

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS
Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, IL

February 23, 2009

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

Chairman Dave Michaelsen called the Regular Meeting of the Combined Plan Commission/ Zoning Board of Appeals to order at 7:30 p.m. and directed Recording Secretary Wynne Progar to call the roll.

Present: Chairman Dave Michaelsen, Commissioners Frank Petella, Timothy McNally, Tony Manzzullo, Angelo Christopher, Ralph Smoot, and Dee Spink

Also Present: Assistant Community Development Director Don Bastian and Recording Secretary Wynne Progar

MINUTES:

Commissioner Spink moved and Commissioner Manzzullo made the second to approve the Minutes of the Meeting of February 9, 2009 with the correction that Recording Secretary Wynne Progar was not in attendance at that meeting. The results of the roll call vote were:

Ayes: 7 Commissioners Petella, McNally, Manzzullo, Christopher, Smoot, Spink & Michaelsen

Nays: 0

PUBLIC HEARING:

Chairman Michaelsen gave the following instructions;

"We are about to enter the public hearing portion of the meeting. The order of business will be as follows: First, the applicant will give a presentation regarding their request. Next, Plan Commission members will ask questions. Then, comments and questions from the public will be accepted. Finally, a report will be given by Village staff.

If you wish to make a statement or ask a question, please fill out a Public Hearing Testimony form, which are provided on the table at the entrance to the room. Village staff will collect the completed forms prior to the public input portion of the meeting, and I will call out the names of people who have completed a form. If by the time it is your turn to speak, your question has been answered, simply say "pass". Otherwise, please approach the lectern, state your name and address, and proceed with your question or comment. Questions and comments should be directed to me."

Commissioner Smoot moved and Commissioner Spink made the second to open the public hearing. The motion passed by unanimous voice vote.

#09033: Carol Stream Park District – 990 Kuhn Road
Special Use – Expansion

Arnie Biondo, Park District Director, 391 Illini Drive, Carol Stream was sworn in as a witness in this matter. He introduced Park Board Commissioners Tim Powers, Brian Sokolowski, from Glenbard North High School, Principal John Mensik, Assistant Principal of Athletics Matt Bowser, Architect Paul Pfsetti, and Dave Herring, Director of Recreation. Mr. Biondo showed a prepared Power Point presentation showing the basic foot print of the recreational field that is currently at the High School. As an overview of the project he said that it will address the lighting for the football field and reduce it from 4.6 candle/foot power at the edge of the field to 0.66 which will not only decrease the amount of light spilling off the field, it will also save in utility costs. The PA system allows for the volume to be

adjusted to the size and volume of the crowd in attendance. Mr. Biondo gave the following estimated time line; Go out to bid in April, Award contracts in May, with construction to begin sometime in May and finish in August. In regard to Storm water detention, the new field will provide for an aboveground detention basin with a system that will provide for the slow release of stormwater to prevent flooding to the west of the field. The project will comply with all of Carol Stream and DuPage County Stormwater Management regulations.

In regard to Environmental concerns this project will not require and irrigation, fertilizer, pesticides or mowing. Any infill that is required will use recycled tires, which do not need to be renewed. They are in agreement with all of the staff recommendations.

William Bohne, Jacob & Hefner, 1901 S. Meyers Road, Oakbrook Terrace, IL, David Miller, 1150 Powis Rd. West Chicago, IL, Paul Pefsetti, Legat, Architects, 2015 Spring Rd. Oak Brook, Mark Bowser, 990 Kuhn Rd. Carol Stream, and John Mensik, Principal, Glenbard North High School were sworn in as witnesses in this matter.

Commissioner Smoot asked if the stormwater would go to the retention pond on Lies Road, Mr. Bohne said that stormwater will not be utilizing the existing detention basin. He said that the stormwater heads to the west and they will be constructing a new detention basin on the western property line. Commissioner Smoot asked how many more games will be held at the High School after this project is complete and it was said that this improvement will be used to hold not only games, but practices for soccer, football, track, baseball and softball. It was also stated that when possible they will be able to host sectional and regional games as well.

