

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

February 27, 2012

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Frank Petella, James Joseph, David Creighton, Angelo Christopher, and Ralph Smoot.

Absent: Commissioner Dee Spink

Also Present: James A. Rhodes, Village Attorney, Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

MINUTES:

Commissioner Petella moved and Commissioner Joseph made the second to approve the minutes of the meeting of February 13, 2012, as amended as suggested by Commissioner Creighton. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Joseph, Smoot, Creighton and Chairman Michaelsen

Nays: 0

Abstain: 0

Absent: 1 Commissioner Dee Spink

Presentation

**Case # 12033 Tim Gutraj / American Sale – 320 Army Trail Road
Variations – Sign Code**

Chairman Michaelsen swore in the witness, Tim Gutraj, 8401 West 185th Street, Tinley Park, IL. Mr. Gutraj stated that American Sale is asking to install an electronic message center at 320 W. Army Trail Road. American Sale is asking for a variance for the sign height of 13' over the crown of the road and the removal of two trees in the existing islands.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that American Sale has been at this location since last spring, and they wish to install a second ground sign along Army Trail Road with an electronic changeable message center. The petitioner would need two sign code variations to install the sign, the first variation would be to have a second ground sign along the same frontage and the second variation would be to allow that sign to be thirteen feet in height instead of six feet that is allowed by the code. Staff has been working with the petitioner, due to conflicts with underground utilities the proposed plan is to eliminate one parking space and install a new island in the parking lot along the north end of the parking lot and place the sign in the island. There is already a sign at the northwest corner of the site; this existing sign is very difficult to see. Once again the two variances that are being

requested are for a second ground sign, the need for this variance is debatable, basically what the sign code states is a property can have one ground sign per street frontage, if you have two street frontages you can have two signs. This property does have two street frontages one on Army Trail Road and one on Merbach Drive. Staff feels that the intent of the code is to have one ground sign orientated to each street frontage. The second request would be for a variance to the sign height, in the past the Village has granted variances to the sign height for other business along Army Trail Road, one being the commercial center on Kuhn Road and Army Trail Road. Staff feels based on the size of this building and tenant space that American Sales occupies and seeing some of the difficulties seeing the existing sign, staff supports the requests for a second ground sign and for the sign to be thirteen feet in height subject to the conditions listed on page 7 of the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commissioner Joseph asked if the existing sign is to be used as a directory sign, and if the new sign would a directory sign. Commissioner Joseph also wanted to know if there was a need for both of the signs.

The petitioner answered yes, they would both be directory signs. The Petitioner stated he believes there is a need for both signs, the main objective here is to get a changeable message center.

Commissioner Petella stated that he has looked at the existing sign and it is hard to see from the east and west and it cannot be seen from Merbach Drive. Commissioner Petella stated he sees the need for a new sign, but believes the old one should come down. Commissioner Petella wanted to know if the petitioner would be opposed to taking the existing sign down.

The petitioner stated that the existing sign belongs to the owners of the shopping center, and he does not have the authority to remove it.

Commissioner Smoot, Christopher and Creighton did not have any questions.

Chairman Michaelsen wanted to know if the sign was going to be self illuminated.

The petitioner stated that sign will be internally illuminated and the message center is LED.

Commissioner Joseph moved and Commissioner Smoot made the second to recommend approval of the request for variations to the sign code subject to staff's recommendations.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Smoot, Christopher, Petella,
Joseph and Creighton
Nays: 0
Absent: 1 Commissioner Spink

Chairman Michaelsen reminded the petitioner that the Plan Commission recommendation would be forwarded to the Village Board at their next meeting on March 5, 2012, at which time the Board would take final action on the matter.

PUBLIC HEARING:

Commissioner Petella moved and Commissioner Joseph made the second to open the Public Hearing. The motion passed by unanimous voice vote.

Chairman Michaelsen read the Procedures for Plan Commission Public Hearing for a Special Use.

**Case # 11342 Bruce Koenigsberg / Wheaton College – 570 S. Gary Avenue
Special Use – Amendments
Variations – Sign Code**

Chairman Michaelsen asked Assistant Community Development Director Donald Bastian to enter documents into the record. Assistant Community Development Director entered the following documents: public notice that was published in the Daily Herald on February 11, 2012, petition from Wheaton College Attorney Scott Hargardon, consent from the American Legion dated December 6, 2011, memorandum from Attorney Hargardon dated February 23, 2012, the General Application, Sign Code Variation Application, Special Use Application, letter dated July 22, 2011, from Robert Smid, Buildings and Grounds Chairman for American Legion Post 76, letter from Michael Benard, Executive Director of the Wheaton Park District dated September 2, 2011, letter from Village of Winfield Village President Deborah Birutis dated December 5, 2011, American Legion Baseball Stadium Comprehensive Use Plan dated January 19, 2012, Techline Sports Lighting information packet, public address system design package from Talaske consultants dated January 27, 2012, and reduced copies of the plans including the color Site Plan (Exhibit A), Landscape Plans (Exhibits B-1 and B-2), Plan Views (Exhibits C-1 and C-2), Building Elevations (Exhibits D-1 and D-2), Isometric View (Exhibit E), Boundary of Premises (Exhibit F), Photometric Plan (Exhibit G), Topographic Survey (Exhibit H), and a storm water plan (Exhibit I).

