PUBLIC COMMENT
Hi Dan -

Thanks for providing the cite to the plans for the proposed pickleball courts. I have walked through Deerspring Park literally thousands of times the past 42 years (at least daily, when weather permits) and have seldom noticed anyone using the volleyball courts that the proposed pickleball courts would replace. Assuming that the park district studies support the proposition that there is a real, underlying demand for this sort of activity, and that a cost/benefit analysis can justify it, it seems like a viable idea if the facts support that the nearby neighbors will not be materially affected by the noise. Everyone I mentioned this idea to has responded with the question, "What the heck is pickleball?" I never heard of it before, and they didn't either, perhaps because it was only invented in 1965. A quick visit to YouTube brought me up to speed. It looks like a neat, multi-generational activity. Thanks for the info and all you and your colleagues to for the Village!

Bill Owen
885 Heather
Hi Dan
I would like to see designated hours of play with starting times no earlier than 7:30am. There can be a lot of talking and directing of shots, positioning, etc. and camaraderie in a pickleball game. My concern is that you get 4 courts full of players, there will be a lot of volume. Pickleball has become very popular among an older population. They tend to be early risers and I can picture many starting play at 6:30, 7 am. I back up to Deerspring Park and I hear the tennis players early at times. It isn’t much of an issue since the courts don’t get a ton of usage and there is not that much verbal communication during the game. Pickleball is much different with voice communication, extremely popular, and potentially all 4 courts will be full.
Please consider a 7:30am start time.
Thank you for consideration
David Reiner
950 Brand Lane
November 30, 2019

Re: YES(!) To Pickleball Courts at Deerspring Park

Dear Neighbor,

You may recently have received communication about the alleged “horrors” of pickleball in relation to proposed pickleball courts being constructed at Deerspring Park.

This letter -- from another neighbor living right near the Park -- will tell you a different story.

1. Pickleball is not the “Harvey Weinstein” of sports – it is the “Oprah”!
   - Don’t take my word for it, go experience it yourself. Play a game and you’ll be hooked. Pickleball is accessible, easy to learn, and incredibly fun for all ages – players range from 8 to 108, with most players being 50 and older. You will never meet a more welcoming crowd of players to newcomers.

2. Go watch a game. Not only can you see what the fun is all about, you can listen to the game. You will hear that, from a couple hundred feet away and with muffling sound barriers in place (as planned for Deerspring), it’s not remotely the horror show some would lead you to believe. There are six outdoor courts thriving at the Northfield Community Center. All this, with houses nearby and within a community with few shrinking violets.

3. We all moved into our houses near the Park recognizing and accepting the many and varied noises that come from the Park. The Park is already full of –
   - Loud noises from the pool, including screaming kids and blaring rock music.
   - Tennis court activities (including pickleball games already!) and, occasionally, baseball bats cracking and dogs barking in the Park.
   - Indeed, at least one Illinois court has already ruled on this issue in a similar case:
     “While pickleball was not played there when plaintiffs moved into the neighborhood, surely they knew that they were moving in proximity to a large park, part of living next to this particular park is that neighbors will experience sounds of picnickers at the pavilions, or children at the playground, or music from the bandshell or tennis from the tennis courts. Plaintiffs are mistaken, however, if they feel that they have the right to lock the district into those activities, and only those, which existed at the time they became neighbors.”
     (Judge Eugene Doherty in Haskell v. Rockford Park District)

4. Perhaps most important of all, installing these dedicated pickleball courts will benefit and help to support a great and increasing number of community residents who play the fastest growing sport in America. That’s indeed a core mission for the Park District – to respond to community demand for outdoor park activities.

In short, please don’t be that cliché NIMBY (Not In My Back Yard) resident fearing the worst at the expense of the reality. Thank you for your understanding and for being reasonable!

