

Agenda Item 3

Deerpath Park – Athletic Field Improvement Project 115 W. Deerpath – West of the City of Lake Forest Recreation Center

Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by the Petitioner

Application
Consultant's Statement of Intent
Overall Site Plan - in the Context of Surroundings
Site Plan
Restroom/Concessions/Storage Building - Elevations (Building 2)
 Floor Plan
Maintenance/Storage Building Elevations (Building 4)
 Floor Plan
Fencing
 Backstop – Baseball Fields
 Fencing and Mesh – Baseball Fields
Lighting Plan - Heights
Conceptual Landscape Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Nehring and members of the Zoning Board of Appeals
DATE:	January 23, 2023
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>Variances from Setback and Height Requirements</i>

Property Owner

The City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

Location

South of Deer Path Middle
School, West of the City of Lake
Forest Recreation Center

Zoning District

OA, Open Area District

Summary of Request

This is a request for variances related to a significant athletic field park improvement project. Based on City Council direction, plans have been developed to replace the natural turf fields at Deerpath Park with just under 10 acres of artificial turf fields and related amenities. Variances are required for limited elements of the project.

- Variances are requested from the zoning setback requirements to allow a restroom/concessions/storage/open air pavilion (2), a playground (11), and a maintenance building and parking/storage yard (4,5) to be located within the required setback area along the north property line.
- A variance is requested to allow fencing at various locations (16) on the site, for the purpose of providing appropriate backstops and protective fencing on the baseball fields, to exceed the permitted height for fences.
- A variance is requested to allow field lighting to exceed the height limitation for accessory structures.

Property Description

The site proposed for redevelopment with artificial turf fields and related amenities totals just over 17 acres. Deerpath Park is already an established park with athletic fields, walking trails and limited park amenities. In response to frequent complaints about the fields being unplayable for extended periods of time after rainstorms, based on a recommendation from the City's Parks and Recreation Board, the City Council voted in support of an athletic field improvement project at Deerpath Park.

As proposed, the fields will extend over approximately the eastern two-thirds of the site. The western third of the property will remain as open space which is in large part encumbered by flood plain and wetlands. The 17 acre City owned property is zoned OA, Open Area District. Properties owned or managed by the City, Lake Forest Open Lands Association, Lake County Forest Preserves District, or Homeowners' Associations are permitted by the Zoning Code to be zoned OA. The permitted uses in the OA District include, but are not limited to:

- Parks, playgrounds, and community buildings operated by municipal agencies.

- Stormwater detention and retention facilities.
- Conservation areas including wetlands, floodplains, woodlands, and similar areas.
- Accessory uses and buildings incidental to and on the same lot as a principal use or structure.

To the west, the Skokie River borders the site. The western portion of the property will be improved with limited paths and a boardwalk to offer passive recreation opportunities. Beyond the Skokie River to the west is a single family residential neighborhood. Homes in this neighborhood are on fairly large lots and take access from Ahwahnee Road to the west.

To the north, Deerpath Middle School, the parking lot located south of the school, and the City's Public Safety Building border the athletic fields site. Both the school and Public Safety Building properties front on Deerpath. Both are in the ownership of the City of Lake Forest. These two properties are zoned R-4, Residential and the school and Public Safety Building are permitted through Special Use Permits that are unique to each property and authorize these non-residential uses in a residential zoning district.

To the east, the City's Recreation Center and parking lot are located adjacent to the athletic fields. A portion of the Recreation Center property, approximately the west 100' of the parcel, will be incorporated into the field improvement project. This property is zoned R-4. To facilitate the field improvement project, the Plan Commission, at an upcoming meeting, will be asked to consider a zone change for the Recreation Center property from R-4 to OA to align the zoning with the zoning on the fields.

To the south, the athletic fields border the Onwentsia Club golf course.

Facts

- ❖ The Open Area zoning district establishes a 50 foot setback requirement for all structures except for those that house animals in which case the setback is 200 feet. (No animals will be housed on this site.)
- ❖ The Open Area zoning district establishes a 25 foot height limit for all buildings and structures.
- ❖ The City Code establishes a seven foot height limit for fences.

Variance Requests

All of the variances are requested to support the primary use of the property, the artificial turf athletic fields. All of these elements are secondary and accessory to the fields.

Restroom/Concession/Storage Pavilion – This building is proposed along the north property line, at the pedestrian entrance to the athletic park. A center walkway extends from this building to the south, through the center of the fields. This building, and the smaller restroom building along the south perimeter of the field, which complies with the setback, are sited at the perimeter of the fields to maximize the area available to achieve the optimum field layout.

As proposed, the north restroom/concessions/storage building is located on the north property line. As noted above, the City owns the adjacent property to the north however, the two lots do not comprise a single zoning lot because the uses and the zoning are different. Therefore, a variance from the 50 setback in the Open Area zoning district is required. The immediate adjacent use on

the property to the north is a parking lot which will continue to be used by the school and those attending or participating in sporting events on the fields. Although it is highly unusual to approve a variance to allow a structure to be constructed *up to* a property line, the shared ownership, overlapping uses, and the desire to avoid the building becoming an obstruction to those playing on the fields, together create a unique set of circumstances not likely to be replicated at any other site. In addition, the pavilion is low profile, approximately 17' in height, and open in nature. It is intended to blend quietly into the site allowing the fields themselves to dominate as the key feature of the site.

Playground – A playground is proposed as an amenity to the athletic field complex, away from the activity on the fields and near the restroom/concession pavilion. The playground will be enclosed with fencing for safety. The playground is proposed to extend up to the north property line. Although the playground will be comprised of various structures, it will not create a solid mass along the property line. There will be visibility through the playground avoiding the appearance of encroachment or crowding at the property line.

Maintenance Building, Parking and Outdoor Storage - A utilitarian building and hardscape area for parking and storage is proposed at the far northwest corner of the site, behind the City's Public Safety Building. To avoid encroachment into the preserved open space and to minimize impact on the flood plain, the maintenance building is pushed into the 50 setback, about 17 feet at the closest point. The intent is to screen the maintenance area from all directions for security reasons and in particular to assure no negative visual impacts for the residents on the west side of the Skokie River.

Fences & Backstops

Ordinary fences throughout the athletic field site will comply with the maximum height limitation of seven feet. The backstops, which are located at the four corners of the field at home plate and the fences extending toward first and third bases, will exceed the permitted seven foot height. The requested variance for increased height of up to 25 feet for the fencing that forms the backstops is directly related to the unique function and necessity of a backstop behind home plate on a baseball field. As the backstops transition to lower fences moving toward the first and third base, the height of the chain link fence will decrease to eight feet with a mesh fabric above it.

Backstops and fences are currently located on the field and will be removed and replaced.

Field Lights

A variance is requested to allow the field lights to extend up to 90 feet in height. The new field lights will be at varying heights depending upon the location around the outside perimeter of the overall field area and along the central pedestrian walkway. Lights up to 90 feet in height are proposed along with lights at 60 and 80 feet. An annotated plan is included in the Board's packet illustrating the anticipated location of the lights of varying heights.

There are existing lights on the field of varying heights up to 65 feet.

Mitigating the off site impacts of lighting at these heights and of these intensities make it critical that an operating plan be put in place to assure that after organized activity on the fields ends, a reduction in the lighting begins immediately and ultimately, that the lighting on the field is reduced to only required safety and security lighting as participants and fans leave the area.

Findings of Fact

The following findings are offered in support of the requested variances.

1. The variances detailed in this report are requested to support the functionality of a unique community resource, an artificial turf athletic field complex. The location of the fields and the amenities that require variances are unique because the areas of encroachment into the 50 setback are adjacent to another City owned parcel. The characteristics of this site are not generally found in other locations in the City.
2. The buildings that will encroach into the setback and the elements that will exceed the height limitations are well screened from view from residential neighborhoods and streetscapes and will not alter the essential character of the area. Athletic fields are already located on the site, this project proposes to upgrade the fields to improve functionality and accessibility.
3. The variances, if granted, will not create a condition that will be injurious to the use or enjoyment of surrounding properties because the site is away from neighboring homes. There has been no evidence submitted to suggest that the proposed variances will diminish property values in the area. The proposed improvements have been determined by the City Council to offer benefit to the overall community.
4. The surrounding area is developed, the proposed field improvements will not impede the ability to upgrade or redevelop properties in the general area.
5. The hardship in conforming to the requirements of the Open Space zoning district result from the use of the site as community athletic fields.
6. The Building Review Board will evaluate the architectural appearance of the proposed structures and forward a recommendation on the design aspects of the project to the City Council.
7. Adequate utilities are in place to support the field improvements.

Public Comment

Public notice of this hearing was mailed to residents and property owners within 1,320 feet of the subject property. Legal notice of the hearing was published in a newspaper of local circulation and the agenda was posted at four public locations and on the City's website. As of the date of this writing, staff has not received any correspondence or contacts relating to the requested variances.

