

Village Of Glen Ellyn

Ordinance No. 5997

An Ordinance Approving Variation Requests to Allow Improvements to Memorial Park Located at 671 Crescent Boulevard to Accommodate New Impervious Surfaces, Bleachers, Fencing, an Ornamental Gate, Batting Cage and Lights and Amending Ordinance 5888 to Allow an Increase in the Total Square Footage of Accessory Structures on the Property Glen Ellyn, Illinois 60137

Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 30th Day of January, 2012.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 31st
day of January, 2012.

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An Ordinance Approving Variation Requests to Allow Improvement to Memorial Park Located at 671 Crescent Boulevard to Accommodate New Impervious Surfaces, Bleachers, Fencing, an Ornamental Gate, Batting Cage and Lights and Amending Ordinance 5888 to Allow an Increase in the Total Square Footage of Accessory Structures on the Property Glen Ellyn, Illinois 60137

Whereas, Glenbard High School District 87, owner of Memorial Park located on property commonly known as 671 Crescent Boulevard, is requesting approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-5-5(B)4(3) of the Zoning Code to allow an ornamental gate with a height of 14 feet in lieu of the maximum height of 10 feet permitted;
2. A variation from Section 10-5-5(B)4(11) to allow a fence along Crescent Boulevard with a height of 6 feet 6 inches in lieu of the maximum height of 4 feet permitted;
3. A variation from Section 10-5-5(B)4(32) of the Zoning Code to allow a batting cage with a setback of 1 foot from the southern property line in lieu of the minimum setback of 58.14 feet required;
4. A variation from Section 10-5-5(C)1 of the Zoning Code to allow an impervious surface setback of as little as 7.5 feet for a proposed sidewalk along the southern property line and 0 feet to accommodate the base for bleachers proposed along the northern property line in lieu of the minimum impervious surface setback of 29.07 feet required;
5. An amendment to the variation from Section 10-5-4(A)2(a) of the Zoning Code previously granted by Ordinance 5888 to allow a total of 4,268 square feet of accessory structures on the property in lieu of the maximum of 1,000 square feet of accessory structures permitted;
6. Variations from Sections 10-5-4(A)4(a) and 10-5-4(A)4(c) of the Zoning Code to allow bleachers to be located 0 feet from the northern property line in lieu of the minimum 18 foot and 29.07 foot accessory structure setbacks required;
7. A variation from Section 10-5-13(M)2(b)1 of the Zoning Code to allow 70 foot tall light poles to be spaced as close as 210 feet apart in lieu of the minimum separation of 280 feet required; to allow 70 foot tall and 60 foot tall light poles to be spaced as close as 106 feet apart in lieu of the minimum separation of 260 feet required; to allow 60 foot tall light poles to be spaced as close as 78 feet apart in the lieu of the minimum separation of 240 feet required; and to allow 60 foot tall and 70 foot tall light poles to be spaced as close as 23 and 37 feet apart respectfully from the existing 30 foot tall tennis court light poles in lieu of the minimum separation of 180 feet and 200 feet required;

8. A variation from Section 10-5-13(M)2(a)2 of the Zoning Code to allow foot-candle levels as high as 8.49 along the southern property line and 7.32 along the northern property line in lieu of the maximum foot-candle level of 3.0 permitted; and
9. A variation from Section 10-5-13(M)2(c) to allow the height of the proposed light poles to exceed the height of the approximately 30 foot tall principal building on the site; and

Whereas, the above variations are being requested to allow improvements at Memorial Park including new impervious surfaces, bleachers, fencing, an ornamental gate, batting cage and lights; and

Whereas, the subject property is located in the CR Conservation Recreation zoning district and is bounded by Crescent Boulevard to the north, the Union Pacific railroad to the south, Park Row to the East and Park Boulevard to the west; and

Whereas, the property is legally described as follows:

PARCEL ONE:

LOT 17 IN COUNTY CLERK'S THIRD ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88053, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

BLOCK 6 IN WOODTHORP, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1926 AS DOCUMENT NUMBER 214660, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-410-014; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a total of eleven (11) public hearings and meetings on August 25, 2011, September 8, 2011, September 22, 2011, September 29, 2011, October 12, 2011, October 20,

2011, October 27, 2011; November 16, 2011, November 17, 2011, November 30, 2011 and December 20, 2011 at which hearings/meetings the Plan Commission considered the requested Zoning Variations; and

Whereas, at the aforementioned public hearings/meetings of the Plan Commission 21 people spoke in opposition to the requests, 22 people spoke in favor of the request and one person spoke and made general comments about the application. Correspondence was also received from 75 individuals in opposition to the request, 29 individuals in favor of the request and 10 letters/emails were received neither in favor of nor in opposition to the application. Resolutions both in favor of and in opposition to the requests were also submitted by different groups; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes of the Glen Ellyn Plan Commission dated December 20, 2011, a copy of which is attached hereto as Exhibit "K", and

1. By a vote of 7 "yes" and 2 "no," the Plan Commission recommended approval of the requested Variation from Section 10-5-5(B)4(3) of the Zoning Code to allow an ornamental gate with a height of 14 feet in lieu of the maximum height of 10 feet permitted;
2. By a vote of 7 "yes" and 2 "no" the Plan Commission recommended approval of the requested Variation from Section 10-5-5(B)4(11) of the Zoning Code to allow a fence along Crescent Boulevard with a height of 6 feet 6 inches in lieu of the maximum height of 4 feet permitted;
3. By a vote of 8 "yes" and one "no" the Plan Commission recommended approval of the requested Variations from:
 - a. Section 10-5-5(B)4(32) of the Zoning Code to allow a batting cage with a setback of 1 foot from the southern property line in lieu of the minimum setback of 58.14 feet required;
 - b. Section 10-5-5(C)1 of the Zoning Code to allow an impervious surface setback of as little as 7.5 feet for a proposed sidewalk along the southern property line and 0 feet to

accommodate the base for bleachers proposed along the northern property line in lieu of the minimum impervious surface setback of 29.07 feet required;

- c. An amendment to the variation from Section 10-5-4(A)2(a) of the Zoning Code previously granted by Ordinance 5888 to allow a total of 4,268 square feet of accessory structures on the property in lieu of the maximum of 1,000 square feet of accessory structures permitted; and
 - d. Sections 10-5-4(A)4(a) and 10-5-4(A)4(c) of the Zoning Code to allow the northern bleachers to be located 0 feet from the northern property line in lieu of the minimum 18 foot and 29.07 foot accessory structure setbacks required; and
4. By a vote of 6 “yes” and 3 “no”, the Plan Commission recommended approval of the requested Variations from:
- a. Section 10-5-13(M)2(b)1 of the Zoning Code to allow 70 foot tall light poles to be spaced as close as 210 feet apart in lieu of the minimum separation of 280 feet required; to allow 70 foot tall and 60 foot tall light poles to be spaced as close as 106 feet apart in lieu of the minimum separation of 260 feet required; to allow 60 foot tall light poles to be spaced as close as 78 feet apart in the lieu of the minimum separation of 240 feet required; and to allow 60 foot tall and 70 foot tall light poles to be spaced as close as 23 and 37 feet apart respectfully from the existing 30 foot tall tennis court light poles in lieu of the minimum separation of 180 feet and 200 feet required;
 - b. Section 10-5-13(M)2(a)2 of the Zoning Code to allow foot-candle levels as high as 8.49 along the southern property line and 7.32 along the northern property line in lieu of the maximum foot-candle level of 3.0 permitted;
 - c. Section 10-5-13(M)2(c) to allow the height of the proposed light poles to exceed the height of the approximately 30 foot tall principal building on the site; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits and materials presented at the August 25, 2011, September 8, 2011, September 22, 2011, September 29, 2011, October 12, 2011, October 20, 2011, October 27, 2011; November 16, 2011, November 17, 2011, November 30, 2011 and December 20, 2011 public hearings and meetings before the Plan Commission and have considered the findings of fact and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees further considered the requests at public meetings on January 23, 2012 and January 30, 2012; and

Whereas, based on the recommendation of the Plan Commission and a review of the

evidence, materials and testimony presented, the Village President and Board of Trustees have determined that granting the requested Zoning Variations is consistent with the goals of the Glen Ellyn Zoning Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The August 25, 2011, September 8, 2011, September 22, 2011, September 29, 2011, October 12, 2011, October 20, 2011, October 27, 2011; November 16, 2011, November 17, 2011, November 30, 2011 and December 20, 2011 minutes of the Glen Ellyn Plan Commission are hereby attached for reference as Exhibits "A-K".

Section Two: Based on upon a review of the evidence, exhibits and materials presented at the eleven (11) public hearings and meetings before the Plan Commission and the subsequent meetings of the Village Board, the Village Board hereby adopts the findings of fact for the requested variations set forth in Exhibit "L" attached hereto.

Section Three: Based upon the findings of fact attached hereto as Exhibit "L", the Village President and Board of Trustees hereby grant approval of the requested Zoning Variations to allow improvements at Memorial Park including new impervious surfaces, bleachers, fencing, an ornamental gate, batting cage and lights.

Section Four: This grant of approval of the requested Zoning Variations is subject to the following conditions:

- A. The project shall be constructed and maintained in substantial conformance with the plans submitted and the testimony presented at the August 25, 2011, September 8, 2011, September 22, 2011, September 29, 2011, October 12, 2011, October 20, 2011, October 27, 2011; November 16, 2011, November 17, 2011, November 30, 2011 Plan Commission public hearings and with the petitioner's application packet stamped received August 11, 2011 including the following plans and documents as though they were attached to this Ordinance:

1. Cover Letter from Chris McClain revised August 9, 2011
2. Narrative Statement/Use Description revised August 9, 2011
3. Application for Variation revised August 9, 2011
4. Quantitative Summary revised August 9, 2011
5. Evidence Related to Zoning Code Standards for a Variation revised August 9, 2011
6. Softball Field Photometric Plan dated July 18, 2011
7. Blanket Grid Photometric Plan dated July 18, 2011
8. Football Field Photometric Plan dated July 18, 2011
9. Soccer Field Photometric Plan dated July 18, 2011
10. Crescent Boulevard Spill Photometric Plan dated July 18, 2011, a reduced copy of which is attached hereto as Exhibit "M"
11. Property Line Spill Photometric Plan dated July 18, 2011, a reduced copy of which is attached hereto as Exhibit "N"
12. Property Line 5' Offset Photometric Plan dated July 18, 2011
13. Musco Light Fixture Cut Sheets, a copy of which is attached hereto as Exhibit "O"
14. Bleacher Section and Plan dated May 12, 2011, a copy of which is attached hereto as Exhibit "P"
15. Field Lighting Information a copy of which is attached hereto as Exhibit "Q"
16. Field Lighting Reflector Design prepared by Musco Lighting
17. Dimensional Control and Paving Plan revised May 12, 2011 a copy of which is attached hereto as Exhibit "R"
18. Grading and Erosion Control Plan revised May 12, 2011

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

B. Variations 7-9 identified in the preambles herein above related to the lights are also subject to the following conditions:

1. The lights shall not be used on evenings when the field is not in use.
2. The lights shall be turned off no later than 9:00 p.m. on any evening that the lights are permitted to be used.
3. The lights shall not be used on Saturday or Sunday nights.
4. The lights shall not be used between June 1 and August 14 of each year.
5. The lights shall not be used by any third party user.
6. The School District shall form an advisory group which shall include school district administrative staff, a Village representative and residents from the surrounding area to discuss any issues related to the use of the property that may impact the surrounding property owners. The advisory group shall meet a minimum of once a year and, at their discretion, may choose to meet more often. Minutes from all such advisory group meetings shall be promptly shared with the Village.
7. The lights shall not be used in the morning prior to the start of the school day.

8. No amplification/sound system shall be used after 7:00 p.m. when the lights are being used.

Section Five: This grant of approval of the requested Zoning Variations shall expire and become null and void within five (5) years of the date of this Ordinance unless construction of the improvements for which the requested Zoning Variations have been granted is complete, provided, however, that the Village Board, by motion, may extend the length of this approval. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Six: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Eight. The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 30th day of January, 2012.

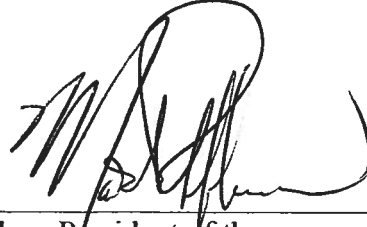
Ayes: *Cooper, Ladesic, McKinley, Henninger, Hartweg, Friedberg*

Nays: — 0 —

Absent: — 0 —

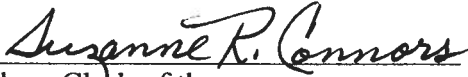
Approved by the Village President of the Village of Glen Ellyn, Illinois, this

30th day of January, 2012.



Village President of the
Village of Glen Ellyn, Illinois

Attest:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 31st day of January 2012.)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Crescent\Crescent 670, Glenbard West High School\Memorial Field\Phase II - Lights, etc. ZV\Ordinance 011012.docx



CERTIFICATION

I, Suzanne R. Connors, duly appointed/elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5997, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 30th day of January 2012, and that the same was signed and approved by the President of said Village on the 30th day of January 2012.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 31st day of January 2012.

Suzanne R. Connors
Village Clerk

CORPORATE SEAL

PLAN COMMISSION
MINUTES
AUGUST 25, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:37 p.m. Commissioners Craig Bromann, Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Jay Strayer, Ray Whalen and Lyn Whiston were present. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

Commissioner Buckton moved, seconded by Commissioner Strayer, to approve the minutes of the March 10, 2011 Plan Commission minutes. The motion carried unanimously by voice vote.

Commissioner Strayer moved, seconded by Commissioner Whiston, to approve the minutes of the July 14, 2011 Plan Commission minutes. The motion carried unanimously by voice vote.

On the agenda was a request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

(TRANSCRIPT AVAILABLE)

Plan Commissioner Jay Strayer recused himself from the Memorial Field public hearing due to the fact that he and an attorney for the School District have a mutual client.

Chairman Fullerton stated that she has two children on feeder ball teams who will attend Glenbard West. Plan Commissioner Dykstra stated that her daughter teaches at Glenbard West. Plan Commissioner Ford stated he has a son at Glenbard West who does not participate in sports and a 9-year-old who plays on feeder teams and will eventually attend Glenbard West. Plan Commissioner Lannen also stated she has two sons at Glenbard West who participate in sports but will not be using Memorial Field.

Chairman Fullerton explained the procedures of the Memorial Field public hearing.

Staff Introduction

Village Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Chief of Police Phil Norton and Jim Darnell of James Benes and Associates, were present to speak regarding School District 87's request for several zoning variations for Memorial Field in order to accommodate new impervious surfaces, bleachers, fencing, an ornamental gate, batting cage and lights.

