).
 - G. The transcript of the October 6, 2025, Public Hearing prepared by a court reporter (**INSERT**) (incorporated by reference as **Exhibit "E"** and retained on file with the Community Development Department).
 - H. Additional documents submitted to the Plan Commission during the Public Hearing (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:
 - Supplemental Application Materials (**Group Exhibit "F"**): **[INSERT]**.
 - Village Supplemental Materials (**Group Exhibit "G"**): **[INSERT]**.
 - Materials Submitted by Interested Parties (**Group Exhibit "H"**): **[INSERT]**.
7. Copies of all the Exhibits identified in this Recommendation are on file with the Village's Department of Community Development and are incorporated by reference in this Recommendation.
8. The Village's Code Officer, Community Development Director Heather Valone, and Senior Planner Kelsey Fawell have submitted the Village Staff Memo, which reviews the Application, the applicable provisions of the DCO and the Zoning Relief requested, and concludes that the Project meets the applicable DCO provisions for purposes of conducting the Public Hearing and consideration of approval of the requested Zoning Relief. See, **Group Exhibit "C"**.
9. Subject to the Zoning Relief requested, the Application and other submittals by the Applicant conform to the applicable requirements of the Western Springs Municipal Code, including Title 10 (Development Control Ordinance), Chapter 3 (Administrative Bodies and Procedures), Subsection 14 (Conditional Uses).

II. FINDINGS OF FACT

Based upon the information contained in the Application, all the documents received into the record and the testimony heard during the Public Hearings, the Plan Commission makes the following

findings of fact relative to its recommendation to the Village Board regarding the Zoning Relief requested in the Application:

- A. Conditional Use Permit Standards** Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Plan Commission has considered each of the seven standards set forth in Title 10 (Development Control Ordinance); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (Conditional Uses) of the Village Code and made the finds as follows:

Standards for Approval of Amendments to Conditional Uses

The Findings of Fact relative to Subsection 10-3-14(G)(4) (Standards) of the DCO for approval of amendments to Conditional Uses are as follows:

- 1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The existing public park and playground use will not be changed by this amendment request; however, Spring Rock Park will be providing an additional recreational facility which is expected to generate more visitors to the park. This could bring about an impact on parking and traffic during peak times with multiple games and park events happening. The Applicant contends the events for the multi-use softball field will occur during off-peak hours and that traffic complaints received will be minimal. The proposed field is located in the northwest corner of the park, adjacent to the BNSF railway and I-294 Tollway, which is furthest location on the subject property from nearby single-family residences.

The Applicant is proposing a rear additional sign face on the existing Champion's Sign. Currently there is only signage on the sign face facing south; the Applicant is proposing signage on the face facing north. There are no changes to the structure itself, the signage area will mirror the area on the north side. The proposed additional rear signage on the back of the Champion's Sign can be seen from Burlington Avenue and BNSF railway. This signage will include sponsorship for both commercial and noncommercial properties. The existing signage scoreboards have been located at the park serving two fields for a number of years. This request is not proposing any changes to any signage on site aside from the Champion's Sign. Sponsorship banners located along fencing of fields within the park are not visible from the property's lot lines. All WSPD public parks and playgrounds are zoned within a single-family residential district. As such, the proposed signage is reviewed to the sign regulations for institutional and nonresidential uses within residential districts.

The Plan Commission finds that the establishment, maintenance or operation of the Development **will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The Plan Commission finds the proposed improvements **will / will not** generate enough traffic to become a detriment to the public.

- 2. That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair Property values within the neighborhood in which it is to be located.**

The Plan Commission finds that the establishment, maintenance or operation of the Development **will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Spring Rock Park is an existing public park with an existing CUP. The existing use is not proposed to change. No lighting is proposed in conjunction with signage on the field. The Applicant contends they will be utilizing the field until dusk. Since a new facility is being proposed, it is expected there will be impacts to traffic and parking on the site. As mentioned above, the DCO currently does not have minimum parking requirements for public parks. A condition of Ordinance No. 24-3171 (the most recent CUP amendment for the pickleball courts), there are seven “land banked” parking spaces at the administrative building that must be constructed if there is determined to be a shortfall within Spring Rock Park.

No new structures for signage are being proposed, only additional signage on the rear of an existing sign, facing north. As noted above, the additional sponsorship signage is visible from Burlington Avenue and BNSF railway. There are two scoreboards on the property that are existing with no changes proposed. WSLI installs sponsorship banners along the fences of the park’s fields, which can be seen within the park’s public thoroughfare but not from the property’s lot lines.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The Plan Commission finds that the establishment of the conditional use **will not** impede the normal and orderly development and improvement of the surrounding Property for uses permitted in the district. Spring Rock Park is an existing public park with an existing CUP. The existing use is not proposed to change. The adjacent properties are fully developed and occupied with permitted uses within their respective zoning districts. The adjacent uses are primarily single-family residential, with a few properties zoned O - Limited Office District (Smiles for Life Pediatric Dentistry), R-3 Two-Family Residence District, Single-Family, and C-2 Community Shopping District (Boone Animal Hospital). The BNSF railway is located to the north and the I-294 Tollway to the west.