Commissioner Spink said that she is concerned that there will be games scheduled at the same time as the ACT and SAT tests are being held and would interfere with concentration as well as parking. Mr. Biondo said that there will be an intergovernmental agreement that requires that the Park Board and the School Board meet before January 1st of each year and devise a schedule that will take into account the activities for each entity. He noted that with this type of field, games won't have to be cancelled due to rain, but they will still be cancelled if there is lightning. In response to the question regarding sectional and regional games, there is adequate parking and the field house is available for rest room facilities and for larger events there will also be portable facilities, and there will still be the concession stand, run by the Booster Club.

Commissioner Manzullo commended the Staff for the comprehensive report that left him with only one question and that is regarding janitorial and maintenance services. Mr. Biondo said that the agreement states that the stadium will be left as it was found. It also provides for the Park District to reimburse the school for their share of the maintenance.

Commissioner Petella asked if the PA system will be adjustable and it was stated that it can be adjusted to a lower volume. Commissioner Petella asked what type of rentals were mentioned at the beginning of the report. Mr. Biondo said that he is aware of a Men's Soccer League that has requested information regarding renting the facilities at the High School for 90 minute periods. He said that there would have to be a supervisor in attendance and that would be used to determine the fee, but no formal request has been made.

Chairman Michaelsen said that the report states that the number of fixtures will be reduced from 60 to 40 and asked if this will focus the light just over the playing field and was told that that is correct. Chairman Michaelsen asked who will be responsible for turning out the lights, and it was explained that there are automatic controls as well as manual controls and there are maintenance people that would be there when activities are over. He said that he is concerned about the noise level, and it was noted that there are only 7 football games, which draw the largest crowds, and the PA system can be adjusted to noise level.

Commissioner Smoot commented that there are always soccer games all day over the weekend and asked if some of the scheduling could be changed to eliminate Sunday games. It was stated that traveling soccer teams do their own scheduling.

At the call for public hearing, Bill Scott, 905 Chatham asked if there would be any time available for private use and Mr. Biondo said that once the schedule is set, the Park District will make it available so that available times will be open to qualified uses.

From a zoning and use standpoint, the Zoning Code lists *public schools* and *athletic facilities* as Special Uses in the R-3 One-Family Residential District, which is the zoning classification of the

GNHS property. It is important to note, though, that at the time that these uses were established, the Zoning Code then in effect listed the uses as permitted uses. With the adoption of the current Zoning Code, the existing high school and athletic facilities became classified as special uses. Therefore, to allow for the increased frequency and intensity in the use of the football field as proposed by the Park District, approval of an expansion of the Special Use is required.

The expanded use of the field contemplated by the Park District and GNHS is only possible if the natural grass surface is replaced with synthetic turf. Through an intergovernmental agreement (IGA, Exhibit E), the Park District and District 87 have agreed to share the costs associated with the installation of a synthetic turf surface, new field lights, and the required storm water management improvements.

Staff has focused on the potential impacts to surrounding properties in five main areas – parking, traffic, lighting, noise and storm water management.

Parking

The schedule submitted by the applicant presents field usage in a generalized manner, but does not address the frequent irregularly scheduled or one-time events that can place a heavy burden on the parking lot, such as band performances, standardized testing, parent-teacher conferences and the like. To avoid situations in which parking demand would exceed the capacity of the parking lot, the IGA requires the Park District and District 87 to prepare a master schedule every year that includes all one-time or sporadic “special events”. When there is a concern that on-site parking could be insufficient for multiple concurrent events, as stated in Arnie Biondo’s letter, options include canceling the Park District’s use of the field, using off-site parking at the Simkus Center, or moving the Park District’s recreational event to another Park District field for that day.

Staff counted roughly 592 existing parking spaces on the entire GNHS property; approximately 450 of which are located generally to the west of the school building. The most parking intensive Park District use would be youth football, which would occur on Saturdays and Sundays in the fall. Demand for youth football is expected to be 200 cars. Based on the parking demand estimates provided and the requirement that GNHS and the Park District will coordinate their activity and event schedules on an annual basis, staff believes that the existing number of parking spaces will be sufficient to satisfy the greater parking demand that would result from the increased use of the football field proposed by the Park District.

Traffic

Since there is ample on-site parking to accommodate the increased parking demand that would be associated with the increased use of the football field, we believe that traffic impacts should be negligible when compared to the existing area traffic conditions. On occasion, very large events at the high school require a traffic control detail to be provided on Lies Road by the Carol Stream Police Department. In these cases, the Village asks GNHS to provide the Village with advance notice of such events, and GNHS is required to reimburse the Village for the cost providing the traffic control detail. Staff has suggested that this same procedure be applicable to the Park District for their events at GNHS. While the Park District does not envision having events large enough to require traffic control detail, they are agreeable to this practice. Staff is recommending this procedure as a condition of approval for the Special Use.