Chairman Michaelsen swore in the witness, Bruce Koenigsberg, College Architect for Wheaton College, 1911 Stoddard, Wheaton IL, Scott Hargardon, Attorney of Wheaton College, 161 N. Clark Street Suite 4300, Chicago IL, Eric Carlson, Architect for Wheaton College, 455 Barnaby Drive, Oswego IL, Dr. Paul Chelson, 29W064 Woodland Avenue West Chicago IL, Julie Davis, 511 E. Hawthorne Blvd, Wheaton IL, Ben Bussman, Webster, McGrath and Ahlberg, 207 S Naperville Street, Wheaton, IL, Mike Helton, Techline Sports Lighting, 15303 Storm Dr Austin, TX, and Aaron Downey, Talaske Sound Thinking, 1033 S Boulevard, Oak Park, IL.

Attorney Scott Hargardon, Attorney for Wheaton College, stated that he is here tonight to represent his client Wheaton College. In brief, Wheaton College is located in Wheaton not far from 570 S. Gary Avenue. Wheaton College is a liberal arts college with a total of 2,400 undergraduate students, and it participates in athletics at the NCAA Division III level. The site that is the subject of the petition is an interior 4.5 acres of a 13.4 acres site which is owned by the American Legion Post #76. Wheaton College has leased land from this facility for approximately sixteen years. The land uses adjoining this site are Wheaton Park District soccer field to the west, the Legion Hall to the east, the Klein Creek detention basin to the north and the Crossroads Community Church to the south, also note that west of the soccer field is the Mission Court Town Home development which lays in the jurisdictional boundaries of Winfield. The 13.4 acres owned by the American Legion was annexed into the Village of Carol Stream in 1999, under the annexation agreement the existing uses, which included the baseball field, were allowed to continue under a Special Use ordinance passed in 2000, which granted the special use of club, lodge and restaurant under the zoning code. In December of

last year, Wheaton College filed a petition with the Village of Carol Stream to amend the Special Use passed in 2000 to permit the construction of a 227 seat baseball stadium, with a press box, locker rooms, storage facility, concession stand, lights for night games and a PA system. In addition to the amendments to the Special Use we are asking for two variations from the sign code. One is to permit a second ground sign on the American Legion Post property and the second variation is to allow a sign 12 feet in height. Wheaton College is also asking for relief from Ordinance 15-5-5A that permits the use of PA systems only during the hours of 10:00 am to 10:00 pm. The petitioner is asking that it be permitted between the hours of 8:00 am. to 10:00 pm. Mr. Hargardon, would now like to have representatives from Wheaton College talk to the Plan Commission about the program and why this petition is before you this evening.

Dr. Chelson, Vice President of Student Development for Wheaton College, stated that baseball is one of the original sports at Wheaton College and has been played at the college for over 100 years. Originally, baseball was played at Lawson Field in Wheaton. Lawson Field in a rectangular city block, a modern baseball stadium requires a large square plat of land. In 1996 Wheaton College started practicing at the Legion Field and competing on rented fields in 2001. After small upgrades to the Legion Field in 2001, (sprinkler system, fencing and scoreboard) the college began competing at the field in 2002. In 2009 it was determined that the Legion Field was no longer adequate for college baseball competition, and Wheaton College began renting other fields for competitions and used the Legion Field for practices. After an extensive search in DuPage County, the college determined that Legion Field was the best long term home for Wheaton College baseball, if the necessary upgrades to a college stadium could be made.

Ms. Julie Davis, Athletic Director for Wheaton College, stated that Wheaton College is a Division III school, there are 450 Division III colleges and 400 of them play baseball and we are governed by the NCAA rules and regulations, they limit our baseball season to 19 weeks, 4 weeks in the fall, competitions are not allowed per the NCAA in the fall and 15 weeks in the spring, with 40 dates of competitions, with 10 to 12 of those being home games. In the future we would like to host NCAA playoffs and in order to do that, we would need lights, as an NCAA requirement.

Mr. Bruce Koenigsberg, College Architect on staff for Wheaton College, stated he is the lead representative on the project and has been meeting with the Village and have met with the homeowners on Mission Court. Mr. Koenigsberg went on to explain about the background of the size of the stadium. The stadium had been downsized from 250 to 227 to accommodate for ADA regulations. Mr. Koenigsberg also went on to explain the use chart that was included in the staff report. This chart explains the intended use for the baseball stadium. Mr. Koenigsberg stated that one of the reasons that the college needs lights is that they are required for NCAA tournaments; he believes the reason for that is because tournaments can run into the evening in order to get the number of games scheduled. Hosting an NCAA tournament is something Wheaton College would like to do. One other reason for evening games is to enhance our student's experience, right now our student athletes have to miss classes in the afternoon in order to compete in a home game that starts before their classes get out in order to finish the game before it gets dark. Evening games would also benefit students and parents that would like to attend the game.