- 4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

The application is not proposing any walking paths in association with the proposed field. The field is proposed in the northwest portion of the site surrounded by grassy areas. The new publicly accessible softball fields proposed at the Spring Rock Park facility will require, among several items, a continuous and unobstructed accessible route to the new fields and related facilities from the points of access / entry at the park [e.g. Parking lot]. The State of Illinois Environmental Barriers Act (410 ILCS 25/4) outlines the required provisions and requirements of this act be drawn from the current edition [2018] of the Illinois Accessibility Code and the federal 2010 Americans with Disability Act Accessibility Guidelines (ADAAG) standard, from which the state base model code is derived and amended. Between the two sets of accessible codes / standards, the stricter

most stringent requirement of the two codes will always apply. Illinois does have some amendments that exceed the ADAAG minimum requirements. The Applicant has the ability to request an interpretation of the Illinois Accessibility Code. Staff is recommending as a condition of approval the proposed facility comply with the 2018 Illinois Accessibility Code.

The Applicant has provided the requisite civil engineering plans to acknowledge and confirm that the necessary public utilities, drainage, and stormwater management will be provided with the improvements. A review letter from Village Engineering Jeff Koza has been provided (Attachment 2). A LOMA must be submitted to FEMA by the Applicant in order to correct the floodplain maps or obtain a permit from FEMA prior to release of any site development permit. Staff is recommending all required outside agency permits be obtained prior to release of any permit. Additionally, staff is recommending that any civil engineering plans, geometry, stormwater management, and utilities be reviewed and approved by the Village Engineer prior to the release of any permit.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The Applicant is not proposing any changes to or additional parking facilities. The proposed field is expected to generate additional visitors coming to the park, impacting on-site parking facilities and nearby traffic. A condition of Ordinance No. 24-3171 (the most recent CUP amendment for the pickleball courts), there are seven “land banked” parking spaces at the administrative building that must be constructed if there is determined to be a shortfall within Spring Rock Park.

As indicated above, the DCO does not contain a minimum parking requirement for the park. However, to address parking need, parking in the grass area behind the pickleball court has been occurring. Staff are recommends that that area be formalized as parking area. Additionally, staff recommends that the seven land banked spaces be installed to address parking.

The Applicant’s proposed and existing signage is not expected to impact traffic within and surrounding the subject property.

The Plan Commission finds that adequate ingress and egress **has** been provided to the Property in order to minimize traffic congestion in the public streets.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.

The Plan Commission finds that the construction and operation of the proposed Development at the Property **will not** be contrary to the objectives of the current Land Use Plan, as amended by the Village in **2021**. The Property **is not** contrary to the objectives of the current Comprehensive Plan, as the Village’s future land use map designates this property as Parks/Open Space/Recreational.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each

instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.

The Plain Commission finds that the granting of a Conditional Use Permit for the construction, maintenance and operation of the Project at the Property **will** conform to the applicable regulations of the R2 - Single-Family Residential District, except for the Zoning Relief to certain regulations as requested herein and may be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board. The requested Zoning Relief is enumerated in Section D below.

III. OTHER REQUESTED RELIEF: None.

IV. RECOMMENDATIONS

Subject to Section V (Conditions) set forth below, the Plan Commission recommends **[APPROVAL/DENIAL]** of the Application and the Requested Zoning Relief as follows:

V. CONDITIONS

The recommendation of **[APPROVAL/DENIAL]** of the Applicant's request for the issuance of a Conditional Use Permit is conditioned upon and subject to:

- A.** Civil Engineering plans, geometry, stormwater management, and utilities be reviewed and approved by the Village Engineer prior to the release of any permit;
- B.** All applicable and required outside agency permits be obtained prior to Village issuance of a site development permit.
- C.** A LOMA must be submitted to FEMA by the Applicant in order to correct the floodplain maps or obtain a permit from FEMA prior to the release of any site development permit;
- D.** The proposed facility must comply with the 2018 Illinois Accessibility Code or receive a written interpretation from the Capital Development Board's Accessibility Specialist;
- E.** Any future, additional revisions or amendments to the Village-approved Final Plans, as required by Cook County, Illinois ("Cook County"), the Metropolitan Water Reclamation District of Greater Chicago ("MWRD"), the Village or any other governmental agency with regulatory oversight of the Development that relate to the Stormwater Conveyance System and do not negatively impact the capacity of or operation of the Stormwater Conveyance System, in the opinion of the Village Engineer or B&W, or their designees, may be administratively approved by the Village Engineer in accordance with Section 10-8-5(D)(1) (Procedure; Changes In The Planned Development; Authorized Administrative Changes) of the DCO, and such approvals shall be incorporated by reference within this Ordinance for purposes of Village enforcement without further action by the President and Board of Trustees of the Village to amend this Ordinance or the prior Village Ordinances approved relative to the Development.
- F.** The seven land banked parking spaces be installed as part of the permitting for the softball field;
- G.** The parking area between the pickleball courts and the proposed field be formalized as a hard surface parking area to meet the requirements of the DCO Section 10-4-7 and be improved as part of the permitting process for the softball field;
- H.** The Applicant must provide a completed sign plan for the WSL sign (Champion's Sign, scoreboards, sponsorship banners, etc.) with the following standards:
 - a.** Applicant must provide detailed size information on the scoreboard signs.

