



AGENDA

PLAN COMMISSION

Plan Commission: August 20, 2026 at 7:00 PM

Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. Minutes of the June 18, 2026 Plan Commission

C. Public Comment

D. Considerations

1. PC-2026-01 – Amendment to Conditional Use Permit and Variations for a Discus and Shotput Areas with Bleachers, Relocated and Additional Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), and Accessory Hardscape and Structures (Including Fencing and Netting) at Lyons Township High School South Campus – 4900 & 4940 Willow Springs Road
 - a. Petition - Amendment to Conditional Use Permit
 - b. Plan Commission Recommendation - Recommendation regarding the petition noted above

E. Other Business

F. Adjournment

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

**Plan Commission
Village of Western Springs
Village Hall- Board Room
Thursday, June 18, 2026, 7:00 PM**

Plan Commission - Absent:

Commissioner DeProsperis
Commissioner Hanson

Plan Commission - Present:

Commissioner Johann
Commissioner Turner
Commissioner Winegar
Chair Tyrrell

Village President Heidi Rudolph, Community Development Director Heather Valone, Senior Planner Kelsey Fawell, Zach Perkins, Planning Intern, and Michael Blue of Teska Associates, Inc. were also in attendance.

Call to Order: Chair Tyrrell called meeting to order at 7:01pm.

Reading of Agenda: The agenda was read and accepted.

Approval of Minutes October 28, 2025: Chair Tyrrell asked for a motion to approve the minutes. Chair Tyrrell made a motion and Commissioner Turner seconded the motion. A voice vote was taken with all Commissioners voting aye.

Approval of Minutes March 19, 2026: Chair Tyrrell asked for a motion to approve the minutes. Chair Tyrrell made a motion and Commissioner Turner seconded the motion. A voice vote was taken with all Commissioners voting aye.

Public Comment: There was no public comment.

Considerations: None.

Other Business: Comprehensive Plan Update Workshop

Kelsey Fawell, Senior Planner, and Heather Valone, Director of Community Development, introduced Michael Blue of Teska Associates, Inc., the consultant assisting the Village in the update of the Comprehensive Plan. Planner Fawell and Director Valone provided a summary of the update. Starting in 2026, the Village of Western Springs has launched a 15-month process to update its Comprehensive Plan, adopted in 2003. A comprehensive plan is a roadmap for managing change and shaping the future. It fuses findings from community outreach with data and local analysis to create a framework for proactive decision-making. Though the Comprehensive Plan is primarily a land use plan, it will analyze, envision, and set forward recommendations for other aspects of the Village, including transportation, sustainability, community character and design, economic development, facilities, and more.

Michael Blue provided a presentation on the preliminary community conditions findings that he and his associates at Teska have been working on. Mr. Blue presented an overview of the process and the preliminary data findings, including data on demographics, market, current land use and zoning, transportation, natural resources, community facilities, and more. Mr. Blue and Village staff then led a visioning workshop with the Plan Commissioners to get feedback on preliminary findings and community conditions. Feedback was also sought regarding the Village's business districts, which will be focus areas on the updated plan. The final community conditions report will be finalized in the coming months and published on the project website.

Adjournment: Chair Tyrell asked for a motion to adjourn the meeting. Commissioner Turner made a motion and Commissioner Johann seconded the motion. A voice vote was taken with all Commissioners voting aye.

The meeting was adjourned at 8:59 p.m.

Heather Valone, AICP, Director of Community Development



AGENDA ITEM SUMMARY

PLAN COMMISSION

Plan Commission: August 20, 2026

AGENDA ITEM D.1.

To: Plan Commission

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

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

RE: PC-2026-01 – Amendment to Conditional Use Permit and Variations for Discus and Shotput Areas with Bleachers, Relocated and Additional Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), and Accessory Hardscape and Structures (Including Fencing and Netting) at Lyons Township High School South Campus – 4900 & 4940 Willow Springs Road

Application Description

Lyons Township High School District 204 (“LTHS”) (the “Applicant”) is requesting an amendment to their existing conditional use permit (“CUP”) and granting of variations to construct discus and shotput areas with bleachers, add and reconfigure practice athletic fields and areas (including batting cages, bullpens, and goalposts), and construct accessory hardscape and structures (including fencing and netting) at 4900 and 4940 Willow Springs Road (the “Subject Property” or “LTHS South Campus”) (Figure 1). No changes are proposed to existing buildings. The Applicant states in their application package that no major ground disturbance is proposed as part of this project, although minor structures will be replaced and added (Attachment 1).



Figure 1: The Subject Property is located south and west of the intersection of Willow Springs Rd. and 47th St.

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

The roughly 57-acre school campus is located at 4900 and 4940 Willow Springs Rd. and is bounded by 47th St. on the north, single-family houses (Rugeley Rd.) on the south, Willow Springs Rd. on the east, and single-family houses (Johnson and Howard Aves.) on the west (Figure 2). LTHS South Campus contains the principal school building, the Corral, a football stadium, accessory storage buildings, baseball fields, lacrosse fields, tennis courts, driver's education range, soccer fields, track and field facilities, and various parking lots and athletic facilities. The majority of the Subject Property is zoned R2 Single-Family Residence District aside from The Corral which is zoned R3 Two-Family Residence District. LTHS South Campus is identified as Educational and Institutional per the Village's 2003 Comprehensive Land Use Plan ("CLUP") (Figure 3). This long range land use designation is characterized as areas consisting of community facilities or public buildings, such as schools, places of worship, or cultural facilities. See Table 1 below for surrounding land uses and zoning and CLUP designations.

Table 1: Zoning Designation, Property Use, and CLUP Designation of the Subject Property and surrounding uses.

	Property Use	Zoning Designation	CLUP Designation
Subject Property	School	R2 Single-Family Residence R3 Two-Family Residence	Educational and Institutional
North	Single-Family Homes & Commercial	R2 Single Family Residence C2 Community Shopping District	Single Family Detached Corridor Commercial
East	Open Space Single-Family Homes	Open Space Single-Family Residential	N/A (Village of La Grange)
South	Single-Family Homes	R2 Single Family Residence	Single Family Detached
West	Single-Family Homes	A Single-Family Residence R2 Single Family Residence	Single Family Detached

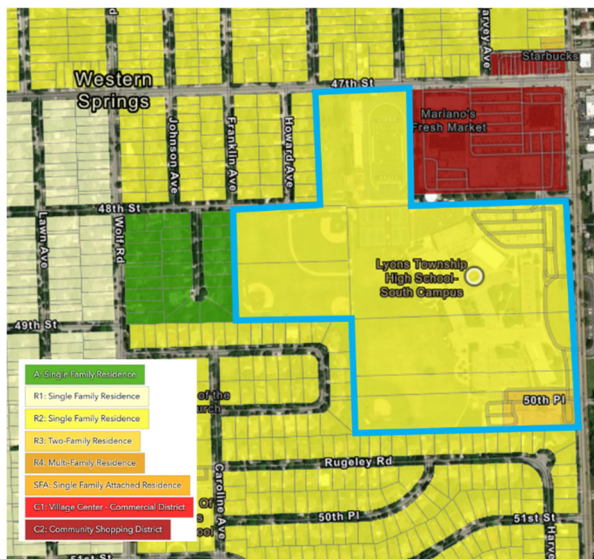


Figure 2: Excerpt of Village Zoning Map



Figure 3: CLUP Long Range Land Use Plan

Subject Property History

LTHS has an existing CUP that has been previously amended numerous times since initial CUP approval in 1995; however, LTHS South Campus opened in 1956. Schools, public and private including elementary,

junior high, and high schools have been designated as a conditional use in the R2 and R3 since December of 1992 (with the adoption of the current 1993 DCO). Prior to 1993, LTHS was designated as a permitted use within its R2 Single-Family and R3 Two-Family Residential Districts. With the adoption of new zoning regulations in 1993, schools were designated a conditional use in both districts, although the property has continued to develop since the building's construction in 1956. Thus, existing improvements on the site in 1993 were deemed existing nonconformities per Chapter 9 of the DCO.

Section 10-2-2 of the DCO defines a nonconforming building or structure as: *Any building or structure, lawful at the time of enactment of this ordinance, which does not comply with all of the regulations of this ordinance or of any amendment hereto governing bulk for the zoning district in which such building or structure is located.* Section 10-9-3(B) authorizes the enlargement, maintenance, repair, and alteration provided that no such enlargement, maintenance, repair or alteration shall either create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such building or structure.

LTHS' first CUP was granted in 1995 via Ordinance No. 95-1948, which authorized stadium lighting at Bennett Field, provided there was compliance with authorized events and conditions. In 2004, the CUP was amended for a swimming pool facility with a variation for maximum building height, as well as an athletic field house, and expanded cultural arts center and parking lot facilities (Ordinance No. 04-2290). In 2022, the CUP was further amended to allow a video display board at Bennett Field (Ordinance No. 22-3069). In 2024, the CUP was amended to allow for the following site improvements: cafeteria addition, hardscape modifications to accommodate the addition, underground stormwater facility, new loading dock, building renovations, two new ticket booths for the football stadium, and an additional cooling tower (Ordinance No. 24-3192). Most recently, in 2025, the CUP was amended to allow an outdoor video display scoreboard and softball field at the Subject Property (Ordinance No. 25-3264). A summary of the property's past approvals can be found within Attachment 2.

Table 2 lists some of the existing improvements/uses of the Subject Property and whether it is a non-conformity (existed prior to 1993) or was authorized via a CUP approval.

Table 2: Summary of existing improvements/uses on the Subject Property and their history.

Improvement	Nonconformity or CUP Approval
Corral	Nonconformity
School Building	Nonconformity
Cafeteria Addition	2024 CUP Approval
Parking Lot Facilities	Nonconformity; 2004 CUP Approval for Expansion
Baseball & Softball Fields	Nonconformity; 2025 CUP Approval for Expansion
Tennis Courts	Nonconformity
Existing Discus Facility	Nonconformity
Existing Practice Fields	Nonconformity
Bennett Field Lighting	1995 CUP Approval
Softball Field Batting Cages	2025 Approval
48 th Street Batting Cages	Nonconformity

CUP Amendment Request

The current request by the Applicant to amend their existing CUP includes the following site improvements (Attachment 1) (Figure 4):

Variations (Relief)

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

- 1) (1) Variation from Section 10-4-4(F)(3)(a)(2): *No fence or wall which exceeds seventy two inches (72 in.) 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 (9in.) 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 (42in.) in height.*
 - a. Variation is being requested for the 15 ft. high fence in between the discus/shotput facilities and the long-jump area (to the west of Bennett Field)
- 2) (8) Variations from Section 10-4-4(A)(3)(a): *In residence districts and the C-1 district the height of accessory buildings or structures shall not exceed 13 ft.*
 - a. Variations are being requested for: (1) proposed 12 ft. high batting cage; (2) 14.18 ft. discus net areas; (5) 34ft. football goalposts

Approval Standards

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

Conditional Use Permit Standards The Plan Commission shall consider 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 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 school use is not to be changed by this amendment request, nor is it anticipated to increase the current number of staff and students.

Proposed changes in northwest portion of the campus adjacent to 47th Street and Howard Avenue

The two existing discus areas are being relocated from their previous location west of the school building and south of the existing tennis courts (Figure 1). The Applicant's proposed discus and shotput area to the west of Bennett Field is to be separated from the long jump track by a 15 ft. fence. The single-family houses to the west are separated from the Subject Property by private fencing and existing plant material. The application proposes a four-tier aluminum bleacher (seating for approximately 40 people) to the west of the proposed discus and shotput facilities. Per the Application Package (Attachment 1), the Applicant contends this site immediately to the west of Bennett Field was previously used for practice archery and equipment storage, as well as

a small portion for shotput and semi-permanent batting cages. Aerial imagery shows the batting cages have been on the Subject Property since at least the early 1990's. The shotput is proposed to be relocated on this same parcel.

Proposed changes in the western portion of the campus west of the school building

The Application also proposes the minor relocation of a batting cage for the new softball field, as well as two new bullpens for pitching practice. The softball field and batting cage were previously approved under the most recent 2025 CUP amendment (Ordinance No. 25-3264).

Proposed changes in the southern portion of the campus adjacent to Rugeley Road and Courtland Circle

The Application also proposes reconfiguration of existing and additional grass athletic practice fields for football, soccer, and lacrosse within the southwest corner of the site (north of Rugeley), as well as one and a half new striped fields: one lacrosse practice field and a half practice football field. The Application package contains a site plan showing existing conditions and location of existing goalposts (Attachment 1). The Applicant contends that the use of this southwest corner is not changing or intensifying, they are only relocating the fields and the goalpost, as well as striping field areas. The Applicant states this area was utilized for practice for the various sports.

The Applicant is proposing relocation of existing athletic facilities and equipment, as well as two new practice bullpens for the new softball field and 1.5 practice fields. The Applicant states in the application materials that the proposed improvements are not anticipated to severely increase traffic generated from the site as the uses within these areas are existing; however, it should be noted the applicant is proposing a four-tier aluminum bleacher along the western edge of the parcel for discus and shotput facilities. The application package (Attachment 1) contains both the 2025-2026 and 2026-2027 boys and girls schedule for track and field. For the upcoming season, both various boys and girls will play a total of 28 games from middle of February to May. The girls schedule proposes only four meets for outside while the boys propose eight outdoor meets. Most of the games take place in the early evening on weekdays, although occasionally there are Saturday games.

The Applicant contends the improvements will not impact traffic to and from the site (Attachment 1). The Applicant contends they are not proposing any new uses within the property. The Applicant is proposing relocation of discus and shotput areas, fencing and netting equipment, relocated goalposts and grass fields, relocated batting cages and new bullpens, and new bleachers proposed for the discus/shotput events. The application proposes an additional 1.5 practice football and lacrosse fields in the southwest corner of the site. Currently there are three practice football fields; proposed are two and a half practice football fields and two practice lacrosse fields. The Applicant states that this portion of the site was always used as practice areas for football and lacrosse.

The Subject Property currently provides 421 parking spaces with an additional 13 ADA stalls, for a total of 434 parking spaces. Table 4-2 of the DCO requires high schools to provide one space per employee plus one space per eight students. Per the Applicant's previous submittals for the 2024 zoning application, LTHS has a total of 231 staff members and 1,749 students. Thus, the DCO requires 450 parking spaces be provided on the Subject Property. The existing site is

deficient in parking, however most of the proposed facilities are being relocated, but it should be noted a four-row bleacher is proposed to the west of the discus/shotput area, which can seat spectators to the event. The Applicant is not proposing any lighting facilities with the improvements.

- 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.**

LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. The Applicant states in the application materials (Attachment 1) that the discus and shotput areas are being relocated. The Applicant states that the bleachers will accommodate spectators that already attend the discus and shotput events. This area, currently a grassy field to the west of Bennett Field, houses some equipment sheds, as well as where the existing shotput and archery classes take place. The Applicant contends the use of the area where the discus is proposed is already in use by the school, with some structures having already been built. The Applicant is not proposing any additional landscaping or fencing between this area and the single-family houses to the west, but it should be known the homes have individual fencing and the school has some vegetation as buffer (Figure 5). There is no landscape plan for this vegetated area. The proposed improvements within the northwest corner expand and bring school activities closer to the single-family residences along the 4700 block of Howard Avenue. Due to the proximity of single-family homes to the west, staff is recommending that the applicant submit a landscape plan to be approved by the Village Board that provides screening to reduce the visual and noise impacts to the neighboring residences. Staff is also recommending that the Applicant provide a noise analysis showing that the spectator bleachers discus facility, and shotput facility will comply with Village Code Title 5-2 Noise Control to be accepted by the Village Board. In the event that noise reduction is required the Applicant will provide a plan to do everything commercially reasonable to reduce noise level to be approved by the Village Board.



Figure 5: Photo submitted by Applicant of the west property line abutting adjacent single-family properties.

The proposed improvements directly west of the school building will relocate a batting cage and add two bullpens. Staff is recommending that the Applicant provide a noise analysis showing that the batting cage will comply with Village Code Title 5-2 Noise Control. In the event that noise reduction is required the Applicant will provide a plan to do everything commercially reasonable to reduce noise level to be approved by the Village Board.

The Applicant's application proposes new practice football and lacrosse fields in the southwest corner of the site. Currently there are three practice football fields; proposed are two and a half practice football fields and two practice lacrosse fields. The Applicant states that this portion of the site was always used as practice areas for practice football and lacrosse. The Applicant states that the use of this southwest corner is not changing or intensifying, they are only restriping the fields and replacing the goalposts that are already located in the southwest 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.

LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. The majority of the improvements do not feature new uses being proposed; only the relocation of existing uses. However, the application does propose bleachers for the relocated discus and shotput area, and it does propose two practice pitching bullpens for the existing softball field and one and a half additional practice fields.

The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. The adjacent uses are primarily all single-family residential, with the exception of Garden Market to the north, zoned C2 Community Shopping District.

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

The Applicant's application proposes nominal impervious site work. The Village Engineer has reviewed the plans and does not see any concerns that cannot be addressed during permitting. The Applicant will be amending an open Metropolitan Water Reclamation District of Greater Chicago (MWRD) permit to include some of the additional work. LTHS has provided the requisite plans to acknowledge and confirm that the necessary, public utilities, drainage, and stormwater management plan will be provided with the improvements.