Chairman Michaelsen asked if anyone from the audience had any questions for the testimonies that were just given.

Ms. Martha Durnil of 1 N 161 Mission Court, Winfield, IL. wanted to know why an 8:00 a.m. start time for the use of the PA system was being requested.

Mr. Koenigsberg stated it was for tournament start times. Mr. Koenigsberg stated that they would not host that many tournaments, the 8:00 a.m. start time would not be that frequent of an occurrence.

Mr. Rick Campbell, 1 N 201 Mission Court, Winfield, IL. President of the Homeowners Association, wanted to know why the color chart started at 9:00 a.m. when the College is asking for a waiver for 8:00 a.m. start time, is there a need for an 8:00 am start time? Mr. Campbell wanted to know if clinics would have an 8:00 a.m. start time. Mr. Campbell stated that 9:00 a.m. would be a good starting time opposed to the 8:00 a.m. start time. Mr. Campbell made a suggestion that maybe there could be a waiver for only tournament games to start at 8:00 a.m. The Homeowner Association is asking that the language regarding the PA system be edited to: The PA system is to only be used for baseball games and clinics, and shall not be used for baseball practices or concerts.

Dr. Chelson, stated that is a matter of flexibility, we do not have any tournaments or clinics scheduled to start at 8:00 a.m., but would like that option if it's at all possible, when we do have tournaments. The American Legion would more likely be the user of the tournament option, if they have a number of teams coming in from all over the Midwest, they would likely have to start early in the morning to get all the games in.

Mr. Koenigsberg stated that there are not any concerts allowed.

Mr. Jerry Latus, 1 N 213 Mission Court Winfield, IL. wanted to know how often would Wheaton College be able to attract a tournament. Mr. Latus also wanted to know how many schools have the tournaments.

Ms. Davis, Athletic Director for Wheaton College, stated that it could very year to year, we would request from the NCAA the opportunity to host a tournament, but in order to be considered to host a tournament we have to have the lights. Ms. Davis stated that there are eight regions in NCAA baseball and they would be one of those eight regions. One site in the region would be chosen for the tournament. Ms. Davis also explained about how the conference tournament is played. The top four teams travel to the host site. The school that finishes first hosts the conference tournament.

Mr. Koenigsberg stated that there eight schools in the conference, and only six of the schools have lighted fields.

Eric Carlson, Project Architect, stated that this project includes four structures, a seating bowl with a press box, concession area with a public washroom facility, locker room for the home team, and a storage building. The design of the facility originated from a consultant company, Anglea Sports Fields out of Frost, TX. Anglea Sports Fields have designed many sport fields from minor league, colleges and high schools baseball teams. The stadium has been designed to be sensitive to the surrounding areas. The site has been laid out to provide buffers to the residential areas to the west. The concrete bleacher seating, dugout and locker room along with the landscaping behind the bleachers and the landscaping on the other side of the walkway will help buffer the crowd noise and deflect it inwards towards the field. The buildings themselves with the exception of the press box will be twelve feet or under in height, which will have less visual impact. The press box itself has a maximum height of about twenty five feet. The building will be constructed out of a buff colored split faced concrete block, with a blue standing seam roof. The bleacher seating and press box will be in full ADA compliance.

Chairman Michaelsen asked if anyone from the audience had any questions for the testimony that was just given. There were no questions from the audience.

Mike Helton, from Techline Sports Lighting, stated that the lighting for this stadium was designed with the Illumination Engineering Society of North America (IESNA) design requirements. Mr. Helton went over the lighting design elements of the ball field; the field is designed to have 100 foot-candles on the infield per NCAA requirements and 70 foot-candles on the outfield, and will have an eight pole design. Mr. Helton stated that the reason for a ball field to be illuminated from all angles is for safety of the players and spectators. Mr. Helton stated that his company was asked to design this stadium with special needs for the neighborhood to the west of the ball field; they were given the requirements of 0.1 foot-candles at the property line to the west, this has been accomplished by the height of the poles and the angle of the lights. The luminaries will have internal and external visors to help control the spillage of the lighting.

Chairman Michaelsen asked if anyone from the audience had any questions for the testimony that was just given.

Mr. Campbell wanted to know why eight poles are needed and what the projected use of the lights is.

Mr. Helton stated that a baseball field needs to be illuminated at all angles for safety reasons and the projected use of the lights would be up to the college.

Mr. Mike Durnil, 1 N 161 Mission Court, IL, wanted to know if there are plans to put lights in the parking lots.

Mr. Helton stated his company is not contracted for the parking lot lighting.

Mr. Jim Kindler, 1 N 180 Mission Court, IL, wanted to know if there will be three poles on the east side of the field and how many lights will each pole have. Mr. Kindler wanted to know if the lights will be controlled by a computerized system.

Mr. Helton stated there will be two poles, one with 14 fixtures and the other pole will have 12 fixtures and the lighting will have a computerized system.

Chairman Michaelsen wanted know if the visor was adjustable.

Mr. Helton stated that the visor is not adjustable, but the fixtures are.

Chairman Michaelsen asked if anyone from the audience had any other questions for Mr. Helton. No one from the audience any further questions for Mr. Helton.

Mr. Ben Bussman, Webster, McGrath and Ahlberg, stated that his company did the surveying and civil engineering on this project. The storm water management for this project is in place, with the existing detention basin that is north of the property and has an excess capacity of 1.9 acre-feet. This project requires a 1.87 acre-feet. Mr. Bussman stated that the facility will also have a new water and sanitary service for the concession stand, locker rooms and water usage for the ball fields. Mr. Bussman stated that his company also did the landscape plan for this project; the primary focus on the landscape plan was the screening of Mission Court at the parking area, and to soften the architectural features.

Chairman Michaelsen asked if anyone from the audience had any questions for the testimony that was just given.

Mr. Jim Kindler wanted to know if two studies were done, one for the drainage of the fields and a supplemental study for the newly paved parking lot. Mr. Kindler stated that as he understands, Christopher B. Burke Engineering Consultant has completed their first review and it seems accurate, but is still working on the supplemental review.

Mr. Bussman, stated as he understands it the detention requirement for phase 1 and phase 2 is 1.87 acre - feet, and there is 1.9 acre - feet at the existing detention pond.

Mr. Bastian stated that when a Plan Commission case is brought to the Plan Commission, the village does not require approval of final engineering plans at that time, however the Village Engineer or Assistant Village Engineer needs to be satisfied that a project is feasible in the way it's designed. The Engineering Department is comfortable that there is adequate capacity in the pond, but if for some reason sufficient capacity is not available, the applicant has shown that there is adequate room on site for an additional detention facility on the American Legion property.

Chairman Michaelsen asked if anyone from the audience had any other questions for Mr. Bussman. No one from the audience had any further questions for Mr. Bussman.

Mr. Aaron Downey, Acoustics Engineer for Talaske stated that the sound system has been designed with the Illinois EPA codes. Mr. Downey stated there will be an increased number of loud speakers; this will get the loud speakers closer to the intended listeners. Mr. Downey stated that there have been sound pressure studies done, and the maximum sound level during the day at the property line will be 55 dB weighted and after 10:00 p.m. it will drop to 45 dB weighted. Mr. Downey stated that in the system design, Wheaton College is anticipating to include a compressor limiter which can be programmed to max out at a certain level.

Attorney Scott Hargardon, asked Mr. Downey to explain the meaning of 55 dB.

Mr. Downey stated that 55 dB is a very quiet sound level; it's compared to a quiet neighborhood.

Attorney Scott Hargardon stated that the Wheaton College has agreed to turn off the PA system at 10:00 p.m.

Chairman Michaelsen asked if anyone from the audience had any questions for the testimony that was just given.

Mr. Campbell wanted to know if there was a study done on the American Legion PA system.

Mr. Downey stated that his company has not.

Mr. Latus wanted to know if the 45 dB level could be used at the property line be used during the day and type of effect would it have on the sound level in the stadium.

Mr. Downey stated that to bring the sound level at the property line down to 45 dB during the day, the sound level in the stadium would have to be much lower in the seating area.

Mr. Campbell wanted to know if there is way to control the sound level, so the sound level is consistent.

Mr. Downey stated the system will have a compressor limiter and that will be set not to go over a certain level.

Ken Johnson, 1 N 165 Mission Court, Winfield, IL. wanted to know if Mother Nature will be taken into account when setting the specifications for the PA system.

Mr. Downey stated the Illinois EPA standards are based on environmental factors, the study we have done here was set on 60% humidity and 68 degree temperature with no wind.

Chairman Michaelsen asked if anyone from the audience had any other questions for Mr. Downey. No one from the audience any further questions for Mr. Downey.