- b. The Applicant must revise the Champions' Sign by reducing the backside sign(s) to conform to the dimensions of the front (three and a half feet by six feet).
- c. No signs shall be obscene.
- d. Sponsorship banners displayed on field fencing are only permitted along those portions of Piccolo Field fencing facing south.
- e. There must be a minimum of one foot of separation between sponsorship banners displayed on field fencing.
- f. No sponsorship banners shall project above the overall field fence height.
- g. No sponsorship signage shall be illuminated.

Motion to APPROVE the Application made by [INSERT]; seconded by [INSERT] (Votes in Favor of Motion: [INSERT]; ; Votes Not in Favor of Motion: [INSERT]; and Absent from Meeting / Voting: [INSERT])

APPROVED by a vote of the Members of the Plan Commission on this 6 day of October, 2025.

Village of Western Springs Plan Commission

By: _____
Peter Glimco, Chair

Exhibit List

From Public Hearing for Approval of an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of a Multi-Use Softball Field and Sponsorship Signage at the 4400 Spring Rock Park Property (Spring Rock Park)

Group Exhibit "A"
(attached)

Group Exhibit "B"
The Public Hearing Notice, the Newspaper Publisher's Certificate dated [INSERT DATE], 2025, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated [INSERT DATE], 2025 submitted by [INSERT], the Affidavit of Posting of Signage for Public Hearing dated [INSERT DATE], 2025
(attached)

Group Exhibit "C"
Village Staff Memorandum dated **October 6, 2025**, and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell ("Village Staff Memos")
(attached)

Group Exhibit "D"
The Village's Official Land Use Plan and Official Village Zoning Map
(on file with the Community Development Department)

Exhibit "E"
The transcript of the October 6, 2025 Public Hearing prepared by a court reporter ([INSERT])

Group Exhibit "F":
Supplemental Application Materials

Group Exhibit "G"
Village Supplemental Materials

Group Exhibit "H"
Materials Submitted by Interested Parties
(attached)

Conditions of Final Approval of an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of a Multi-Use Softball Field and Sponsorship Signage at the 4400 Spring Rock Park Property (Spring Rock Park)

- A.** Civil Engineering plans, geometry, stormwater management, and utilities be reviewed and approved by the Village Engineer prior to the release of any permit;
- B.** All applicable and required outside agency permits be obtained prior to Village issuance of a site development permit.
- C.** A LOMA must be submitted to FEMA by the Applicant in order to correct the floodplain maps or obtain a permit from FEMA prior to the release of any site development permit;
- D.** The proposed facility must comply with the 2018 Illinois Accessibility Code or receive a written interpretation from the Capital Development Board's Accessibility Specialist;
- E.** Any future, additional revisions or amendments to the Village-approved Final Plans, as required by Cook County, Illinois ("Cook County"), the Metropolitan Water Reclamation District of Greater Chicago ("MWRD"), the Village or any other governmental agency with regulatory oversight of the Development that relate to the Stormwater Conveyance System and do not negatively impact the capacity of or operation of the Stormwater Conveyance System, in the opinion of the Village Engineer or B&W, or their designees, may be administratively approved by the Village Engineer in accordance with Section 10-8-5(D)(1) (Procedure; Changes In The Planned Development; Authorized Administrative Changes) of the DCO, and such approvals shall be incorporated by reference within this Ordinance for purposes of Village enforcement without further action by the President and Board of Trustees of the Village to amend this Ordinance or the prior Village Ordinances approved relative to the Development.
- F.** The seven land banked parking spaces be installed as part of the permitting for the softball field;
- G.** The parking area between the pickleball courts and the proposed field be formalized as a hard surface parking area to meet the requirements of the DCO Section 10-4-7 and be improved as part of the permitting process for the softball field;
- H.** The Applicant must provide a completed sign plan for the WSL sign (Champion's Sign, scoreboards, sponsorship banners, etc.) with the following standards:
 - a. Applicant must provide detailed size information on the scoreboard signs.
 - b. The Applicant must revise the Champions' Sign by reducing the backside sign(s) to conform to the dimensions of the front (three and a half feet by six feet).
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 - d. Sponsorship banners displayed on field fencing are only permitted along those portions of Piccolo Field fencing facing south.
 - e. There must be a minimum of one foot of separation between sponsorship banners displayed on field fencing.
 - f. No sponsorship banners shall project above the overall field fence height.
 - g. No sponsorship signage shall be illuminated.