The property is improved with existing drainage facilities; the proposed site disturbance and impervious hardscape is nominal and will not trigger additional drainage. The Applicant is required to receive all necessary outside agency permits required, such as MWRD.

Please refer to Conditional Use Permit Standard No. 1 above for analysis related to traffic impacts.

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.

No changes to parking facilities are proposed. Further, the number of staff and students is not anticipated to increase with the proposed improvements. Aside from two practice bullpens and four-tier aluminum bleachers, the improvements mainly include the relocation of additional facilities and one and a half added practice fields; no new uses are proposed. The spectator bleachers are anticipated to seat roughly 40 patrons. The Applicant contends within Attachment 1 the traffic to and from the site will not change from existing.

Please refer to Conditional Use Permit Standard No. 1 above for analysis related to traffic impacts.

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

The Village's future land use map within the CLUP designates the Subject Property as Educational and Institutional. The proposed improvements do not alter the use of the Subject Property and do not have anticipated impacts on the number of staff or students at the Subject Property. The proposed improvements comply with the future land use category as defined by the CLUP. The project improvements align with the current [CLUP \[LINK\]](#) for the Village, specifically Section F (Community Facilities and Services), Goal 1 (Municipal, education, library and other public service facilities should reflect the high quality of the Village overall), Objective 1 (Maintain and enhance the Village's existing community facilities) (page 11).

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 proposed improvements comply with the zoning requirements for the bulk and lot requirements R2 District related to required yards, building coverage, lot coverage, and height. The Applicant is seeking relief for maximum fence height for the 15 ft. fence in between the discus and shotput facilities and the long-jump area (to the west of Bennett Field). 8 variations are also sought related to maximum accessory structure height for the batting cage, discus netting, and five football goalposts. Please see Variations (Relief) section above for detailed variations list.

The Findings of Fact relative to Subsection 10-3-11(C)(4) (Criteria for Variations. Conditional Use Permit Finding of Fact No. 7 above authorizes modifications of applicable district regulations in which a conditional use is located pursuant to the recommendations of the Plan Commission and approved by the Village Board. The Plan Commission shall review the following standards contained in the DCO in determining the variation request.

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.**

The Subject Property is operating under existing conditional use approval, which requires approval of any changes to the Subject Property. Therefore, no particular physical or

topographical condition would prohibit the construction of the proposed project improvements, only the conditions of the previously approved conditional use.

- b. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property within the same zoning classification.**

The Subject Property for which approval is being sought is unique in that it is operating as a school facility within a residential zoning district. As such, any changes to the Subject Property require review and approval as a stipulation of the conditional use. The Subject Property is also required to meet the same zoning requirements of that of standard single-family residential lots within the R2 District, as well as those of the R3 Two-Family District for the Corral building.

- c. The purpose of the variation is not based primarily upon a desire to increase financial gain.**

The Applicant states that no financial gain will be provided by the proposed improvements. The proposed project improvements will allow LTHS to improve and expand the quality of the educational, athletic, social and cultural activities and opportunities that are offered at LTHS South Campus.

- d. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.**

The Subject Property is operating under a conditional use approval, requiring approval of any changes to the Subject Property. Further, the school is operating as non-residential use within a single-family residential district that is bound to single-family lot requirements. The function and use of the site is markedly different from that of a typical single-family use. Prior to 1993, the school was designated as a permitted use within its R2 Single-Family and R3 Two-Family Residential Districts. With the adoption of new zoning regulations in 1993, schools were designated a conditional use in both districts, although the school property has continued to develop since the building's construction in 1956. Thus, existing improvements on the site in 1993 were deemed existing nonconformities per Chapter 9 of the DCO.

- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The Applicant states that the proposed Project improvements and the approval of the zoning relief will not have a detrimental effect on public welfare, or injure other property or improvements within the neighborhood. The proposed Project improvements are allowed as a conditional use under the regulations of the R2 - Single-Family Residential District (Subsection 10-6-3(B)) and the general conditional use regulations of the DCO (Subsection 10-3-14(A)(1)), and are consistent and compatible with the existing educational, athletic, social and cultural activities and facilities permitted and offered at the LTHS South Campus. Please refer Conditional Use Permit Standard No. 2 above for more information. Staff is recommending screening and noise analysis for some of the proposed improvements to reduce impacts on neighboring residences.

f. The granting of the variation will not alter the essential character of the neighborhood.

The Applicant contends the granting of the variations will not alter the essential character of the neighborhood as the school is not proposing to change any of the site's uses. The Applicant contends the proposed 15 ft. high fence is located far enough away from nearby residential which will minimize impacts. The school is majorly proposing relocation of existing facilities and addition of bullpens and one and a half practice fields. Schools are a conditional use within the surrounding residential districts and the existing uses are not changing. Variations that grant height increases for athletic equipment (fences, backdrops, goalposts) are not uncommon at educational and institutional facilities. However, the geographic areas of impact are changing related to the improvements within the northwest and western portions of the site. Staff is recommending that any noise or visual impacts of these improvements be mitigated by the Applicant. Please refer to Conditional Use Permit Standard No. 2 above for additional analysis on impacts to neighboring properties.

g. The proposed variation will not impair an adequate supply of light or air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Applicant states in the application submittals that the improvements not expected to impair an adequate supply of light or air, increase congestion of the public streets, increase danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety, or diminish or impair property values within the neighborhood. See Conditions Use Permit Standards No. 2 and No. 4 above for additional information.

Public Comment

As of writing this memo, staff has not received any public comment.

Conclusion

The Applicant is requesting an amendment to their existing conditional use permit ("CUP") and granting of variations to construct discus and shotput areas with bleachers, relocate and add additional practice athletic fields and areas (including batting cages, bullpens, and goalposts), and accessory hardscape and structures (including fencing and netting).

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

- 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.

Staff is recommending modification of the application. Upon review of the application, should the Plan Commission determine that the standards for conditional use permits and variations have been met, then

staff suggests that the Plan Commission recommend the application to the Village Board with the following conditions:

- 1) A noise analysis showing that the batting cage, discus, and shotput facilities will comply with Village Code Title 5-2 Noise Control must be submitted to the Community Development Director. In the event that noise reduction is required the Applicant will provide a plan to do everything commercially reasonable to reduce noise level to be approved by the Village Board.
- 2) A site development permit for the future relocated shotput area be obtained within 3 years from date of zoning approval.
- 3) A landscape plan for a buffer along the west property line (to the west of Bennett Field and east of abutting single-family homes) must be submitted and approved by the Village Board.

Attachment 3 contains a draft recommendation to facilitate the discussion.

Attachments

- 1) Application Package
- 2) Summary of Previous Subject Property Approvals
- 3) Draft: Plan Commission Recommendation PC-2026-01: Application for an Amendment to the Conditional Use Permit and Granting of Necessary Variations for the Construction, Operation, and Maintenance of a Discus Area with Bleachers, Relocated Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), and Accessory Hardscape and Structures (Including Fencing and Netting) at Lyons Township High School South Campus – 4900 & 4940 Willow Springs Road

Attachment 1.

GENERAL INFORMATION APPLICATION

For Land Use and
Development in the Village

Applicant(s)

Property Owner(s)

Name Lyons Township High School District 204 Name Lyons Township High School District 204

Address 4900 South Willow Springs Road
Western Springs, IL 60558

Address 4900 South Willow Springs Road
Western Springs, IL 60558

Telephone (708) 579 - 6500

Telephone (708) 579 - 6500

Telephone () -

Telephone () -

Fax () -

Fax () -

E-mail

E-mail

Agent/Attorney

Engineer

Name

Name WT Group AEC – Jim Glascott PE

Address

Address 2000 Center Drive – Suite B411
Hoffman Estates, IL 60192

Telephone () -

Telephone (224) 293 - 6333

Telephone () -

Telephone () -

Fax () -

Fax (224) 293 - 6444

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

Conditional Use

Variation(s)

Outdoor dining

Other (Temporary Use, etc.)

Appeal

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

Construction of two (2) new discus / shotput circles with enclosures in addition to two (2) new batting cages with synthetic turf surfacing adjacent to the existing football / track / stadium on the site. Gravel pads for shotput circles and bleachers may also be constructed at some point in the future, and are shown for reference in this submittal. 15' tall fencing will also be constructed along northeast corner of the discus landing area for safety. The project will also include construction of two (2) bullpens directly adjacent to the newly constructed softball field, and a new batting cage to the south of the newly constructed softball field. Finally, the south grass practice fields will be reconfigured and will have

replacement goal posts installed.

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:

4900 S. Willow Springs Road – Western Springs, IL 60558 / 4940 Willow Springs Road – Western Springs, IL 60558

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

See attached

3. Permanent Index Number: 18-08-102-030, 18-08-103-010, 18-08-103-009, 18-08-104-003, 18-08-104-004, 18-08-106-002, 18-08-106-004, 18-08-106-006, 18-08-106-007,

4. Parcel Size (sq. ft. or acres): 57.1775 acres

5. Applicant is (check one):

☒ x Property Owner ☐ Attorney ☐ Contract Purchaser * ☐ Agent ☐ Other (specify)

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

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

	<u>Current Zoning</u>	<u>Land Uses</u>
On Site	<u>R2 CU</u>	<u>School</u>
North of Site	<u>C2/R2</u>	<u>Residences / Shopping Center</u>
South of Site	<u>R2</u>	<u>Residences</u>
East of Site	<u>NA - Lagrange</u>	<u>Park</u>
West of Site	<u>A/R2</u>	<u>Residences</u>

7. Describe any existing structures and the site

The site operates as an existing high school with a main classroom building with various smaller accessory buildings throughout the site including storage buildings, concession buildings, and dugouts. The site also includes several large parking lots, athletic facilities, stormwater drainage and detention facilities, and all necessary utilities for the existing improvements. The site is primarily accessed from Willow Springs Road via four (4) driveways on the east side of the site, with an interconnecting driveway to the shopping center to the north and a small pedestrian / service access driveway to 47th Street at the northwest corner of the site.

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

Date 6/18/26

Signature 
(Applicant or Contract Purchaser)

Date 6/18/26

Signature 
(Property Owner)

**APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;
AMENDMENT TO A CONDITIONAL USE PERMIT FOR HIGH SCHOOL**

To: Heather Valone
Director of Community Development
Village of Western Springs
4353 Wolf Road
Western Springs, IL 60558

By: Jim Glascott
Principal in Charge-Civil Engineering
WT Group AEC
2000 Center Drive – Suite B411
Hoffman Estates, IL 60192

Summary: Construction of new shotput circles, 15' tall fencing, and new batting cages adjacent to the existing football field / track / stadium, construction of future gravel discus circles and bleacher pads between the new shotput circles, construction of new bullpens and a new batting cage near the newly constructed softball field, and reconfiguration of the grass practice field layout at the southwest corner of the property including construction of replacement goal posts.

Applicant: Lyons Township High School District 204

Subject Property Address: 4900 South Willow Springs Road – Western Springs, IL 60558

Legal Description: PARCEL 1: LOTS 73 THROUGH 96 INCLUSIVE TOGETHER WITH THE VACATED STREET EAST AND ADJACENT TO SAID LOTS 73 THROUGH 96 AND THE 33 FOOT VACATED STREET SOUTH AND ADJACENT TO SAID LOT 73 AND SQUARED OUT, IN BLOCK 2 IN R.W. SWEET'S ADDITION TO FAIRVIEW, A SUBDIVISION OF PART IN THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE 33 FEET OF THE WEST 33 FEET AND EXCEPT THE NORTH 18 FEET OF THE EAST 460.50 FEET OF THE WEST 493.50 FEET) OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH ½ OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 33 FEET OF THE EAST 840.61 FEET FOR 48TH STREET AND EXCEPT THE EAST 33 FEET FOR WILLOW SPRINGS ROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 5: THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT 47TH STREET AND EXCEPT THE EAST 890.61 FEET THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 6: THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 7: THE NORTH 1/3 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE NORTH 1/4 OF THE SOUTH 2/3 (EXCEPT THE EAST 460.52 FEET OF THE SOUTH 1/2) OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 9: THE EAST 460 FEET OF THE NORTH 1/7 OF THE SOUTH 7/12 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.s: 18-08-102-030, 18-08-103-010, 18-08-103-009, 18-08-104-003, 18-08-104-004, 18-08-106-002, 18-08-106-004, 18-08-106-006, 18-08-106-007

Lot Size: 57.1775 acres

Current Zoning District: R2 CU

Zoning Relief Requested: The existing site is operating under a conditional use approval, requiring approval of any changes to the site. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed improvements, only the conditions of the previously approved conditional use. The request to install a 15' tall fence between the proposed discus area and the existing long jump, will require a variance from the zoning code requirements

PROJECT NARRATIVE DESCRIPTION

I. PETITION FOR REQUESTED ZONING RELIEF

(1) Conditional Use Permit

Requirements vs Requested relief:

	Zoning Relief Requested: The existing site is operating under a conditional use approval, requiring approval of any changes to the site. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed improvements, only the conditions of the previously approved conditional use.	
	Required: 72" (6') maximum fence height	Requested: 15' fence height
	We are requesting a 15' tall fence to protect athletes and spectators at the long jump even area from potential injury due to errant discus throws.	
	Required:	Requested:
	Required:	Requested:

II. CONDITIONAL USE PERMIT STANDARDS

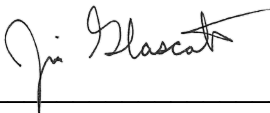
Pursuant to Section 10-3-14(G) of the DCO, the following Standards need to be satisfied in order for the Village Board to approve the Conditional Use Permit establishing the Daycare Use.

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.
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.
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.
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Western Springs.
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.

III. ADDITIONAL SUBMITTAL REQUIREMENTS

Applicant Name and Contact Information

VII. CONCLUSION

By:  _____

Date: June 18, 2026.

EXHIBITS TO APPLICATION

Exhibit "A" –

Exhibit "B" –

Exhibit "C" –

Exhibit "D" –

Exhibit "E" –

Exhibit "F" –

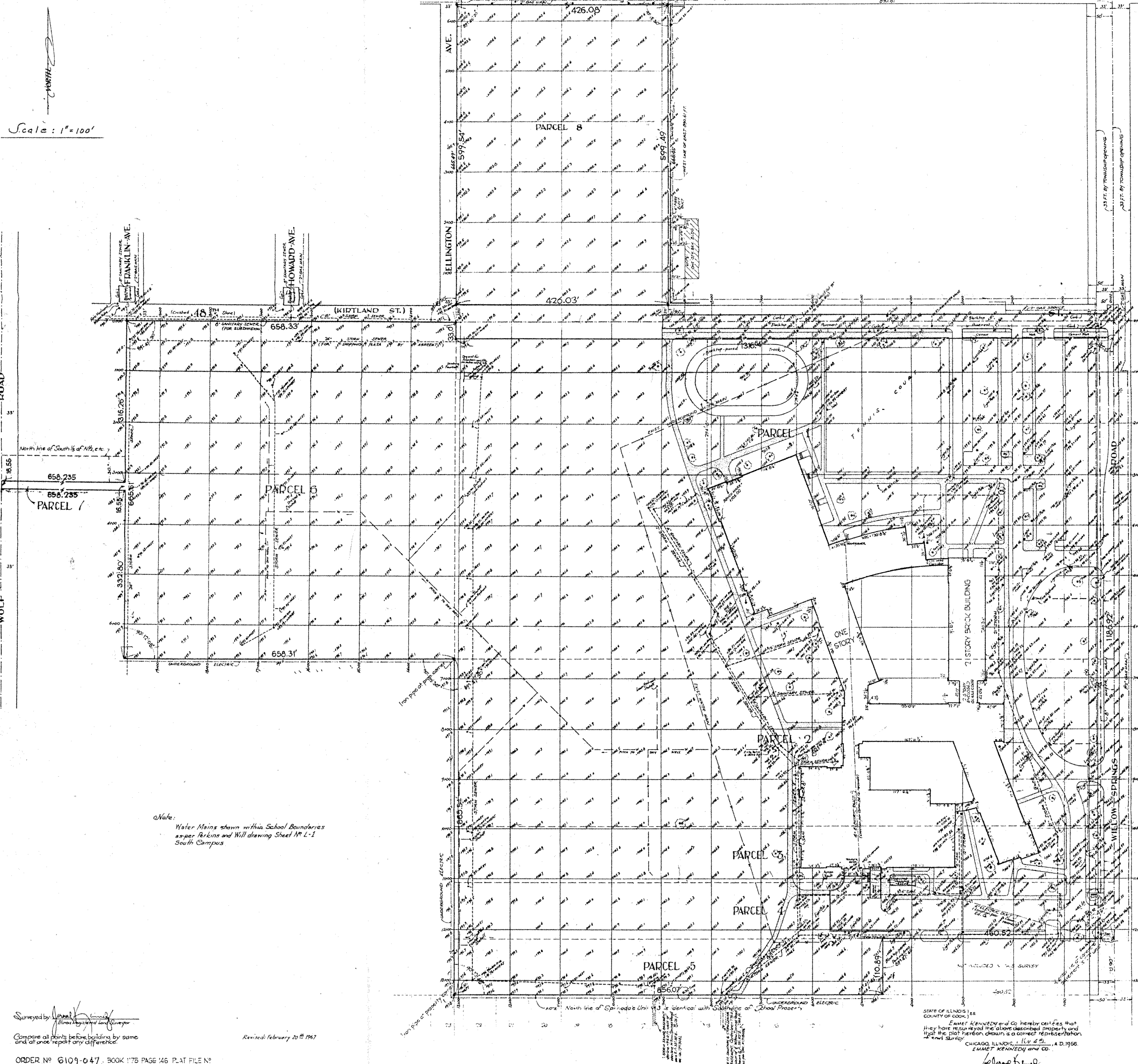
1-Exhibit

00449509

PLAT OF SURVEY
EMMET KENNEDY & CO.
30 N. LA SALLE ST., CHICAGO, ILL. 60602
Surveyors - Ill. FR 2-2065

PARCEL 1 The South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 30 North, Range 7 East of the Third Principal Meridian.
PARCEL 2 The North quarter (1/4) of the Southwest 1/4 of the Northwest 1/4 of Section 6 aforesaid.
PARCEL 3 The North one-third (1/3) of the following described real estate: South 1/2 of North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 6 aforesaid.
PARCEL 4 The North 1/2 of the South two-thirds (2/3) of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 6 aforesaid.