Lighting

Existing lighting for the football field consists of four, 80-foot tall poles, each containing a bank of floodlights. The existing light fixtures, which were installed in the 1980s, are proposed to be replaced (using the same poles) as part of the project to install the synthetic turf field. Illumination from light sources is typically measured in foot-candles. In dealing with the impacts

of parking lot or facility lighting, the objective is to minimize light spillage onto the adjacent properties. To determine the degree to which light spillage is a problem, foot-candle values at the common property line are measured. In the case of the GNHS football field, the greatest potential for significant light spillage occurs at the rear yards of the homes on Linden Drive, immediately to the south of the football field. Under existing conditions, foot-candle measurements range from 3.3 to 4.6 at the residential property line south of the football field. Under the proposed conditions, foot-candle measurements would range from 0.13 to 0.66. As such, the new lights should result in a significant improvement with respect to light spillage onto the residential properties immediately adjacent to the south end of the football field.

To minimize the impact of the increased use of the football field lights, staff suggests that three conditions related to lighting. First, once the new lights are installed, we suggest that the Park District should be required to provide the Village with an actual field analysis of the foot candle measurements at the south property line adjacent to the football field, to verify that the "proposed" condition is actually achieved. Second, we recommend a condition that the field lights must be turned off within 15 minutes following the completion of a scheduled Park District activity, but in no case later than 10:15 p.m. Finally, we recommend a condition stipulating that the field lights be turned off when the field is not in use. Provided that the new lights produce the reduced foot candle measurements at the property line as proposed, and the other recommended conditions are adhered to, staff believes that the impacts from the increased field lighting will be minimal.

Noise

With respect to noise, the primary concern relates to the use of an amplified public address system. In his letters dated February 2 and 17, 2009, Mr. Biondo has stated that the only activity for which a public address system might possibly be used would be for youth football games, which take place on weekends. If public address system use is restricted to weekend only youth football games, we do not envision that noise will be a significant issue for the surrounding property owners. To this end, we would recommend as conditions of approval that 1) a public address system only be allowed to be used for youth football games and 2) that no other amplified sound or music shall be played in association with any other Park District recreational use or activity.

Storm Water Management

The Special Use request to allow for increased use of the football field for Park District programming does not, by itself, require any changes to the existing storm water management facilities on the property. However, changing the field from natural grass to a synthetic turf will increase the rate at which water runs off the field. As such, this change will be required to comply in all aspects with the DuPage County Storm Water Management Ordinance. The DuPage County Storm Water Ordinance, which the Village administers, requires detention to alleviate an increase in the runoff rate. This is accomplished by capturing the storm water and conveying it to a storage place such as a detention pond.

Staff has evaluated the request from both operational and impact-related standpoints. Impacts related to parking, traffic, lighting, noise and storm water management have been discussed in detail in this report. Provided that the conditions set forth at the conclusion of this report are adhered to, staff believes that the increased use of the football field for Park District recreational programming will have minimal impacts on the surrounding residential properties.

Based upon the review of the potential impacts of the Park District's proposal to increase the use of the football field at GNHS, specifically as related to parking, traffic, lighting, noise and storm water management, staff recommends approval of the Special Use, subject to the conditions in the staff report.

Commissioner Manzzullo moved and Commissioner Christopher made the second to recommend approval of a Special Use to increase the frequency and intensity in the use of the football field at Glenbard North High School in accordance with staff recommendations. The results of the roll call vote were:

Ayes:	6	Commissioners Petella, McNally, Christopher, Spink, Manzzullo & Michaelsen
Nays:	1	Commissioner Smoot

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on March 2, 2009 and was advised to attend that meeting.

Commissioner Spink moved and Commissioner McNally made the second to close the public hearing. The results of the roll call vote were:

Ayes:	7	Commissioners Petella, McNally, Manzzullo, Christopher, Smoot, Spink & Michaelsen
Nays:	0	

At 8:25 p.m. Commissioner McNally moved and Commissioner Spink made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD