AGENDA

PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: October 28, 2025 at 5:45 PM

Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. September 30, 2025

C. Public Comment

D. Considerations

1. PC 2025-03 – Western Springs Little League (WSLL) & Western Springs Park District (WSPD) – 4400 Central Avenue (Spring Rock Park)

2. 2026 Fiscal Year: Community Development Budget Proposal

E. New Business

F. Other Business

G. 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.

Planning and Zoning Committee
Village Board Room
September 30, 2025, 6:00 p.m.

Present: Alan Fink, (Chairman)
Member Avakian
Heidi Rudolph, Village President
Ellen Baer, Village Manager
Anne Skrodzki, Village Attorney
Heather Valone, Community Development Director

Call to Order: Chairman Fink called the meeting to order at 6:00 pm. Member Avakian and Chairman Fink were in attendance.

Approval of Minutes: Chairman Fink made a motion to approve the meeting minutes from August 12, 2025. Member Avakian seconded the motion to approve. A voice vote was conducted, and the minutes were approved with both Trustees voting aye.

Public Comment: There were no members of the public in attendance to speak or provide comments at this time in the meeting.

Considerations: Heritage Crossings Redevelopment and Maintenance Agreement Addendum and Updated Plat: Community Director Valone provided a summary of the application and the current status. Director Valone highlighted that the Agreement placed certain conditions on the approvals and that the Developer is required to commence site improvement work not more than 180 calendar days after the Village Board's approval of the conditional use permit for a planned development. The Development Control Ordinance (DCO), Subsection 10-8-6 (Schedule of Construction), indicates that conditional use for a planned development expires after one year after the approval date, if the project work has not yet started.

Director Valone mentioned that while demolition of the former office building and parking lot is complete, site improvements have not started due to pending permits from the Cook County Department of Transportation and Highways (CCDOTH) and the Metropolitan Water Reclamation District (MWRD). The Developer has requested an extension of the 180-day deadline.

Chairman Fink asked why there was a delay in obtaining the necessary permits. Director Valone provided insight into the complication on this site regarding stormwater management and transportation requirements. She noted that the existing access does not meet requirements of current code, however the County is allowing the Developer to use the existing access since it is existing. Director Valone added that stormwater management at this site is challenging. Water from other locations, including unincorporated Cook County, enter this location therefore MWRD is involved in the review for stormwater management in addition to the Village.

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Director Valone mentioned that the Developer is required to stabilize and maintain the site during the review process. Additionally, as part of the permitting process, CCDOTH has requested an update to the plat of resubdivision that was approved on February 10, 2025 via Ordinance No. 25-3243. CCDOTH has requested an additional public utility and drainage easement in their (CCDOTH) favor for the area adjacent to the culvert. A draft ordinance, resolution, and addendum to the Agreement will be presented to the Committee to review.

Chairman Fink made a motion to recommend approving the addendum and updated plat for the Heritage Crossing Development move forward to the Village Board for discussion on October 14, 2025. Member Avakian seconded the motion to approve. A voice vote was conducted and the approval to move forward was approved by both members voting aye.

New Business: 2026 Fiscal Year: Community Development Budget Proposal & Comprehensive Plan Update

Community Director Valone gave a brief summary of the Department's activity over the past 9 months and how it compared to the Departments activity over previous years. She stated that the budget has been relatively static and the department is proposing two projects for 2026 fiscal year.

Director Valone stated that the Community Development Department is proposing a pilot project to begin replacing certain gateway signs and installing new wayfinding signage within, and directing customers to, the downtown area. Staff provided additional details related to sign types and locations.

Director Valone stated that the Village's current Comprehensive Plan was adopted in 2003. The plan provides a guide to future land use and development for a 20-year period and is now more than 20 years old. As such, staff is seeking to begin the process of updating the plan. The update would lay the foundation for reviewing and updating the Village's Development Control Ordinance. A consultant would be used to complete the update. This was originally a 2025 budgeted item; however, the project was not able to be started this year.

Director Valone noted that a recommendation is not needed at this time. The budget team will meet again and staff will bring the final budget request to the October 28th meeting.

Other Business: There is no other business to discuss this evening.

Adjournment: Chairman Fink made a motion to adjourn the meeting. Member Avakian seconded the motion. A voice vote was conducted with both Trustees voting aye. Meeting is adjourned at 6:40 p.m.

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AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMITEE

Planning and Zoning Committee: October 28, 2025

AGENDA ITEM D.1.

To: Plan Commission
From: Heather Valone, AICP, 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

Recommendation

Consider a recommendation to approve the conditional use permit amendment with conditions.

Summary

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. 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).

The Plan Commission reviewed the Application and conducted a public hearing on October 6, 2025. Attachment 1 contains the item summary with attachments from the Plan Commission meeting. At the public hearing, representatives from WSLL presented information on the requested field and signage. The Applicant's engineer also discussed the proposed field improvement and information related to the flood mapping in the area. Fourteen members of the public spoke related to the Application. Thirteen members spoke in favor of the application primarily related to the proposed sponsorship signage and the revenue from the sale of the signs supporting WSLL's mission. One member of the public spoke against the signage portion of the Application. The member objected to the size of the signage and the amount of advertising signs within Spring Rock Park. The Plan Commission discussed the Application and the suggested conditions from Village staff. The Plan Commission recommended approval of the Application 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 the 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 Applicant must provide a completed sign plan for the WSLL signage (Champion's Sign, scoreboards, sponsorship banners, etc.) with the following standards (The Plan Commission modified this condition as below – please see agenda packet from Plan Commission meeting to see original recommendation by staff):

    a. Applicant must provide detailed size information on the scoreboard signs:

        i. The Applicant must provide height and area dimensions of both existing scoreboards and sponsorship signage on scoreboards.

    b. No WSLL signage shall be illuminated.

    c. No signs shall be obscene.

    d. Chain-link fence sponsorship signage.

i. Sponsorship signage is allowed on all athletic field fencing, with no minimum separation requirements.

ii. Signage cannot exceed height of fence.

iii. Signage can only be displayed for the duration of the season. Signage must be removed no later than 30 days following the end of the season.

e. Scoreboards sponsorship signage:

i. Scoreboards are allowed the same sponsorship signage, both above and below the scoreboards.

ii. Sponsorship signage cannot exceed the width of the scoreboards.

iii. Sponsorship signage cannot be lower than the height of field fencing.

f. Champions Wall / Sign:

i. Front side (facing south):

1. Signage is allowed to remain as is existing, with nine sponsorship squares and sponsorship signage at the bottom of the sign.

ii. Rear side (facing north):

1. There shall be no less than four but no more than nine sponsorship squares (of equal size and area) allowed on the rear.

2. Only one square is allowed per sponsor.

3. Existing sponsorship signage constructed without a permit on the rear sign face shall be allowed to remain until the start of next season (2026).

4. Thank you message from WSLL added to top of sign – must be same size as 'CHAMPIONS' text on front side.

The Plan Commission's recommendation is included in Attachment 2. The recommendation was drafted based on the October 6, 2025, Plan Commission meeting. Staff will bring a signed copy of the recommendation to the Committee meeting.

The Applicant revised their plans based on the Plan Commission's recommended conditions (Attachment 3).

Staff concurs with the Plan Commission's condition No. 1-5. Staff is suggesting modifications to the Plan Commission's recommendation No. 6. Staff is recommending that condition No. 6e(i)2 to be modified as follows:

> Scoreboards are allowed the same sponsorship signage, both above ~~and below~~ the scoreboards.

Condition 6e(ii) would be removed as it relates to the restriction of signage below the scoreboard. Staff is suggesting modifications to the Plan Commission's to recommended conditions. Staff is recommending that condition No. 6f(ii)2 to be modified as follows:

> There shall be no less than <u>six</u> but no more than nine sponsorship squares (of equal size and area) allowed on the rear.

This would still allow for larger signage on the rear of the sign, each with a surface area of 44 ft. (roughly 4.28 ft. by 10.37 ft.). Staff is also recommending that condition No. 6f(ii)3 be removed. Village Staff, the Village Attorney, and representatives for the Applicant will be present to discuss the Application and the Plan Commission meeting.

Attachments

1. Item Summary Report – Plan Commission Item Summary Report dated 10/6/2025

2. 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).

3. Revised Applicant Submittal Package

<u>Financial Impact</u>
None.

<u>Recommended Motion</u>
Consider a recommendation to advance the item for review and discussion of the requested conditional use permit amendment with conditions.

<u>Strategic Plan Alignment</u>
None.

AGENDA ITEM SUMMARY

PLAN COMMISSSION

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 WSLL 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. WSLL 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 is 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. WSLL 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 WSLL signage (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 *Attachment is omitted but available on the Village website.*

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). *Attachment is omitted but available on the Village website.*

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

<u>FEMA Floodplain:</u>
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.

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
847.478.9700 ▪ GHA-Engineers.com

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

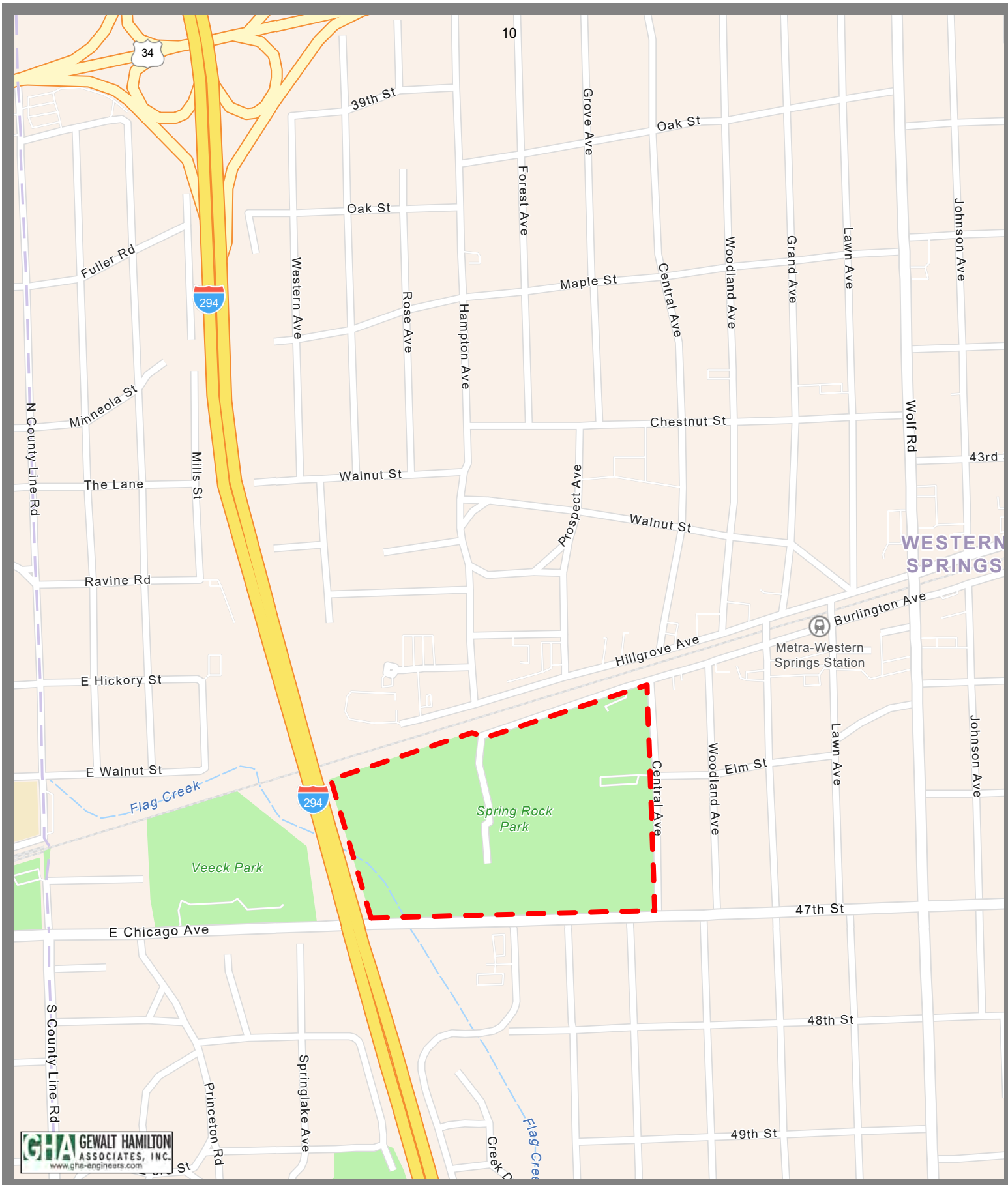
The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Exhibits

1. Location Map
2. Parking Zones
3. Site Plan
4. GHA Parking Count Summary

Appendices

A. Park District Parking Count Summary



N

1 inch = 1,000 Feet

Exhibit 1 - Location Map

Spring Rock Park
4400 Central Avenue
Western Springs, Illinois

Map Center: 87.90751°W 41.80862°N

N

1 inch = 300 Feet

Exhibit 2 - Parking Zones

Spring Rock Park
4400 Central Avenue
Western Springs, Illinois

Map Center: 87.90707°W 41.8065°N

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 (*adjacent to playground*)	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 (*off Waldo Erickson Drive*)	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 (*off Central Avenue*)	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 (*Park District Office*)	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 (*West of Central Avenue*)	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 (*between Hampton Avenue and Central Avenue*)	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

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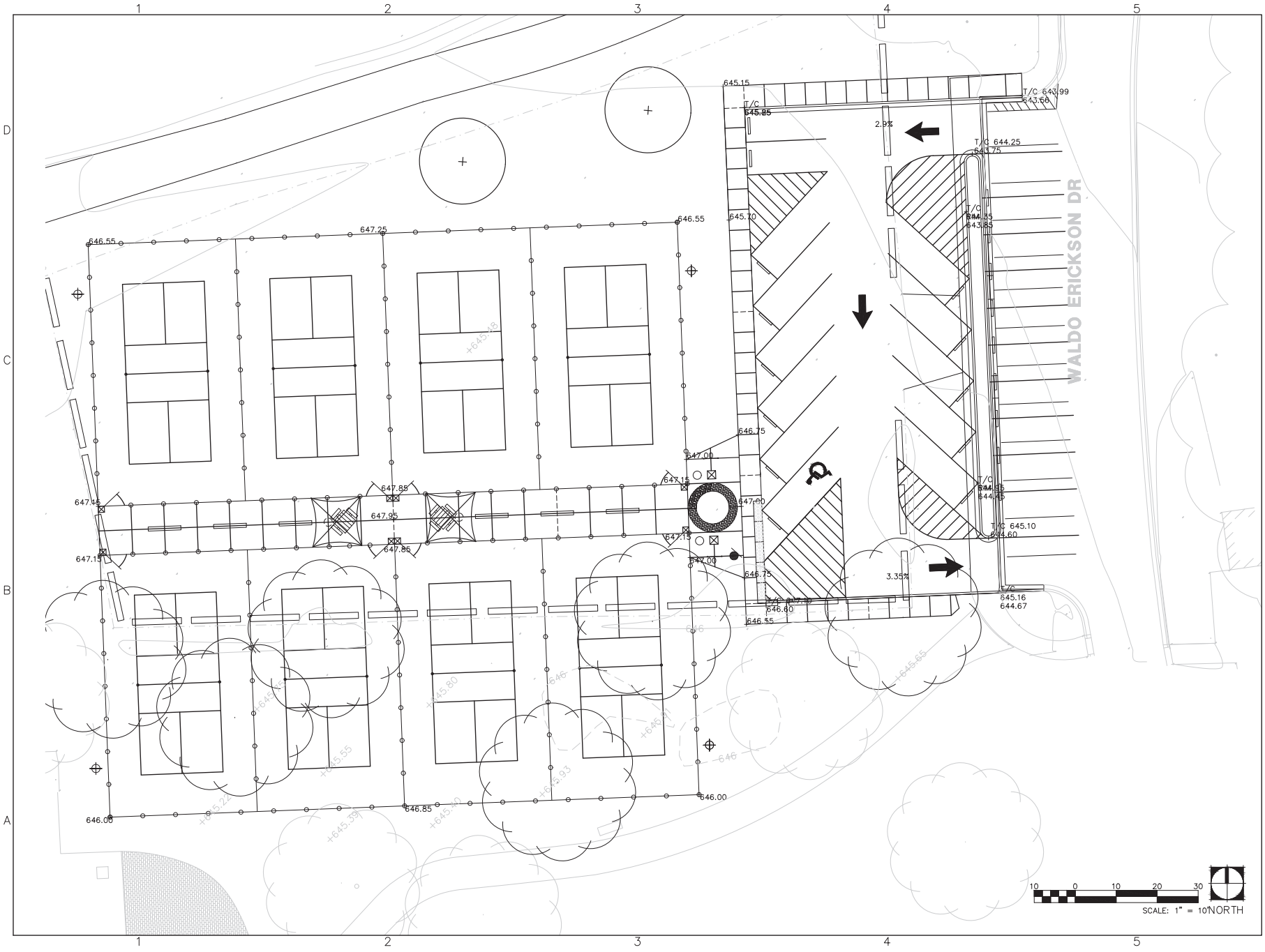

WESTERN SPRINGS
PARK DISTRICT
2023 PICKLEBALL COURT
IMPROVEMENTS

SPRING ROCK PARK
4400 Central Avenue
Western Springs, IL 60558

Design Perspectives Inc.
Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

In Association With:
GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
Tel 847.478.9700 ■ Fax 847.478.9701

REV.	COMMENT	DATE

SEAL:
Tod J. Stanton
157-001070
STATE OF ILLINOIS

DATE: 5-15-23
JOB NO.: 23-787Y
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
SITE PLAN

SHEET NO.:
LS-100

© DESIGN PERSPECTIVES INC. ALL RIGHTS RESERVED

Exhibit 4

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

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: Glimco, Winegar, Hanson, DeProsperis, Turner, Johann.

ABSENT: Brumbaugh.

OTHER: None.

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**

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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 (Tom Olk of Western Springs Little League, Dennis Conway of Western Springs Little League, Don Dixon of Gewalt Hamilton Associates Inc,** Village Attorney Anne Skrodzki, the **Interested Parties (Russ Hartigan, Gary Bazzoni, Phil Richard, Shawn Clark, Tom Salvino, Sarah Severson, Greg Lopez, Joe Geraghty, Debra Schmidt, Marta Malarky, Chris Motenson, Betsy Pasquinelli, Catherine Lopez, David Stott),** the Village Manager (Ellen Baer), the Community Development Director (Heather Valone), the Engineering Services Director (Jeff Koza), the Senior Planner (Kelsey Fawell), and the public. All of the written and oral

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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 **October 6, 2025,** submitted by Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated **October 3, 2025** 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 Hailey M. Shoot (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 (**Exhibit "F"**): **Petition in Support of Application**

- Additional Application Materials (*Submitted by Applicant post-Public Hearing at instruction of Plan Commission)* (**Group Exhibit "G"**): **Western Springs Little League (WSLL) Spring Rock Park Sign Plan**

Materials Submitted by Interested Parties (**Group Exhibit "H"**):

- Public comment dated October 6, 2025 and prepared by Gary Bazzoni [8 pages] (incorporated by reference as Group Exhibit "H-1").
- Public comment letter dated October 6, 2025 and prepared by Erwin Thimm M.D. [1 page] (incorporated by reference as Group Exhibit "H-2").
- Public comment email submitted [dated] and prepared by Tom Salvino (incorporated by reference as Group Exhibit "H-3").

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

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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

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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 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 is 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. WSLL 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.**

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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 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.

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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** of the Application and the Requested Zoning Relief as follows:

1. **An Amendment to a Conditional Use Permit (CUP) to Construct and Maintain a Multi-Use Softball Field and Signage with Modifications.**

V. CONDITIONS

The recommendation of **APPROVAL** 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

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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 Applicant must provide a completed sign plan for the WSLL signage (Champion's Sign, scoreboards, sponsorship banners, etc.) with the following standards (The Plan Commission modified this condition as below – please see agenda packet from Plan Commission meeting to see original recommendation by staff):

a. Applicant must provide detailed size information on the scoreboard signs:
    i. The Applicant must provide height and area dimensions of both existing scoreboards and sponsorship signage on scoreboards.
b. No WSLL signage shall be illuminated.
c. No signs shall be obscene.
d. Chain-link fence sponsorship signage.
    i. Sponsorship signage is allowed on all athletic field fencing, with no minimum separation requirements.
    ii. Signage cannot exceed height of fence.
    iii. Signage can only be displayed for the duration of the season. Signage must be removed no later than 30 days following the end of the season.
e. Scoreboards sponsorship signage:
    i. Scoreboards are allowed the same sponsorship signage, both above and below the scoreboards.
    ii. Sponsorship signage cannot exceed the width of the scoreboards.
    iii. Sponsorship signage cannot be lower than the height of field fencing.
f. Champions Wall / Sign:
    i. Front side (facing south):
        1. Signage is allowed to remain as is existing, with nine sponsorship squares and sponsorship signage at the bottom of the sign.
    ii. Rear side (facing north):
        1. There shall be no less than four but no more than nine sponsorship squares (of equal size and area) allowed on the rear.
        2. Only one square is allowed per sponsor.
        3. Existing sponsorship signage constructed without a permit on the rear sign face shall be allowed to remain until the start of next season (2026).
        4. Thank you message from WSLL added to top of sign – must be same size as 'CHAMPIONS' text on front side.

Motion to APPROVE the Application made by Hanson; seconded by Turner (Votes in Favor of Motion: Glimco, Turner, Hanson, DeProsperis, Johann, Winegar; Votes Not in Favor of Motion: None; and Absent from Meeting / Voting: Brumbaugh)

APPROVED by a vote of the Members of the Plan Commission on this 6 day of October, 2025.

Village of Western Springs Plan Commission

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By: _____
Peter Glimco, Chair

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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 **September 18, 2025**, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated **October 6, 2025** submitted by Community Development Director Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated **October 3, 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 Hailey M Shoot
(attached)

Group Exhibit "F":
Supplemental Application Materials
(attached)

Group Exhibit "G"
Additional Application Materials (*Submitted by Applicant post-Public Hearing at instruction of Plan Commission)* (attached)

Group Exhibit "H"
Materials Submitted by Interested Parties
(attached)

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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 Applicant must provide a completed sign plan for the WSLL signage (Champion's Sign, scoreboards, sponsorship banners, etc.) with the following standards (The Plan Commission modified this condition as below – please see agenda packet from Plan Commission meeting to see original recommendation by staff):

a. Applicant must provide detailed size information on the scoreboard signs:
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    ii. Rear side (facing north):

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1. There shall be no less than four but no more than nine sponsorship squares (of equal size and area) allowed on the rear.
2. Only one square is allowed per sponsor.
3. Existing sponsorship signage constructed without a permit on the rear sign face shall be allowed to remain until the start of next season (2026).
4. Thank you message from WSLL added to top of sign – must be same size as 'CHAMPIONS' text on front side.

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VILLAGE OF WESTERN SPRINGS, ILLINOIS

PLAN COMMISSION MEETING

October 6, 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
JEFFEREY KOZA, Village Engineer
ELLEN BAER, Village Manager

CHAIRMAN GLIMCO: All right. It's 7:01. I'm going to call to order of the meeting of the Plan Commission for the Village of Western Springs. It's October 6th, 2025.

Why don't we start with the roll call? Heather, you want to do that -- or Kelsey?

MS. FAWELL: Yes. Thank you, Chair.

Commissioner Brumbaugh is absent.

Commissioner DeProsperis?

COMMISSIONER DEPROSPERIS: Here.

MS. FAWELL: Commissioner Hanson?

COMMISSIONER HANSON: Here.

MS. FAWELL: Commissioner Johann?

COMMISSIONER JOHANN: Here.

MS. FAWELL: Commissioner Turner?

COMMISSIONER TURNER: Here.

MS. FAWELL: Commissioner Winegar?

COMMISSIONER WINEGAR: Here.

MS. FAWELL: And Chairman Glimco?

CHAIRMAN GLIMCO: I'm here.

MS. FAWELL: Thank you.

CHAIRMAN GLIMCO: I'm just going to go through the agenda really quick. We're going to start with the approval of the minutes from the last meeting

on April 16th, 2025. We're going to have a section called "public comment." That's going to be a time when the public can comment on anything other than what's on the agenda for discussion and hearing tonight, and then we're going to move into the public hearing on the PC-2025-03, the Western Springs Little League and Western Springs Park District application for amendment to a conditional use permit. We're going to move on to other business and then we're going to adjourn.

With that, I would open up for a motion for the approval of the minutes from our last meeting.

COMMISSIONER JOHANN: Move to approve.

COMMISSIONER TURNER: Second.

CHAIRMAN GLIMCO: All those in favor?

(Chorus of ayes.)

CHAIRMAN GLIMCO: From there we're going to move on to public comment.

If anyone would like to say anything publicly, not about what we're going to talk about tonight, now is the time.

Hearing nothing we're going to move into the public hearing.

Can I get a motion to open up the public hearing?

COMMISSIONER JOHANN: Motion to open.

COMMISSIONER TURNER: Second.

CHAIRMAN GLIMCO: All in favor?

(Chorus of ayes)

CHAIRMAN GLIMCO: We are going to open the public hearing for PC-2025-03 Western Springs Little League and Western Springs Park District, 4400 Central Avenue, Spring Rock Park, petition on amendment for conditional use permit.

At this time I think I would like to swear in anyone who thinks they might make a public comment.

Does that sound like a good time to do that, Heather.

So if you think you might speak tonight, will be coming up to the podium, we have a court reporter, so you have to say your name and spell it, if it's challenging, at all, so that we can get the record reflected properly, and if you think you might talk, please rise now and we're going to swear you in.

(Members of the public duly sworn.)

MS. SKRODZKI: And if you didn't get sworn in and you do rise to speak, please just let me know so that I can swear you in so that we have a clean record. Thank you.

CHAIRMAN GLIMCO: With that, Heather, did you want to -- did the Village want to make a presentation first?

DIRECTOR VALONE: We do. And just a quick reminder, if all the commissioners could pull their mics a little bit closer and down to them just so we can hear everyone, there are quite a few folks in the room, that will help us out.

And then Senior Planner Fawell will go ahead and run through the application.

MS. FAWELL: Yes. First, Village Attorney, Anne, did you want to comment on the affidavit for tonight's case?

MS. SKRODZKI: Sure. I can state for the record that we're here for a public hearing regarding the petition filed by the Western Springs Little League. We have notices that did go out pursuant to state law published in, it looks like, the Shaw Suburban Life and signs were posted. We

do have an affidavit from Staff verifying that.

In addition, we have received some comments from the community, which -- and a petition, which we will be tendering to the court reporter as exhibits so that they can be included in the record.

And, finally, as in prior public hearings, we have prepared a draft recommendation that does not trend positive or negative, just lays out the case and allows the commissioners to work off of it for any recommendations they may make tonight. Any new testimony or documents will be inserted into that recommendation and the record will be made before that is reviewed and signed by our Chair and any final recommendation is made.

That's all for me. Thank you.

DIRECTOR VALONE: Thank you so much.

MS. FAWELL: Okay. Thank you for that introduction.

So, as our Chair has stated, this is PC-2025-03. It is an application submitted by the Western Springs Little League on behalf of the property owner, Western Springs Park District. It is regarding Spring Rock Park at 4400 Central

Avenue, and they are requesting an amendment to an existing conditional use permit.

Okay. So a little bit about the subject property. Spring Rock Park is one of -- or is part of the Park District's flagship park.

Can everyone see? Perfect. My apologies.

Spring Rock Park was originally granted a conditional use permit in 2019 in accordance with the ordinance on the screen, and it granted approval of a continuation of a park and installation of tennis courts, lighting, a basketball court, walking paths, and some other accessory improvements.

So the Spring Rock Park is zoned R-2 single-family, and within the R-2 single-family district, public parks and playgrounds are allowed as a conditional use permit.

The park's conditional use permit was amended twice. Recently in 2023 for approval of a Championship sign, which is the subject of the application today, which we will talk about, and then again in 2024 the conditional use permit was amended to construct the eight pickleball courts on

the property, which you can see -- wrong one -- not on screen. It doesn't -- this doesn't show existing property conditions, but the pickleball courts are right there today.

So, as I mentioned, Spring Rock Park is zoned R-2 single-family. This is similar to a lot of the property to the east and some to the south. To the north across the train tracks the properties vary in zoning from R-3 multi-family to limited office and industrial.

In Spring Rock Park for the Comprehensive Plan it is noted as parks/open space/recreational. It is also surrounded by single-family detached, quarter commercial, which that is Boone Animal Hospital to the south, municipal governmental to the north, and varying different land use designations.

So the Little League is requesting today a couple improvements to the park, most notably a multi-use softball field. As I stated, it will be multi-use. The Little League intends to use it for softball, but has noted in their application the Park District will utilize it for other events and sporting teams.

They're proposing it's a multi-use field in the northwest corner of the park noted under the blue star on the screen. There are player dugouts proposed and infield fencing. There is no lighting proposed, and the infield fencing, I will note, has varying heights; 4 feet, 10 feet, and 20 feet, obviously it's the backdrop for the batting --

CHAIRMAN GLIMCO: Backstop.

MS. FAWELL: Backstop. Thank you. Thank you. Backstop.

So since that fencing does exceed what is allowed in a residential district, which is six feet, again, those residential requirements are more along the lines for single-family residential properties and not something like a backstop for a park district.

Also as part of this request Little League is requesting some additional signage on the property. In the bottom left corner of the screen you can see the Champion's wall. This is it facing north right now. It is covered with a tarp and then on the right side of the screen you can see it facing south, and that is with the signage today.

This is the Champion wall.

So, as part of this application, Little League is requesting what is existing on the front of the sign on the back of the sign, on the rear, so some additional Championship signage. And then the red square right here on my screen is approximately where it is located.

Also, as you can see on the screen, Little League has some additional sponsorship signage throughout the park, most notably on the Piccolo Field fencing and a little bit below the scoreboards. Little League also has two scoreboards on the property. These were not included in the conditional use permits, so, as part of this application, Staff is recommending that a master sign plan be established for Little League signage; one, to allow the continuation of sponsorship signage as the Plan Commission feels to review the case, but also to impose some Staff recommend conditions, such as minimum amount of spacing between sponsorship banners, no lighting, they can't be taller than the fence and certain parameters like that.

Also, again, we recommend that it

includes the scoreboards, that way in the event something does happen to the scoreboard or Little League is looking to upgrade the scoreboard in a way that doesn't necessarily increase the intensity, such as if they're just looking to refurbish it, that would be something that we would be able to allow through this master sign plan, so long as it's not something like a video scoreboard that drastically changes the use. Something like that we need to go back through if the Plan Commission does decide to recommend that to the Village Board.

And, again, I want to point out, with the signage for these sponsorships. As I stated, Little League is in a residential district. The residential sign districts apply to this property. They're very different for what is expected of a park. They are one banner at a time, six square feet in size, can't be displayed for a certain amount of time. These banners at the park are a little bit different, which is why we recommend that this be included in a master sign plan to establish some regulations.

Okay. Parking. In 2023 when Little

League -- or 2024, my apologies, when the Park District went through for the pickleball courts, they did submit a parking analysis for the park. On the screen is an exhibit that shows where existing parking is on the property or surrounding the property. There is on-street parking on Central. Also this figure that they submitted includes the commuter parking along Burlington and Hill Grove.

As part of the 2024 pickleball ordinance there was a recommendation -- or there was a condition that there are seven land banked parking stalls on the property. Now that parking has become a concern, those land banked parking stalls would be required to be converted to parking facilities. Those are within the existing administrative parking, which is highlighted red, No. 4.

Also, it came to Staff's attention through this application that there's an existing gravel parking pad, which is directly west, a little bit northwest of the pickleball courts, so a little bit right -- you can't see it. A little bit over here where that kind of path continues. As

part of this application Staff is recommending that the parking lot be paved in accordance with the Village Code. It requires a dust free surface for nonresidential parking -- or for commercial -- sorry, nonresidential parking facilities.

And then the Village engineer did include in his memo that he did comment on the parking. Our Village Code does not require a minimum parking for open parks and facilities, so we don't have minimum standards that we can apply to this.

Also within the Village engineer's memo, which is included in the packet that you can read for any questions, but the large -- most notably the Village engineer commented on, there aren't many grading changes proposed with this facility. This facility is indicated by FEMA to be in a floodplain. The applicant engineering team contends that that floodplain needs to be corrected to revise that it is not in a floodplain, so there's a condition recommended by Staff that that be addressed before time of permitting as well as any outside agency, stormwater authorities, that those permitting would be required as part of

approval.

And we also have our Village engineer here if there are any questions for him on the stormwater, FEMA or we can all happily respond to the parking.

Public comments. So a few public comments have been provided on the DAAS. (Phonetic.) There is a petition that is provided by the applicant that I will let them address in their presentation. There's also public comment provided by Tom Salvino and an Erwin Thrimm, as well as a Gary Bazzoni regarding the signage, and that's all on the DAAS for you all. Those were all submitted this afternoon, so it was not able to be published in the online packet.

And the Plan Commission should use the conditional use permit standards, which, again, are outlined in the agenda packet, and I'll happily go to the front first page of this presentation, there's a QR code that you guys can use to pull up if you didn't get a physical copy as you can see on the screen.

Okay. So the Plan Commission has a number of options in recommending approval or

denial of the requested amendment; approval as presented, approval as filed with modifications to be accepted by the applicant, or denial of the plans as presented for failure in substantial conformity with the DCO.

Staff recommended conditions. There are a number of lengthy conditions on the screen. I'm going to go through them as quickly as I can, but I did want the Plan Commission to have them to be able to reference them by number so it would be easier for the discussion.

The first is that civil engineering plans and all of what is related to civil engineering will be reviewed and approved by the Village engineer prior to release of a permit. All applicable outside agency permits be obtained prior to the Village issuance. That letter of MAP amendment submitted to FEMA must be submitted or a permit obtained from FEMA prior to the release of any permit. The facility must comply with the 2018 Illinois Accessibility Code or receive a written interpretation from the Capital Development Board's Accessibility Specialist. Since Spring Rock Park is a public park, it does have to meet the 2018 ADA

Code, which does have some requirements for walking paths as well as accessible features to facilities. We have provided the applicant with the information for the accessibility specialist to reach out to them for their interpretation of this facility, but that we recommend that the facility will meet the ADA as part of the permit requirements.

Any future amendments to the engineering plans related to the Stormwater Conveyance System that do not negatively impact the system or drastically alter the system or operation can be administratively approved by Village engineer so in case there is something that MWRD or an outside agency has a comment on the application that the applicant has to tweak, that is something that can be administratively approved.

The seven land banked parking spaces that are north of the administrative building be installed as part of the permitting. The gravel parking area that was mentioned be paved in accordance with the DCO, and then the applicant must provide a completed sign plan, which must include information on the scoreboard signs. It must include a revision to the Champion sign so

that the Champion sign -- my apologies -- the proposed rear sign mirrors the existing sign. No signage shall be obscene. The banners on the field are only permitted along those south portions, so not facing north. There be a minimum of one foot separation between the banners on field fencing, no banners project over the heights, no signage shall be illuminated.

So we're happy to answer any questions about Staff conditions, about the application, myself and the Village engineer are more than happy to help.

CHAIRMAN GLIMCO: Thank you.

Were we going to hear from the applicant next, Tom, or...

MR. OLK: Can I speak now?

CHAIRMAN GLIMCO: Now is the time.

MR. OLK: Okay.

CHAIRMAN GLIMCO: State your name and spell your last name for court reporter, please.

MR. OLK: Sure. My name is Tom, last name is Olk, spelled O-l-k.

CHAIRMAN GLIMCO: I think there's a microphone there, too, if you would like.

DIRECTOR VALONE: It should be on.

MR. OLK: Tom, last name is Olk, spelled O-l-k, I live at 5333 Caroline Avenue in Western Springs and I come today as the president of Western Springs Little League, so therefore I am the one who submitted the application. So...

CHAIRMAN GLIMCO: Lucky you.

MR. OLK: Exactly. So we submitted this application for a number of reasons. One, we have always historically operated at basically capacity with our fields between softball and baseball. Meaning that if we have a number of rainouts or other inclement weather, because we start in April, we basically end up having to cancel games because we just don't have the field space. The last couple years we have actually had to utilize Ideal School in Countryside for some of our softball games just because of the constraint of field capacity.

That being said, that kind of was coincided with the increase of participants in our softball program, which has been a nice benefit for our program, and therefore it has kind have led us all to the need for a new field or more fields.

That was sort of the genesis for the proposal for the softball field. When the space opened up, kind of post, I guess, the BNSF train/Tollway project or ongoing project we looked at that as a place that we could put a softball field, that could be used for softball, but continue to be used for soccer and football as it is currently, and so we decided we could utilize that piece of property.

We went to the Park District and worked with them pretty closely and they kind of support us as we would be paying for -- Western Springs Little League would be paying for it. So that was kind of the first part of our permit.

The second part is the Champion's wall, which was referred to earlier, that we put up in -- a couple years ago. The idea of the Champion's wall is to honor any team that has won a state championship for us over the past -- I guess since the inception of Little League, as well as the winners of the home run derby that we hold annually for softball and baseball, and then to honor some of the sponsors in the area that are generously donating their time and/or money to the Little League.

The reason we offered -- or we requested to open up the back was as our softball program continues to thrive, our baseball program is facing some added pressures; one being the cost to upkeep and the cost to kind of allow baseball to happen just with inflation, et cetera. Two is the competition from other sports that are coming online that didn't exist 20 -- you know, didn't really exist as robustly 20 years ago, such as lacrosse; third is the travel baseball takeover of little league baseball. You know, it used to be 10, 15 years ago you play little league and you played an all star team, now there's these full-time travel programs that go all year round, so all of those have added extra -- have added pressure to baseball enrollment, which has kind of hurt our costs -- or our revenues.

Therefore, we kind of continually rely on generous sponsors from the local area to kind of help offset those costs, as well as we try to very, very focused on keeping our costs down so that cost is never a prohibiting factor in someone not playing Western Springs Little League. I don't think we have touched our initiation fee or

membership fee, I think, in a number of years and that's by design. Having access to the Champion's wall, both sides of it, as well as the banners that have come up in the course of the last couple of weeks is something that's necessary revenue for us to continue to provide the product we provide as well as our agreement with the Park District always has been that we take care of the fields from a financial standpoint, we take care of the fields from a -- you know, an operation standpoint. Outside of mowing the grass, you know, we do all the pre-season work, the post-season work, we do anything in terms of, like, revamping the fields, we have added the batting cages, that just came online this past season, and we have the intention to do other projects to kind of help continue to keep the fields as, you know, beautiful as they are today. I would say this past season we hosted the 11U District Tournament, which is the All Star Tournament for the area, and we continually got comments from the neighboring villages that played in it on how nice our fields were, and that goes to a lot of effort from a lot of people; time and, really, money to make those fields as good as they

are. So that really is the genesis for why we are here and the hope that we would get an approval for those two parts of the permit.

CHAIRMAN GLIMCO: Was anyone else going to speak on behalf of the applicant?

Okay. And then, Tom, don't go too far. I think I'm going to open up to questions from the Commission afterward, but...

DON DIXON: Hello. My name is Don Dixon with the engineering firm of Gewalt Hamilton Associates and I am the civil engineer of record for the sign approval. Thank you for allowing us to --

CHAIRMAN GLIMCO: Hold that up a little closer. Yeah, there you go.

DON DIXON: Can you hear me better now?

CHAIRMAN GLIMCO: Yeah.

DON DIXON: Thanks for allowing us to come out here tonight and present this to you. I wanted to just kind of touch upon a couple things that were brought up in the Staff report.

Let's start with the floodplain portion. So the -- we have a lot of floodplain on the Spring Rock Park, and when we were doing the project we started looking at the location of the

improvements relative to the floodplain, and what we were able to do is we determined from the TOPO that the existing hundred-year base flood elevation was inaccurately plotted on the FEMA map. Floodplain is defined by elevation, so if you can show FEMA that you're above the hundred-year floodplain, then you're technically outside of that hundred-year floodplain elevation. So we did that. The Village wanted us to take that a little bit further because MWRD regulates any development within the floodplains. So we issued a letter -- a request for a letter of determination from the MWRD, the Metropolitan Water Reclamation District, and asked them to look at our elevation that we provided in the improvements relative to the hundred-year floodplain. MWRD reviewed our plans, reviewed the TOPO and agreed with us that the improvements that we're showing along with the grading, the fencing, all of the improvements are located outside of the floodplain based on the TOPO that we provided them from a registered land surveyor and, based on that, they allowed us to go forward with this development without having to submit for a MWRD permit.

Now, we had also, under the pickleball court project, gotten a determination from MWRD that we have, like .23 acres of impervious provided under a .5 acre threshold, which means that we have about .27 acres of additional impervious that we could install on the Park District before we had to start implementing new volume control and grade control. All of this was done for the tennis court projects when they were installed, so we had a little bit of extra and we're working to get that started right now.

So we do not currently have any requirement from MWRD before (inaudible.) The Village has asked us to submit to FEMA for a determination that we can go forward with our project either by submitting an application for a letter of MAP amendment or getting a determination from FEMA that that's not required and we can move forward with this project. I think we'll have something in writing in order to satisfy engineering comments on that.

Let's see. The next item I wanted to talk about was -- the big item is parking. And why I say that is because, as I just mentioned, we have

.27 acres of available additional impervious or hard surface area that we can place on this site without having to go through an MWRD permit. If we cross that threshold, then we have got a permit, we have got the full (inaudible) that we have to go through, we have to provide volume control for the full half acre plus that we have already accumulated by that point in time, and then there's the cost to do the parking itself.

Now, the area that we talked about, No. 2 on the plan that we presented earlier was an area where the old tennis courts were demolished, and that area was used as a staging area during the Tollway project. The Tollway used that bit of the park. That was an area that they put down equipment, there was rock that was left in there. Basically, my understanding is that -- and Dennis and any of the other park personnel can tell you this, but that area was kind of left in the condition that was basically suitable for someone to come in and park on it. So that's what has happened over time is, you know, people have obviously seen that there's an area over here that has a hard surface, gravel surface that you can

park on, and obviously they started parking there. The condition to convert that into a hard surface parking lot is going to put a tremendous strain on both the Park District and also the Little League from a permitting standpoint, from a cost standpoint, because it's just a number of items, it's a domino affect. It's not simple just go out there and pave it and you will be done with it. There's a lot more that's involved with that. I can't speak for the Park District, but if it's a requirement to go forward and pave that area, since parking is not an issue as far as a requirement, the Park District may decide just to close that off. They have a fence there that that area can be closed off now and it can be -- no parking can be allowed there. The Park District would obviously be able to use it for whatever they need, for their storage of their material, so that might be something the Park District would be looking to do. Just because there is not really, you know, in the budget to take on a parking lot for them. I think they said that maybe 24 cars could park there. So that's something we would like to get on the record that we may be looking at a different way to

approach that.

As far as the land banked parking at the administrative office, I understand that there have been no complaints thus far about the parking since the last pickleball project, so we would probably also request that land banked parking, you know, hold off until such time it becomes evident to the Village and the Park District that it's required, and I could be wrong on that, but if that's the case that it is not necessary at this time, I think we would rather hold off on that until then.

Let's see. There's an item regarding accessibility. We have looked at tying into the -- you can see on the screen there's a gravel path on the south side that -- south side of the softball field that goes to the concession area. What we would propose to do would be connect that path, run it straight up to the -- straight up to the north, I think we're talking, and go to the dugout on one side. In prior park projects that's what we have been allowed to do if we can provide ADA accessible route to one of the dugouts, that has been deemed allowable in the past. We will reach out to the

Capital Development Board and get a determination, we'll send them the exhibit we prepared for that and make sure that they're okay with that.

Other than that, I mean, it's -- it's a reuse of an area that has been a practice field for soccer for a while. You know, it's minor modifications to it, very minor grading, improvements to the field, seeding, some fencing for, you know, the backstops, protect fans, protect the parents when they're watching and very modest dugouts with gravel floors, fenced sides, and a roof -- a metal roof on it.

And, unless there are questions, I think that's all I have for right now.

CHAIRMAN GLIMCO: Okay. I'm sure the Commissioners have some questions. I would open it up at this time. I know I do. Go ahead.

Steve, it looks like you got something on your mind.

COMMISSIONER WINEGAR: I have a couple questions. So when the pickleball project was being debated, there was a lot of controversies about the amount of paving available for Little League, and Little League was very concerned that

the pickleball courts would; A, increase the parking needs of the park and, B, increase --

DIRECTOR VALONE: Steve, I apologize for interrupting you, but do you mind speaking a little bit more into the mic? We're have a really hard time hearing you.

COMMISSIONER WINEGAR: I'm sorry. So right now I'm hearing that we're going to build a new softball field and add to that parking load, but we don't see any concern about the issues we had with the pickleball courts. So I'm a little unclear on how it's kind of one way for one facility and different for this one.

MR. OLK: Sure. So I can speak to that.

So last year we weren't worried about it. We actually had -- as much as I know I had one family reach out to me to complain about parking, and once I explained that there was parking up top close to Central as well as all down the train line they were like, okay, they just didn't realize it. I don't know if it's because they were just younger and new to the area, I'm not sure. That was the only complaint I received about parking here. I did look back at the study that was done and it

does serve to show that there is plenty of parking kind of throughout the area when you utilize the BNSF parking, but you know what I mean.

And I would say that, you know, we didn't have any problems that I know of after that. We did send out an email kind of instructing like, hey, if you're going to play at the softball fields you might be better parking up off Central, if you're playing on North Field you might be better off parking over here and kind of gave suggestions, and it seemed to kind of dwell the issue, as well as, you know, not every night of the week are -- is every field completely used, so that does also kind of help.

COMMISSIONER WINEGAR: Okay. So you mentioned that your Little League parents are also using the gravel parking currently?

MR. OLK: Yeah. So as the season went on more and more people went over there, but, to be honest, during Little League season I didn't see that many over there, and I was over there an awful lot at night. I think there's more now with some of the -- like it just became, like, word of mouth, and with the soccer and the football, but my son

plays St. John's football, they practice over there, and so I noticed that the main parking lot down there is usually empty during those times, so people just driving down there, they would be fine in my mind.

COMMISSIONER WINEGAR: Okay. So -- but kind of react face then --

THE WITNESS: I wasn't part of the last part, so I admit some --

COMMISSIONER WINEGAR: No, that's fine. There was a large concern, a lot of debate over pickleball courts, and if we don't pave the gravel area we're not going to have parking there because the Village won't allow it on gravel, so we're going to lose that unless we pave it.

MR. OLK: Yeah. I would say from our standpoint, from Little League standpoint, it would probably put too much financial strain on us, and it's very tough for us to go back to the Little League family and be like thanks for sponsoring, we're going to build a parking lot for you to make your son better at baseball, so that's a tough sell for us.

COMMISSIONER WINEGAR: That's why I want to

make sure we're all on the same page. If you lose that gravel area because we can't afford to pave that, that you're not going to be back next year saying we need parking.

MR. OLK: Yeah, no, I hope to not come back here again. No. I will say that, you know, we aren't adding more usage time to the field, but the field is -- you know, that field is still being utilized quite often. We're just asking to have a softball field in exchange for soccer being there during the spring, it's a softball --

CHAIRMAN GLIMCO: Hey, Tom, let me just be clear. So if it came down to roping off that gate to the asphalt lot and getting a new softball field, that would be your preference versus --

MR. OLK: If it came down to it, yes, I would like a new softball field and, you know, I personally would be fine with parking because we can't do both, so...

CHAIRMAN GLIMCO: It's not in the budget?

MR. OLK: It's not in the budget.

CHAIRMAN GLIMCO: Right.

Anyone else have questions?

COMMISSIONER JOHANN: About how many -- what's

the capacity of that gravel area that people are using?

CHAIRMAN GLIMCO: I heard 24 spots roughly, but I don't...

MR. OLK: Yeah, that's probably about right. I mean, I haven't gone out and counted it, but I have seen -- you know --

CHAIRMAN GLIMCO: Make sure you say your name.

DENNIS CONWAY: Dennis Conway, C-o-n-w-a-y, superintendent of the Park District.

That gravel lot keeps coming up and let me explain a little bit about that. Back when the Tollway 294 project started I had a spot in the northwest corner of that park for storage; screenings, wood chips for the playgrounds, gravel, what have you, they took that away because it was actually railroad property that I was using. So I needed an area, so when the pickleball was built, that gravel was still there from the 294 project. I made a request to leave there so I could have that area to stockpile like, again, gravel, wood chips, stuff like that. Now, there is one way in, one way out. It's not a legal road and we know that and there's a gate there. I could lock that

gate up with no problem so that vehicles -- because once in a while cars do go back there and I am aware of that.

CHAIRMAN GLIMCO: Thank you, Dennis.

And Walsh was probably nice to work with on the BNSF project?

DENNIS CONWAY: Oh, yeah, they always are.

COMMISSIONER HANSON: Dennis, while we have you up here, I know we have talked about, in the past, a potential dog park.

DENNIS CONWAY: Yes.

COMMISSIONER HANSON: Where was that going to be placed? I thought we were kind of talking about --

DENNIS CONWAY: That was going to be placed -- there were a couple different locations. One would be where that softball field was and also a little south of there toward the end of the path that goes down further back along 294. That was going to be a small one, but that's pretty much -- now it's a done deal.

CHAIRMAN GLIMCO: Okay. So does the pathway that you have to build for access, is that impervious or is that going to be asphalt, is that

going to be --

DENNIS CONWAY: It's screening.

CHAIRMAN GLIMCO: Just screening will work for ADA?

DENNIS CONWAY: Yep.

CHAIRMAN GLIMCO: Okay.

COMMISSIONER WINEGAR: So going back to impervious, so the gravel lot currently is considered to be impervious?

DENNIS CONWAY: Correct.

COMMISSIONER WINEGAR: So paving over that same area would still put us over the top of MWRD?

DON DIXON: It's not just the paving we have to do here, it's also then you have to come and put a roadway.

COMMISSIONER WINEGAR: But the roadway is already gravel, too.

THE WITNESS: It's not -- 24 feet wide by the time you square it off, put the drive aisles in there and 24 cars -- if that's it -- getting in then it's going to be -- there is a, like, difference between asphalt and gravel on impervious coefficient we have there, that was -- I believe the issue was --

DIRECTOR VALONE: Don, I apologize for interrupting. Can you speak a little bit more closer to the mic? I think that would probably help.

DON DIXON: Okay. That was not part of our prior project area. Once we brought it into a project area and then we go impervious it counted as new impervious, so that kind of throws us over that threshold there.

COMMISSIONER WINEGAR: Okay. Thank you.

CHAIRMAN GLIMCO: Hey, Don, you talked about -- you talked about the floodplain and having to make a request to modify the map. You don't have a problem making that request?

DON DIXON: I -- I would rather not have to do it in my belief that since we're out of the floodplain that's not a requirement, and since MWRD --

CHAIRMAN GLIMCO: The result is if it turns up that you're in the hundred-year floodplain, then you have to go to MWRD, and you have already gone to MWRD?

DON DIXON: We have already gone to MWRD showing them the TOPO and why we're saying we're

out of the floodplain. They agreed with us based on the TOPO.

CHAIRMAN GLIMCO: So this is kind of balancing suspenders, is that -- Jeff, do you want to address that?

MR. KOZA: Yeah. So we're just looking to get the map corrected, and usually when an applicant works in a floodplain and a map is inaccurate as part of the development, they update the map.

CHAIRMAN GLIMCO: But the result is they have to go to MWRD and they have already done that, right?

MR. KOZA: This is FEMA. So FEMA --

CHAIRMAN GLIMCO: Oh, it's FEMA?

MR. KOZA: -- as part of a map amendment for the floodplain, we're essentially providing them, they have shown that the elevations are above base flood elevation, made a statement saying that they didn't raise the land, it was always that elevation, so our assumption is to make sure the applicant has an accurate flood map, which is pretty typical for any development projet.

CHAIRMAN GLIMCO: Would that be a condition that would hold up the project? Like does it take

FEMA forever? Because, I mean, I know FEMA isn't working today.

MR. KOZA: So this is the easiest kind of -- floodplain map amendments. There are much more involved methods that can take a long time. The only thing I know about this process is that this one can be accomplished in a reasonable amount of time that shouldn't impede a spring construction for this project.

DIRECTOR VALONE: Additionally the applicant can get going on that application while we're in this process. This process is not incomplete from the start of that application.

CHAIRMAN GLIMCO: Say that again, Heather.

DIRECTOR VALONE: They do not need to get approval for the conditional use to get a map amendment. The map amendment is not necessarily something that, even if they weren't to apply for a conditional use permit, they could not apply to correct, so we have encouraged them to begin that process so that during this time, while they're going through a conditional use, they can use that to approach FEMA.

CHAIRMAN GLIMCO: Okay.

DON DIXON: So we're not objecting to doing that. We were ready to get started on it. The soonest -- we can end this meeting and if we hear that the projects are going forward we'll go ahead and get that process started.

CHAIRMAN GLIMCO: Thank you.

Other Commissioners have questions?

I guess I have a question maybe for the Village.

Why do you care if there's a one foot space between fences -- of signs on the fence? Like don't we want to sell more advertising for the children of Western Springs?

DIRECTOR VALONE: So as there's no current standards for this, Staff is looking at other standards for other similar uses. For multi-tenant buildings, as an example, some of the requirements relate to that so that when there's installation and removal they don't become damaged.

Additionally, based on the recommendation by Staff of where we are recommending it, it is an area that if it was properly spaced, it would allow for them to remove and change out sponsor signs if they need to

without having to hinge them together. Currently some of them are -- appear to be banded together. So that is why we're recommending.

Additionally, as mentioned before, this is not a residential use in a residential zoning district, and so we're looking for other sections of code to be able to be consistent with our sign plan.

CHAIRMAN GLIMCO: Do you want to address that, applicant?

MR. OLK: No, I would like to address it.

So a couple of things about it. One, those sponsorship banners only go up during the baseball season. So they go up roughly early April and they came down this year in early August and they stay down the rest of the year -- at least from us. But they do provide a much needed source of revenue. They -- you know, again, we rely -- I think last year we got something in the tune of, like, 45 to 50 thousand dollars from sponsors to kind of help run our program and start to make some of the investments we have made into league, into the park, and we kind of have plans, even post the softball field to put -- for other improvements to

the park, and that's a big source of revenue for us. And we do our best to -- and we're very pointed in making sure that those signs are tasteful and that they remain to either sponsors or people locally. You know, you won't see, like, a McDonalds sign or a Bud Light sign or something like that. You'll see, you know, a realtor in town, you know, Murphy Construction, et cetera.

CHAIRMAN GLIMCO: Did you fill the entire fence this season or did you get close to filling it?

MR. OLK: We filled -- no. We probably filled about half of it. We fill from -- we go from the foul line to about right center and the foul line to about left center. This year we did have a couple people request to put banners on Matt Orth Field specifically because their children were playing on that field, so we had a few sings there, and then we had one or two families request to have theirs on the softball field. The softball field doesn't have an outfield fence, so we put them along the first base side. Again, we put them at the low point of the fence. It's not something that we want to throw up high, it's not something

that we want to have on the bottom.

CHAIRMAN GLIMCO: You don't want to block the view either.

MR. OLK: Yeah.

CHAIRMAN GLIMCO: So this whole idea of submitting a sign program, if you will, Heather, how would that work if we were to, say, recommend tonight, we would not have this sign program before us to review, so what's your thoughts there?

DIRECTOR VALONE: Well, so that's why Staff is putting together some recommendation that if you wanted to utilize those, that could then be reviewed just like any other changes or conditions that you would have so the plans could move forward. Hypothetically, though, if you were looking for additional conditions and wanted to bring it back that would be consistent with our multi-unit sign plans for the commercial district, which are reviewed and approved by the Plan Commission. So if we -- it would very much depend on how specific your conditions are and if you are comfortable with those being included and then carried out.

CHAIRMAN GLIMCO: Is it contemplated -- I

mean, it seems to me from what I have seen it's only contemplated on the Piccolo Field on the outfield fence. So if they're asking to do more than that, the Village doesn't have a problem with that, it sounds?

DIRECTOR VALONE: So, to clarify, Staff had asked the applicant during the submittal process all the areas they were looking for sponsorship signage. What you see in the application package is what they submitted. They indicated that they would not be looking for other areas, which is why we don't have recommendations related to that. If they do want to change that, that is something we would probably have to seek and come back.

CHAIRMAN GLIMCO: Or they can put it in their plan for uniform signage if we talk about that tonight as a group.

DIRECTOR VALONE: Again, if your conditions are specific enough and can be carried out it's something me might able to do --

CHAIRMAN GLIMCO: We can probably do that.

DIRECTOR VALONE: -- but I would also like Village Attorney Skrodzki to provide a more detailed answer.

ATTORNEY SKRODZKI: So if the recommendation was for a sign plan and the sign plan had specific conditions, such as signs will be allowed if they're a foot apart or no higher than the fence or whatever, then additional signs could be approved by administrative action, then, if that was the recommendation, but if there was a specific request for relief that was not included, then that was not noticed or published for us, so we can't go beyond the scope of the application in terms of relief granted if it's specific relief granted that was not included in the petition materials. So -- but if we recommended a sign plan, there's a way --

CHAIRMAN GLIMCO: Yeah.

ATTORNEY SKRODZKI: -- not around that, but there's a way that it could be approved administratively --

CHAIRMAN GLIMCO: We're still talking about baseball sign --

ATTORNEY SKRODZKI: Correct. Within the guidelines if the sign plan is adopted.

CHAIRMAN GLIMCO: Okay. Go ahead.

DIRECTOR VALONE: Additionally, if the Plan Commission determines there would be other areas

that they would be comfortable with the sponsorship banners, that could also be updated as part of the condition and made part of your recommendation.

CHAIRMAN GLIMCO: Okay. Go ahead.

MR. OLK: So, to clarify, if we just came back and said, like, this is our sign plan, we would like to have signs on the outfield walls and the Champion wall --

CHAIRMAN GLIMCO: Yeah, it's going to have to be pretty particular about the specifics, about where and the size and how far apart or not, and things like that, so that we can get through that tonight so that you have a good enough idea of what the plan is that you have to go back to the drawing board and put together that we're all going to approve tonight. Right?

COMMISSIONER WINEGAR: Well, I have a concern -- and this goes way beyond Little League. We have a lot of users of our parks and we have got club teams, we have got Little League, we have got lacrosse, we have soccer, we have football, and so forth; if we're going to have a sign plan it needs to take all of that into account so we can plan equally to everybody.

CHAIRMAN GLIMCO: Well, I don't think we have to do that tonight, Steve. I think the only applicant before us it the Western Springs Little League and the Park District for these locations. If someone else wanted do that, we'll bring them in.

COMMISSIONER WINEGAR: Well, what I'm -- since we don't have it in the ordinance, and before -- I wouldn't feel comfortable approving for one group without having any idea of what the potential impact would be for the rest of the park with all these other groups we have.

CHAIRMAN GLIMCO: Well I think each group that uses that park is unique in some way professional or form. Baseball has the fence to put advertising up. Soccer, I don't know where you're going to hang your signs on the soccer fields.

COMMISSIONER WINEGAR: They don't have to go on a fence, they can put them on posts that are temporary.

CHAIRMAN GLIMCO: Well they can't unless they come here and get a permit.

COMMISSIONER WINEGAR: My point is we should be able to apply the sign limitations or -- equally

among all users. Right now we don't have that standard.

CHAIRMAN GLIMCO: I don't think we have to go that far tonight, and I think we'll be here a long time if we do.

COMMISSIONER WINEGAR: I don't expect it -- I think Staff needs to --

CHAIRMAN GLIMCO: Okay. Okay.

Any other questions?

Do you have a question on the back of the Championship wall?

COMMISSIONER TURNER: Yeah, if we can get some clarification on evening out the front and the back of the Championship sign. I'm not sure I understand why that is a concern.

MR. OLK: I don't know --

COMMISSIONER TURNER: I don't know if that's a question for Staff or...

CHAIRMAN GLIMCO: Heather, one of the conditions for that sign was that the advertising on the back of the Champion sign match what's on the front in terms of size?

DIRECTOR VALONE: Right. So the reason the application actually came to light was that the

back of the Champion sign was improved with one significant sized sign that covered the entire -- or, excuse me, two signs that covered the entire back. What Staff is recommending is that if we are going to allow signage on the back, that it would be down to the smaller size, three and a half by six foot sign blocks that are on the front.

So Kelsey is going to pull up a picture really quick here.

So this is the back of the sign before it was -- before the two signs were installed. So this is -- essentially what happened was Little League sold half of the square area of the sign to one user and half of the sign to the other for sponsorship covering the entire back of it with just two signs. So what Staff is recommending is that if they are going to utilize the rear of the sign, that it be consistent with the front and that the max size of each individual one be the three and a half by six, which is what is approved on the front.

CHAIRMAN GLIMCO: Why?

UNIDENTIFIED SPEAKER: Can I comment on that?

CHAIRMAN GLIMCO: I'm asking Heather. Why?

DIRECTOR VALONE: I understand. Item 1 is that it would be consistent with what's approved on the front. The second is that our code does not allow for billboard signage, and when it becomes that size and it is visible from quite outside the park it starts to vere on being a billboard, and that is why Staff is recommending that it just be consistent with the front size.

CHAIRMAN GLIMCO: But why is that any different than anyone's sign on any commercial space downtown Western Springs that's visible from the train going through town?

DIRECTOR VALONE: So the downtown signage is controlled by the width of the building times one foot. The maximum permitted on any building, even the Garden Market Shop, is 100 square feet. The back of that, for each one, was over 100 square feet.

CHAIRMAN GLIMCO: Each sign is over 100 square feet?

DIRECTOR VALONE: Correct. So it was more than what is allowed in any of our commercial districts.

CHAIRMAN GLIMCO: Tom, do you -- it's not time

for public questions yet. I'm sorry, Mr. Hartigan. Just hold on one moment. Just one moment.

Tom, did you already collect money for the program for the -- aren't there signs that were already put up on the back?

MR. OLK: Yes. So we did have two sponsors come in this year to put a sponsor on the back. We kind of, you know, came through the process and so since there's two, we just gave them two spots.

CHAIRMAN GLIMCO: Did you charge more than the ones on the front?

MR. OLK: We did charge more, yes.

CHAIRMAN GLIMCO: And what happens if you have to take that down?

MR. OLK: I mean, we would have to -- instead of having two, we would have to go out and find, you know, people to fill them, and we would probably -- you know, I would have to run the math, but we would probably bring in a little less revenue.

CHAIRMAN GLIMCO: All right. Okay. Does anyone have any thoughts on that?

COMMISSIONER WINEGAR: If memory serves me correctly, when we approved the Champion sign we

only approved signage on the south side.

CHAIRMAN GLIMCO: We did. That's correct. That's why this is here again.

COMMISSIONER WINEGAR: Right. So right now we haven't approved any signage on the north side.

CHAIRMAN GLIMCO: That's right.

COMMISSIONER HANSON: And that was after it was put up without a permit.

COMMISSIONER WINEGAR: Correct.

COMMISSIONER HANSON: Right.

COMMISSIONER WINEGAR: I, for one, am not a big --

DIRECTOR VALONE: Steve, I apologize. I cannot hear you.

COMMISSIONER WINEGAR: For one, I am not big on having lots of advertising in our parks. You know, if you look at, you know, the Burnham Plan we have nothing of commercial value in our parks, and this is -- you know, traditionally in Chicago. I guess the question is how much signage do we want to allow since we have already opened the gate? Or do we want to have some sort of, you know, plan to limit the amount of signage we have?

CHAIRMAN GLIMCO: Well, we have already

approved this Champion's board, so it's not like they're adding structures or space, they're just painting on the back of a blank slate.

COMMISSIONER WINEGAR: Right. So when you drive in to Spring Rock Park, you go around the corner of the parking area, that sign is right in your face and it is a billboard. It's large.

CHAIRMAN GLIMCO: Yeah.

Go ahead, Tom.

MR. OLK: So I will say we have taken that in account and we do understand that it's -- we don't want to have a sign -- you know, going back, we didn't go to national places and say, hey, we have this billboard up. We went to local people in the community that wanted to help Western Springs Little League, and so we have been very cognisant of that -- and Catherine is in the back, she kind of runs this for the Little League -- we have been very cognisant of making it tasteful and not obnoxious. There are true sponsors that live and work and, you know, participate in the community, so that's where you got the Rush Orthopaedics and -- which is a doctor in town and Mr. Salvino from Performance Wealth.

COMMISSIONER WINEGAR: I'm not arguing that. I just -- you know, it's a park, it's not a commercial venture.

MR. OLK: I understand that.

COMMISSIONER WINEGAR: So I think there does need to be some limitations on how much signage we have in our parks. That's just my personal opinion.

CHAIRMAN GLIMCO: Commissioners, any other questions?

COMMISSIONER JOHANN: What are the terms of each season -- is it each season? So a company comes in and so Performance Wealth is there for the year or for the season?

MR. OLK: Yeah. Correct. So the signs go up in early April ish, weather dependent, and they come down -- I think I took them down in early to mid August.

CHAIRMAN GLIMCO: I think she is talking about the ones on the screen.

MR. OLK: Oh, yeah, I'm sorry. So those are annual. Annual ones. So we ask them -- you know, for us, once a season, to come and re-up their sponsorship, but it's just for that one year.

COMMISSIONER JOHANN: And let's say it goes forward, you know, then you're going to have sponsorships coming on there. Do they have rights over someone else? Say you have 12 and there's only spots for nine, how does that get sorted out?

MR. OLK: We would likely go to offer it to people who have done it in the past first. I don't think so we have a firm plan on that, but we usually go back to people that have sponsored us in the past, and then after that when we go to the local businesses about sponsorships, we would offer up remaining spots to them.

COMMISSIONER JOHANN: Mm-hmm. And the illustration here, so I think you were talking about the size, each of them would be the -- the nine spots there, the Performance -- is this an actual picture of what was done for -- so those are large?

MR. OLK: Yeah. So that's essentially what it looks like. I think this might be the graphic designer's rendering of it, but that's essentially what it looks like today. Again, they were bigger, but with only two we offered them a little bit more space for those two.

COMMISSIONER JOHANN: But what you're seeking approval for would be the nine spaces, so each of them would be --

MR. OLK: So what I'm seeking approval is just to have signage on the back.

COMMISSIONER JOHANN: Okay.

MR. OLK: You know, I would love to say without limitation, but we're happy to put limitations in. That would be kind of -- what we would be going for is similar, you know, either one of those -- have the ability to do either one of those. You know, we can discuss it as you guys wish, but that would be kind of what we would like to have the flexibility to provide.

CHAIRMAN GLIMCO: So if you had to match the front of the sign or the south side with the back side, that wouldn't be undue hardship for you guys?