Best regards and neighborly well wishes,

David Strauss
1040 Lampton Lane, Deerfield
Dear Sirs

I have thought more about the proposed pickleball courts that will be very close to my home and backyard. I am opposed and fear the sound from the players as well as the game will be disruptive. I would request another location be explored. I know the neighbors at Jewett had the courts removed from the project. Their objections are the same as mine. As I indicated prior, I will be out of town for the meeting. Please pass on my concerns to the individuals making the decisions on the courts. Also, I would like to send an email directly to the village representatives involved in this process. Would you be able to provide their names and emails.

Respectfully

David Reiner

On Nov 25, 2019, at 4:40 PM, Daniel Nakahara <dnakahara@deerfield.il.us> wrote:

Thank you Mr. Reiner, I will make sure this email is part of the submittal to the Plan Commission.

Sincerely,
Dan
and there is not that much verbal communication during the game. Pickleball is much different with voice communication, extremely popular, and potentially all 4 courts will be full. Please consider a 7:30am start time.
Thank you for consideration
David Reiner
950 Brand Lane

On Nov 25, 2019, at 3:21 PM, Daniel Nakahara <dnakahara@deerfield.il.us> wrote:

Hi Mr. Reiner,
If you would like me to pass along any comments to the Plan Commission please don’t hesitate to contact me. If you would like to send any comments, please send by Thursday, December 5th so it would be part of the packet sent to the Plan Commission.

Sincerely,
Dan

Hi David

Pleasure speaking with you today and thanks for your comments regarding the proposed pickleball courts at Deerspring Park. As we mentioned, I noted your comments here about starting times, ending times and player noise. I’ve also provided below the contact info for Dan Nakahara from the Village’s Planning Dept if you want to pass those comments onto Dan as I believe he is the best village contact to send them too, (he’s who I submit our requests to). I’ve copied him on this email as well. Have a great thanksgiving!

Dan Nakahara
dnakahara@deerfield.il.us
Jeff Nehila  
Executive Director  
Deerfield Park District  
836 Jewett Park Drive  
Deerfield IL 60016-3291  
(847)572-2612  

Make it a great day!
Dear Mayor Rosenthal, Deerfield Trustees, and Members of the Plan Commission,

My name is Alisa Klein and I live at 231 Ramsay, just North of the tennis courts at Deerspring Park. I will not be able to attend the December 12 Plan Commission meeting as I have a previously planned vacation with my family. This issue is important enough that I considered not going on that vacation, but it was nearly a miracle that I was able to schedule a vacation with 5 adult family members and I couldn’t miss this rare opportunity to enjoy it.

I am very troubled that the Park District added pickleball boundary lines to the current Deerspring tennis courts, but I am even more troubled by the proposal to add 4 new pickleball courts to Deerspring Park. I understand that the new courts were going to be placed at Jewett Park but the neighbors there opposed them due to the noise. I am opposing them primarily for the same reason, but for other significant reasons as well.

When we moved into this home we understood that there was a pool and tennis courts to our South and in fact liked the idea that recreation was so close to our home. Although we hear the sound of the tennis balls, whistles from the lifeguards, yelling of the Coho coaches, and screaming children at the pool, we consider that part of the ambient noise of the neighborhood. The sound of pickleball is not the same. When the ball hits the paddle in this sport there is a loud popping sound. And because this sport is usually played in doubles, and the courts are small, the popping sound occurs frequently. And with 4 people on each of four courts there could also be 16 players yelling and cheering as well. With our property about 200’ from the proposed courts (and about 180’ from the current pickleball court at the tennis court) the noise would be a constant nuisance and detrimental to our property value. On the first diagram below the orange X marks our property.

I am all for public recreation and hope to learn to play pickleball some time soon, but I don’t think it is fair that my family and a few other nearby families be subjected to this constant noise and hence the decrease in property values. In conducting a quick Google search on pickleball and noise, I see that there are many people living near courts throughout the country who are complaining of the noise, and some are even bringing lawsuits to have it stopped. It isn’t right that we few families should bear the noise burden for the entire town when there are much larger parks in our village where this type of facility would make more sense as it would be further from residences. I’m not sure why it is being proposed for the only small, undeveloped green space in this area of Deerfield.

I know noise studies have been conducted and there are claims that the noise will not be problematic, but there is some mis-information in the documents that I have seen on the Plan Commission Submittal dated October 4, 2019:

1. The Submittal states that noise concerns are not a measurable/quantifiable issue. However, the measurements that were used for this noise study do not adequately represent the sounds from pickleball. According to an April 25, 2018 article entitled “Why Are Your Pickleball Courts Receiving
Complaints From Neighbors?” by Lance Willis from S and W Acoustics and Noise Control, he claims that in pickleball, "Due to the short duration of the impact, averaging sound pressure level metrics such as equivalent level (Leq) and even maximum fast exponential time weighted level (Lmax) fail to accurately represent the perceived loudness of the impact.” These flawed measurements are the ones cited in the study done for Deerfield. The author Lance Willis goes on to suggest that, "We recommend that pickleball courts to be located within 500 to 600 feet of residential properties or other noise sensitive areas be reviewed by an acoustical engineer during the site selection phase in order to avoid choosing a site that is expensive to mitigate, results in unexpected limitations on court use, or leads to ongoing disputes with neighbors. The full article can be read here: https://www.acousticalnoise.com/noise-control/why-are-your-pickleball-courts-receiving-complaints-from-neighbors/

2. The Submittal states that the courts will not diminish or impair property values in surrounding areas. If the noise is an issue for properties surrounding the proposed courts, it will most definitely have an impact on property values of those homes, and hence the homes surrounding them. Wasn’t this the same reason that these courts were opposed by neighbors at Jewett Park, where they were proposed then removed from the plans?

3. The Submittal says there is 170’ or 125’ of wooded area in between the homes and the proposed courts. Actually, there is about 64’ of wooded area between our property line and the courts. I’m not sure what 170’ or 125’ represents, but it is a false and misleading statement. In any case, wooded areas are not necessarily a good sound buffer, especially during times of the year when the trees are bare.

4. The Submittal does not seem to specifically mention our property, but says the closest home to the west is 250’ away. Our property is about 200’ north of the proposed courts. Our house sits back from the property line, but we use our backyard daily for recreation, and gardening in Spring, Summer and Fall, and we would like to continue to enjoy it without the loud popping and cheering noises from pickleball.

5. The Submittal states that the park district will not conduct organized leagues. Can you guarantee this will always be the case?

6. There is contradictory information about lighting in the documents. The October 4th document states there will not be lights, but an October 18, 2019 memo talks about a lighting plan. Will there be lights? Can we be guaranteed that there will never be lights?

By comparison, the Northfield community pickleball courts were placed in a location that seems to make sense for the community as a whole. If you look at the map showing their courts below, you see that they are surrounded by a park district building, parking lots, Willow Road, green space and several baseball fields. They look to be about 600’-700’ from the nearest homes, some of which are on the other side of Willow Road (which probably drowns out the sound anyway). This approach seems to be the fair and responsible way to bring this popular game to our village too.

I understand that the noise issue only affects a small number of homeowners but we all need to live harmoniously in our community and I would like others to consider how they would feel if these courts were to be built close to their backyard. If I wanted to have all-day parties every day for the whole neighborhood, with a loud band, many neighbors would benefit from the continuous fun and it would only inconvenience my immediate neighbors. Would that justify the inconvenience to the immediate neighbors and be acceptable in our village?

The other major issue with the proposed pickleball courts is that this proposal trades the permeable land, including the very permeable sand court, for nearly 10,000 square feet of impermeable space. I understand that an engineering study (Gewalt Hamilton Associated, Inc.) done in early 2019 found severe issues with flooding in this area and that the village is not addressing these issues at this time. Although retention areas are included in the proposed plan, experience shows that retention areas in and around Meadowbrook are only effective in the light rain storms. When we have the increasingly more frequent major rains we see that no amount of...
retention space can hold all the water and it ends up on our roads and properties. Adding additional impermeable space will certainly exacerbate the water problems that we are already dealing with.