Chairman Michaelsen asked Mr. Bastian for the staff report

Assistant Community Development Director Don Bastian stated that the applicant is requesting amendments to an existing Special Use Permit to allow for changes to the athletic field facilities accessory to the American Legion Hall use, and variations from the Carol Stream Sign Code to allow a second ground sign on the property and for the sign to measure 12 feet in height as opposed to 6 feet as allowed. Mr. Bastian stated that Wheaton College has used this field in one way or another since 1996; Wheaton College stopped playing baseball games at this facility in 2009, due to the condition of the field. Wheaton College is now in the position to make upgrades to the facilities. The American Legion property was annexed to Carol Stream in 2000, and at the time of annexation, most of the current improvements including the American Legion Hall, restaurant and pub, asphalt and gravel parking lots, and outdoor athletic fields were already in place. The Annexation Agreement between the American Legion and the Village authorized the continued use of the property as it had been used prior to annexation, but stipulates that an increase in structural coverage or changes in the use of the property would require approval by the Village. Mr. Bastian stated that a storm water management permit had been issued to allow for the conversion of the playing field from natural grass to synthetic turf. It was determined that work could proceed without a new Special Use hearing.

Mr. Bastian stated what when staff reviews a Special Use application they try to: 1) identify aspects of a proposal that could have impacts on surrounding properties; 2) evaluate the extent to which any negative impacts would be addressed by measures proposed by the applicant; 3) suggest additional measures to mitigate impacts, as needed; and 4) provide an assessment as to whether the Special Use criteria set forth in the Zoning Code have been satisfied. In staff's evaluation of this proposal we looked at the intensity of the use, the use schedule and the hours of use, the proposed baseball field lights, noise, litter, screening and buffering, and parking and traffic. Mr. Bastian went over the intensity of the use and use schedule. Wheaton College has agreed to a limitation that the facilities would not be used for night use more than 15 nights in any month year round. With that limitation and other discussion we have had staff feels that the use intensity has been adequately addressed.

Mr. Bastian stated that with respect to the field lights there has been a very detailed presentation of the light system design, and the technology that is being put into use. Mr. Bastian stated that the plans demonstrated that they would comply with the 0.1 foot-candle measurement at the property line. Staff finds that to be a very reasonable design for the facility. The applicant has agreed that the lighting will also be tested once it is installed to make sure it is meeting that measurement. Staff feels the lighting has been adequately addressed.

Mr. Bastian stated that with respect to noise, the applicant has agreed to turn off the PA system off at 10:00 pm, even if a game is still being played. Staff feels that this is a reasonable accommodation along with the other factors that were discussed by the applicant that will help control the noise.

Mr. Bastian stated that staff looked at parking and traffic at this site, all the different uses on this site require 176 parking spaces and the site currently has 211 parking spaces. There is a plan to pave the gravel parking lot at the southwest corner of the property, and install a sufficient amount of landscaping to help buffer the parking lot from the adjacent uses. Staff finds the proposal to be reasonable to the respect of parking that is being provided.

Mr. Bastian stated the petitioner has talked about the proposed building improvements, they have shown the building elevations and the materials that will be used. Mr. Bastian wanted to mention that the new baseball facility will be enclosed with a six foot tall wrought iron fence that has masonry columns spaced every 19 feet on center. Mr. Bastian talked about the landscape plan that was included in the staff report (exhibit B1 and B2), showed quite a bit of landscaping to be installed in and around the new improvements. Mr. Bastian stated that in meeting with Mission Court residents, they have asked that some additional evergreen type landscaping be installed on the west side of the locker room and storage buildings that is not currently on the plans, it is our understanding that the applicant is willing to install the plantings. Staff believes the landscape plan proposes a suitable amount of screening for the new improvements. In addition Wheaton College has offered a \$10,000 allowance to be used for additional screening enhancements at the shared property line. Staff believes that this is another example of the petitioner working to minimize any impacts on surrounding properties.

Mr. Bastian stated that staff asked how litter would be taken care of since there are no new trash enclosures or dumpster being proposed, the applicant has stated that there will be trash receptacles throughout the facility. For Wheaton College events, they propose to collect all the garbage and take it back to Wheaton College campus, and American Legion will be responsible for emptying the trash receptacles during their use of the facility.

For the Plan Commission's information, Wheaton College is responsible for overseeing the use and clean up of the facilities during use by Wheaton College or during use by any outside group. The American Legion will be responsible for overseeing the use and clean up of the facility when being used in relation to an American Legion baseball activity.

Mr. Bastian stated that staff does find that the findings of fact for Special Use amendments have been met and staff recommends approval of the amendments to the Special Use with the conditions listed on pages 11 and 12 in the staff report.

Mr. Bastian stated that the petitioner is also asking for variations from the sign code. Mr. Bastian stated that as shown on the Exhibit D-1, Wheaton College is proposing to install a new ground sign to be built just to the east of the concession / washroom building; the sign is proposed to be 12 feet in height and 65 square feet in area. The sign would be constructed out of a combination of split face masonry and steel, and would have a decorative limestone cap. The petitioner is requesting two variances one is for a second ground sign and the other is for the height, the explanation for a second ground sign is that neither Wheaton College nor Lee Pfund Stadium would have any advertising on Gary Avenue, where the existing signs are for the American Legion and Pup Yahoo. The petitioner is not proposing to have any signage on Gary Avenue, but they would like to have a sign for visitors that come into the property and see a sign that identifies that they have arrived at the right location. Staff has no objections to the variation to allow a second ground sign since it would identify a separate use on the property. Mr. Bastian stated that the other variation being requested is for the height of

the sign, 12 feet in height as opposed to 6 feet in height, the explanation from the petitioner is that as motorists come into the site and drive west onto the property they want motorists to see the sign, if the sign height is 6 feet in height it may not be visible over most vehicles, by increasing the sign height to 12 feet it will make it more visible to their visitors. Staff has no objection, and can support the two sign code variations.