MR. OLK: No. I mean, I don't want to speak for -- I don't want Catherine to stare at me right now with daggers in her eyes, but it would be limiting because of what we have, you know, tried to accomplish, but -- you know, it would be limiting.

CHAIRMAN GLIMCO: Thank you.

Commissioners, anyone else?

Mr. Hartigan, did you want to -- name and --

MR. HARTIGAN: Good evening. First of all, before I get too technical --

CHAIRMAN GLIMCO: Can you give her your name?

MR. HARTIGAN: Russ Hartigan, former Village trustee, former Lyons' Township supervisor, and judge.

I have done a lot of municipal work and a lot of these issues come up, but before I get into any of that, I would like to congratulate our Little League and the parents who traveled with them -- and we have traveled all over. I have two grandsons that play Little League and one of them particular and in the picture in recent publication that goes out to the Western Springs people, so I know there's a bunch of parents that could not make it this evening, but there are a few. Those who have children in the Little League that won the championship, stand up, please. Let's give them a hand.

No? Nobody? Oh.

CHAIRMAN GLIMCO: You were close, Brian.

MR. HARTIGAN: In any event, signage is always an issue. As long as it's done in good taste and it doesn't interfere with sights and -- so you have to look to all of that and the dimensions have to be within a certain category. So signage helps defray the cost. There are plenty of people who would like to put a sign up, I do know that. There's insurance, there's attorneys and on and on, so -- and I know that helps with the money.

In any event, I just want to say that there are a lot of parents that wanted to come, they said, "you show up, you were the trustee." Well, I don't have a child playing, I have two grandchildren playing. Parking is an issue. Let me tell you. New people from La Grange or Countryside, they're bringing their children or grandchildren to play in that -- our particular area there, it's very tight. Extremely tight. So that's something to be looked at. It's not easy. There are multiple things going on in that particular area. Yesterday I walked the perimeter of the park and here the Baptist church members were playing bocce ball on grass, so that was interesting. That's a new dilemma.

Anyway, I have done signage for municipalities. It's not uncommon for municipalities at baseball fields to put signs up and around to help defray the cost of whatever it may be; equipment or umpires or whatever it might be. So I am actually a college football referee. I see signs all the time -- and high school football referee for many years. I see signs at lot at football fields by certain promoters in that particular Village, so that's not uncommon. And I think it's -- the parking is an issue if we can try to remedy that. Thank you.

CHAIRMAN GLIMCO: Thank you.

Anyone else from the public want to make a comment or have a question?

Come on, you can just step right up. If you want to form a line you can do that.

MR. BAZZONI: I have a small -- a nonelectronic version in front of you.

CHAIRMAN GLIMCO: Oh, okay.

MR. BAZZONI: My name is Gary Bazzoni, B-a-z-z-o-n-i. I am a Western Springs resident since 2001 and a Spring Rock Park user.

As background, I have three daughters

all who have played sports; three in traveling volleyball, three in LT volleyball, two of them did track, one softball for a number of years, and I know the cost of playing out of -- traveling sports. They weren't as lucky to have sponsorships through our Park District, so I find it a little baffling that we're talking about how many ads to sell in our public park. In my opinion, this is not NASCAR we're dealing with here and it's not an impoverish community we have to support. Not our kids, I think this effort is supporting our parents who are deferring their costs towards their kids. So to talk about how much advertising we should allow in our premier park in our system, and I wonder it's okay to have this entry sign, Steve, as you correctly pointed out, you do see right on your way in. We -- I think we have gotten off track on the whole discussion. I unfortunately missed the time when this Championship sign was approved, that meeting, but we'll go from there.

A couple questions first about the fields, the new field. Singular. There are five fields that are there now as far as I count them. This would make it six. I know we're getting two

recently improved ones through the stormwater management project at Spring Dale, and, if my memory serves me correctly, the gentleman that was here for LT at your last meeting said that non-LT events at their brand new softball facility there would be available for public use, so I only ask that your team take that into effect when you're looking at this.

Personally I don't know the difference between a softball field and a baseball field, although my daughter played it for many years. In my head I'm thinking a softball field does not have a grass infield, but it's a hard surface all the way out. And one of the diagrams in Heather's package showed the current softball field -- or the new softball field superimposed on an outline of the current soccer fields up in the northwest corner. I think that's a great location, but what that means is a good portion of the hard surface softball field is going to be covering a portion of that existing soccer field, so I'm not sure the multi-use aspect of the new field is going to work as proposed. Bocce ball perhaps, but I don't think there's going to be enough room still

for a soccer field, so maybe the team can look at that.

Okay. A few -- if you could look at the deck here quickly -- and I know we're pressed for time. Go Cubs. The cover sheet just has --

DIRECTOR VALONE: Just to clarify, Mr. Bazzoni is referring to this item that's on the -- the aerial photo.

MR. BAZZONI: I have page numbers in the upper right-hand corner if you would like to refer to them.

The first page is just the overall plan. You have seen that on Heather's diagrams.

Champion's sign. As I put here, you can label it anything you want, but, in reality, it's a billboard. There's an excerpt there from your Village Code -- our Village Code defining what a billboard is. A freestanding structure advertising things that are not provided on the premises, in which case, this would be a good example of that, and our Village Code definitely does not allow billboards in the Village. That's the first point.

The's esthetics of this thing. I'm

going to start off with, first, my personal opinion that our signage there in the park has gotten out of control. I'm all for the banners on the fences. We now see a big bull's-eye on the back of a scoreboard, we see stuff tacked on to the other scoreboard. I did a tour over at Hinsdale over the weekend, another one at Sedgwick Park, another one at Oak Brook. I did not see any banners in Hinsdale, I did not see any banners in Oak Brook. Sedgwick Park in La Grange. The main facility there has banners on the little league fields and nothing on the Babe Ruth larger fields. I think they had some mounted up on their batting cages as well on the fields. Clarendon Hills, I have not been there. I know they have some baseball fields. I have not looked there, so I would suggest benchmarking local communities adjacent to us as well for the proposal.

The locations of the banners. I know it was mentioned not above the height of the fence, so I would say that there's a number of noncompliant signage pieces out there now that go above the four foot height or whatever the fencing line is. There's also a Dick's Sporting Goods sign

that's facing out on the east side of the fence facing the drive aisle. I think that is a non-Western Springs vendor, unless they have built a store, so that would not comply, and then we move on to the north side of the Champion wall.

As it was said, this was not in the original permit documents or approvals. If you look -- flip through some of the photos there, this thing is, I'll say, illuming, for lack of a better word, over the pickleball courts. If it was a pickleball court billboard it would be perfect for them because it is right there in your face. As Steve said, you see it when you pull in the drive aisle, you see it when you park at the pickleball courts and there it is. Another view is of the back of the sign up from the -- I could only get so high on the embankment of the train tracks, but it is clearly visible from the BNSF embankment and from the trains for long distance there along the north side of the park.

So I will not bore you any further, but, in conclusion, bullet point one, I would ask why are we putting anything like this in our public park? It's already erected, it's already up. I

would say limited damage at this point. Limit the other signage, approve signage for the large field, keep it off the little fields, and cut back the NASCAR look.

The billboard, again, Steve, I think you brought this up, it's provided for the benefit of one singular group. You know, when I come along with my soccer team, I come along to the tennis courts wanting to put banners up, I come along to the kiddie playground wanting to put Huggies' ads up, where are we setting the precedent on this? Softball and baseball guys have banners up all over the place, why can't we put it up at the tennis courts, why can't we now go and sell our park for revenue to help cover our costs. I don't think it's fair and I don't think it's a good precedent to go down the road on.

That's it. Thank you.

CHAIRMAN GLIMCO: Thank you.

MR. BAZZONI: Any questions before I sit down?

CHAIRMAN GLIMCO: Commissioners, any questions?

Thank you.

MR. RICHARD: Hi. My name is Phil Richard,

Western Springs resident and treasurer of the Little League. I didn't plan on speaking so I apologize in advance. I don't want to take any more time --

CHAIRMAN GLIMCO: Were you sworn in?

MR. RICHARD: I was. I stood up just in case I did speak.

CHAIRMAN GLIMCO: Okay. Good.

MR. RICHARD: I have been treasurer for six seasons now. Before that I was on the board, so I have been on this quite a long time. All volunteer position. I see Shawn Clark, the former president who lured me into this a long time ago, he's my neighbor.

MR. CLARK: Guilty.

MR. RICHARD: But a wonderful organization and I think one of the key things we're missing here is we invest back in the parks. We spend, on an annual basis, just on routine maintenance -- and we have a great partnership, I think, with the Park District where we are cutting the infields, we're cutting the grass, we hire local children that have played little league to do maintenance on the fields, that all residents of Western Springs can

benefit from throughout the season.

In addition to that, we do capital improvements. So we have put in new batting cages. This softball field is simply we want to do something good for our softball program. It has really grown quite nicely. I coached eight years ago, my daughter just went to college. It was a terrible program at that time. It didn't get much participation whatsoever. Now it's an incredible program that's growing and therefore we have a need for an additional softball field. So I think what some of the folks are missing in this room is that we contribute significant dollars, time, energy to those fields that make them the great fields that they are, and it's with the help of great sponsors like Mr. Salvino, and my bank put up a scoreboard, for instance, so we have a scoreboard on the B West field. It takes a lot to maintain those fields and kind of create a program that is viable in today's world when we're competing against so many people.

So I just want to put that in the record that we do spend a lot, and we are lean and mean and that's what allows us to do some of these capital improvement projects. You know, it's not a

vanity project. It's not anything other than trying to provide children of Western Springs a great little league program.

I'll turn off my treasure hat for a second because I know this isn't the Western Springs Little League response. That parking is very nice to have. So I know it's not -- and we don't have the money for it, so as the Little League treasurer, we do not have the money to pave that lot, but it is something, as a resident and a -- like someone who coaches B West over there, who plays softball over there, who plays pickleball occasionally, it is a nice feature to have that is impervious, does not require any further dollars. I don't think it's an eye sore whatsoever. You don't see it, it's kind of tucked back there, so I would kind of -- not as the treasurer of Western Springs Little League, but as a resident, I just ask that you consider keeping that because it is quite nice and very practical, I believe. Thank you.

CHAIRMAN GLIMCO: Thank you.

MR. CLARK: My name is Shawn Clark. 4368 Grand Avenue. Yes, I roped Phil Richard into the

Little League board years ago. I served about six years on the board, a couple years as president, and I don't want to step on the remarks that I entirely agree with from Tom and from Phil, but just maybe in addition, the sponsorships have always been very, very hard for Little League to pursue. We were woefully, you know, underserved back when I was the president and we are tasked with increasing registration fees to families of Western Springs, and all families in Western Springs, you know, don't have truck loads of money, you know, in their backyards, and it was very important when I was on the board to be very inclusive of all Western Springs kids for Little League. It's not frankly about baseball. Certainly the softball program, back then, I think we only had one or two teams, so I love to hear that softball has really improved and we have girls out there participating as well in softball, but it was about five, six and seven year old kids that were looking for something to do within their community. And the registration fees, if they would scoot from $100 to 125 and nowadays, you know, there's bats that Little League requires you

to spend money on, and everybody has to have -- not back when I was a kid where everybody shared helmets, everybody has to come with their own helmets. There are all these increased costs, so sponsorship is very, very important to have a Little League like we have and enjoy here in Western Springs and going back to the inclusive nature of it, and it's about where kids are friends with each other and those friendships then continue for years on. That doesn't come, you know, frankly in all these, you know, big travel programs. Just a couple of comments. Thank you.

CHAIRMAN GLIMCO: Thank you.

MR. SALVINO: Do I need the microphone?

CHAIRMAN GLIMCO: Probably.

MR. SALVINO: My name is Tom Salvino. 1216 Walnut Street Western Springs.

So a couple -- A, thank you for your time. Thank you for your efforts to improve our community. You know, I think we're here because we're trying to improve the community for our kids. Catherine Lopez is here, she is actually up for citizen of the year this year for her work in our community.

So what happened is the -- we're trying to raise money for baseball and softball. We currently have no softball field for the girls. About a year ago Catherine called and said we need money for the batting cages because the batting cages were terrible. So funds went into batting cages and then she said we need softball -- for the girls, there's no -- the girls are currently playing in Countryside, which I honestly think that's kind of ridiculous that our kids are going to Countryside for softball. So I guess it would be nice if you didn't need revenue, but obviously we do need revenue to have these things function.

So, by the way, the Western Springs Little League did win the state Championship this year in U11, and they use the batting cages every single day, probably six hours a day, so we're rather proud of that. I would say I guess ideally we don't need sponsors, we don't need money, but that's not the way the world works. So I would say Catherine said for the last three years there's the front of the sign and the back of the sign and nobody ever wanted the back of the sign, so for three years there was nine boxes and zero revenue

because nobody wanted them. So Catherine's idea was, hey, let's have bigger signage and have an anchor tenant. So myself and Dr. Lopez, who is an orthopedic surgeon, we put our signs on the back and we're the anchor tenants. And, by the way, if you look at Hinsdale, they do have anchor tenants, it is Hinsdale Bank and Under Armor, and they have smaller people and they have bigger -- so the bigger is two people, and, again, it's Hinsdale Bank and I believe I sent those quotas to you guys in your packets. Hinsdale Bank is probably -- if you look at your packets, it's a huge sign, and so is Under Armor, so they are the anchors. So I would argue that you should have anchor tenants and then you should have smaller people. So we paid more for a bigger space and we're the anchor tenants, as Hinsdale has and as La Grange has. You know, La Grange Little League, I believe it's a real estate company -- I forget the name of it. Anyway, in your packet, it's a real estate company that is on there sign.

MS. FAWELL: Excuse me, Tom. I'm sorry.

I just want to point out to the Commissioners, as Tom said you do have your packets

up there. I do believe -- yes. Commissioner Turner is holding it so you guys can be looking.

MR. SALVINO: This is Hinsdale Bank, this is the anchor tenant, so they do have that. It's a huge sign. So they're the anchor tenant and Under Armor is also, and then for La Grange it's Waterman Bank Mortgages. And, by the way, in La Grange, these signs are 30 feet from homes and in Western Springs there's no homes 200 feet from the signs. For whatever it's worth, and I think it's worth something, when a sign goes up we pay different kids from LT who call our firm to be interns. We currently have three interns at Performance Wealth that are LT students to redo our, learning about what we do. I think that's kind of cool.

And, ultimately, I would say this. The girls softball field needed to be built and we're providing the money; Greg Lopez and myself and other people, and I would say that's what the money is for, it's also for the batting cages for the kids and it's to help keep the price down for the league. So that's kind of what we're -- that's the purpose of it, and I would also say that it's about having a community that is affordable for

people, and I guess -- I think the sign, if you look at it, our sign has the American flag and it says, "Performance Wealth," so I think that's -- I think -- we think, anyway, it's a nice sign. It's not something that's unpleasant or anything else, but, having said that, the last thing is 185 people signed the petition to approve that they like the sign in Western Springs, and I believe we have one person who doesn't like it, so I think it's -- that's the math.

And, by the way, I have five kids and they all played sports here, they all use the parks, they're all older now, but I would say we understand the value of sports and the value of the parks and the sponsorship of the community that we all are trying to sponsor. And I guess I would say, ideally, I guess there's no sign, but ultimately someone is paying for these things and it ultimately is providing for what we need in the community. Maybe other people want to speak about that.

CHAIRMAN GLIMCO: Thank you.

MS. SEVERSON: Hi. My name is Sarah Severson. I have been a resident here since 1998. I have

raised three boys here, all three of whom are collegiate baseball players. My husband was a Little League coach for ten years in this community. I'm hearing a lot of "I don't like it," but I'm not hearing about any damages or negative consequences associated with doing it. I am here to represent the flip side of the complaints about I don't like it when I pull up into the park.

I, for one, do like it. I do think we want to project the image that we take care of each other in this community, that our local businesses support our community. I want to live in a community like that. So, yes. Yes, we do want to project that image that we support our children, that our businesses support our children.

I also think taking the emotion out of it and the personal view out of it. There is always an unintended consequence of not doing something, and the unintended consequence that follows logically from this, of not doing it, is that those charitable dollars will go elsewhere. If people want to promote their businesses and do it in their community and you don't allow them, guess what, we live in other surrounding

communities that will happily take their dollars, and, guess what, then our kids suffer because our charitable dollars are going to other communities; La Grange, Hinsdale, Clarendon Hills, surrounding communities. So it's not -- the menu that we're picking from is not don't do it and live in Utopia, do it and drive up and maybe have an ill, you know, sick feeling to yourself because you don't like to see the signage. Utopia is not on the menu. There's also a third thing of don't do it and our dollars walk out the door. So I don't think anybody has to make a personal or emotional decision about it. I think we need to think practically about what happens if we don't support these loyal community members that are willing to pony up thousands of dollars to support these programs. I don't think, with all due respect to those who have made comments in opposition here, that this is a luxury we can afford to say we don't like signage so we're not going to have it.

So I would really implore on this committee here tonight, please think about the consequence of not doing something to support our partners in this community and also recall that

there are plenty of members of this community that want to know that there's community engagement, not only from families, but from businesses who are willing to partner and support our kids. Thank you.

CHAIRMAN GLIMCO: Thank you.

MR. LOPEZ: Hi there. Thank you guys for staying so late tonight. Thanks, everyone, for listening here. I'm Greg Lopez, L-o-p-e-z. 4307 Prospect. I moved about three years ago. I'm thankful for Tom who gives all the money, even though none of his kids really benefit from it anymore, it's my kids that -- I have four kids who played Little League the last couple years. We won the district, (inaudible) championship and my daughter won another one, so I have very much benefitted from the facilities and from this. I, myself, played collegiate and professional baseball, and I grew up, I played Little League baseball, and being in this community for the last few years, I would argue pretty much that I think Little League is one of the life bloods of the community. When my son won the district championship when we first moved here, there were

500 residents cheering him on with food trucks and everyone was out and I was like if this is what I get for all the money I spend on the sports, this is worth it because it was so wonderful. It was happy. You had kids from all different, you know, abilities playing together to win the championship, so I'm definitely heavily invested in the Little League.

I think that like, what we talked about before, we're talking about signs, I just think the more of a fundraiser we can get for Little League, the better. I don't think it's too much. The reason why we ended up putting signage on the back was only because they couldn't get enough sponsors to even fill the front, so they were asked -- just finding different ways to get us more money into Little League, and so I'm all for supporting the Little League. I have moved my parents here who live right next door, my in-laws who live right down the street, and now my brother-in-law and his family live a block away as well, so I'm heavily invested in Western Springs youth and the sports here, so please try to, you know, as much fundraising and money as you'll allow

to go into the program, we would love it. So thank you very much.

CHAIRMAN GLIMCO: Thank you.

MR. GERAGHTY: I'll be quick. My name is Joe Geraghty, 1227 Chestwood Street, right down the street, and I have known Tom and his family for the last 40 years, and I have to say that I'm very proud to be living in the same community as him. We have grown up together and I have seen him work with his father to build the business that they have built and help people along the way. And I was up playing pickleball the other night and I saw the sign and I was just really proud to see your family's sign up there, your business, and I think that's a testament to your hard work and your father's hard work and I'm proud to see it.

But, you know, there's a lot of things that people don't see, and I think someone made reference to Dick's Sporting Goods, for instance. So my kids didn't play Little League -- well, they played Little League for a little while, but they really got into lacrosse and they played up at Spring Rock Park, and the biggest sponsor of Western Springs lacrosse for, at least a decade,

was Dick's Sporting Goods, right? They would come out every day -- every year they would have a huge sale and they would donate a huge amount of money back to Western Springs lacrosse directly. So that sign that, you know, you kind of look at and you don't think it's a big deal, it is a big deal because they helped out a program that needed the help way back then. So, you know, just to your point, someone else made the point earlier, you know, all these things, these signs, it's not just one choice or the other, they all help out and I think it's a great thing to see the signs up there and I think they -- you know, I think they fit in very well. So, thank you.

CHAIRMAN GLIMCO: Thank you.

MS. SCHMIDT: Hi. Thank you for having me. Debra Schmidt, S-c-h-m-i-d-t. I live at 1305 Maple. So nice to see you all here. I come from communities that don't always have excitement like this. I moved here from California. I will just very briefly tell you why I really feel compelled to speak.

I am a professional soccer coach. I coach soccer and club soccer, Region 4 for US

soccer, the US Youth National team. We have sponsors. We cannot survive without sponsors. At the US national level when you look at jerseys, they have sponsors. My son played little league. My son was -- still holds the record in his Little League. My daughter married a professional baseball player. I feel like my greatest joy is watching my grandsons and my granddaughters now at this age. What I'm watching them do is achieve, not because they're playing baseball, softball, anything on those fields, soccer, I love it, but they're achieving more, and they're going to go forth, as I say to parents that -- of the kids I coach, these kids will become better leaders, they are interviewed and are accepted in jobs, interviewed for schools, for medical school, and it's because of what they get in their youth sports program.

A very famous coach in the high school era right now, Bruce Rollinson, Mater Dei High School, I coached there for nine years, and what Bruce Rollinson, who is the head football coach would say, in public, I just need to keep my freshman interested and eligible because they come

in gung ho and they come in from a community like this. So when you -- I won't say "you." Please don't take this personally. But when we, as a community, decide that we can't afford a parking lot -- this is what I hear. Now, I have only lived here almost three years -- we can't afford to pave a parking lot, okay, so that money has to come from somewhere. So right now if you take away the opportunity of your community to invest in themselves, to be a part of themselves, to have my grandsons referee smaller kids, to have someone who is out there at football practice and those kids go on to play at the University of Notre Dame or Boston College or wherever they want to be, it's because of what we, as a community, have provided for them; the opportunities for philanthropy, for spiritual growth at whatever your spiritual is, for internships. What an opportunity to be able to have an internship at some of the businesses that we have in this community.

I moved here and we moved into this community, sure, because my grandchildren are here, but what I really want to point out is the majority of the people, as it was listed on your Village

website, whatever the total amount in your community is this year, I think they said those people over 65 years old are 1,237 people. So what that tells me is that this community is a community with youth, that flourish, become wonderful people, and we want to invest in that. We don't want to take away from that. We don't want to say this sign, sure, the train goes by every community up and down here, all the way to downtown, and I sincerely hope that Under Armor, who is one of the biggest sponsors at the University of Notre Dame, I can use that because my son played football there, and my son was the beneficiary of giant sponsor. I was an Adidas sponsored coach, one of the greatest things to ever happen to me. If you are a -- my daughter was a Nike athlete. These are things that you cannot turn down. You just -- there's no way to put a value on that.

So I just wanted to come up say this is what I have done and here is what I see. I love Western Springs. I love -- so I just want you to know it is absolutely unbelievable if we decide, as a community, not to allow sponsors to invest money, to have those banners side by side. I don't care

if it's for (inaudible) because every one of my grandchildren drive there. I don't care if it's for Oberweis and they buy ten of them because I did sponsorship for my local club -- this is what I'll finish with -- and we got as many sponsors as we could. You look at St. John of the Cross, they have a bulletin. They probably do at every Lutheran church because I have coached these schools -- not St. John of the Cross, but Mater Dei High School. We sell those bulletins like there's no tomorrow, we sell the space on those things. It's awesome because we can give philanthropically, we can give spiritually, we can give all these kids an opportunity to get hours and I love this.

Again, we're raising youth of tomorrow and it doesn't matter if they play softball, soccer, if they're playing baseball. And, by the way, a softball field is, I believe, 70 feet and stays that way forever, that means from first to second base and from home to first base whereas a baseball field, when you get to the pros it's 90 feet. So if you want to go look at these things. My granddaughters love softball. I have driven to Timbuktu in this state for softball and

it's like watching paint dry, but those kids, quite frankly, it is the highlight of their season. Why am I still standing here? My kids will say, please, sit down. I really want you to know how much I feel this community values its youth, its businesses, its people who donate back into it that I feel it's very important. Thank you for your time.

CHAIRMAN GLIMCO: Thank you.

MR. MELARKY: Hello. Good evening. My name is Marta Melarky (phonetic) and my family has lived in Western Springs for over 20 years, and I was fortunate to intern with Performance Wealth this past winter. I have seen firsthand how much Tom Salvino and Performance Wealth has done for this town. Their generosity has helped improve our fields and our youth programs, and they have created real opportunities for young people in this community. I also want to recognize Dr. Greg Lopez and Midwest Orthopaedics for their support. Both groups have made a meaningful impact on Western Springs. That internship gave me hands-on experience in finance and ultimately helped me start my career during a very, very tough job

market. That's the kind of impact local partnerships can have; they help kids, families and young professional right here in our community.

As for the sign, I think it's in a great location. Pickleball has become very popular among younger adults and having local sponsors there sends a positive message about giving back and supporting our town. Other communities like Hinsdale and La Grange proudly display similar sponsor signs from banks to local businesses. Recognizing those who give back is something Western Springs should be proud of. Thank you.

CHAIRMAN GLIMCO: Thank you.

Is there anyone else who wants to make a comment at this time? Come on up.

MR. MORTENSON: I have not been sworn in. I was not planning on saying anything, but...

(Chris Mortenson duly sworn.)

MR. MORTENSON: Thank you.

So my name is Chris Mortenson. (Phonetic.) I have got four daughters that are in the community. I appreciate the time. This is the first of this sort of thing that I have been to and I am here because I think Tom Salvino and others

who give their time, like you all, and money, and sponsorship, to me, it's kind of inspiring. So I asked myself, you know, what else could I do? What should I be doing? And that has given me thought for, you know, what I can do to make the community a better place.

So, in that light, I'm curious, those who have a problem with the sign or these issues, what, you know, have you done to invest either money, time, into the community? So I would be curious to hear about that. I, myself, have not done as much as I would like to, but I think I'm going to turn the page here with this.

Some of the arguments I heard for the sign were that it's for the parents' benefit, which I thought was a joke, but I think that's a true statement or was trying to be a point. I don't know if this is working anymore. But, yeah, I mean, it's certainly not for the parents' benefit. This is for the kids and a Park District or a community, the purpose is, you know, safety, improvement, giving sense of belonging, allowing your kids to be in a nice, well kept area, and, you know, enjoying the community and maybe they can

play college or professional sports because some parents invested time to give these kids, who may not have thought otherwise, that chance. So definitely not for the parents.

I heard that parks should not have signs, which I ChatGPT's really quick, Chicago Park Districts, 600 parks; active advertising for banners, advertising in all these parks to obviously promote the Park District, keep it safe, all the things that we just talked about. So I would argue against the fact that parks shouldn't have signs or advertisement. When it's for the right reason, making it nicer for your children, those that walk the park, and, you know, and so forth.

And then if you don't -- you know, not liking seeing it, I mean, again, you're part of a community. I think it's kind of selfish that if you have an issue with a sign, you know, you make that such an issue that you think that kids in this community should have less of an opportunity. And if we're talking about signs, I did see on the video there, we can use some work on that sign maybe, too. Thank you.

CHAIRMAN GLIMCO: Thank you.

MS. PASQUINELLI: I wasn't sworn in.

(Betsy Pasquinelli duly sworn.)

MS. PASQUINELLI: My name is Betsy Pasquinelli. I live at 4125 Forest Avenue. I have been here for about 20 years, and talking about -- you were mentioning who -- giving back to the community and who has donated for things like the Park District in the community. My family did many years ago with Laidlaw. I was approached by the Park District and Laidlaw Park needed some revamping and they just couldn't figure out how to get that last 25, 30 grand to finish the park. We have a foundation. I talked to my parents and we -- and my uncle and said, hey, you know, can you give us a couple bucks to -- you know, for the Park District? And my uncle says "how much do they need?" And I told him and he goes, "we have three family members in that town, give them the whole thing." That's people that step up. Now, we got a little plaque. It's a foundation, not a business, a little foundation and we're happy for it. Little ribbon cutting, it was kind of fun. And then it got revamped again and we still have our little

plaque over at Laidlaw Park, which I live right across the street from it, so it's fun, but sponsoring Little League, like sponsoring a little baseball team, well, what does that mean? Does that mean, hey, buy them the little jerseys that they're wearing on the back that it says, you know, Joe's Garage? Is that considered a sponsorship or someone who pays for batting cages to be made? Someone who creates a softball field to be made? Those are big contributions and I'm looking at this sign. The structure is what it is. It's a certain size. And whether or not there is nine little sponsors on it or two big sponsors on it I don't think should make a difference. I think what really should be added, which might make it more acceptable, is at the top it says "Western Springs Little League thanks Performance Wealth and Midwest Orthopaedics." Then it's not a billboard anymore. It's a big, giant thank you from the Western Springs Little League. That's all.

CHAIRMAN GLIMCO: Thank you.

Anyone else?

MS. LOPEZ: Hi, how are you guys?

Hi, how are you?

My name is Catherine Lopez and I am at 4307 Prospect. I am on our Western Springs Little League Board and I am in charge of sponsorship, so I probably can answer some of the questions that were asked earlier if you still have any.

First I would like to say why we moved to Western Springs. One of the main reasons we moved to Western Springs is this sense of community and the community being so invested in itself. We chose which town to live in in the summertime. We were here on a weekend. We went to Naperville, we went to St. Charles, we were in La Grange, Western Springs, Hinsdale. We saw a Western Springs Little League weekend and we were there, we walked by and I thought to myself, this is Mayberry. I mean, it's just the happiest, most wonderful community and my husband and I were so overwhelmed with the happiness of this community and the way that the community seemed to really rally around each other and support each other that we ended up choosing to move here. So fast forward a couple years I was asked to be on our Little League Board and when I joined they said, "you're

in charge of sponsorship." Okay. Great. And I asked them, I said, what's the main goal for sponsorship? And he said, our issue is that our registration numbers are down on our baseball side. We are trying to keep the Little League affordable, keep our registration fees down, and we are -- while we're trying to keep it affordable, we're also trying to compete with travel baseball and with neighboring communities because while you might think, oh, well if they live in Western Springs, they have to play Western Springs Little League, but they don't. That's where things are getting tricky is that say you live in Western Springs, but you go to St. Isaac Jogues, because you go to school in Hinsdale, you can play Hinsdale Little League, and Hinsdale Little League has been whooping our butts. I mean, for years. They win state championships, they went to the Little League World Series, so that's what we're competing against. And I will say -- someone mentioned -- well, actually, I'll circle back to that, but, long story short, kids don't have to play Western Springs Little League. They can play in other communities if they go to school in those

communities. And then there's the option of travel baseball, which really has made -- has made it difficult for Little League. And you might think to yourself, why would you choose travel ball when you could just ride your bike right here to Western Springs Little League? The answer is facilities. And we did it. Our kids actually do both, they play little league because we love the community here, but they also play travel ball because I wanted to make sure that they had access to the best facilities. One of them was the batting cages and actually, this year, we just built brand new batting cages. We're trying to provide reasons for kids to not have to leave Western Springs, like you don't have to go somewhere else to have great batting cages, we're going to build them here. So our goal is we want to have an affordable program that has topnotch facilities that inspire our kids to stay here in Western Springs, and how do we do that? We do it through sponsorships. And so the -- our main goal this year was to create enough fundraising to support those new batting cages that we built, to build this new softball field. Like a lot of people have said, the girls are having to

travel outside of Western Springs for softball games, for regular Western Springs softball games. Not to play other cities, but to actually play the other Western Springs teams, so they're driving to Countryside to play another Western Springs team because we just don't have the fields.

Another thing is -- I have girls and boys, we host every year districts for one of the boys, whether it's 10U, 11U, 12U, we're always hosting districts and we have never hosted softball, and that's -- you notice that as a girl. Right? As we're trying to have strong, female empowered athletes who grow up, you know, feeling just as valued as their baseball counterparts, we're not sending the right message right now in Spring Rock. Right now we have two showpiece, show stopping fields that are baseball only, and we have our girls over here on the softball fields, there's no outfield fences. Those fields get run all over, everything. It is not the same feeling. You can't hit a home run. A girl can leave Western Springs Little League as a 12U player and she has never actually hit a real home run over a fence. There's no fence. We can't even put temporary fences here.

I feel like we should be able to host districts for softball the same way we host districts for baseball. Like if we host a district championship for our baseball boys, we should be able to host it for our softball girls, and building this field will enable us to do that. It will enable us to have that same experience for our softball girls that we're currently giving to our baseball boys, and it is something that, I will say, these -- carries with them forever. We have alumni coming back telling stories about when they won districts. It's something that our town is known for, and I think building that new field, that will give that to the girls of Western Springs. It will give all these advantages and benefits and memories and everything that the boys already have and it will give it to the girls, and it will be a mixed use field. So it's not that only the girls softball will be able to play there, everybody will be able to play there.

So, for me, I feel passionate about girls softball, I feel passionate about our baseball program, I feel passionate about our facilities, and I think -- I have lived all over.

We have lived in Texas, we have lived in California, we have lived downtown Chicago, we have lived here; every Little League I have ever played in has banners in the outfield. Every Little League I have ever played in. And someone mentioned that they drove around recently and that there weren't banners, it's because it's not baseball season, so those banners get taken down at the end of baseball season and they get rolled up and they get put in the shed, and we do it ourselves. And someone else mentioned that the banners need to be one foot apart because they're connected. They actually were not connected. I hung them myself. They're on zip ties. They're all on zip ties so they can easily be re zip tied any way you want, any configuration you want. I don't think we need to focus on the inches between a banner. I think the focus needs to be on bringing in the necessary funds. Our banners did not look tacky in the outfield. We can provide pictures of what our outfield looked like during the season. It looked like every other suburban outfield, any one you go to; Hinsdale, La Grange, Naperville, Clarendon, you can go to California,

you can go to downtown Chicago, we played Near South Little League, same banners. So I just -- it's frustrating to me that I feel like we're like kind of missing the point a little bit on the bigger picture. I don't want us to focus on just a couple inches between the banner. I really want us to focus on what the main goal here that we're trying to do is, and that is create great facilities that our kids want to stay and play, we want to reinvest in the community. And it's not -- say you think, my kid doesn't play baseball, what does it matter to me if the baseball field looks nice? It matters because it's the look of all of Spring Rock Park. So if you show up to Spring Rock and you're on the pickleball courts, you're like these are so lovely, too bad there's a dump over there next to it. We want the whole park to be a showpiece, and I hope that all the teams that use that park feel as passionate about Spring Rock as we do. I hope soccer is as passionate about the upkeep, football, et cetera, but I do know that our Little League invests deeply in the Park District. We are a close partner with the Park District and we fundraise to give back. We don't fundraise for

our own personal benefit, so I think that's really important to note that all those funds that we raise, we turn them right back and we reinvest them in our parks and we wish we could give more back. We wish we could do everything in one year. We were just approached about redoing Laidlaw Park. Laidlaw Park's baseball field needs to be reskinned and they approached us and asked us to invest in that as well, and I think that's something that Laidlaw school uses, the entire old town uses that. I mean, by kids play pickup games there all the time. So I think it's important to note that Western Springs Little League is deeply, deeply connected with the Park District. We continually give back. I would argue to say we give back more than the majority of the other sports programs here in Western Springs, and I don't know those numbers, but I do know our numbers and they're huge. The amount of money that we donated to build batting cages, to take care of the fields, it's not a small amount of money. It's a large amount of money, and my goal this year when they brought me on to do sponsorships was to keep this ship going. We don't want to lose our Little League. It's a huge part

of summer in Western Springs and I think it would just be really devastating for us to not continue to invest in something that makes our town so great and something that we proudly display, and I think -- and it's a great rivalry, like, against our neighboring cities. I think, clearly, our neighboring cities are investing in their Little League programs, they're at the Little League World Series. I think it's something that is not just here in Western Springs, it's in all of the suburbs here, and I think that we need to continue to reinvest in these facilities so that our kids stay here and they don't go play in Hinsdale Little League and they don't go play in La Grange Little League, and so I think -- and to answer on the sponsorship side, not as a parent, someone said why can't we go back to being the nine squares on the back? Because we couldn't sell them. That's the answer. And, I mean, I'm not trying to be, like, argumentative, but when they're like it needs to be nine squares, I desperately tried to sell nine squares. I emailed, called, in-person, hi, we have this spot on the back of the Champion's wall, would you like it? No. No. No. Nobody wanted those

squares because that sign really isn't visible from the field -- well, it isn't visible from the field at all. That sign is only viewed from a distance. Nobody stands up close to that sign on the back side and really views it unless you are playing on the pickleball court, right? So all of our sponsors wanted the front side. Nobody wanted the back side of that sign, and so it sat empty. It sat empty for three years because we couldn't get sponsors to be on the back. So our idea this year was how can we get sponsors for the back. I called Tom Salvino, hi, we have got these nine spots, do you want one of them? I haven't been able to sell any of them, and he's like, well, it's kind of small and would I be the only one? And I'm like, well, I'll keep going, I'll try to find more people. Nobody wanted them. So I think something to note is while it might sound like a good idea in theory to say we want to go back to there being nine, I don't know that it's necessarily the same as selling the front side. The front side is viewed by spectators sitting for long periods of time right in front of it just staring at those nine little squares. The back side is not viewed

in the same way, so I think that that is something to consider. Something else to consider is we will keep winning state championships. I know we will. We just won one this year. We are strongly building our program. Eventually the entire front side of the Champion's wall, I truly believe in the next five years, will be filled with state championship spots. Right now we just added one more. So right now there are only three sponsors on the front side of that Champion's wall, it's the bottom three. Just this year one spot was taken away. So that's one sponsor that I have to go to at $3,000 and say, I'm so sorry, your spot is gone, and the way that -- so this sign will be constantly evolving and it won't always be two large signs on the back because eventually everyone who is here is going to have to find new space. So maybe we have it be four large spaces on the back or something, but I don't know that nine is necessarily feasible because the front side is not viewed the same way the back side is. So the back side of this sign is viewed from far away, whereas the front side is viewed up close.

So I hope that answers some questions

as to why there was two on the back, not nine on the back. And did I miss anything? That's all my things for you, and I just want to say thank you.

CHAIRMAN GLIMCO: Thank you.

MS. LOPEZ: Thank you so much for listening and considering us. So thank you very much.

CHAIRMAN GLIMCO: Anyone else?

MR. STOTT: I'll be brief.

Good evening. David Stott, S-t-o-t-t I live at 1206 Walnut Street and I was sworn in. I don't have a particular dog in this hunt. My wife and I have lived here for 12 years, we're raising three daughters here. None of them play Little League sports, but we did -- I think we had a year or two years of softball, but I do have friends represented in the crowd here today and a love for the community. I want to thank all of you for what you're doing and what you have done to make this such a great place to live and do all that you're doing to improve the community. I want to thank Tom and Greg and Catherine and Tom, all of whom I know well and consider to be treasures in the community for what they're doing here.

I did -- I reflected on some of the

arguments I have heard. I just think there has been so many compelling statements made in favor of all that has been proposed, so it just feels to me like a no-brainer. Nevertheless, just to respond to a couple things I heard as a community member. You know, I certainly don't see this as a windfall for parents in the Little League, you know, through selling sponsorship that we're somehow saving them money that they would otherwise have to spend. If anything -- and I think Tom made this point quite convincingly, I thought, early on, you know, the fees are set to accommodate as many kids as possible, and if you were to play the slippery slope argument out to the other extreme and you kind of removed sponsorships, I shutter to consider what might happen then when, you know, in the extreme, you know, to Catherine's point, we might not have Little League in the area and it's certainly -- you know, there would be no joy in Mudville in that scenario.

So I do think this is -- this is really ultimately about the sustainability of a community treasure, and I think sponsorships are critical to that, as we heard earlier, and so I do

want to, again, thank Tom and Greg for doing their part. I know them both well and they're community treasures as well, so thank you for your time and all you're doing.

CHAIRMAN GLIMCO: Thank you.

Anyone else?

Commissioners, would you like to deliberate? I think, you know, with the nature of the petition, before we get into the standards for approval of conditional uses, I think maybe we should talk just a little bit -- it's like we have two different topics to talk about; one is the field and then two is the signs, so I don't know if there's any thoughts that you had, and, if not, we can go through the conditions.

DIRECTOR VALONE: We have been at it for about two hours. Could I request just a quick bathroom break? Maybe give us about five minutes?

CHAIRMAN GLIMCO: Absolutely. Let's take five.

DIRECTOR VALONE: Okay.

(Whereupon a break was taken at 9:00 p.m.)

CHAIRMAN GLIMCO: All right. We are back on

the record.

Tom Olk would like to ask one more question. Tom, why don't you come on up?

MR. OLK: So, really quickly, I know -- I appreciate everybody coming tonight and everybody's opinions and everything. We didn't talk much about the parking except for the beginning. I don't know how this process works, but if there is a way to consider keeping the gravel or having us amend the gravel to keep that parking available, we would love to have that as part of this. You know, I think I mentioned earlier that like the parking, whatever, but if we could keep that I would like that to be considered or at least discussed.

CHAIRMAN GLIMCO: Heather or Jeff, did you guys want to address that issue?

MR. KOZA: I guess the stormwater concerns with MWRD are there whether it's paved, gravel or asphalt or whatever it is. We're bound by their rules and regulations. They're a stormwater authority, so it's not necessarily our choice. They view gravel as impervious, they view asphalt as impervious, you would have to account for that, so, from that perspective, I don't think it matters

the material type. We're bound by their requirements and, per their requirements, it would be viewed as an added impervious.

DIRECTOR VALONE: Additionally, some of the challenges of it are that it was designed maybe not necessarily to some of the Village's standards. I think the significant piece of it is that the actual drive access to it, the drive aisle, I'll call it, just for discussion purposes, is sized for a single vehicle and not necessarily two vehicles. So how that is managed is something that may need to be looked at if it remains.

ATTORNEY SKRODZKI: Heather, can you comment on whether this would require a code variance in order to keep as a parking area with public access?

DIRECTOR VALONE: So, as indicated on the Staff report, we do require a dust free surface and, as such -- as well as sizing requirements, both the parking stalls and access, so those would be deviations from code.

MR. DIXON: Can I say something?

COMMISSIONER HANSON: I had a couple quick questions about that, too.

So what you're saying, then, is that

we're then putting the financial burden on to the Village to keep that parking because we would have to do some remediation for water; is that correct?

DIRECTOR VALONE: No, that wouldn't be the Village, it would be the Park District.

COMMISSIONER HANSON: Okay.

DIRECTOR VALONE: The Park District would have to meet the requirements, as Engineer Koza mentioned, related to MWRD regardless of the style or material.

MR. DIXON: If I could weigh in on that? You know, we have heard -- I have heard parking is an issue, you know, there's parking, but it's not right where everybody wants to park. So I understand, you know, a lot of people need to park closer, you know, people who don't have the ability to walk as far, people carrying equipment and all that. What I would propose, if we go down this road, would be reducing the size of that parking to a level where we don't trigger the MWRD permit. Now, maybe that means that we have a wider drive going in as a gravel drive and we only allow for ten parking stalls instead of 24. Stay under the MWRD threshold that's going to throw us into a

permit, but still provide more benefit to those users of the softball field, those who really need it. That would be my approach to it.

COMMISSIONER HANSON: Okay. And then, Dennis, you had talked about using that as basically an area to hold wood chips and so why don't you address that for us?

MR. CONWAY: Depending on the size of that gravel, if I can keep a corner of it for myself, say 20 by 20, 30 by 30, that could work.

COMMISSIONER HANSON: Okay.

MR. CONWAY: I could make that work.

COMMISSIONER HANSON: Good.

MS. SKRODZKI: I would like to make a comment.

COMMISSIONER WINEGAR: Would that reduce the parking count then?

MR. CONWAY: It would.

MR. DIXON: Yeah. We're going to be stuck with .27 acres of new impervious and we have to work within that threshold, and I don't know that we can even make it work if we widen the drive, but maybe we can. You know, as long as we keep our project limits very closely defined and say this is the area of new impervious we're adding, you know,

we have to look at it and we may come back and say, you know, that didn't work, we're just going to shut it down. I don't know that answer until I look at it, but we would like to know that we have the flexibility to at least look at it from that standpoint and come up with a win/win on both sides.

ATTORNEY SKRODZKI: I would like to make a comment about at variance issue that I was trying to point out is that this -- the parking issue has not been noticed for a variance. So, to the extent that if the parking lot wasn't paved, which it would have to be paved to Village Code standards, the drive aisle would remain insufficient because it's too narrow, especially if there's emergency access issues that would have to be guaranteed if that were continued to be used. So, in the state it's in, it would not be able to be continued to be informally used or available to the public without seeking a variance from minimum code requirements and safety standards. That has not been published for, so I do not think that we can issue that relief or recommend that relief pursuant to this proceeding. But in terms of -- in terms of

options, I mean, of course it could be recommended that we explore whether there's a code compliant way to, you know, maybe reduce the number of stalls or things like that. I mean, that can be done, but -- or it can be recommended to be looked into, but in terms of, you know, guaranteeing that that continue in the state that it's in, I don't think that we can given what we have published for.

MR. DIXON: Am I hearing that it would have to be a paved parking lot, it cannot be gravel?

ATTORNEY SKRODZKI: Well, under the Code right now, if you don't get a variance, that's what our Code requires.

MR. DIXON: Okay. But --

CHAIRMAN GLIMCO: Yes. I think that's what you're hearing. Yes.

MR. DIXON: And if you recommend that the Village board approves it, we could go forward with just the gravel lot?

ATTORNEY SKRODZKI: Potentially, but it hasn't been published for, so it would be a new application.

CHAIRMAN GLIMCO: You would have to come to another meeting.

ATTORNEY SKRODZKI: That's what I'm saying, you can't do it within this relief.

COMMISSIONER WINEGAR: Then you have the money question. Who pays?

COMMISSIONER TURNER: Well, you can afford to keep it gravel, right?

MR. OLK: Right.

MR. DIXON: Certainly going to be a lot less cost, 25 percent of the cost --

COMMISSIONER TURNER: But the problem is we can't proceed with that request at this hearing is what I'm hearing.

ATTORNEY SKRODZKI: Correct. I mean, they could keep it gravel and rope it off like they said and close it for parking access, but as long as it's available for public parking access, it has to meet minimum safety and code requirements or be granted a variance from those requirements, which was neither requested nor published for. So that's the issue that we got into.

MR. CONWAY: We'll close it off.

CHAIRMAN GLIMCO: Commissioners, so there's really two parts to this application. Let's talk about the field first.

Does anyone have concerns with the new softball field in general?

(Chorus of noes.)

CHAIRMAN GLIMCO: And we have talked about, I guess, conditions related to what might be a recommendation for that. Most of them are -- I would call them more general in nature, submitting civil engineering plans, having required outside agency permits, getting the FEMA map corrected or applying to do that. I didn't hear any objections from the applicant about meeting any of the Village's proposed conditions related to the field. There is condition -- it's up on the recommendation that I am looking at, and it has to do with the seven land banked parking spaces being installed. These are the spaces behind the administration building. I thought that there was parking already available right now behind the administration building, and I think the installed part is requiring you to redo that parking lot; is that --

MR. CONWAY: We redid that parking lot with the addition of the pickleball courts because we added, I believe it was, eight or nine more spots in the employee parking lot next to the

administration building.

CHAIRMAN GLIMCO: And so those are available right now for people to use at night for Little League games?

MR. CONWAY: Yes, sir.

MS. FAWELL: So, Chair, if I may. So, correct, the administrative building, there is a parking facility that serves the building. As part of the pickleball application there were seven land banked parking spaces in addition to what was proposed and existing and those were set aside and, as a condition, could be required to turn into actual parking as opposed to land banked that it is right now.

CHAIRMAN GLIMCO: So you're saying it's just parking on grass, is that what you're telling me?

MS. FAWELL: No. So right now it's land banked, meaning that right now it's green space and it's not paved area, but it was designated for potential paved area if required as part of the ordinance. So it would be converting what is banked green space area into actual paved parking area, seven spots.

CHAIRMAN GLIMCO: Understood.

COMMISSIONER TURNER: Is that possibly within budget?

MR. OLK: No.

COMMISSIONER TURNER: Okay.

MR. OLK: Not for Little League. We don't -- and it's tough for me to go to Little League parents and say --

COMMISSIONER TURNER: Understood.

MR. OLK: -- I appreciate your money, we're going to put it in the parking lot.

CHAIRMAN GLIMCO: Do any of the Commissioners have a problem if we take this condition out of this recommendation to install the seven land banked parking spaces? I think this parking issue is a bigger issues that the Park District needs to try and figure out going forward.

COMMISSIONER JOHANN: Agree.

COMMISSIONER WINEGAR: Agreed.

COMMISSIONER TURNER: So that would be removing --

CHAIRMAN GLIMCO: It's F on my recommendation.

ATTORNEY SKRODZKI: It's numerical 6.

CHAIRMAN GLIMCO: And we talked about the area past the pickleball courts being used just for the

Park District and not allowing public access to park there, so No. 7, I think, is on your sheet.

COMMISSIONER TURNER: Mm-hmm.

CHAIRMAN GLIMCO: And the rest of the conditions that are recommended relate to signage.

Do you guys want to talk about those conditions for the signage?

MR. OLK: Are you asking me? I'm sorry.

CHAIRMAN GLIMCO: No. No. No. I'm talking to the Commissioners. Thanks, Tom.

So, I mean, what we're contemplating is that Tom is going to come up with a more comprehensive plan for signage, and what we should do is give him direction on what that plan should be so that we can put it in the conditions in any recommendation we might make.

Personally, I think that any signage on existing fencing for the fields is fine as long as it doesn't exceed the height of the fence. That, to me, is normal baseball, the more banners you can sell to support the program, the better. And that goes for softball fields and the baseball fields, any of the existing chain link fences. Does anyone --

COMMISSIONER JOHANN: Agree.

COMMISSIONER WINEGAR: Agree.

COMMISSIONER HANSON: And I agree with that, and I don't have a problem with spacing.

CHAIRMAN GLIMCO: I don't -- I think if you can cram them all in, as long as it doesn't look like an eye sore.

COMMISSIONER DEPROSPERIS: So then do you want to remove E?

CHAIRMAN GLIMCO: Yes.

COMMISSIONER TURNER: So E remove.

CHAIRMAN GLIMCO: So can we put these conditions in this to make their plan kind of -- help them --

ATTORNEY SKRODZKI: Yes. Yes. We should be doing that.

CHAIRMAN GLIMCO: Yes.

COMMISSIONER TURNER: So 8A is obviously fine, coming up with the --

CHAIRMAN GLIMCO: So the idea here is, you know, there's this Championship sign, but they also have scoreboards, and some day those scoreboards might need to be replaced or they might find a way to sell advertising on the scoreboards. So,

ideally, we would have this comprehensive plan address those scenarios now so that these poor people don't have to keep coming in before us, if we could do that.

So I think that, you know, the scoreboards, I know they just put another one up at B West it sounds, I'm not familiar with it, but I would be fine if they're going to replace scoreboards of similar size and nature going forward in the future, and if they had room for advertising on those scoreboards, I would say that it should meet whatever we come up with for the Championship sign, if we're going to have size constraints or anything like that, that should apply to the scoreboards.

COMMISSIONER WINEGAR: I wouldn't argue with that. Can we have Staff review what the current regulations are?

DIRECTOR VALONE: Sure.

CHAIRMAN GLIMCO: Oh, go ahead.

DIRECTOR VALONE: Sure. So, as you remember, back in 2023 Little League came through with the Champion sign that you see out there.

Actually, Kelsey, could you bring it

back up?

They brought it before this Commission. This Commission reviewed it and provided certain conditions. It should be noted, though, that the sign was originally erected without permit and was brought to our attention during construction in the park and then they halted and brought in for the conditional use.

So, as part of that process, the Plan Commission has similar public hearing and heard from residents and members of Western Springs Little League and the applicant related to the sign. The Plan Commission recommended that -- and, although you see the back side of the sign, they recommended only that signage would be on the front, that there would be nine spaces that would be three and a half by six feet wide that would eventually -- that would hold championship signs as they were won, but then also advertising signs that would be replaced as championships were won. The original application that the Plan Commission heard also included two panels on the side of the sign on the front that would have additional signage. The Plan Commission's recommendation at the time

recommended only the front side to be utilized and the additional side banners to not be utilized. Going through the process, the Village Board did re include the side banners, but did not include any sort of signage on the back, so this is the first time that the Village is looking at approving any sort of signage on the back.

As indicated in the Staff report, the Village sign code does not allow offsite advertising. So what that means is that if the activity is not taking place on that property, it cannot be advertising a business that is taking place somewhere else. This is one of the reasons why the Staff is recommending a sign plan for it as sponsorship signs are inherently offsite advertising.

Additionally, the Village Code does not allow for billboard signage and has maximums on our commercial districts that entire multi-use shopping areas can't exceed 100 square feet of signage. All nine squares together on the back account for 275 square feet. So if the size of the sign, as was proposed by Little League, is not necessarily within those smaller areas, you're

looking at two signs that account for 137 square feet a piece, which essentially exceeds both what we allow for a commercial shopping center and effectively our -- meeting the standards of our billboard. That is why Staff is recommending the reduced area, and to comply with the front as it would be more in keeping with what has already been approved.

COMMISSIONER WINEGAR: I have one question.

So I'm looking at the photo in the packets. On the front of the sign we have the nine areas for advertising and/or honoring our teams, but there's also, it looks like, an advertisement across the bottom?

MR. OLK: The people who erected the sign, like the -- Murphy Construction, Steel and then Jim Sur, I can't remember the name of his medical group, and their the ones who provide the (inaudible) and they were recognized on the bottom of the -- the bottom of the other side. For the Champions wall, we actually -- we -- Jeff would like to take that down anyways, so we were planning on -- it was planning on coming down.

UNIDENTIFIED SPEAKER: Sorry, we're friends.

COMMISSIONER WINEGAR: Well, I'm asking because what was approved, the four ads at the bottom on the front side, you know, looking at this photo here, have not been approved.

MR. OLK: Okay. So -- yeah, so, unfortunately, I wasn't part of that process, but I would have to go back and look at the permit, but I thought they were referenced in the permit, but I don't --

CHAIRMAN GLIMCO: You want to address that, Heather?

DIRECTOR VALONE: They were not. So the additional signage that was included on the top was related to a clock, and then the Little League label on the top of it. Kelsey is going to pull up a picture of it really quick to assist us, but the area on the bottom was not included as part of the original permit or in the conditional use.

COMMISSIONER WINEGAR: So we need to take that into consideration as well.

CHAIRMAN GLIMCO: Or they need to put it in their plan that -- you know, if that's what they want to do. I don't know that --

COMMISSIONER WINEGAR: I'm just saying, we

need to --

CHAIRMAN GLIMCO: We need to incorporate it if they're going to keep it. Right. I agree.

ATTORNEY SKRODZKI: Yes, because it's not part of the existing approvals in the ordinance that they came in for and asked for that additional square footage to be designated or utilized.

CHAIRMAN GLIMCO: So what are you showing us right now, Kelsey?

MS. FAWELL: The existing sign with the signage at the bottom that wasn't included in the original.

CHAIRMAN GLIMCO: Does anyone have a problem with that stuff on the bottom of that sign?

(Chorus of noes.)

CHAIRMAN GLIMCO: So let's revise the plan to make sure that they can have nine three and a half by six foot squares with four advertising spaces of close to --

DIRECTOR VALONE: So we need additional information related to the scoreboards so it could be part of the conditions that they provide the size of those to then include in the same plan.

CHAIRMAN GLIMCO: You're talking about if they

wish to replace the scoreboard some day or if they wish to include advertising on the scoreboard?

DIRECTOR VALONE: Both.

ATTORNEY SKRODZKI: We're requiring that as condition 8A, the detailed information so it could be included in the sign plan. So I think what Heather is proposing is that we enlarge 8A to include information about the existing signage on the front face of the Champion sign so that we have information about the measurements of those four additional text areas, I guess, for lack of a better word, and can include that in the overall sign plan.

COMMISSIONER WINEGAR: Should we include that in 8B because that's referencing the Champion sign.

CHAIRMAN GLIMCO: Yeah.

ATTORNEY SKRODZKI: We could do that, but we want the information rather than to limit it to reducing the back side signs, unless you want to allocate that information --

COMMISSIONER WINEGAR: Add that to 8(b).

ATTORNEY SKRODZKI: Yeah. Okay.

COMMISSIONER TURNER: What are the sizes of the scoreboard signs, the current size? Do we

know?

MR. OLK: Catherine, what are the sizes of the scoreboard signs?

MS. LOPEZ: The one by the blue scoreboard?

MR. OLK: Do you need that one?

CHAIRMAN GLIMCO: Yes.

DIRECTOR VALONE: No. He's specifically asking about the scoreboard itself. The additional signage underneath is, again, additional information that we're going to need if that is going to be part of the Plan Commission's recommendation to allow the Performance Wealth Management that you see underneath it. I think he's specifically asking about what is the size of the scoreboard, the blue board.

MR. OLK: Can I get back to you on that?

COMMISSIONER TURNER: Actually, I'm just interested in the size of the sign underneath the blue scoreboard. What is that dimension?

MR. OLK: Can I get back to you on that one, too?

COMMISSIONER TURNER: Okay.

MR. OLK: I don't know it offhand.

CHAIRMAN GLIMCO: It's 10 by 4, give or take.

DIRECTOR VALONE: That's part of why Staff put together the recommendations related to the sign plan is because asking the applicant, the applicant didn't necessarily have a comprehensive idea related to signage given that we have the issue that it's, you know, signage that's not inherently allowed and that we are trying to look for a comprehensive package to allow it, that's why we are seeking additional information that the applicant hasn't provided.

CHAIRMAN GLIMCO: Understood.

Does the sign under the scoreboard bother any Commissioners?

(Chorus of noes.)

DIRECTOR VALONE: But is that size that's currently out there, is that the maximum that you would want to see or would you want something smaller? Again, I think these are the --

CHAIRMAN GLIMCO: I think that's the maximum size that should be there.

DIRECTOR VALONE: -- specificities that we need in order to carry out a condition.

COMMISSIONER WINEGAR: I would say it should, in general, not be any wider than the scoreboard

sign, which will limit -- the height has got to be visible above the fence and below the scoreboard.

MR. OLK: Yeah. Okay.

COMMISSIONER TURNER: Looks like the perfect size sign.

COMMISSIONER WINEGAR: That's pretty much what that is, yeah.

DIRECTOR VALONE: I'm just clarifying, is it under both scoreboards? There's another scoreboard on the --

CHAIRMAN GLIMCO: Under any scoreboard, yeah.

COMMISSIONER JOHANN: Under each.

CHAIRMAN GLIMCO: Let's move on to the back of the Champion wall sign and the two --

COMMISSIONER WINEGAR: Before I move off of scoreboards, we have signs on top of the scoreboard.

CHAIRMAN GLIMCO: We do?

COMMISSIONER WINEGAR: On the B field.

CHAIRMAN GLIMCO: What's that?

COMMISSIONER WINEGAR: B West field.

CHAIRMAN GLIMCO: Oh, B West does?

Do we have a picture of the B West scoreboard?

DIRECTOR VALONE: I believe we do. Give us one moment here.

COMMISSIONER WINEGAR: Yeah. It's on --

CHAIRMAN GLIMCO: It's part of the scoreboard.

COMMISSIONER WINEGAR: Well, it's a sign above it.

CHAIRMAN GLIMCO: Is it built into the scoreboard or is just an add on?

COMMISSIONER WINEGAR: It's an add on, on the top.

CHAIRMAN GLIMCO: Oh, there it is right there. That looks like it's part of the frame of the scoreboard, like it's intended for advertising.

MR. OLK: It was donated by Brookfield Bank, so that's why it's up there and they kind of built into it. I guess I never thought about that. To be honest, I haven't --

MS. LOPEZ: That sign is not for sale, though. So that's not a sponsor. That sign is one that on our sponsorship, that one is permanent because they paid for that scoreboard.

COMMISSIONER WINEGAR: So the discussion we're having is going forward we have signs that aren't actually included in the permit anywhere, so we

have to resolve that.

COMMISSIONER JOHANN: What's on the other side?

CHAIRMAN GLIMCO: Is anyone offended by that sign that paid for the scoreboard?

(Chorus of noes.)

DIRECTOR VALONE: So, to clarify, then on -- are we calling this B field?

CHAIRMAN GLIMCO: B West.

DIRECTOR VALONE: B West. B West you would allow for the signage that is existing there to be refurbished. Would you allow for signage underneath it?

CHAIRMAN GLIMCO: Sure.

DIRECTOR VALONE: That would maintain the same width and generally the same height as the signage underneath the other scoreboard at Piccalo?

COMMISSIONER DEPROSPERIS: So long as it looks like --

CHAIRMAN GLIMCO: Is everyone okay with that? That seems fine to me.

COMMISSIONER HANSON: Yep. Good with that.

COMMISSIONER JOHANN: Agree.

CHAIRMAN GLIMCO: What about the back of that

sign? Do we have to address that?

MR. OLK: So the back of that sign does have a hidden bull's-eye because it's right off the A ball field.

CHAIRMAN GLIMCO: Is that facing --

COMMISSIONER HANSON: That faces the other (inaudible) field.

MR. OLK: Yeah, it faces the A ball field.

CHAIRMAN GLIMCO: Sponsorship essentially?

MR. OLK: It's in here. The Brookfield Bank, if you do hit a home run off of it, you get a gift card to places in town, but I don't believe it says anything about --

CHAIRMAN GLIMCO: And that's going to stay that way, probably, for the life of the sign?

MR. OLK: We would like it to, yes.

CHAIRMAN GLIMCO: Okay.

MR. OLK: Someone hit it in the home run derby a couple years ago, but never in a game.

DIRECTOR VALONE: So that would mean that that would not be considered sponsorship signage, so you could not place sponsorship signage on it, but if it is part of the character of the field and part of the program that does not have advertising, that

would not necessarily be something we would be looking to include in the sign plan.

CHAIRMAN GLIMCO: Okay. Thank you, Tom.

COMMISSIONER WINEGAR: You lost me a little bit there, Heather.

DIRECTOR VALONE: So on the back side of the sign it appears that they have a target there that if a child who is playing ball hits it, then they have some sort of -- I apologize -- prize --

MR. OLK: You get gift cards to places in town.

DIRECTOR VALONE: However, it doesn't appear to have an advertising signage on it and they're not requesting at this time to have -- on the back side.

COMMISSIONER WINEGAR: On the back side it has Brookfield Bank.

MR. OLK: Oh, it does?

COMMISSIONER WINEGAR: Both sides.

COMMISSIONER HANSON: At the top.

MR. OLK: Oh, I know the -- I can picture it here. I couldn't picture the top.

COMMISSIONER WINEGAR: I only know because I was there a few hours ago.

CHAIRMAN GLIMCO: And the top of that sign looks like the top on the front probably, right?

COMMISSIONER WINEGAR: Yeah, it does.

MR. OLK: My mistake.

CHAIRMAN GLIMCO: Okay.

DIRECTOR VALONE: It's sounding more like we need a bit of a survey of the items that are in the park and to understand what Little League is looking for from a perspective of maintenance. I think it's challenge for us to put this together here, kind of not able to have kind of comment from Little League on what is a sign and what they're looking for to have signage.

CHAIRMAN GLIMCO: What are you suggesting?

DIRECTOR VALONE: Well, I'm suggesting that maybe this is continued to the October 28th --

CHAIRMAN GLIMCO: No. We'll get it done.

DIRECTOR VALONE: -- and have the information --

CHAIRMAN GLIMCO: We'll get it done.

DIRECTOR VALONE: I think the challenge will be that if there's something that is missed they will not be able to maintain it, it would have to be something that would have to come down, so I

think to ensure that we catch all of them, I think --

CHAIRMAN GLIMCO: We want to catch all your signage and not have to bring you back or come back preferably.

MR. OLK: Yeah.

COMMISSIONER WINEGAR: So one of the questions. So is a temporary banner location different than a permanent sign? So we have a -- if we had -- like Performance Wealth's banner was -- sign was a banner underneath the scoreboard, this is a permanent sign from Brookfield Bank above the scoreboard, would they have more flexibility for banners if they take them down at the end of the season than they would a permanent sign?

CHAIRMAN GLIMCO: Yeah, it's just whatever plan we want them to put forth and consider and it could be either way, Steve. Do you have a preference for a banner that comes down?

COMMISSIONER WINEGAR: I would suggest if you want to put a permanent sign like Brookfield's on top and make the Performance Wealth location a banner that comes down along where all the banners that come off the fences.

CHAIRMAN GLIMCO: Okay. Could you -- does that work for you?

MR. OLK: Yeah.

COMMISSIONER WINEGAR: Your target audience is going to see only --

MR. OLK: Yeah.

COMMISSIONER WINEGAR: (Simultaneous crosstalk.) So it's much clutter out of the park.

CHAIRMAN GLIMCO: So right now we have banners addressed on all the chain link fences, which are as long as they don't exceed the height, we have the Championship wall front figured out, we have your scoreboards, you can have banners below them.

DIRECTOR VALONE: And is Member Winegar proposing that the scoreboard on Piccalo Field can also have a top sign as well? Is that what I was hearing?

COMMISSIONER WINEGAR: Yeah, that's what I'm thinking.

DIRECTOR VALONE: So allow both scoreboards to have the same requirements that they would be permitted to have signage above the scoreboard and then signage below as well?

COMMISSIONER WINEGAR: Well, permanent

signage --

CHAIRMAN GLIMCO: Permanent above.

COMMISSIONER WINEGAR: -- of the dimensions such as Brookfield, a height and width of that height plus the width of the scoreboard, but they can have a banner below that would be removed seasonally.

DIRECTOR VALONE: Okay. Understood.

COMMISSIONER WINEGAR: But they couldn't have a permanent sign below.

CHAIRMAN GLIMCO: Before we move on to the back of the Championship wall, do you have sign issues on the concession stand, other areas in and around the baseball fields?

MR. OLK: Catherine.

MS. LOPEZ: So right now I can go through each field with you. Really quick, if you switch underneath the scoreboards to banners, there's nowhere to really -- like a banner attaches with grommets to the four corners with zip ties, so the reason on the previous slide, where like Performance Wealth underneath, it's actually attached to the beams of this scoreboard.

ATTORNEY SKRODZKI: No. I think you're

misunderstanding. We're referring to banners as temporary seasonal removable items, not by material. So I'm not -- we're not talking about canvas that could be rolled up.

MS. LOPEZ: So you don't want us to take that one -- anything underneath the scoreboard has to be able to be removed?

ATTORNEY SKRODZKI: Correct.

MS. LOPEZ: Okay.

MR. OLK: But it could be plywood, painted, whatever.

MS. LOPEZ: Okay.

CHAIRMAN GLIMCO: So the concession stand, the --

MS. LOPEZ: On the concession stand we don't have banners. The two softball fields right now on the south side, those have regular sponsorship banners, which are below the fence line, on dugouts, there's one outfield fence and that's on both, on the back stop on --

CHAIRMAN GLIMCO: On the dugout they're hung?

MS. LOPEZ: It's just outside the dugouts, like --

CHAIRMAN GLIMCO: Is that chain link?