I hope you will re-consider this proposal and thank you for your consideration.
ALISA KLEIN
alisa.klein@mac.com
(847) 945-4419
From: David Reiner <davidreiner@comcast.net>
Sent: Thursday, December 5, 2019 5:50 AM
To: Deerfield Village Board <villageboard@deerfield.il.us>
Subject: Pickleball courts at Deerspring

Dear Village Board

I live at 950 Brand Lane. My property backs up to Deerspring. Since I will be out of town for the hearing on December 12th, please consider my comments via this email.

I am opposed to the courts in this location. There will be noise from the game itself, paddle, ball, etc. Also, pickleball is a very social game. There is a lot chatter amongst the players. The noise from potentially 16 players at one time, (4 courts, 4 people per court) will be easily heard. In addition, pickleball is popular among seniors. This age group tends to be early risers. The noise may start as early as 6:30-7:30am. I am worried that the noise will affect my sleep with windows open. I would definitely hear it as well.

Pickleball did not pass at the Jewett Park location and I see no reason as to why our neighborhood concerns are different as well as the outcome.

Respectfully
David Reiner
Dear Mr. Nakahara,

I recently purchased my family home in the Meadowbrook neighborhood and have a 2 year old son. I was looking forward to having a nice green space to bring my son to play but if the proposed pickleball courts go in that will be taken away from us. In addition the flooding is so bad in our area already due to the lack of storm sewers and proximity to the river and taking away any additional permeable land will have severe consequences on us. Even for those who do not live close enough to have their property personally affected by more standing water, the increase in standing water will bring more mosquitoes and therefore a higher risk of potentially deadly disease to our children.

I object to this project because it:

- Removes the only grass lawn available at Deerspring Park....regularly shared & enjoyed by children playing ball.
- Removes mature trees and the open beauty at the entrance to the park.
- Worsens flooding in our neighborhood due to a lack of permeable ground.
- Increases noise for neighbors, those enjoying the swimming pool and the park.

Furthermore, the Park District has a responsibility to be good neighbors to its neighbors, good stewards of our land and resources, good stewards of their fiscal and budgetary obligations and to be morally and ethically above board in their dealing with the people of the community. The Village Board should hold the park district to this high standard. In addition, I find it inappropriate that this decision is being rushed and voted on during the holiday season, that there is nothing posted on the Park District website about the proposed change, and that the Park District has not invited the surrounding neighbors to discuss the issues. I, may or may not, attend the public hearing on December 12, 2019 but want you to know how I feel.

Thank you,

Elizabeth Weiss

237 Landis Lane

Deerfield, IL 60015
While the Village has made a decision to install pickleball courts in the Village, we petition and recommend the following:

1. **Put them in Jewett Park as originally planned.** It was apparently rejected due to neighborhood complaints about noise. Jewett Park is a huge park with lots of noise. *That complaint is not accepted as a valid reason for a change by the Village by petitioners today.*

2. If Deerspring is the best destination, then it should be built on the southside of the park near Deerfield Road, not along Margate/Manor for reasons discussed below.
   a. In the South end, it can be built surrounded by trees which will reduce noise and increase appeal and ambiance.
   b. The appearance of such courts would be much enhanced to the experience of playing in such an environment.
   c. Near to Deerfield Road is an advantage due to noise considerations. The fewest residents will have any impact at all.
   d. Deerfield Road location is across the street from a private golf course and tennis courts now and is a most appropriate location – keeping the same types of places together.
   e. Deerfield Road has storm sewers already in place to which drainage concerns can be directed.
   f. The trees are mostly brush trees and replacement can be addressed as easily as on the north side. Replacement should not be an added consideration.
   g. This location expands the Deerspring Park active area, better utilizing more public property.
   h. This area is not being used or enjoyed by anyone at this time and increases public use of public land.
   i. The volleyball court can remain as is, with continued use of public land.
   j. The grassy area currently utilized by residents can continue to be used freely.

**To discuss and resolve – if not relocated to Jewett Park or to Southside of Deerspring Park.**

1. The proposed area has wet areas that never drain all year long. What would this added impervious area do?
2. Drainage. This has not been adequately addressed and is a LONG-standing issue well-known to the Village and to the Board.
   a. The impervious area of courts is a **discretionary add** to the public park.
      i. This is being considered to be added to **public property**.
      ii. It is not a home that meets the Village ordinances on private property, to which the Village has little to contest other than require builder to meet the elevations, drawing and permits of drainage.
      iii. Public property must address the area in which the added item is being contemplated.
b. Meadowbrook has severe drainage and overland storm flow issues. One Meadowbrook neighbor already has some flood control protection added.

c. There is NO Village storm sewer system from Margate & Beverly to Manor at the curve before Heather into which to connect the 9,678 new square feet of impervious area and the massive runoff from this area.


e. In this report, there are several options recommended costing millions of dollars to attempt to address parts of the storm drainage issues flowing into Meadowbrook. None will be undertaken at this time by the Village. **We therefore require the Village not be permitted to add to the problem.**

f. The Village is currently aware that it must address the substantial flooding, pooling and drainage problems of this quadrant of the Village, and we have been told funding will be included in its 5-year plan to correct.

g. Adding additional problems to a severely over-burdened area will cause all residents in the area to consider legal actions against the Village and the developer, should such a move be approved. There are other much better options.

h. This plan for this particular location:
   i. Adds additional impervious area (no drainage in the square foot area),
   ii. reduces natural drainage into the sand (the best means for absorbing drainage) and grassy area (second best),
   iii. and will threaten the entire area with additional flooding.

i. The swales and “retention” areas are severely too small to address the added runoff from the 9,678 sq ft. impervious area created by the asphalt courts. How do we know? The Village Engineers said that a property that is 200 x 130 feet large is too small to address much of the drainage problems of the area before the added impervious area.

3. We believe that should the Village have these funds encumbered or from the $4 million from the State, the money would be better spent fixing Village infrastructure related to storm flooding in the Meadowbrook (and other areas) before adding amenities to continue to OVERBUILD (Village Board's words at an October meeting) and further add to the problems now facing a Village that has overbuilt housing exceeding existing sewer systems.

**Conclusion. No matter where the courts end up going, the courts should never be permitted to be built along Margate/Manor.**

Mary Anne D’Onofrio  
330 Margate Ter  
Deerfield, IL 60015
Hi Dan,
Another note about the drainage in the Deerspring Pool - needs to be addressed. This is for a 2 inch 2 hour storm (about 3 a year so far), where we have had 4 hour storms with more recently.

Mary Anne

My Own Meals, Inc.
Deerfield and Chicago, IL USA
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fax +847-948-0468
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Follow us on Facebook and Twitter!

---------- Forwarded message ----------
From: Mary Anne Jackson <sales@myownmeals.com>
Date: Fri, Dec 6, 2019 at 10:38 AM
Subject: The water runoff schedule I mentioned
To: Jeff Pool Nehila <jeff@deerfieldparks.org>

Hi Jeff,
Attached is how I calculated it and notes about the drainage. Tyler is the one stating the 200 x 130 lot is too small for a detention pond to address existing drainage issues in the area. That was before adding the storm water from the 9,678 sq ft impervious area of the courts in a 2 inch 2 hour storm which we get several times a year.
Let me know if you need additional info.
Thanks,
Mary Anne

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Follow us on Facebook and Twitter!
Drainage is an important and critical issue for Meadowbrook and the surrounding neighbors on Beverly (house backyard is next to Lions Drive) as well as those on Heather and Manor which are close to river, to where the run-off water must flow and perhaps through whose properties this water is intended to flow. **There is no information of where the water is intended to flow out of the park.**

The Village Park District must look at the entire area, not just the part of the project shown in the proposal. This is a well-known, and well-documented flooding area of Deerfield.

For purposes of estimating just how much water would be flowing out of the park into neighborhood yards and street, attached is a layman’s calculation in the simplest of terms. Not included are factors such as:

- the net increase comparing the impermeability of the current land to the new asphalt area, only an estimate of the asphalted area.
- the elevation and slope of the land, which affects the rate of flow (velocity and force). i.e. the greater the elevation, the faster water flows out of the park into the neighbor’s yards.
- the elevations on the proposal drawings do show higher elevations in the park than in Meadowbrook’s homes, presumably where the water would naturally flow, but we do not know yet where the Village intends to flow the water.

For purposes of discussion, we calculate this as if the water does not move from the courts but rather all of it sits directly on top of the courts and then needs to be moved somewhere. The question is then where and how will the Village move the drain water to the river?

Note:

- There are no Village storm sewers from the corner of Beverley and Margate going east to Manor past the park to the bend. We proposed this be done to help Meadowbrook and Margate in 2002. At that time, we were told by the Village that to install them would cost upwards of $3 million. (I have no document of this.)
- Therefore, there is no existing Village system of storm water management available to assist in moving the water to the river today.
- The pickleball project should only be considered where well-established drainage systems function, such as on Deerfield Road side of the park.
- To those residents with backyards along the river, this added drain water should worry them because the river flooding issue that the Army Corps of Engineers discussed in its report to the Villages of Deerfield and Highland Park shows not much can be done to fix existing flooding concerns. (see attached 10/17/19 Chicago Tribune article)
- When we asked if the Village could take over a Margate property 200 ft x 130 ft to build a water retention area, we were told that this area is not large enough to handle existing drain water problems for the area BEFORE adding the 9,678 new sq. ft of impervious area run-off drain water issues.
- Therefore the small detention areas shown in the drawing are called into question. The water must still flow somewhere.
- **Where is the water intended to flow?** Overland into Meadowbrook? Into Beverly properties backyards? Down Manor properties to Heather properties?
The basis of the simple calculation is from the attached site:
https://sciencing.com/calculate-surface-runoff-6505227.html


*Simple, straightforward methods of calculating runoff can tell you the amount of water that storms bring to the earth. For a given surface area such as a roof or yard, multiply the area by the inches of rainfall and divide by 231 to obtain the runoff in gallons.*

**New Courts** (100% impervious) will be all asphalt

Impervious area of courts only

<table>
<thead>
<tr>
<th>Rain in 2-hour storm</th>
<th>Impervious area</th>
<th>Rain (2 in x sq ft)</th>
<th>Runoff (divide by 231)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 inches</td>
<td>9,678 sq ft</td>
<td>19,356</td>
<td>83.8 gal/sec</td>
</tr>
</tbody>
</table>

2-hour storm Runoff 83.8 x 60 seconds x 60 minutes x 2 hours

603,360 gal (1)

**Note:** 1 cu ft = 7.48 gal

**For Perspective:**
This volume of water is almost the amount of water in one standard Olympic sized pool.

**Measurements for an Olympic Size Swimming Pool** By Jeremy Hoefs
https://www.livestrong.com/article/350103-measurements-for-an-olympic-size-swimming-pool

To quote:
**Volume**

*Olympic-size swimming pool are approximately 50 m or 164 feet in length, 25 m or 82 feet in width, and 2 m or 6 feet in depth. These measurements create a surface area of 13,454.72 square feet and a volume of 88,263 cubic feet. The pool has 660,253.09 gallons of water, which equals about 5,511,556 lbs.*

Other references reviewed:
- **USDA Urban Hydrology for Small Watershed TR-55** June 1986

These require more information about the existing land’s ability to drain water plus other measures we do not have. The above calculation is used by individuals trying to estimate their own private property runoff when doing projects. It is not an engineering approach which would be much more informative.
Highland Park renews calls for Skokie River, Middle Fork flood remedies

Army Corps determined reservoir sites are not enough

By Karen Berkowitz

Highland Park Mayor Nancy Rotering has renewed calls for a regional flood control plan. A public meeting will be held at 7 p.m. Oct. 21 at the Highland Park Country Club, 1201 Park Avenue West, Highland Park.

Last year, the Army Corps evaluated the potential of two reservoir sites to provide flood relief within the Skokie River and Middle Fork watersheds at the request of the cities of Highland Park and Lake Forest, the Village of Deerfield, the Lake County Stormwater Management Commission and the East Skokie Drainage District.