Ms. Stegall described the site and surrounding area and stated that the property is located in the CR Conservation Recreation District. She also described the variations being requested as follows: 1. A variation from Section 10-5-5(B)4(3) of the Zoning Code to allow an ornamental gate with a height of 14 feet in lieu of the maximum height of 10 feet permitted. 2. A variation from Section 10-5-5(B)4(11) to allow a fence along Crescent Boulevard with a height of 6 feet 6 inches in lieu of the maximum height of 4 feet permitted. 3. A variation from Section 10-5-5(B)4(32) of the Zoning Code to allow a batting cage with a setback of 1 foot from the southern property line in lieu of the minimum setback of 58.14 feet required. 4. A variation from Section 10-5-5(C)1 of the Zoning Code to allow an impervious surface setback of as little as 7.5 feet for a proposed sidewalk along the southern property line and 0 feet to accommodate the base for the bleachers proposed along the northern property line in lieu of the minimum impervious surface setback of 29.07 feet required. 5. A variation from Section 10-5-4(A)2(a) to allow a total of 4,268 square feet of accessory structures on the property in lieu of the maximum of 1,000 square feet of accessory structures permitted (amendment to previous variation approved by Ordinance 5888). 6. Variations from Sections 10-5-4(A)4(a) and 10-5-4(A)4(c) of the Zoning Code to allow the northern bleachers to be located 0 feet from the northern property line in lieu of the minimum 18-foot and 29.07-foot accessory structure setbacks required. 7. A variation from Section 10-5-13(M)2(b)1 of the Zoning Code to allow 70 foot tall light poles to be spaced as close as 210 feet apart in lieu of the minimum separation of 280 feet required; to allow 70-foot tall and 60-foot tall light poles to be spaced as close as 106 feet apart in lieu of the minimum separation of 260 feet required; and to allow 60-foot tall light poles to be spaced as close as 78 feet apart in lieu of the minimum separation of 240 feet required; and to allow 60-foot tall and 70-foot tall light poles to be spaced as close as 23 and 37 feet apart respectfully from the existing 30-foot tall tennis court light poles in lieu of the minimum separation of 180 feet and 200 feet required. 8. A variation from Section 10-5-13(M)2(a)2 of the Zoning Code to allow foot-candle levels as high as 8.49 along the southern property line and 7.32 along the northern property line in lieu of the maximum foot candle level of 3.0 permitted. 9. A variation from Section 10-5-13(M)2(c) to allow the height of the proposed light poles to exceed the height of the approximately 30 foot tall principal building on the site.

Petitioners' Presentation

Chris McClain, Assistant Superintendent for Business for Glenbard High School District 87, 671 Crescent Boulevard, Glen Ellyn, Illinois; Patrick Brosnan, Legal Architects, 2015 Spring Road, Oak Brook, Illinois; William Bohne, President, Jacob & Hefner Associates, 1901 South Meyers Road, Oakbrook Terrace, Illinois; Todd Faulkner, attorney for the

Board of Education, Franczek Radelet, 300 S. Wacker Dr., Chicago, Illinois; Michael Marous, President of Marous & Company, real estate appraisers, 300 South Northwest Highway, Park Ridge, Illinois; Brian Crowley, attorney, Franczek Radelet, 300 South Wacker Drive, Chicago, Illinois; Mark Brian Marsh, Musco Lighting, 100 First Avenue West, Oskaloosa, Iowa; David Miller, Musco Lighting, 1150 Powis Road, West Chicago, Illinois; and Jane Thorsen, Principal, Glenbard West High School, 671 Crescent Boulevard, Glen Ellyn, Illinois were present.

During his presentation, Mr McClain stated that the Board of Education has no plan for installation of turf or lights at Duchon Field and asked that the Memorial Field application be judged on its own merits as a stand-alone project. He displayed photographs and described the Phase I improvements made at Memorial Field and the proposed improvements. Mr. McClain also stated that several meetings have been held regarding the proposed variance application. Mr. McClain described the number of days light would be used on the field and the shut-off times. He also provided some comparative light data and visuals of other high schools in the area. Mr. McClain described the number projections of people using the facility, and some Plan Commissioners questioned if the amount of 150 spectators was accurate. Ms. Thorsen responded to Commissioner Lannen that she will get information from other communities regarding the impact of the spectators in this same situation. Mr. McClain described available parking in the subject area. Mr. McClain responded to Commissioner Bromann that litter will be removed immediately following an event. He also responded to Commissioner Buckton that hard shut-off time for the lights is 9:30 p.m. Mr. McClain also stated that a permanent sound system will not be installed at Memorial Field. Mr. McClain responded to Chairman Fullerton that they have a community use program policy for Memorial Field and she requested a copy of that policy. Mr. McClain explained funding and stated that the capital portion of the subject project can only be funded by community groups—no tax dollars would go into the capital funding. Mr. McClain read the satisfaction of the zoning requirements into the record.

Glenbard West Principal Jane Thorsen stated that most levels of field hockey, lacrosse and soccer will not have an opportunity to compete at home without lights. She also stated that students are highly encouraged to be involved in at least one extra-curricular activity. Ms. Thorsen stated that Duchon Field is in a floodplain which can cause home games to be moved due to flooding. She stated that nearby fields are not always available and that having onsite competitions will eliminate confusion and transportation costs. She added that extracurricular participation is linked to student engagement and success.

Mr. Brosnan of Legat Architects stated he is involved in developing a long-term master plan facility assessment for the School District and displayed several diagrams related to the proposed variations. Mr. Brosnan stated that the trees in the subject area do a nice job of separating the multi-purpose play area from the residential components in each direction.

Ryan Marsh of Musco Lighting displayed slides and provided details regarding the lighting design. When Commissioner Whiston asked if there has been any discussion

with Union Pacific Railroad whether the amount of light on the tracks is an issue for them, Mr. Marsh responded not to his knowledge. Mr. Marsh stated that the new technology they developed approximately six years ago can direct almost all light toward the field and eliminate sky glow and offsite light. In response to Chairman Fullerton, Mr. Marsh listed some schools with new lighting technology and displayed photos which indicated the difference between old and new lighting technology.

Real Estate Appraiser Michael Marous stated that his opinion is that approval of the proposed variances will not be detrimental to the subject area.

Responses to Questions from the Plan Commission

Ms. Stegall responded to Chairman Fullerton that School District 87 is requesting that any zoning approvals granted for this phase of work be valid for five years and that the norm is 24 months or two years. Mr. Marsh explained for Commissioner Dykstra that the new lighting technology does not require more poles because the fixture is more efficient with the internal reflectors. He explained that the reason for six lights on Memorial Field is because it is a multi-use field with the overlay of softball and poles cannot be placed in the middle of a softball field. Commissioner Buckton expressed concern regarding exiting the field during a storm with lightning. Mr. McClain responded to Commissioner Buckton that washroom facilities will be available at Biester and that outdoor bathroom facilities are located at the lower level of the facility center. Mr. McClain also responded to Commissioner Buckton that concessions may be available at some point in time. Mr. Whiston expressed concern regarding an out-of-town group using Memorial Field. Commissioner Bromann expressed a concern regarding removal of the basketball court on the site as it is currently frequently used. Mr. McClain addressed Commissioner Buckton's question regarding a grant to improve Crescent Boulevard. Ms. Stegall responded to Commissioner Bromann that the lights at Ackerman Park are 70 feet tall. Commissioner Buckton asked for information regarding a paragraph about the petitioner's request for variances. Attorney Faulkner responded that the statement is not unique to Glen Ellyn and emphasized the long history of cooperation between the Village and Glenbard.

Motion

Mr. Ozog moved, seconded by Plan Commissioner Buckton, to continue the public hearing to September 8, 2011. The motion carried unanimously by voice vote.

Trustee Report

Commissioner Girling moved, seconded by Commissioner Bromann, to adjourn the meeting. The motion carried unanimously by voice vote.

There being no further business before the Plan Commission, the meeting was adjourned at 10:35 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

PLAN COMMISSION
MINUTES
SEPTEMBER 8, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:32 p.m. Commissioners Craig Bromann, Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Jay Strayer, Ray Whalen and Lyn Whiston were present. Also present were Trustee Liaison Carl Henninger, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Police Chief Phil Norton, Village Attorney Julie Tappendorf, James Darnell, James Benes and Associates, and Recording Secretary Barbara Utterback.

Commissioner Buckton moved, seconded by Commissioner Whiston, to approve the minutes of the June 23, 2011 Plan Commission meeting. The motion carried unanimously by voice vote.

On the agenda was a continued public hearing for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Todd Buckton moved, seconded by Plan Commissioner Craig Bromann, to open the public hearing for Memorial Field.

Jay Strayer recused himself from the Memorial Field public hearing due to the fact that he and an attorney for the School District have a mutual client.

Chairman Fullerton read a statement as requested by the Police Chief regarding guidelines for the Plan Commission meeting. Attorney Tappendorf also explained the procedures of the meeting.

(TRANSCRIPT AVAILABLE)

PETITIONER'S PRESENTATION (continued from August 25, 2011 Plan Commission meeting)

Chris McClain, Assistant Superintendent for Business for Glenbard High School District 87, addressed questions regarding topics from previous meetings. Mr. McClain reviewed information regarding spectator benchmark and lighting data from various schools and indicated the number of night games that would be scheduled for events at Memorial Field. He added that approximately 40 percent of the student body at Glenbard West can potentially be impacted by having additional usage space on campus. Mr. McClain stated that the lights at Ackerman Field are of an older technology and must be off by 11:00 p.m. Mr. McClain also stated that a refresh master facility plan is currently in the process of being updated. Mr. McClain also described the egress plan for Memorial Field and entities that rent the District 87 fields. He also reviewed data regarding the proposed light poles and safety issues in the subject area.

Michael Marous, real estate appraiser, clarified train whistle blowing criteria and clarified that there is no negative impact regarding the proximity of school lights to homes sold in various communities.

PRESENTATION/CROSS EXAMINATION IN OPPOSITION TO THE REQUEST

Attorney Jim Ozog of 485 Montclair, Glen Ellyn, Illinois, represented Our Field Our Town which is an organization of neighbors who are studying the subject variance application and have concerns regarding Memorial Field. Mr. Ozog cross examined witnesses regarding the subject project.

Jane Thorsen, Principal of Glenbard West, responded to Mr. Ozog that the Illinois School Code states that extra curricular participation is a privilege and did not agree that no rights will be denied if lights are not allowed at Memorial Field. She added that research indicates a positive correlational relationship between extracurricular activities and student achievement and that lights give more students more opportunities which would affect their achievement. Ms. Thorsen responded to Mr. Ozog that the addition of lights would allow for more practice time for certain sports and that all other schools most likely practice more than Glenbard West. She offered to provide practice information for schools and Mr. Ozog accepted her offer. Ms. Thorsen also responded that coaches at the school think that the quality of sports practices has diminished because of the absence of lights. Ms. Thorsen responded to Mr. Ozog that Memorial Field was designed and constructed as an outdoor instructional space that is used for athletics and also State-required physical education rather than for recreational and sporting events. Ms. Thorsen responded to Mr. Ozog that according to an Intergovernmental Agreement, the Park District will have use of the field on Saturday afternoons and Sunday. At Mr. Ozog's request, Ms. Thorsen responded to various questions regarding off-campus sites.

Linda Oberg, Assistant Principal for Athletics at Glenbard West, responded to Mr. Ozog that all of the Park District fields and Memorial Field are accessible by ambulance. Ms. Oberg responded to Mr. Ozog that coaches have stated it would be easier to work at

another school where they could practice on their facilities rather than waiting for buses as at Glenbard West.

Brian Marsh of Musco Lighting was asked questions by Mr. Ozog regarding heat from metal halide lamps, and Attorney Faulkner responded to Mr. Ozog that the lamps would present a severe heat risk if broken or punctured. Mr. Marsh stated that he has never encountered a situation where Musco has had an incident where an arc tube ruptured. Mr. Marsh explained the definition of vertical spill and glare for Mr. Ozog, and photographs of Musco lights recently taken at Glenbard North were displayed. Mr. Marsh responded to Mr. Ozog that the lights at Glenbard West differ from the lights at Glenbard North because the spill concern is greater at Glenbard West than it is at Glenbard North. Mr. Marsh replied to Mr. Ozog that he will provide data regarding lighting. Patrick Brosnan of Legat Architects added that Memorial Field is more of a sports play field and is not about the spectators.

Bill Peterson, 567 Taylor Avenue, Glen Ellyn, Illinois expressed a concern regarding the proposed lights breaking and spreading mercury into residents' yards, and Mr. Marsh stated he was unable to answer questions regarding safeguards to remove the mercury.

Kirk Burger, 755 Willis Avenue, Glen Ellyn, Illinois expressed a concern regarding foot candle readings, and Mr. Marsh stated that it is not always the case that being closer is going to result in higher measurements such as between Crescent Boulevard and the field. Mr. Marsh agreed that spillage readings on Crescent Boulevard were taken on a flat plane not taking into account the rise of Crescent Boulevard. Mr. Marsh also verified for Mr. Burger that the lamps will be located over Memorial Field which consists of flammable, recycled rubber. Mr. Burger responded to Mr. Ozog that the stadium lights in Oak Park would be somewhat of an example of the lights Musco is proposing for Memorial Field. Commissioner Ford requested that Mr. Marsh provide vertical lighting spill shown from the ground up.

Donald Pydo, 682 Crescent Boulevard, Glen Ellyn, Illinois asked Mr. Marsh how many field lighting companies are in existence and Mr. Marsh named five. Mr. Marsh also replied that the scenario at Memorial Field is very common. Mr. Marsh responded to Mr. Pydo that other companies could review the viability of Mr. Marsh's numbers. Mr. Marsh also responded that, to his knowledge, Musco is the only lighting company working with the school district. Mr. McClain responded that they would not be in a bid phase until the Board of Education authorizes moving forward with the project.

Al D'Ambrosio, 66 Stephanie Lane, Glen Ellyn, Illinois asked specifically what sports was lighting system was built to accommodate, and Mr. Marsh replied that the fixture is the same and is able to be applied to different sports.

James Lysaght, 681 Duane Street, Glen Ellyn, Illinois asked what data Mr. Marsh was going to provide to the Plan Commission, and Mr. Marsh replied he would provide the glare comparisons between Glenbard North and the proposal for Memorial Field. Mr.

McClain responded to Mr. Lysaght that it is customary to apply for a variance in the design phase.

Responses to Questions from the Plan Commission

Mr. McClain responded to Commissioner Ford that signage and specific directions regarding parking will be provided to spectators when they come to the campus. Mr. McClain responded to Commissioner Lannen that on Monday through Friday during the school year, the use of the field when lights will be turned on will be 100 percent school district use and that the intergovernmental agreement contemplates daytime use with the Park District. Dr. Thorsen responded to Commissioner McCormick that sports start times varies. Dr. Thorsen responded to Commissioner Bromann that drainage on the subject field has been excellent. Dr. Thorsen responded to Commissioner Girling that parking concerns have not been raised by anyone in the past.

Motion

Commissioner Buckton moved, seconded by Commissioner Ford, to continue the public hearing to September 22, 2011. The motion carried unanimously by voice vote.

There being no further business before the Plan Commission, the meeting was adjourned at 10:32 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

PLAN COMMISSION
MINUTES
SEPTEMBER 22, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:33 p.m. Commissioners Craig Bromann, Todd Buckton, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Jay Strayer, Ray Whalen and Lyn Whiston were present. Commissioner Dykstra was excused. Also present were Trustee Robert Friedberg (arrived at 8:12 p.m.), Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Police Chief Phil Norton, Village Attorney Julie Tappendorf, James Darnell of James Benes and Associates, and Recording Secretary Barbara Utterback.

Commissioner Buckton moved, seconded by Commissioner Bromann, to approve the minutes of the August 25, 2011 Plan Commission meeting. The motion carried unanimously by voice vote.

On the agenda was a continued request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

(SEE TRANSCRIPT)

Plan Commissioner Whiston moved, seconded by Plan Commissioner Bromann, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

Jay Strayer once again recused himself from the Memorial Field public hearing.

Chairman Fullerton reiterated a statement as requested by the Police Chief regarding guidelines for the Plan Commission meeting, and Attorney Tappendorf explained the procedures of the meeting.

Presentation/Cross Examination by Opposing Attorney

Michael Marous, real estate appraiser, provided personal background information for Attorney Ozog and responded he believes his work in this case is complete. Mr. Marous also described for Attorney Ozog his duties regarding the subject project and listed other types of clients he has worked for. Mr. Marous responded to Mr. Ozog that he has not previously done a market study regarding the impact of lights on a high school stadium or practice field. Mr. Marous agreed with Mr. Ozog that the subject neighborhood is quiet in the evenings. He also stated that the field will generate activity less than 200 nights a year between the hours of 6:00 p.m. and 9:00 p.m. Mr. Marous responded to several questions as Mr. Ozog displayed various slides. Mr. Marous responded to Mr. Ozog that he believes the increase in trains, the redevelopment of the downtown and the continued renovation and teardowns in the area have impacted the surrounding neighborhoods. He also stated that the high school has an impact on the neighborhood and, if not kept up to a high quality, the impact will be negative. Mr. Marous also stated that the Montclair commuter parking lot and the cars using the lot have lights and added that the lights at the field will be a benefit long-term.

Comments from the Public

Gina Meyers, 477 Montclair Avenue, Glen Ellyn, Illinois displayed a slide presentation and asked Mr. Marous various questions related to the slides. Mr. Marous responded to Ms. Meyers that commuter trains positively impact a neighborhood but freight trains are a significant negative. He also responded that the sounds from the trains are a plus and minus. He also responded that distance has some mitigation on sound, and landscaping buffers provide sound absorption. Mr. Marous also responded that the period of the year when there are no leaves on the trees coincides primarily with a period when there would be minimal use of the subject field. Mr. Marous responded that he believes the subject field will have a minimal impact on property values in the neighborhood because of natural light and restrictions.

Thomas Koprowski, 744 Willis Street, Glen Ellyn, Illinois asked Mr. Marous about traffic related issues in the subject area, and Mr. Marous stated that the main issues were adequacy and safety of parking and crossing the street. Mr. McClain responded to Mr. Koprowski that the school was planning on making improvements to the subject field and in the Crescent Boulevard area whether or not the Burns and McDonnell study was done. Mr. McClain also responded that the recently reconfigured parallel parking and the new crosswalk have made the location safer for the students.

Richard Sims, 663 Crescent Court, Glen Ellyn, Illinois asked Mr. Marous if he was aware that trees will be torn down at both ends of the field, and Mr. Marous stated that he was told there were no plans to change or eliminate trees. Commissioner Girling clarified that Mr. Sims wanted to know if the value of the surrounding homes would be negatively impacted by a change in sight lines and buffers, and Mr. Marous stated if the trees are destroyed and no aesthetic or additional walls are added, that would be a negative, however, Glen Ellyn appreciates its landscaping.

John Salemi, 240 Kenilworth Avenue, Glen Ellyn, Illinois asked questions related to the zoning code variance guidelines, and Mr. Marous responded positively to the questions.

Responses to Questions from the Plan Commission

Commissioner Ford asked Mr. Ozog, a product liability attorney who has defended lighting companies, various questions regarding his background defending lighting companies. Mr. McClain responded to Commissioner Lannen that the Park District currently has no plans to utilize the subject field during evening hours.

Responses to questions from the Petitioner

Chris McClain, Assistant Superintendent for Business for Glenbard High School District 87, responded to Mr. Ozog that their counsel reviewed the variance requests prior to submission with assistance from Legat Architects and Musco Lighting. Mr. Ozog displayed several documents and asked Mr. McClain questions, some of which were inappropriate to his testimony according to School District Attorney Faulkner. Also discussed were lighting items, traffic in the subject area, leasing of the subject field, zoning variation hardships and providing programs at the campus.

Motion

Commissioner Buckton moved, seconded by Commissioner Lannen, to continue the public hearing to September 29, 2011. The motion carried unanimously by voice vote.

Trustee Report

Trustee Friedberg stated that the Village Board is currently involved with the strategic plan process.

Chairman's Report

Chairman Fullerton responded to Commissioner Buckton that the Plan Commission meeting for the Cottage Avenue water tower antennae will be held on October 13, 2011.

Staff Report

Ms. Stegall stated that additional Plan Commission meetings will be held to accommodate the Memorial Field project as well as other pending projects.

There being no further business before the Plan Commission, the meeting was adjourned at 10:33 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

PLAN COMMISSION
MINUTES
SEPTEMBER 29, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:35 p.m. Commissioners Craig Bromann, Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick and Ray Whalen were present. Commissioners Jay Strayer and Lyn Whiston were excused. Also present were Trustee Robert Friedberg (arrived at 9:37 p.m.), Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Village Attorney Julie Tappendorf, Lighting Consultant James Darnell with James Benes and Associates, and Recording Secretary Barbara Utterback.

On the agenda was a continued request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Buckton moved, seconded by Plan Commissioner Bromann, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

(SEE TRANSCRIPT)

Attorney Tappendorf explained the procedures of the public hearing.

Presentation/Cross Examination by Opposing Attorney

Architect Patrick Brosnan of Legat Architects verified for Attorney James Ozog that he is the president of the firm that designed Memorial Field and an educational facility planner. Mr. Brosnan responded to Mr. Ozog that setting the bleachers up in a location other than that assigned would not be an appropriate layout. Mr. Brosnan also verified for Mr. Ozog types of sports that could be played on Memorial Field. Mr. Brosnan responded to Mr. Ozog that the sport court referenced in the variation package relates to the basketball court. Mr. Brosnan responded to Attorney Crowley that he would not interpret the surface of Memorial Field as a sport court.

Comments from the Public

Mr. Ozog introduced members of the Our Field Our Town organization who identified the topics of their testimony and which included Joe Wark of 626 Roger Road, Glen Ellyn, Illinois; Mary Ozog of 485 Montclair, Glen Ellyn, Illinois; Gina Meyers of 477 Montclair, Glen Ellyn, Illinois; Adrienne Gregory of 578 Lee, Glen Ellyn, Illinois; Linda Gilbert of 388 Montclair, Glen Ellyn, Illinois; Tom Koprowski of 744 Willis Street, Glen Ellyn, Illinois; Mary Ellen Walksler of 941 Crescent Boulevard, Glen Ellyn, Illinois; Kirk Burger of 755 Willis Street, Glen Ellyn, Illinois; Gina Meyers of 477 Montclair Avenue, Glen Ellyn, Illinois; and Don Pydo of 682 Crescent Boulevard, Glen Ellyn, Illinois. George Kisiel of Okrent Associates, 122 S. Michigan Avenue, Chicago, Illinois was also introduced although he is not a member of Our Field Our Town.

Joe Wark, 626 Roger Road, Glen Ellyn, Illinois, a former Village Trustee and Village President, introduced a letter signed by former Village Presidents Frank Wiedner, Vicky Hase and himself. Mr. Wark provided information regarding the history of Memorial Park and information regarding the 1999 Village decision to provide assistance to the Glen Ellyn Park District and District 87 through the transfer of ownership of the Memorial Park property from the Glen Ellyn Park District to Glenbard Township District 87 with the Village financing the transaction. Mr. Wark elaborated on reasons why he is not in favor of the subject plans which include proper spacing of residential properties, schools and churches throughout the community, spillage from light poles, noise, a reduction in property values and the safety of students, drivers and pedestrians in the area. Mr. Wark responded to Commissioner Buckton that several years ago he did not think lights would ever be considered for the subject field.

Mary Ozog, 485 Montclair, Glen Ellyn, Illinois introduced voice videos she took in March, 2011 and last week, and Attorney Ozog asked for restrictions regarding the number of events and time limits regarding the field. Ms. Ozog stated that she would appreciate the Plan Commissioners listening to the noise when actual games are being played. Mr. and Ms. Ozog responded to Commissioner Lannen that there is a difference in the level of noise between games and practices.

George Kisiel of Okrent Associates, 122 S. Michigan Avenue, Chicago, Illinois stated that his firm is an urban planning and consulting firm and that he is an architect and a certified planner who has testified as an expert in many zoning cases. Mr. Kisiel stated he has been hired by Our Field Our Town to evaluate the applications with respect to the standards for variations contained in the zoning code and he was not in favor of the the application. He displayed several slides and reviewed the background of the project as well as addressed the requests regarding the subject site. In response to comments from Mr. Kisiel, Ms. Hulseberg responded to Commissioner Ford that the site is not a sport court. Ms. Hulseberg then responded to Commissioner Buckton that the Village's definition of Memorial Field is that it is a recreational field that is an accessory to the school's use. Mr. Kisiel then reviewed zoning variation standards as related to the subject project. Mr. Kisiel responded to Mr. Ozog that he prepared a report that was distributed to all of the Plan Commissioners and staff.

Adrienne Gregory, 578 Lee Street, Glen Ellyn, Illinois stated she and her husband have renovated homes in Glen Ellyn, some for rental properties. Ms. Gregory expressed concern regarding whether or not the addition of lights and bleachers at the subject location will reduce residential home values. She stated that Mr. Marous compared Glenbard West to Main South High School and she displayed and described some photos of lights taken at Maine South. She also stated that a majority of responses from realtors to a survey regarding lights for a town in Virginia with similar graphics to Glen Ellyn were negative with respect to home values.

Responses to Questions from the Plan Commission

Commissioner Bromann requested information from Mr. Ozog regarding footnote 19 of the Zoning Code, and Mr. Ozog responded that no information was found with respect to a statutory history regarding the amendments. Chairman Fullerton replied that perhaps staff could answer that question at some point.

Motion

Commissioner Bromann moved, seconded by Commissioner McCormick, to continue the public hearing to Wednesday, October 12, 2011. The motion carried unanimously by voice vote.

Trustee Report

Trustee Friedberg stated that the Village Board has been working on revisions of the tree preservation ordinance.

Staff Report

Ms. Stegall advised the Plan Commissioners that their packets for the October 13, 2011 meeting will be delivered tomorrow.

There being no further business before the Plan Commission, the meeting was adjourned at 10:27 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

SPECIAL PLAN COMMISSION MEETING
MINUTES
OCTOBER 12, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:36p.m. Commissioners Craig Bromann, Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Julie McCormick, Ray Whalen and Lynn Whiston were present. Commissioners Heidi Lannen and Jay Strayer were excused. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Village Police Chief Phil Norton, Village Attorney Julie Tappendorf, Lighting Consultant James Darnell with James Benes and Associates and Recording Secretary Barbara Utterback.

Commissioner Buckton moved, seconded by Commissioner Bromann, to approve the minutes of the September 8, 2011 Plan Commission meeting.

On the agenda was a continued request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Bromann moved, seconded by Plan Commissioner Girling, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

(SEE TRANSCRIPT)

Attorney Tappendorf explained the procedures of the public hearing. When she stated that the public would begin speaking at approximately 9:00 p.m., Attorney Ozog objected because he felt allowing the public to speak at 9:00 p.m. is a time limitation upon the evidence of those objecting to the request and violates due process. Mr. Ozog stated that these meetings are the first time that neighbors and residents are being given an opportunity to present evidence.

PERSONS IN FAVOR OF OR IN OPPOSITION TO THE PETITION

Thomas Koprowski, 744 Willis Street, Glen Ellyn, Illinois submitted an exhibit entitled "Safety of Crescent Boulevard between Park Boulevard and Riford Road." Mr. Koprowski examined the history of events leading up to the current state of Crescent Boulevard and also provided photo examples of dangerous situations occurring at that location. He stated that recent safety enhancements made by District 87 are ineffective and should not be used as justification to approve the subject project. Mr. Koprowski reviewed a history of accidents in the surrounding and subject areas. He also stated that he did not want the usage of the field intensified at night and that approving this project is in direct conflict with the Glen Ellyn Zoning Code. Mr. Koprowski responded to Plan Commissioner Whiston that the switch from 30-degree parking to parallel parking was in the first half of April, 2011.

Gina Meyers, 477 Montclair Avenue, Glen Ellyn, Illinois is a representative of Our Field Our Town. Ms. Meyers submitted for the record an Our Field Our Town presentation, an ordinance granting a special use permit for stadium lights at the Oak Park-River Forest High School and an ordinance amending the Oak Park zoning ordinance and granting a special use permit for light standards to illuminate the south athletic field at Oak Park-River Forest High School. Ms. Meyers provided some personal history that included information regarding her three children who have played sports at Glenbard West. She also displayed slides and expressed her concerns regarding the leasing of Memorial Field to third parties that include light spillage, wear and tear on the field, vehicular pedestrian safety, parking, traffic, litter, clean-up, toilet facilities, loitering, potential drinking problems, vandalism, noise and unfamiliarity with Glen Ellyn. Ms. Meyers also reviewed Oak Park River Forest school's restrictions regarding lights and leasing arrangements and provided some details regarding regulations at other nearby schools.

Kay Hendricks, 690 Wingate Road, Glen Ellyn, Illinois stated that she represented all the seniors in town who support the lights and want the young people in town to have the same opportunities that students in other towns have. She felt that home buyers want communities that have good education and facilities for their children. Ms. Hendricks felt that safety regarding crossing the street from Memorial Field to Glenbard West has been greatly improved and that, without lights, the Glenbard West teams are at a disadvantage. She also added that the lights are a gift to the school district and the taxpayers of Glen Ellyn because they will be funded by donations.

Rinda Allison, 537 Hillside Avenue, Glen Ellyn, Illinois did not agree with the appraiser who stated that Glen Ellyn is a transit-oriented community; she felt Glen Ellyn is a residential area. Ms. Allison also did not feel that 70-foot light poles or sound systems are residential uses. Ms. Allison also expressed concern regarding traffic, increased parking requirements and signage for parking which she felt would be out of character for the neighborhood.

Mary Ellen Walksler, 941 Crescent Boulevard, Glen Ellyn, Illinois stated that she is a graduate of Glenbard West High School and has deep roots in Glen Ellyn. Ms. Walksler

stated that in any discussion of lights, turf must also be discussed. She stated that private donations have not funded Memorial Field and she listed other monetary sources that contributed money. She added that no agreement exists for Glenbard West regarding costs and usage of field space as well as field replacement. Ms. Walksler stated that requests from private citizens in 2004 asked only for permission to add lacrosse, girls' field hockey and boys' volleyball at the field, however, costly field enhancements were subsequently requested by District 87. Ms. Walksler felt it was not a hardship for West athletes to be bussed 3-10 minutes to practice fields in the area. Ms. Walksler also expressed concern regarding monetary inequities among the Glenbard schools and stated that West athletes are not being disadvantaged or denied opportunities that exist at the other three Glenbards. She felt that allowing a massive variance to the Glen Ellyn zoning code and would create a vast upheaval to the quality of life of many Glen Ellyn residents.

Lee Marks, 475 Hawthorne Street, Glen Ellyn, Illinois is the Chairman of the Historic Preservation Commission and he read a resolution against the proposed variances prepared by the Historic Preservation Commission. Mr. Marks then stated that the lights and sound system at Memorial Field would have a very negative effect on the residential area surrounding Glenbard West High School.

Linda Gilbert, 388 Montclair Avenue, Glen Ellyn, Illinois, the President of the Glen Ellyn Historic Preservation Commission, read a letter dated October 12, 2011 to the Village of Glen Ellyn Plan Commissioners from the Bard of Citizens for Glen Ellyn Preservation in opposition to lights at Memorial Field.

Adam Kreuzer with the Glen Ellyn Environmental Commission read a resolution prepared by that organization that focused on lighting, noise, traffic and pedestrian safety, traffic and pedestrian safety in green space, and public safety.

Motion

Commissioner Ford moved, seconded by Commissioner Girling, to continue the public hearing to Thursday, October 20, 2011. The motion carried unanimously by voice vote.

Trustee Report

Trustee Friedberg addressed the issue of bringing up the topic of Commission resolutions and presentations that don't directly speak to variances being sought at the Plan Commission level.

Staff Report

There being no further business before the Plan Commission, the meeting was adjourned at 10:35 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

SPECIAL PLAN COMMISSION MEETING
MINUTES
OCTOBER 20, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:38 p.m. Plan Commissioners Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Ray Whalen and Lynn Whiston were present. Plan Commissioner Craig Bromann was excused, and Plan Commissioner Jay Strayer recused himself. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Village Police Chief Phil Norton, Village Attorney Julie Tappendorf, Lighting Consultant James Darnell with James Benes and Associates and Recording Secretary Barbara Utterback.

On the agenda was a continued request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Buckton moved, seconded by Plan Commissioner Whiston, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

(SEE TRANSCRIPT)

PERSONS IN FAVOR OF OR IN OPPOSITION TO THE PETITION

John Salemi, 240 Kenilworth Avenue, Glen Ellyn, Illinois, stated that he has been a resident of Glen Ellyn for over 25 years and that his children attended Glenbard West High School. Mr. Salemi stated that his home is near Wheaton College and that he hears noise when a football game is in progress as well as sees the glow of lights from the field. Mr. Salemi felt that the Memorial Field plan could harm the quality of life in the community and change the character of a gateway into town. Mr. Salemi expressed concern regarding the potential disruption of utilities and additional costs due to unforeseen conditions in the construction process. Mr. Salemi requested that the Plan Commission make certain that the zoning code variation guidelines for particular hardship and practical difficulty criteria are followed for each of the nine variations being

requested. Mr. Salemi stated that the question that must be asked is is the property owner deprived of rights or deprived of their desires.

Jeff Gahris, 528 Longfellow, Glen Ellyn, Illinois stated that he has a background in environmental engineering and was on the Environmental Commission for a number of years. Mr. Gahris also is involved with a group called the Board of Illinois Coalition for Responsible Outdoor Lighting. Mr. Gahris presented slides and elaborated on direct glare, spill of light and reflection. He also expressed a concern that the public is not getting information needed to properly assess the subject development. Mr. Gahris asked if follow up would be available regarding the installation of lights to assure that they are performing correctly. Mr. Gahris responded to Commissioner McCormick that Musco has advanced technology with respect to improvements in lighting.

Gary Delain, 678 Essex Road, Glen Ellyn, Illinois stated that he was attracted to Glen Ellyn, in part, because of its peacefulness and tranquility. Mr. Delain expressed concern regarding lighting the field at night and renting the field to outside groups. He also expressed concern regarding School District 87 not working with the community to resolve lighting concerns and also felt that School District 87 displayed a lack of transparency with regard to this project. Mr. Delain displayed a map and expressed concern regarding safety on the nearby streets with people crossing to and from the subject park. He also commented that he would not be anxious to purchase a home near a field that is lighted in the evenings. Mr. Delain stated that he does not believe that the subject proposal meets the requirements established by the Village of Glen Ellyn in the zoning code for a variance to be granted. Mr. Delain responded to Plan Commissioner Lannen that football games create congestion on Essex Road.

Ted Burns, 215 Grandview, Glen Ellyn, Illinois stated that he represented most of the Glenbard West marching band in the request for approval of lights at Memorial Field. Mr. Burns stated that all of the band's performances take place on fields and that if Memorial Field had lights, they would be able to march on an actual football field. They currently continue their practices indoors after being outside because the days are shortened. Band parents also must volunteer to tape the gym floor so that the markings resemble a football field. Mr. Burns added that the marching band is greatly hindered in their preparation for marching competitions.

Rebecca Majewski, 1824 Wakeman Court, Wheaton, Illinois stated that their property is within District 41, Glenbard West and park district boundaries. Ms. Majewski stated that every bit of field space at Glenbard West should be utilized because field space at Glenbard West is very limited, lighted playing fields at the high school level have become the norm and lighted playing fields will directly benefit hundreds of Glenbard West students each year. She stated that students currently do not have access to trainers or medical help on offsite fields.

Karen Judge, 127 Pleasant Hill, Wheaton, Illinois stated she had been a teacher at Glenbard West for 28 years and now is a coach. Ms. Judge stated that, in the past, student athletes had been unable to meet with teachers, etc., after school because they had

to board a bus to go to an athletic event, however, now they can cross the street to practice after making up a test, etc. She added that because student athletes are not bused elsewhere every day, they can arrive home at a more reasonable hour as well as take advantage of facilities on campus. Ms. Judge added that there are safety concerns related to student athletes being on a field when it becomes dark and she felt that lights would provide a safer situation for the student athletes. She also stated that games can sometimes continue until it becomes dark. She also stressed that the students have thoroughly taken Memorial Field to its utmost usage. Ms. Judge responded to Plan Commissioner McCormick that if a game is not finished by lights out time, it would continue on another day. Also in response to Plan Commissioner McCormick, Ms. Judge listed the types of practices and games played on Memorial Field. She responded to Plan Commissioner Dykstra that very few teams would be bused off campus if the field had lights until 9:00 p.m. Ms. Judge also responded to Plan Commissioner Whiston that she feels that Glenbard West teams are at a competitive disadvantage because other schools have lights and Glenbard West doesn't. Ms. Judge responded to Plan Commissioner Lannen that very few schools have Saturday night games.

Kirk Burger, 755 Willis Street, Glen Ellyn, Illinois is President of Our Field Our Town. He stated that he was concerned regarding the installation of artificial turf at Memorial Field and traffic safety. Mr. Burger is a lighting professional who tests light fixtures to be sure that they don't overheat or allow more than allowable dust or water to enter the houses, and he displayed examples of lighting layouts, a basic polar chart and photometric data. Mr. Burger stated that Musco has their own software, layouts in the variance package do not take into account elevation changes, there is no independent verification of data, there is no data upon which to base a realistic judgment of glare, sky glow or vertical spillage, the driver and lamp manufacturers are not mentioned in the variance package and this is Musco's third attempt. Mr. Burger stated that he received a letter from Citizens for Healthy Development regarding a FOIA response from Union Pacific about trains.

Donald Pydo, 682 Crescent Blvd., Glen Ellyn, Illinois stated he has sons who played sports at Glenbard West. Mr. Pydo distributed a memo sent to Jane Thorsen and Chris McClain of Glenbard West from Linda Oberg regarding the turfing of Memorial Field. He reviewed Village of Glen Ellyn zoning variation changes and stated that the field turf is a depreciating asset and that the proposed variation is excessive. Mr. Pydo provided a history of Memorial and Duchon Fields from 2008. He stated that costs regarding the proposed variation will increase and he provided information regarding available options for Memorial Field.

Motion

Commissioner Buckton moved, seconded by Commissioner Ford, to continue the public hearing to Thursday, October 27, 2011. The motion carried unanimously by voice vote.

Staff Report

Ms. Stegall reminded those present that the next Special Plan Commission meeting is Wednesday, October 26, 2011 and that packet delivery will be on Monday.

There being no further business before the Plan Commission, the meeting was adjourned at 10: 29 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

PLAN COMMISSION
MINUTES
OCTOBER 27, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:31 p.m. Plan Commissioners Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Jay Strayer, Ray Whalen and Lynn Whiston were present. Plan Commissioner Craig Bromann was excused and Commissioner Jay Strayer recused himself. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Village Police Chief Phil Norton, Village Attorney Julie Tappendorf, Lighting Consultant James Darnell with James Benes and Associates and Recording Secretary Barbara Utterback.

On the agenda was a continued request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Buckton moved, seconded by Plan Commissioner Whiston, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

(SEE TRANSCRIPT)

PERSONS IN FAVOR OF OR IN OPPOSITION TO THE PETITION

Frank Wiedner, 102 Joyce Court, Glen Ellyn, was sworn in with the intention of filling in for Attorney James Ozog.

Joe Clark, 831 Woodland Drive, Glen Ellyn, Illinois spoke against the addition of lights at Memorial Field and provided a copy of his presentation. Mr. Clark felt that student safety would be compromised by lights at Memorial Field as proposed. He stated that his job in the corporate world for 30 years often had responsibility for safety issues, including traffic safety, and he reviewed accidents at the subject site. Mr. Clark also reviewed engineering studies that have been done regarding the subject project. Mr. Clark recommended rejecting the current request for variances and recommended

additional research studies and remedies for the subject site. Plan Commissioner McCormick did not feel that all of the accidents in the subject area were related to Memorial Field.

Linda Oberg, 448 South Cherry Street, Itasca, Illinois stated that she has been the Assistant Principal for Athletics at Glenbard West High School since 1998. Ms. Oberg stated that numerous Glenbard West athletes have earned scholarships to college because of sports that have been created at the school over the past 10 years. She added that field hockey was brought to the school because the school was required by the government to create equality among the female students. Ms. Oberg described field scheduling difficulties at Duchon and Memorial Fields as well as field conditions. Ms. Oberg stated that Memorial Field is being used daily until sundown, however, there are days when the field cannot be fully utilized because the weather is too cloudy. She stated they are asking for the spring and fall athletes to have the same opportunity that the winter athletes have by keeping them on the school property in the evenings. Ms. Oberg stated that testimony presented that it only takes a few minutes to bus students from one location to the next is untrue. She also stated that there is a limited number of parking spaces on Crescent Blvd. She stated that the same number of students will be on Memorial Field with lights—just spread over a 6-hour time period rather than a 3-hour time period. She stated that field rental would be given to a small group with a worthy cause and that language in their rental agreement does not allow a sound system. She stated that Glenbard West teams currently compete for use of the field and other schools must be contacted to allow Glenbard West to practice on their fields, She clarified that Memorial Field was used just three times over last summer as a camp. Ms. Oberg believed that lights on Memorial Field will enhance the experience of the athletes, will bring additional revenue to businesses in town and will increase the desire of others to live in Glen Ellyn and send their children to Glenbard West. Ms. Oberg responded to Plan Commissioner Whiston that the field was vacant on Saturdays and Sundays all summer except for the days as described above. Ms. Oberg responded to Plan Commissioner Buckton that they cannot request using another school's field before they start seeding because the field needs to get it ready for the next year.

Rich Sims, 663 Crescent Court, Glen Ellyn, Illinois is a coach in a Chicago school. He made an observation that there was a lack of transparency regarding the subject matter. Regarding a previous testimony, Mr. Sims stated that it wasn't mandated that a girls' team must be added; a boys' team could have been removed. He expressed concern regarding safety in the area and questioned underground conduits to save money, a bus contract that was changed and saved the Village money, and the installation of lights at 6:00 a.m. that would disturb surrounding neighbors. He felt that traffic in the area will increase and he described previous accidents that have occurred at and near his home.

Len Swanson, 116 Sunset, Glen Ellyn, Illinois stated that he served on the Zoning Board of Appeals and Plan Commission for 16 years in Glen Ellyn. Mr. Swanson is generally in favor of the subject petition and feels lights would be an enhancement in the community and to the school district. Mr. Swanson also felt that all students should be given the opportunity to participate in sports. Mr. Swanson did not object to variations

regarding the subject project but suggested that restrictions be placed on the number of days that lights are being used and limiting the lease/rent of the field. He also recommended turning the lights off at 8:30 p.m. Mr. Swanson stated that the school district should produce a traffic study or have one prepared, and he requested more information on traffic, the traffic flow and the potential risks that will exist for the increased use of this field, particularly at night.

Bob Gorski, 376 North Park, Glen Ellyn, Illinois felt that the Plan Commission should support lights at Memorial Field because it is good stewardship, lights will increase the field's utilization, and the annual \$29,000 savings from reduced transportation expenses will enable the funding of other improvements. Mr. Gorski stated that Memorial Field is relatively isolated from the community and safe, and he displayed various photographs of other school fields in the area. He stated that Memorial Field is a more favorable site layout than many other locations and is the only high school without lights in DuPage County. Mr. Gorski was unhappy that student athletes had to spend time traveling to sites with lights. He added that the Glenbard West staff is responsive, the community should encourage participation in athletics and the student athletes' academic performance should be improved.

Chad Hetlet, 737 Brighton Drive, Sugar Grove has been a physical education teacher at Glenbard West for five years and stated it has been a great experience. He stated that he spends more time at the school than anyone else. Mr. Hetlet felt that there will be lights at Memorial Field at some point and that the lights will not change the status quo of the town and will not bring more people into town because the people that will be using the field already use it. Mr. Hetlett was aware of the traffic at the subject site and potential accidents that have occurred at Crescent and Ellyn. He stated that traveling to and from sites to practice is also a safety issue and a cost issue. Mr. Hetlet also stated that Glenbard West is ranked number 17 in the country for football and felt that Memorial Field lights would be positive for the students at Glenbard West who use the field.

Steve Garwood, 222 Bryant Avenue, Glen Ellyn, Illinois stated that he and his children have attended Glenbard West, and he provided a personal history of his volunteer work in the community. He described District 87 Booster efforts and provided a resolution from that organization in favor of the proposed enhancements.

Kathy Sleckman, 401 N. Montclair Avenue, Glen Ellyn, Illinois described an altercation she had with students who were opposed to a sign she had at her home regarding no lights at the Glenbard West field and added that several of the same signs have since been stolen from her property. Ms. Sleckman asked for understanding for people who live near the school and will be impacted by the lights at the field. She also expressed a concern regarding costs and felt that funds should be spent on education rather than sports. She also expressed concern regarding safety because of additional people coming to the area and was unhappy that lights would be paid for with taxpayer money. Ms. Sleckman also stated that the property value of her home will be diminished by the lights proposed at Memorial Field. She also suggested installing artificial field at Duchon Field

Todd Mosher, 473 Montclair Avenue, Glen Ellyn, Illinois stated that loud sounds from Memorial Field are now a constant problem. Mr. Mosher also expressed concerns regarding lights, safety, traffic and parking issues and agreed with a suggestion to install a sound wall on the Montclair side of the railroad tracks. He also expressed concern regarding the large extent of some of the variations being requested for the subject site.

Claudia Banks, 575 Lee Street, Glen Ellyn, Illinois stated that she and her children are graduates of Glenbard West. She expressed concern that no lights signs with American flags on them have been stolen from residents' yards and that children should be taught to respect others' opinions. She added that Memorial, the name of the field, was dedicated to the American veterans of war who fought for freedom of speech and the right to display a flag in our front yard.

Sally Goggins, 228 Merton Avenue, Glen Ellyn, Illinois stated that Glenbard West has been working on the subject project for many years and have made many concessions and that opposition to third party rentals could be a deal breaker. She stated that Glenbard West allowed Duchon Field to become a stormwater detention area that minimizes flooding in the neighborhood. She stated that she was on a committee to address the land problem at Glenbard West which learned that it would be extremely expensive to raise the field 3 or 4 feet in order to install turf. Ms. Goggins stated that she believes academic performance is more important than extracurricular activities. Ms. Goggins was in favor of maximizing the use of Memorial Field while minimizing the negative impact on the neighbors.

Thomas Waters, 740 Grand Avenue, Glen Ellyn, Illinois was not in favor of lights for Memorial Field and was unhappy that Glenbard West was asking for variances on projects already installed. He stated that there will be no restrictions on what the School District can do once variations are granted and stated that a decision needs to be made whether or not there is a hardship involved with the School District's requests. Mr. Waters believed that Glenbard West will continue to bus students after lights are installed at Memorial Field and that arguments being presented are false and not beneficial to the community. Mr. Waters also expressed extreme concern regarding drivers looking at the field rather than on the road and creating an accident.