In summary, Mr. Bastian stated that staff has been meeting with representatives from Wheaton College regarding the proposed baseball facility improvements since July 2011. We have found that the design team has been willing to make changes to the plans to address our comments and concerns related to the compatibility of the proposed facilities with adjacent uses. We have also had regular contact with property owners on Mission Court including telephone conversations, e-mail exchanges, and face-to-face meetings, and so we believe we have a good understanding of their concerns as well. Overall, staff feels that the proposal by Wheaton College is responsive to the concerns of adjacent property owners, and that the facilities can be operated in a manner so as to be a "good neighbor".

Mr. Bastian stated the staff recommends approval of the Special Use Permit Amendment for the proposed baseball facility improvements, as well as the Sign Code variations to allow for a 12 foot tall ground sign at the entrance to the baseball facilities, subject to the conditions listed on pages 11 and 12 of the staff report.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commissioner Creighton, Christopher did not have any questions.

Commissioner Smoot wanted to know if the American Legion would have to follow the same rules as Wheaton College. Commissioner Smoot also wanted to know how the residents behind the ball field feel about listening to the ballgames 15 days out of every month. Commissioner Smoot wanted to know if a wavier could be in consideration during the Wheaton College season to have 15 game nights per month, but when Wheaton College season is over have a stronger restriction on the number of night games.

Attorney Scott Hargardon stated that Wheaton College is requesting the amendments to the Special Use, and the rules would govern all the uses of the stadium.

Mr. Campbell stated that the residents are not opposed to the stadium, but they do have a problem with the 15 nights a month, we would rather see 9 nights per month maximum. Mr. Campbell stated that Commissioner Smoot recommendation is good, I think the ten weeks that Wheaton College needs is not a concern really, it's the other times of the year, and what is it going to be used for.

Commissioner Petella asked if there was going to be only two handicapped parking spaces. Commissioner Petella wanted to know if the new sign will be illuminated at night. Commissioner Petella stated that if Wheaton College is willing to turn the PA system off at 10:00 p.m., he didn't see what the difficulty would be to wait until 10:00 am before using the PA system. Commissioner Petella asked if the American Legion will be able to use the PA system for their games. Commissioner Petella wanted to know if it's just the brightness that is adjustable by remote or could they also be redirected. Commissioner Petella asked if the petitioner foresees any problem with traffic control and if they would be handling the traffic control. Commissioner Petella wanted to make he was correct to understand that no inning would start after 10:00 p.m. Sunday – Thursday except for tournaments, and on Friday and Saturday no inning will start after 11:30 p.m. Commissioner Petella asked if the project ending time for a game on Friday and Saturday night would be around mid-night.

Mr. Bastian stated that there will be two parking spaces in the new parking lot, there are additional handicapped parking spaces in other areas of the property.

The petitioner stated that the sign will be illuminated. The petitioner stated that the lights can not be redirected remotely. The petitioner stated that the American Legion will have use of the PA system. The petitioner stated that they do not see any problems with traffic control and they would be handling the traffic control. The petitioner stated that Commissioner Petella was correct with the times that a new inning would not be able to start. The petitioner stated a game on Friday or Saturday could end around mid-night.

Commissioner Joseph stated that he did have question has he read over the plan commission case over the weekend, but after hearing the presentation most of them have been answered. Commissioner Joseph did have one suggestion, that the start time on the use for the PA system on Sundays be pushed back till 9:00 a.m. Commissioner Joseph stated that the petitioner did a great job with the presentation.

Chairman Michaelsen stated that he thought the presentation was excellent; he would also like to see the start time for the use of the PA system on Saturdays be 9:00 a.m. and 10:00 a.m. on Sundays. Chairman Michaelsen wanted to know if Wheaton College would have tournaments on Saturday and Sundays. He also asked if there was a tournament what days would they be played on. Chairman Michaelsen wanted to know if there was only a hundred people at a game would the PA system need to put at 86dB or could it be turned down to accommodate the people that at there. Chairman Michaelsen wanted to know if the PA system is something that automatically adjusts or does it have to be done manually. Chairman Michaelsen wanted to know if the lighting is the maximum lighting output and can they be dimmed down.

The petitioner stated that NCAA tournament would be played on Thursday, Friday, Saturday and Sundays and conference tournaments would be played on Thursday, Friday, and Saturday. The petitioner stated that the PA system could be adjusted for the size of the crowd. The petitioner stated that the lights could be dimmed.

Mr. Downey stated that someone would have to make the adjustments to the PA system to the size of the crowd.

Mr. Bastian stated that there is a Village ordinance that regulates the hours when an amplified sound can be produced in the Village and the hours are from 10:00 a.m. to 10:00 p.m. Wheaton College is agreeing to comply with the 10:00 p.m. cut off in the evening, but is asking for flexibility on the start time. Mr. Bastian stated that in 2009 the Village Board approved a Special Use amendment for use of the football field at Glenbard North High School which involved the conversion of the natural grass to synthetic turf, and that was a partnership between the Carol Stream Park District and Glenbard North High School. The usage schedule that was allowed at that facility was basically seven days a week from 6:00 p.m. until 10:00 p.m., the Park District would be allowed to program the use of that field including the lights being on. Mr. Bastian stated he is mentioning this to the Plan Commission as a frame of reference, that this is not the first time we have been asked to consider an outdoor use that would require lights being on until 10:00 p.m., in the context of the Glenbard North Football field it is actually closer to the rear lot line of the homes on Linden, that are just to the south of the Glenbard North property line.

Commissioner Petella stated the no one was opposed that case.

Attorney Scott Hargardon, stated that he would like to address some of the concerns of the Plan Commission, the start time for using the PA system at 9:00 a.m. on Saturday and 10:00 am on Sunday is fine. Attorney Scott Hargardon, stated he would like to address Commissioner Smoot concerns on the number of times the facility will be in use, Wheaton College is investing a lot of money in this facility and would like to use it with no restriction and use the facility when ever we can and balance our usage with the usage of the community. We would like to rent out this facility to local high school athletic teams, it would not be rented out to adult teams or for concerts.

Commissioner Smoot stated that he can appreciate them wanting to utilize the field as much as possible, but still would like to see the facility not used for more than two weekends out of the month.

Attorney Scott Hargardon, stated that the sound levels would be very low at the property line.

Commissioner Joseph asked if the 15 nights a month would be the maximum usage.

Attorney Scott Hargardon stated that 15 nights a month is a maximum usage, not necessarily something we are planning to do.

Chairman Michaelsen asked if anyone from the audience had any questions.

Jim Kindler presented and explained a location map of the American Legion field and the surrounding properties. Jim Kindler stated in July of 2011 the homeowner association had a meeting with representatives from Wheaton College. Representatives from the college went over the NCAA rules, the lighting of the baseball field and the American Legion usage of the field. Jim Kindler stated that after reading the staff report things have changed, some of Mr. Kindler concerns are the parking of team buses, and trespassing.

Commissioner Creighton asked Mr. Kindler if there has been events going on this property for years while he has been living there. Commissioner Creighton asked Mr. Kindler why at this time does the association feel the need to install a fence, if in the past there has been trespassing on the properties. Commissioner Creighton suggested that they contact the Winfield Police for assistance on the trespassing and parking issues.

Mr. Kindler stated that when the parking lot is full, people would start parking on Mission Court and cut through the yards on Mission Court to get to the baseball field, that is why there is a need for a fence. The homeowners association did get a quote for an iron fence for run along the property line of the homes and one the fence by pond, the quote was for \$19,000.00.

Mr. Campbell stated that some of his concerns are the property values and the number of nights the facility will be in use. He would like to see it limited at 9 nights out of a month and would like to see no lights or use after September 30th. Mr. Campbell would like the wording of outdoor concert be removed from item number (2) in the staff recommendations.

Mr. Latus stated that he would like to see the maintenance on the pond increased, and would like to see the agreements on who is responsible for the maintenance. Mr. Latus stated that he hopes the board take some time going over the issues and not try to resolve them tonight.

Chairman Michaelsen stated that the agreement is being drawn up right now, and believes that the Engineering Department has procedures in place to check the ponds.

Mr. Dick Quaintance, 1 N 149 Mission Court, stated that his concerns are the number of night games, crowds, noise, lights, parking and trespassing, all of this will interfere with them enjoying their home. Mr. Quaintance stated that the Mission Court homeowners do not want lights. Mr. Quaintance stated he is asking the Plan Commission not to let Wheaton College make a commercial venture out of their new ball field, while ignoring the severe impact it would have on its neighbors on Mission Court. Mr. Quaintance state he hope the Plan Commission will delay their decision and vote against the petitioner.

Ms. Durnil stated she was here tonight to oppose all and any of the amendments to the Special Use permit. Ms. Durnil questioned if the amendments to the Special Use would comply with Special Use standard number 3 that is listed in the zoning code. Ms. Durnil stated that lighting, a PA system, many games, crowds and traffic would not be enjoyed by the Mission Court neighbors. Ms. Durnil stated she is also concerned about property values, the maximum number of games, lighting and the PA system and the use plan for the facility. Ms. Durnil stated that it is her hope that Plan Commission will say no to the petitioners request for Special Use amendments and the sign code variations.

Mr. Ken Johnson stated that he is opposed to this venture. Mr. Johnson wanted to know what the future of the soccer field currently leased by the Wheaton Park District was.

Chairman Michaelsen stated he did not know what would happen with the soccer field.

Mr. Bastian stated that if they wanted to improve the soccer field area with additional structures or parking they would have to come before the Plan Commission as an amendment to the Special Use.

Chairman Michaelsen asked if anyone from the audience had any questions.

Mr. Kindler stated that Wheaton College suggested that we form an advisory group that would included someone from the village, the college and the homeowners association.

Attorney Scott Hargardon in his rebuttal stated that if the parking lot is full the busses would drop people off and return to the Wheaton College parking lot on campus. Attorney Scott Hargardon stated that Wheaton College is willing to give the homeowners association \$10,000 toward a fence. Attorney Scott Hargardon stated the residents on Mission Court stated Wheaton College is ignoring impacts of property values. Attorney Scott Hargardon stated he is a little disappointed with that statement, and Wheaton College has gone to extreme measures with the lighting, adjustments to the PA system, and landscaping.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commission Creighton had a question for Ms. Davis, what is the likelihood of hosting a tournament. Commission Creighton wanted to know if the 8:00 a.m. start time was contingent on the NCAA tournament that the school would like to host and what is the length of a typical game. Commissioner Creighton stated that he did not believe that there was a need for a second ground sign and maybe a new sign on the front of this property.

Mr. Davis asked if she could have the Baseball Coach Lee Driggers answer the questions.

Chairman Michaelsen swore in the witness Lee Driggers, Head Baseball coach for Wheaton College, 510 Sears Lane, Wheaton IL.

Mr. Driggers stated that each school is petitioned by the NCAA to put bids in to host the tournaments and then it goes to a selection committee. Mr. Driggers stated that the only reason they are asking for some flexibility in the start time would be for tournaments and for the one tournament the American Legion would have and the chance of inclement weather. Mr. Driggers stated that he would not have a problem with the use of the PA system starting after 10:00 a.m. Mr. Driggers stated that the length of a typical game is 2 to 2 ½ hours.

Mr. Koenigsberg stated that Wheaton College did consider a frontage sign, but was not able to come to an agreement with the American Legion on what to do with the two existing signs.

Commissioner Christopher, Commissioner Joseph and Chairman Michaelsen did not have any questions.

Commissioner Smoot stated he would like to see the use of the field be reduced to 9 nights a month.

Commissioner Petella wanted to know if anyone has spoken to the police department about the crowd and traffic control.

Mr. Bastian stated that the Carol Stream Police Department and the Winfield Fire District have both reviewed the application and did not have any comments or suggested comments changes to the application.

Commissioner Christopher moved and Commissioner Creighton made the second to recommend approval of the request for the amendments to the Special Use subject to staff's recommendations and with the following condition: no PA system being turned on before 10:00 a.m. on any day, and that games may not start before 9:00 a.m. on Saturday and 10:00 a.m. Sunday.

The results of the roll call vote were:

Ayes: 3 Commissioners Creighton, Joseph and Christopher
Nays: 2 Commissioners Smoot, Petella
Abstain: 1 Chairman Michaelsen
Absent: 1 Commissioner Spink

Commissioner Christopher moved and Commissioner Smoot made the second to recommend approval of the request for the sign code variations subject to staff's recommendations.

The results of the roll call vote were:

Ayes: 3 Commissioners Smoot, Joseph and Christopher
Nays: 2 Commissioners Creighton, Petella
Abstain: 1 Chairman Michaelsen
Absent: 1 Commissioner Spink

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on March 5, 2012, at which time the Board would take final action on the matter.

Commissioner Christopher moved and Commissioner Creighton made the second to close the Public Hearing.

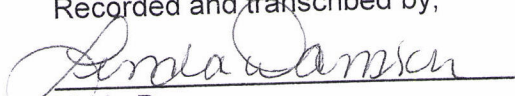
Ayes: 6 Chairman Michaelson and Commissioners Spink, Christopher, Petella,
Joseph and Creighton
Nays: 0
Absent: 1 Commissioner Spink

ADJOURNMENT:

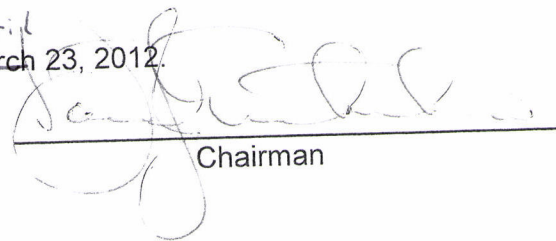
At 11:00 p.m. Commissioner Smoot moved and Commissioner Joseph made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,


Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this ~~March~~ ^{April} 23, 2012.


Chairman