RECOMMENDATION

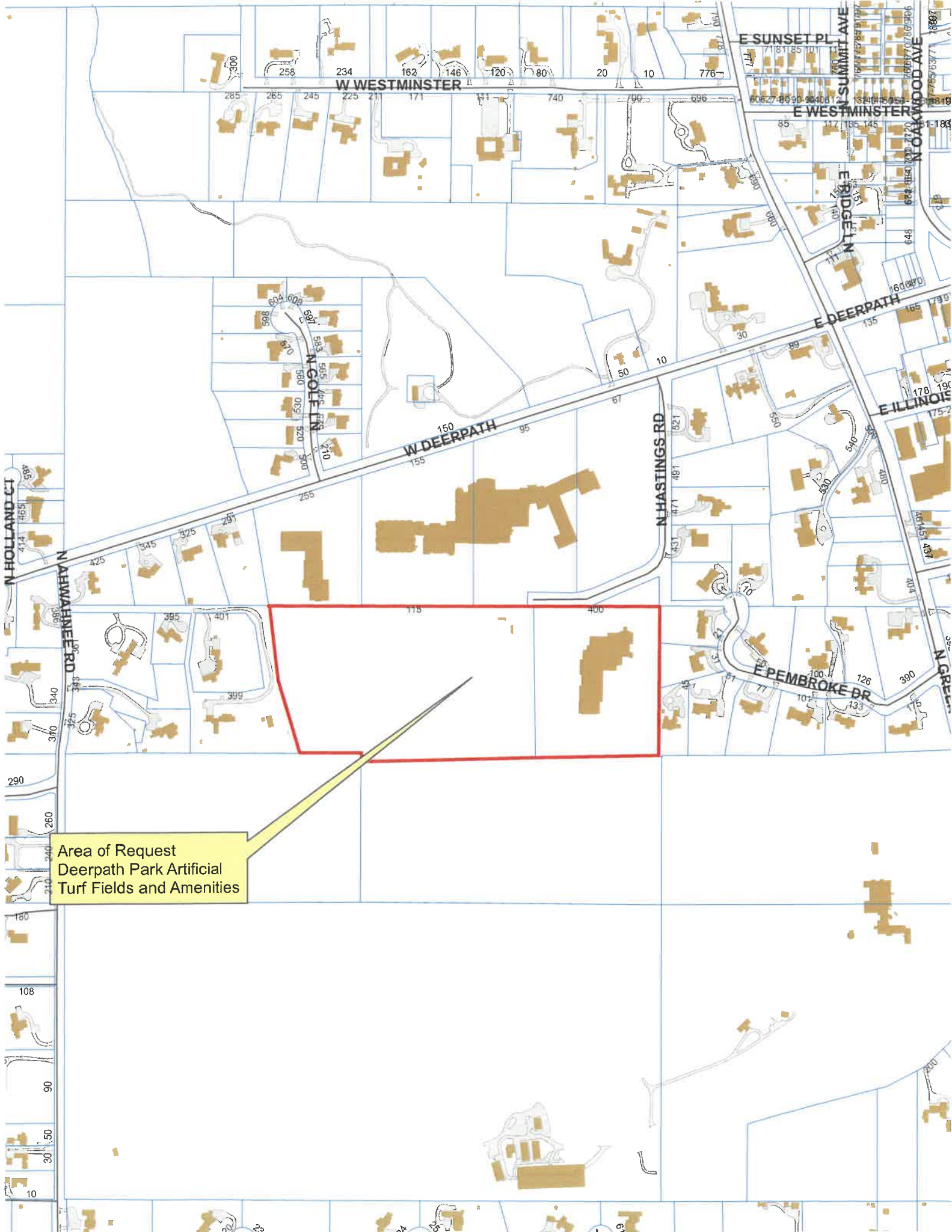
Based on the findings presented above, recommend approval to the City Council of variances related to amenities for the athletic field improvement project:

1. A variance to allow a concessions/restroom pavilion, at the point of furthest encroachment, to extend up to, but not across, the north property line.
2. A variance to allow a playground to extend up to, but not across, the north property line.
3. A variance to allow a maintenance building and parking lot/storage yard to encroach no closer than 33 feet to the north property line.

4. A variance to allow backstops and associated fencing extending toward first and third based, comprised of chain link fencing, to extend to a height not to exceed 25 feet at the four corners of the overall athletic field.
5. A variance to allow field lighting around the perimeter of the fields and along the center pathway, as highlighted on the site plan, to extend to a height of no more than 90 feet inclusive of the pole and fixture.

The motion is based on the following conditions of approval:

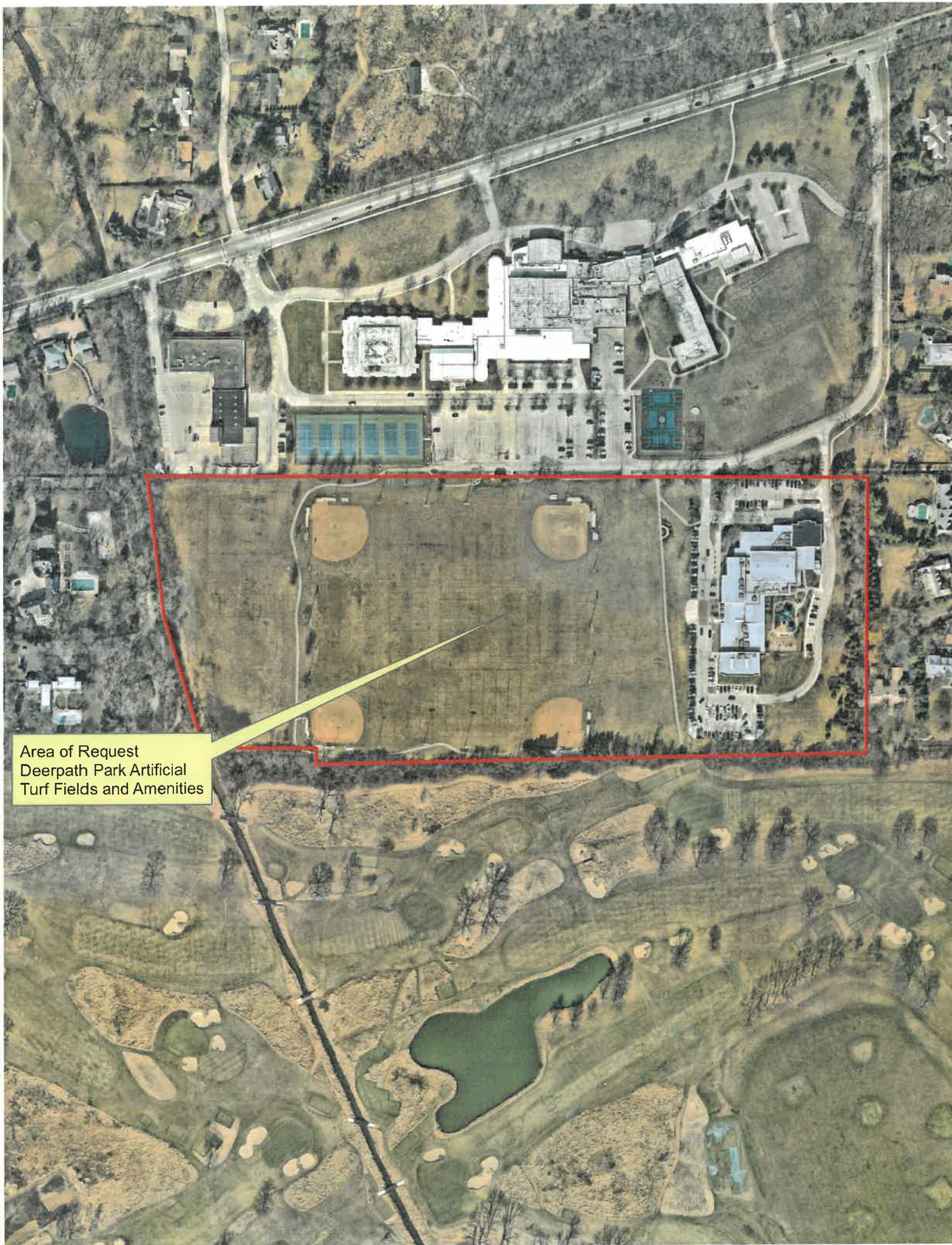
1. Prior to the issuance of permits authorizing work on the site, a detailed site plan with clear dimensions reflecting the setbacks of all structures from property lines shall be submitted for review and will be subject to approval based on a determination that the plan is consistent with the variances granted.
2. At the time of submittal for permit, a plan detailing the area of impact for over dig on the property to the north, in the vicinity of the restroom/concession building and playground, shall be submitted and will be subject to review and approval. It is acknowledged that encroachment on to the adjacent property to the north will be necessary given the planned construction of said improvements up to the property line.
3. At the time of submittal for permit, a construction traffic, staging and contractor parking plan shall be submitted and will be subject to review and approval. At times of the year, it may be necessary for contractors to park off site to avoid conflicts with school traffic.
4. At the time of submittal for permit, a detailed landscape plan shall be submitted demonstrating significant screening of the maintenance building, parking lot, and outdoor storage area with vegetation that is determined by the City's Certified Arborist to have a high likelihood of thriving at this location. In particular, the landscaping should provide significant screening of this utilitarian use from homes located on the west side of the Skokie River.
5. The landscape screening shall be maintained and replaced as necessary on an ongoing basis for the benefit of the homes to the west.
6. An operating plan shall be established to assure that within a reasonable time after play on the fields ceases, the overhead field lights are turned off to minimize impacts to surrounding properties.



Area of Request
Deerpath Park Artificial
Turf Fields and Amenities



Area of Request
Deerpath Park Artificial
Turf Fields and Amenities



Area of Request
Deerpath Park Artificial
Turf Fields and Amenities



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 400 Hastings Road, Lake Forest

ZONING DISTRICT Open Area (OA)

Property Owner (s)

Name Chuck Myers, City of Lake Forest

(may be different from project address)

Address 220 E. Deerpath Road, Lake Forest

Phone 847.234.2600

Fax _____

Email MyersC@cityoflakeforest.com

Applicant/Representative

Name Lacey Lawrence, Hitchcock Design Group

Title Senior Associate

(if different from Property Owner)

Address 22 E. Chicago Avenue, Suite 200A, Naperville

Phone 630.961.1787

Fax _____

Email llawrence@hitchcockdesigngroup.com

Beneficial Interests

Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report: Owner ☐ Representative ☐

Fax Report: Owner ☐ Representative ☐

Pick Up Report: Owner ☐ Representative ☐

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

Mike Thomas - Director of Public Works

Owner

1/20/23

Date

Owner

Date

Lacey Lawrence

Applicant/Representative

11/9/2022

Date



Memorandum

Date: November 15, 2022
From: Jenna Beck, Hitchcock Design Group (HDG)

RE: Deerpath Park Synthetic Turf Fields

The proposed project includes a 10-acre synthetic turf field with underground detention and three (3) support buildings. The North Building will contain pre-packaged concessions, restrooms, utility room, and open-air shelter for spectators/park patrons. The South Building will contain restrooms and an open-air shelter. The Maintenance Building will contain storage for maintenance and sports equipment that will service the synthetic turf fields including a restroom and utility room. Other proposed site features include walking paths, small boardwalk/nature observation platform, playground, fitness stations, batting cages, dugouts and fencing/netting for ballfields, sports lighting, underground utilities (gas, electric, sanitary, storm, and water), landscaping, native planting, and turf grass restoration.

The existing site contains four (4) natural turf grass fields with dugouts, fencing, and sports lighting, walking path, batting cages, tennis wall, and mature trees. The parcel is located within the regulatory floodway, 100-year and 500-year floodplain, and contains the Skokie River and associated wetland that is under the jurisdiction of the US Army Corp of Engineers.

Required yards: 159.090 G

- 50ft setback for front, rear, and side yards

Requested variance:

- The proposed North Building with open-air shelter is located on the parcel line, zoned OA, and sits fully within 50ft setback. The adjacent parcel to the north is owned by the City of Lake Forest, zoned R4, and contains Deerpath Middle School.
- The proposed Maintenance Building is located approximately 34.75ft from the parcel line, zoned OA, partially sits within 50ft setback. The adjacent parcel to the north is owned by the City of Lake Forest, zoned R4, and contains the Public Safety Building.
- The proposed South Building with open-air shelter is located outside the 50ft setback.

Structure heights: 159.090 G

- Structure heights shall not exceed 25 feet

Requested variance

- Sports field lighting will exceed 25ft height. The parcel currently contains sports field lighting that is beyond useful life and will be replaced with new energy efficient fixtures and posts in new locations to optimize light levels on the proposed fields.
- Proposed buildings and fencing/netting will not exceed 25ft in height.



Landscaping: 99.103

- 50% of the open space shall be landscaped
- At least one tree shall be planted for every 500 square feet of the area required to be landscaped
 - One-third of the trees shall be evergreens of a minimum of six feet, one-third of the trees shall be ornamental a minimum of three-inch caliper or six feet in height, and one-third of the trees shall be shade trees, a minimum of three-inch DBH
 - One shrub shall be planted for every 50 square feet of the area required to be landscaped

Requested variance

- Approximately two-thirds of the project site will be artificial turf athletic fields. The balance of the site will consist of natural turf and native plantings, with ornamental planting beds located in key areas along the north perimeter of the project site and screening the maintenance building.
- There is one tree planted for approximately every 4,750 square feet.
- Approximately one-third of the proposed trees are ornamental, and two-thirds are shade trees.
- There is one shrub planted for approximately every 2,220 square feet.

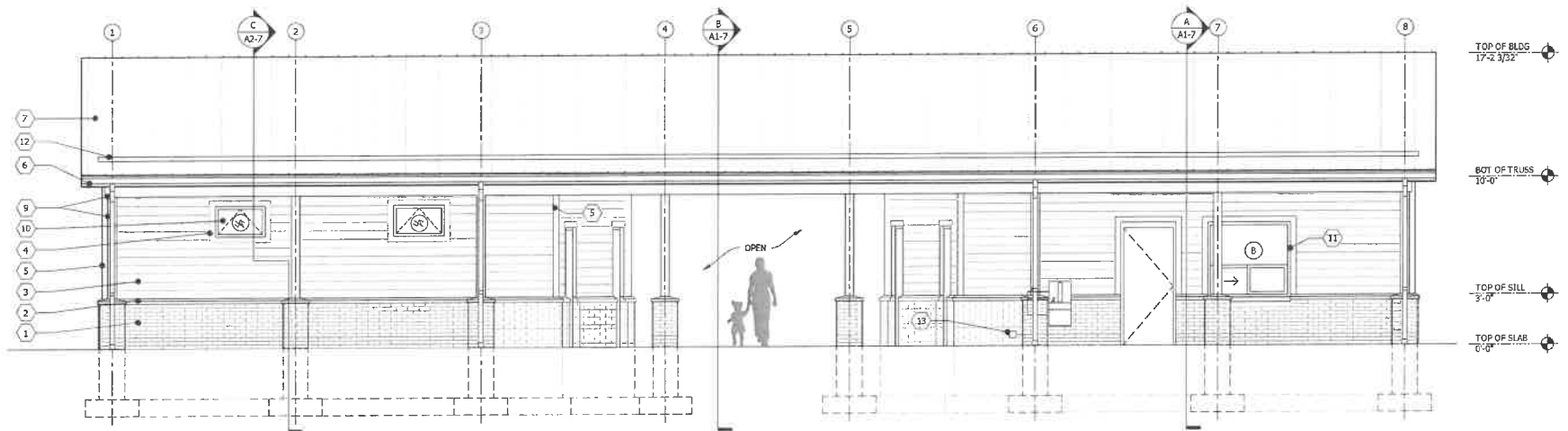
FIELD IMPROVEMENT PROJECT IN THE CONTEXT OF SURROUNDINGS



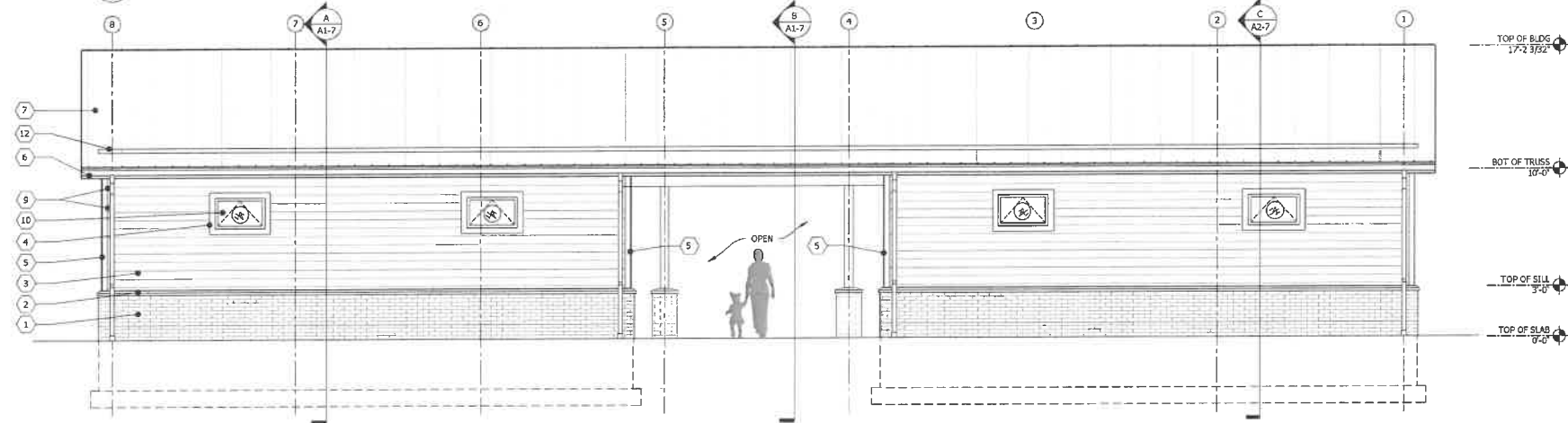
LEGEND

- 1 synthetic turf with underground storage
- 2 north concessions/restroom/storage building
- 3 south restroom/storage building
- 4 maintenance storage lot
- 5 maintenance building
- 6 walking path
- 7 detention area
- 8 wetland and buffer enhancement
- 9 nature pathway
- 10 boardwalk/observation point
- 11 2-5 playground with slope play elements
- 12 fitness stations
- 13 batting cages
- 14 ballfield fencing/netting
- 15 ballfield lighting
- 16 ballfield spectator/player areas
- 17 Hastings Road renovation
- 18 renovated tennis/pickleball courts
- 19 bike racks
- 20 relocated memorial plaza

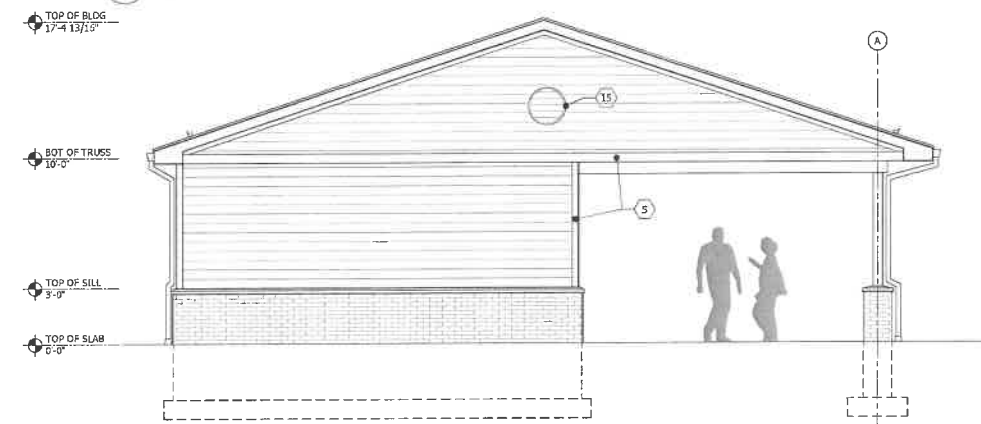




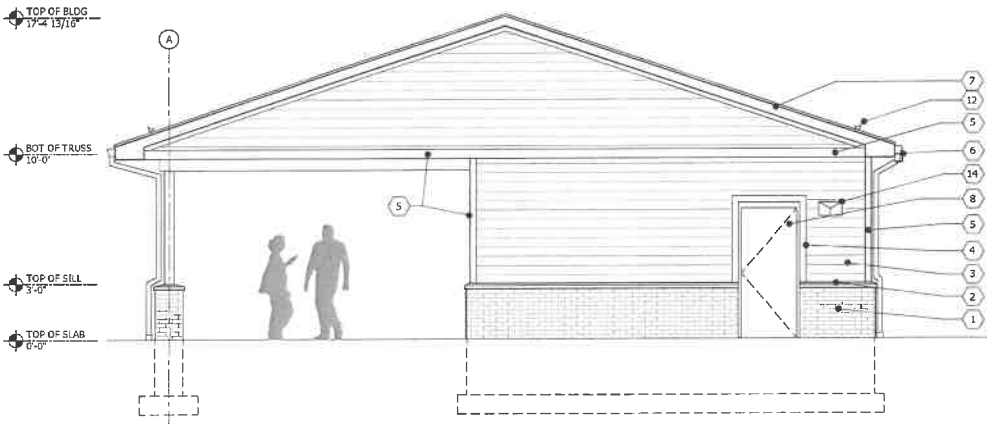
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION KEYNOTES: 1-15
1. BRICK TO MATCH SURROUNDING BUILDINGS
 2. CAST STONE SILL
 3. PRE-FINISHED HORIZONTAL FIBER CEMENT 6" (EXPOSED)
 4. RE-FINISHED 4" WIDE x 1/2" SMOOTH FIBER CEMENT TRIM BOARD - SEE SPECS
 5. PRE-FINISHED 6" WIDE x 1/2" SMOOTH FIBER CEMENT TRIM BOARD - SEE SPECS
 6. PRE-FINISHED ALUMINUM GUTTERS AND 6x6 BOX DOWNSPOUTS, SEE SPECS
 7. PRE-FINISHED STANDING SEAM METAL ROOF, SEE SPECS
 8. PAINTED METAL DOORS WITH S.S. HARDWARE, SEE SPECS
 9. COLUMN AND BEAM, SEE SECTIONS
 10. THERMALLY BROKEN WINDOWS
 11. THERMALLY BROKEN CONCESSIONS WINDOW
 12. CONTINUOUS TCE AND SNOW GUARD, SEE SPECS
 13. FROST PROOF HOSE BIBB
 14. HIGH ABUSE WALL PACK, SEE ELEC. DWGS
 15. MECHANICAL LOUVERS

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creating better places

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PREPARED FOR
**City of
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800 N. Field Drive
Lake Forest, IL 60045

PROJECT
**Deerpath
Park**
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Lake Forest, IL 60045

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100% CONSTRUCTION DOCUMENTS
NOVEMBER 22, 2022
REVISIONS

No	Date	Issue
2022.10.24	2022.10.24	PROGRESS SET
2022.11.15	2022.11.15	REVIEW
2023.01.04	2023.01.04	100% REVIEW SET

CHECKED BY
JRM

DRAWN BY
NC / NS / MS

SHEET TITLE
**NORTH BUILDING
ELEVATIONS**

SCALE IN FEET



NORTH

SHEET NUMBER
A1-3
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01/04/2023
DATE

JONATHAN R. MURAWSKI
Professional Engineer
No. 001-00000000

EXPIRES 11-30-2023

SIGNATURE

BUILDING 2 - MAIN PAVILION FLOOR PLAN



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PREPARED FOR
**City of
Lake Forest**
800 N. Field Drive
Lake Forest, IL 60045

PROJECT
**Deerpath
Park**
400 Hastings Rd
Lake Forest, IL 60045

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Geotechnical Engineer
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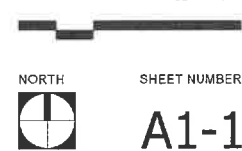
70% DESIGN DEVELOPMENT
OCTOBER 12, 2022
REVISIONS

No	Date	Issue
	2022.10.24	PROGRESS SET
	2022.11.15	REVIEW

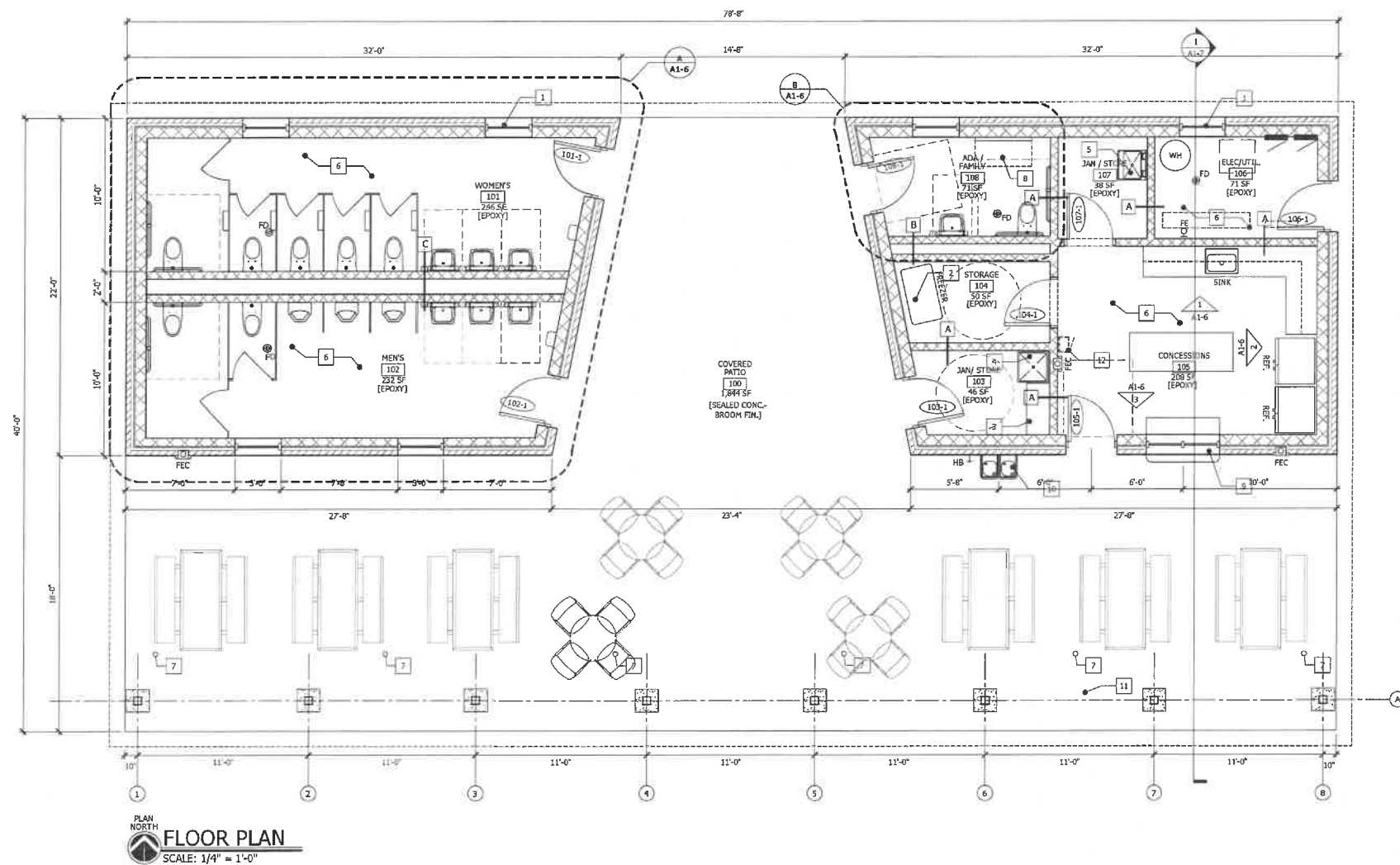
CHECKED BY JRM	DRAWN BY NC / NS
SHEET TITLE	

FLOOR PLAN






SCALE IN FEET



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FLOOR PLAN LEGEND

- | | |
|---|--|
|  | INTERIOR:
8" OR 4" NOM REINF CMU WALL PARTITION |
|  | EXTERIOR:
8" NOM REINF CMU WALL, WRB, 2" RIDGED INSUL,
1" AIR, 4" NATURAL STONE / T&G WOOD SIDING
(INSULATE CELLS OF CMU) |
|  | NEW DOOR AND FRAME - SEE DOOR SCHEDULE |
|  | NEW WINDOW - SEE SCHEDULE |
|  | WALL MOUNTED FIRE EXTINGUISHER |

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF MOUNT PLEASANT AND THE ORDINANCES OF THE STATE OF IOWA.
- ALL WORK SHALL BE PERFORMED PER ALL REQUIREMENTS AS EXPRESSED IN THE AIA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201-2009, CURRENT EDITION, WHICH FORMS A PART OF THE CONTRACT.
- ALL WORK SHALL CONFORM TO SPECIFICATIONS AND QUALITY STANDARDS AS EXPRESSED IN THE DRAWINGS WHICH FORM A PART OF THE CONTRACT.
- THE CONTRACTORS SHALL VERIFY AT THE JOB SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH WORK.
- THE CONTRACTORS SHALL NOT SCALE DRAWINGS; DIMENSIONS GOVERN; LARGE-SCALE DRAWINGS GOVERN OVER SMALL-SCALE DRAWINGS.
- START OF WORK BY THE CONTRACTORS SHALL SIGNIFY THE ACCEPTANCE OF THE SITE CONDITIONS.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.
- ALL DEBRIS AND WASTE MATERIALS AND EQUIPMENT SHALL BE REMOVED OFF OF THE PREMISES AND LEGALLY DISPOSED OF.
- ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE 50 INCHES AS TO CLEARANCE AND SHALL BE OPENED BY THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
- ALL HOLLOW METAL DOORS & FRAMES SHALL BE PAINTED (2 COATS).
- PAINT ALL CMU AND INTERIOR SIDE OF SPLIT FACE BLOCK, INCLUDE BLOCK FILLER.
- TERMINATE 4" CMU CHASE WALLS 6" ABOVE CEILING.

FLOOR PLAN KEYNOTES:

1. CLERESTORY WINDOW
2. FREEZER CHEST
3. RACK SHELVING
4. MOP SINK
5. UTILITY SINK
6. EPOXY COATED CONC. SLAB
7. CEILING OUTLETS FOR FUTURE HEATERS ABOVE
8. BABY CHANGING TABLE
9. CONCESSIONS WINDOW W/ SLIDING SCREEN & COUNTER
10. DUAL HEIGHT WATER FOUNTAIN
11. WOOD POST COLUMN W/ STONE WAINSCOTING
12. FIRST AID CABINET

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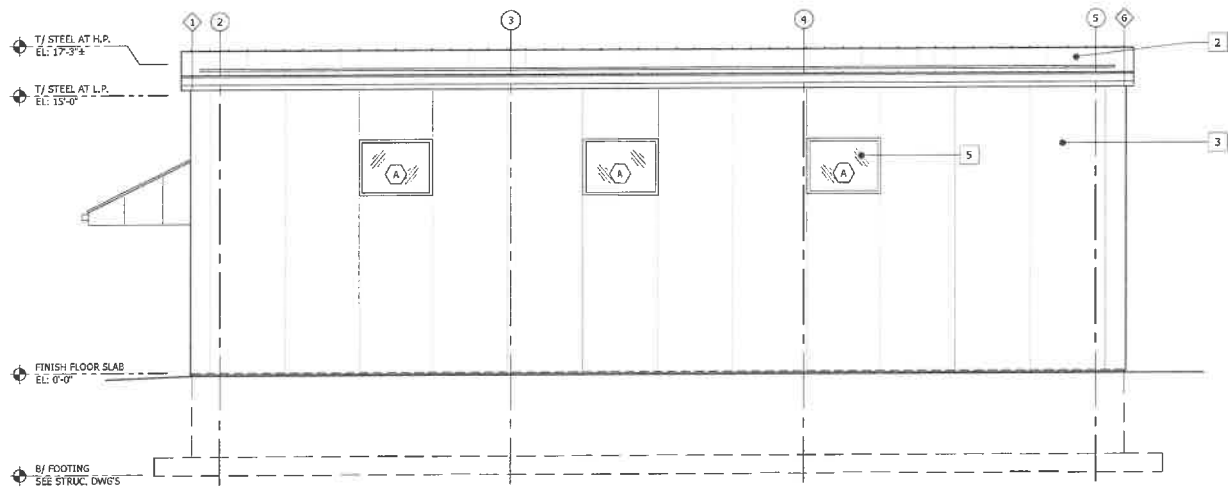
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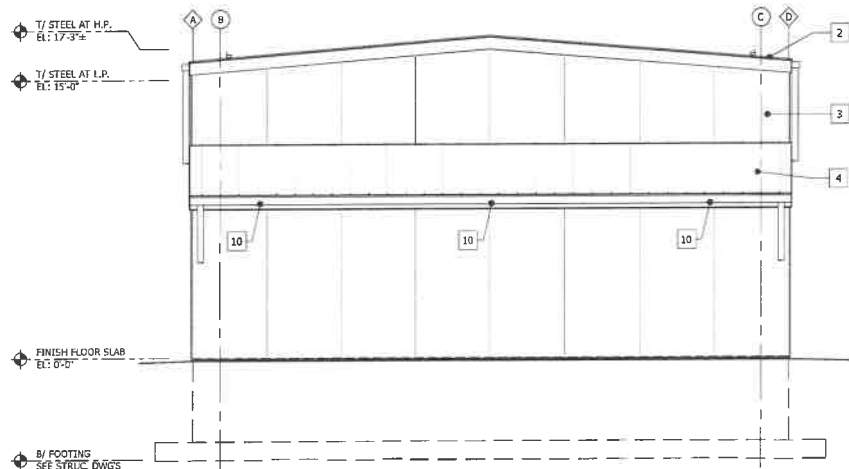
XX/XX/2022
DATE

EXPIRES 11-30-2023

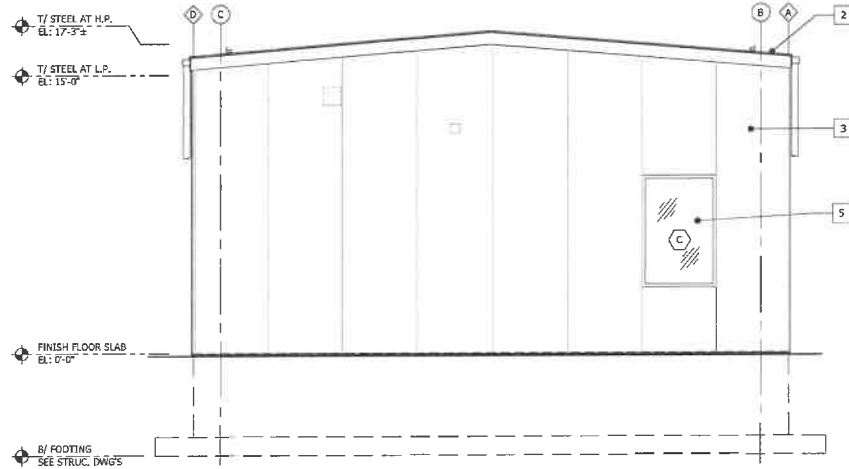
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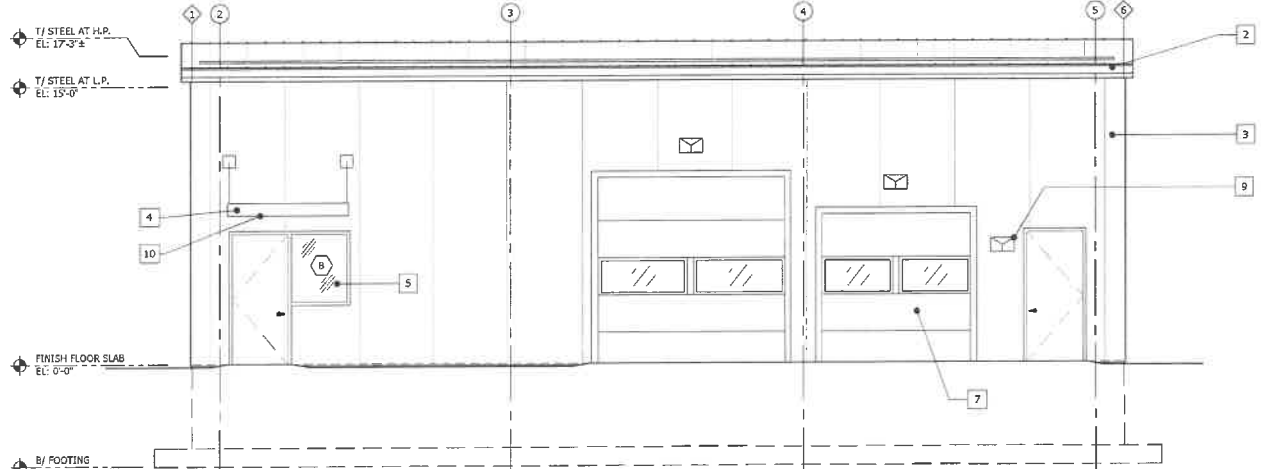
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION KEYNOTES: #
1. SOLAR PANELS BID AS ALTERNATE, SEE ELECTRICAL DRAWINGS.
 2. METAL ROOF (BY PEMB CO.)
 3. INSULATED METAL PANELS (BY PEMB CO.)
 4. METAL AWNING (BY PEMB CO.)
 5. LOW-E INSULATED GLAZING
 6. ACCENT BAND
 7. OVERHEAD DOOR
 8. METAL FASCIA, GUTTERS, DOWNSPOUTS
 9. WALL MOUNTED LIGHT
 10. OVERHEAD LIGHT, NOT SEEN IN ELEVATION

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REVISIONS

No	Date	Issue
2022.10.24	2022.10.24	PROGRESS SET
2022.11.15	2022.11.15	REVIEW
2023.01.04	2023.01.04	100% REVIEW SET

CHECKED BY
JRM

DRAWN BY
NC / NS / MS

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SCALE IN FEET

NORTH

SHEET NUMBER
A3-3
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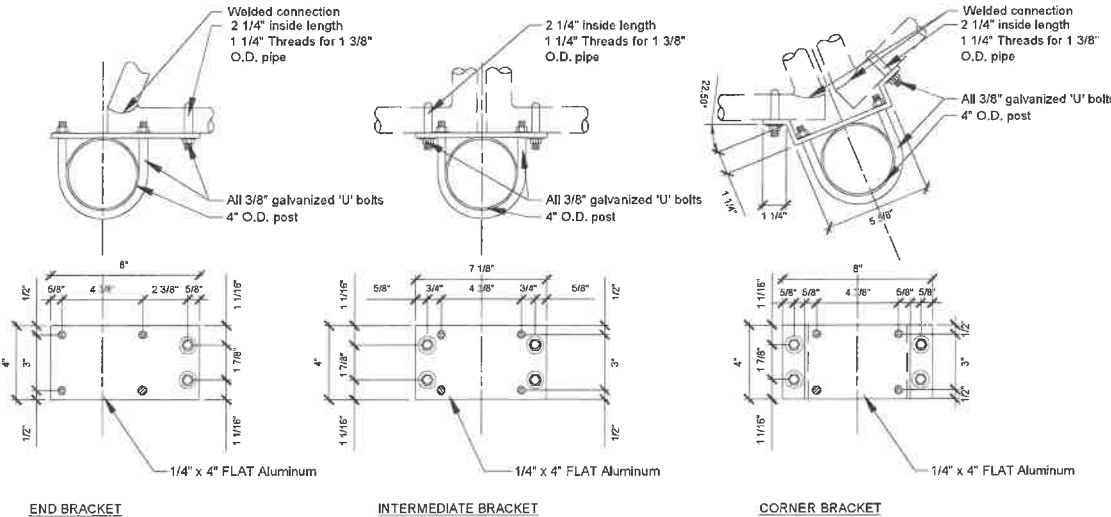
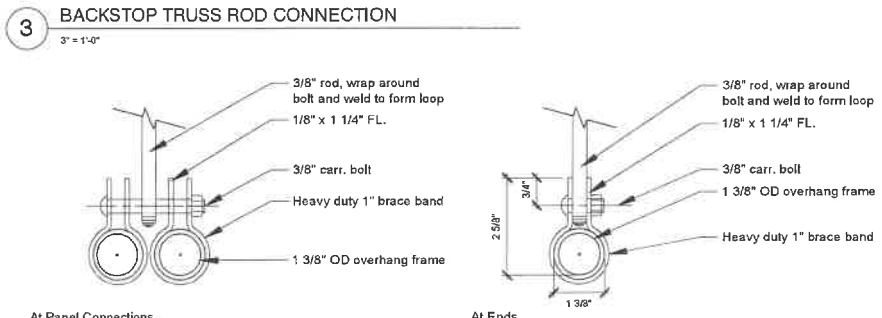
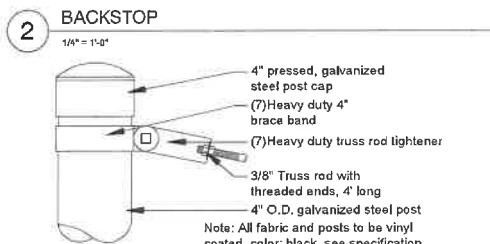
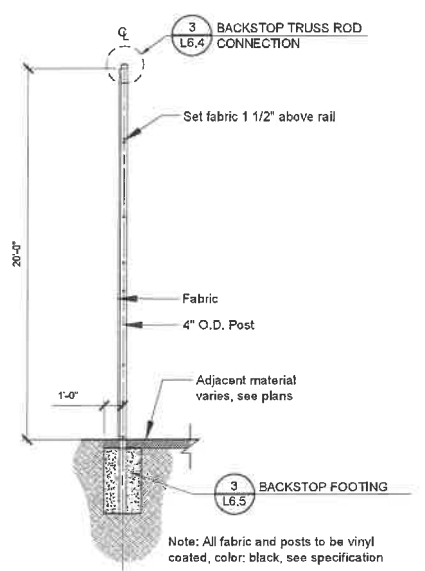
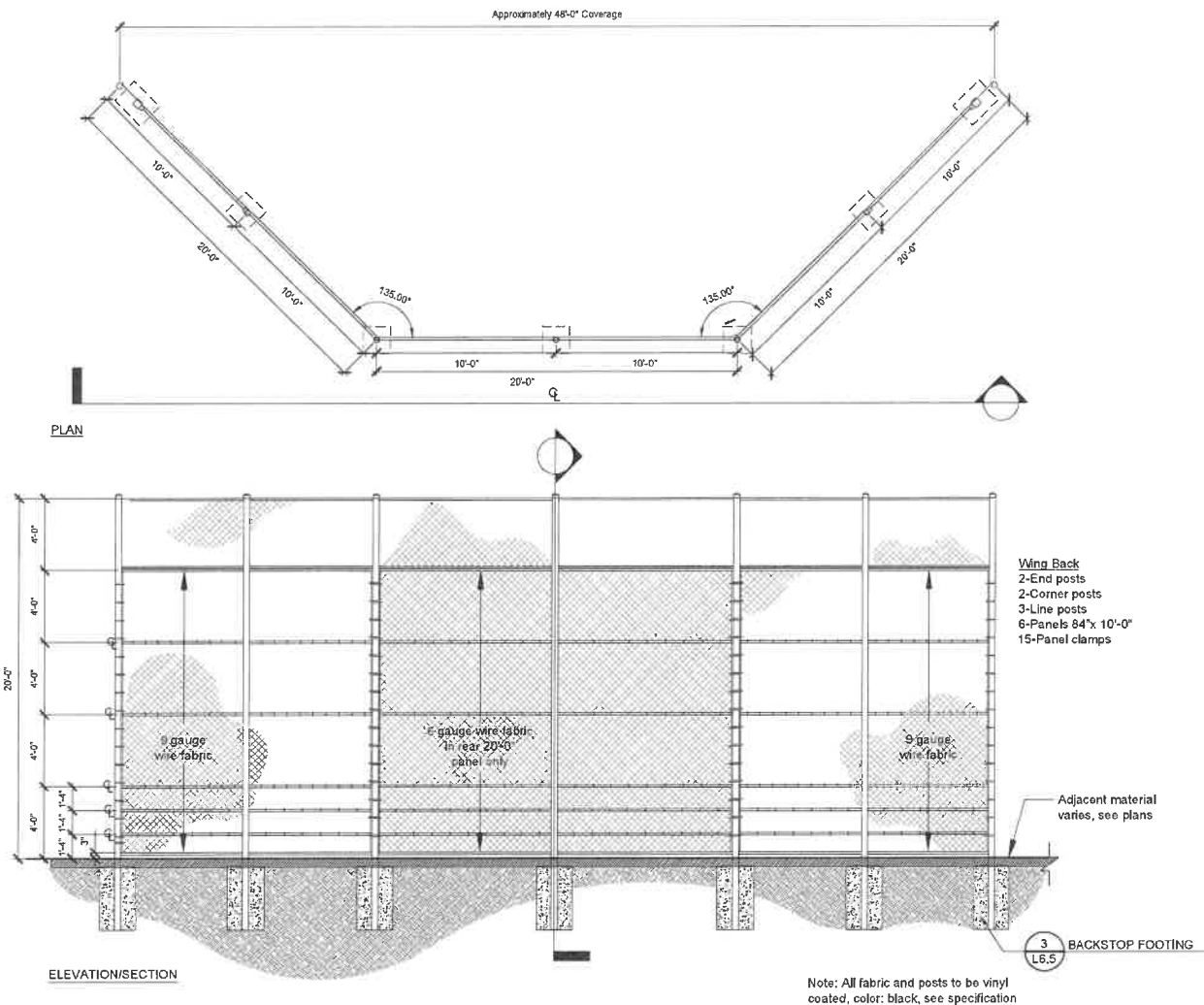
NOTE - BUILDING DEPARTMENT
These documents (plans & specifications) are valid for permits only when the architect's original seal and signature appears and is affixed, and unless otherwise provided in writing, are intended as a permit, submitted for use (1) building only.
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01/04/2023
DATE

JONATHAN R. MAURER
001.022019
STATE OF ILLINOIS
OFFICIAL SEAL

EXPIRES 11-30-2023

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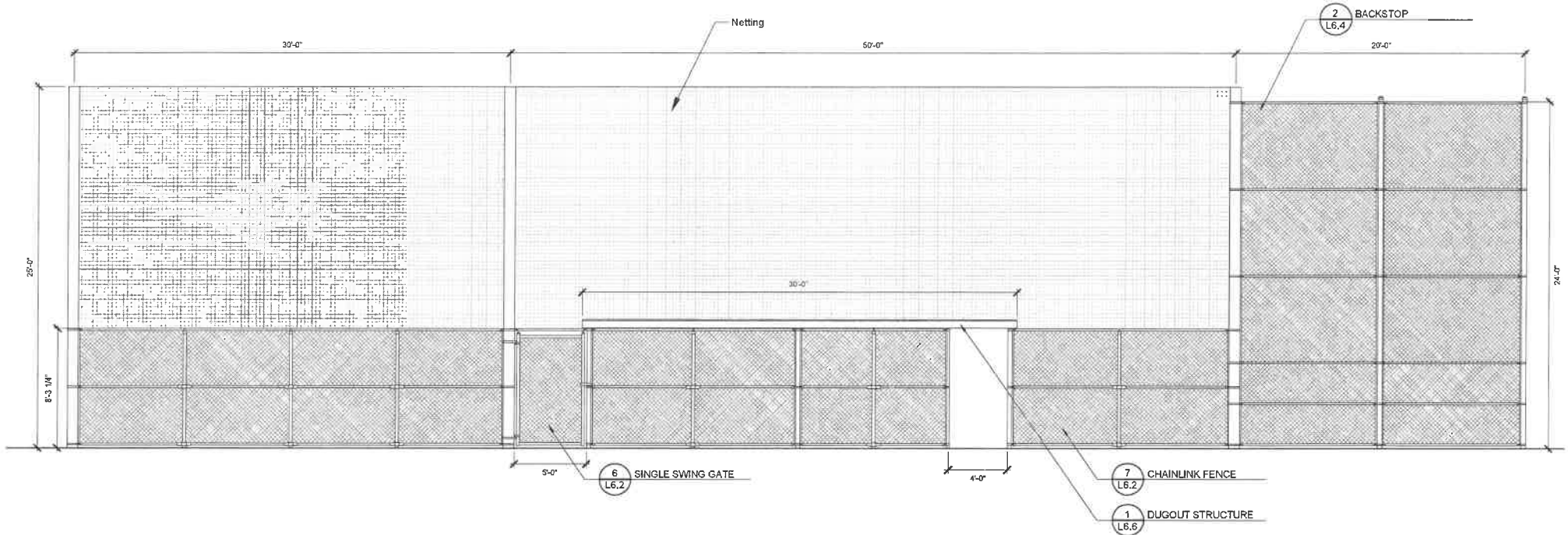
REVISIONS		
No	Date	Issue