MS. LOPEZ: Chain link. It faces the field. And then on the field that is the north -- the north of those two softball fields we do have the District Championship, it's on the chain link fence, but it is also there. So that's a -- I guess not really a sponsorship, but then on Orth Field, which is the field closest to the water tower, we do have a small amount of sponsorship banners that are hung during the season only on the chain link fence facing the fence, and on that scoreboard there are currently, just like the Performance Wealth, there is a sign just like that, but it's actually divided into two on that field and it's two skinny signs, same exact idea. It's in between the top of the fence line, the bottom of the scoreboard and the same width as the scoreboard. Right now those -- that Performance Wealth and the one on that B field -- Orth Field, sorry, those do normally stay up, so I can see the feasibility of removing and adding it because it's, like, bolted into the steel. So I think it could be possible. Right now they are permanent, but I think it could be possible to take them down. Those are, like, the permanent structure. Then on

this field --

CHAIRMAN GLIMCO: Steve, how bad do you want those to come down?

COMMISSIONER WINEGAR: I'm looking at the park for the entire year, so you have, what, three and a half months of Little League?

MR. OLK: Yeah.

COMMISSIONER WINEGAR: Where you want then to see your sponsors and all of that, and that's great, and so the rest of the time, the other nine months of the year, it would be nice for the park to look more like a park because there's the vast majority of people who live in this town don't have kids in Little League, so, you know, we're accommodating your season, but when the season is over it would be nice to take them down.

COMMISSIONER DEPROSPERIS: So can't we have --

COMMISSIONER WINEGAR: Long term big picture is we're going to -- it's not happening yet, but we can open Pandora's box and have signs permanently all over the park.

COMMISSIONER DEPROSPERIS: Why can't we have Little League and whoever else is in the Park District work with the Park District to come up

with some kind of standards together that they then come back to the Village with instead of --

CHAIRMAN GLIMCO: We're going to do that now so they dont have to come back.

COMMISSIONER DEPROSPERIS: I don't even know what signs we're talking about now. I'm so confused if it's bolted, if it's zip tied or up, down, left, right. I don't know what signs we're even talking about at this point. I'm confused.

CHAIRMAN GLIMCO: We're only talking, right now, about that sign below the scoreboard and any sign like that would be under the other two scoreboards.

MS. LOPEZ: So there's three scoreboards. One has a permanent sign above, the other two scoreboards have permanent signs below, and those are for our --

CHAIRMAN GLIMCO: Personally I don't care if that sign stays up all year round. Does any other commissioner -- I mean, I understand your point, Steve, I'm just saying it doesn't offend me.

MR. SALVINO: For whatever it's worth, really quickly, I pay more for that. So, I mean, that sign is more than the one on the banner that's

plastic, so I pay more for that. I mean, there's more revenue that's paid because I get more time out of it.

CHAIRMAN GLIMCO: Can I hear some other opinions?

COMMISSIONER TURNER: I don't have a problem with it staying up all year around. I mean, because it's a -- it's -- the way it's permanent -- or currently erected, it's a permanent sign, right?

COMMISSIONER JOHANN: Yeah, it doesn't seem like it would be a good idea to start trying to create undue hardship to try to remove things that have been permanent there and then what? So that might not be a good idea. If they have been there permanently and there hasn't been any objections, can they be grandfathered in and then going forward if they have got other new areas that banners can be produced or put up or --

ATTORNEY SKRODZKI: They can't be grandfathered because they were never permitted, so it would be --

CHAIRMAN GLIMCO: We're permitting them right now.

ATTORNEY SKRODZKI: Yeah. Yeah. We're doing

it now.

COMMISSIONER JOHANN: Yeah. Yeah. Right.

CHAIRMAN GLIMCO: I just have to say one comment. This is completely off topic, but there was some comments made tonight about local advertising only. That's not a thing. Advertising is advertising. You should not start restricting who gets to advertise. It could be Dick's, it could be Under Armor, it does not have to be relegated to local advertisers.

COMMISSIONER TURNER: I agree.

CHAIRMAN GLIMCO: That's just kind of the law.

ATTORNEY SKRODZKI: Thank you.

COMMISSIONER JOHANN: So are we saying the ones that have been there permanently we're going to agree with leave them and include them in?

CHAIRMAN GLIMCO: I would be fine with that. I mean, this is -- it's not the world according to me. It's a committee.

ATTORNEY SKRODZKI: I think one of the questions that I would seek if I'm going to prepare modifications to the recommendations would be not only are you okay with the existing signs, but are you okay with them being replaced by any other sign

that's the same size?

COMMISSIONER TURNER: And dimensions.

CHAIRMAN GLIMCO: Yes.

ATTORNEY SKRODZKI: And --

CHAIRMAN GLIMCO: Yes.

ATTORNEY SKRODZKI: -- into the future?

CHAIRMAN GLIMCO: Yes.

ATTORNEY SKRODZKI: That's the questions is are we okay with the dimensions and the location and then we can make that -- then we can put that in the plan as a permanent sign that will then be permitted to be approved by administrative Staff.

COMMISSIONER JOHANN: And changed seasonally?

ATTORNEY SKRODZKI: Correct. Yes. Or changed whenever --

COMMISSIONER JOHANN: Right. Right.

COMMISSIONER WINEGAR: So it would be just changing the copy?

ATTORNEY SKRODZKI: Correct.

COMMISSIONER WINEGAR: So that's going to happen a lot to all the signs.

ATTORNEY SKRODZKI: Well, maybe.

COMMISSIONER WINEGAR: Yeah. No, I think you have to allow for that for sure.

COMMISSIONER TURNER: Heather, are you comfortable moving forward with us bombarding you with these -- this sign plan this evening?

CHAIRMAN GLIMCO: Heather is very flexible.

DIRECTOR VALONE: Yes. But I will -- I have a couple of questions, but I also want to have Kelsey kind of reiterate back what we're hearing because we -- again, we're doing this a bit on the fly, so I just want to make sure we're capturing what you're looking for because we are having some conversations back and forth.

CHAIRMAN GLIMCO: And I don't think we're there yet. I think we have to talk about the bottom of the Championship wall.

DIRECTOR VALONE: You read my mind.

CHAIRMAN GLIMCO: Okay. And then I think we might be there.

DIRECTOR VALONE: I do just have a couple questions about the chain link fence banner areas just to clarify because in the Staff recommendation we were recommending them on the same side they currently were, and in, generally, the same area. Are you looking to maintain that? Would you see expansion in that to additional areas? That's one

of the outstanding questions that I have just to clarify the sign plan in addition to the back.

CHAIRMAN GLIMCO: Yeah, from my standpoint, any chain link fence on either side of the chain link fence, that's kind of baseball. The more sponsors they can sell, the better. I don't think it matters, but if anyone --

COMMISSIONER TURNER: Removable banners?

COMMISSIONER JOHANN: That go on --

CHAIRMAN GLIMCO: They're up for three months and they're gone.

COMMISSIONER JOHANN: They go up when the season starts and then they come off when the season ends.

COMMISSIONER TURNER: I have no problem with that.

DIRECTOR VALONE: And allow a timeframe as well.

ATTORNEY SKRODZKI: Yeah. For the record, can we get what is that seasonal -- what's that seasonable time frame for you?

MR. OLK: So we usually put them up in -- we start in early April and it can run all the way through -- technically if we were to host a state

tournament, it can run into the first part of August.

ATTORNEY SKRODZKI: Okay. Great.

MR. OLK: But we haven't hosted a state tournament.

CHAIRMAN GLIMCO: So while Little League baseball is in season --

MR. OLK: Yeah.

CHAIRMAN GLIMCO: -- these signs are allowed.

MR. OLK: Yeah. And then if we can make it a best -- it's usually us taking them down, like I took them down this year, can we just do, like, best efforts to get them down pretty quickly?

CHAIRMAN GLIMCO: Yes.

DIRECTOR VALONE: 30 days after the end of the season to remove them?

CHAIRMAN GLIMCO: Yes. Yes.

MR. OLK: Yeah, flexibility would be great because I was literally out there with clippers.

CHAIRMAN GLIMCO: Where's Todd Piccolo when you need him?

MR. OLK: Exactly.

ATTORNEY SKRODZKI: Perfect.

CHAIRMAN GLIMCO: So the back of the sign.

You know, I'm just going to say it, it doesn't bother me at all, it's a back of a sign, but I know there's other strong opinions and that's --

COMMISSIONER TURNER: I don't have a problem with it.

COMMISSIONER JOHANN: For nine signs or for less than --

COMMISSIONER TURNER: For the existing signs.

COMMISSIONER JOHANN: -- or however they want to -- right, is that what we're --

COMMISSIONER TURNER: For the existing --

CHAIRMAN GLIMCO: Well, let's talk about the existing first, and then if people have issues with the existing signage.

COMMISSIONER HANSON: I'll start with that. I have an objection to the size.

COMMISSIONER WINEGAR: I do. Obviously, I do, too.

CHAIRMAN GLIMCO: Yeah. So if that's the case, then I don't think nine squares on the back makes sense. Maybe you do four panels or something. It's the back of the sign, right? It's not --

COMMISSIONER HANSON: Yeah, I think we're

getting into this whole -- the billboard issue now, right? Now we have got stuff that is not facing baseball the field, so now we're starting to move towards the issue that we have, you know, with the Village, right? We don't allow our commercial occupants to have these massive signs.

CHAIRMAN GLIMCO: Well, I mean, if you made it four squares it would be kind of incomparable, but I guess my issue is it's there. The sign is there. Whether it's a nice, pretty white wall or it has got some ability to generate funds for the program, I'm strongly in favor of allowing it.

DIRECTOR VALONE: Just to clarify on behalf of Commissioner Hanson. I think what he's referring to is that typically a single commercial user would have one linear foot per frontage, so this sign, in theory, if it was a single commercial business, would have a different maximum.

CHAIRMAN GLIMCO: This sign would never exist on any commercial property in our Village, right?

DIRECTOR VALONE: From a size perspective.

CHAIRMAN GLIMCO: This size sign would never work. Got it. We have already got this size sign. What do we do with it?

COMMISSIONER WINEGAR: I would prefer to leave it as we agreed to when we talked about this, what, two years ago?

CHAIRMAN GLIMCO: And have no advertising?

COMMISSIONER WINEGAR: No advertising at all. I understand the need for money. I also know -- and I'm pretty sure you're a contributor to the pickleball courts as well --

MR. SALVINO: I was the biggest contributor for the pickleball court.

COMMISSIONER WINEGAR: Many people from organizations contributed, raised several hundred thousands dollars, who all did a great job of doing that without any huge signs.

MR. SALVINO: There are signs on the pickleball court.

CHAIRMAN GLIMCO: Oh, yeah. There's lots.

COMMISSIONER WINEGAR: But they're tastefully done and they're not billboards. The recognition is all over the pickleball courts.

MR. SALVINO: The point was there have been nine boxes on the back of that for three years. Zero revenue was ever --

COMMISSIONER WINEGAR: It was never approved.

COMMISSIONER HANSON: This is the problem. We have been here before with you guys, you built the sign without a permit, we approved it with no back signage allowed, and you went ahead and put it on there and now we're here again.

MR. OLK: So I will say, to that -- and I'm not a lawyer, but if you read the permit as it is now, there's no place in the permit that says it's the one side only, which is why we felt we were --

MR. SALVINO: Every sign has a back and a front.

MR. OLK: I mean I don't think there's any --

CHAIRMAN GLIMCO: You should have talked to a lawyer.

MR. OLK: Like that being said, like, okay, our mistake, it got covered up, we're coming back asking for it. I understand, you're right, you know -- the revenue is very important to us. I mean --

CHAIRMAN GLIMCO: Okay. So --

MR. OLK: -- it's because of that, it's --

CHAIRMAN GLIMCO: Just in the interest of time, I'm hearing two pretty strong objections to signage on the back, but I want to hear kind of

from everyone because this is -- you know, there's more members. I understand your objections.

COMMISSIONER DEPROSPERIS: I think if you cut it to four. I'm fine with four instead of nine.

CHAIRMAN GLIMCO: Do you have any opinions, Pat?

COMMISSIONER TURNER: I'm okay with the two, but I will go along with the four if that's what the consensus is.

CHAIRMAN GLIMCO: I have already kind of voiced my opinion. I just think money for the program is what is most important for a sign that's already erected and approved.

Michele, do you have anything?

COMMISSIONER JOHANN: Are these signs -- they're not the up during the beginning of the season and then down by the end of the season?

CHAIRMAN GLIMCO: These are more permanent in nature.

MR. OLK: They are more permanent. We haven't done anything with them because it has been covered up, but they're more permanent because it's much more elaborate.

COMMISSIONER JOHANN: So essentially there

would always be something there in December or in April?

MR. OLK: Yeah.

COMMISSIONER JOHANN: Okay. I like the idea of adding the "thanks" to it as opposed to -- right? I mean, we thank, you know, I think that that really makes a distinction, but the two large ones do feel billboardy. I would say that it seems to be better suited if there were four. The nine I can understand that it's not palatable for an advertiser because it's so small, so it's not really appealing. So I think that the four would be understandable. It fits the area. That seems to be an understandable compromise, I think, coming in after the fact.

CHAIRMAN GLIMCO: So I'm just hearing kind of a four to two thing here, but if you guys wanted to rebut or state anything else -- could you go along with that? The recommendations was "Western Springs Little League thanks" our sponsors, four --

COMMISSIONER WINEGAR: You know what, I do think the thanks our sponsors sign would be great. I think you could actually -- because it's going to change year to year, you know, it could be a

banner, banners, or whatever that are attached that are removable.

CHAIRMAN GLIMCO: They could choose to do it that way or they could paint them, whatever -- you know, whatever -- however they want to do it. I wouldn't want to limit them that way.

MR. OLK: The "Western Springs thanks" is a good idea. That was -- that was actually a great idea. Thank you.

COMMISSIONER WINEGAR: I think that's a good idea versus just --

CHAIRMAN GLIMCO: Yeah.

COMMISSIONER WINEGAR: -- you know, an advertising sign.

COMMISSIONER JOHANN: Right. Thank you is a good idea.

MR. OLK: Yes, I would be happy to do that.

DIRECTOR VALONE: So for size for the thank you from Western Springs Little League, what would we be looking at there?

CHAIRMAN GLIMCO: Four equal quadrants on the back.

DIRECTOR VALONE: I understand that, but the --

CHAIRMAN GLIMCO: Oh, the thank you Western Springs.

COMMISSIONER JOHANN: Would that be in the triangle up above?

COMMISSIONER DEPROSPERIS: Yeah, whatever is in the red.

DIRECTOR VALONE: So you would be looking that it would just fill the space that was in the polygon, or would you also be including the two side triangles? I'm not necessarily sure the two side triangles could fit any text, but --

CHAIRMAN GLIMCO: Or right along that white line right -- pretty straight across the top. Something no wider than the width of the sign.

DIRECTOR VALONE: What about the same size as the "champions" on the front of the sign? And Kelsey is going to pull up a photo just really quick. Would that be a size that would be suitable?

CHAIRMAN GLIMCO: That would be very nice.

COMMISSIONER JOHANN: That would be great.

DIRECTOR VALONE: Or no larger than --

COMMISSIONER HANSON: That would look great.

DIRECTOR VALONE: So no larger than kind of

the lettering that we see for the "champions?"

CHAIRMAN GLIMCO: Right.

COMMISSIONER JOHANN: Yeah, at least that size so that it's very visible.

CHAIRMAN GLIMCO: Right.

DIRECTOR VALONE: And then, just to clarify, so the -- it sounds like on the table for discussion is four --

CHAIRMAN GLIMCO: No larger than four equal quadrants that can go smaller.

DIRECTOR VALONE: So that would be just about 68 square feet a piece and they would be temporary, so they would only be up from April to --

CHAIRMAN GLIMCO: No.

COMMISSIONER TURNER: No.

DIRECTOR VALONE: That's why I'm clarifying because I'm trying to --

CHAIRMAN GLIMCO: This is -- they can paint these signs. This is permanent.

COMMISSIONER HANSON: That's not what I'm recommending, though. I would recommend a temporary.

CHAIRMAN GLIMCO: No, I know what you two are recommending, but what we talked about was this is

a permanent sign.

COMMISSIONER TURNER: Yes.

CHAIRMAN GLIMCO: Is that not what you understood?

COMMISSIONER WINEGAR: Four equal quadrants. It changes every year. You're not going have the same four every year.

CHAIRMAN GLIMCO: Or you could have the same one for five years in a row and you don't change it, and it's painted and --

COMMISSIONER HANSON: Take it down and put it up like you do on the fence.

CHAIRMAN GLIMCO: Because it's painted.

COMMISSIONER HANSON: Put banners up there then.

CHAIRMAN GLIMCO: I'm just -- I'm in favor of not spending a lot of money and making a lot of money for the program, you know what I mean?

MR. OLK: From a logistics standpoint, it would be -- you know, we would have to rent a scissor lift, get up there. To put them up is a production. We paid a couple thousand dollars to put them up.

COMMISSIONER WINEGAR: What if it was banner

material and not wood?

UNIDENTIFIED SPEAKER: It's a wood sign. It would look cheap.

MR. SALVINO: That would look terrible.

CHAIRMAN GLIMCO: It's painted. The big ones are painted.

COMMISSIONER HANSON: The big ones are permanent.

MR. SALVINO: It looks nice. I mean, you don't want it looking cheap.

CHAIRMAN GLIMCO: Yeah, it's painted and they --

COMMISSIONER JOHANN: Do they -- when they make that purchase, is that a one time --

MR. SALVINO: Every year. So we have to pay every year or else we come off, but then it looks professional as opposed to cheap, like, flapping in the wind and --

COMMISSIONER JOHANN: Right. I do agree with that.

MR. SALVINO: That's going to look crappy.

MR. OLK: We did spend a lot of time and discussion about making sure it looks tasteful, a lot of time, because we knew -- I mean, it's still

our park. Again, I referenced earlier, like we could have gone to Bud Light or McDonalds and been, like, hey, here is a place to sponsor, we didn't do that. We wanted a tasteful sign. Again, like was said earlier, we can't limit it, but we tried to work with a people in the neighborhood.

COMMISSIONER JOHANN: If we do agree to the four so that I don't forget or so that we don't have two people saying can I buy these two and then make one, right, or can we make sure that that --

MR. OLK: Yeah, if that's --

COMMISSIONER JOHANN: Because otherwise it's not four, right?

MR. OLK: Yeah, we can do that.

ATTORNEY SKRODZKI: Can we also clarify the bottom of the sign, if the sign currently has an identifying text at the bottom, can we clarify whether that will stay and/or whether that will be anticipated to be (inaudible) at any point?

MR. OLK: So the Jeff Thiede memorial, that will come down. I mean, I think Jeff is, like, pretty adamant and I agree with him, I wouldn't want my name up there either. We can take that down.

CHAIRMAN GLIMCO: Do you intend to use it like you use the front of the sign for four smaller advertising spaces?

MR. OLK: I mean, I had never contemplated. We could, but we don't have to.

CHAIRMAN GLIMCO: If you ever plan to do it any day in the future, I would say now would be the time to put it into the plan.

MR. OLK: Yes, if we could have it in the plan to be able to use it, then that would be great.

CHAIRMAN GLIMCO: So anyone have a problem with that, like it's on the front, there's four smaller spots along the bottom?

COMMISSIONER JOHANN: For what again? I spaced out.

CHAIRMAN GLIMCO: I don't think they're going to sell this spots any time soon.

COMMISSIONER JOHANN: Oh, the four along the bottom?

CHAIRMAN GLIMCO: Right.

COMMISSIONER JOHANN: I would say no to that.

CHAIRMAN GLIMCO: You would say no to that?

COMMISSIONER JOHANN: Yeah, I think that --

CHAIRMAN GLIMCO: Yeah, just the four spots

out. Just the four on the back. That's it.

COMMISSIONER TURNER: With the top.

CHAIRMAN GLIMCO: Yeah.

COMMISSIONER JOHANN: Yeah, the tanks on the top.

CHAIRMAN GLIMCO: Yes.

MR. SALVINO: Can I request, Peter, that we -- obviously when that sign went up and then it got covered with a tarp, lick, quickly and we paid a lot of money and Western Springs Little League said you can get your money back and I said I don't want my -- I mean, I don't want to take money from them, so my question is: Could we uncover it and then, in the new season, do this four thing as opposed to -- so we got nothing out of this, so could we uncover the thing and then in 2026 when they come and say we want to do it again, then we do the -- so could we do the four when we do the new season in the spring is, I guess, how --

CHAIRMAN GLIMCO: I would love to say yes, but I'm going to get a lot of grief.

MR. SALVINO: Well, I guess the point is, can it at least stand --

CHAIRMAN GLIMCO: I think it's going to have

to be covered until they get the four sponsorships ready to be painted.

Does anyone -- am I --

MR. SALVINO: Well, there aren't four --

COMMISSIONER HANSON: I think you're reading it wrong.

COMMISSIONER DEPROSPERIS: So you're saying if they have two it's a no go?

MR. SALVINO: Well, there's only two right now because, by the way --

COMMISSIONER DEPROSPERIS: But if we have four and you're saying it's only two, it's a no go; is that -- am I saying that correctly?

COMMISSIONER JOHANN: Well, right now the two are covered up.

CHAIRMAN GLIMCO: It doesn't bother me at all, I'm just trying to satisfy --

COMMISSIONER DEPROSPERIS: Okay. So if there's one -- whatever. So if they don't fill the spots, the bottom line you're saying is --

UNIDENTIFIED SPEAKER: So, no, his question --

CHAIRMAN GLIMCO: Hold on. Hold on. Hold on. Hold on. If you want to speak, you got to come up, there's a court reporter who is really --

UNIDENTIFIED SPEAKER: Sorry.

CHAIRMAN GLIMCO: -- trying hard to capture every single word we're all saying, so we can't talk at the same time, and this is really -- it's time for this Commission to deliberate. We understand your question, Tom. Let us consider it and talk about it.

ATTORNEY SKRODZKI: Do you want me to clarify, though, the Commissioner's question?

So they would be able to sell less than the four spots, they would just be divided into four spots. So there couldn't be somebody who had half of the sign, but if they only sold one, two, or three of the four spots, as long as they were no bigger than the space allowed, it would be fine.

COMMISSIONER DEPROSPERIS: Got it.

ATTORNEY SKRODZKI: So it's not --

CHAIRMAN GLIMCO: They could do nine on the back if they choose, just no bigger than four.

COMMISSIONER DEPROSPERIS: Understood.

MR. OLK: I think the request we would like to make is could we essentially have the rest of this year --

CHAIRMAN GLIMCO: We understand the question completely fine. Totally clear on the question. Appreciate it. Just need these guys to tell me what they want to do. Thank you.

COMMISSIONER TURNER: I'm okay with maintaining the status quo until next year and we impose our four equal quadrant conditions next year.

COMMISSIONER WINEGAR: I can live with it.

CHAIRMAN GLIMCO: You can live with it?

COMMISSIONER JOHANN: So you go four -- you would be ready with the four when the season starts?

MR. OLK: Yes.

ATTORNEY SKRODZKI: But they have to keep the two until then.

COMMISSIONER JOHANN: But leave the two for now until that time comes?

MR. OLK: So this would be for the new season?

COMMISSIONER JOHANN: Yes.

CHAIRMAN GLIMCO: I can totally live with that.

COMMISSIONER DEPROSPERIS: Yes.

CHAIRMAN GLIMCO: Good questions.

COMMISSIONER JOHANN: Okay.

MR. OLK: Thanks.

And we can specify that it's four unique --

COMMISSIONER JOHANN: Right. Right.

MR. OLK: It's not Budweiser, Bud Light --

COMMISSIONER TURNER: Have we covered all the signs, then?

CHAIRMAN GLIMCO: So, Heather, I think this might be a good time to see if you have got a good idea of what this signage plan -- good enough, anyway. I know Kelsey has been taking copious, copious notes here.

MS. FAWELL: Yeah, I'm probably going to need a few minutes to organize them --

CHAIRMAN GLIMCO: Gather your thoughts.

MS. FAWELL: -- but I do want to clarify. For the -- for the banners or for the sponsorship signs on the Champions wall, you guys do not want them to be a temporary canvas or plastic material, you want them painted on or did you guys not have a --

CHAIRMAN GLIMCO: We don't want to dictate either way.

COMMISSIONER TURNER: Either way.

MS. FAWELL: Okay. Okay. Just want to make sure.

MR. OLK: But the canvas that is covering it now can come down?

CHAIRMAN GLIMCO: Correct.

MR. OLK: Or tarp or whatever it's called.

CHAIRMAN GLIMCO: While you're gathering your thoughts, Kelsey, I'm just going to take a minute with the Commission and go through some of the conditions for the approval of a conditional use.

So, if you bear with me, and we can kind of consider the things that we are supposed to -- the standards for the approval of amendments to conditional uses. I'm going to kind of go through them quickly and only stop when you guys want to talk about one.

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

Anybody want me to stop there?

No. 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.

No. 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.

No. 4, that adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

We have talked about the path, the ADA, we talked about the parking, I think we have addressed that one pretty much ad nauseam.

No. 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.

Very little they can do about that.

No. 6, that the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.

And, No. 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.

I think that we have kind of addressed all those tonight in our discussions. Anyone --

COMMISSIONER TURNER: I think so.

CHAIRMAN GLIMCO: Okay. That's all the time you get, Kelsey. You ready?

DIRECTOR VALONE: So do you want to do this as two motions or one? Do you want to do one motion related to field itself and those conditions and then do a secondary motion for the signage, or do you want to do it all as one?

CHAIRMAN GLIMCO: I think we're fine doing it as one unless you think that the Village Board would prefer otherwise.

DIRECTOR VALONE: No. So, just to clarify, conditions 1, 2, 3, 4, 5 are included as part of the recommendation and Kelsey is working on an amended condition No. 8.

CHAIRMAN GLIMCO: Great.

ATTORNEY SKRODZKI: And 6 and 7 are excluded.

DIRECTOR VALONE: Correct. I did not list them as they're not included in your current on-the-table discussions.

MR. OLK: Can I ask for a clarification?

One of them says sponsorship banners displayed on the field fencing are only permitted along those portions of fencing facing south. Is that getting taken out?

ATTORNEY SKRODZKI: Yes.

CHAIRMAN GLIMCO: We revised that in prior discussions tonight, Tom.

MR. OLK: Okay. Thanks. I just didn't want to get tripped up down the line later.

DIRECTOR VALONE: She made it to the back, so we're almost there.

ATTORNEY SKRODZKI: I think F and G are staying.

CHAIRMAN GLIMCO: Yes, F and G are staying.

ATTORNEY SKRODZKI: C and A and D will be modified. B is out completely and D will be modified a little bit.

CHAIRMAN GLIMCO: D is modified, you say?

ATTORNEY SKRODZKI: Yeah. So it will be

permitted both sides and on any --

DIRECTOR VALONE: Okay. Kelsey is going to read back what we have for the signs along the fences, the scoreboard, the sign below and the front and back of Champion.

ATTORNEY SKRODZKI: And these are going to be standards for -- we are --

CHAIRMAN GLIMCO: Conditions.

ATTORNEY SKRODZKI: I'm assuming we are recommending the completed sign plan and then these will be the modified conditions?

MS. FAWELL: Correct. Okay. So related to the baseball and softball fields chain link fence on the Park District we are going to remove 8(e) regarding a spacing, they can place as many signs as they can fit on the fence as they can. The signs cannot be higher than the fence, the signs must only be displayed during the season and must be removed no later than 30 days after the season.

For the scoreboard signs, as they are existing is okay.

DIRECTOR VALONE: Sorry, I'm going to back up, Kelsey.

So it would be permitted from April

of the year to 30 days after the end of the season.

ATTORNEY SKRODZKI: And we're also keeping that they won't be illuminated, correct?

CHAIRMAN GLIMCO: Correct.

MS. FAWELL: Yes. I was going to -- they will not be illuminated.

ATTORNEY SKRODZKI: Correct. Will not be.

COMMISSIONER TURNER: Wouldn't it be easier just to reference the season in case the season is prolonged?

ATTORNEY SKRODZKI: That is what we're going to do, so we're going to do the season plus 30.

COMMISSIONER TURNER: Okay.

MR. OLK: I asked for the 30 days just to give us a chance to get out there.

COMMISSIONER TURNER: I thought she was going to do --

CHAIRMAN GLIMCO: April.

DIRECTOR VALONE: So April to the end of the season plus 30 days to remove it. We are not specifying when the end of the season is because it could be they go to a championship, they don't go to a championship --

COMMISSIONER TURNER: Okay. All right.

CHAIRMAN GLIMCO: His point is we don't want to say when the beginning of the season is either.

COMMISSIONER JOHANN: It could be March.

CHAIRMAN GLIMCO: So just during the season and 30 days after.

MS. FAWELL: Okay. On to the scoreboards.

They can remain as existing. The scoreboards can mirror each other, meaning that the Brookfield Bank sign -- or the other scoreboard can have a sign on top of it like the Brookfield Bank sign. They are allowed signs below, they must be the same width on each scoreboard, correct? Okay. Perfect.

COMMISSIONER WINEGAR: No wider than --

MS. FAWELL: No wider than the scoreboards, correct.

COMMISSIONER WINEGAR: Correct.

MS. FAWELL: No wider than the width of the scoreboards.

MS. SKRODZKI: And I thought we had determined a height for the -- height restriction as well between the fence -- the top of the fence and the bottom of the sign.

MS. FAWELL: For which --

DIRECTOR VALONE: I don't believe I heard that. I'm sorry. I did not hear that. Can you --

ATTORNEY SKRODZKI: Yeah. I believe that we had an agreement with regards to permanent scoreboard signing height, that the signs below the scoreboard be no lower than the top of the fence to no higher than the bottom of the sign -- scoreboard sign, so I thought we had also -- besides the width, the width not being wider than the existing sign structure, that we also had a height mentioned being between the fence and the --

COMMISSIONER JOHANN: Yes.

ATTORNEY SKRODZKI: Correct me if I'm wrong, but --

CHAIRMAN GLIMCO: Nope. You're right.

ATTORNEY SKRODZKI: -- I got my notes up here and we got a check, so...

CHAIRMAN GLIMCO: Team work.

MS. FAWELL: Okay. For the Championship sign on the front, the existing can remain exactly as is and you guys are okay with the sponsorship at the bottom of the sign on the front. For the back of the sign only as few as four sponsorship signs are allowed, but no more than nine, they must all be

the same size. One ad is allotted one space at a time, and you can keep -- and -- oh, and no bottom. No signage along the bottom on the back like the front, and the Little League is allowed to keep the two signs that are existing today until the start of next season.

CHAIRMAN GLIMCO: Yes. And they can also put a banner across the top.

MS. FAWELL: And a thank you across the top, and then no signs can be illuminated.

DIRECTOR VALONE: The thank you across the top is supposed to be same size as the champions on the front.

MS. FAWELL: Okay. That's everything.

DIRECTOR VALONE: So as Kelsey read this out, it was rather detailed, but since Kelsey read it out and we agreed on them, it could be -- I would make a motion as to -- to recommend approval or denial with the conditions as Senior Planner Fawell read out.

COMMISSIONER TURNER: That would be the motion?

CHAIRMAN GLIMCO: That would be the motion.

Do I have a motion?

COMMISSIONER TURNER: I --

COMMISSIONER HANSON: Motion to accept.

CHAIRMAN GLIMCO: To approve. Recommend approval.

ATTORNEY SKRODZKI: Motion to recommend approval.

COMMISSIONER TURNER: As stated.

CHAIRMAN GLIMCO: Subject to the conditions that we have talked about tonight and read by Staff so graciously.

COMMISSIONER HANSON: Well stated.

COMMISSIONER TURNER: Second.

CHAIRMAN GLIMCO: All those in favor?

(Chorus of ayes.)

CHAIRMAN GLIMCO: Do a roll call?

DIRECTOR VALONE: Yeah, we're going to do a roll call.

MS. FAWELL: Commissioner DeProsperis?

COMMISSIONER DEPROSPERIS: Yes.

MS. FAWELL: Commissioner Hanson?

COMMISSIONER HANSON: Yes.

MS. FAWELL: Commissioner Johann?

COMMISSIONER JOHANN: Yes.

MS. FAWELL: Commissioner Turner?

COMMISSIONER TURNER: Yes.

MS. FAWELL: Commissioner Winegar?

COMMISSIONER WINEGAR: Yes.

MS. FAWELL: And Chairman Glimco?

CHAIRMAN GLIMCO: Yes.

DIRECTOR VALONE: And then we would need a motion to modify the recommendations to reflect tonight's meeting and your recommendation just made.

COMMISSIONER JOHANN: Motion to approve that.

COMMISSIONER TURNER: Second.

DIRECTOR VALONE: So, again, we need direction from the Commission to modify the draft recommendation that was in your packet tonight to reflect the discussion tonight.

COMMISSIONER JOHANN: So what are you asking?

CHAIRMAN GLIMCO: Can I get a motion to modify the recommendation that's in our packet to reflect the conditions that we have discussed this evening?

COMMISSIONER JOHANN: Motion to approve.

COMMISSIONER HANSON: Second.

CHAIRMAN GLIMCO: All in favor?

(Chorus of ayes.)

CHAIRMAN GLIMCO: And now that would end the

public hearing portion of our meeting.

If I can get a motion to close the public hearing?

COMMISSIONER TURNER: Motion to close.

CHAIRMAN GLIMCO: Is there a second?

COMMISSIONER HANSON: Second.

CHAIRMAN GLIMCO: All in favor?

(Chorus of ayes.)

CHAIRMAN GLIMCO: Thank you.

The next item on the agenda is other business.

Heather, do you want to talk about any other business?

DIRECTOR VALONE: We have no other business other than that we have a ancillary meeting scheduled for October 28th.

CHAIRMAN GLIMCO: October 28th. Okay.

With that, the next item on the agenda would be to adjourn.

COMMISSIONER TURNER: Motion to adjourn.

COMMISSIONER DEPROSPERIS: Second.

CHAIRMAN GLIMCO: All those in favor?

(Chorus of Ayes.)

CHAIRMAN GLIMCO: Thank you, everyone.

(Whereupon the meeting was adjourned at 10:11 p.m.)

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

Exhibit "F" Petition in Support of Application

Name	City	State	Postal Code	Country	Signed On
Tom Olk	Western Springs	IL	60558	United States	10/1/25
Jim Sur	Western Springs	IL	60558	United States	10/1/25
Diana MacGillis	Western Springs	IL	60558	United States	10/2/25
Ryan Grieve	Western Springs	IL	60558	United States	10/2/25
Susan Sherlock	Western Springs	IL	60558	United States	10/2/25
Phil Sharon	Western Springs	IL	60558	United States	10/2/25
David Sherlock	Western Springs	IL	60558	United States	10/2/25
Ray Wicklander	Western Springs	IL	60558	United States	10/2/25
Hilda Carbajal	Western Springs	IL	60558	United States	10/2/25
michael Patock	Western Springs	IL	60558	United States	10/2/25
Natalie Sur	Notre Dame	IN	46556	United States	10/2/25
Jen Iwert	Western Springs	IL	60558	United States	10/2/25
Lisa Stenholm	Western Springs	IL	60558	United States	10/2/25
Jim Stolfi	Western Springs	IL	60525	United States	10/2/25
Lisa Ciaravino	Western Springs	IL	60558	United States	10/2/25
Cara Rogers	Western Springs	IL	60558	United States	10/2/25
Catherine Lopez	Western Springs	IL	60558	United States	10/2/25
Debra Schmidt	Western Springs	IL	60558	United States	10/2/25
Maia Toenjes	Palatine	IL	60067	United States	10/2/25
Joseph Schmidt	Western Springs	IL	60558	United States	10/2/25
Brandon Gwin	Western Springs	IL	60558	United States	10/2/25
Sarah Estep	Western Springs	IL	60558	United States	10/2/25
Tracy Salvino	Western Springs	IL	60558	United States	10/2/25
Ashley Landek	Western Springs	IL	60558	United States	10/2/25
Lauren Salvino	Western Springs	IL	60558	United States	10/2/25
Lauren McDonald	Western Springs	IL	60558	United States	10/2/25
Matt Estep	Western Springs	IL	60558	United States	10/2/25
Luke Stojak	Western Springs	IL	60558	United States	10/2/25
Katie Newberger	Western Springs	IL	60558	United States	10/2/25
Charlie Newberger	Western Springs	IL	60558	United States	10/2/25
Kristen Mortonson	Western Springs	IL	60558	United States	10/2/25
Paul Giannopulos	Western Springs	IL	60558	United States	10/2/25
Colleen Murphy	Western Springs	IL	60558	United States	10/2/25
Kristina Cunningham	Western Springs	IL	60558	United States	10/2/25
Michael Dahl	Western Springs	IL	60558	United States	10/2/25
Mike Murphy	Western Springs	IL	60622	United States	10/2/25
Laura Brockob	Western Springs	IL	60558	United States	10/2/25
Marcos Carbajal	Western Springs	IL	60558	United States	10/2/25
Lauren Licitra	Western Springs	IL	60558	United States	10/2/25
Jason McCargo	Western Springs	IL	60558	United States	10/2/25
Tim Selz	Western Springs	IL	60558	United States	10/2/25
Matthew Doherty	Western Springs	IL	60558	United States	10/2/25
Liz Wesolowski	La Grange	IL	60525	United States	10/2/25
Alyssa Moog	Western Springs	IL	60558	United States	10/2/25

Sarah Severson	Western Springs	IL	60558	United States	10/2/25
Mary Kate Merna	Western Springs	IL	60558	United States	10/2/25
Bridget Kernan	Western Springs	IL	60558	United States	10/2/25
Lauren Stojak	Western Springs	IL	60558	United States	10/2/25
Lindsay Dowling	Western Springs	IL	60558	United States	10/2/25
Robert Malham	Western springs	IL	60558	United States	10/2/25
Kieran Caraher	Western Springs	IL	60558	United States	10/2/25
Patrick Hincks	Western Springs	IL	60558	United States	10/2/25
Patrick Joyce	Western Springs	IL	60558	United States	10/2/25
Brian Severson	Western Springs	IL	60558	United States	10/2/25
Roxanne Walsh	Western Springs	IL	60558	United States	10/2/25
Diana Huber	Western Springs	IL	60558	United States	10/2/25
Dave Borkowski	Western Springs	IL	60558	United States	10/2/25
Margaret Schmidt	Western Springs	IL	60558	United States	10/2/25
Salma Hatia	Western Springs	IL	60558	United States	10/2/25
Taylor Robinson	Western Springs	IL	60558	United States	10/2/25
Rachel Ketter	Western Springs	IL	60558	United States	10/2/25
Lance Armor		HI		United States	10/2/25
Anne Flavin	Western Springs	IL	60558	United States	10/2/25
Dan Philips	Western Springs	IL	60558	United States	10/2/25
Ferial Masoud	Bridgeview	IL	60455	United States	10/2/25
Meghan Selz	Western Springs	IL	60558	United States	10/2/25
Kristi Gabrione	Western Springs	IL	60558	United States	10/2/25
Caroline Shreve	Western Springs	IL	60558	United States	10/2/25
Paul Tokarz	Western Springs	IL	60558	United States	10/2/25
Nick Curry	Western Springs	IL	60558	United States	10/2/25
Jason McCain	Western Springs	IL	60558	United States	10/2/25
Christopher Napleton	Burr Ridge	IL	60527	United States	10/2/25
John Mikulich	Western Springs	IL	60558	United States	10/2/25
Jason Knuckey	Western Springs	IL	60558	United States	10/2/25
james ward	Western Springs	IL	60558	United States	10/2/25
Nika Giuliano	Western Springs	IL	60558	United States	10/2/25
Ali Curry	Western Springs	IL	60558	United States	10/2/25
crystal maya	La Grange Highlands	IL	60525	United States	10/2/25
Sarah Freedman	Western Springs	IL	60558	United States	10/2/25
Veronica Flores	Elmhurst	IL	60126	United States	10/2/25
Javier Ramirez	Bolingbrook	IL	60440	United States	10/2/25
Andrea Garson	Western Springs	IL	60558	United States	10/2/25
Joe Donahue	Western Springs	IL	60558	United States	10/2/25
Daniel Lawler	Western Springs	IL	60558	United States	10/2/25
Joseph Harrington	Western Springs	IL	60558	United States	10/2/25
Jennifer Bocci	Western Springs	IL	60558	United States	10/2/25
Sara McGrath	Western Springs	IL	60558	United States	10/2/25
Mary Tokic	Western Springs	IL	60558	United States	10/2/25
Osmar Maya	Melrose Park	IL	60160	United States	10/2/25

Brian Etten	Western Springs	IL	60558	United States	10/2/25
Patti Cella	Western Springs	IL	60558	United States	10/2/25
Carrie Pinkham	Western Springs	IL	60558	United States	10/2/25
Martha Lopez	Western Springs	IL	60558	United States	10/2/25
Marissa Brown	Western Springs	IL	60558	United States	10/2/25
Matt Pinkham	Western Springs	IL	60558	United States	10/2/25
Andrew Rudich	Western Springs	IL	60558	United States	10/2/25
Michael McDermott	Western Springs	IL	60558	United States	10/2/25
Mitchell Maya	La Grange	IL	60525	United States	10/2/25
Elizabeth Garcia	Hutchinson	MN	55350	United States	10/2/25
Colleen Geraghty	Western Springs	IL	60558	United States	10/2/25
Keira Geraghty	Chicago	IL	60642	United States	10/2/25
Grace Geraghty	Western Springs	IL	60558	United States	10/2/25
Mike Spignese	Western Springs	IL	60558	United States	10/2/25
Ella Rivers	Miami	FL	33143	United States	10/2/25
Jill McGrath	Western Springs	IL	60558	United States	10/2/25
Kris Arnheim	Western Springs	IL	60558	United States	10/2/25
Maggie Philips	Hinsdale	IL	60521	United States	10/2/25
Luke Geraghty	Western Springs	IL	60558	United States	10/2/25
Molly Kepler	Western Springs	IL	60558	United States	10/2/25
Joseph Geraghty	Western Springs	IL	60558	United States	10/2/25
Nora Taylor	Western Springs	IL	60558	United States	10/2/25
Scott Rice	Western Springs	IL	60558	United States	10/2/25
Anna Murphy	Easton	MA	02375	United States	10/2/25
Jason Hurbanek	Western Springs	IL	60558	United States	10/2/25
Josh Crist	Western Springs	IL	60558	United States	10/2/25
Kate Bushnell	Western Springs	IL	60558	United States	10/2/25
Josh Markou	Western Springs	IL	60558	United States	10/2/25
Katie Benka	Western Springs	IL	60558	United States	10/2/25
Gregory Scovitch	Indian Head Park	IL	60525	United States	10/2/25
Jeff Thiede	WS	IL	60558	United States	10/2/25
Tara Patock	Western Springs	IL	60558	United States	10/2/25
Dalylah Boelter	Western Springs	IL	60558	United States	10/2/25
Kristen Stuck	Western Springs	IL	60558	United States	10/2/25
Carrie Christensen	Western Springs	IL	60558	United States	10/2/25
Patty Griffin	Western Springs	IL	60558	United States	10/2/25
Julie Dwyer	Western Springs	IL	60558	United States	10/2/25
anne piermarini	Western Springs	IL	60558	United States	10/2/25
Jessica And Charles McGinnis	Western Springs	IL	60558	United States	10/2/25
Julie Dorner	Western Springs	IL	60558	United States	10/2/25
Ashley Ramirez	Bolingbrook	IL	60440	United States	10/2/25
Chris Dallavo	Western Springs	IL	60558	United States	10/2/25
Ashley Lee	Western Springs	IL	60558	United States	10/2/25
Anthony Bylina	Indian Head Park	IL	60525	United States	10/2/25
Glenn Maya	Melrose Park	IL	60160	United States	10/2/25

Amanda Campbell	Western Springs	IL	60558	United States	10/2/25
Katlynn Ramirez	Bolingbrook	IL	60440	United States	10/2/25
Dennise Maya	Chicago	IL	60634	United States	10/2/25
Casey Karaway	Indian Head Park	IL	60525	United States	10/2/25
Patrick Magee	Western Springs	IL	60558	United States	10/2/25
Ruby Kendall	Western Springs	IL	60558	United States	10/2/25
Acxel Quito	Romeoville	IL	60446	United States	10/2/25
Marissa Gilbert	Chicago	IL	60605	United States	10/2/25
Jennifer Hurbanek	Western Springs	IL	60558	United States	10/2/25
Abigail Mondragon	Maywood	IL	60153	United States	10/2/25
val deantes	Oak Lawn	IL	60453	United States	10/2/25
matt kavanaugh	Hinsdale	IL	60521	United States	10/2/25
Margie Martinez	Bellwood	IL	60104	United States	10/2/25
Kaite Marshall	Burr Ridge	IL	60527	United States	10/2/25
Bill Rohe	Western Springs	IL	60558	United States	10/2/25
David Bushnell	Western Springs	IL	60558	United States	10/2/25
Kasey Olk	Western Springs	IL	60558	United States	10/2/25
Erin Burba	Western Springs	IL	60558	United States	10/2/25
Kathy Defante	Western Springs	IL	60558	United States	10/2/25
Kathy Figus	Western Springs	IL	60558	United States	10/2/25
Julie Wiorkowski	Western Springs	IL	60558	United States	10/2/25
Rob Boaz	Western Springs	IL	60558	United States	10/3/25
Julia Doherty	Western Springs	IL	60558	United States	10/3/25
Tony Gabrione	Western Springs	IL	60558	United States	10/3/25
Jacqueline Sprague	Western Springs	IL	60558	United States	10/3/25
Divya Nagendran	Aurora	IL	60505	United States	10/3/25
Carolyn Wyness	Western Springs	IL	60558	United States	10/3/25
Ophelia Falbo	Riverside	IL	60546	United States	10/3/25
Megan Reed	Woodridge	IL	60517	United States	10/3/25
Jay Riordan	Western Springs	IL	60525	United States	10/3/25
Catherine Berger	Western Springs	IL	60558	United States	10/3/25
Christopher Ocasio	Western Springs	IL	60558	United States	10/3/25
Elijah Becker	Western Springs	IL	60558	United States	10/3/25
heather follstad	western springs	IL	60558	United States	10/3/25
Kathleen Oleniczak	Western Springs	IL	60558	United States	10/3/25
Daniel Wuchter	Downers Grove	IL	60516	United States	10/3/25
Jon Inwood	Brooklyn	NY	11226	United States	10/4/25
Ben Boelter	Western Springs	IL	60558	United States	10/4/25
Andy S	Wheeling	IL	60090	United States	10/4/25
Andres Lopez	Chicago	IL	60609	United States	10/5/25
Lauren Girardin	Western Springs	IL	60048	United States	10/5/25
Francis S.	Chicago	IL	60608	United States	10/5/25
Lady Alicia	Markham	IL	60428	United States	10/5/25
Chris Schultz	Western Springs	IL	60558	United States	10/6/25
Alexandros G Georgiou	Western Springs	IL	60558	United States	10/6/25

Exhibit "G"

Western Springs Little Leauge (WSLL)
Spring Rock Park
Sign Plan

Refer to Exhibit A for location map
Refer to Exhibit B for Images of Scoreboards and Scoreboard Signage
Refer to Exhibit C for detailed plans of Champions Wall

Rules for WSLL Signage

No signs shall be illuminated
Banner signs may be displayed along baseball/softball field fencing.
Banner signs on baseball/softball field fencing shall not exceed height of fence
Banner signs on baseball/softball fencing shall only be displayed during duration of the season. Signs must be removed no later than 30 days following the end of the season.
No signs shall be obscene.
Sponsorship signs are allowed above and below the scoreboards. The width of the sign must match the width of the score board and installed above the fence line.
No sponsership signs are permitted on the rear of the scoreboard for Fields B West, A Ball, or Matt Orth.

Scoreboards	Width (ft.)	Height (ft.)	Area (sq. ft.)	Overall Height (ft.)	Location
Scoreboard #1	8.00	6.00	48.00	16.50	B West Right Field Outfield
Scoreboard #1 Top Sponsorship Sign	8.00	2.50	20.00		B West Right Field Outfield
Scoreboard #1 Below Sponsorship Sign	8.00	3.00	24.00		B West Right Field Outfield
Scoreboard #2	8.00	8.50	68.00	16.50	A Ball Right Field Outfield
Scoreboard #2 Top Sponsorship Sign	8.00	2.50	20.00		A Ball Right Field Outfield
Scoreboard #2 Below Sponsorship Sign	8.00	3.00	24.00		A Ball Right Field Outfield
Scoreboard #3	8.00	4.00	32.00	10.00	Matt Orth Left Field
Scoreboard #3 Top Sponsorship Sign	8.00	1.00	8.00		Matt Orth Left Field
Scoreboard #3 Below Sponsorship Sign	8.00	4.00	32.00		Matt Orth Left Field

Champions Wall	Width (ft.)	Height (ft.)	Area (sq. ft.)	Overall Height (ft.)	Location
Front Side (Facing South)				25.17	A Ball Field Outfield
Sponsorship sign 1	6.00	3.50	21.00		
Sponsorship sign 2	6.00	3.50	21.00		
Sponsorship sign 3	6.00	3.50	21.00		
Sponsorship sign 4	6.00	3.50	21.00		
Sponsorship sign 5	6.00	3.50	21.00		
Sponsorship sign 6	6.00	3.50	21.00		
Sponsorship sign 7	6.00	3.50	21.00		
Sponsorship sign 8	6.00	3.50	21.00		
Sponsorship sign 9	6.00	3.50	21.00		
Bottom border signage	18.00	2.00	36.00		
CHAMPIONS' text	18.00	1.00	18.00		
WESTERN SPRINGS' text	7.50	0.50	5.50		
LITTLE LEAGUE' text	7.50	0.50	5.50		
Back Side (Facing North)				25.17	
Sponsorship sign 1	9.75	5.75	56.06		
Sponsorship sign 2	9.75	5.75	56.06		
Sponsorship sign 3	9.75	5.75	56.06		
Sponsorship sign 4	9.75	5.75	56.06		
Thank you' Sign	18.00	1.00	18.00		

This aerial image illustrates the locations of the six fields included in the signage plan: the North and South Softball Fields, Matt Orth Field, A Ball Field, B West Field, and the New Softball Fields. The scoreboards are labeled numerically (1 through 3), and the Champions Wall is identified. The areas highlighted in yellow represent approximate locations of existing fencing that will be incorporated into the signage plan. *Some areas of yellow are obscured by the trees*. The new Softball field is an approximate location.

Exhibit B to Western Springs Little League (WSLL) Spring Rock Park Sign Plan

Images of Scoreboards and Scoreboard Signage

Scoreboard #1 (B West Field)

Scoreboard #2 (A Ball Field)

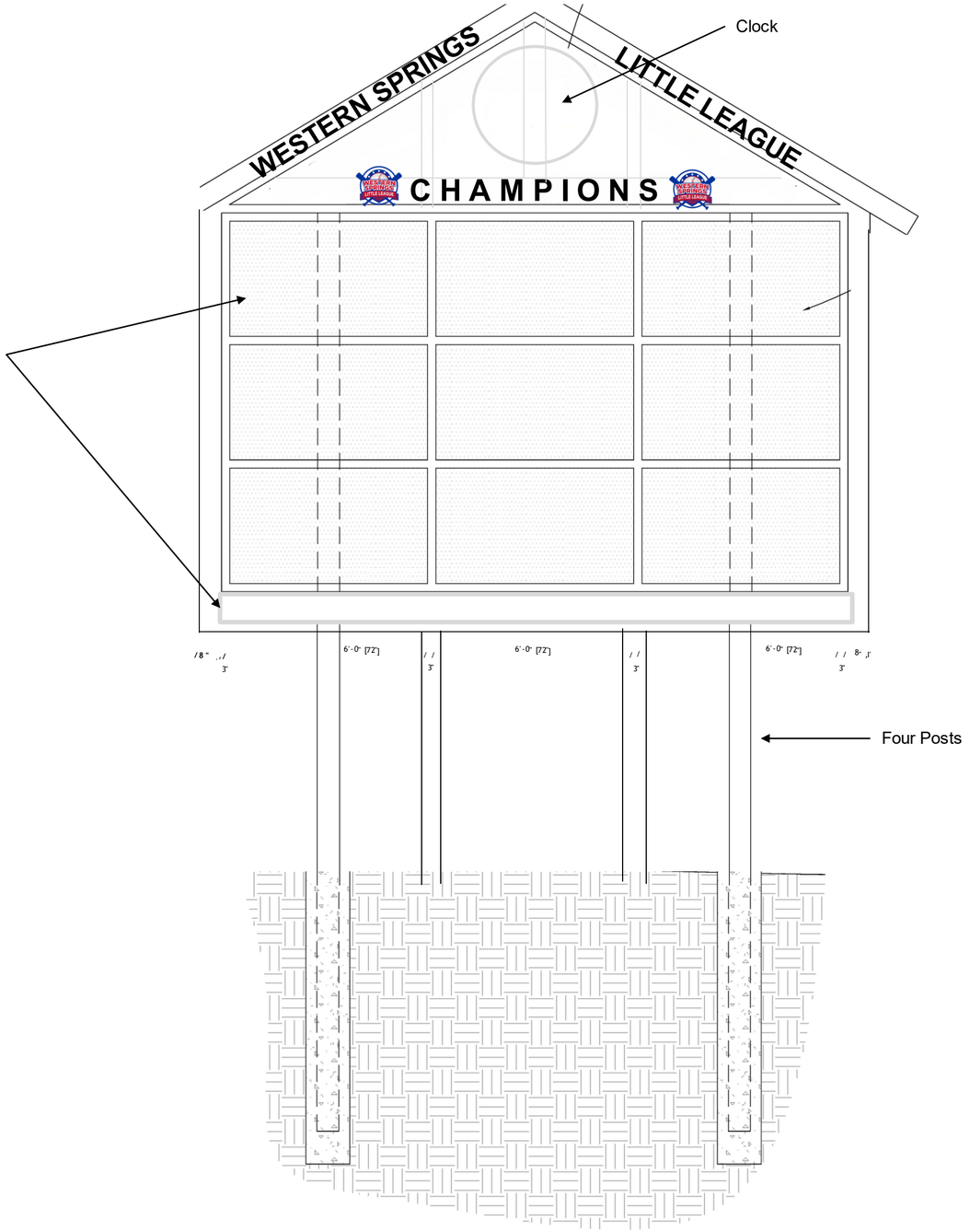
Scoreboard #3 (Matt Orth Left Field)

Exhibit C

South Facing Side

Signage Area:

The signage plan designates specific areas on the south-facing wall for signs and/or sponsor displays. These include nine rectangular sections, each measuring 3.5 feet in height by 6 feet in width, as well as an additional rectangular area measuring 18 feet in width by 1.5 feet in height.



North Facing Side

Signage Area:

The signage plan designates specific areas on the north-facing side for sign and/or sponsor displays, accommodating no fewer than four and no more than nine equally sized rectangular panels. If configured with four panels, each will measure 5.75 feet in height by 9.75 feet in width. If configured with nine panels, each will match the dimensions of the north-facing wall signage at 3.5 feet in height by 6 feet in width.

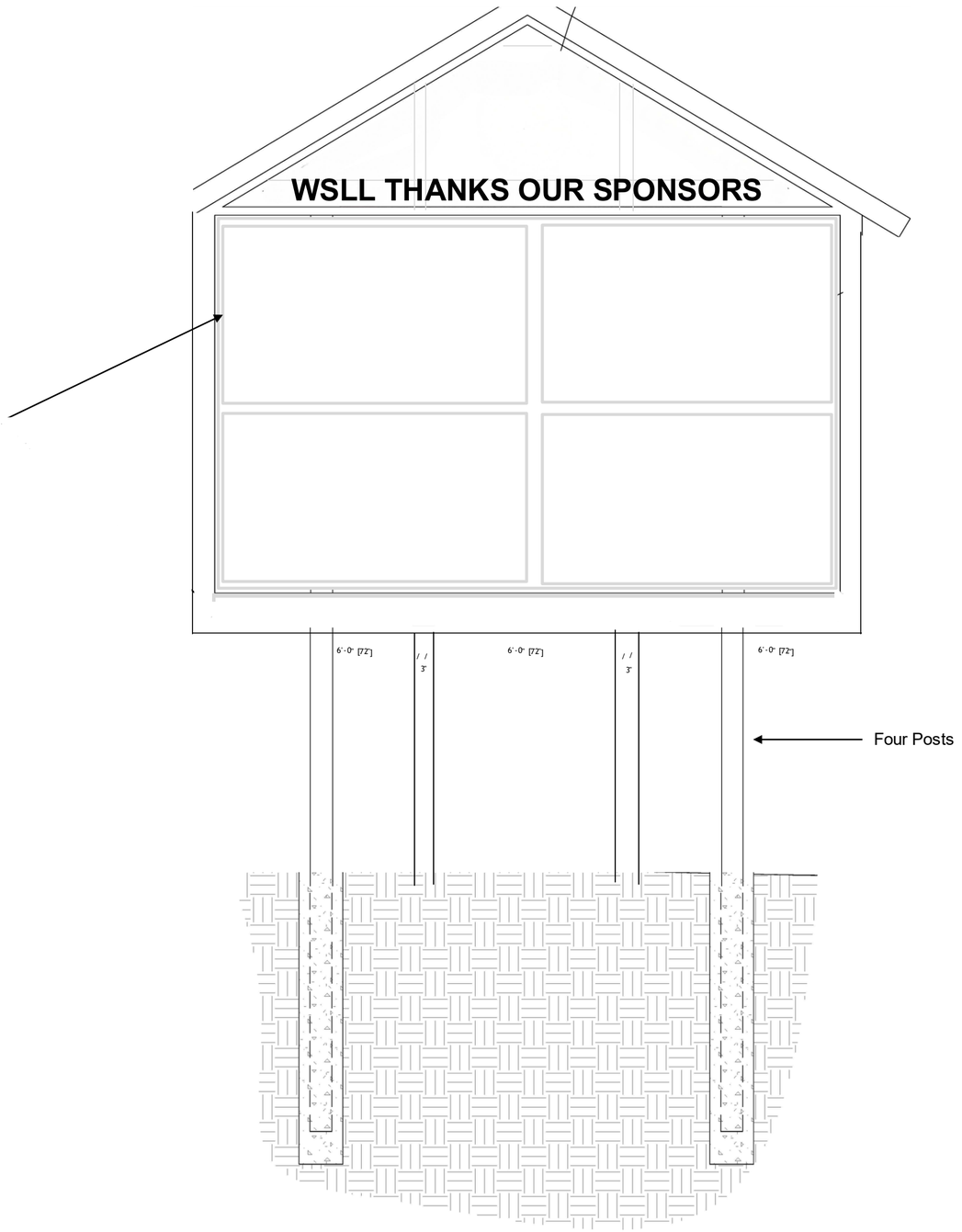


Exhibit "H"

Village Zoning Meeting
Spring Rock Park – Champion's Sign
Gary Bazzoni – Oct 6, 2025

Champion's Sign

Call it by another name, but it's a Billboard

- Definition per Village code: Billboard or Posterboard: a single or double faced sign permanently erected on the premises, including changeable copy signs, used for the display of information not associated with the establishment located on the same premises as such sign.

- Billboards are prohibited per Village code (9-10-8)

Aesthetics

- Signage in and around the baseball fields has gotten out of hand.

- The large size of this sign is out of scale with other park elements.

- The north side is clearly visible from the BNSF train line and Burlington Ave. entry road, and extremely prominent from adjacent walking/running path and pickleball complex.

South side of sign and scoreboard

Distant view over hockey rink

North side - walking trail, back of sign, scoreboard and electrical panels

North side – sign from pickleball complex

North side from train embankment fence

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

bannerville
SIGNAGE DONE RIGHT

630.455.0304 | bannerville.com | info@bannerville.com | 8164 S Madison St, Burr Ridge, IL 60527

ARTWORK APPROVAL

PROOF SENT 4/9/25, Proof 2

MIDWEST ORTHOPAEDICS AT RUSH

Dr. Gregory Lopez MD - Minimally Invasive Spine Surgeon

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.

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From meeting packet – what is right side image showing??

Champion's Sign (cont)

Setting a bad precedent

- Why are we putting something like this in one of our premier parks - is this the image we want for the Village?

- This billboard is using park space for the benefit one select group of park users.

- Regardless of the team or organization, the Village should not allow advertising in our parks. Zoning regulations are in place for a reason.

- Who's next to want advertising? Soccer fields? Tennis courts? Pickleball? Kiddy playground?

October 6, 2025

Re: Sign in Western Springs Spring Rock Park

To Village of Western Springs:

As a local resident for the past 15 years, it is with great pleasure that I write this letter of support for the team at Performance Wealth and Midwest Orthopedics. It is welcome news to see local businesses not only talk about being involved in the community but actually doing something to be involved. Supporting the local baseball and softball leagues by funding the batting cages and new fields as well as pickleball courts shows a commitment to improving not only the local economy but also the local culture and community by giving kids and adults alike a place to meet, to compete, and to drive social interactions that many kids and seniors lack nowadays.
Many local communities already have deals in place allowing advertisements on their sites, including local school systems with housing much closer than what is being proposed at the Western Springs fields. The sign in question should be thought of as a beacon of continued civic engagement both for current and future residents. Indeed, my understanding is that already people have seen the sign and have applied for internships at Performance Wealth, again, advancing and strengthening local ties within the community.
The sign in question seems to be very understated, unobtrusive and locally engaging, and I would welcome it and the donors into our community.

If you have any further questions, please do not hesitate to call.

Sincerely,

Erwin Thimm M.D.
4041 Howard Ave
Western Springs IL, 60558
630-469-3687

From: Thomas Salvino <tsalvino@performancewealthpartners.com>
Date: Monday, October 6, 2025 at 3:16 PM
To: Michael O'Brien <mobrien@performancewealthpartners.com>, Peter Glimco <pglimco@>, Walter Knake <wknake@wsprings.com>, Chris Dallavo <dallavo3833@comcast.net>, Catherine Lopez <catherine.e.lopez@gmail.com>, gregory.lopez@rushortho.com <gregory.lopez@rushortho.com>, Tom Olk <thomas.m.olk@gmail.com>
Cc: Alan Fink <afink@wsprings.com>, Kelsey Fawell <kfawell@wsprings.com>, raddoc67@gmail.com <raddoc67@gmail.com>, Jill Thimm <jthimm71@gmail.com>, Severson, Sarah Kerr <sarah.severson@afslaw.com>, Brian Severson <severson4545@gmail.com>, sean.clark@brainlab.com <sean.clark@brainlab.com>, Philip Nawrocki <pnawrocki@wsprings.com>, hollycarollo@gmail.com <hollycarollo@gmail.com>, carollo.chris@gmail.com <carollo.chris@gmail.com>, jcgeraghty@comcast.net <jcgeraghty@comcast.net>, T3l6sal <t3l6sal@sbcglobal.net>, Kari Gough <kgough20@me.com>
Subject: Western Springs Sign - Citizen Letter --and Working Together to Help our Town and Kids

Dear Kelsey, Al, Peter, Tom, Catherine, Phil, and Walt , Thank you for your time and input to make our community a better place.

Over 175 Western Springs citizens have signed a Petition supporting the sign.

Hinsdale Bank and Under Armour have signs from parents supporting Hinsdale kids. Attached.

LaGrange has many signs from Pizza places, Auto Repairs, Cement Pumping , etc , 30 feet from homes. Attached.

No homes are 200 feet from the sign in Western Springs and no homes can even see the Western Springs sign.

Attached Image 1970 and Images 1969 show the LaGrange Signs 30 feet from residential homes.

Dozens of people plan to attend tonight to support our work to help Western Springs Little League and the boys and girls who benefit.

A letter is attached from Dr. Erwin Thimm who likes the sign and that it is aesthetically pleasing.

Performance Wealth had 8 local students see our sign, (when it was uncovered) call us and apply for Performance Wealth Internships. We currently have 3 Western Springs PW Interns with us now after school learning about Finance, Markets ,and Leadership Skills . Performance Wealth is planning for more Western Springs Teen Interns this winter and Summer, as more Western Springs students have called applying for Internships after talking with their friends ,our current interns.

There are more requests for Western Springs Little League to help other fields and parks in Western Springs for needed improvements and more sponsorship is needed not less.

The funds we are raising have paid for the New Western Springs Batting cages and will pay for the New Western Springs Girls Softball Field. The Western Springs Girls Softball Teams now to leave town and play in Countryside and find other fields in other towns in order to play.

Sponsorship is critically needed to support the Village of Western Springs, the Parks, Little League, Umpires, and Field Upkeep.

Sponsorship money helps keep Little League Registration Fees low for our children and residents who may not be able to afford a higher cost Little League and Girls Softball League.

It is great to work together and collaborate to keep Western Springs for the Next Generation.

Thank you

Thomas Salvino, MBA, Certified Financial Planner ®

CHIEF EXECUTIVE OFFICER

tsalvino@performancewealthpartners.com

630-686-5655

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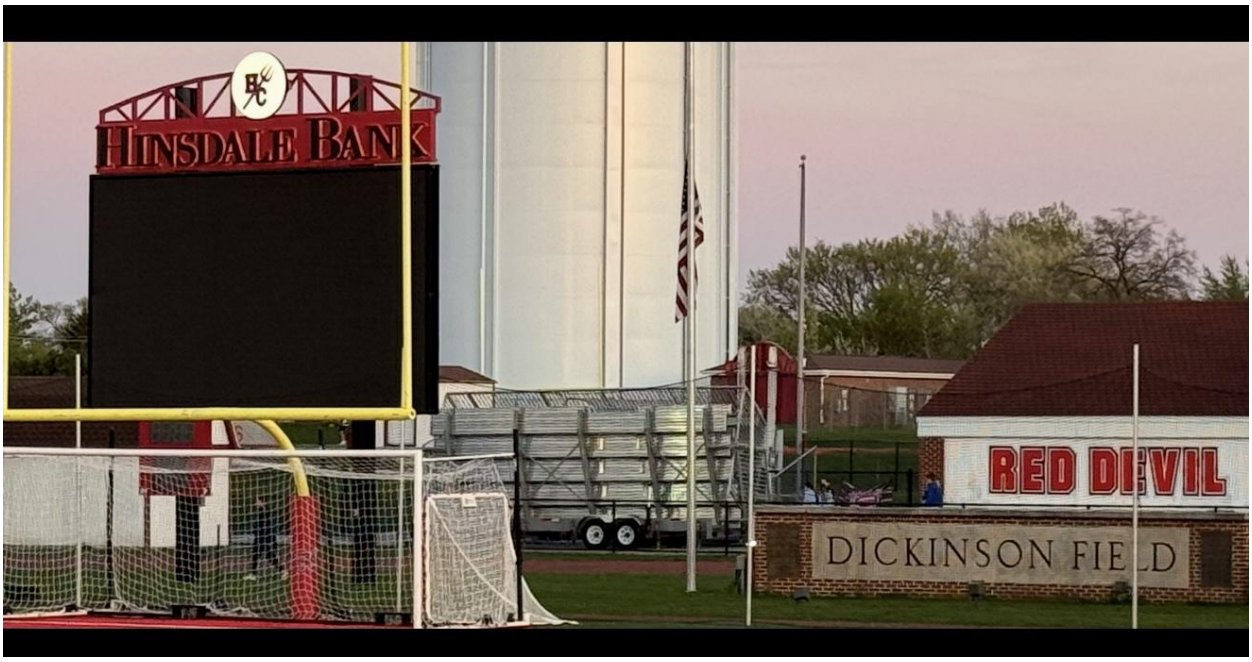

HINSDALE BANK
RED DEVIL
DICKINSON FIELD

WE WILL
FOOTBALL
LACROSSE

SUSAN BONNEVIER
MEMORIAL SCOREBOARD
HOME
INNING
GUESTS
BALL
STRIKE
OUT
PITCHES
Liam Bresnahan MBA
@properties
PETTY & DRAGSTREM
ORTHODONTICS
BRACES INVISALIGN
708.246.4000
BILLY BRICKS
WOOD FIRED PIZZA

PETTY & DRAGSTREM
ORTHODONTICS
BRACES INVISALIGN
708.246.4000
Liam Bresnahan MBA
@properties
Robinson
Accounting & Tax, LLC
SMILES & CO.

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS
205
ASPIRED LIVING
OF LA GRANGE
a Senior Lifestyle community

Waterman Bank
Mortgage

Attachment 3.

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 ___

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_____

Agent/Attorney

Name _____

Address _____

_____

Telephone (_____) _____-_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

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	XXX.__	Conditional Use	_____
Variation(s)	XXX___	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?

	Current Zoning	Land Uses
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: WSLL 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 WSLL application for the CUP.

Sincerely,

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 WSLL 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

Parcels Current

Cook County Aerial Imagery 2024

Red: Red

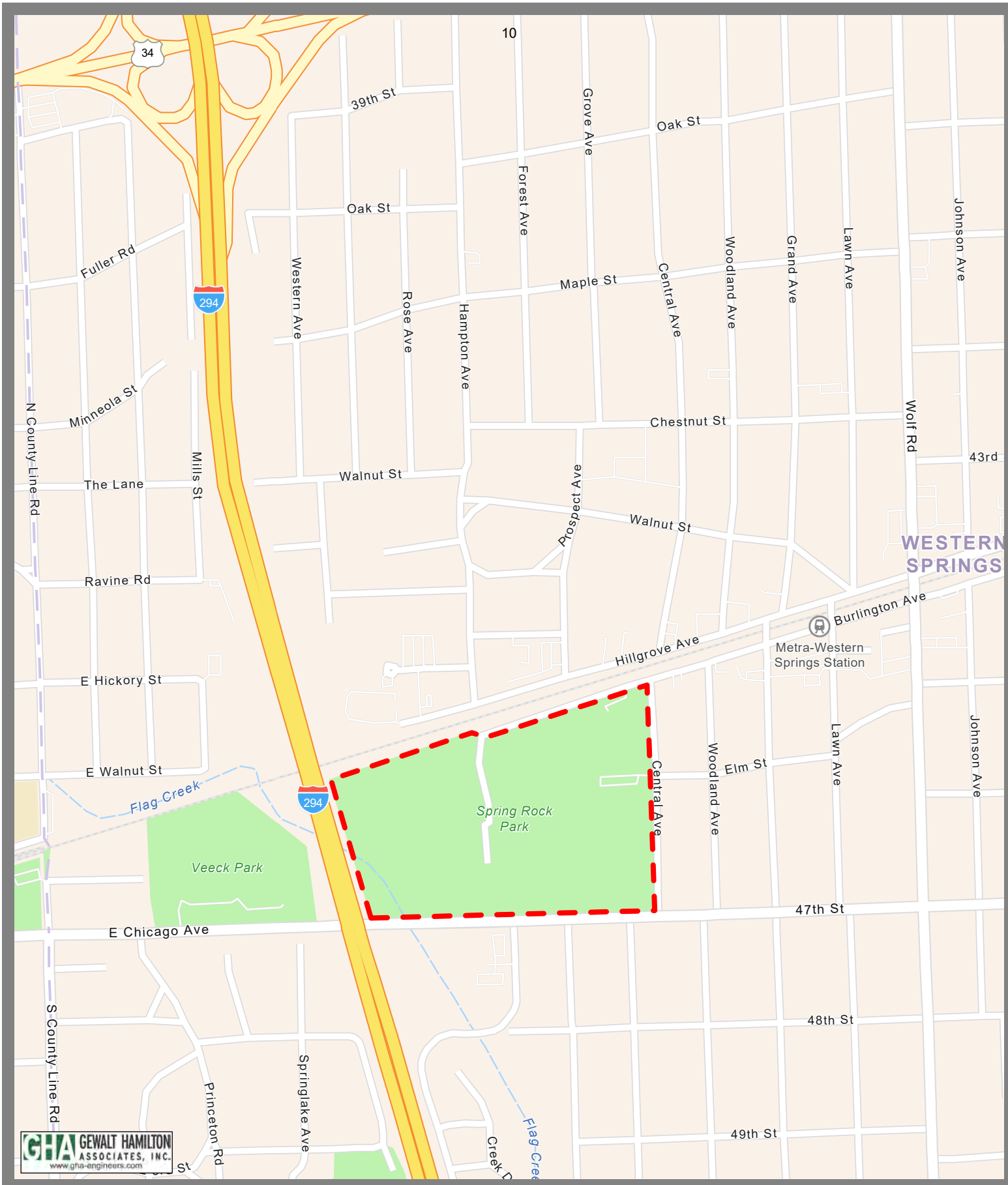
Green: Green

Blue: Blue

1:2,245

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km



N

1 inch = 1,000 Feet

Exhibit 1 - Location Map

Spring Rock Park
4400 Central Avenue
Western Springs, Illinois

Map Center: 87.90751°W 41.80862°N

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 ANGLE OF 89 DEGREES 10 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 250.03 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 50 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 175.0 FEET OF THE WEST 287.50 FEET OF THE SOUTH 1043.69 FEET OF SAID BLOCK 3 (EXCEPT THE SOUTH 868.69 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 175.0 FEET OF THE WEST 287.50 FEET OF THE SOUTH 1043.69 FEET OF BLOCK 3 (EXCEPT THE SOUTH 868.69 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 DuPAGE) 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

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.

SPRING ROCK PARK

BURLINGTON NORTHERN RAILROAD

SOUTH LINE OF RAILROAD 845.44'

89°10'00" 250.03 NORTHERN ILLINOIS TOLLWAY

90°36'23" 451.12' 916.67' 135°0" FENCE 5.0' EAST 139.53' 151°3'20" 288.30' 250.00' 152.01' 133.82' 43.79' 57.43' 43.33' 8.9 122°9'23" 76.3 DEED 104°07'20"

PARCEL 1

PART OF PARCEL 1

T--5--95.6 T--5--95.2 T--5--95.4 PART TAKEN BY TOLLWAY

467.61' 324.65' 161.35' 147.32' 413.96'

T--5--275.4 T--5--275 T--5--276.2 T--5--276 T--5--278.1 T--5--278.4

177°6'0" 175°4'46" 177°6'0" 168°15'1" 90°1'21"

POINT 1694.79' (DEED) EAST OF SW CORNER SEC. 6--38--12

47TH STREET

SOUTH LINE OF SECTION 6--38--12

CROSS ON CORNER

TENNIS COURTS

DEDICATED FOR RIGHT OF WAY PER DOCUMENT 22604746

BURLINGTON AVENUE

789.00'

104°50'0" PARKING STALLS 75°3'0" 8.26' ASPHALT PAVING WITH C & G

BLDG = 5.7' SOUTH STONE BUILDING

BLDG = 5.50' SOUTH OF LINE

PLAY AREA

TENNIS COURTS

BASKETBALL COURT

BASKETBALL COURT

175.00' 89°51'44" 90°8'16" WATER TOWER PROPERTY 175.00' 175.00' 90°8'16" 89°51'44" 175.00'

PARCEL 3 AS OCCUPIED

BRICK BUILDING

STONE BUILDING

BRICK BUILDING

ASPHALT PARKING LOT

BLOCK 1

SPRING AVENUE

66.00'

135.69'

75°5'0"

5' VACATED STRIP

VACATED ELM STREET ASPHALT PARKING LOT

ELM STREET

ASPHALT PATH

1328.46'

BLOCK 3

PARCEL 2

ASPHALT PARKING LOT

BLOCK 2

BRICK BUILDING

CENTRAL AVENUE

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 6--38--12 PER TOLLWAY TAKES

WEST LINE OF BLOCK 3 PER OLD SURVEY BY MURRAY & MOODY, JUNE 21, 1860

VACATED SPRING AVENUE

N W E

No.	Date	Revision Description	By:
1	6/23/97	REVISED PARCEL 1	MLK

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" = 80' | Drawn: MLK | Chk'd: | GDK File# | CAD File Name: 97062.DWG

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 WSLL 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, WSLL 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. WSLL also makes it a habit to educate our constituents on these parking options. In addition, WSLL 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.

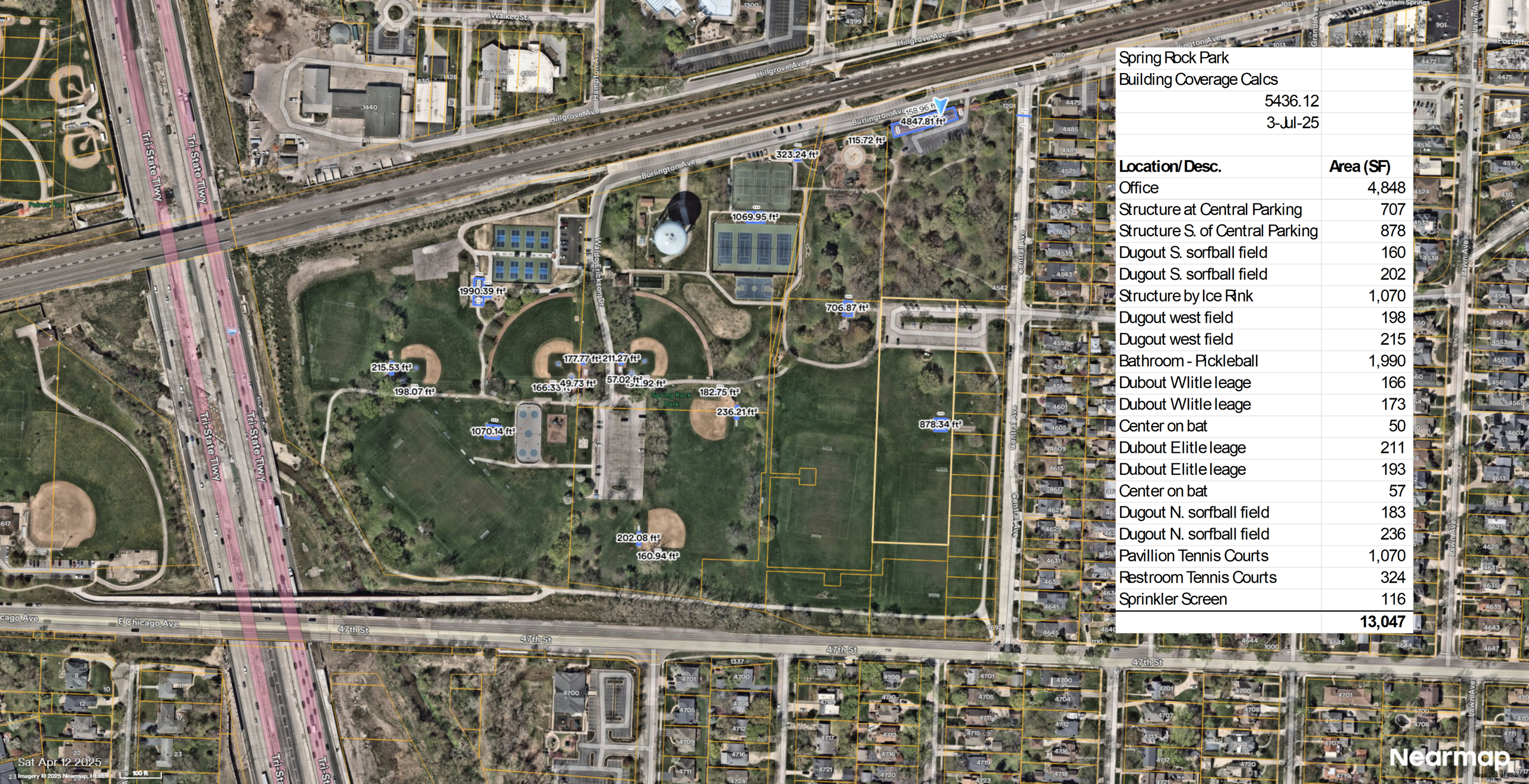
Thank you for your time.

Tom Olk
President
Western Springs Little League

Village of Western Springs Public Works
Western Springs Water Tower
Western Springs Park District
Spring Rock Park
294
Layers

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
	13,047


Spring Rock Park
Building Coverage Calcs
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Location/ Desc. | Area (SF)
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Dugout S. sorfball field 202
Structure by Ice Rink 1,070
Dugout west field 198
Dugout west field 215
Bathroom - Pickleball 1,990
Dubout Wlitle leage 166
Dubout Wlitle leage 173
Center on bat 50
Dubout Elitle leage 211
Dubout Elitle 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
13,047
4847.81 ft²
158.96 ft
115.72 ft²
323.24 ft²
1069.95 ft²
1990.39 ft²
706.87 ft²
878.34 ft²
215.53 ft²
198.07 ft²
177.77 ft²
211.27 ft²
166.33 ft²
49.73 ft²
57.02 ft²
92 ft²
182.75 ft²
236.21 ft²
1070.14 ft²
202.08 ft²
160.94 ft²
Tri-State Tlwy
Hillgrove Ave
Burlington Ave
Walker St
Hampton Ave
Wayne Jackson Dr
Central Ave
Lawn Ave
E Chicago Ave
47th St
Sat Apr 12 2025
Imagery © 2025 Nearmap, HERE
100 ft
Nearmap
Page 201 of 292

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 ac x 43,560 sf/ac) = 13,467/1,816,452 = **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 ac x 43,560 sf/ac) = 211,639/1,816,452 = **0.12 (12%) vs. 50%**
    d. Allowable lot coverage = lot area x 0.3 x1.2 = 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

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

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

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 will 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.

GEWALT HAMILTON ASSOCIATES, INC.
An Employee-Owned Company

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
SENIOR PROJECT MANAGER II	$ 255.00
SENIOR PROJECT MANAGER I	$ 225.00
PROJECT MANAGER II	$ 206.00
PROJECT MANAGER I	$ 182.00

ENGINEER VI	$ 215.00
ENGINEER V	$ 200.00
ENGINEER IV	$ 185.00
ENGINEER III	$ 175.00
ENGINEER II	$ 158.00
ENGINEER I	$ 149.00

LAND SURVEYOR IV	$ 220.00
LAND SURVEYOR III	$ 181.00
LAND SURVEYOR II	$ 160.00
LAND SURVEYOR I	$ 140.00

GIS TECHNICIAN IV	$ 192.00
GIS TECHNICIAN III	$ 165.00
GIS TECHNICIAN II	$ 135.00
GIS TECHNICIAN I	$ 115.00

CAD MANAGER	$230.00
CAD TECHNICIAN III	$ 158.00
CAD TECHNICIAN I	$ 130.00
CAD TECHNICIAN I	$ 105.00

ENGINEER TECHNICIAN V	$ 205.00
ENGINEER TECHNICIAN IV	$ 172.00
ENGINEER TECHNICIAN III	$ 155.00
ENGINEER TECHNICIAN II	$ 130.00
ENGINEER TECHNICIAN I	$ 95.00

LANDSCAPE ARCHITECT	$ 185.00

DATA MANAGER	$ 165.00
DATA TECHNICIAN III	$ 154.00
DATA TECHNICIAN II	$ 137.00
DATA TECHNICIAN I	$ 105.00

ENVIRONMENTAL RESOURCE SPECIALIST IV	$ 200.00
ENVIRONMENTAL RESOURCE SPECIALIST III	$ 180.00
ENVIRONMENTAL RESOURCE SPECIALIST II	$ 155.00
ENVIRONMENTAL RESOURCE SPECIALIST I	$ 142.00

ADMINISTRATIVE II	$ 118.00
ADMINISTRATIVE I	$ 95.00

ACCOUNTING MANAGER	$ 200.00
ACCOUNTING II	$ 144.00
ACCOUNTING I	$ 135.00

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

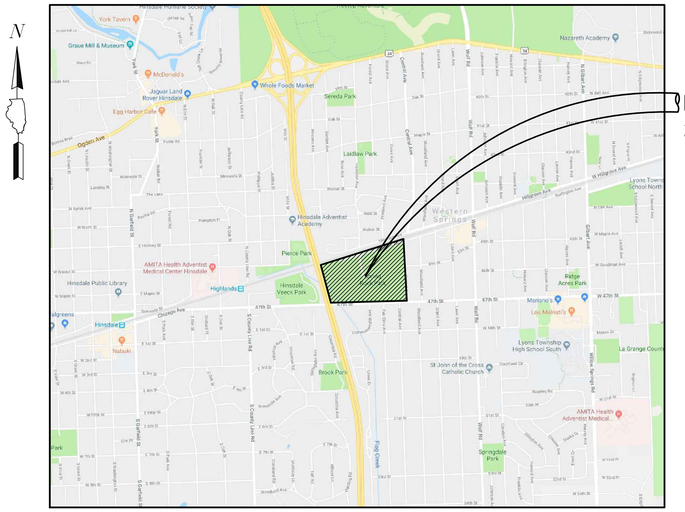
FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT	CO	C.O.
COMBINE SEWER LINE		
CONTOUR	708	708
CULVERT		
DITCH/SWALE		
ELECTRIC LINE	E	E
ELECTRIC MANHOLE	E	E
FENCE	X X X X	X X X X
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE	G	G
GAS MANHOLE	G	G
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES	A	A
POWER POLE		
R.O.W LINE		
R.O.W MARKER		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE	C	C
SANITARY SEWER MANHOLE	S	S
SIGN		
SPOT ELEVATION	×850.00	×850.0
STORM SEWER LINE		
STORM SEWER MANHOLE	S	S
TELEPHONE LINE	T	T
TELEPHONE MANHOLE	T	T
TELEPHONE BOX/PEDESTAL	T	T
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE	W	W

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.

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

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811
811 Know what's below. Call before you dig.



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

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.

SHEET INDEX

1. TITLE SHEET
2. OVERALL PLAN
3. SITE PLAN
4. SHEET NOTES AND DETAILS
5. GENERAL NOTES AND DETAILS
6. DETAILS
7. CROSS-SECTION A-A
8. CUT-FILL EXHIBIT
9. CUT-FILL EXHIBIT
10. CUT-FILL EXHIBIT

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

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

DONALD E. DIXON 062-051136 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

SIGNED: _____ P.E.
DONALD E. DIXON

DATE: MARCH 24TH, 2025

ILLINOIS LICENSE NO.: 062-051136

EXPIRATION DATE: NOVEMBER 30, 2025

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
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DG
DATE: 03-24-25
SCALE: N.A.
SHEET NUMBER: 1
OF 10 SHEETS

D:\5436\5436.120 WSPD Spring Rock Park Projects\5436.120-DT.DWG 3/24/2025 4:16 PM

PROPERTY LINE

RIM: 652.29
INV: 637.49(S)
INV: 637.59(NE)

RIM: 641.75
INV: 638.25(SW,NE)

20' TOLLWAY STORMWATER EASEMENT

613.4'

109.9'

102.4'

101.3'

102.4'

71.7'

85.9'

162.3'

150.4'

143.7'

32.6'

143.1'

148.9'

57.1'

168.1'

20' TOLLWAY STORMWATER EASEMENT

PROPOSED ADA PATH OF TRAVEL

PROPERTY LINE

RIM: 641.81
INV: 638.36(S)
INV: 638.41(N)

RIM: 642.42
INV: 638.92(SW,NE)

LOCATION OF AS-CONSTRUCTED ADA STALLS BEING USED FOR NEW PICKLEBALL COURTS

EXISTING ADA PATH OF TRAVEL

EXISTING ADA PATH OF TRAVEL

EXISTING ADA PATH OF TRAVEL

EXISTING ADA PATH OF TRAVEL

RIM: 638.83
INV: 637.83(SW)

RIM: 640.48
INV: 637.13(SW)
INV: 637.18(SE)
INV: 638.98(N,S)

RIM: 640.20
INV: 637.05(SW)
INV: 637.10(NE)
INV: 637.20
(SE=BACKPITCHED)

RIM: 640.08

FEEDER LOCATION PER JULIE LOCATES

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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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
2	JMB	10-17-25	PER PLANNING COMMENTS
1	JMB	10-14-25	PER PLANNING COMMENTS

FILE: 5436.120-PR.dwg
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DG
DATE: 03-24-25
SCALE: 1"=30'
SHEET NUMBER: 2 OF 10 SHEETS

MATCHLINE (SEE LOWER CORNER)

PROPOSED PATH TO MATCH EXISTING GROUND ELEVATION THROUGHOUT

NO FILL IS TO OCCUR WITHIN FLOODPLAIN

EXISTING ADA COMPLIANT LANDING AT POINT WHERE NEW PATH TERMINATES

DUGOUT ROOF STRUCTURE

9' CHAIN LINK FENCE

20' CHAIN LINK FENCE

TWO – 4' GAPS IN CHAIN LINK FENCE

4' CHAIN LINK FENCE

10' CHAIN LINK FENCE

TWO – 4' GAPS IN CHAIN LINK FENCE

9' CHAIN LINK FENCE

10' CHAIN LINK FENCE

5' WIDE PATH ADJACENT TO BACK OF DUGOUT

DUGOUT ROOF STRUCTURE

5' WIDE OPENING IN FENCE

4' CHAIN LINK FENCE

AGGREGATE PATH TO HAVE CONSISTENT 5.0' WIDTH

BASES TO BE FURNISHED BY OWNER (TYP.)

CROSS SLOPE IS TO NOT EXCEED 1.5% AT ANY POINT

SEE SHEET 2 (OVERALL PLAN SHEET FOR ADA PATH OF TRAVEL)

100-YR BASE FLOOD ELEVATION: 642.20

MATCHLINE (SEE UPPER CORNER)

N

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10 ft.

PROPOSED LEGEND

- 6" CA-6 CRUSHED AGGREGATE
- WAUPACA SURE-HOP CLASSIC INFIELD MIX
- SEED RESTORATION NAG575 BLANKET, FIELD OF DREAMS GAME DAY SEED MIX, 6" PULVERIZED TOPSOIL
- AGGREGATE PATHWAY
- 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 (642.20)
- ×670.30 PROPOSED SPOT ELEVATION
- XXX CONTOUR
- 0.50% SLOPES
- SUMMIT SUMMITS
- 100 YR STORM LINE
- 500 YR STORM ELEVATION

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SITE PLAN

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

NO.	BY	DATE	REVISION
2	JMB	10-17-25	PER PLANNING COMMENTS
1	JMB	10-14-25	PER PLANNING COMMENTS

NO.	BY	DATE	REVISION

FILE: 5436.120-PR.dwg
DRAWN BY: JMB DATE: 10-07-25
GHA PROJECT # 5436.120
CHECKED BY: DG DATE: 10-07-25
SCALE: 1"=10'
SHEET NUMBER: 3 OF 10 SHEETS

EXISTING CONDITION AND DEMOLITION NOTES

1. 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.

2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. EXISTING CONDITION SURVEY PROVIDED BY GEWALT HAMILTON ASSOCIATES, INC. DATED OCTOBER 22, 2018.

GEOMETRIC AND PAVING PLAN

1. 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.

2. 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%.

3. 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.

4. FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS:

   a. 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".
   b. SPREAD A MINIMUM OF 6" OF EXISTING SITE SALVAGED SCREENED TOPSOIL OR NEW PULVERIZED TOPSOIL ON ALL DISTURBED AREAS. COMPACT TO 80% STANDARD PROCTOR.
   c. TOPSOIL MUST BE FREE OF LITTER, BRUSH, ROCKS AND EARTH CLODS 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.
   d. 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.
   e. 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.

5. 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.

6. 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.

7. 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

1. REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.

2. 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.

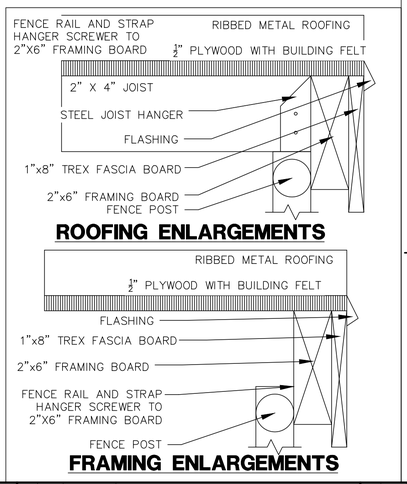
3. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.

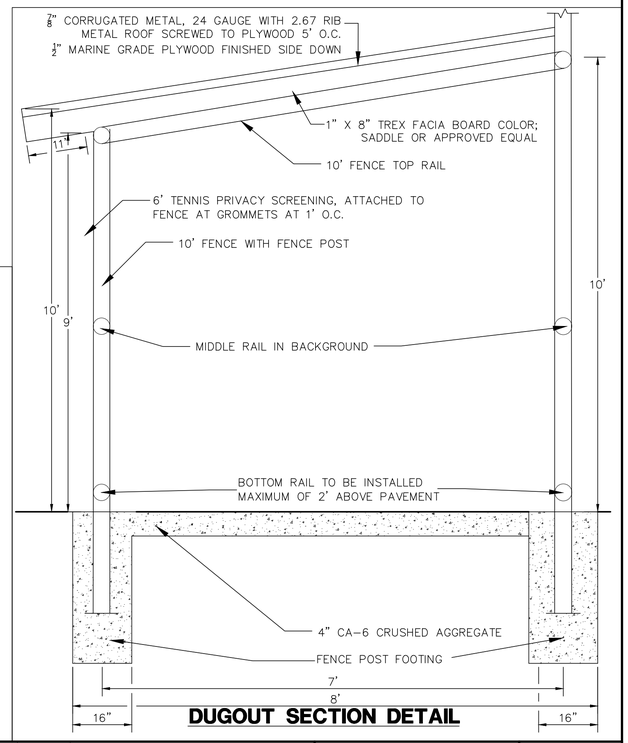
4. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT:
   a. LAWN OR OPEN SPACE AREAS
      - SPOT ELEVATIONS AT A MAXIMUM 10 FOOT GRID.
      - SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
   b. SOFTBALL FIELD
      - SPOT ELEVATIONS AT SUMMIT / HIGH 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.

5. 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.

6. 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.

7. ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS.





GHA GEWALT HAMILTON ASSOCIATES, INC.
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TEL 847.478.9700 ■ FAX 847.478.9701

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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
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT #: 5436.120
CHECKED BY: DG
DATE: 03-24-25
SCALE: N.A.
SHEET NUMBER: 4
OF 10 SHEETS

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GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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..

5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

6. 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.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. 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.

9. 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.

10. 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

1. 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.

2. 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.

3. 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.

4. 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.

5. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

6. STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED

7. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.

8. 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.

9. 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

1. 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.

2. 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.

3. 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.

4. 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.

5. AFTER ACHIEVING PERMANENT VEGETATION, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED, AND THE DRAINAGE STRUCTURES SHALL BE CLEANED.

6. 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.

7. THE CONTRACTOR SHALL STABILIZE ALL IDLE, DISTURBED AREAS WITHIN SEVEN DAYS OF CESSATION OF THE CONSTRUCTION ACTIVITIES IN THAT AREA.

8. THE CONTRACTOR IS EXPRESSLY ADVISED NOT TO DISTURB AREAS WHICH ARE OUTSIDE THOSE NECESSARY TO PROVIDE THE IMPROVEMENTS AS CALLED FOR IN THE PLANS.

9. ALL EROSION CONTROL MEASURES SHALL BE REPLACED IF DAMAGED OR MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

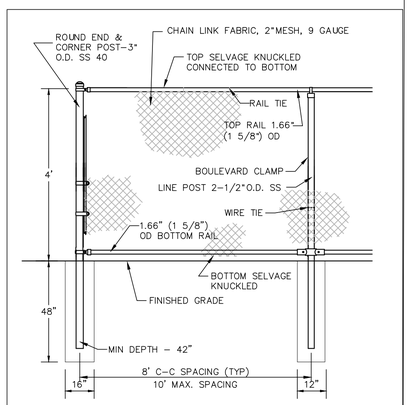
10. ALL BYPASS CHANNELS, MUST BE CONSTRUCTED SO THAT CHANNEL FLOWS WILL NOT CAUSE EROSION OF EXCAVATED MATERIAL. IN EACH CASE A SEDIMENTATION BASIN MUST BE CONSTRUCTED SO AS TO ALLOW THE SEDIMENT TO SETTLE PRIOR TO THE DOWNSTREAM OUTLET OF THE PROJECT AREA.

11. 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.

12. CONCRETE WASHOUT FACILITIES SHALL BE MADE AVAILABLE IF NEEDED, AND PROPERLY MAINTAINED THROUGHOUT THE PROJECT.

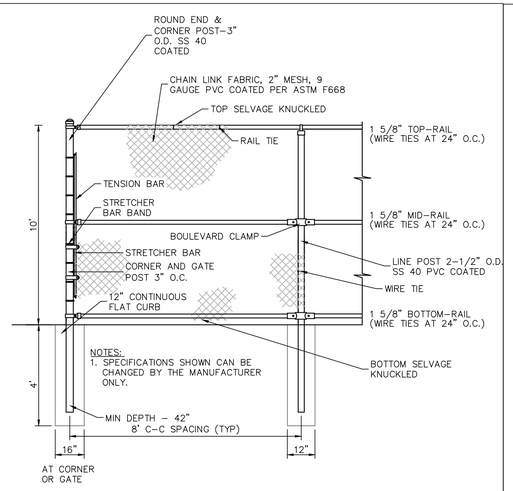
13. PROPERLY MANAGE ALL MATERIAL STORAGE AREAS, PORTABLE TOILETS, AND EQUIPMENT FUELING, CLEANING, AND MAINTENANCE AREAS TO ENSURE THESE AREAS ARE FREE OF SPILLS, LEAKS, OR OTHER POTENTIAL POLLUTANTS.

14. WASTE, CONSTRUCTION DEBRIS, AND BUILDING MATERIALS SHALL BE COLLECTED AND PLACED IN APPROVED RECEPTACLES.



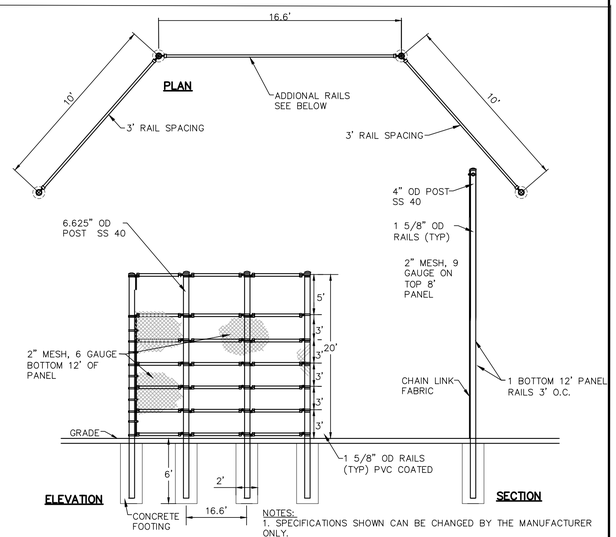
NOTES:
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. FOOTING WIDTH TO BE (4)X POST WIDTH.
3. ALL FENCING AND POSTS SHALL BE FUSE BONDED BLACK COATED FENCE
4. BOTTOM RAIL ON ALL FENCING SHALL BE A MAX. OF 2" ABOVE THE FINISHED GRADE.

4' FENCE DETAIL



NOTES:
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL AND 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.

10' FENCE DETAIL



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.

20' BASEBALL FIELD BACKSTOP

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GENERAL 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
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DG
DATE: 03-24-25
SCALE: N.A.
SHEET NUMBER: 5
OF 10 SHEETS

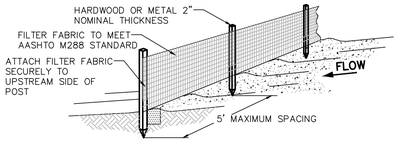
J:\5400\5436.120 WSPD SPRING ROCK PARK PRACTICE 6ft\5436.120-DT.DWG 3/24/2025 4:17 PM

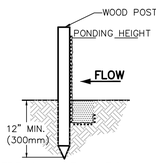
NOTES:

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.

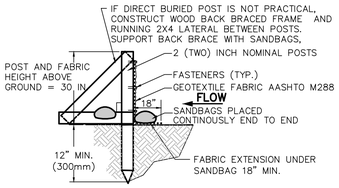
PROPERTY	TEST PROCEDURE	
Grab Elongation		
Machine Direction	ASTM D-4533	123 lbs
X-Machine Direction	ASTM D-4833	101 lbs
Permittivity	ASTM D-4491	0.05 sec^{-1}
A.S.O.	ASTM D-4751	30 u.s. Sieve
UV Stability	ASTM D-4355	70%

1. SET POSTS AND EXCAVATE OR SLIT-TRENCH A 6-INCH DEEP TRENCH UPSLOPE ALONG THE LINE OF THE POST
2. ATTACH AASHTO GEOTEXTILE FILTER FABRIC TO EACH POST WITH A MINIMUM OF 3(THREE) FASTENERS PER POST AND EXTEND TO THE BOTTOM OF THE TRENCH. ACCEPTABLE FASTENERS INCLUDE STAPLES, ZIP-TIES, OR WIRE TIES.
3. BACKFILL AND COMPACT THE EXCAVATED SPOIL MATERIALS





TRENCH INSTALLATION



INSTALLATION WITHOUT TRENCHING

03.15.2016

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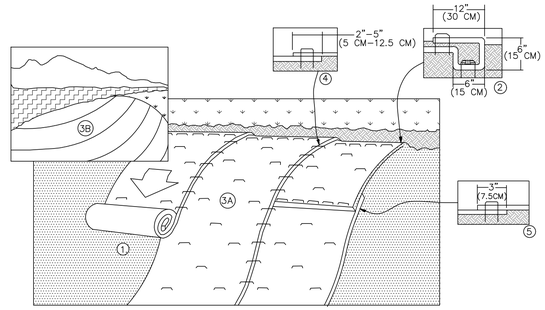
SILT FENCE INSTALLATION DETAIL

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.

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.



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

03.15.2016

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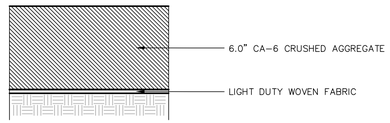
EROSION CONTROL BLANKET SLOPE INSTALLATION



02.01.2021

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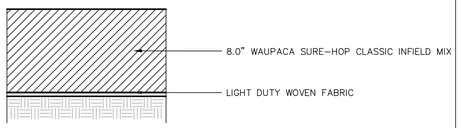
CA-6 CRUSHED STONE DETAIL



02.01.2021

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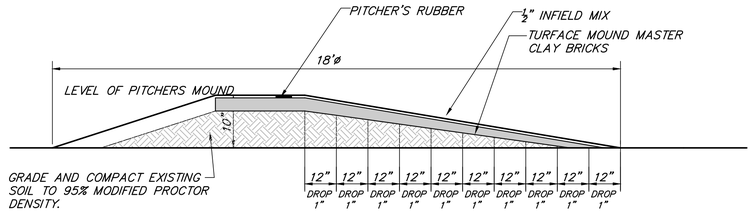
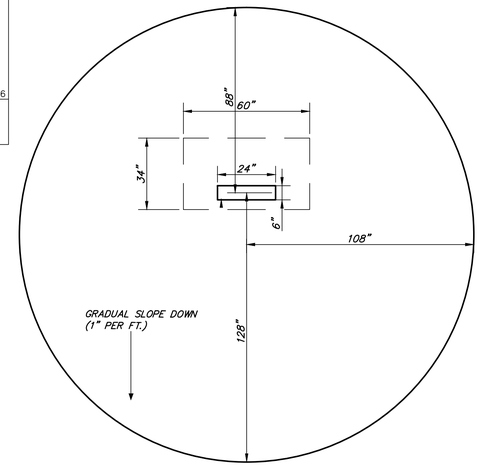
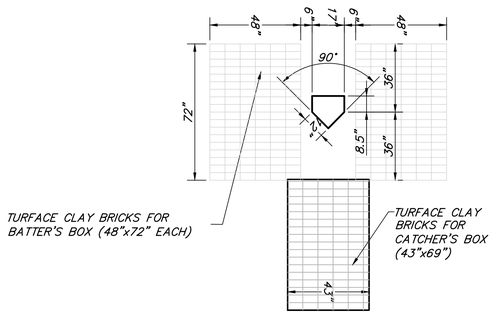
INFIELD MIX DETAIL

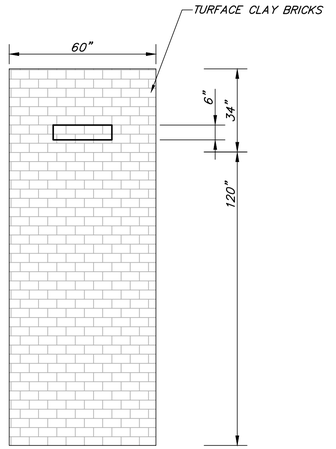


PITCHER'S MOUND DETAIL





BATTER'S BOX & CATCHER'S BOX DETAIL



WOVEN	STYLE DESCRIPTION	STANDARDS/REQUIREMENTS	RECOMMENDED PRODUCTS
LIGHT DUTY	SUBGRADE/SUBBASE SEPARATION	6 oz	
		MINIMUM GRAD TENSILE ASTM D4632 = 315 LBS	PROPEX GEOTEX 315ST
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 113 LBS	US FABRICS 315
		MINIMUM FLOW RATE ASTM D4491 = 4 GAL/MIN/SQFT	THRACE LINQ GTF-300
			TENCATE MIRAFI 600X

Waupaca Sand & Solutions
Division of Faulks Bros. Construction, Inc.
E3481 Royalton Street Ph: 715-258-8566
Waupaca, WI 54981 Fax: 715-256-3983
www.WaupacaSand.com

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/silt/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.

Waupaca Sand & Solutions
Division of Faulks Bros. Construction, Inc.
E3481 Royalton Street Ph: 715-258-8566
Waupaca, WI 54981 Fax: 715-256-3983
www.WaupacaSand.com

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 Royalton Street, Waupaca, WI 54981, Phone 715-258-8566, 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 Royalton Street, Waupaca, WI 54981, Phone 715-258-8566

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
67-96%	V. Coarse 1.0	18
50-88%	Coarse 0.5	35
38-71%	Medium 0.25	60
27-40%	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.

Waupaca Sand & Solutions
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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

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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

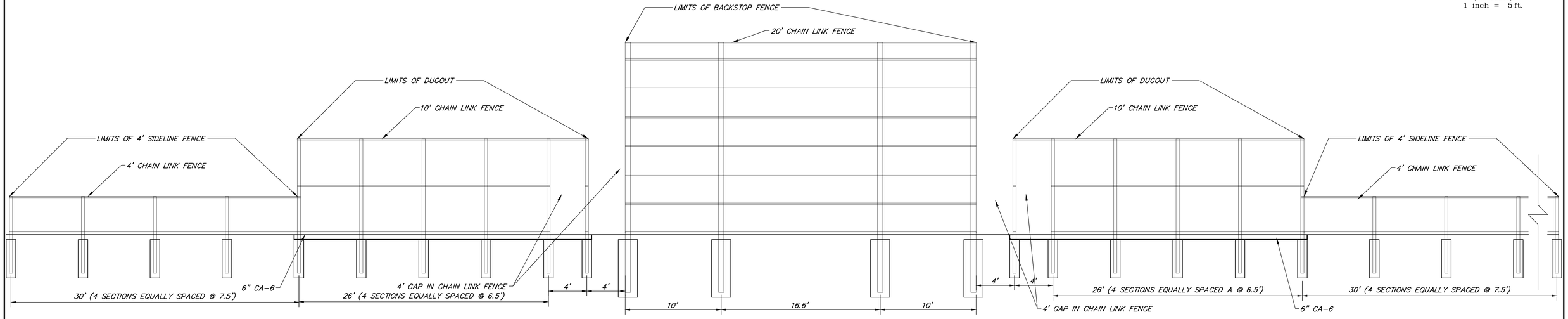
FILE: 5436.120-DT.dwg
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DC
DATE: 03-24-25
SCALE: N.A.
SHEET NUMBER: 6
OF 10 SHEETS

J:\5400\5436.120 WSPD SWIMMING POOL PARK ENHANCE 08\5436.120-DT.DWG 3/24/2025 4:17 PM

GRAPHIC SCALE

5 0 2.5 5

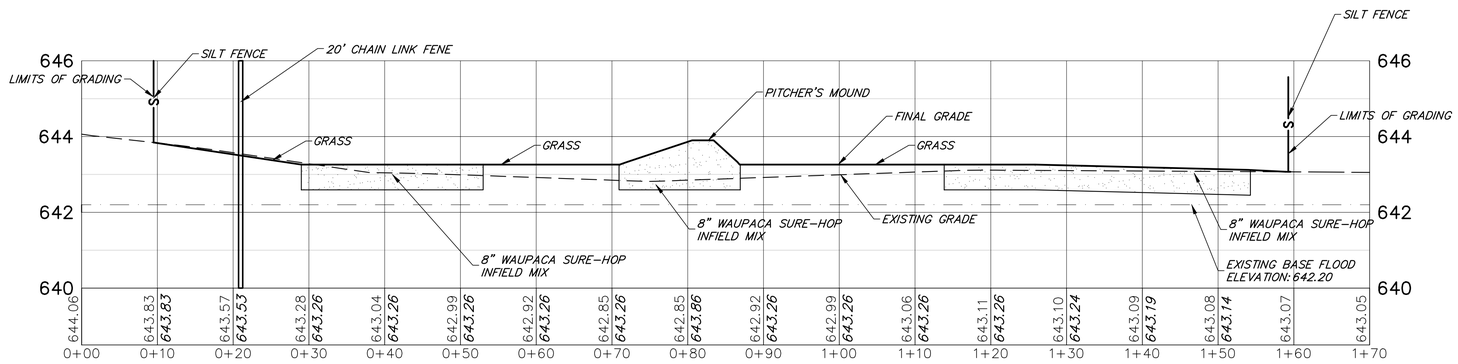
(IN FEET)
1 inch = 5 ft.



GRAPHIC SCALE

20 0 2 20

(IN FEET)
H. 1"= 20 ft. V. 1"= 2 ft.



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CROSS-SECTION A-A

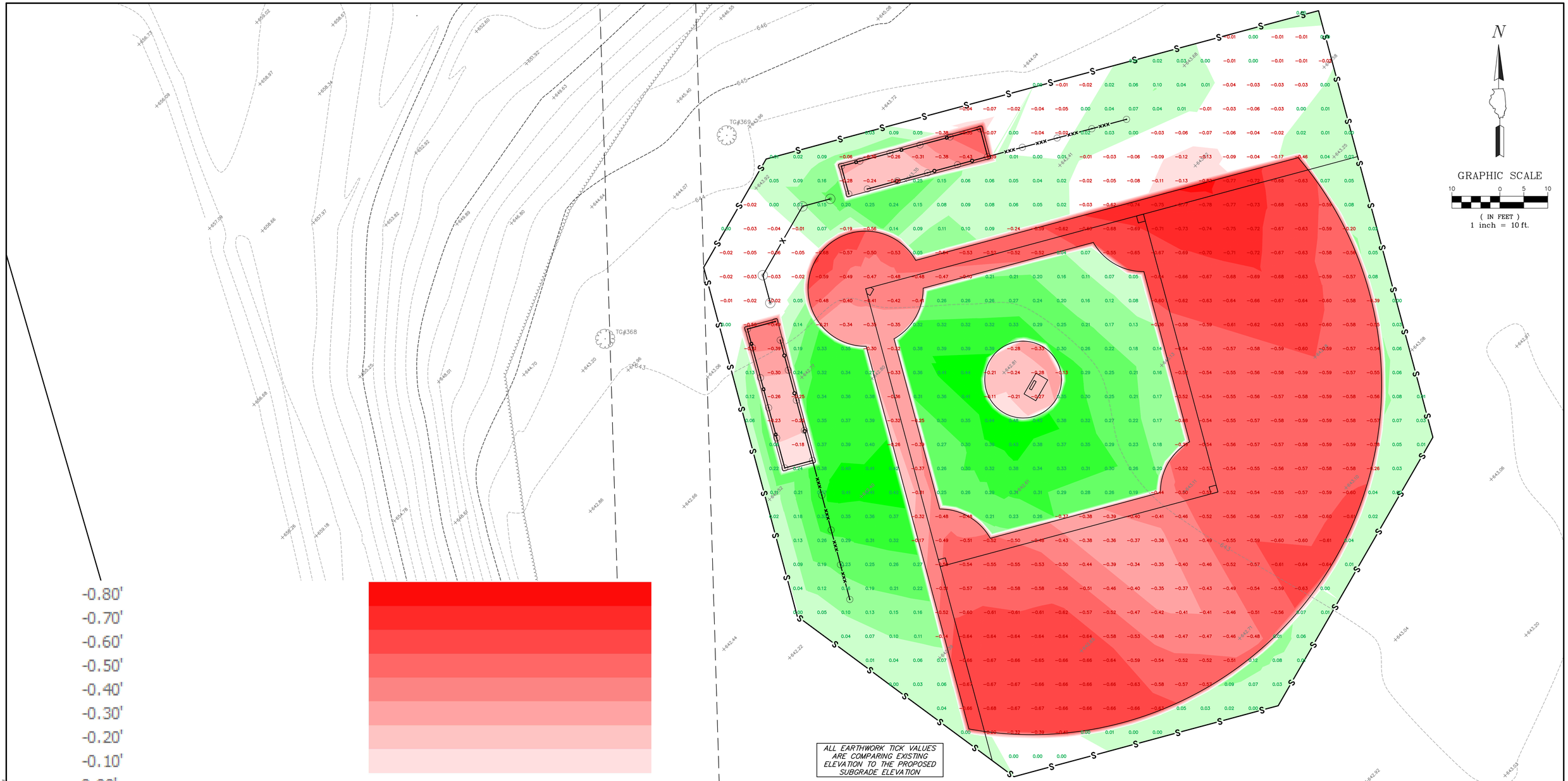
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 5436.120-PR.dwg
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



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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TEL 847.478.9700 ■ FAX 847.478.9701

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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
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DG
DATE: 03-24-25
SCALE: 1"=10'
SHEET NUMBER: 8 OF 10 SHEETS

J:\5400\5436.120 WSPS SPRING BROOK PARK PRACTICE EXH\5436.120-PR.DWG 3/24/2025 4:19 PM

N

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

Maximum Elevation	Color Scheme
-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'	

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
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DC
DATE: 03-24-25
SCALE: 1"=10'
SHEET NUMBER: 9
OF 10 SHEETS

N

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

-1.30'
-1.20'
-1.10'
-1.00'
-0.90'
-0.80'
-0.70'
-0.60'
-0.50'
-0.40'
-0.30'
-0.20'
-0.10'
0.00'
0.10'

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

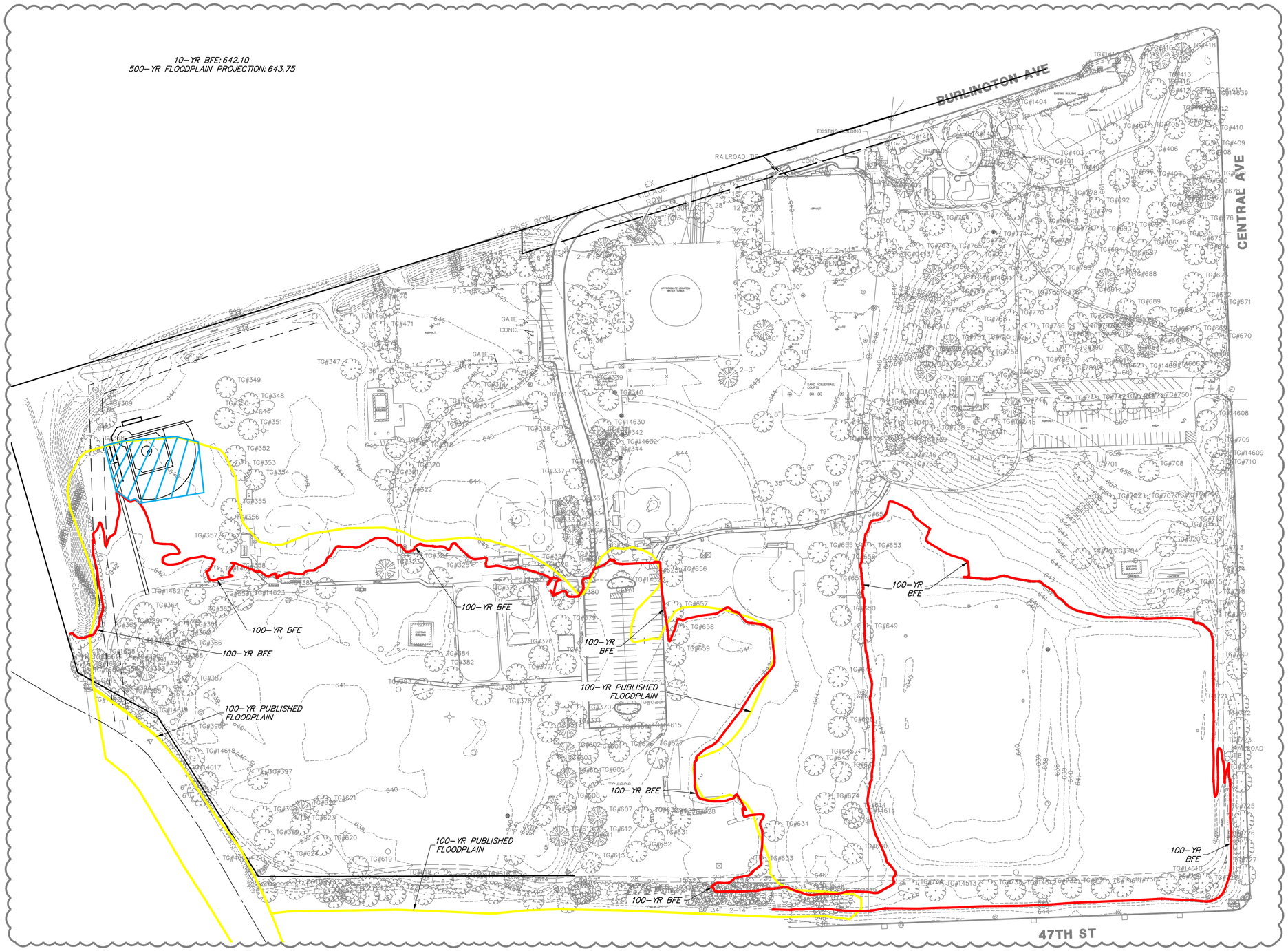
SOCCER FIELD #5 MULTI-PURPOSE RENOVATION
WESTERN SPRINGS PARK DISTRICT
4400 CENTRAL AVENUE, WESTERN SPRINGS, IL

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

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

10-YR BFE: 642.10
500-YR FLOODPLAIN PROJECTION: 643.75



N

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

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FLOODPLAIN LIMITS EXHIBIT

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

NO.	BY	DATE	REVISION
1	JMB	10-15-25	PER PLANNING COMMENTS

FILE: 5436.120-PR.dwg
DRAWN BY: JMB
DATE: 10-08-25
GHA PROJECT # 5436.120
CHECKED BY: DED
DATE: 10-08-25
SCALE: 1"=80'
SHEET NUMBER: EX1
OF 1 SHEETS

Protecting Our Water Environment

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET CHICAGO, ILLINOIS 60611-3154 312.751.5600

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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@mwrd.org.

Sincerely,

Constance Mihalache

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

Protecting Our Water Environment

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET CHICAGO, ILLINOIS 60611-3154 312.751.5600

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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@mwrd.org.

Sincerely,

Constance Mihalache

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. 8/19/2

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)
- ×670.30 PROPOSED SPOT ELEVATION
- XXX CONTOUR
- 0.50% SLOPES
- SUMMIT
- 100 YR STORM LINE
- 500 YR STORM ELEVATION

500-YR FLOODPLAIN ELEVATION: 643.75

500-YR PUBLISHED FLOODPLAIN

100-YR PUBLISHED FLOODPLAIN

500-YR BASE FLOOD ELEVATION: 643.75

100-YR BASE FLOOD ELEVATION: 642.30

642

Zone AE

N

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10 ft.

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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
DRAWN BY: JMB
DATE: 03-24-25
GHA PROJECT # 5436.120
CHECKED BY: DC
DATE: 03-24-25
SCALE: 1"=10'
SHEET NUMBER: EX1
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.

Western Springs Little Leauge (WSLL)
Spring Rock Park
Sign Plan

Refer to Exhibit A for location map
Refer to Exhibit B for Images of Scoreboards and Scoreboard Signage
Refer to Exhibit C for detailed plans of Champions Wall

Rules for WSLL Signage

No signs shall be illuminated
Banner signs may be displayed along baseball/softball field fencing.
Banner signs on baseball/softball field fencing shall not exceed height of fence
Banner signs on baseball/softball fencing shall only be displayed during duration of the season. Signs must be removed no later than 30 days following the end of the season.
No signs shall be obscene.
Sponsorship signs are allowed above and below the scoreboards. The width of the sign must match the width of the score board and installed above the fence line.
No sponsership signs are permitted on the rear of the scoreboard for Fields B West, A Ball, or Matt Orth.

Scoreboards	Width (ft.)	Height (ft.)	Area (sq. ft.)	Overall Height (ft.)	Location
Scoreboard #1	8.00	6.00	48.00	16.50	B West Right Field Outfield
Scoreboard #1 Top Sponsorship Sign	8.00	2.50	20.00		B West Right Field Outfield
Scoreboard #1 Below Sponsorship Sign	8.00	3.00	24.00		B West Right Field Outfield
Scoreboard #2	8.00	8.50	68.00	16.50	A Ball Right Field Outfield
Scoreboard #2 Top Sponsorship Sign	8.00	2.50	20.00		A Ball Right Field Outfield
Scoreboard #2 Below Sponsorship Sign	8.00	3.00	24.00		A Ball Right Field Outfield
Scoreboard #3	8.00	4.00	32.00	10.00	Matt Orth Left Field
Scoreboard #3 Top Sponsorship Sign	8.00	1.00	8.00		Matt Orth Left Field
Scoreboard #3 Below Sponsorship Sign	8.00	4.00	32.00		Matt Orth Left Field

Champions Wall	Width (ft.)	Height (ft.)	Area (sq. ft.)	Overall Height (ft.)	Location
Front Side (Facing South)				25.17	A Ball Field Outfield
Sponsorship sign 1	6.00	3.50	21.00		
Sponsorship sign 2	6.00	3.50	21.00		
Sponsorship sign 3	6.00	3.50	21.00		
Sponsorship sign 4	6.00	3.50	21.00		
Sponsorship sign 5	6.00	3.50	21.00		
Sponsorship sign 6	6.00	3.50	21.00		
Sponsorship sign 7	6.00	3.50	21.00		
Sponsorship sign 8	6.00	3.50	21.00		
Sponsorship sign 9	6.00	3.50	21.00		
Bottom border signage	18.00	2.00	36.00		
CHAMPIONS' text	18.00	1.00	18.00		
WESTERN SPRINGS' text	7.50	0.50	5.50		
LITTLE LEAGUE' text	7.50	0.50	5.50		
Back Side (Facing North)				25.17	
Sponsorship sign 1	9.75	5.75	56.06		
Sponsorship sign 2	9.75	5.75	56.06		
Sponsorship sign 3	9.75	5.75	56.06		
Sponsorship sign 4	9.75	5.75	56.06		
Thank you' Sign	18.00	1.00	18.00		

This aerial image illustrates the locations of the six fields included in the signage plan: the North and South Softball Fields, Matt Orth Field, A Ball Field, B West Field, and the New Softball Fields. The scoreboards are labeled numerically (1 through 3), and the Champions Wall is identified. The areas highlighted in yellow represent approximate locations of existing fencing that will be incorporated into the signage plan. *Some areas of yellow are obscured by the trees*. The new Softball field is an approximate location.

Exhibit B to Western Springs Little League (WSLL) Spring Rock Park Sign Plan

Images of Scoreboards and Scoreboard Signage

Scoreboard #1 (B West Field)

Scoreboard #2 (A Ball Field)

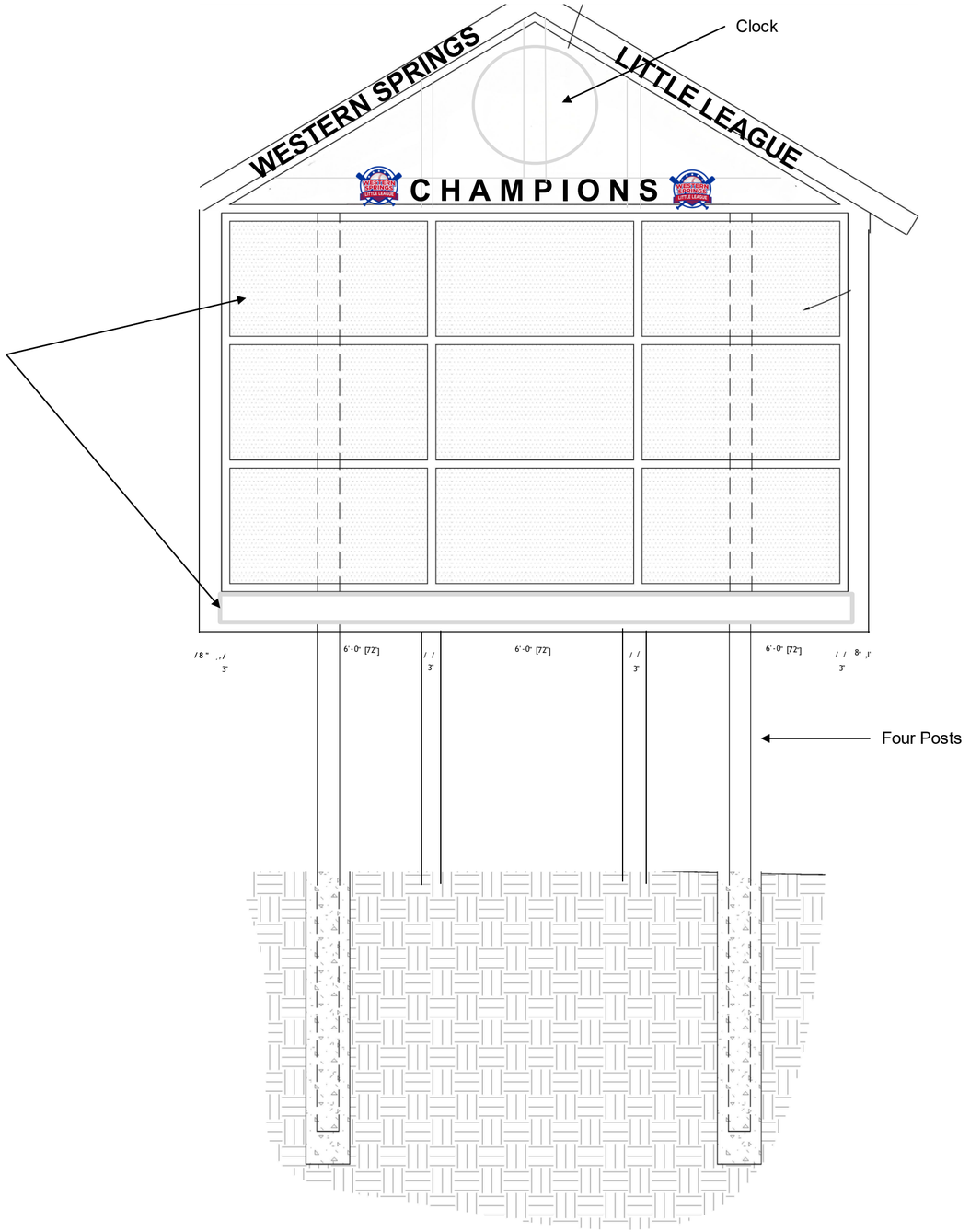
Scoreboard #3 (Matt Orth Left Field)

Exhibit C

South Facing Side

Signage Area:

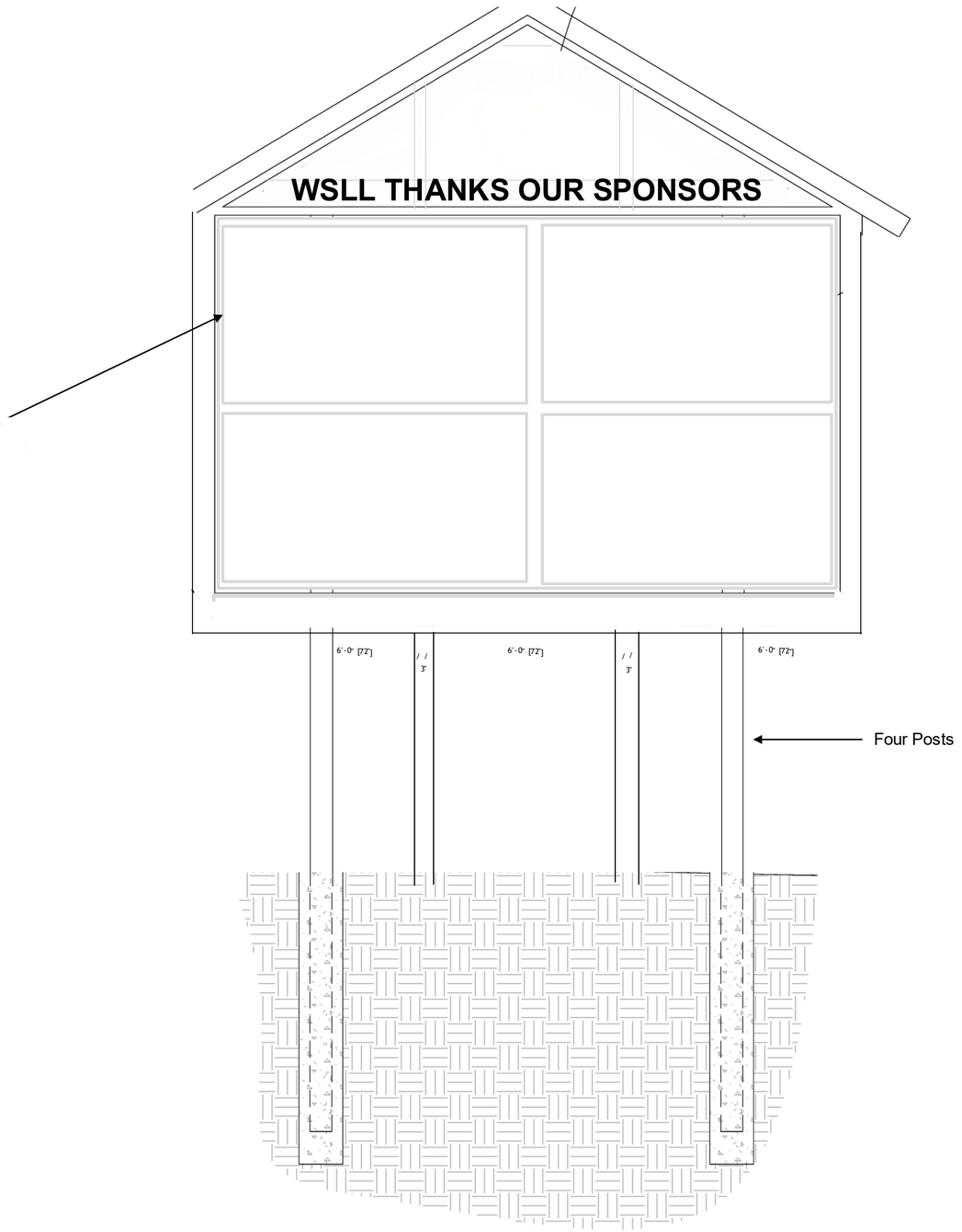
The signage plan designates specific areas on the south-facing wall for signs and/or sponsor displays. These include nine rectangular sections, each measuring 3.5 feet in height by 6 feet in width, as well as an additional rectangular area measuring 18 feet in width by 1.5 feet in height.



North Facing Side

Signage Area:

The signage plan designates specific areas on the north-facing side for sign and/or sponsor displays, accommodating no fewer than four and no more than nine equally sized rectangular panels. If configured with four panels, each will measure 5.75 feet in height by 9.75 feet in width. If configured with nine panels, each will match the dimensions of the north-facing wall signage at 3.5 feet in height by 6 feet in width.



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: October 28, 2025

AGENDA ITEM D.2.

To: Planning and Zoning Committee
From: Heather Valone, AICP, Director of Community Development , Kelsey Fawell, Senior Planner
CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Jill Izzo, Deputy Village Clerk, John Mastandona, Director of Finance
RE: 2026 Fiscal Year: Community Development Budget Proposal

Recommendation

Consider a recommendation to approve the proposed fiscal year 2026 budget for the Community Development Department.

Summary

The Community Development Department is tasked with protecting the health, safety, and welfare of the citizens of the Village by ensuring that all buildings, structures, and related equipment are constructed, installed, and maintained in compliance with the standards contained within the Village of Western Springs Building Code. Additionally, the Department provides guidance to residents, contractors, and developers throughout the zoning application and planning process, as well as assistance to the Village Board, Planning and Zoning Committee, General Government Committee, Plan Commission, Liquor Commission, Economic Development Commission, TIF Joint Review Board, and Board of Zoning Appeals in the performance of their duties. With respect to economic development efforts, staff members work to retain existing businesses, recruit new businesses to the downtown, and serve as liaison to the Western Springs Business Association (WSBA).

Generally, the Department's budget has been relatively static, adjusting only for changes in costs. The Department's largest areas of expenditure are professional services and plan review fees. Since 2022, professional services expenditures have increased due to special projects. There are projects that staff is proposing for the 2026 fiscal year as discussed at the last Planning and Zoning Committee meeting.

Staff is also proposing to continue the Property Improvement Grant Program with a $70,000 budget. This is the same amount that was approved for fiscal years 2024 and 2025.

Village staff will bring an updated list of all line items related to the Community Development Department to the Committee meeting. The Director of Finance will also be present to answer

questions from the Committee.

Financial Impact

A detailed report for each account related to the Community Development Department will be brought to the meeting for review.

Recommended Motion

I move to approve the proposed fiscal year 2026 budget for the Community Development Department.

Strategic Plan Alignment

Financial Sustainability.

File Attachments

None