Motion

Commissioner Buckton moved, seconded by Commissioner Ford, to continue the public hearing to Thursday, November 16, 2011. The motion carried unanimously by voice vote.

Staff Report

There being no further business before the Plan Commission, the meeting was adjourned at 10:25 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

SPECIAL PLAN COMMISSION MEETING
MINUTES
NOVEMBER 16, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:32 p.m. Plan Commissioners Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Ray Whalen and Lynn Whiston were present. Plan Commissioners Craig Bromann and Jay Strayer recused themselves. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Village Police Chief Phil Norton, Village Attorney Julie Tappendorf, Lighting Consultant James Darnell with James Benes and Associates and Recording Secretary Barbara Utterback.

Plan Commissioner Buckton moved, seconded by Plan Commissioner Ford, to approve the minutes of the September 22, 2011 Plan Commission meeting. The motion carried unanimously by voice vote.

Plan Commissioner Ford moved, seconded by Plan Commissioner Whiston, to approve the minutes of the September 29, 2011 Plan Commission meeting. The motion carried unanimously by voice vote.

On the agenda was a continued request for approval of zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Buckton moved, seconded by Plan Commissioner Ford, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

(SEE TRANSCRIPT)

Attorney Tappendorf summarized the upcoming proceedings of the subject petition which will be continued tomorrow evening.

Attorney Ozog stated that he has prepared a summary of the testimony that relates to sport court regulations. He also stated that there is no written record regarding Roger Bossard and improvements to Duchon Field. He also distributed a memorandum written by Dr. Thorsen of Glenbard West and Linda Oberg regarding the bleachers on Duchon Field, a memo written by Chris McClain regarding funding at Duchon Field and Memorial Park, an e-mail from Mr. Passetti, an architect, regarding a statement from Deso Sports that hybrid turf is a viable product for consideration at Duchon Field and a survey showing that there is only one school in DuPage County with lighted practice fields.

PERSONS IN FAVOR OF OR IN OPPOSITION TO THE PETITION

Martin Detmer, 578 North Park Boulevard, Glen Ellyn, Illinois stated that his children have attended Glenbard West High School. He stated that he was part of the original Memorial turf project which was to improve the school's space efficiency and which now is a vibrant component of the community. He requested those present to be in favor of the variation.

Steve Pasinski, 958 Highland Avenue, Glen Ellyn, Illinois, stated that he has three young children who hopefully will attend Glenbard West. He stated he coaches in the community and attends events at Glenbard West fields. Mr. Pasinski is a licensed professional engineer and stated that the school property is unique. He stated that sports, athletics and music will be part of their growing up aspects through their lives. Mr. Pasinski stated that traveling in buses wastes time and fossil fuels, and he stated that urban planners will tell one to build up—not out. He also stated that children walking to and from fields will help with obesity. Mr. Pasinski stated that, as a geometric engineer, he appreciates the changes that have been made at Glenbard West and that drivers are more conscious at school zones. He also added that lights at the school are an enhancement of the community and urged the Plan Commission to vote yes on the variances as a whole.

Maddie Nelson, 405 Carleton Avenue, Glen Ellyn, Illinois spoke on behalf of Kaitlin Moore who was unable to attend the meeting. Ms. Nelson is a senior and a soccer player at Glenbard West. She stated that Memorial Field is an amazing addition to the campus but primarily lacks lighting and permanent stands. She stated that busing athletes shortens practice time which limits study time and increases costs. Ms. Nelson stated that she had a tooth knocked out because of darkness on the field and that darkness sometimes makes it difficult to finish games. Ms. Nelson asked the Plan Commission for support for lights at Memorial Field.

Joseph Lanzilo, 339 Montclair Avenue, Glen Ellyn, Illinois stated he has played soccer at Glenbard West for four years. Although he stated the existing turf is an incredible surface, he stated lights are necessary as the days become shorter in the fall. He added that installing lights would allow all teams that use the field to practice for a longer period of time daily and to continue games that must be delayed to another day because of darkness. Mr. Lanzilo also stated that busing to different sites causes problems

regarding meeting with teachers after school. He stated that practice times would be increased and students would benefit tremendously from lights at Memorial Field.

Alex Gorski, 376 North Park Boulevard, Glen Ellyn, Illinois is a senior at Glenbard West who has participated in football and lacrosse. He stated that practices at Duchon Field are kept to a minimum because of the fragile condition of the grass. He stated that students have been stranded without shelter during bad weather while waiting for buses at off-site locations. Mr. Gorski believes lights must be added to Memorial Field to fully utilize that site.

Anna Ball, 708 Crescent Blvd., Glen Ellyn, Illinois stated that her family has lived in Glen Ellyn for over 100 years and that she supports Glenbard West and the Village of Glen Ellyn. Ms. Ball stated reasons against the installation of lights at Memorial Field include safety issues, train proximity, property values, sounds and economics. She stated that the installation of lights are a slap in the face to those who have worked so hard to try to preserve the health of the downtown.

Kathy Cornell, 678 Forest Avenue, Glen Ellyn, Illinois expressed concern regarding light pollution and sound pollution as well as parking issues downtown. She was concerned that the subject lights will detrimentally affect property values in the area.

Guido Mariottini, 239 Traver, Glen Ellyn, Illinois stated that there are two practice fields with lights in the area—not just one as stated by a previous speaker. Mr. Mariottini felt that the subject lights would benefit the children of Glen Ellyn and that those opposed to the lights would be taking them away from the children. He also stated that property values didn't decline when Wrigley Field installed lights. He added that drivers need to be careful when in the Crescent Boulevard area by the school.

PETITIONERS' PRESENTATION

Chris McClain of Glenbard West stated that Kirk Burger, who previously testified is not experienced in athletic field lighting, there is no evidence that Musco's design is inaccurate, and the photographs taken of the Glenbard North campus by Mary Ozog differ from other photographs taken at the site.

Ryan Marsh of Musco offered safety and testing information regarding Musco lights. He also showed various slides and addressed statements/questions from previous meetings. Mr. Marsh responded to Plan Commissioner Buckton that Musco could temporarily light a field if necessary. Mr. Marsh responded to Mr. Ozog that he is the head lighting engineer for Memorial Field and that if the design work is not approved for the school district, there is no charge. Mr. Marsh also responded to Mr. Ozog that there will be some glare from lights if installed at Memorial Field. He also responded to Commissioner Ford that .1 and .2 foot-candle levels would not be enough to read in the absence of any other light. Mr. Ozog responded to Commissioner Ford that he would attend an event at Memorial Field if the subject lights are installed. Mr. Marsh responded to Commissioner McCormick that lights at the field can be turned off with a remote

controller, and he responded to Commissioner Lannen that a sensor can also be utilized for daylight time changes. Mr. Marsh responded to Mr. Ozog that Musco guarantees their field performance.

Patrick Brosnan with Legat Architects presented materials to help people understand the visibility of the light fixtures from various locations in Glen Ellyn.

Motion

Commissioner Buckton moved, seconded by Commissioner Lannen, to continue the public hearing to November 17, 2011. The motion carried unanimously by voice vote.

There being no further business before the Plan Commission, the meeting was adjourned at 10:03 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

SPECIAL PLAN COMMISSION MEETING
MINUTES
NOVEMBER 30, 2011

The meeting was called to order by Chairman Julie Fullerton at 7:35 p.m. Plan Commissioners Todd Buckton, Linda Dykstra, Erik Ford, Jeff Girling, Heidi Lannen, Julie McCormick, Ray Whalen and Lynn Whiston were present. Plan Commissioners Craig Bromann and Jay Strayer recused themselves. Also present were Trustee Liaison Robert Friedberg, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Village Police Chief Phil Norton, Village Attorney Julie Tappendorf, Lighting Consultant James Darnell with James Benes and Associates and Recording Secretary Barbara Utterback.

On the agenda was a continued public hearing for zoning variations to accommodate proposed improvements to Memorial Field at 671 Crescent Boulevard.

CONTINUED PUBLIC HEARING – MEMORIAL FIELD, 671 CRESCENT BOULEVARD.

DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE PROPOSED IMPROVEMENTS TO MEMORIAL FIELD AT 671 CRESCENT BOULEVARD INCLUDING NEW IMPERVIOUS SURFACES, BLEACHERS, FENCING, AN ORNAMENTAL GATE, BATTING CAGE AND LIGHTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CRESCENT BOULEVARD BETWEEN PARK BOULEVARD AND PARK ROW IN THE CR CONSERVATION RECREATION DISTRICT.

(Glenbard Township High School District 87, owner of Memorial Park)

Plan Commissioner Buckton moved, seconded by Plan Commissioner Lannen, to open the public hearing for Memorial Field. The motion carried unanimously by voice vote.

(SEE TRANSCRIPT)

Attorney Tappendorf summarized the upcoming proceedings of the subject petition.

Attorney Ozog attempted to introduce FOIA responses from the School District related to Duchon Field to the Village Attorney and was informed by Chairman Fullerton that the evidentiary portion of the hearing was closed at the November 16, 2011 hearing.

QUESTIONS FROM THE PLAN COMMISSION

Commissioner Whiston asked Police Chief Norton if Crescent Boulevard is safe after dark with the games at Memorial Field. Chief Norton stated that lights on the field may be a distraction but he did not feel lights were inherently dangerous. Chief Norton responded to Commissioner McCormick that he believes the school parking area is now

safer than it was previously. Commissioner Lannen asked if it would be possible to not have parking along Crescent Boulevard so that people/children could be picked up and dropped off more easily, and Chief Norton stated that they are working on making parking in the area as safe as possible. He added that a stop sign on Crescent Boulevard at Ellyn Avenue is currently being studied. Chief Norton also responded to Commissioner Lannen that a sign could be installed to direct drivers to parking areas. Chief Norton added that an experiment was conducted where children were asked to clear the field and the clearing of the field took 25 seconds which is adequate. Chief Norton responded to Commissioner Ford that there are no times when the field is in use that is more dangerous than the overall environment before school starts. Chief Norton added that the children are now crossing at the crosswalk.

Commissioner Whiston asked if District 87 would consider planting more trees to minimize the visual and acoustical impact from Memorial Field, and Mr. McClain stated they would be open to that suggestion. Mr. Brosnan responded to Commissioner Ford that lights will not cover the batting cages. Mr. McClain responded to Commissioner Buckton that the lights will not cover the batting cages. Mr. McClain responded to Commissioner Buckton that the fence at the site is 6 feet tall and that fencing on the east and west sides will not be replaced but that the fence on the north side will potentially be revised. Commissioner Buckton expressed concern regarding the lack of washroom facilities, and Mr. McClain felt that some events would be less attended and very manageable. Mr. McClain responded to Commissioner Girling that lights will not be used at Memorial Field in the morning. Mr. McClain responded to Commissioner Dykstra that 15 percent of the children who were bused will no longer need to be bused because of the lights.

Lighting expert James Darnell of James Benes and Associates stated that he has no opinion with respect to whether or not lights should be allowed at Memorial Field. Mr. Darnell stated that the subject lighting is for some competition with some spectators but way less than 5,000 spectators. He stated that light spill on Crescent Boulevard will not adversely impact the area nor cause ocular discomfort to a passing driver; in fact, the street level lighting would increase to one foot candle which is desirable if pedestrians cross at that location. He also stated that there would be no measurable light spill onto nearby residential properties. Mr. Darnell added that the proposed lighting is an appropriate design. He clarified horizontal measurements for Commissioner Buckton and responded that the Village Code for measurements of lighting is appropriate. Mr. Darnell explained to Commissioner Lannen that if lights are lower on the field, it is more difficult to control the amount of light spill. Ms. Stegall added that other lighting plans were submitted by the school district earlier in the process. Mr. Darnell responded to Commissioner Dykstra that the Village Code only addresses illumination rather than luminance.

Robert Minix, an engineer with the Village of Glen Ellyn, responded to Commissioner Buckton regarding grant assistance for a project on Crescent Boulevard from Park Boulevard to assist with the reconstruction of that roadway segment. Mr. Minix then explained the grant process and responded to Commissioner Buckton that the grant would

pay for 70 percent of the roadway and storm sewer improvements that would be required of the project.

PETITIONERS' SUMMATION

Chris McClain of School District 87 presented his summation. He focused on what he believed to be two of the most significant standards. The first standard was that the Village's zoning restrictions create a particular hardship related to the School District's use of Memorial Field. The second standard was that the granting of the variances will not be detrimental to the public. Mr. McClain added that no evidence was provided by the objectors that the fence, bleachers, batting cage or sidewalk variance request will have any impact on the neighborhood or the community, the public welfare will be minimally impacted, if at all, by the light variance request, the School District has established that property values will not be affected by the lights, the light spill on neighboring properties will be minimal to non-existent, lighting the field will not have a significant impact on parking as only lightly attended events will be held in the evenings at Memorial Field, no evidence has been provided by objectors that the addition of lights will increase traffic hazards, and the Village's Chief of Police testified that there will not be a safety impact on Crescent Boulevard. Mr. McClain added that the objectors' conditions will cause lights on the field to be off at least 211 nights of the year. Todd Faulkner also thanked those who have worked on the subject project. He also addressed the practical difficulties and the hardship elements of the zoning code. In addition, he stated that the proposed variations will not alter the essential character of the locality surrounding Memorial Field.

OBJECTORS' SUMMATION

Jim Ozog stated that the surrounding neighborhood will change with the addition of noise from games into the evening hours. He stated that no children's rights have been deprived by being bused to another location for sports which should require the application to be sent back to School District 87. Mr. Ozog asked those present to seriously consider the impact of 72 games per year on the neighborhood. He also stated that it was significant that an artist's depiction showing one light on the field was displayed. Mr. Ozog requested sending the application back to District 87 to be reworked so that it meets the needs of the school, the neighbors and the law of Glen Ellyn and does not violate the Zoning Code.

Motion

Commissioner Buckton moved, seconded by Commissioner Whalen, to close the public hearing. The motion carried unanimously by voice vote.

Commissioner Buckton moved, seconded by Commissioner Ford, to continue the application for deliberations to December 20, 2011. The motion carried unanimously by voice vote.

There being no further business before the Plan Commission, the meeting was adjourned at 9:47 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

EXHIBIT "L"
FINDINGS OF FACT

The following findings are fact are hereby adopted for the requested variation from Section 10-5-5(B)4(3) of the Zoning Code to allow an ornamental gate with a height of 14 feet in lieu of the maximum height of 10 feet.

1. If granted, the requested variation will not alter the essential character of the locality because the increased height of the ornamental entrance gate will serve to enhance visibility of the main entrance and is attractively designed to fit in with the surrounding area. In addition, testimony was given that the gate was designed to reflect the original gate located on the north side of Crescent Boulevard.
2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the purpose of the gate is to assist wayfinding and to define the location of the main entrance which is aligned with the Crescent Boulevard pedestrian crosswalk.
3. The plight of the owner is due to unique circumstances because the site is located across the street from the school and it is important to provide a readily visible and identifiable entrance to the property for the safety of students and others crossing the street to use the facility.

The following findings of fact are hereby adopted for the requested variation from Section 10-5-5(B)4(11) of the Zoning Code to allow a fence along Crescent Boulevard with a height of 6 feet 6 inches in lieu of the maximum height of 4 feet permitted.

1. If granted, the requested variation will not alter the essential character of the locality because the wrought iron style fence is attractively designed, more than 50% open and in keeping with the character of the area.
2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the proposed 6 foot 6 inch tall fence will provide for a safer separation between the site and the adjacent street than a 4 foot tall fence would and will do more to secure the site.
3. The plight of the owner is due to unique circumstances because a major collector street with existing on-street parking is located directly north of the site and the increased height of the fence will provide a safer separation between the site and the adjacent street.

The following findings are fact are hereby adopted for the requested variation from Section 10-5-5(B)4(32) of the Zoning Code to allow a batting cage with a setback of 1 foot from the southern property line in lieu of the minimum setback of 58.14 feet required.

1. If granted, the requested variation will not alter the essential character of the locality because an existing basketball court is currently located in this area and extends over the property line. The proposed batting cage will have a greater setback than the existing basketball court

and the total area of the batting cage will be less than the area of the existing basketball court. In addition, the proposed change from a basketball court to a batting cage will not result in a significant change of use since both uses are recreational uses. The subject area is also located adjacent to the railroad and is buffered by trees.

2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the irregular triangular shape of the property and the unusually lengthy lot width along Park Row of 581 feet creates a hardship in developing the property in accordance with the strict regulations of the Zoning Code as it results in an unusually large required setback for the batting cage which is greater than the required 50 foot front yard setback for a principal structure on the lot and almost as much as the required 60 foot rear yard setback for a principal structure on the lot.
3. The plight of the owner is due to unique circumstances because of the triangular shape of the property and the unusually lengthy lot width along Park Row of 581 feet which is used to determine the required setback.

The following findings of fact are hereby adopted for the requested variations from a.) Section 10-5-5(C)1 of the Zoning Code to allow an impervious surface setback of as little as 7.5 feet for a proposed sidewalk along the southern property line and 0 feet along the northern property line to accommodate the base for the northern bleachers in lieu of the minimum impervious surface setback of 29.07 feet required; and b.) Sections 10-5-4(A)4(a) and 10-5-4(A)4(c) of the Zoning Code to allow bleachers to be located 0 feet from the northern property line in lieu of the minimum 18 foot and 29.07 foot accessory structure setbacks required.

1. If granted, the requested variations will not alter the essential character of the locality because the requested variations are located along the northern and southern property lines and the northern property line is located adjacent to a street and the petitioner owns the property on the other side of the street which is also used as a School. The southern property line is directly adjacent to Union Pacific property and railroad tracks, is buffered by trees and is located approximately 180-200 feet away from any residential uses. In some locations, the railroad, a parking lot and trees are located between the southern property line and any residential uses to the south.
2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the unusually lengthy lot width along Park Row of 581 feet results in a relatively large required setback around the perimeter of the entire site which creates a hardship in allowing for the reasonable use and development of the property. The hardship is further exacerbated when combined with the irregular triangular shape of the property.
3. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because the unusually lengthy lot width along Park Row of 581 feet results in a relatively large required setback around the perimeter of the entire site which, if applied, would impede the

reasonable use and development of the property. The irregular triangular shape of the lot combined with the unusually large required setback further impedes the reasonable use of the property.

4. The plight of the owner is due to unique circumstances because the unusually lengthy lot width along Park Row of 581 feet results in a relatively large required setback around the perimeter of the entire site. In addition, the unusual triangular shape of the property is a unique circumstance because if the required setback was applied around the perimeter of the property, it would significantly impede the petitioner's ability to reasonably use the property and to provide pedestrian and ADA accessibility to some of the amenities on the site.

The following findings of fact are hereby adopted for the requested amendment to the variation to Section 10-5-4(A)2(a) of the Zoning Code previously approved by Ordinance 5888 to allow a total of 4,268 square feet of accessory structures on the property in lieu of the maximum of 1,000 square feet of accessory structures permitted.

1. If granted, the requested variation not alter the essential character of the locality because the variation is being requested to allow the construction of an approximately 2,800 square foot bleacher area along the north property line which will be in the same location where temporary bleachers are currently located and to allow the existing portable softball bleachers to remain which have been classified as structures due to the petitioner's intention to keep these bleachers in place year round. Therefore, if granted, the requested variations should have little to no impact on the character of the area because the subject bleachers are already in place. In addition, no evidence that the Village has received any complaints related to the existing temporary bleachers has been received.
2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the property is used for fields and other recreational purposes accessory to the school and the existing and proposed accessory structures on the property including the proposed bleachers and existing dugouts are customary and generally associated with such uses. Therefore, without the requested variations, the property would not be able to be used for these purposes.
3. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because the property is used for fields and other recreational purposes accessory to the school and the existing and proposed accessory structures on the property including the proposed bleachers and existing dugouts are customary and generally associated with such uses. Therefore, without the requested variations, the property would not be able to be use for these purposes.
4. The plight of the owner is due to unique circumstances because the site is relatively large being comprised of 8.1 acres and the proposed accessory structures would take up less than 1.5% of the site.

The following supplemental findings of facts are also hereby adopted for all of the variations identified above related to the impervious surfaces, accessory structures, batting cage, gate and fence.

1. The physical surrounding and shape of the property would bring particular hardship upon the applicant as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out because the site is located on a major collector street across from the school with existing on-street parking. Therefore, providing a readily identifiable entrance to the property benefits pedestrian safety and providing a taller than normal fence provides enhanced security and safety. In addition, the required impervious surface and accessory structure setbacks are relatively large given the width of the lot and the impact of these variations on surrounding properties should be minimal given that a collector street is located north of the site and the petitioner owns the property across the street to the north which is also used as a school and railroad tracks, a parking lot and trees separate the property from the residential uses to the south and approximately 180-200 feet separate the southern property line from any residential uses.
2. The conditions on which the variations are based are not applicable generally to other property within the same zoning district because the property is part of a school campus which is separated by a street and the main occupants of the site are required to cross a public road in order to access the property. In addition, the property has an unusual triangular shape and a relatively large lot width.
3. The purpose of the variations is not based exclusively upon a desire to make more money out of the property because the owner is a public school district.
4. That the alleged difficulties or particular hardships have not been created by any person presently having an interest in the property or by the applicant because the unusual triangular shape of the lot and the lot width have not been altered by the petitioner.
5. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which it is located because the proposed permanent bleachers, impervious surfaces, entry gate, fencing and batting cage will benefit the users and general public. Furthermore, the proposed permanent seating will provide needed handicap accessible seating/viewing areas for the main field and will replace temporary seating in these locations, the proposed entry gate will provide a dedicated and visible field access point for spectators and enhance the overall campus appearance and the proposed 3rd base walkway and ramp will provide an accessible route to the 3rd base softball bleachers.
6. The requested variations will not:
 - a. Impair an adequate supply of light and air to adjacent property because no new buildings are proposed and the property will continue to be used for recreational purposes accessory to the school.

- b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because the principal use of the property will not be changing and the primary use will continue to be for recreational purposes accessory to the school.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.
 - d. Diminish or impair property values within the neighborhood because a street is located north of the site and the petitioner owns the property across the street to the north of the site which is also used as part of the school campus. A street also separates the site from the single-family residences to the east. In addition, railroad tracks, a parking lot and trees separate the property from the residential uses to the south and approximately 180-200 feet separate the southern property line from any residential uses.
 - e. Unduly increase traffic congestion in the public streets and highways because no new access drives are proposed and the primary use of the property will not be changing and will continue to be for recreational purposes accessory to the school.
 - f. Create a nuisance because the principal use of the property will not be changing and the primary use will continue to be for recreational purposes accessory to the school.
 - g. Result in an increase in public expenditures because based on the testimony of the Police Chief, no increase in police demand is expected in the area as a result of the requested variations and no improvements are proposed that should create an additional need for other Village services such as water, sewer, roads, etc.
7. The variations are the minimum variations that will make possible the reasonable use of the land, building or structure due to the irregular triangular shape of the lot and relatively large lot width.
-

The following findings of fact are hereby adopted for the requested variations from a.) Section 10-5-13(M)2(B)1 of the Zoning Code to allow 70 foot tall light poles to be spaced as close as 210 feet apart in lieu of the minimum separation of 280 feet required; to allow 70 foot tall and 60 foot tall light poles to be spaced as close as 106 feet apart in lieu of the minimum separation of 260 feet required; to allow 60 foot tall light poles to be spaced as close as 78 feet apart in lieu of the minimum separation of 240 feet required; and to allow 60 foot tall and 70 foot tall light poles to be spaced as close as 23 and 37 feet apart respectfully from the existing 30 foot tall tennis court light poles in lieu of the minimum separation of 180 feet and 200 feet required; b.) Section 10-5-13(M)2(a)2 of the Zoning Code to allow foot candle levels as high as 8.49 along the southern property line and 7.32 along the northern property line in lieu of the maximum foot candle level of 3.0 permitted; and c.) Section 10-5-13(M)2(c) to allow the height of the proposed light poles to exceed the height of the approximately 30 foot tall principal building on the site:

- 1. If granted, the requested variations will not alter the essential character of the locality because the character of the area is a school campus bisected by a major collector street and

the principal use of the property will not be changing. Furthermore, the lights would only be turned on a maximum of 140 nights a year and the lights will not be in use in the summer. Furthermore, a street is located north of the site and the petitioner owns the property across the street to the north of the site which is also used as part of the school campus. A street also separates the site from the single-family residences to the east. In addition, railroad tracks, a parking lot and trees separate and buffer the property from the residential uses to the south and approximately 180-200 feet separates the southern property line from any residential uses. The petitioner provided evidence in the form of cross sections that the impact and visibility of the lights from the residential properties to the south and east will be mitigated and buffered by existing vegetation and distance. In addition, the photometric plans submitted by the petitioner indicate that the proposed foot candle levels will be no greater than .2 at the surrounding residential property lines and will be zero at most of the surrounding residential property lines. A foot candle level of .2 is less than the maximum permitted foot candle level of .3 that would be permitted if the surrounding residential properties were adjacent to the site.

2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code due to the unique requirements for lighting sports fields. The petitioner has submitted evidence that the proposed pole heights, location and foot candle levels are essential to achieve the recommended illumination levels for safe play and the Village's lighting consultant has testified and submitted a written report indicating that the proposed lighting levels on the field are appropriate. Evidence was also submitted by the petitioner that there would be practical difficulties to installing lights at Duchon Field as was suggested by certain members of the public because Duchon Field provides overflow stormwater detention for Lake Ellyn. The petitioner also presented testimony that the need for additional practice field time has increased as the number of sports teams and other extracurricular activities have increased in order to keep pace with other schools and abide by Title 9 requirements. The Zoning Code standards create a practical difficulty in providing the field time needed to support the school's extracurricular programs which have expanded over time.
3. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because without the lights, the use of the property will be restricted to daylight hours and the petitioner will not be able to reasonably use the property to accommodate the extracurricular goals of the School District. The petitioner also presented testimony that the need for additional practice field time has increased as the number of sports teams and other extracurricular activities have increased in order to keep pace with other schools and abide by Title 9 requirements. Testimony was also presented that Glenbard West is one of the only schools in DuPage County without a lighted field.
4. The plight of the owner is due to unique circumstances because of the unique requirements for lighting sports fields. The petitioner has submitted evidence that the proposed pole heights, location and foot candle levels are essential to achieve the recommended illumination levels for safe play and the Village's lighting consultant has testified and submitted a written report indicating that the proposed lighting levels on the field are

appropriate. Furthermore, the unique triangular shape of the property limits the site planning options of the various fields and other recreational uses on the site which subsequently impacts potential lighting options in terms of location, height and foot candle levels.

The following supplement findings of fact for the three variation requests identified hereinabove related to the installation of lights on the property are hereby adopted.

1. The shape of the property would bring particular hardship upon the applicant as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out because the site has an irregular triangular shape which limits the site planning options for the property and hence the potential location of light poles and the subsequent foot candle levels at the property lines.
2. The conditions on which the variations are based are not applicable generally to other property within the same zoning district due to the irregular triangular shape of the lot and unusually lengthy lot width.
3. The purpose of the variations is not based exclusively upon a desire to make more money out of the property because the owner is a public school district and has agreed not to rent out the property to any third party users in the evenings when lights would be needed.
4. That the alleged difficulties or particular hardships have not been created by any person presently having an interest in the property or by the applicant because the usual triangular shape of the lot and lot width have not been created by the petitioner.
5. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which it is located because a street is located north of the site and the petitioner owns the property across the street to the north of the site which is also used as part of the school campus. A street also separates the site from the single-family residences to the east. In addition, railroad tracks, a parking lot and trees separate and buffer the property from the residential uses to the south and approximately 180-200 feet separate the southern property line from any residential uses. The petitioner provided evidence in the form of cross sections that the impact and visibility of the lights from the residential properties to the south and east will be mitigated and buffered by existing vegetation and distance. In addition, the photometric plans submitted by the petitioner indicate that the proposed foot candle levels will be no greater than .2 at the surrounding residential property lines and will be zero at most of the surrounding residential property lines. A foot candle level of .2 is less than the maximum permitted foot candle level of .3 that would be permitted if the surrounding residential properties were adjacent to the site.
6. The requested variations will not:
 - a. Impair an adequate supply of light and air to adjacent property because no new buildings are proposed and the property will continue to be used for recreational purposes accessory to the school;

- b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because the principal use of the property will not be changing and the primary use will continue to be for recreational purposes accessory to the school. In addition, although testimony was presented about the warning labels associated with the lights as related to fire, breakage and health issues, the Plan Commission finds that the testimony of the petitioner's lighting expert, who has personal experience working with the proposed lights and who testified that he is not aware of any instances of such related occurrences with the proposed lights, to be compelling.
- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the principal use of the property will not be changing and the primary use will continue to be for recreational purposes accessory to a public school.
- d. Diminish or impair property values within the neighborhood because the petitioner provided expert testimony that the lights will not negatively impact property values in the surrounding area. In addition, a street is located north of the site and the petitioner owns the property across the street to the north of the site which is also used as part of the school campus. A street also separates the site from the single-family residences to the east. In addition, railroad tracks, a parking lot and trees separate the property from the residential uses to the south and approximately 180-200 feet separate the southern property line from any residential uses. Furthermore, the petitioner provided various evidence at the hearings, including cross sections, demonstrating that the impact and visibility of the lights from the residential properties to the south and east will be mitigated and buffered by existing vegetation and distance. In addition, the photometric plans submitted by the petitioner indicates that the proposed foot candle levels will be zero at all surrounding residential property lines.
- e. Unduly increase traffic congestion in the public streets and highways because no new access drives are proposed and the principal use of the property will not be changing and the primary use will continue to be for recreational purposes accessory to the school. In addition, testimony was presented that the presence of lights will allow the School District to better space out practices and games which could reduce the amount of pedestrian and vehicular activity in the area at one time and improve traffic circulation.
- f. Create a nuisance because the principal use of the property will not be changing and the primary use will continue to be for recreational purposes accessory to the school. In addition, the lights would only be turned on a maximum of 140 nights a year and the petitioner has agreed not to use the lights in the summer. Therefore, the use of the lights will be kept to a minimum. In addition, the photometric plans submitted by the petitioner indicate that the proposed foot candle levels at all surrounding residential property lines will be minimal.
- g. Result in an increase in public expenditures because based on the testimony of the Police Chief, no increase in police demand is expected in the area as a result of the requested

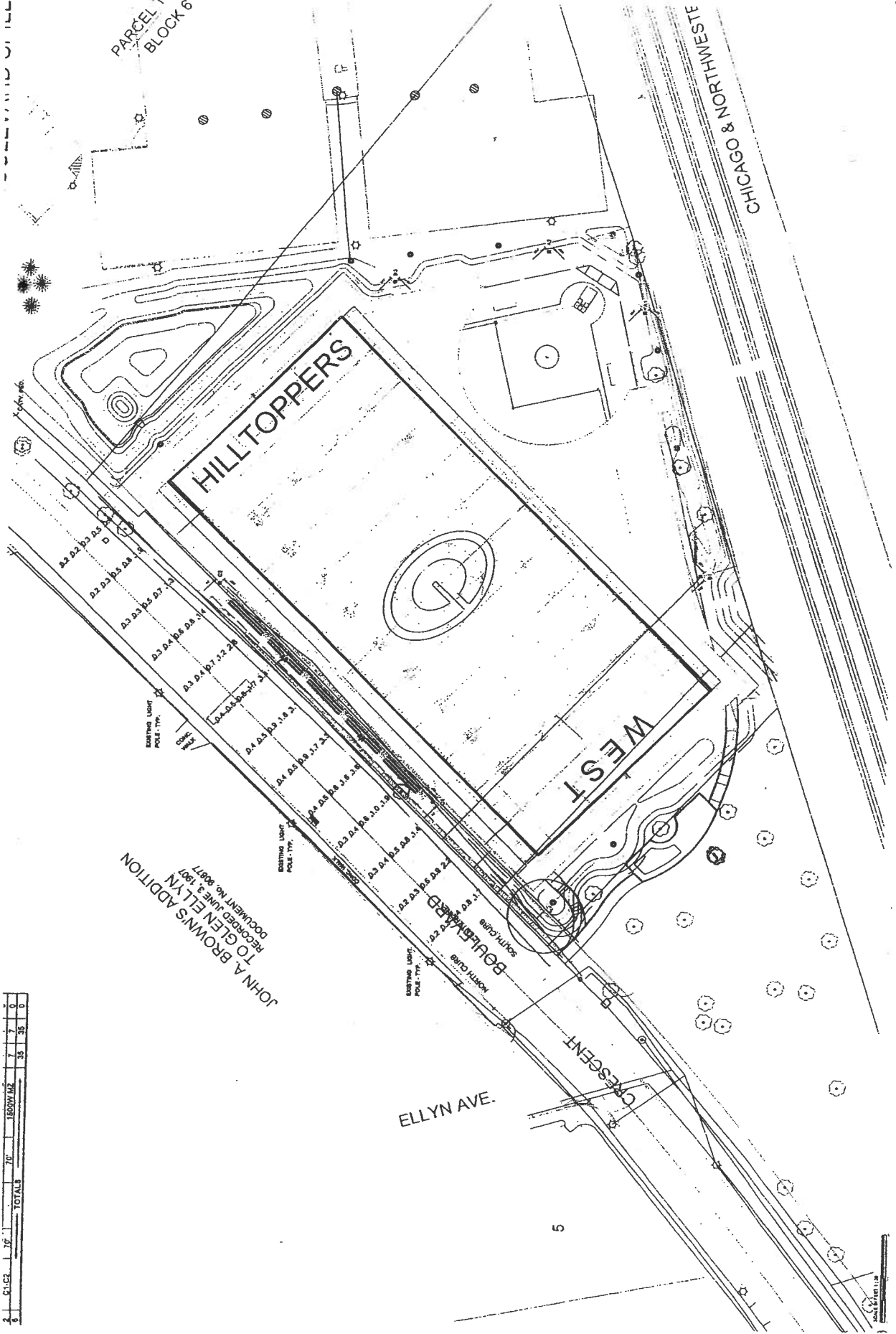
variations for the lights and no improvements are proposed that should create an additional need for other Village services.

7. The requested variations are the minimum variations needed to make reasonable use of the property as the applicant has worked with the Village's lighting consultant to reduce the lighting levels while continuing to provide sufficient lighting for play of the fields.

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE INFORMATION IS BASED ON THE RECORD PLANS AND FIELD SURVEY.
 3. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 5. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ILLUSTRATION SUMMARY

Project Name	Site Location
Client Name	Site Area
Scale	Sheet No.
Date	Project No.
Author	Check No.
Reviewer	Approval No.



JOHN A. BROWN'S ADDITION TO GLEN ELLYN
 RECORD PLAN NO. 80877

SECTION	1	2	3	4	5	6	7	8	9	10
TOTALS	76'	160'0"	76'	35'	35'	0'	0'	0'	0'	0'

Scale: 1" = 20'
 Date: 11/11/11
 Project: Hilltoppers West

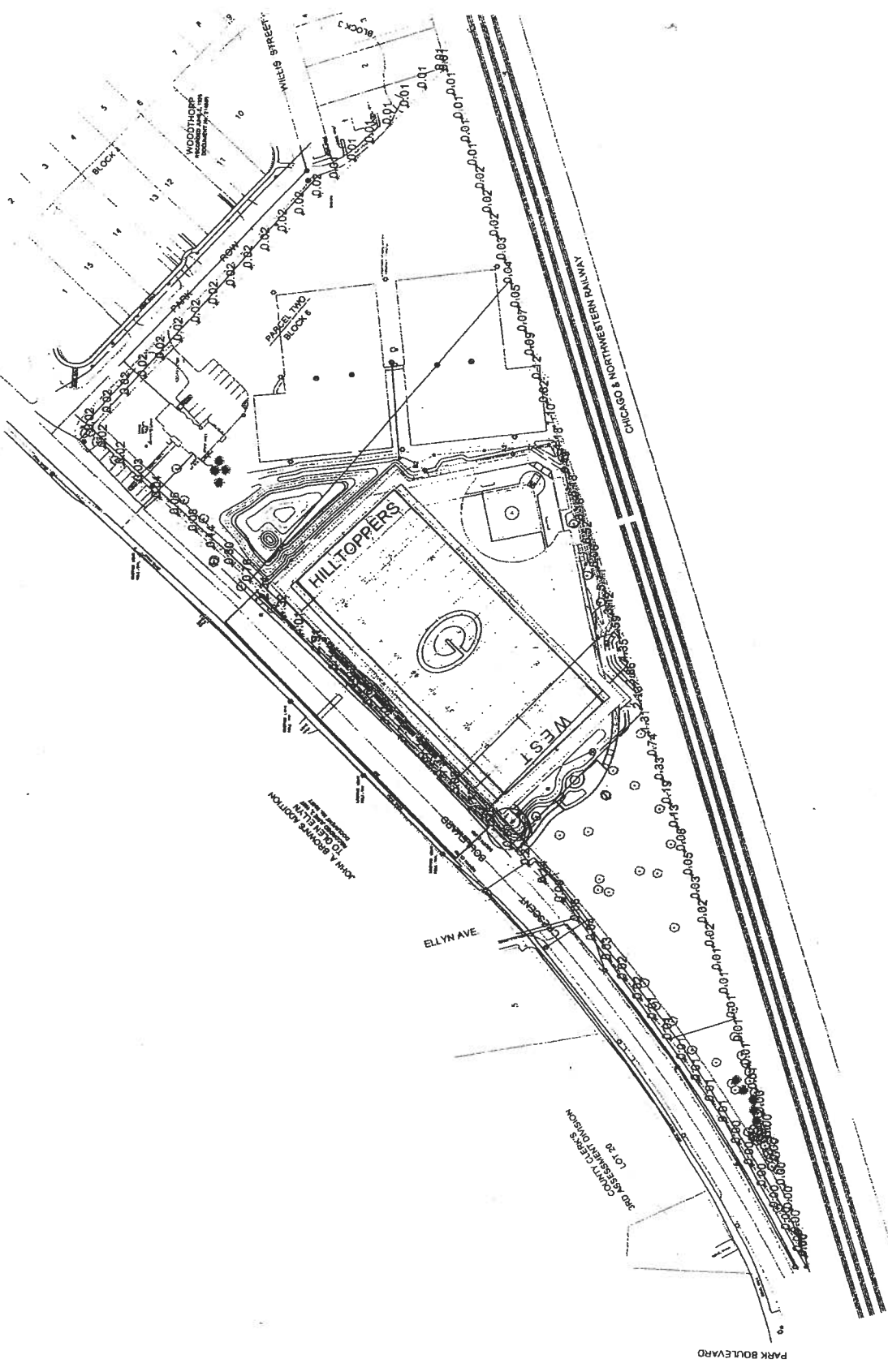
Exhibit "M"

PROPERTY LINE SPILL

BY	TC	1500W A2	7	7	0
DATE	17	1500W A2	7	7	0
TOTALS	17		35	35	0

MUSCO
LIGHTING SOLUTIONS
COMMERCIAL ILLUMINATION

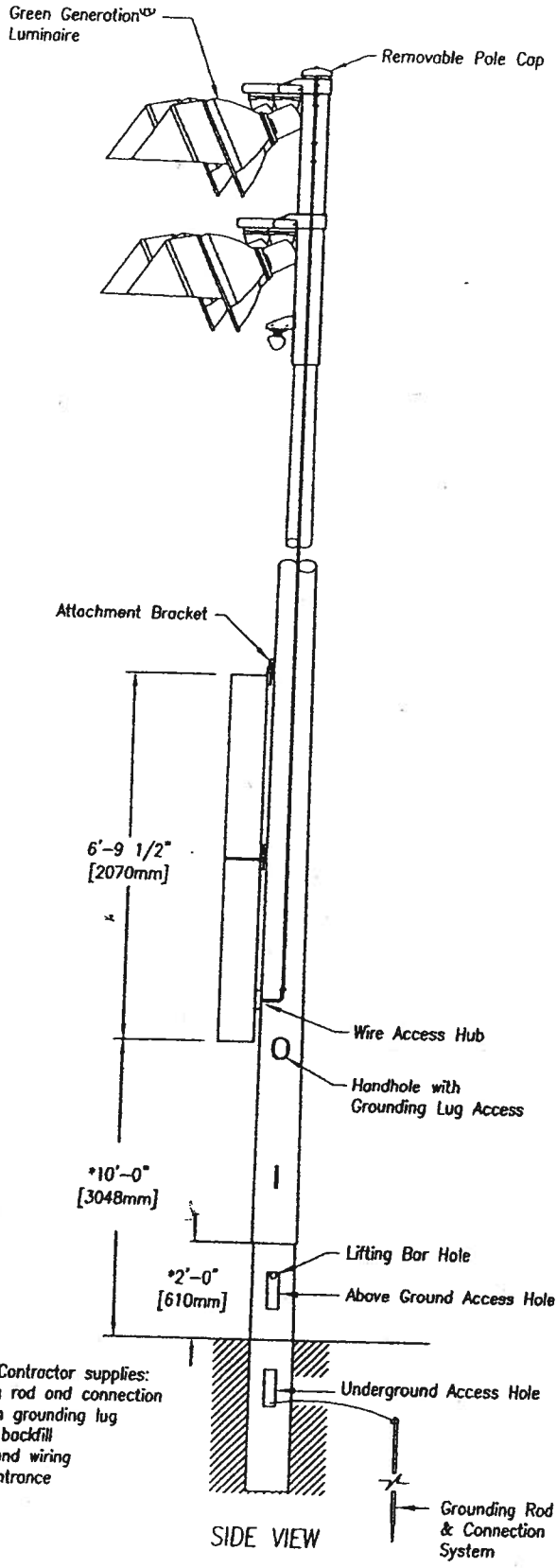
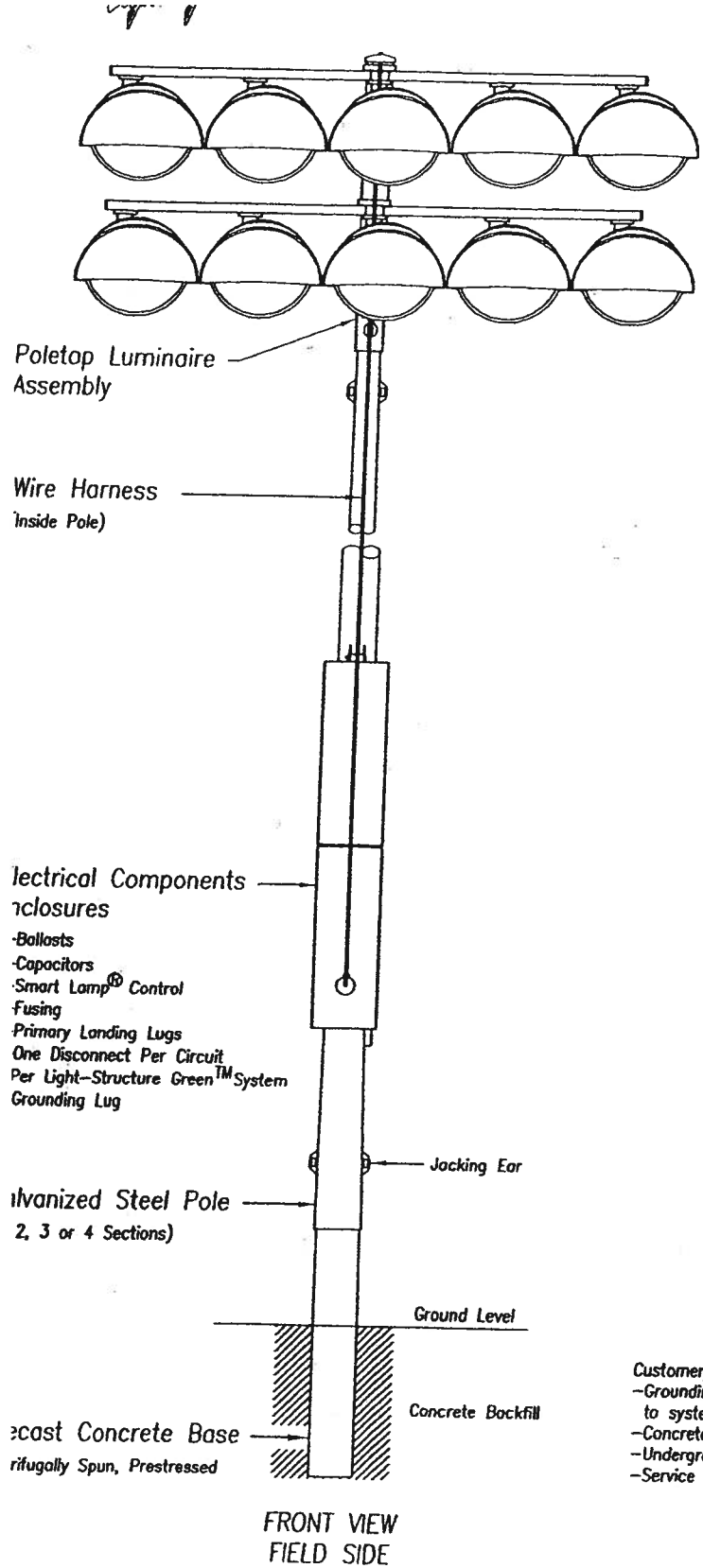
ILLUMINATION SUMMARY
Property Line Spill
Site Name: [illegible]
Site Address: [illegible]
Project No: [illegible]
Date: [illegible]



SCALE 1" = 10'

Exhibit "N"

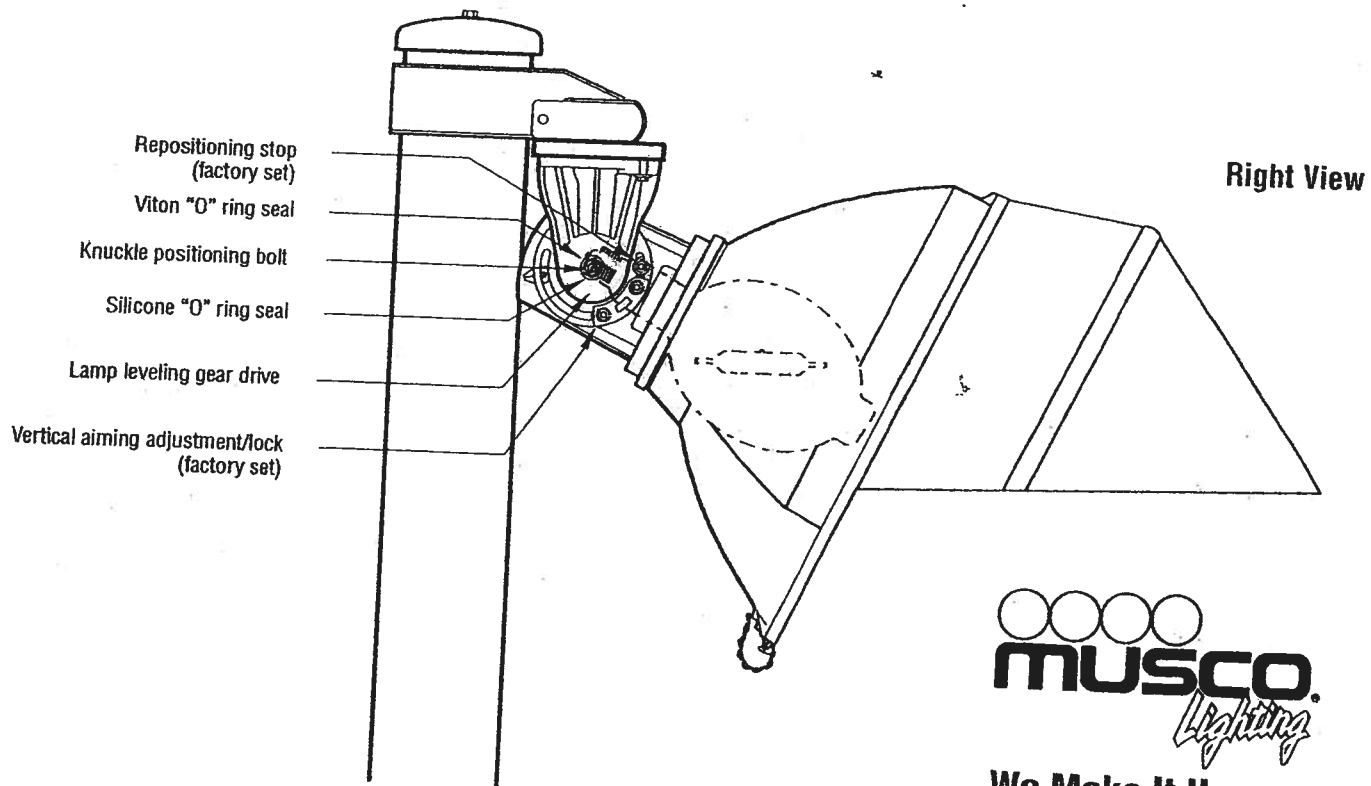
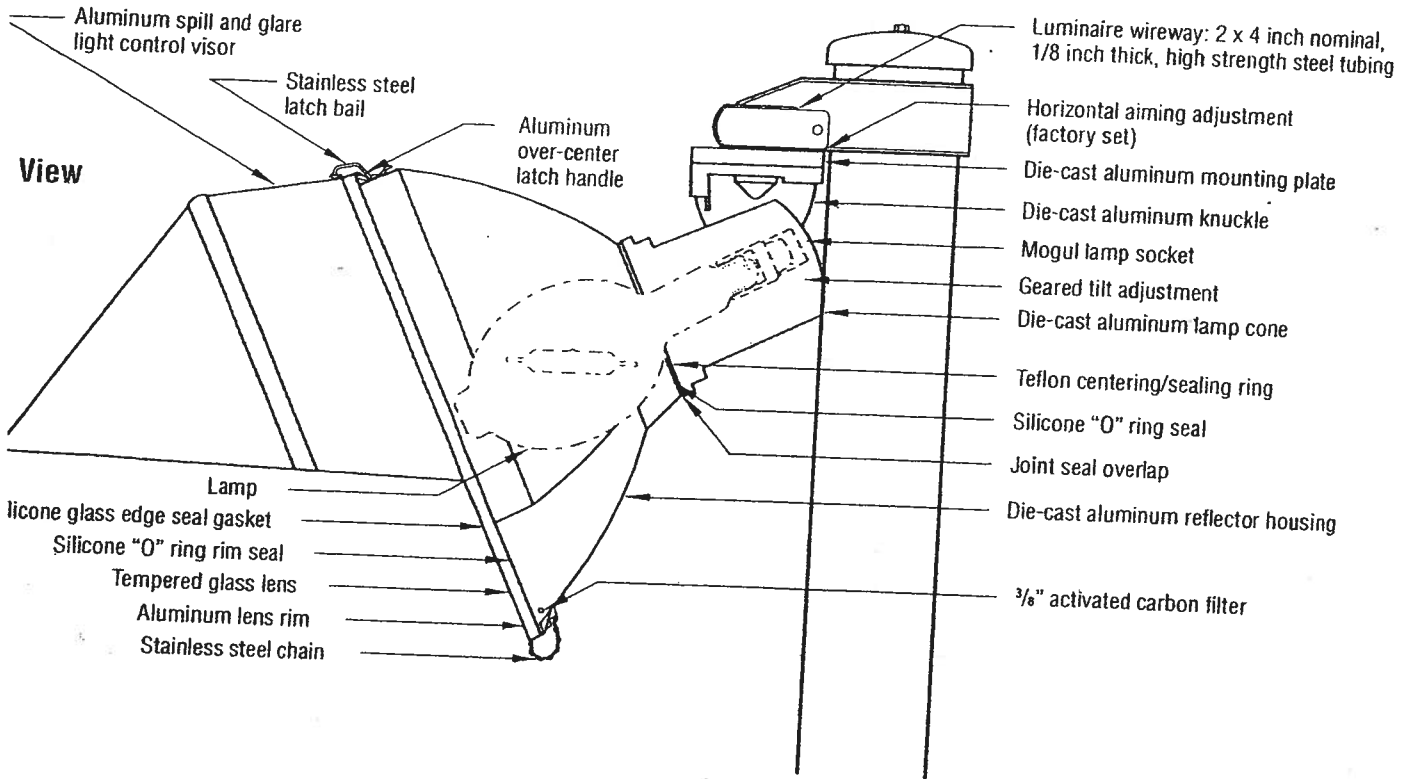
THE BROWN GROUP, LLC
11111 BROWN GROUP DRIVE, SUITE 100, BOSTON, MA 02118



Customer/Contractor supplies:

- Grounding rod and connection to system grounding lug
- Concrete backfill
- Underground wiring
- Service entrance

drawing is not to scale.




We Make It Happen.

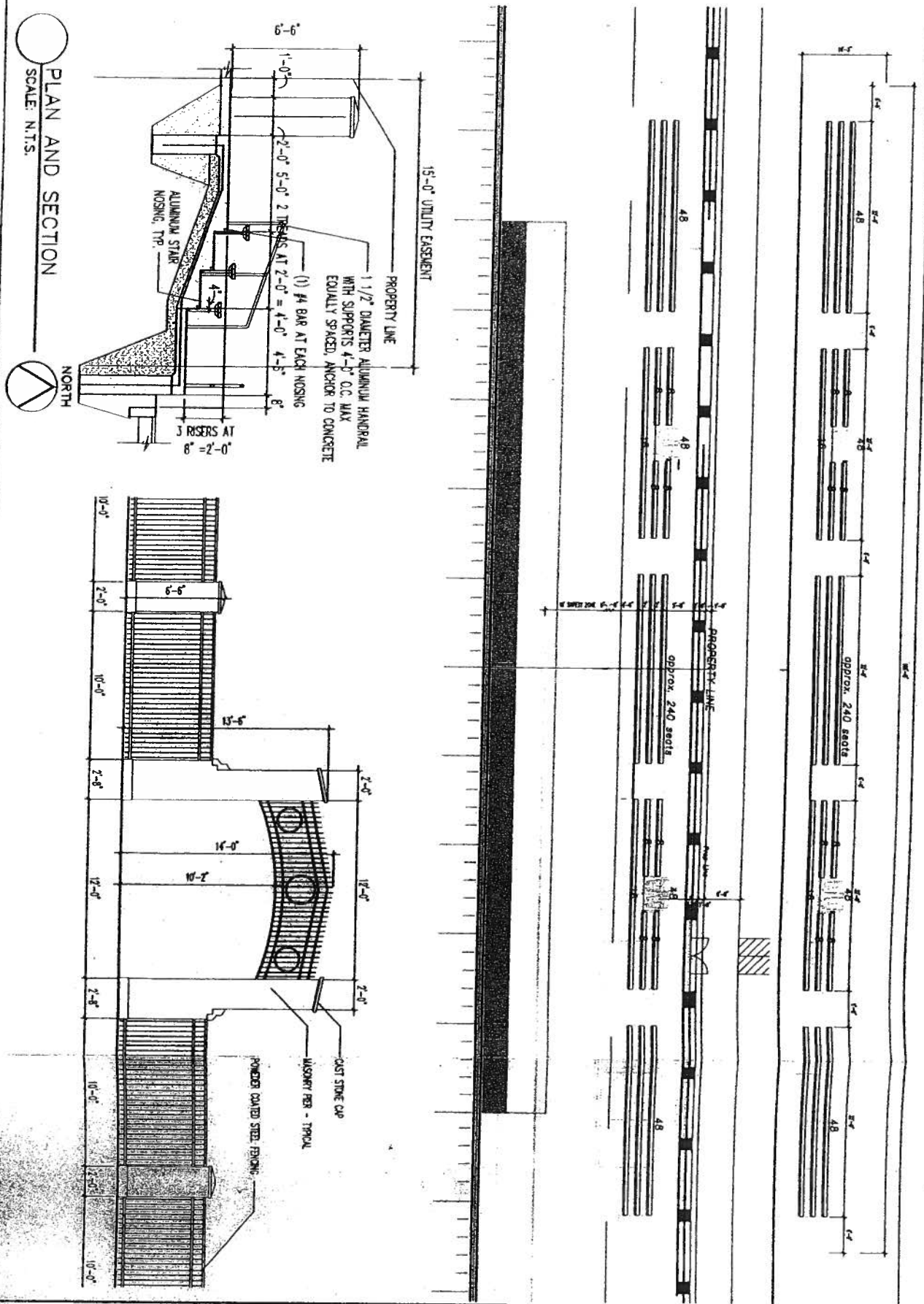


Exhibit "P"

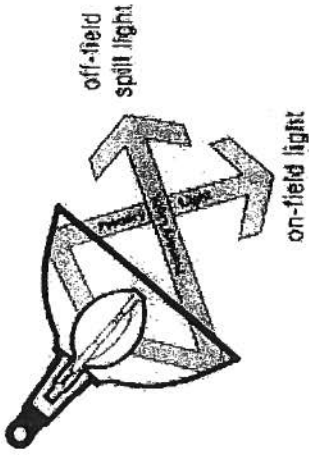
BLEACHER SECTION AND PLAN

Exhibit I

MAY 13, 2011
LEGATARCHITECTS
 2015 SPRING ROAD SUITE 175
 OAK BROOK, ILLINOIS 60523
 (630) 990-3535

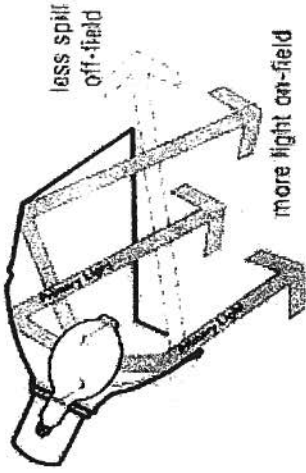
Field Lighting

Old Generation

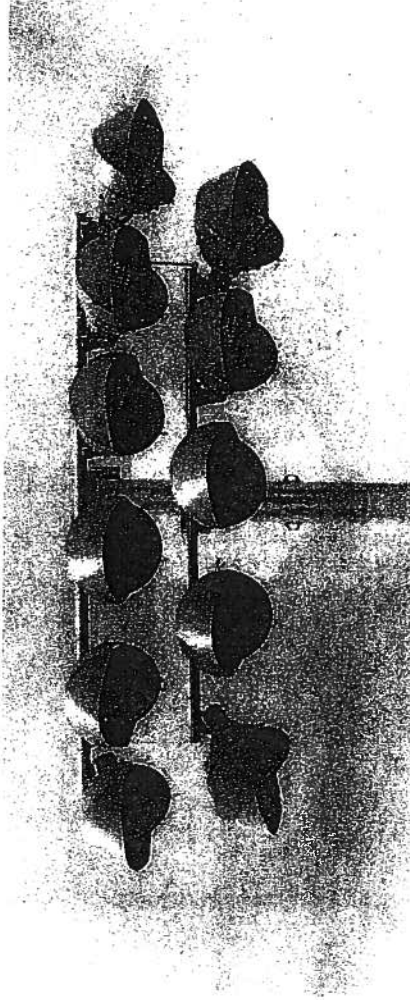


Standard Symmetrical Reflector

New Technology



Redirects Off-Field Spill Light



New high efficiency lighting with light shields to control light spill

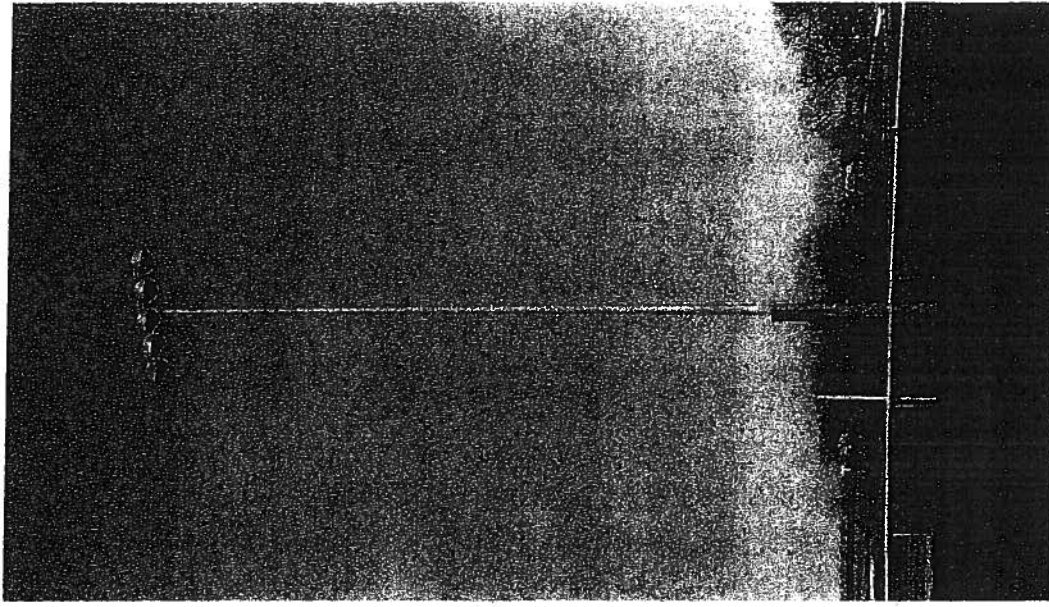


Exhibit "Q"