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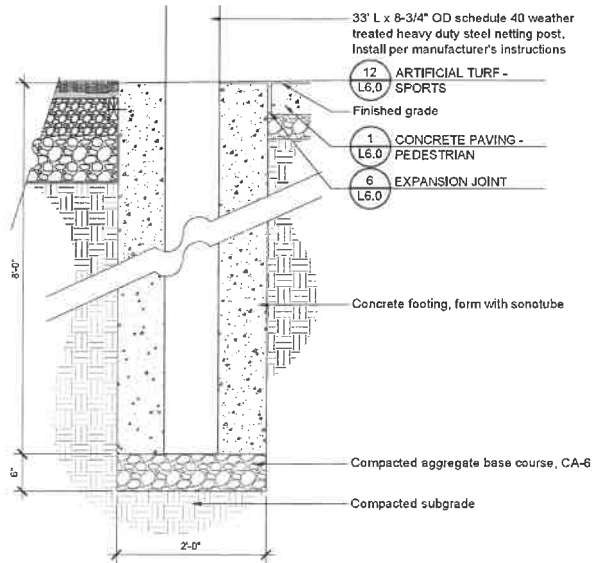
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SHEET TITLE
Details

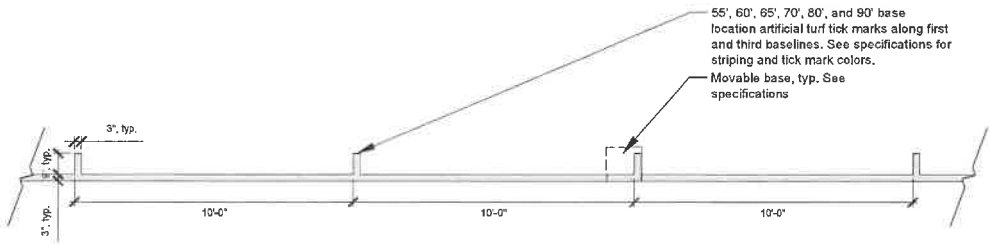
SHEET NUMBER
L6.4
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1 FENCING / NETTING ELEVATION
1/8" = 1'-0"



3 NETTING FOOTING
1" = 1'-0"



2 BASELINE STRIPING
3/8" = 1'-0"



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	11/02/2022	Issue for Permit

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PK

SHEET TITLE
**ELECTRICAL NEW
PLAN - AREA C**

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
E201
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GENERAL NOTES:

1. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS.
2. COORDINATE WITH OTHER TRADES AND INSTALL CONDUIT AND BOXES TO CLEAR UNDERGROUND UTILITIES/PIPING AND DISCIPLINES.
3. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL DEVICES WITH MUSCO PLANS.
4. CONTRACTOR SHALL ROUTE CONDUIT AND PLACE HANDHOLES AS REQUIRED IN ORDER TO MINIMIZE DAMAGE TO TREES AND SHRUB ROOTS SYSTEMS.
5. CONDUCTORS HAVE BEEN SIZED PER VOLTAGE DROP AND DE-RATED PER TABLE IN NEC 310-15.
6. NUMBER IN PARENTHESIS () DENOTES SETS.
7. ALL BRANCH CIRCUIT FEEDERS SHALL BE PROVIDED WITH SEPARATE GROUNDING CONDUCTORS.
8. ALL CONDUIT BENDS TO BE 4" MINIMUM RADIUS.
9. ALL RECEPTACLES TO BE GFI WITH LOCKABLE COVERS.
10. ALL CONDUIT ROUTING TO BE RUN AROUND THE FIELD.

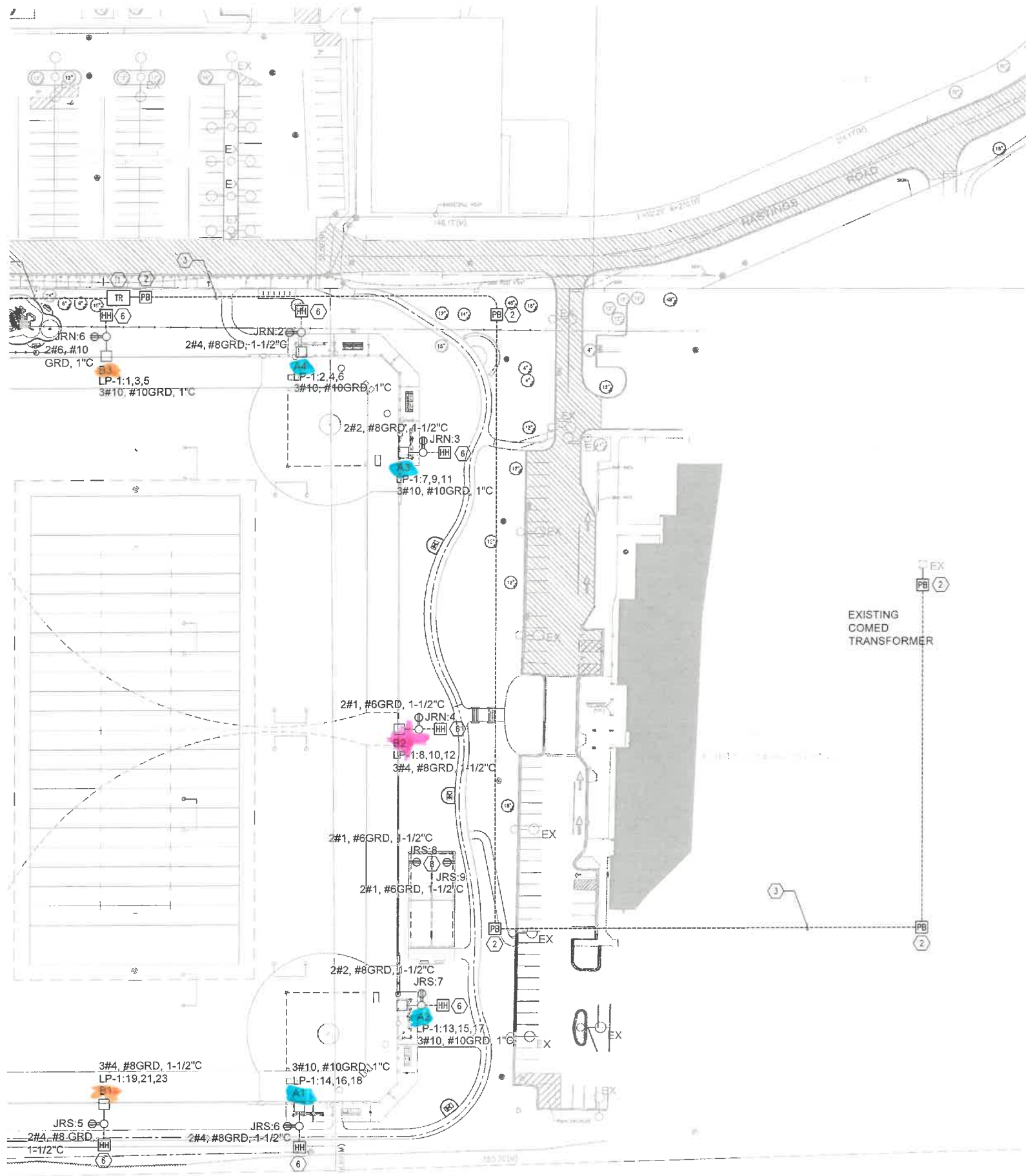
KEYED NOTES:

- ① PROVIDE NEW COMED TRANSFORMER. COORDINATE FINAL LOCATION WITH ARCHITECT. COORDINATE WITH COMED TO CONNECT NEW COMED FEED TO NEW TRANSFORMER LOCATION.
- ② PROVIDE COMED APPROVED PULLBOXES AS REQUIRED. COORDINATE WITH COMED FOR FINAL ROUTING AND QUANTITY.
- ③ PROVIDE COMED CONDUIT AND PULL STRINGS. COORDINATE WITH COMED FOR FINAL ROUTING AND QUANTITY. ROUTE CONDUITS IN LEAST INTRUSIVE ROUTE BETWEEN FIELDHOUSE TRANSFORMER AND NEW SITE TRANSFORMER.
- ④ PROVIDE 277/480V 3PHASE POWER FROM MAIN SWITCHBOARD IN CONCESSION BUILDING TO MAINTENANCE BUILDING MAIN PANEL.
- ⑤ PROVIDE 277/480V 3PHASE POWER FROM MAIN SWITCHBOARD IN CONCESSION BUILDING TO SOUTH BUILDING MAIN PANEL.
- ⑥ PROVIDE HANDHOLE AT LIGHTING POLE. ROUTE ALL POWER CONDUITS FROM POLE THROUGH HANDHOLE TO RESPECTIVE PANEL SERVING LOAD. ALL CONDUITS TO RUN AROUND THE EXTERIOR OF THE FIELDS.
- ⑦ PROVIDE HANDHOLE AT LIGHTING POLE. ROUTE ALL POWER CONDUITS FROM POLE THROUGH HANDHOLE TO RESPECTIVE PANEL SERVING LOAD. ALL CONDUITS TO RUN NEAR WALK PATH. AVOID RUNNING CONDUITS IN FIELD.
- ⑧ PROVIDE POWER TO BATTING CAGES. ROUTE CONDUITS AROUND THE EXTERIOR OF THE FIELDS.