PARCEL 5 The South one-third (1/3) except the East 420.67 feet measured on the South line, of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 6 aforesaid.
PARCEL 6 The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 6 aforesaid.
PARCEL 7 The South one-third (1/3) except the North 50 feet thereof of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 6 aforesaid.
PARCEL 8 The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 6 aforesaid, and the East 420.67 feet thereof of Section 6 aforesaid, in Cook County, Illinois.



Note: Water Mains shown within School Boundaries as per Perkins and Will drawing Sheet No. L-1 South Campus

Surveyed by [Signature]
Reviewed by [Signature]
Compare all points before building by same and at once report any difference.

Revised February 20, 1967

ORDER NO. 6109-047 BOOK 175 PAGE 146 PLAT FILE NO.
ORDER NO. 6097-010 BOOK 124/16

END-OF-RECORDED-EXHIBITS

PIN #'S
18-08-103-010
18-08-103-009
18-08-104-004
18-08-104-005
18-08-106-002
18-08-106-003
18-08-106-004
18-08-106-006
18-08-106-007

00449509 Page 3 of 3

EXHIBIT A
99-254

EXHIBIT A

PLAT OF SURVEY
ADDITIONS AND ALTERATIONS TO
SOUTH CAMPUS
LYONS TOWNSHIP HIGH SCHOOL
WESTERN SPRINGS, ILLINOIS
SCHOOL DISTRICT 254

A-12

THE
Perkins
& Will
PARTNERSHIP

DATE: 10-27-67 CHECKED BY: [Signature]
PROJECT: 254-25 DEPT. HEAD: [Signature]
DRAWN BY: [Signature] PROJ. ARCHT. [Signature]
ARCHITECTS
300 N. LA SALLE ST., CHICAGO, ILL. 60602

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 73 THROUGH 96 INCLUSIVE TOGETHER WITH THE VACATED STREET EAST AND ADJACENT TO SAID LOTS 73 THROUGH 96 AND THE 33 FOOT VACATED STREET SOUTH AND ADJACENT TO SAID LOT 73 AND SQUARED OUT, IN BLOCK 2 IN R. W. STREET'S ADDITION TO FAIRVIEW, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REV#	DATE	DESCRIPTION

REV#	DATE	DESCRIPTION

WT Group AEC

2000 Center Drive Suite B411 | Hoffman Estates, IL 60192
T: 224.293.6333 | wtagroupaec.com

LYONS TOWNSHIP SOUTH H.S.
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL

PROJECT MANAGEMENT | ARCHITECTURE | ACCESSIBILITY CONSULTING | STRUCTURAL | TELECOMMUNICATIONS | PLUMBING | ELECTRICAL | MECHANICAL | LAND SURVEY

DRAWN BY
REM

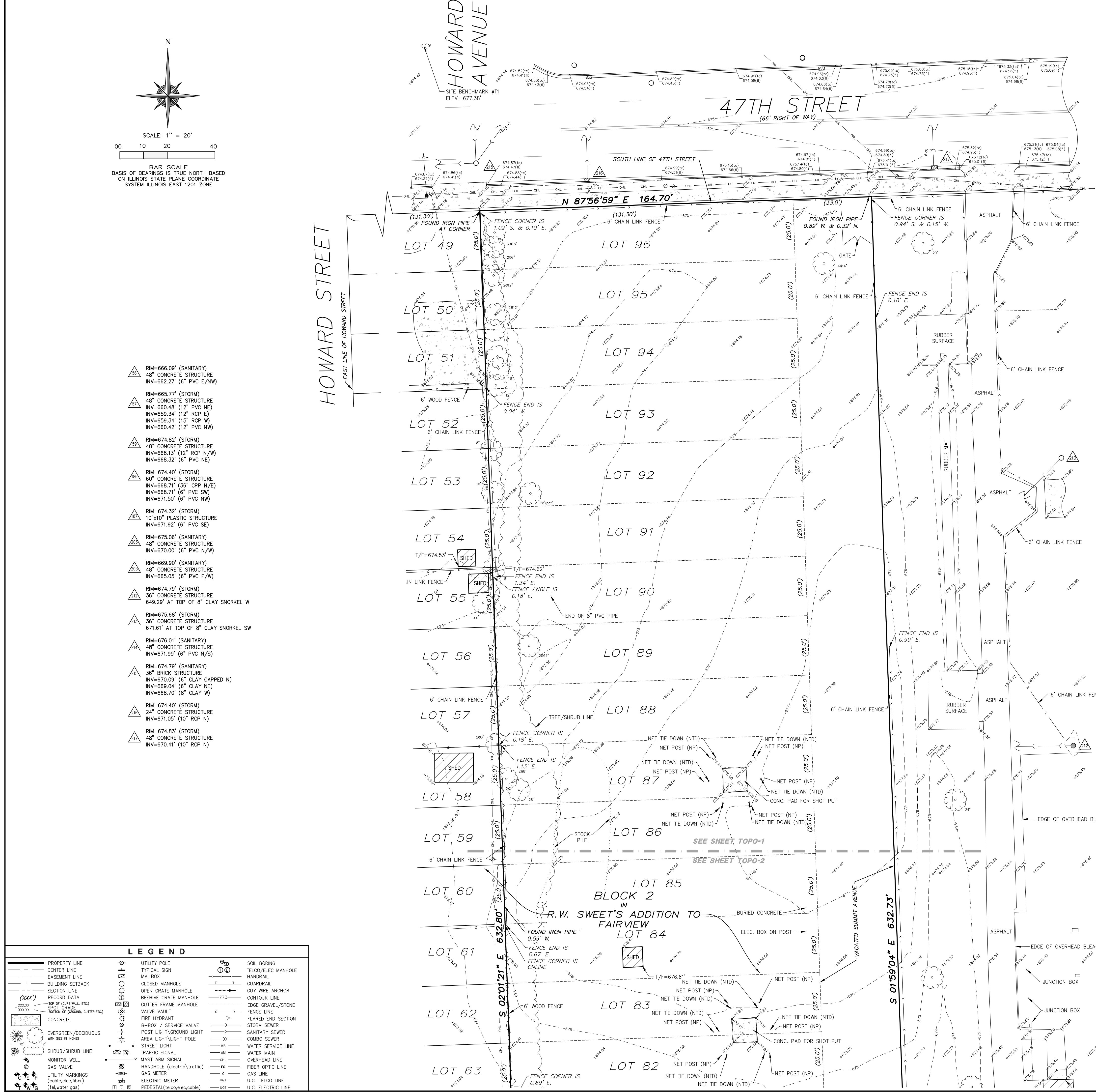
CHECKED BY
FIM

ISSUE DATE
6/18/2026

PROJECT NO.
C2400081

SHEET NO.
SUR-1

SHEET 1 OF 2
BOUNDARY &
TOPOGRAPHIC SURVEY



SURVEY NOTES:

- SITE BENCHMARK #T1 - SSE FLANGE BOLT ON HYDRANT AT THE NW CORNER OF HOWARD AVENUE AND 47TH STREET AS SHOWN ON SHEET SUR-1. ELEVATION=677.368' (NAVD88)
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. PROPERTY DESCRIPTION FROM DOCUMENT #1023956087
- SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, THE WT GROUP AEC, LLC, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 17TH DAY OF JUNE A.D. 2026
AT HOFFMAN ESTATES, ILLINOIS.

WT GROUP AEC, LLC

Franjo I. Matijic

FRANJO I. MATIJIC
035-003556
HOFFMAN ESTATES
ILLINOIS
STATE OF ILLINOIS

FRANJO I. MATIJIC - PLS #035-003556 EXPIRES 11/30/2026

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 73 THROUGH 96 INCLUSIVE TOGETHER WITH THE VACATED STREET EAST AND ADJACENT TO SAID LOTS 73 THROUGH 96 AND THE 33 FOOT VACATED STREET SOUTH AND ADJACENT TO SAID LOT 73 AND SQUARED OUT, IN BLOCK 2 IN R. W. STREET'S ADDITION TO FAIRVIEW, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REVISIONS	DESCRIPTION
REV. #	DATE

REVISIONS	DESCRIPTION
REV. #	DATE

WT GroupAEC

2000 Center Drive Suite B411 | Hoffman Estates, IL 60192
T: 224.293.6333 | wtgroupaec.com

LYONS TOWNSHIP SOUTH H.S.
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL

PROJECT NO. C2400081

SHEET NO. TOPO-2

DRAWN BY REM

CHECKED BY FIM

ISSUE DATE 6/18/2026

PROJECT NO. C2400081

SHEET NO. TOPO-2

DRAWN BY REM

CHECKED BY FIM

ISSUE DATE 6/18/2026

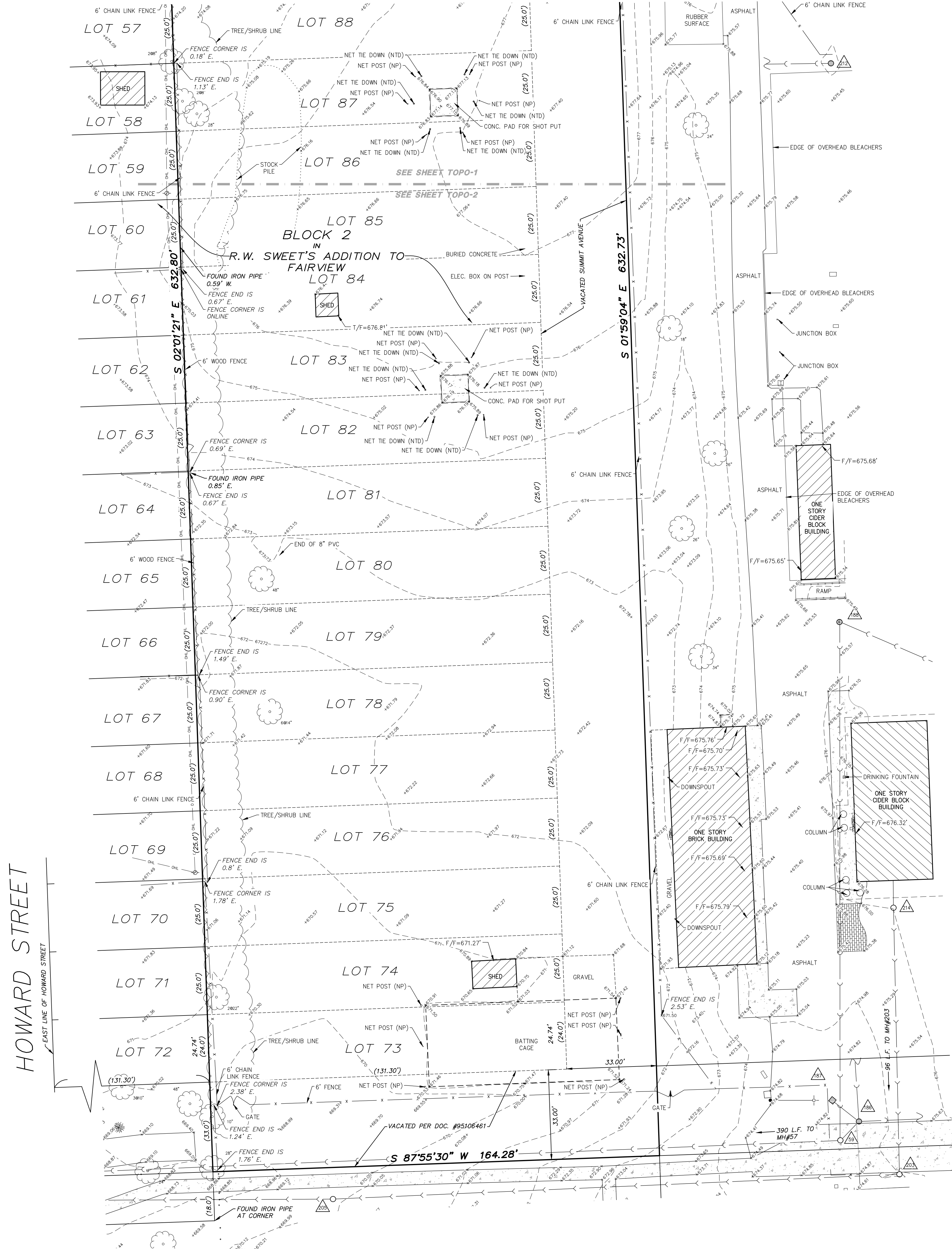
PROJECT NO. C2400081

SHEET NO. TOPO-2

SHEET 2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATIONS \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ PROJECT MANAGEMENT \ LAND SURVEY

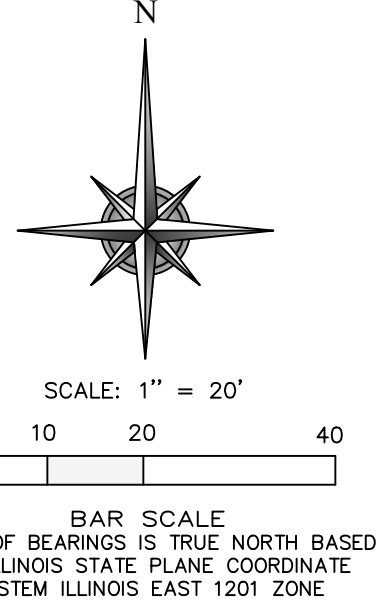


SURVEY NOTES:

- SITE BENCHMARK #11 - SSE FLANGE BOLT ON HYDRANT AT THE NW CORNER OF HOWARD AVENUE AND 47TH STREET AS SHOWN ON SHEET SUR-1. ELEVATION=677.368' (NAVD88)
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. PROPERTY DESCRIPTION FROM DOCUMENT #1023956087
- SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND			
PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELECO/ELEC MANHOLE	
EASEMENT LINE	MAILBOX	HANDRAIL	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
SECTION LINE	OPEN GRATE MANHOLE	COY WIRE ANCHOR	
RECORDED DATA	BEEHIVE GRATE MANHOLE	CONTOUR LINE	
(XXX) TOP OF (CURB/WALL, ETC)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE	
XXX-XX SPOT GRADE	VALVE VAULT	FENCE LINE	
XXX-XX BOTTOM OF (DRAIN, GUTTER, ETC)	FIRE HYDRANT	FLARED END SECTION	
EVERGREEN/DECIDUOUS	B-BOX / SERVICE VALVE	STORM SEWER	
WITH SIZE IN INCHES	POST LIGHT/GROUND LIGHT	SANITARY SEWER	
	AREA LIGHT/LIGHT POLE	COMBO SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WATER SERVICE LINE	
MONITOR WELL	TRAFFIC SIGNAL	WATER MAIN	
GAS VALVE	WAST ARM SIGNAL	OVERHEAD LINE	
UTILITY MARKINGS	HANDHOLE (electric/traffic)	FIBER OPTIC LINE	
(cable, elec, fiber)	GAS METER	GAS LINE	
(tel, water, gas)	ELECTRIC METER	U.G. TELCO LINE	
	PEDESTAL (telco, elec, cable)	U.G. ELECTRIC LINE	

- 58 RIM=666.09' (SANITARY)
48" CONCRETE STRUCTURE
INV=662.27' (6" PVC E/NW)
- 59 RIM=665.77' (STORM)
48" CONCRETE STRUCTURE
INV=660.48' (12" PVC NE)
INV=659.34' (12" RCP E)
INV=659.34' (15" RCP W)
INV=660.42' (12" PVC NW)
- 59 RIM=674.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.13' (12" RCP N/W)
INV=668.32' (6" PVC NE)
- 60 RIM=674.40' (STORM)
60" CONCRETE STRUCTURE
INV=668.71' (36" CPV N/E)
INV=668.71' (6" PVC SW)
INV=671.50' (6" PVC NW)
- 60 RIM=674.32' (STORM)
10"x10" PLASTIC STRUCTURE
INV=671.92' (6" PVC SE)
- 60 RIM=675.06' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.00' (6" PVC N/W)
- 60 RIM=669.90' (SANITARY)
48" CONCRETE STRUCTURE
INV=665.05' (6" PVC E/W)
- 60 RIM=674.79' (STORM)
36" CONCRETE STRUCTURE
649.29' AT TOP OF 8" CLAY SNORKEL W
- 60 RIM=675.68' (STORM)
36" CONCRETE STRUCTURE
671.61' AT TOP OF 8" CLAY SNORKEL SW
- 60 RIM=676.01' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.99' (6" PVC N/S)
- 60 RIM=674.79' (SANITARY)
36" BRICK STRUCTURE
INV=670.09' (6" CLAY CAPPED N)
INV=669.04' (6" CLAY NE)
INV=668.70' (6" CLAY W)
- 60 RIM=674.40' (STORM)
24" CONCRETE STRUCTURE
INV=671.05' (10" RCP N)
- 60 RIM=674.83' (STORM)
48" CONCRETE STRUCTURE
INV=670.41' (10" RCP N)



June 18, 2026

**Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558**

Attn: Community Development Department

**Re: Lyons Township High School South Campus
WT Project No.: C2400081**

To Whom it May Concern:

The Lyons Township High School District 204 proposes several improvements to the existing athletic facilities at the South Campus site located at 4900 South Willow Springs Road in Western Springs. The proposed improvements include construction of two (2) discus circles / landing areas with cages adjacent to the existing football field stadium, construction of a new 15' tall chain-link fence between the north discus landing area and the existing long jump / triple jump for protection of the athletes and spectators, relocation of the previously proposed softball field batting cages from the left field side of the newly constructed softball field to the right field side of the newly constructed softball field, construction of new turf pitching bullpens (with 6'-0"H black vinyl fence) along both the left and right field sides of the softball field for the pitchers to warm up before entering the game, and renovation of the existing grass practice fields at the southwest corner of the school site to include replacement football goal posts in place of the existing goal posts. Additionally included in this submittal are potential future improvements on the site, including a gravel area for shotput relocation, and a gravel pad for installation of a small set of 4-tier aluminum bleachers for spectators watching the future shotput event in the new location.

The proposed discus event is being relocated as it was displaced by the construction of the recently completed softball field. The area to which they are being relocated is owned by the District and was previously used for archery practice. The intention is to leave as much of the natural vegetation along the west side of the site in place as possible to maintain a visual barrier between the school and the neighboring property owners. The intention of the 15' tall fence between the discus area and the existing long jump is to protect athletes using the long jump and any spectators / coaches standing along the west side of the long jump from errant throws. As no spectators will be allowed along the west side of the discus events, no protection fencing is proposed to the west.

The future shotput relocation is being contemplated to keep both the shotput and discus events in a single location as the athletes tend to participate in both sports and moving between the events can be challenging if they are remotely located.

The batting cages for baseball were relocated to the new area southwest of the football field / stadium to provide additional separation from the homes west of the school site, and to bring them closer to the competition baseball field.

WT Group AEC, LLC

Phone:
224.293.6333

Headquarters:
2000 Center Drive, Suite B411
Hoffman Estates, IL 60192

Corporate Service Center:
15450 New Barn Rd., Suite 200
PMB #152
Miami Lakes, FL 33014

Website:
wtgroupaec.com

The batting cages for the softball field are being relocated to accommodate added bullpens for both teams. The softball batting cages were previously included in the approvals for the softball field, but have not been constructed at this time.

The existing grass practice fields at the southwest corner of the site are being renovated and reconfigured to better use the space created by the removal of the softball field at the south end of the site. No ground disturbance is proposed as part of this project, but the existing football goal posts that are present in this area will be replaced in slightly revised locations. The existing goal posts are in poor condition, and are in need of replacement, making this an ideal time to replace them and reconfigure the field layouts to be more efficient.

Enclosed, please find the variance and conditional use application forms, site plans and details showing the proposed improvements, Boundary and Topographic Survey for the lot in question, a Plat of Survey for the remainder of the school property, and several photos showing the existing vegetation along the west property line.

If you have any questions or comments regarding this submittal, please forward them to my attention at your earliest convenience.

Respectfully Submitted,

WT Group, LLC



Jim Glascott, PE CPESC
Principal in Charge, Civil Engineering

WT Group AEC, LLC

Phone:
224.293.6333

Headquarters:
2000 Center Drive, Suite B411
Hoffman Estates, IL 60192

Corporate Service Center:
15450 New Barn Rd., Suite 200
PMB #152
Miami Lakes, FL 33014

Website:
wtgroupaec.com

FINDINGS OF FACT

FINDINGS OF FACT. Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Plan Commission considered the seven (7) criteria for approving a conditional use contained in Subsection 10-3-14(G) (Standards) of the DCO, and made the following Findings of Fact in regard to the requested conditional use for the Subject Property:

- a. **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 Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. The proposed improvements will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

- b. **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 Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. The proposed improvements 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.

- c. **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 Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. The proposed improvements will not impede the normal and orderly development and improvements of the surrounding properties for uses permitted in the district.

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

The Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. No public utilities or access roads are necessary for the proposed improvements. Any necessary drainage improvements will be provided as part of the design and construction of this project.

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

The Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. No changes to ingress or egress are necessary for these improvements as they will not have an impact on traffic to and from the site.

- f. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village of Western Springs.**

The Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. The comprehensive plan does not show the school site changing use and therefore these improvements will concur with the objectives of that plan.

- g. 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 Lyons Township High School site operates under an existing conditional use approval. The proposed improvements will relocate existing or previously existing facilities to a different part of the property owned by the School District. The proposed improvements conform to all applicable regulations except where variances have been requested as part of this submittal.

FINDINGS OF FACT

FINDINGS OF FACT. Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Board of Zoning Appeals considered the seven (7) criteria for approving a variation contained in Subsection 10-3-11(C)(4) (Criteria for Variations) of the DCO, and made the following Findings of Fact in regard to the requested variations for the Subject Property:

- a. **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.**

The existing site is operating under a conditional use approval, requiring approval of any changes to the site. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed improvements, only the conditions of the previously approved conditional use.

- b. **The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property within the same zoning classification.**

The property for which approval is being sought is unique in that it is operating as a school facility within a residential zoning district. As such, any changes to the site require review and approval as a stipulation of the conditional use.

- c. **The purpose of the variation is not based primarily upon a desire to increase financial gain.**

No financial gain will be provided by the proposed improvements.

- d. **The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.**

The existing site is operating under a conditional use approval, requiring approval of any changes to the site. No hardship other than the requirements of the conditional use approval exist on the site at this time.

- e. **The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The proposed improvements will not have a detrimental effect on public welfare, or injure other property or improvements within the neighborhood. The proposed improvements will relocate previously provided athletic facilities to another area of the school site.

- f. **The granting of the variation will not alter the essential character of the neighborhood.**

The proposed improvements will not alter the character of the neighborhood. The proposed 15' tall fence will be installed internally to the site, on the opposite side of discus circles from the neighboring residences.

- g. **The proposed variation will not impair an adequate supply of light or air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

The proposed improvements will not impair an adequate supply of light or air, increase congestion of the public streets, increase danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety, or diminish or impair property values within the neighborhood.

LEGAL DESCRIPTION

PARCEL 1: LOTS 73 THROUGH 96 INCLUSIVE TOGETHER WITH THE VACATED STREET EAST AND ADJACENT TO SAID LOTS 73 THROUGH 96 AND THE 33 FOOT VACATED STREET SOUTH AND ADJACENT TO SAID LOT 73 AND SQUARED OUT, IN BLOCK 2 IN R.W. SWEET'S ADDITION TO FAIRVIEW, A SUBDIVISION OF PART IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ (EXCEPT THE 33 FEET OF THE WEST 33 FEET AND EXCEPT THE NORTH 18 FEET OF THE EAST 460.50 FEET OF THE WEST 493.50 FEET) OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ (EXCEPT THE NORTH 33 FEET OF THE EAST 840.61 FEET FOR 48TH STREET AND EXCEPT THE EAST 33 FEET FOR WILLOW SPRINGS ROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

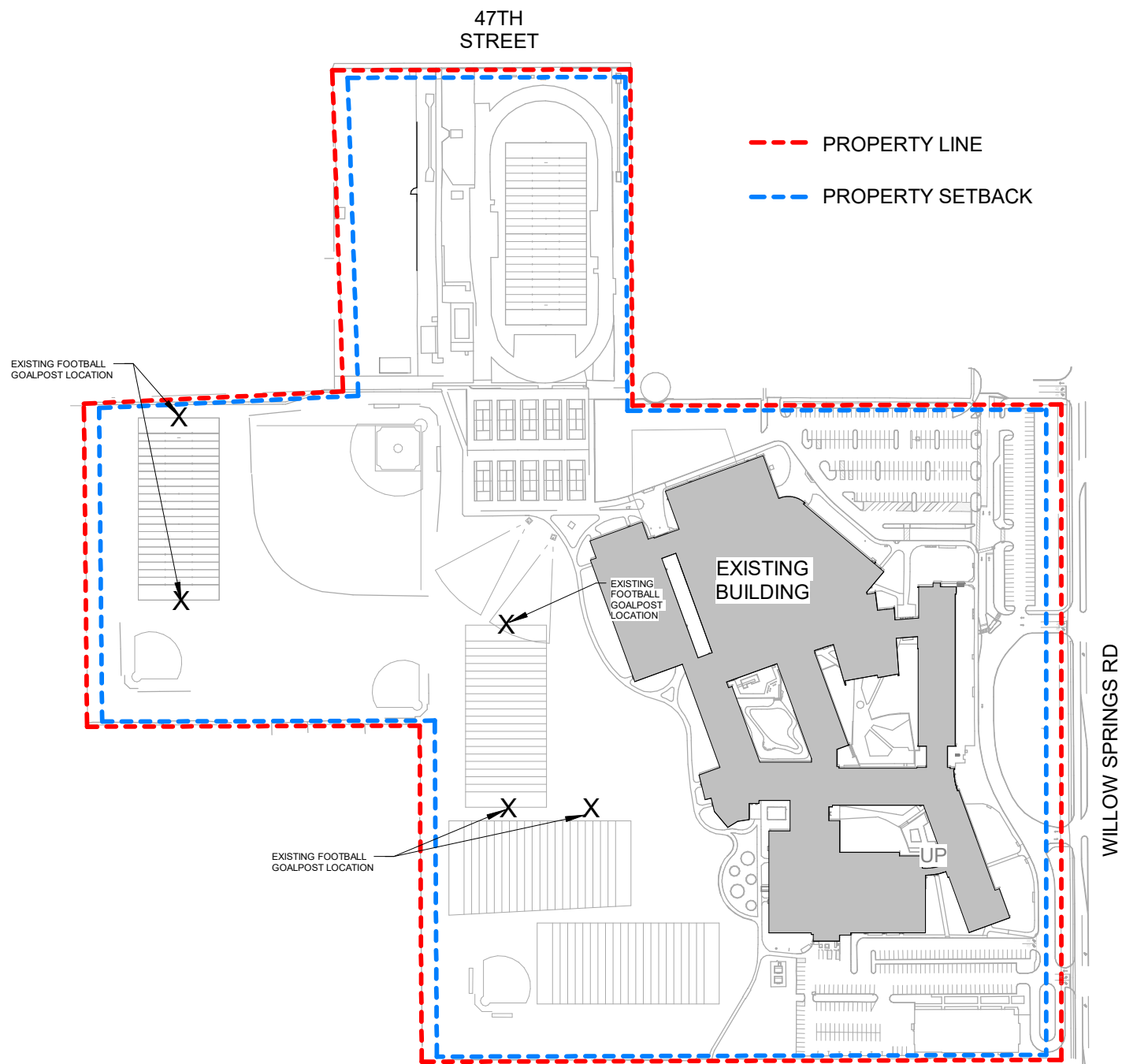
PARCEL 5: THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ (EXCEPT 47TH STREET AND EXCEPT THE EAST 890.61 FEET THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 6: THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 7: THE NORTH $\frac{1}{3}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE NORTH $\frac{1}{4}$ OF THE SOUTH $\frac{2}{3}$ (EXCEPT THE EAST 460.52 FEET OF THE SOUTH $\frac{1}{2}$) OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 9: THE EAST 460 FEET OF THE NORTH $\frac{1}{7}$ OF THE SOUTH $\frac{7}{12}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



OVERALL SITE PLAN - PREVIOUS
1" = 300'-0"

SOUTH CAMPUS FIELD MODIFICATIONS

LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS

08/07/26

EXHIBIT 1 - PREVIOUS



DLA Ltd.
ARCHITECTS

form follows
learning™

VILLAGE OF WESTERN SPRINGS ZONING INFORMATION

PROPERTY ZONING TYPE:
R2 CONDITIONAL USE

PROPERTY SETBACK:
FRONT YARD: 30'-0"
CORNER SIDE YARD: 15'-0"
SIDE YARD: 10'-0"
REAR YARD: 30'-0"

BUILDING HEIGHT:
MAXIMUM: 35'-0" OR 2 1/2 STORIES, WHICHEVER IS GREATER

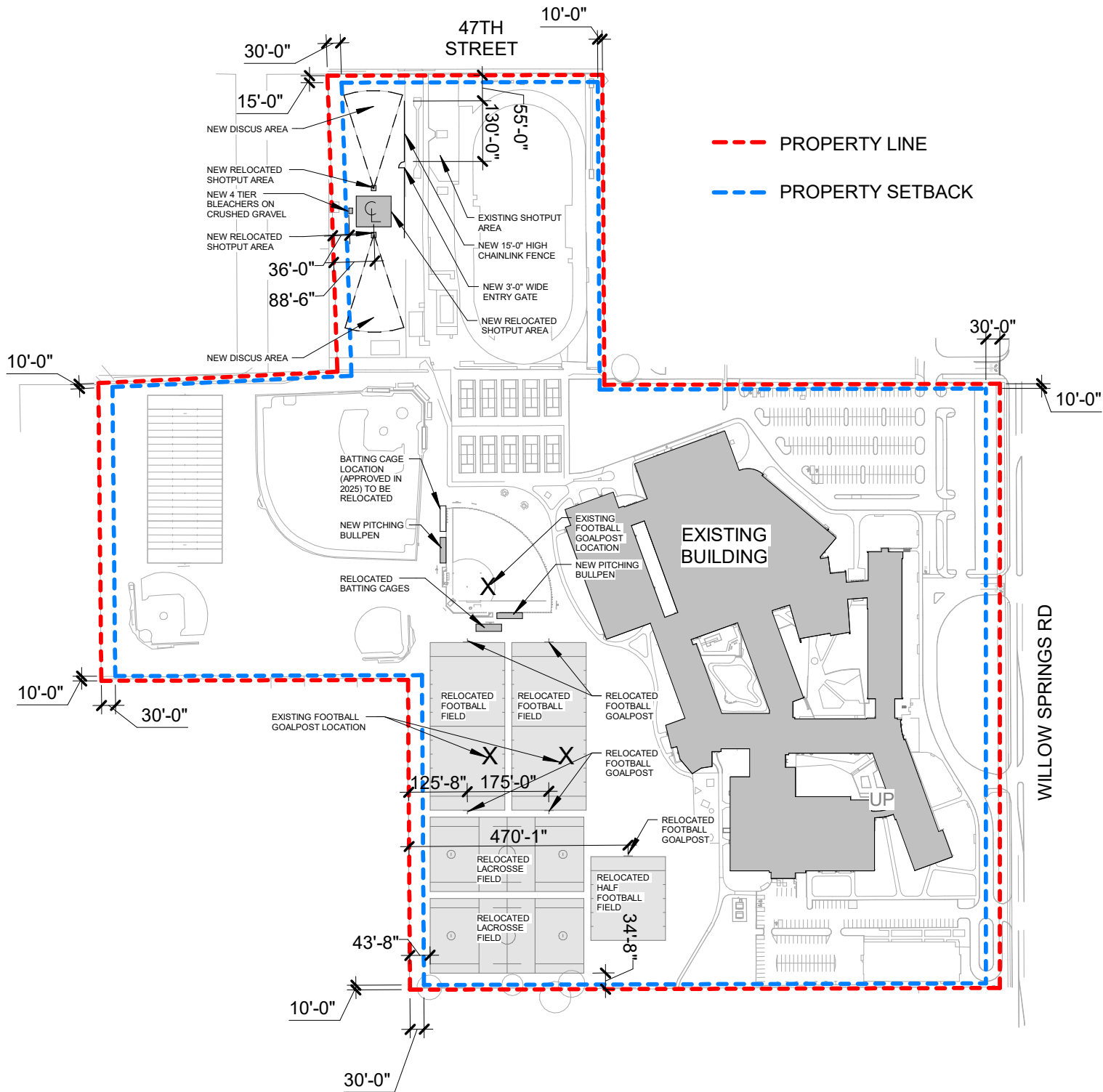
BUILDING COVERAGE:
BUILDING COVERAGE RATIO: 372,656 SF / 2,490,652 SF (57.18 ACRES) = .149

FAR:
FLOOR AREA RATIO: 497,348 SF / 2,490,652 SF (57.18 ACRES) = .199

LOT COVERAGE:
EXISTING 949,211 SF
LOT COVERAGE RATIO: 949,211 SF / 2,490,652 SF (57.18 ACRES) = .381

PROPOSED IMPERVIOUS AREAS:

BATTING CAGES	825 SF
BULLPENS	1,380 SF
SHOTPUT	4,920 SF
BLEACHERS	100 SF
DISCUS	230 SF
TOTAL	7,455 SF



OVERALL SITE PLAN SOUTH FIELD EXPANSION - PROPOSED
1" = 300'-0"

SOUTH CAMPUS FIELD MODIFICATIONS

LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
08/07/26
EXHIBIT 2 - PROPOSED



form follows learning™



TUFFFRAME™ ELITE OUTDOOR BATTING CAGE

Raise and lower from the ground. No ladders needed. Setup and take down are incredibly easy with our simple-to-use winch system. This outdoor batting cage is like no other due to its exclusive **FuseLink Overload Protection System**, protecting your [batting cage](#) investment from unexpected wind and ice overload. See *below* for information regarding [ground sleeves](#) and [ground sleeve caps](#).

\$6,719 105-100-870

-	1	+
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ADD TO CART

SIZE

- Choose an option
- Baseball 70'L x 12'H x 14'W net
- Softball 55'L x 12'H x 14'W net

- LAYOUT
- Choose an option

Single

Double

Triple

[Clear Selection](#)

REQUEST INFO

SAVE FOR LATER



DESCRIPTION

SUPERIOR FRAMES

ACCESSORIES

SHIPPING

FAQ

Our patent-pending FuseLink was nominated for the “Game-Changer Award” at the 2019 American Sports Builders Association Conference. FuseLink brings an innovative solution to a common problem — protecting the cable tension systems used to hold nets in place. Cable tensioning used with batting cages face potential structural damage and expensive repairs from excessive winds or damaging weight from snow or ice. **Beacon’s FuseLink provides a smart, effective solution.**

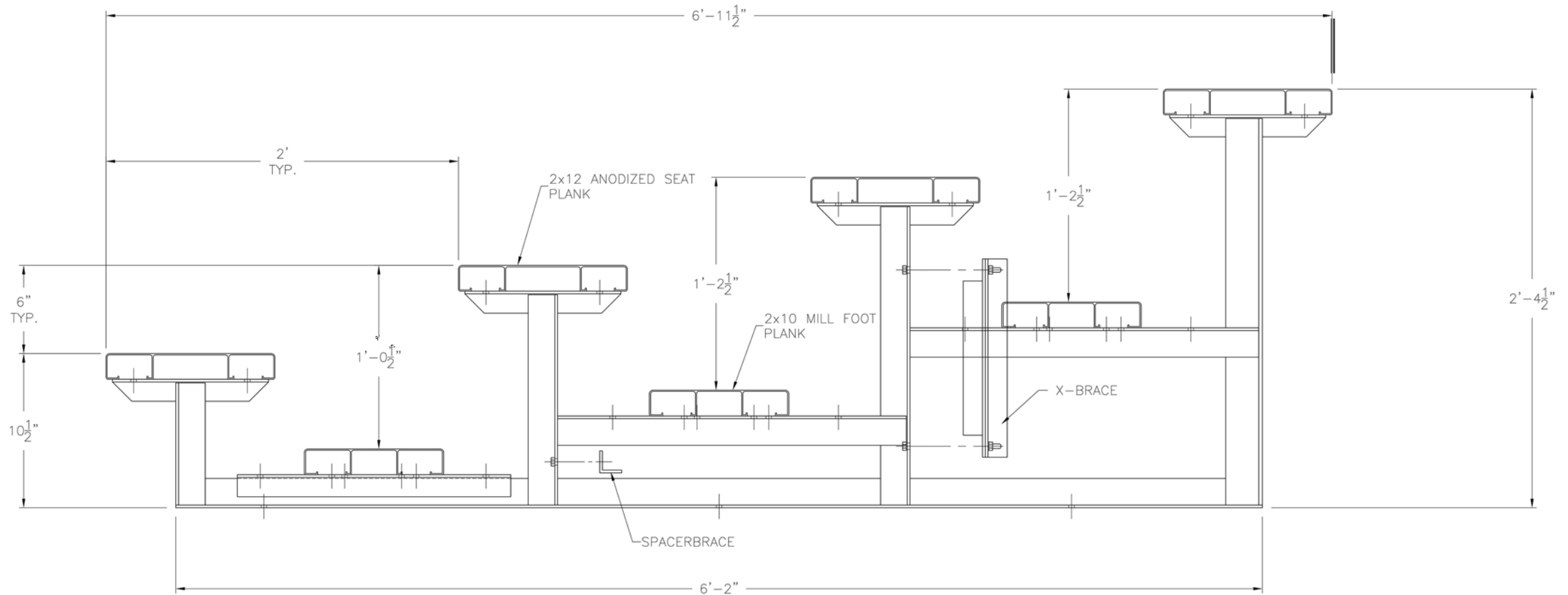


CUSTOMER TESTIMONIAL

★★★★★

“This is an amazing batting cage. With the crank-pulley winch system we can easily remove the netting from the cage. And, with poles only on the ends we don't have any ball ricochets. **We absolutely love our double batting cages!”**

— , Head Softball Coach, Embry-Riddle Univ. (AZ)



NOTE: ILLUSTRATION SHOWN WITH SINGLE 2x10 FOOT PLANK AND NO RISER.
PLEASE REFER TO ATTACHED SPECIFICATIONS FOR FEATURES INCLUDED
WITH YOUR SPECIFIC BLEACHER.

THE PARK AND FACILITIES CATALOG 3350 NW Boca Raton Blvd., B2, Boca Raton, FL 33431		
SCALE: N.T.S.	APPROVED BY:	DRAWN BY: AAK
DATE: 3/19/02		
TITLE: SUBMITTAL FOR 4 ROW NON-ELEVATED BLEACHER (6" RISE)		
CUSTOMER:	DRAWING NUMBER: SUB-N04-0001	



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M-F 8:00am - 4:30pm CT

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QuickShip
 Popular Products, Right Away

[Click Here to Enable Options](#)

Standard Series Low Rise Aluminum Bleachers



These bleachers are fully compliant with BOCA, IBC and ICC codes as of 1/1/2018. We recommend you anchor these units to a concrete pad, piers, etc.

Features

- 3, 4 & 5 Row Units.
- 10-1/2" Front Row Seat Height.
- 6" Rise per Row.
- 2" x 12" Nominal Seat Planks.
- 7-1/2', 9', 12', 15', 21' & 24' Lengths.
- Aluminum Angle Frame Understructure.
- 10" Wide Single Footboards.
- ► **QuickShip** Options

Specifications

- All seat and foot planks accommodate 120 plf across a 6' span with a maximum deflection of 9/16".
- Designed to support, in addition to their own weight, a uniformly distributed live load of not less than 100 psf of gross horizontal projection of the bleachers.
- Designed to resist, with or without a live load, a horizontal wind load of 30 psf of gross vertical projection.
- In addition to the live load, designed to resist sway forces of 24 plf of seat plank in

Get the Perfect View

These 'Low Rise' Standard Series Bleachers offer quality bleacher seating at an affordable price. They feature a first row seat height of less than 12", 6" rise per row, 2" x 12" wide anodized seats and do not require aisles. The 3 and 4 row systems top seat height is under 30" and do not require guardrail to meet most building and safety codes (please check local codes for compliance requirements). The 5 row model is available with vertical picket guardrail.

High strength to weight ratio 6061-T6 aluminum alloy extrusion footboards naturally protect from corrosion. Standard mill finish walking surface. Chemically cleaned aluminum welds. Galvanized hardware will not rust like zinc-plated hardware.

Matching Products



Tip-N-Roll
Standard Series
Aluminum Bleachers



Standard Series
Aluminum Bleachers

a direction parallel to the length of the seat, and 10 plf of seat plank in a direction perpendicular to the length of the seat.

Specification Sheet

Aluminum Bleachers FAQs

It is the buyer's responsibility to check their local building and fire codes to determine the compliance requirements in your community.



QuickShip ▶ Enable Options

▶ [Need Bleachers Fast?](#)
▶ [Click Here to Show Models and Options that are QuickShip Ready.](#)



12" Seat Planks

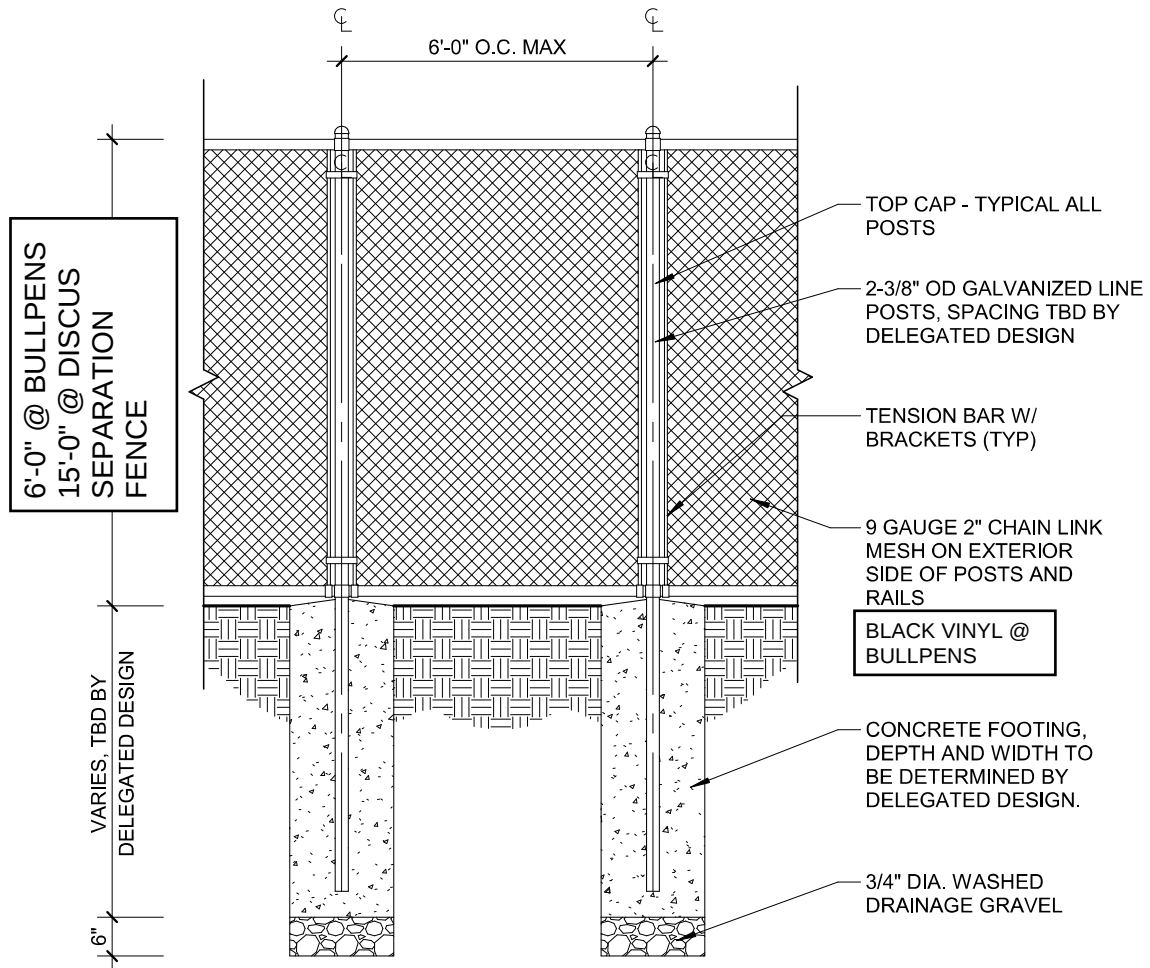


10" Wide Footboards

▼ **Item Specific Details Available on Linked Model Numbers Below**



3 Row Standard Series Low Rise Bleachers							Qty
BS-L0376	7'-6" Length	5'-0" Depth	15 Seats	(124 lbs)	\$1,402.00		
BS-L0309	9' Length	5'-0" Depth	18 Seats	(128 lbs)	\$1,368.00		
BS-L0312	12' Length	5'-0" Depth	24 Seats	(168 lbs)	\$2,242.00		
BS-L0315	15' Length	5'-0" Depth	30 Seats	(249 lbs)	\$2,298.00		
BS-L0321	21' Length	5'-0" Depth	42 Seats	(351 lbs)	\$3,165.00		
BS-L0324	24' Length	5'-0" Depth	48 Seats	(410 lbs)	\$3,559.00		
4 Row Standard Series Low Rise Bleachers							Qty
BS-L0476	7'-6" Length	7'-0" Depth	20 Seats	(180 lbs)	\$1,887.00		
BS-L0409	9' Length	7'-0" Depth	30 Seats	(181 lbs)	\$2,086.00		
BS-L0412	12' Length	7'-0" Depth	32 Seats	(330 lbs)	\$2,711.00		
BS-L0415	15' Length	7'-0" Depth	40 Seats	(356 lbs)	\$3,218.00		
BS-L0421	21' Length	7'-0" Depth	56 Seats	(487 lbs)	\$4,406.00		
BS-L0424	24' Length	7'-0" Depth	64 Seats	(569 lbs)	\$4,968.00		
5 Row Standard Series Low Rise Bleachers Picket Guardrail							Qty
BS-L0576V	7'-6" Length	9'-6" Depth	25 Seats	(320 lbs)	\$4,983.00		
BS-L0509V	9' Length	9'-6" Depth	36 Seats	(500 lbs)	\$5,607.00		
BS-L0512V	12' Length	9'-6" Depth	40 Seats	(540 lbs)	\$7,475.00		
BS-L0515V	15' Length	9'-6" Depth	50 Seats	(599 lbs)	\$8,224.00		
BS-L0521V	21' Length	9'-6" Depth	70 Seats	(819 lbs)	\$11,131.00		

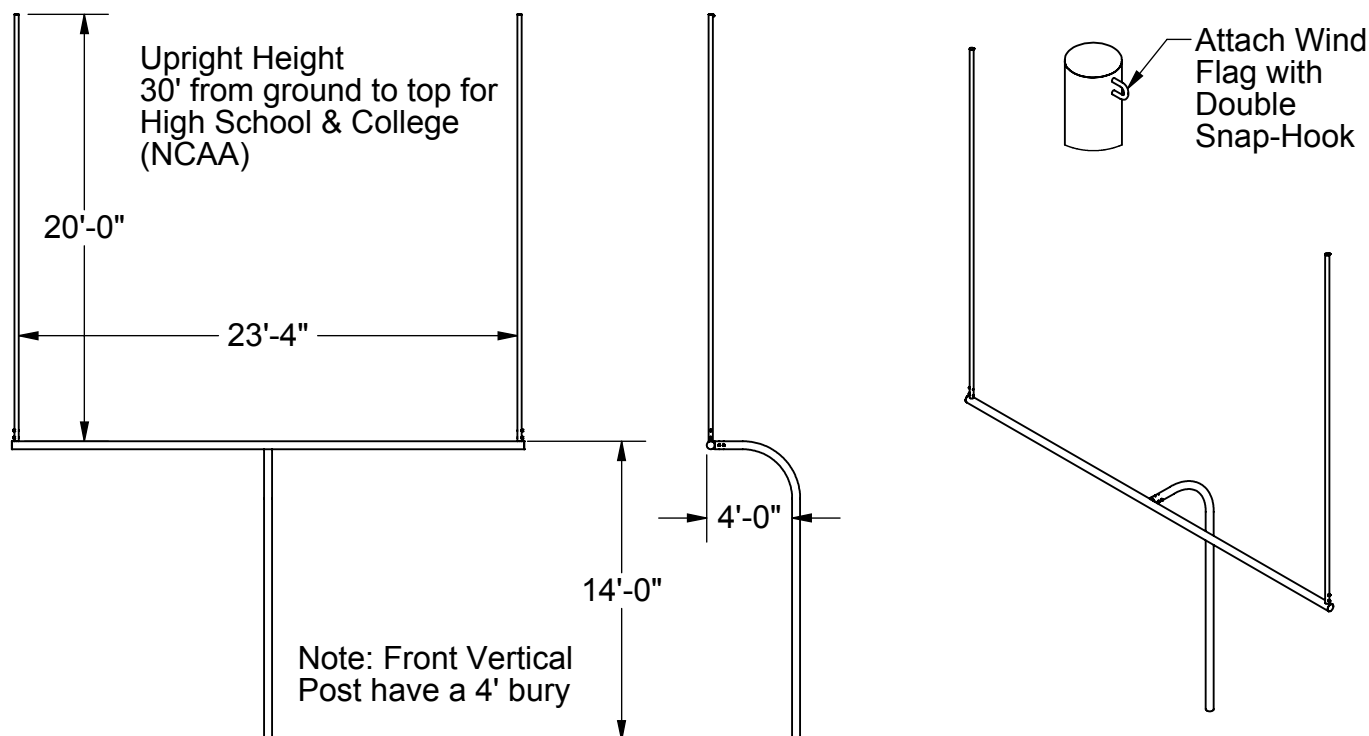


9 FENCE ELEVATION

1/2" = 1'-0"

GOOSENECK STYLE FOOTBALL GOALPOSTS

MODEL #2222-00 4-1/2" O.D., 23' 4" WIDE WITH 4' OFFSET, HIGH SCHOOL GOAL (820 LBS)



SPECIFICATIONS:

General: A pair of heavy-duty NCAA regulation football goals made with a 4-1/2" O.D. steel. Support post extends 4'-0" into concrete footing.

Materials: All pipe is galvanized steel.

Support Post: Fabricated from a single length of 4-1/2" O.D. steel formed to a 4' offset.

Crossbar: Consists of a single length of 4-1/2" O.D. galvanized steel. A heavy galvanized steel sleeve is welded to center of crossbar, which fits inside support post and is secured with (4) four 5/8" socket set screws.

Uprights: 2-3/8" O.D. galvanized steel. Uprights sleeve over fittings on crossbar upright sleeves and secure with 5/8" socket set screws. Exposed ends are capped.

Finish: All welds are ground smooth and treated with cold galvanized compound.

Warranty Period: 10 years

Ground Sleeves (optional): Ground sleeves can be ordered without cap, with brass or neoprene cap.



Date: 9/14/15

Rev: 9/14/15

Drawn: MT

Sheet: 1 of 2

SPECIFICATION / INSTALLATION INSTRUCTIONS

GOOSENECK STYLE GOALPOST

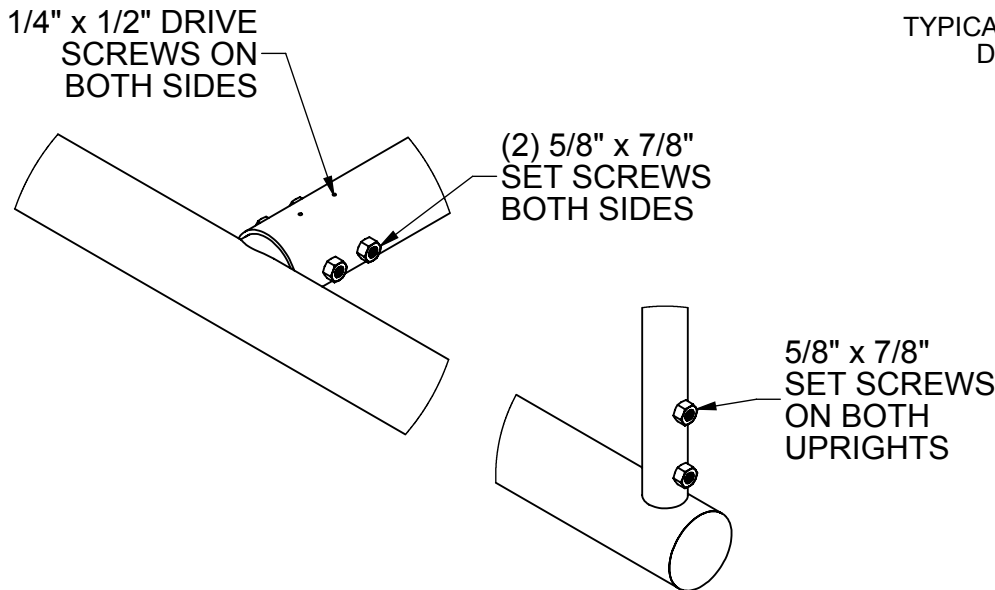
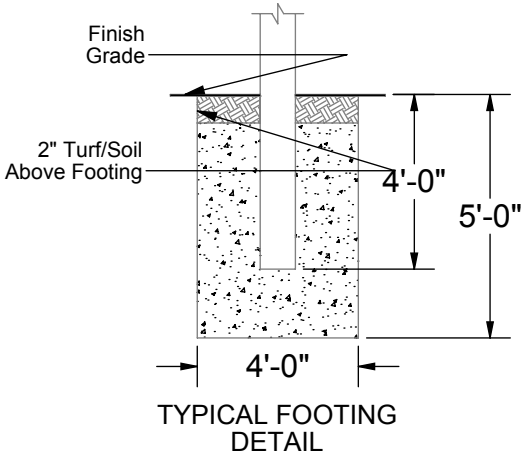
MODEL NO.

2222-00

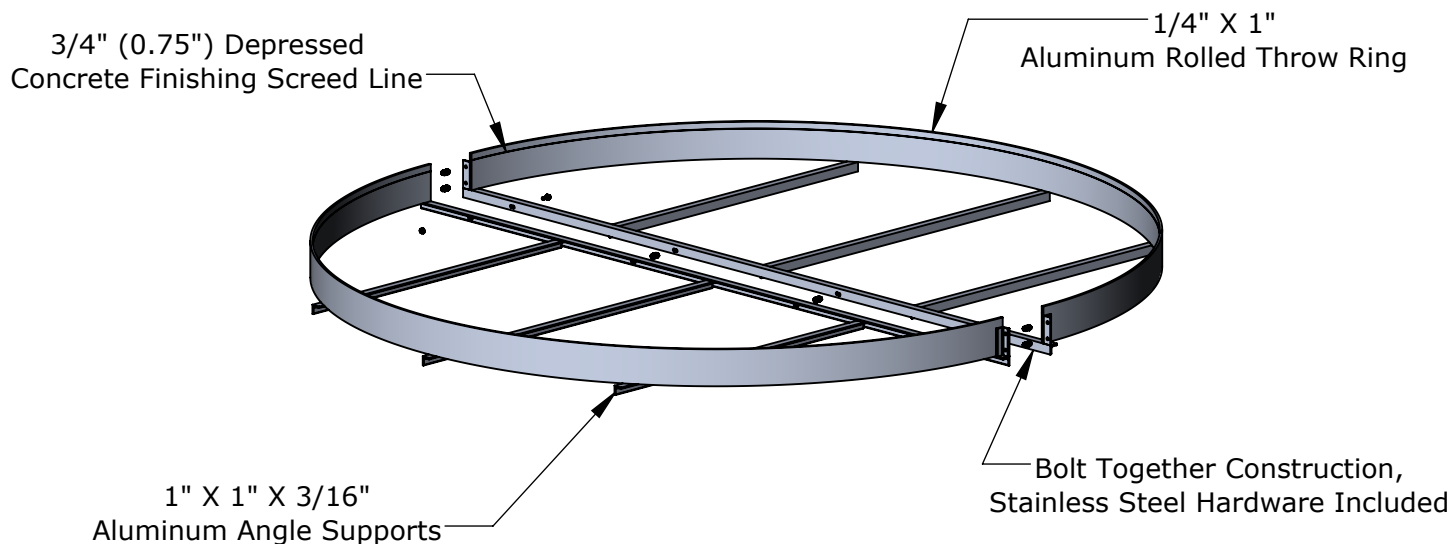
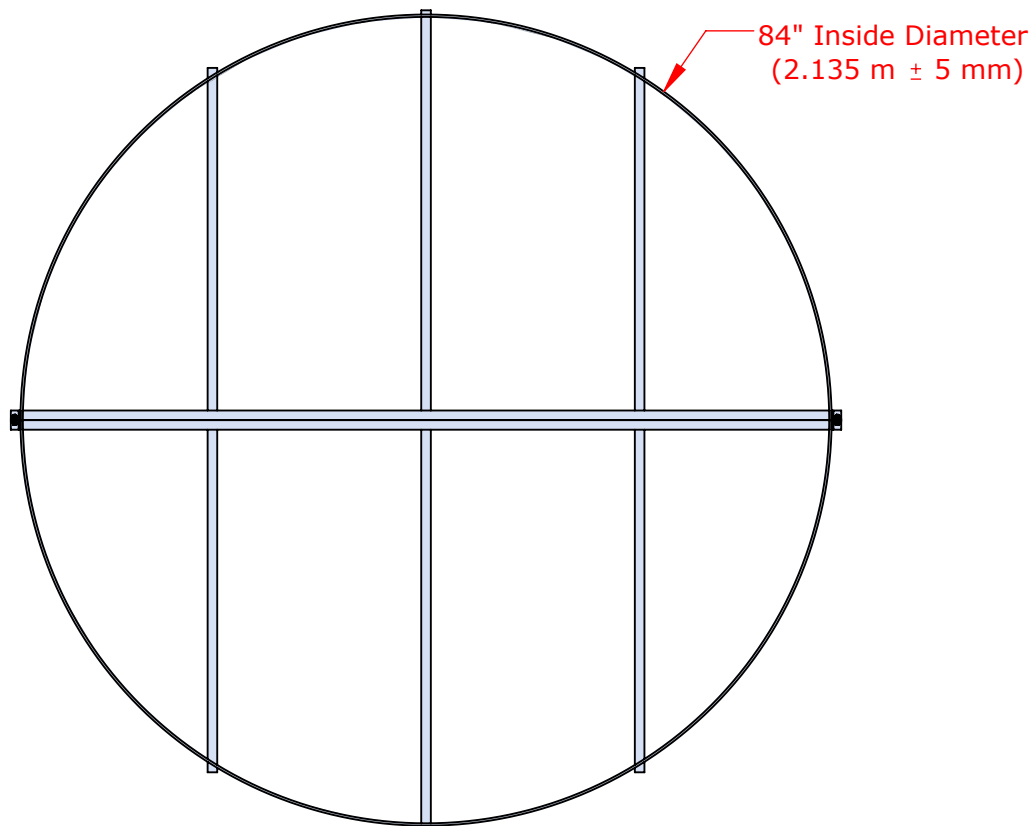
INSTALLATION INSTRUCTIONS:

- 1. Dig hole per footing detail approximately 60" for all models behind end line in desired location. NOTE: The offset is from the inside edge of bent offset post to the outside edge of the crossbar.
- 2. Insert crossbar into bent offset support post (gooseneck). The gooseneck has four 7/32" pre-drilled holes, two on top and two on bottom, for drive pin insertion. Level crossbar and use 7/32" drill bit to drill through crossbar. Insert all four 1" drive pins. Tighten set screws to hold in place. Center support post in footing hole. Block, plumb, and brace so the top of the crossbar is 10 feet above finish grade. Make sure crossbar is directly over the end line.
- 3. After checking that goal is plumb and square to field, pour concrete to within 2" of finished grade. Brace to hold in position. Let concrete set for 3 days before removal of bracing.
- 4. Sleeve uprights onto upright sleeve welded stubs. Tighten set screws to hold in place. NOTE: Attach wind flags to top of upright with brace bands provided.
- 5. Cover exposed footings with turf.

Component Description	Qty
5/8"-11 x 7/8" Setscrew (Support Post)	16
5/16" Hex Key Wrench (5/8" Setscrew)	1
1/4" Drive Pins	8
Wind Flag	4
Double Snap Hooks	4



	Date: 9/14/15	SPECIFICATION / INSTALLATION INSTRUCTIONS
	Rev: 9/14/15	
	Drawn: MT	<i>GOOSENECK STYLE GOALPOST</i>
	Sheet: 2 of 2	MODEL NO. 2222-00



PROPRIETARY AND CONFIDENTIAL

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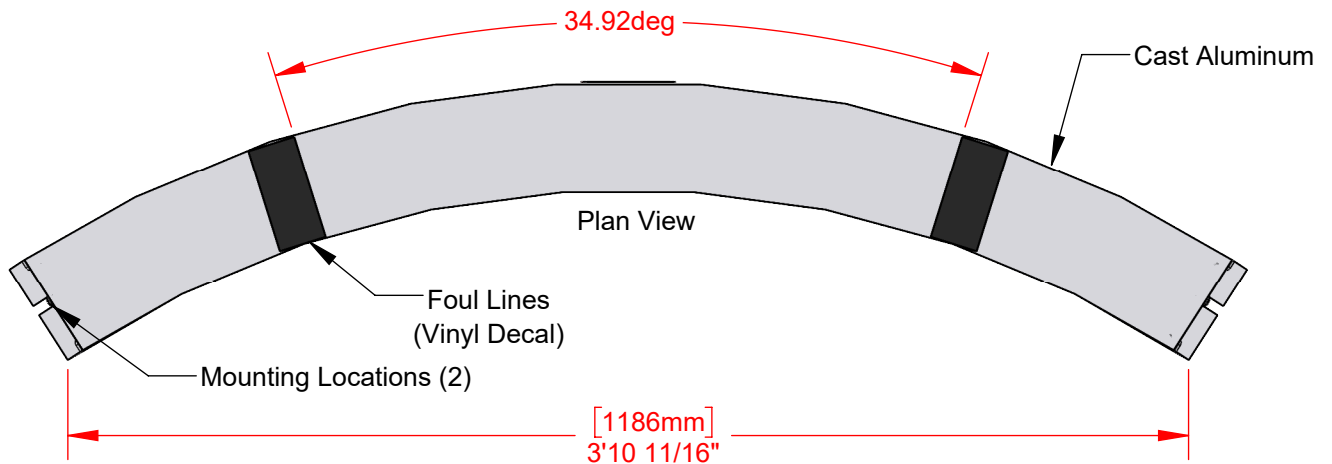
TRSPHAW Shot Put/Hammer Web Reinforced Throw Ring

Not To Scale

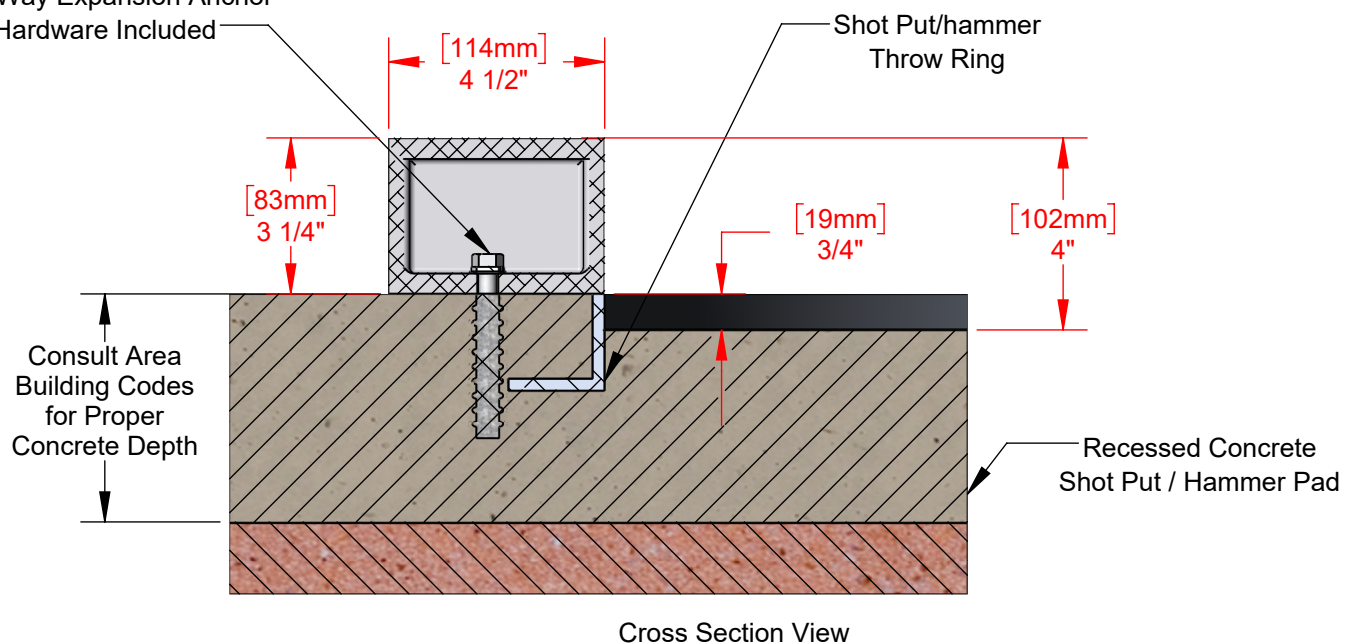
Sportsfield Specialties Inc 11112021

Meets and/or Exceeds Current NFHS
Specifications, Rules and Requirements

Powder Coated White Finish



3/8"-16 x 2"L Hex Head Bolt,
Flat Washer, Lock Washer and
Two-Way Expansion Anchor
Hardware Included



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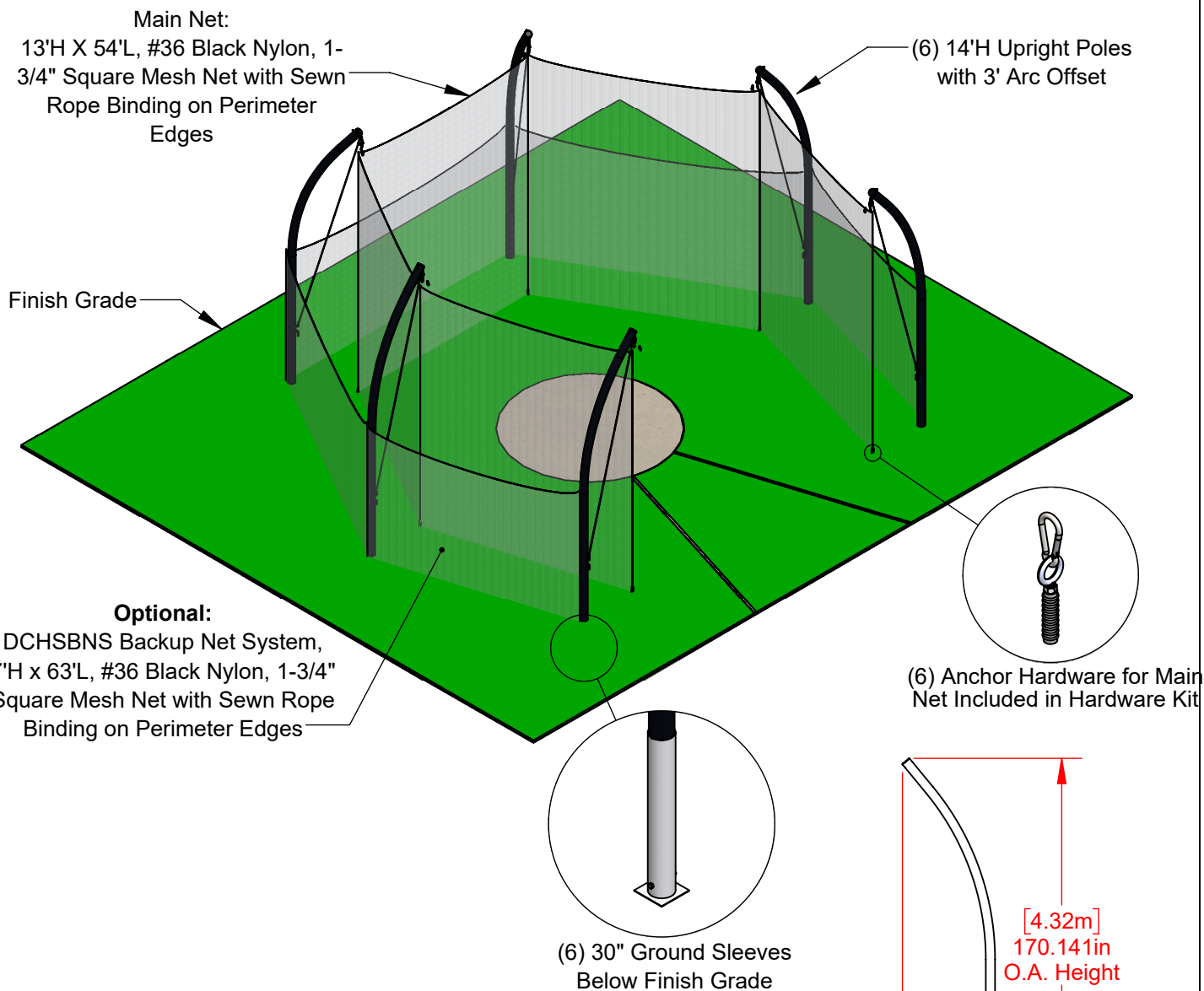
SPTBCARHS - High School Shot Put Toe Board Recessed Concrete Pad Installation

Not To Scale

Sportsfield Specialties Inc 105782.1-221220

Meets and/or Exceeds Current NFHS
Specifications, Rules and Requirements

Standard Black Powder Coated Finish



Sportsfield Specialties, Inc. strongly recommends the removal of all nets prior to exposure to winter weather, including snow and/or ice storms. Whenever possible, the nets should also be lowered prior to any extreme wind events. Removal/Lowering of the nets will mitigate any unforeseen damage to the poles, nets and/or attachment hardware. Storing nets in a dry, pest free location will help extend the life of the nets. Sportsfield Specialties, Inc. will not be held liable or assume responsibility for any damage to the nets, poles and/or corresponding attachment hardware if the nets are not removed/lowered prior to the above described wind and/or weather events.

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DCHS - High School Discus Cage with Optional Backup Net System

Not To Scale

Sportsfield Specialties Inc 105801.1-221221



Lyons Township High School

SCHEDULE

2026-2027 Girls ALL TRACK-AND-FIELD

G TRACK-AND-FIELD V

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Sat	02/13/2027*	10:00 AM	Marist/ Lake Park/ lake zurich	Home	-	SC - FIELDHOUSE	-	-
Wed	02/17/2027*	5:00 PM	LT Triangular Mother McAuley/ St. Ignatius	Home	-	SC - FIELDHOUSE	-	-
Thu	02/25/2027*	5:00 PM	Oak Park River Forest High School	Home	-	SC - FIELDHOUSE	-	-
Tue	03/02/2027*	5:00 PM	LT Triangular Oak Lawn/ TBA	Home	-	SC - FIELDHOUSE	-	-
Sat	03/13/2027*	10:00 AM	Lyons Township Quad Meet Nazareth/ Oak Lawn	Home	-	SC- Fieldhouse	-	-
Wed	04/21/2027*	4:30 PM	Downers Grove South High School vs. Downers North	Home	-	S C - Bennett Field	-	-

G TRACK-AND-FIELD JV

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Mon	04/26/2027*	4:30 PM	Glenbard West/Hinsdale Central/ York	Home	-	S C - Bennett Field	-	-

G TRACK-AND-FIELD S

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Sat	02/13/2027*	10:00 AM	Marist/ Lake Park/ lake zurich	Home	-	SC - FIELDHOUSE	-	-
Wed	02/17/2027*	5:00 PM	LT Triangular Mother McAuley/ St. Ignatius	Home	-	SC - FIELDHOUSE	-	-
Thu	02/25/2027*	5:00 PM	Oak Park River Forest High School	Home	-	SC - FIELDHOUSE	-	-

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Tue	03/02/2027*	5:00 PM	LT Triangular Oak Lawn/ TBA	Home	-	SC - FIELDHOUSE	-	-
Sat	03/13/2027*	10:00 AM	Lyons Township Quad Meet Nazareth/ Oak Lawn	Home	-	SC - FIELDHOUSE	-	-
Wed	04/21/2027*	4:30 PM	Downers Grove South High School vs. Downers North	Home	-	S C - Bennett Field	-	-
Mon	04/26/2027*	4:30 PM	Glenbard West/Hinsdale Central/ York	Home	-	S C - Bennett Field	-	-



Lyons Township High School

SCHEDULE

2025-2026 Girls ALL TRACK-AND-FIELD

G TRACK-AND-FIELD V

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Sat	02/14/2026	10:00 AM	Marist/ Lake Park/ lake zurich	Home	-	SC - FIELDHOUSE	-	-
Wed	02/18/2026	5:00 PM	LT Triangular Mother McAuley/ St. Ignatius	Home	-	SC - FIELDHOUSE	-	-
Thu	02/26/2026	5:00 PM	Oak Park River Forest High School	Home	-	SC - FIELDHOUSE	-	-
Tue	03/03/2026	5:00 PM	Oak Lawn High School	Home	-	SC- Fieldhouse	-	-
Sat	03/14/2026	10:00 AM	Lyons Township Quad Meet Nazareth	Home	-	SC- Fieldhouse	-	-
Fri	05/08/2026	5:00 PM	WSC Invite	Home	-	S C - Bennett Field	-	-

G TRACK-AND-FIELD JV

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Mon	04/27/2026	4:30 PM	Glenbard West/Hinsdale Central/ York	Home	-	S C - Bennett Field	-	-

G TRACK-AND-FIELD S

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Sat	02/14/2026	10:00 AM	Marist/ Lake Park/ lake zurich	Home	-	SC - FIELDHOUSE	-	-
Wed	02/18/2026	5:00 PM	LT Triangular Mother McAuley/ St. Ignatius	Home	-	SC - FIELDHOUSE	-	-
Thu	02/26/2026	5:00 PM	Oak Park River Forest High School	Home	-	SC - FIELDHOUSE	-	-

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Tue	03/03/2026	5:00 PM	Oak Lawn High School	Home	-	SC- Fieldhouse	-	-
Sat	03/14/2026	10:00 AM	Lyons Township Quad Meet Nazareth	Home	-	SC - FIELDHOUSE	-	-
Mon	04/27/2026	4:30 PM	Glenbard West/Hinsdale Central/ York	Home	-	S C - Bennett Field	-	-
Fri	05/08/2026	5:00 PM	WSC Invite	Home	-	S C - Bennett Field	-	-



Lyons Township High School

SCHEDULE

2026-2027 Boys ALL TRACK-AND-FIELD

B TRACK-AND-FIELD V

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	02/18/2027*	5:00 PM	LT Triangular plainfield Central/ Benet	Home	-	SC- Fieldhouse	-	-
Wed	04/14/2027*	4:30 PM	Lyons Township Quad Meet DGN/HS/Romeoville	Home	-	S C - Bennett Field	-	-
Wed	04/28/2027*	4:30 PM	Oak Park/york/lyons	Home	-	S C - Bennett Field	-	-
Thu	05/13/2027*	5:00 PM	WSC Invite	Home	-	S C - Bennett Field	-	-

B TRACK-AND-FIELD JV

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	03/04/2027*	5:00 PM	Marist High School	Home	-	SC- Fieldhouse	-	-
Tue	03/09/2027*	5:00 PM	Hinsdale Central High School	Home	-	SC- Fieldhouse	-	-
Wed	05/05/2027*	4:30 PM	Hinsdale Central & York	Home	-	S C - Bennett Field	-	-

B TRACK-AND-FIELD S

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	02/18/2027*	5:00 PM	LT Triangular Plainfield Central/ Benet	Home	-	SC- Fieldhouse	-	-
Thu	03/04/2027*	5:00 PM	Marist High School	Home	-	SC - FIELDHOUSE	-	-
Tue	03/09/2027*	5:00 PM	Hinsdale Central High School	Home	-	SC- Fieldhouse	-	-

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Wed	04/14/2027*	4:30 PM	Lyons Township Quad Meet DGN/ HS/ Romeoville	Home	-	S C - Bennett Field	-	-
Wed	04/28/2027*	4:30 PM	Oak Park/york/lyons	Home	-	S C - Bennett Field	-	-
Wed	05/05/2027*	4:30 PM	Hinsdale Central & York	Home	-	S C - Bennett Field	-	-
Thu	05/13/2027*	5:00 PM	WSC Invite	Home	-	S C - Bennett Field	-	-



Lyons Township High School

SCHEDULE

2025-2026 Boys ALL TRACK-AND-FIELD

B TRACK-AND-FIELD V

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	02/19/2026	5:00 PM	LT Triangular plainfield Central/ Benet	Home	-	SC- Fieldhouse	-	-
Wed	04/15/2026	4:30 PM	Lyons Township Quad Meet DGN/HS/Romeoville	Home	-	S C - Bennett Field	-	-
Thu	05/21/2026	4:30 PM	Ihsa Sectionals	Home	-	S C - Bennett Field	-	-

B TRACK-AND-FIELD JV

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	03/05/2026	5:00 PM	Marist High School	Home	-	SC- Fieldhouse	-	-
Tue	03/10/2026	5:00 PM	Hinsdale Central High School	Home	-	SC- Fieldhouse	-	-
Wed	05/06/2026	4:30 PM	Hinsdale Central & York	Home	-	S C - Bennett Field	-	-

B TRACK-AND-FIELD S

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	02/19/2026	5:00 PM	LT Triangular Plainfield Central/ Benet	Home	-	SC- Fieldhouse	-	-
Thu	03/05/2026	5:00 PM	Marist High School	Home	-	SC - FIELDHOUSE	-	-
Tue	03/10/2026	5:00 PM	Hinsdale Central High School	Home	-	SC- Fieldhouse	-	-
Wed	04/15/2026	4:30 PM	Lyons Township Quad Meet DGN/ HS/ Romeoville	Home	-	S C - Bennett Field	-	-

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Wed	05/06/2026	4:30 PM	Hinsdale Central & York	Home	-	S C - Bennett Field	-	-



NWC from the north



NWC of
discus area

A wide-angle photograph of a grassy field. In the background, there are several large, leafy green trees. To the left, a small building and some equipment are visible. The sky is blue with some light clouds. A red-bordered white box in the bottom right corner contains green text.

SWC from
discus circle
center

A photograph of a grassy field. On the left, a large, leafy tree casts a shadow over part of the grass. In the background, there are several houses, including a grey one and a red one, partially obscured by other trees. A utility pole is visible near the houses. The sky is blue with some light clouds.

West property
line from center
of discus circle

Attachment 2.

Ordinance #	Date	Title	Summary of Approval Conditions & Requirements (See Ordinance for complete list and details)
95-1948	8/21/1995	Authorizing and approving a Conditional Use Permit in the R-2 Single-Family Residential District for the Installation of Lights at Bennett Field on the Campus of Lyons Township High School Located at the Intersection of 47th Street and Gilbert Avenue	Description: Authorizing stadium lighting at Bennett Field Conditions: Number and type of events, security, parking & overflow parking plan, operation of lighting and sounds to cease as is feasible following event, village can conduct annual review, and more
04-2290	4/26/2004	An Ordinance Approving The Issuance Of A Conditional Use Permit For Lyons Township High School (School District No. 204) For The Construction, Operation And Maintenance Of A Swimming Pool Facility With A Building Height Variation, An Athletic Field House And Expanded Cultural Arts Center And An Expanded Parking Lot Facilities On Its South Campus	Description: Authorized variation: swimming pool facility with 8' building height variation Expansion of three on-site parking lot facilities to provide an additional 80 spaces Widening and reconfiguring certain ingress/egress access points onto Willow Springs Road & widening of a portion of 48th Street to install right turn only
22-3069	2/28/2022	An Ordinance Approving an Amendment to the Conditional Use Permit for the Construction and Operation of a Video Display Board at the 4900 Willow Springs Road Property (LTHS South Campus - Bennett Field)	Description: Authorizing video display board at Bennett Field Conditions: Number of move-night events, no advertising, and required landscape buffer along 47th Street
24-3192	5/20/2024	An Ordinance Approving an Amendment to the Conditional Use Permit and a Fence Height Variation for the Construction, Operation and Maintenance of a Building Addition, a Loading Dock, Underground Stormwater Management Facilities, and Accessory Hardscape Modifications to be Completed as Part of a Cafeteria and Educational Facilities Expansion and Building Renovation Project at the 4900 Willow Springs Road Property (LTHS South Campus)	Description: Authorized variation: 6' variation from the 6' max. fence height requirement for construction of part-masonry solid fence and a new or extended part-chain link fence enclosure surrounding the cooling tower area to a height of not less than 8' and not more than 12' Conditions: landscaping, silencing equipment and compliance with noise ordinance, etc.
25-3264	5/12/2025	An Ordinance Approving an Amendment to the Conditional Use Permit to Permit the Construction, Operation and Maintenance of an Outdoor Video Scoreboard and Softball Field at the 4900 Willow Springs Road Property (LTHS South Campus)	Description: Authorizing softball field and outdoor video display board Conditions: Limits on A/V and sound use, advertising limits, compliance with noise ordinance, screening of batting cages, compliance with stormwater and engineering

Attachment 3.

Draft 8.14.2026

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. 26-01**

PLAN COMMISSIONERS PRESENT:

ABSENT:

OTHER:

DATE: August 20, 2026

FINDINGS AND RECOMMENDATIONS TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS

RE: PC-2025-01: Application for an Amendment to Conditional Use Permit and Variations for Discus and Shotput Areas with Bleachers, Relocated and Additional Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), and Accessory Hardscape and Structures (Including Fencing and Netting) at the 4900 and 4940 Willow Springs Road Property (Lyons Township High School District 204 South Campus)

[APPROVAL/DENIAL] of an Amendment to a Conditional Use Permit (CUP) and Variations to Construct Discus and Shotput Areas with Bleachers, Relocated and Additional Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), and Accessory Hardscape and Structures (Including Fencing and Netting) (the "Project" or "Development").

- **[APPROVAL/DENIAL] of (1) Variation from Section 10-4-4(F)(3)(a)(2): No fence or wall which exceeds seventy two inches (72 in.) 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 in.) 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.) in height.**
 - **Variation is sought for 15ft.' high fence in between the discus/shotput facilities and the long-jump area (to the west of Bennett Field).**
- **[APPROVAL/DENIAL] of (8) Variations from Section 10-4-4(A)(3)(a): In residence districts and the C-1 district the height of accessory buildings or structures shall not exceed fourteen 14 feet (14 ft.)**
 - **Variations are sought for: (1) proposed 12' high batting cage; (2) 14.18' discus net areas; (5) 34' football goalposts.**

Applicant: Lyons Township High School District 204
Property Owner: Lyons Township High School District 204
Property: 4900 and 4940 Willow Springs Road, Western Springs, Illinois 60558
Current Zoning: R2 – Single-Family Residence & R3 – Two-Family Residence Districts

I. BACKGROUND FACTS

1. On July 18, 2026, Lyons Township High School District 204 (the “Applicant” or “LTHS”) filed a General Information Application for Land Use and Development in the Village with supporting documents (the “Application”) for the 4900 and 4940 Willow Springs Road Property (the “Property”). Lyons Township High School District 204 (the “Property Owner”) 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 relocated discus and shotput areas with bleachers, relocated athletic fields and areas (including batting cages, bullpen, and goalposts), as well as accessory hardscape and structures (including fencing and netting). The requested “Zoning Relief” is set forth in the Application (i.e., approval of an amendment to the Conditional Use Permit and Variations to complete the Project). The Property is legally described in the Application, and commonly referred to as LTHS South Campus.

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 **August 20, 2026**, the Plan Commission conducted a public hearing to consider the Zoning Relief requested in the Application (the “Public Hearing”).

6. At the Public Hearing, the Plan Commission considered and accepted into the public record written and oral testimony, including documents that were marked as exhibits for identification purposes, which were submitted and/or presented by the Applicant and the Applicant’s representative (**[INSERT]**) Village Attorney Anne Skrodzki, the Interested Parties (**[INSERT]**), the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearing were incorporated in and made a part of this Recommendation. Each of the documents accepted into the record and identified by an exhibit number are identified below:

- A. The Application with its attachments (incorporated by reference as **Group Exhibit “A”**).
- B. The Public Hearing Notice, the Newspaper Publisher’s Certificate dated **July 30, 2026**, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated **[INSERT]** submitted by Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated **[INSERT]** submitted 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 **August 20, 2026**, 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 August 20, 206, Public Hearing prepared by a court reporter (**Hailey M. Schoot**) (incorporated by reference as **Exhibit “E”** and retained on file with the Community Development Department).
- H. Additional documents submitted to the Plan Commission during the Public Hearing (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:
 - Supplemental Application Materials (**Group Exhibit “F”**): **None**.
 - Village Supplemental Materials (**Group Exhibit “G”**): **None**.
 - Materials Submitted by Interested Parties (**Group Exhibit “H”**): **None**.

7. Copies of all the Exhibits identified in this Recommendation are on file with the Village’s Department of Community Development and are incorporated by reference in this Recommendation.

8. The Village’s Code Officer, Community Development Director Heather Valone, and Senior Planner Kelsey Fawell have submitted the Village Staff Memo, which reviews the Application, the applicable provisions of the DCO and the Zoning Relief requested, and concludes that the Project meets the applicable DCO provisions for purposes of conducting the Public Hearing and consideration of approval of the requested Zoning Relief. See, **Group Exhibit “C”**.

9. Subject to the Zoning Relief requested, the Application and other submittals by the Applicant conform to the applicable requirements of the Western Springs Municipal Code, including Title 10 (Development Control Ordinance), Chapter 3 (Administrative Bodies and Procedures), Subsection 14 (Conditional Uses).

II. FINDINGS OF FACT

Based upon the information contained in the Application, all the documents received into the record and the testimony heard during the Public Hearings, the Plan Commission makes the following findings of fact relative to its recommendation to the Village Board regarding the Zoning Relief requested in the Application:

- A. Conditional Use Permit Standards** Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Plan Commission has considered each of the seven standards set forth in Title 10 (Development Control Ordinance); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (Conditional Uses) of the Village Code and made the

finds as follows:

Standards for Approval of Amendments to Conditional Uses

The Findings of Fact relative to Subsection 10-3-14(G)(4) (Standards) of the DCO for approval of amendments to Conditional Uses are as follows:

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

The Plan Commission finds that the establishment, maintenance or operation of the Development **will / will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The existing school use is not to be changed by this amendment request, nor is it anticipated to increase the current number of staff and students, the proposed improvements **will / will not** generate enough traffic to become a detriment to the public.

Proposed changes in northwest portion of the campus adjacent to 47th Street and Howard Avenue

The two existing discus areas are being relocated from their previous location west of the school building and south of the existing tennis courts (Figure 1). The Applicant's proposed discus and shotput area to the west of Bennett Field is to be separated from the long jump track by a 15 ft. fence. The single-family houses to the west are separated from the Subject Property by private fencing and existing plant material. The application proposes a four-tier aluminum bleacher (seating for approximately 40 people) to the west of the proposed discus and shotput facilities. Per the Application Package, the Applicant contends this site immediately to the west of Bennett Field was previously used for practice archery and equipment storage, as well as a small portion for shotput and semi-permanent batting cages. Aerial imagery shows the batting cages have been on the Subject Property since at least the early 1990's. The shotput is proposed to be relocated on this same parcel.

Proposed changes in the western portion of the campus west of the school building

The Application also proposes the minor relocation of a batting cage for the new softball field, as well as two new bullpens for pitching practice. The softball field and batting cage were previously approved under the most recent 2025 CUP amendment (Ordinance No. 25-3264).

Proposed changes in the southern portion of the campus adjacent to Rugeley Road and Courtland Circle

The Application also proposes reconfiguration of existing and additional grass athletic practice fields for football, soccer, and lacrosse within the southwest corner of the site (north of Rugeley), as well as one and a half new striped fields: one lacrosse practice field and a half practice football field. The Application package contains a site plan showing existing conditions and location of existing goalposts. The Applicant contends that the use of this southwest corner is not changing or intensifying, they are only relocating the

fields and the goalpost, as well as striping field areas. The Applicant states this area was utilized for practice for the various sports.

The Applicant is proposing relocation of existing athletic facilities and equipment, as well as two new practice bullpens for the new softball field and 1.5 practice fields. The Applicant states in the application materials that the proposed improvements are not anticipated to severely increase traffic generated from the site as the uses within these areas are existing; however, it should be noted the applicant is proposing a four-tier aluminum bleacher along the western edge of the parcel for discus and shotput facilities. The application package contains both the 2025-2026 and 2026-2027 boys and girls schedule for track and field. For the upcoming season, both various boys and girls will play a total of 28 games from middle of February to May. The girls schedule proposes only four meets for outside while the boys propose eight outdoor meets. Most of the games take place in the early evening on weekdays, although occasionally there are Saturday games.

The Applicant contends the improvements will not impact traffic to and from the site. The Applicant contends they are not proposing any new uses within the property. The Applicant is proposing relocation of discus and shotput areas, fencing and netting equipment, relocated goalposts and grass fields, relocated batting cages and new bullpens, and new bleachers proposed for the discus/shotput events. The application proposes an additional 1.5 practice football and lacrosse fields in the southwest corner of the site. Currently there are three practice football fields; proposed are two and a half practice football fields and two practice lacrosse fields. The Applicant states that this portion of the site was always used as practice areas for football and lacrosse.

The Subject Property currently provides 421 parking spaces with an additional 13 ADA stalls, for a total of 434 parking spaces. Table 4-2 of the DCO requires high schools to provide one space per employee plus one space per eight students. Per the Applicant's previous submittals for the 2024 zoning application, LTHS has a total of 231 staff members and 1,749 students. Thus, the DCO requires 450 parking spaces be provided on the Subject Property. The existing site is deficient in parking, however most of the proposed facilities are being relocated, but it should be noted a four-row bleacher is proposed to the west of the discus/shotput area, which can seat spectators to the event. The Applicant is not proposing any lighting facilities with the improvements.

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 / will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. LTHS is an existing school with an existing CUP. LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. The Applicant states in the application materials (Attachment 1) that the discus and shotput areas are being relocated. The Applicant states that the bleachers will accommodate spectators that already attend the discus and shotput events. This area, currently a grassy field to the west of Bennett Field, houses some equipment sheds, as well as where the existing shotput and archery classes take place. The Applicant contends the use of the area where the discus is proposed is already

in use by the school, with some structures having already been built. The Applicant is not proposing any additional landscaping or fencing between this area and the single-family houses to the west, but it should be known the homes have individual fencing and the school has some vegetation as buffer (Figure 5). There is no landscape plan for this vegetated area. The proposed improvements within the northwest corner expand and bring school activities closer to the single-family residences along the 4700 block of Howard Avenue. Due to the proximity of single-family homes to the west, staff is recommending that the applicant submit a landscape plan to be approved by the Village Board that provides screening to reduce the visual and noise impacts to the neighboring residences. Staff is also recommending that the Applicant provide a noise analysis showing that the spectator bleachers discus facility, and shotput facility will comply with Village Code Title 5-2 Noise Control to be accepted by the Village Board. In the event that noise reduction is required the Applicant will provide a plan to do everything commercially reasonable to reduce noise level to be approved by the Village Board.

The proposed improvements directly west of the school building will relocate a batting cage and add two bullpens. Staff is recommending that the Applicant provide a noise analysis showing that the batting cage will comply with Village Code Title 5-2 Noise Control. In the event that noise reduction is required the Applicant will provide a plan to do everything commercially reasonable to reduce noise level to be approved by the Village Board.

The Applicant's application proposes new practice football and lacrosse fields in the southwest corner of the site. Currently there are three practice football fields; proposed are two and a half practice football fields and two practice lacrosse fields. The Applicant states that this portion of the site was always used as practice areas for practice football and lacrosse. The Applicant states that the use of this southwest corner is not changing or intensifying, they are only restriping the fields and replacing the goalposts that are already located in the southwest 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 Plan Commission finds that the establishment of the conditional use **will / will not** impede the normal and orderly development and improvement of the surrounding Property for uses permitted in the district. LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. The majority of the improvements do not feature new uses being proposed; only the relocation of existing uses. However, the application does propose bleachers for the relocated discus and shotput area, and it does propose two practice pitching bullpens for the existing softball field and one and a half additional practice fields.

The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. The adjacent uses are primarily all single-family residential, with the exception of Garden Market to the north, zoned C2 Community Shopping District.

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

The Plan Commission **finds / does not find** that adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided. The Applicant's application proposes nominal impervious site work. The Village Engineer has reviewed the plans and does not see any concerns that cannot be addressed during permitting. The Applicant will be amending an open Metropolitan Water Reclamation District of Greater Chicago (MWRD) permit to include some of the additional work. LTHS has provided the requisite plans to acknowledge and confirm that the necessary, public utilities, drainage, and stormwater management plan will be provided with the improvements.

The property is improved with existing drainage facilities; the proposed site disturbance and impervious hardscape is nominal and will not trigger additional drainage. The Applicant is required to receive all necessary outside agency permits required, such as MWRD.

Please refer to Conditional Use Permit Standard No. 1 above for analysis related to traffic impacts.

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.

No changes to parking facilities are proposed. Further, the number of staff and students is not anticipated to increase with the proposed improvements. Aside from two practice bullpens and four-tier aluminum bleachers, the improvements mainly include the relocation of additional facilities and one and a half added practice fields; no new uses are proposed. The spectator bleachers are anticipated to seat roughly 40 patrons. The Applicant contends within Attachment 1 the traffic to and from the site will not change from existing.

Please refer to Conditional Use Permit Standard No. 1 above for analysis related to traffic impacts.

The Plan Commission **finds / does not find** that adequate ingress and egress **has** been provided to the Property in order to minimize traffic congestion in the public streets.

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

The Plan Commission finds that the construction and operation of the proposed Development at the Property **will not** be contrary to the objectives of the current Land Use Plan. The Village's future land use map within the CLUP designates the Subject Property as Educational and Institutional. The proposed improvements do not alter the use of the Subject Property and do not have anticipated impacts on the number of staff or students at the Subject Property. The proposed improvements comply with the future land use category as defined by the CLUP. The project improvements align with the current CLUP for the Village, specifically Section F (Community Facilities and Services), Goal 1 (Municipal, education, library and other public service facilities should reflect the high quality of the Village overall), Objective 1 (Maintain and enhance the Village's existing community facilities) (page 11).

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 Plan Commission finds that the granting of a Conditional Use Permit for the construction, maintenance and operation of the Project at the Property **will / will not** conform to the applicable regulations of the R2 Single-Family Residential and R3 Two-Family Residential Districts, 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 proposed improvements comply with the zoning requirements for the bulk and lot requirements R2 District related to required yards, building coverage, lot coverage, and height. The Applicant is seeking relief for maximum fence height for the 15 ft. fence in between the discus and shotput facilities and the long-jump area (to the west of Bennett Field). 8 variations are also sought related to maximum accessory structure height for the batting cage, discus netting, and five football goalposts. Please see Variations (Relief) section above for detailed variations list.

Criteria for Variations

The Findings of Fact relative to Subsection 10-3-11(C)(4) (Criteria for Variations) of the DCO for approval of variations are as follows:

- a. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.**

The Plan Commission **finds / does not find** that there would be a hardship to the Applicant if the strict letter of the DCO regulations were to be applied in the Project improvements. The Subject Property is operating under existing conditional use approval, which requires approval of any changes to the Subject Property. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed project improvements, only the conditions of the previously approved conditional use.

- b. **The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property within the same zoning classification.**

The Plan Commission **finds / does not find** that the Property for which approval is being sought is unique in that it is operating as a school facility within a residential zoning district. As such, any changes to the Subject Property require review and approval as a stipulation of the conditional use. The Subject Property is also required to meet the same zoning requirements of that of standard single-family residential lots within the R2 District, as well as those of the R3 Two-Family District for the Corral building.

- c. **The purpose of the variation is not based primarily upon a desire to increase financial gain.**

The Plan Commission **finds / does not find** that no financial gain will be provided by the proposed Project improvements. The Applicant states that no financial gain will be provided by the proposed improvements. The proposed project improvements will allow LTHS to

improve and expand the quality of the educational, athletic, social and cultural activities and opportunities that are offered at the LTHS South Campus.

- d. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.**

The Plan Commission **finds / does not find** that the Property is operating under a conditional use approval, requiring approval of any changes to the Property. Further, the school is operating as non-residential use within a single-family residential district that is bound to single-family lot requirements. The function and use of the site is markedly different from that of a typical single-family use. Prior to 1993, the school was designated as a permitted use within its R2 Single-Family and R3 Two-Family Residential Districts. With the adoption of new zoning regulations in 1993, schools were designated a conditional use in both districts, although the school property has continued to develop since the building's construction in 1956. Thus, existing improvements on the site in 1993 were deemed existing nonconformities per Chapter 9 of the DCO.

- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The Plan Commission **finds / does not find** that the proposed Project improvements and the approval of the Zoning Relief will not have a detrimental effect on public welfare, or injure other property or improvements within the neighborhood. The Applicant states that the proposed Project improvements and the approval of the zoning relief will not have a detrimental effect on public welfare, or injure other property or improvements within the neighborhood. The proposed Project improvements are allowed as a conditional use under the regulations of the R2 - Single-Family Residential District (Subsection 10-6-3(B)) and the general conditional use regulations of the DCO (Subsection 10-3-14(A)(1)), and are consistent and compatible with the existing educational, athletic, social and cultural activities and facilities permitted and offered at the LTHS South Campus. Please refer Conditional Use Permit Standard No. 2 above for more information. Staff is recommending screening and noise analysis for some of the proposed improvements to reduce impacts on neighboring residences.

- f. The granting of the variation will not alter the essential character of the neighborhood.**

The Plan Commission **finds / does not find** that the proposed Project improvements and approval of the Zoning Relief will not alter the character of the neighborhood. The Applicant contends the granting of the variations will not alter the essential character of the neighborhood as the school is not proposing to change any of the site's uses. The Applicant contends the proposed 15 ft. high fence is located far enough away from nearby residential which will minimize impacts. The school is majorly proposing relocation of existing facilities and addition of bullpens and one and a half practice fields. Schools are a conditional use within the surrounding residential districts and the existing uses are not changing. Variations that grant height increases for athletic equipment (fences, backdrops, goalposts) are not uncommon at educational and institutional facilities. However, the geographic areas of impact are changing related to the improvements within the northwest and western portions of the site. Staff is recommending that any noise or visual impacts of these improvements be mitigated by the Applicant. Please refer to Conditional Use Permit Standard No. 2 above for additional analysis on impacts to neighboring properties.

- g. The proposed variation will not impair an adequate supply of light or air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Plan Commission **finds / does not find** that the proposed Project improvements and approval of the Zoning Relief will not impair an adequate supply of light or air, increase congestion of the public streets, increase danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety, or diminish or impair property values within the neighborhood. The Applicant states in the application submittals that the improvements not expected to impair an adequate supply of light or air, increase congestion of the public streets, increase danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety, or diminish or impair property values within the neighborhood. See Conditions Use Permit Standards No. 2 and No. 4 above for additional information.

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:

V. **CONDITIONS**

The recommendation of **APPROVAL/DENIAL** of the Applicant's request for the issuance of a Conditional Use Permit and Variations is conditioned upon and subject to:

1. A noise analysis showing that the batting cage, discus, and shotput facilities will comply with Village Code Title 5-2 Noise Control must be submitted to the Community Development Director. In the event that noise reduction is required the Applicant will provide a plan to do everything commercially reasonable to reduce noise level to be approved by the Village Board.
2. A site development permit for the future relocated shotput area be obtained within 3 years from date of zoning approval.
3. A landscape plan for a buffer along the west property line (to the west of Bennett Field and east of abutting single-family homes) must be submitted and approved by the Village Board.

Motion to APPROVE the Application made by [INSERT]; seconded by [INSERT] (Votes in Favor of Motion; Votes Not in Favor of Motion: [INSERT]; and Absent from Meeting / Voting:)

APPROVED by a vote of the Members of the Plan Commission on this 20 day of August 2026.

Village of Western Springs Plan Commission

By: _____
Jim Tyrell, Chair

DRAFT

Exhibit List

From Public Hearing for Approval of an Amendment to Conditional Use Permit and Variations for a Discus and Shotput Areas with Bleachers, Relocated Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), as well as Accessory Hardscape and Structures (Including Fencing and Netting) at the 4900 Willow Springs Road Property (Lyons Township High School District 204 South Campus)

Group Exhibit "A"
(attached)

Group Exhibit "B"

The Public Hearing Notice, the Newspaper Publisher's Certificate dated [INSET DATE], 2026, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated [INSET DATE], 2026 submitted by, the Affidavit of Posting of Signage for Public Hearing dated [INSET DATE], 2026
(attached)

Group Exhibit "C"
Village Staff Memorandum dated **August 20, 2026**, 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 August 20, 2026, Public Hearing prepared by a court reporter (Hailey M. Schoot)

Group Exhibit "F":
Supplemental Application Materials

Group Exhibit "G"
Village Supplemental Materials

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

Conditions of Final Approval for an Amendment to Conditional Use Permit and Variations for a Discus and Shotput Areas with Bleachers, Relocated Athletic Fields and Areas (Including Batting Cages, Bullpen, and Goalposts), as well as Accessory Hardscape and Structures (Including Fencing and Netting) at the 4900 Willow Springs Road Property (Lyons Township High School District 204 South Campus)

[INSERT]

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