

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: December 6, 2019

RE: Public Hearing on the Request for Approval of an Amendment to a Special Use to Add Four (4) Pickleball Courts to Deerspring Park (Deerfield Park District)

Subject Property

The subject property consists of Deerspring Park and Pool. Deerspring Park is currently 15.79 acres in size and is zoned P-1 Public Lands District. In 2005, the Park District received approval for an amendment to their Special Use for Deerspring Park to allow renovations to the pool and parking lot (Ordinance O-05-10 dated April 14, 2005)

Surrounding Land Use and Zoning

North: R-1 Single Family District – single family homes

South (across Deerfield Road): R-1 Single Family District – single family homes

East: R-1 Single Family District – single family homes

West: R-1 and R-3 Single Family District – single family homes

Proposed Plan

The Deerfield Park District is proposing to renovate the northwest section of the park by removing the existing sand volleyball court and adding four (4) pickleball courts in its place. The proposed pickleball courts will have a 10-foot high chain link fence with windscreens around the courts and an asphalt surface. The paved court area will be 9,678 square feet in area and no lights will be added to the courts. The petitioner's plans indicate that the majority of pickleball play is in the mornings, generally between 7:00AM – 11:00AM and will not pose a conflict between pool users and pickleball players as the pool does not open to the general entire public until 11:00AM. The petitioner's plans also indicate that the proposed pickleball courts will be located approximately 327 feet from the nearest home to the east; 248 feet from the nearest home to the northwest; and 250 feet from the nearest home to the west. The Park District will not conduct organized leagues on the pickleball courts.

No new parking spaces will be added as part of this project as it is anticipated that the existing parking supply will accommodate the pickleball players. The petitioner's plans indicate that portable benches will be provided as well as a paved path connecting the

courts to the existing paved path running north from the pool complex. The existing paved path will also be renovated as part of this project as well as the replacement of seven trees that will be removed due to the construction of the courts. The plan will also incorporate a newly created 12,000 square foot detention area, located east of the new pickleball courts, to meet storm water management requirements. The detention area will be seeded with a native plant mix. No additional signage is proposed as part of this renovation project.

Noise Assessment of Proposed Pickleball Courts

The petitioner engaged Dr. Thomas Thunder, Audiologist and Acoustical Specialist, to conduct two sound studies in anticipation of noise concerns. The first report Noise Assessment of Pickleball Play assessed noise data in order to locate the pickleball courts to limit the impact on residential neighbors and the second report Noise Assessment of Pickleball Play in Deerspring Park assessed the noise impact of the proposed pickleball courts on adjacent properties. The second report concluded that the noise of pickleball play, coupled with the location of the courts from the residential properties, would not present an impact to its neighbors. Mr. Thunder's explanation of the noise generated by the proposed is explained on page 2-3 of the Noise Assessment of Pickleball Plan report and page 2-3 of the Noise Assessment of Pickleball Play in Deerspring Park report.

Access

The vehicular access points to the property will not be changed. There is vehicular access from the south at Deerfield Road and from the north at Margate Terrace. The north/south access road is two way, while the traffic flow within the parking lot is one way.

Zoning Conformance – P-1 Public Land District

There are no Permitted Uses in the P-1 Public Lands District. All uses allowed in the P-1 Public Lands District are Special Uses. The proposed changes to Deerspring Park require an amendment to the existing Special Use for the park. Attached are the Special Use standards. In the P-1 Public Lands District, there is a provision in the Zoning Ordinance that allows flexibility in the regulations for public facilities. Article 7.06-B Modification of Regulations states "Because of the difficulties involved in balancing the need for control of land development impacts and the need for provision of public facilities, such uses may depart from the strict conformance with bulk standards and other requirements of this ordinance. Departure from any requirement specified in this Ordinance shall be granted only upon approval of the Village Board subject to the procedural requirements for Special Uses set forth in Article 13."

Bulk Standards in the P-1 Public Lands District

Minimum Yards

Required: Front yard (at south end of the park) - the building must be set back from the front lot line a distance at least equal to that of the adjacent zoning district requiring the greatest front yard (which is R-3 single family residential district). The R-3 single family residential district requires a 25' front yard.

Proposed: No changes at the south end of the park.

Required: Side Yards (to east and west) – No side yard required except a side yard adjoining a residential district shall be at least 10 feet.

Proposed: No changes to the east and west sides of the park.

Required: Rear Yard (to north) - A rear yard adjoining a residential district shall be at 25 feet.

Proposed: The proposed pickleball courts will not be in the rear yard setback, and is approximately 65 feet from the north property line.

Maximum Lot Coverage

Allowed: The total ground area occupied by the principal and accessory buildings shall not exceed forty (40) percent of the total lot area.

Proposed: Approximately 8%

Maximum Building Height

Allowed: The maximum building height allowed is 35 feet to the top of the roof.

Proposed: The existing building will not be changed as part of the renovations to the park.

Parking

The Zoning Ordinance requires 256 parking spaces based on the requirement of one (1) parking space for each 5,000 square feet of gross land area for a public park, playgrounds, and athletic fields, and one (1) parking space for each 75 square feet of water area for a public swimming pool. The pool would require 118 spaces ($8,850/75 = 118$) and the 15.79 acre park would require 137.5 spaces for a total of 256 parking spaces (118 spaces for the pool and 137.5 for the park = $255.5 = 256$ spaces).

Deerspring Park currently has 70 parking spaces and 5 accessible spaces for a total of 75 marked parking spaces on site.

In 2005, the Deerspring Park was granted a parking exception/modification as part of their renovation plan to provide 109 spaces (an increase of 52 spaces at the time) in lieu of the required 256 spaces because Deerspring Park is not a heavily programmed park. The swimming pool operation is only 12 weeks and a large portion of the 15.79-acre park is made up of a heavily wooded area. There are no athletic fields that attract a large number of participants, the tennis court users tend to park on one side of Margate Terrace, and the sand volley court is used on a random, unprogrammed basis. The 2005 plan also included 25 landbanked spaces that would be created if necessary. These landbanked spaces are located on the east side of the existing north/south access road.

Staff has asked the Police Department if there have been any parking complaints along Margate Terrace and Lions Drive (at the north end of Deerspring Park where patrons could park). Parking is prohibited on the south side of Margate Terrace/Manor Drive along the north end of Deerspring Park. Since 2014, there were two complaints (both in 2017) that had to do with on-site parking because of a swim meet.

Traffic and Parking Study

The petitioner has engaged a traffic consultant, Gewalt Hamilton Associates, Inc., to conduct traffic and parking analysis, dated November 11, 2019 for the proposed pickleball courts in Deerspring Park.

Table 1 on page 2 of the petitioner's study summarizes the hourly and total daily historical pool attendance for the calendar years, 2017-2019. The pool does not typically open to the general public until after 11:00 AM with the highest average daily usage occurring between 11:00 AM and 3:00 PM. COHO swim club usage and adult swim occurs from 8:00 AM – 11:00 AM. Table 2 on page 4 estimates trip generated from the proposed pickleball courts. Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual Trip Generation were used to determine the anticipate traffic from the proposed recreational use. The ITE data does not contain data specific to pickleball so site traffic was estimated using the closest ITE land use, tennis courts, since it provided similar characteristics. Table 1 estimated the number of new peak hour trips during the weekday morning, weekday evening, and Saturday midday peak hour. Table 2 indicates that the proposed pickleball courts will generate approximately 17 two-way vehicle trips during the weekday morning, evening and Saturday peak hour (9 entering and 8 exiting) and a daily total of 122 trips. Based on the operational characteristics of pickleball, the weekday evening peak demand is anticipated to be lower than the weekday morning trips as most play occurs during the morning timeframe and completed prior to noon.

The study indicates that the pickleball courts are anticipated to have little effect on the operations of the area roadway network. However, in order to facilitate traffic on-site,

the following should be considered as indicated in Part V of the Traffic and Parking Study: re-apply the one-way pavement markings (arrows), indicating counterclockwise traffic flow within the drive aisles of the Deerspring Park parking lot area. This could be supplemented with signage (Do Not Enter) to further enhance this flow. This will also serve to minimize pedestrian conflicts within the parking lot, as well as drop-off operations.

The petitioner projected peak parking demand for the existing and proposed development by referencing the ITE Parking Generation 5th edition, historical Deerspring Pool attendance data, and aerial photography data (2015-2019) as indicated in Table 5, 6 and 7 on pages 5-7 of the study. Based on the parking analysis, study concluded that the existing parking supply is adequate to accommodate the anticipated parking demand for the proposed use on a typical day and the proposed use's peak demand is not anticipated to coincide with the adjacent (pool) use. The study indicated that peak parking demand during the limited scheduled events (i.e. COHO Swim Club) in Deerspring would exceed the available off-street parking supply although the adjacent street parking supply is sufficient to accommodate this infrequent overflow parking demand.

Landscape Plan

The petitioners are proposing changes to the existing landscaping on the property in conjunction with the proposed pickleball courts. The petitioner's plans indicate that they will be replacing a tree for every tree that is being removed. The petitioner's Planting and Landscape plan indicates the location, number, type and size of the proposed plantings to be replaced on the property ranging from 12 to 16 feet in height. The existing tree inventory and plantings that will be removed in the renovation area is also shown on the Planting and Landscape Plan.

Storm Water Drainage and Utilities

The petitioners will be providing storm water detention for the proposed renovations. The plan will incorporate a newly created 12,000 square foot detention area located east of the new pickleball courts, to meet storm water management requirements. The detention area will be seeded with a native plant mix. There is an existing inlet located in the detention area. Final engineering will have to satisfy Village storm water requirements to be approved by the Village Engineering Department.

Fire Department

The Deerfield Bannockburn Riverwoods Fire Department submitted a letter dated, October 22, 2019, which indicated that they have reviewed the proposed construction

of the pickleball courts and do not have any issues with the proposed project and is recommending approval of the project.

Bike Facilities

Bicycle facilities must be indicated on the petitioner's plan as required by the Zoning Ordinance. Ordinance 0-02-09 required that where appropriate, all developments in the P-1 Public Lands District (as well as the C-1, C-2, and I-1 District), have to provide for bicycle storage, safe and smooth internal circulation, and connections to adjacent developments and bike paths. Deerspring Park has an existing bike storage area to the north of the existing building and there is an existing path from both Deerfield Road and Margate Terrace to the building. The petitioner's plans do not indicate additional bike racks are planned as a result of this proposed project.

Prefiling Conference Minutes

The October 24, 2019 Prefiling Conference minutes are attached.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on October 24, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Jennifer Goldstone
 Bill Keefe
 Justin Silva

Absent were: Al Bromberg
 Blake Schulman
 Elaine Jacoby

Also present: Jeff Ryckaert, Principal Planner
 Daniel Nakahara, Planner

WORKSHOP MEETING

~~(1a) **Discussion on a Recommendation on Text Amendments for Treehouses, Playhouses, Playsets, and other Playground Equipment**~~

~~The Plan Commission did not have any issues with the proposed text amendments and felt the text amendments would be in the best interest of the Deerfield. They believe the proposed regulations were reasonable and made sense.~~

~~Commissioner Goldstone moved, seconded by Commissioner Keefe to approve the Text Amendments to the Deerfield Zoning Ordinance regarding zoning regulations for Treehouses, Playhouses, Playsets, and Other Playground Equipment. The motion passed with the following roll call:~~

~~Ayes: Silva, Goldstone, Keefe, Berg (4)
Nays: None (0)~~

~~Mr. Nakahara reported that this matter will go before the Village Board December 2, 2019.~~

(2) Prefiling Conference on the Request for Approval of an Amendment to a Special Use to Add Four (4) Pickleball Courts to Deerspring Park (Deerfield Park District)

Jeff Nehila, Director of the Deerfield Park District reported that he was joined by Dr. Tom Thunder who completed an acoustic study, as well as the project landscape architect and two members of the Park Board.

Mr. Nehila reported that one year ago while reviewing the proposed Jewett Park renovations, the proposed pickleball courts were a concern due to noise and the proximity to residential. Due to those concerns, the Park District decided to take out the pickleball component of the Jewett Park project, which has since begun construction of, phase one. The Park District then completed an inventory of park land to see where they could strategically place new pickleball courts. Mr. Nehila reported that pickleball is one of the fastest growing sports in the country and

Deerfield is one of the few communities in the area that does not have their own pickleball courts. Residents currently must go elsewhere to play. The Park District is excited to propose new pickle ball courts in Deerfield.

Mr. Nehila stated that Deerspring Park is the proposed location for new pickleball courts due to land availability and distance from residential, relative to noise. The plan provides for four courts with a 10 foot high chain link fence. The courts are a smaller version of tennis courts with striped asphalt surfaces. Mr. Nehila reported that the Park District met with the Village to incorporate all necessary storm water management to ensure that the courts will not affect downstream storm water flow. The courts will add 967 square feet of impervious surface for the construction of the courts. He added that it is important to note that they are not proposing any new lights, as pickle ball is a daytime only activity. There is also no intention of adding any additional parking spaces to the park. They provided the park's parking history since 2005 which is when the pool was renovated. At that time, the Village passed an Ordinance requiring the Park District to landbank a certain number of parking spaces.

Mr. Nehila stated that regarding the Special Use criteria, the proposed courts are compatible with the existing park. The existing sand volleyball court north of the pool will be removed and replaced with four pickleball courts in this location. They will clean up the landscaping around this area and develop a native plantings area, as well.

Regarding traffic, parking and access Mr. Nehila reported that pickleball is played in doubles, meaning two on two which could result in a maximum of 16 cars at a time. He reported that the Park District is engaging a firm to complete a traffic study in advance of the Public Hearing. He added that the sand volleyball court would have 12 players at a time, so the expected 16 for pickleball is slightly more. There are 70 parking spaces at Deerspring Park, and they would like to look more closely at the primetime and typical use of pickleball to ensure that parking is adequate. Pickleball is generally played between 7:00 A.M. and 11:00 A.M. on weekday mornings and finished for the day after this. Play begins in the spring, usually in May and typically goes through October. Because of the morning hours, there is not much conflict with primetime pool users. Over the past three years, pool attendance picks up around 11 A.M. and peak being from 1 P.M. to 4 P.M. with a maximum of around 17 guests checking in per hour and staying for about two hours. Mr. Nehila reported that they do not expect much parking overlap of pickleball and pool users.

Mr. Nehila described that pickleball is a group sport played in informal pick-up circuits. There are no leagues or organization from the Park District as it is all player organized. Pickleball is typically played for about two hours at a time and is also a social event. Pickleball players are typically age 55 and older and it is great for the Deerfield Park District to embrace this age group and provide this activity for them.

Regarding the location of the new courts, Mr. Nehila reported that the closest house to the northwest is 248 feet away and the next to closest homes are 250 feet and 370 feet away, which are all considerable distances. There is also a thick wooded area in between the park and these houses. Mr. Nehila added that if needed they can also post a 7:00 A.M. pickle ball start time, which can be easily enforced.

Mr. Nehila shared more details of the plans and reported that they have incorporated a standard plan for stormwater which includes capturing it in the existing storm drain that heads to the east.

The courts will be surrounded by a chain link fence and a wind screen will be added. They will be removing some cottonwood trees and replacing them. They will break even on trees with this plan and will not remove more than will be replaced. There will also be native planting in the detention area. Mr. Nehila shared that they have no real plans for buffering sound due to the distance to residential. Mr. Nehila showed images of other pickleball courts in Northfield, Gurnee and Buffalo Grove as examples of what pickle ball courts look like.

Chairman Berg confirmed that the ten foot fence height is intended to capture more balls from going over than a lower fence height.

Mr. Nehila introduced Dr. Tom Thunder who completed a report measuring ambient noise against expected pickleball noise. The data for this study was from recorded pickle ball play in Northfield.

Dr. Thunder reported that he is an audiologist and noise control engineer. For this reported, he sought to get a handle on accurate noise levels for pickleball play. He took sound measurements during pickleball play on six courts in Northfield in April 2019. All six courts were in use with a total of about 20 to 25 players at the time. Dr. Thunder stated that this was a dedicated effort to collect good sound data. They determined that pickleball play produces 55 decibels of sound at 75 feet away. Dr. Thunder explained that the metric used to determine this sound level is called a Leq; which is the total sound energy over the period of time. As pickleball play noise goes up and down, the time average level was 55 decibels when using Leq.

Dr. Thunder reported that they also measured ambient noise at the proposed pickle ball court location in Deerspring Park. He explained that Deerfield's noise ordinance does not have a decibel limit, instead it states that no one shall emit loud or raucous noises to disturb the peace of residents. The State of Illinois uses a 55 decibel Leq time average over a one hour period to define excessive noise. Dr. Thunder further explained that the expected noise of the pickleball courts is completely dependent on the ambient noise level of the area. For example, pickleball in rural area may have a different decibel because there may be less background noise level making it more audible. To measure the ambient noise, they took multiple readings to account for noise at different times of the day. Dr. Thunder showed a graph of the ambient noise level over a 24 hour period at the new pickleball courts location. Some of the peaks in the chart were due to lawn mower, birds chirping and wind. There were periods of higher ambient noise levels in the morning and afternoon, both of around 51 decibels of ambient noise. Dr. Thunder reiterated that the pickleball play noise was 55 decibels at 75 feet away. And after being over 100 feet away it would drop below 50 decibels. Dr. Thunder explained that at the nearest home of 248 feet away, it would be even lower than this decibel level and when compared with existing ambient noise it would have an impact.

Dr. Thunder summarized that he concluded that because pickleball noise at the distance from the residential homes will fall below the ambient noise of the area, then there will be no noise impact for these homes. This is not to say that it would not be audible, as it may be from time to time, but it would blend in with the ambient noise in the area and would not be excessively loud by any means.

Commissioner Goldstone asked that if the ambient noise of the Deerspring Park pool would impact this determination, as the study was completed in April when the pool was not open. Dr. Thunder replied that with pool noise, the pickleball noise would be even less audible. He

reiterated that April was the perfect time for this study with the most conservative outcome as other times of the year may have higher ambient noise.

Commissioner Goldstone asked how pickleball noise compares to tennis. Dr. Thunder replied that the nature of pickleball creates louder noise. Tennis uses string rackets with resiliency hitting balls filled with compressed air. Pickleball uses hard paddles that strike a hard wiffleball which creates a louder sound. Many people find the adverse character of this striking sound to be objectionable. Dr. Thunder reiterated that he studied the nature of the noise and decibels and determined that it would blend in with the ambient noise and not be noticeable to residents.

Chairman Berg confirmed that with a higher ambient noise level, the pickleball noise be less noticeable to the homes. Dr. Thunder agreed and stated that while they did not measure pool noise in season, they expect it to be significantly louder than pickleball noise.

Commissioner Keefe asked that if you have a 50 decibel noise level with ambient noise also of 50 decibels what the total noise level would be. Dr. Thunder replied that you do not add the two decibels levels. For example, 50 decibels of background noise plus 50 decibels of pool noise would not make a total of about 100 decibels. It would increase the noise level by just three decibels which is just barely noticeable. An increase of 10 decibels would be doubling in loudness.

Chairman Berg asked if they determined what the exact noise level of the pickleball play would be from the home at 248 feet away. Dr. Thunder replied that since the distance is more than 100 feet away, pickleball noise would drop below the ambient noise and not be noticeable. Because of this they did not plan on taking this exact measurement. Commissioner Silva commented that this information was very helpful.

Mr. Nehila showed the site plan and pointed out the proximity to the nearest houses on the northern end of Deerspring Park. He then introduced the project landscape architect to review the landscape plan.

Ben Kutscheid of Studio Park Avenue (Landscaping and Architecture Firm) stated that the landscape plan includes removing seven live trees and replacing them with seven new trees. The trees to be removed are elm, locust and cottonwood and none of these trees are in great health, which is the nature of these species of trees. These trees will be replaced with oak, maple and hackberry trees, which are strong and well suited for urban environments. They will also be creating a detention basin which will be planted with a native mix intended for detention basin facilities. The areas surrounding the basin and courts will also have a mix of native plantings and flowers to create a more attractive prairie type of landscaped area. Mr. Kutscheid reported that six trees in the area will be restored, two locusts and a maple along Manor Drive, and to the east next to the tennis courts a hawthorn and cottonwood tree. The storm water plan will be designed to handle a 100 year storm event and will release water in the same way that it is currently being released, just without a hard surface. There is an existing storm water manhole in the center that they will be connecting to for water to be released into.

Mr. Nehila reviewed the accessibility plan to the proposed pickleball courts. There is a path that runs to the pool area down to Manor Drive. They plan to make this path's connections wider and more accessible. The area inside the pickleball courts lends itself to pickleball play so that players can jump from court to court. There is also a place for players to sit and wait for their turn to play as happens in pickleball. There is a social gathering area on the end of the courts,

as well. Mr. Nehila described that this is a key ingredient to provide recreation and social interaction for pickleball players. He summarized that this is a viable project that will benefit the Park District and the community.

Chairman Berg asked if the courts will be used on a first come first served basis or if there will be a sign up. Mr. Nehila replied that they will be first come first served and he has not seen sign ups or formal registration at other pickleball courts. He stated that pickleball is typically played in informal pick-up games where the winner stays on. Chairman Berg asked if the games last approximately two hours. Mr. Nehila replied that games typically last between 15 and 30 minutes but it is often played for two hours at a time. Chairman Berg asked if the benches on the courts are built in. Mr. Nehila replied that the benches are portable and can be moved around by court users.

Commissioner Goldstone asked about the existing sand volleyball court in the location of the proposed pickleball courts. Mr. Nehila explained that the volleyball court will go away completely and be replaced by the pickleball courts. He commented that he was resistant to take away an amenity but learned that pickleball is a better opportunity as there is another sand volleyball court at Mitchell Park which is heavily used. He added that supply and demand right now is for pickleball and they would like to add this amenity.

Commissioner Goldstone asked if they have spoken to the neighbors of the park yet about these plans. Mr. Nehila replied that they have not yet spoken to the neighbors yet and plan to after the Prefiling Conference and before the certified letters for the Public Hearing are sent.

Commissioner Keefe asked where the pickleball courts were originally planned to be at Jewett Park. Mr. Nehila replied that they were planned to be at the north end where there is currently a berm and trees that separated the park from what used to be a home that the Park District acquired and demolished. Proximity to one house still privately owned and noise was the biggest issue with this location.

Commissioner Silva commented that there is access to the tennis courts at Deerspring Park off of Manor Drive and asked if this will be the same path from the pickleball courts to the tennis courts. Mr. Nehila replied that they looked at this as a possibility but decided not to create a connecting path there. He stated that tennis players often park on Manor and can easily walk around the sidewalk to the pickleball courts. There is only seven feet between the pool boundary and the pickleball court fence, so it is not ideal for a new path. Commissioner Goldstone confirmed that there is no parking along Lions Drive.

Commissioner Goldstone asked Mr. Nehila what the timeline is for this project. He replied that if all goes well they would like to dig it out in the winter and finish the courts in the spring of 2020.

Chairman Berg suggested that in advance of the Public Hearing it would be beneficial to address the noise issue with the neighbors so that they can understand what they would be able to hear from their backyards. Chairman Berg confirmed that they will be completing a traffic and parking study before the Public Hearing.

~~(3) Prefiling Conference: Request for a Text Amendment and Special Use for a Private Preschool for Guidepost Montessori School at 1085 Lake Cook Road, a Text Amendment for Signage for a Private Preschool and an Amendment to a Planned Unit Development~~

Village of Deerfield 2019 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



Map created on October 17, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

FOR BACKGROUND INFORMATION ONLY

- Ordinance O-05-10 – 2005 Ordinance Authorizing Renovations to Deerspring Park

5841215



STATE OF ILLINOIS)
)
COUNTIES OF LAKE AND COOK) SS
)
VILLAGE OF DEERFIELD)

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
08/19/2005 - 09:41:32 A.M.
RECEIPT #: 240421
DRAWER #: 17

The undersigned hereby certifies that she is the duly appointed Deputy Village Clerk of the Village of Deerfield, Lake and Cook Counties, Illinois, and that the attached is a true and accurate copy of

Ordinance O-05-10 Authorizing an Amended Special use Including Parking Modifications to Allow Certain Renovations to Deerspring Park in the P-1 Public Lands District.

Dated this April 26, 2005.

Jennifer L. Davis

JENNIFER L DAVIS
Deputy Village Clerk



Submitted by:
MT

Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

⑧

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-05-10

**AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE
INCLUDING PARKING MODIFICATIONS TO ALLOW CERTAIN RENOVATIONS
TO DEERSPRING PARK IN THE P-1 PUBLIC LANDS DISTRICT**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

4th day of April, 2005.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
5th day of April, 2005.**

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**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-05-10

**AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE
INCLUDING PARKING MODIFICATIONS TO ALLOW CERTAIN RENOVATIONS
TO DEERSPRING PARK IN THE P-1 PUBLIC LANDS DISTRICT**

WHEREAS, the Deerfield Park District (the "Applicant"), the owner of certain property commonly known as Deerspring Park that is legally described on Exhibit A attached hereto (the "Subject Property"), petitioned the Village of Deerfield for approval of an amendment to a Special Use pursuant to Article 7.02-B, Paragraph 4 and Paragraph 5, of the Zoning Ordinance of the Village of Deerfield to permit certain park improvements and renovations to be made on the Subject Property consisting of the renovation of the existing Olympic-size pool, the renovation of the existing kiddie pool, the addition of a zero-depth wading pool and a new spray ground area, the replacement of the existing playground area, and an expansion of the existing parking lot on the Subject Property, including a modification to reduce the required number of parking spaces from 256 to 142 spaces (which total includes 50 land banked spaces), said park improvements and renovations being collectively referred to herein as the "Deerspring Park Renovations"; and,

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on January 13, 2005 to consider said request for an amendment to the previously approved Special Use for Deerspring Park to permit the Deerspring Park Renovations, said hearing being held pursuant to public notice and conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the testimony, documentary evidence and supporting materials offered at said public hearing, filed its report with the President and Board of Trustees containing its written findings of fact and recommendation to authorize an Amended Special Use pursuant to Article 7.02-B, Paragraphs 4 and 5, of the Zoning Ordinance of the Village of Deerfield to permit the Deerspring Park Renovations in accordance with certain plans and supporting materials submitted by the Applicant; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have considered and reviewed the proposed Deerspring Park Renovations, the supporting materials submitted by the Applicant, the evidence adduced at said public hearing, and the findings of fact and recommendations of the Plan Commission of the Village of Deerfield; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have determined that the best interests of the Village will be served by the authorization and granting of an amendment to a Special Use for Deerspring Park as provided herein in accordance with the plans and supporting materials submitted by the Applicant to the extent herein provided;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing recitals, being material to this Ordinance, are hereby incorporated by this reference and made a part of this Ordinance as if fully set forth herein.

SECTION 2: That the President and Board of Trustees of the Village of Deerfield do hereby authorize and approve the Deerspring Park Renovations as an amendment to the Special Use previously approved for the Subject Property in the P-1 Public Lands District pursuant to Article

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7.02-B, Paragraphs 4 and 5, of the Zoning Ordinance of the Village of Deerfield, subject to the conditions, regulations and restrictions set forth in Section 4 of this Ordinance.

SECTION 3: That the President and Board of Trustees of the Village of Deerfield hereby authorize and approve the Deerspring Park Renovations as depicted on Site Plan A0.1A entitled "*Site Plan - 90° Angled Parking with Trees - Option A*" dated February 25, 2005 by PHN Architects as an amendment to the approved Special Use of the Subject Property in the P-1 Public Lands District, including a modification reducing the number of required parking spaces for the Subject Property to 142, which total includes 25 landbanked parking spaces and 25 reserved parking spaces in the west bank of the proposed parking lot as depicted on said Site Plan A0.1A that shall not be constructed except as provided in Section 4 of this Ordinance.

SECTION 4: That the approval and authorization of said Special Use is hereby granted subject to full and continued compliance with the following conditions, regulations and restrictions:

- A. Applicant shall install one or more surveillance cameras as needed to monitor and record traffic and parking conditions during the 2005 swimming pool season and during the 2006 swimming pool season following completion of the swimming pool renovations approved as a part of this Amended Special Use.
- B. Applicant shall not construct the reserved west bank of 25 parking spaces depicted on Plan A0.1A until after the conclusion of the 2006 swimming pool season, and only if Applicant determines based upon its analysis of traffic and parking data recorded during the 2005 swimming pool season and during the 2006 swimming pool season after the completion of the pool renovations that such additional parking spaces are needed to accommodate increased parking demands associated with the Amended Special Use.
- C. Applicant shall preserve and protect the significant trees identified in the report dated February 8, 2005 by Todd R. Sinn of Urban Forest Management, Inc. to Mr. Richard R. Julison, Superintendent of Parks and the attached Tree Inventory that are identified on Site Plan A0.1A as trees to remain on the site. Applicant shall further provide on-site and off-site mitigation of all trees measuring 8" in diameter and larger identified in said Tree Inventory that are removed as a result of the Deerspring Park Renovations. Such mitigation shall be in accordance with the formula set forth in the Deerfield Tree Preservation Ordinance and shall

take place within 12 months following the commencement of the Deerspring Park Renovations construction.

D. Applicant is required to provide 142 parking spaces serving the Subject Property as depicted on Site Plan A0.1A, which total includes 25 reserved parking spaces in the west bank of the parking lot which shall not be constructed before the end of the 2006 swimming pool season as provided in Paragraph B hereof, and 25 landbanked spaces, which Applicant shall improve and provide upon written notice from the Village.

E. Stormwater management improvements shall be implemented as described in the 6-page letter from Linda Gryziecki, Director of Parks and Recreation, to Mayor Harris and Village Trustees dated March 2005.

F. Applicant shall provide a trash enclosure system approved by the Village for the trash handling area.

G. Applicant shall provide a 911 emergency call system available to users of the park.

H. Applicant shall continue to comply with the requirements of all previous ordinances approving the existing Special Use for Deerspring Park and all other applicable provisions of the Zoning Ordinance of the Village of Deerfield.

SECTION 5: That the Amended Special Use as hereby authorized shall be binding upon and inure to the benefit of the Applicant and Applicant's successors, grantees, transferees and assigns, and any violation of the conditions herein set forth by the Applicant or its successors, grantees, transferees or assigns shall authorize the revocation of the Special Use as hereby authorized.

SECTION 6: That the Village Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form and to record this Ordinance in the office of the Recorder of Deeds of Lake County, Illinois as Applicant's expense.

SECTION 7: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the

corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 8: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 4th day of April, 2005.

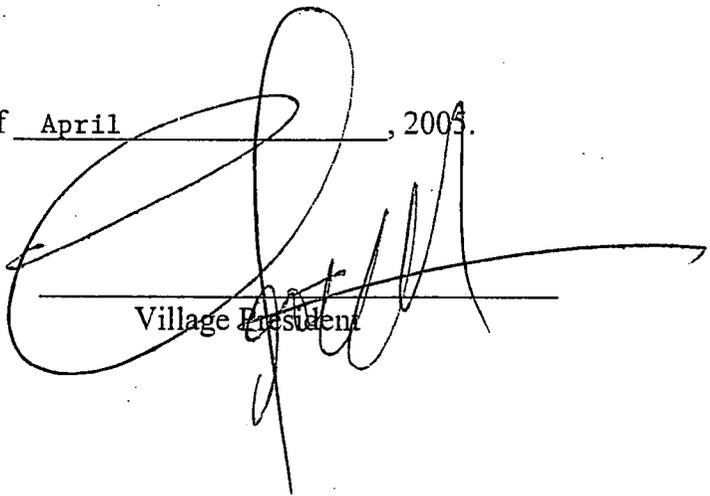
AYES: Benton, Rosenthal, Seiden, Swanson, Wylie (5)

NAYS: Kayne (1)

ABSENT: None (0)

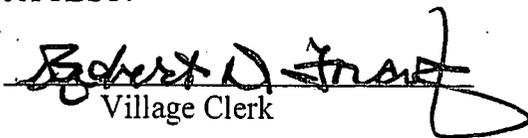
ABSTAIN: None (0)

APPROVED this 4th day of April, 2005.



Village President

ATTEST:



Village Clerk

EXHIBIT A

Said property is known as the Deerspring Park at 200 Deerfield Road and is legally described as follows:

THE EAST HALF (EXCEPT THE WEST 1 ROD THEREOF) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-EIGHT, TOWNSHIP FORTY-THREE NORTH, RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING DESCRIBED PREMISES, TO WIT: COMMENCING ON THE EAST LINE OF THE WEST 1 ROD OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-EIGHT, AT ITS INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-EIGHT, AT A POINT 313.54 FT. NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1 ROD, A DISTANCE OF 150.0 FT.; THENCE EAST ON A LINE AT RIGHT ANGLES TO THE EAST LINE OF SAID QUARTER QUARTER SECTION TO ITS INTERSECTION WITH A CURVED LINE, CURVED CONVEX TO THE WEST, RADIUS 555.52 FT., THE CENTER OF SAID CURVE LYING ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID QUARTER QUARTER SECTION AT A POINT 713.54 FT. NORTH OF THE SOUTHEAST CORNER THEREOF AND 139.02 FT. EAST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE TO A POINT OF REVERSE CURVE, SAID REVERSE CURVE BEING CONVEX TO THE NORTHEAST, RADIUS 489.52 FT. AND HAVING ITS CENTER 787.52 FT. WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION ON A LINE DRAWN AT RIGHT ANGLES THERETO AT A POINT 230.18 FT. NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE TO ITS POINT OF TANGENCY ON A LINE 298.0 FT. WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG THE TANGENT TO SAID CURVE 233.35 FT., MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST TO THE SOUTHEAST CORNER OF THE WEST 1 ROD OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-EIGHT, AND THENCE NORTH TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

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