60 feet

80 feet

90 feet



- GENERAL NOTES:**
1. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS.
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- KEYED NOTES:**
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 8. PROVIDE POWER TO BATTING CAGES. ROUTE CONDUITS AROUND THE EXTERIOR OF THE FIELDS.

- 60 feet
80 feet
90 feet



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1	11/02/2022	Issue for Permit

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SHEET TITLE
**ELECTRICAL NEW
PLAN - AREA D**

SCALE IN FEET
as noted

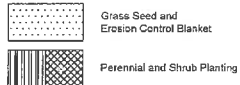
NORTH

SHEET NUMBER
E202
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PLANTING NOTES

1. Seed limit line is approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded area.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-notch edge.
4. Bedlines are to be spaced cul to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as shown and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. See Sheet S2.1, SESC and Restoration Plan - West, for native seedling and planting limits and species lists.
8. Refer to specifications for additional conditions, standards and notes.

PLANTING LEGEND

[illegible]

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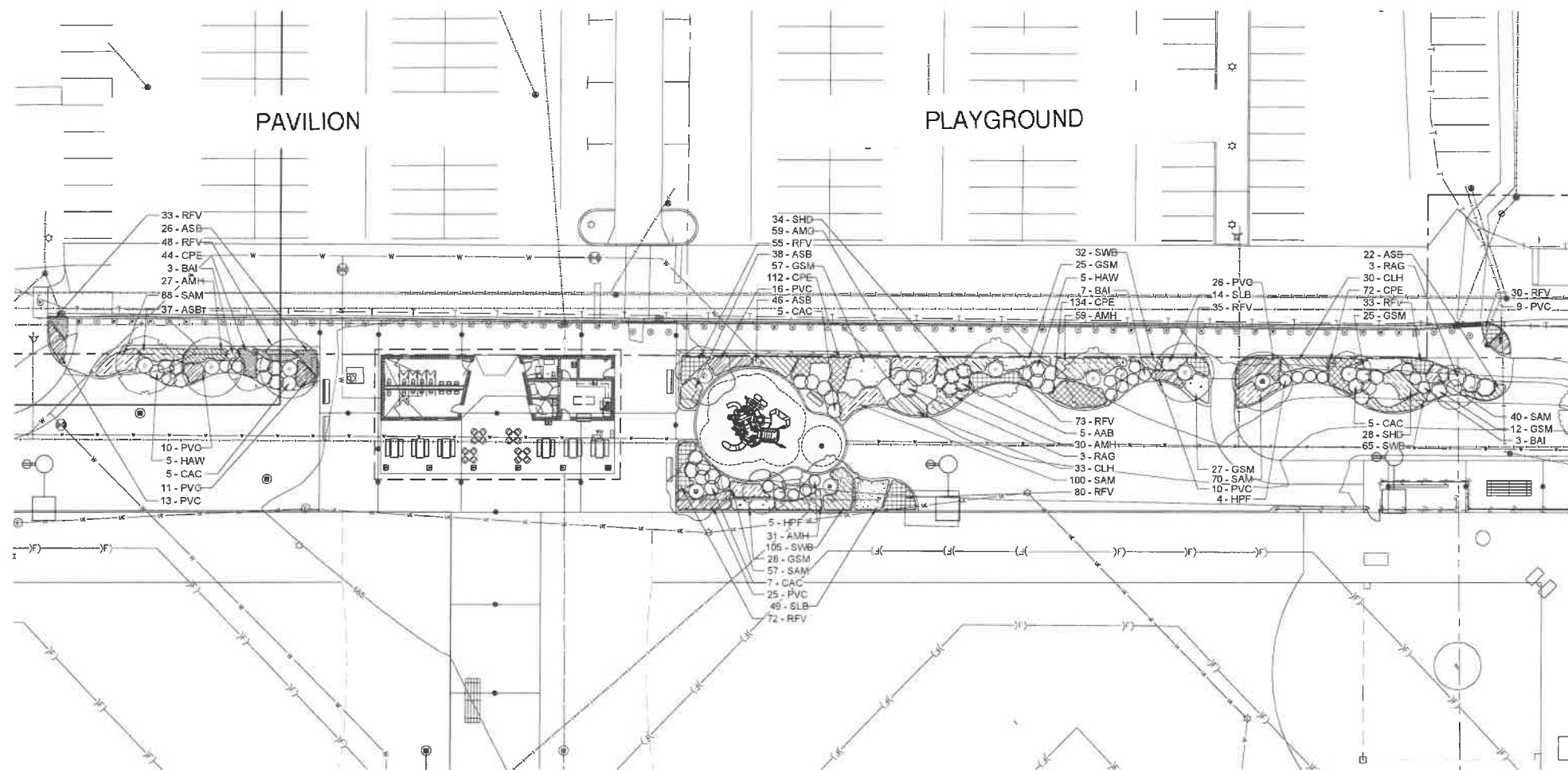
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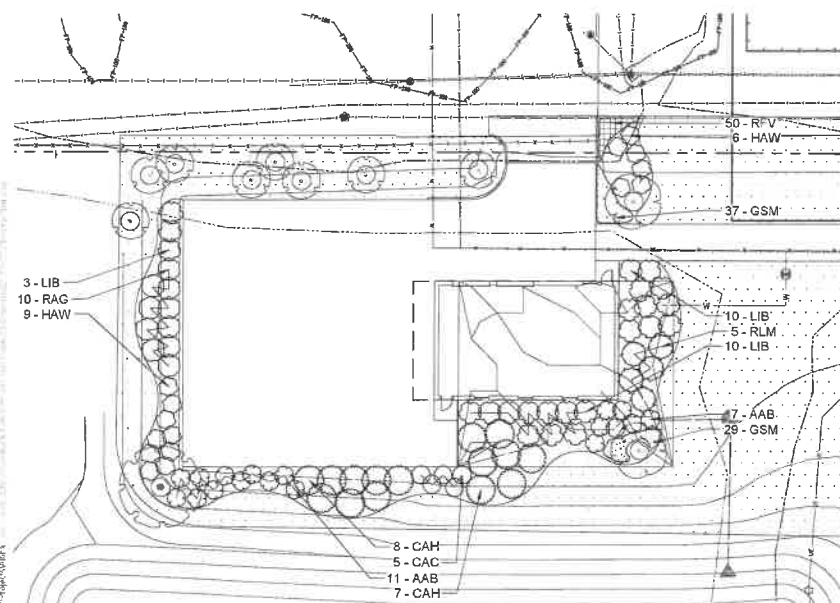
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PAVILION

PLAYGROUND

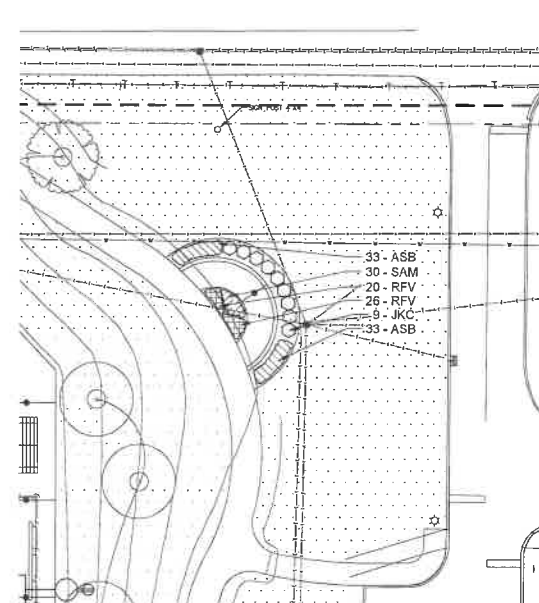






MAINTENANCE BUILDING



PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	QTY
○	ANB	Artemisia tridentata (Broomrape) Desert Tree Creeper	3 gal	12
○	ZAC	Canus saraceni "Meyers' Compact" Desert Red Tree Dogwood	1 gal	5
○	CMH	Chamaecrista American Humilis	3 gal	15
○	HNW	Helianthus annuus Yellowflower	3 gal	15
○	LB	Leonurus bicolor Sagebrush	3 gal	12
○	QAG	Quercus agrifolia Grainleaf Shrub	3 gal	30
○	RL1	Rhus copallina (holbrooki?) Palm Springs "Mango Shrub"	3 gal	15
PERENNIALS	QCE	QUERCUS / COMMON NAME	CONT	QTY
○	CESE	Coreopsis grandiflora Coreopsis grandiflora	12" x 6"	50
○	RF	Rudbeckia hirta Black-eyed Susan	12" x 6"	50

MEMORIAL PLAZA



PLANT SCHEDULE					
BRUSH	CODE	BOTANICAL/COMMON NAME	CONTAINER		QTY.
	JAC	Jacquinia ramiflora, Compact yellow Ceanothus Florida Jasper	3 gal		9
PERENNIALS	CODE	BOTANICAL/COMMON NAME	CONT.	SPACING	QTY.
	ASB	Abutilon 'Summer Bells' / Summer Beauty Ceanothus Orion	1 1/2 gal	18" x 6"	65
	RFV	Ruellia 'Sage of the Desert' / Ruellia Little Star Ceanothus	1 gal	12" x 6"	46
	SAM	Sedum autumnale / Autumn Moss Grass	1 gal	12" x 6"	30

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NOVEMBER 22, 2022
REVISIONS

No	Date	Issue

CHECKED BY ARH / LJJ	DRAWN BY JFB / AMM
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SHEET TITLE
Planting Plan -
Enlargement

SCALE IN FEET
1" = 40'

0' 20' 40' 120'

NORTH SHEET NUMBER



L5.2
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