Specifically, the Corps planning assistance study looked at the former Highland Park Country Club and the Prairie Wolf Forest Preserve. The reservoir locations were chosen because of their upstream proximity to areas that experienced heavy flooding in July 2012, according to the Corps' report.

But the study did not advance to the feasibility phase after modeling showed the reservoirs would not significantly reduce flood damages in the Skokie River and Middle Fork watersheds. The Corps found that expanding the capacity of the reservoirs or changing the location would be difficult due to high levels or urban development.

The Army Corps recommended that other alternatives be considered by the communities, such as raising or moving structures, buyouts, flood-proofing and floodplain regulation.

"Needless to say, this was an extremely disappointing conclusion, as the city and neighboring communities along these rivers are still in need of a solution," Rotering said. "Our region continues to experience increased storm intensity and frequency. Without flood mitigation, this results in ongoing risks to the health, safety and welfare of Highland Park residents."

She added, "No resident should have to worry every time it rains."

Highland Park officials say the study should be expanded to identify other possible storage basins in Lake and Cook counties and examine the benefits of river dredging, along with other flood relief measures.

According to the Lake County Stormwater Management Commission, rivers in Lake County exceeded flood stage during six separate storm events in 2018, more than triple the average over the past decade. "Flood stage" is the point at which water levels rise over the natural embankment and flood the surrounding areas.

The half-dozen events in 2018 set a record for Lake County.

Updated rainfall data from the Illinois State Water Survey, released last spring, showed that northeast Illinois and Lake County have been getting far more precipitation than previously thought. The organization's Bulletin 70, which had not been revised in three decades, was updated to reflect the years from 1948 to 2017 — and redefined what constituted the so-called "100-year flood," the standard used to design stormwater detention systems.

Kurt Woolford, chief engineer for Lake County's stormwater agency, said that all of the county's stormwater detention systems in the past 25 years have been based on a rainfall depth of six and a half inches, thought to be the 100-year flood.

"So with the flip of a switch, this report comes out, and all of the basins are now 25-year designs," Woolford said.

Lake County's rainfall data also was skewed by the use of a single rainfall gauge in Waukegan, rather than an average taken from multiple sites. Throughout northeastern Illinois, the updated rainfall standard for a 100-year flood is about 8.6 inches over a 24-hour period, up from 7.6 inches, according to the stormwater agency.

No resident should have to worry every time it rains."

— Highland Park Mayor Nancy Rotering
LEAF COLLECTION
PROGRAM CONTINUES

The Village’s annual leaf collection program provides residents with an alternative for disposal of their autumn leaves.

Residents who do not mulch or bag their leaves may rake leaves to the curb or carriage walk the night before their scheduled pickup.

The Village began collecting leaves on October 22 this year and will continue this service through November 16.

Public Works Department crews will make one pass by all homes in the Village each week during the four-week program.

We ask that you do not put out leaves more than one day prior to your scheduled pickup day. Leaves should be raked in a long, neat row that does not exceed five feet in width.

They should be raked as close to the curb as possible, so long as they are not placed in the street or on top of the carriage walks or sidewalk, as this causes safety hazards. If you have landscapers, please direct them to abide by the Village’s leaf collection guidelines.

WATER TOWER PAINTING PROJECT

Earlier this year, the Public Works Department began the Kates Road Water Tower painting project. The project included painting the interior and exterior of the tank, along with installing new safety equipment and updating electrical components. The tank was first sandblasted then primed and painted to extend the life expectancy of the paint. Painting operations were completed in early October and the tank was brought back in service in late October.

The transfer of police and cellular communication equipment from the temporary monopole back onto the water tower will begin in November. Once the transfer is complete, the monopole will be removed.

The painting of the water tower is necessary every 20-25 years to prevent deterioration. This keeps the Village’s water system in excellent condition and helps the Village provide safe drinking water to its residents.

For more information, contact the Public Works Department at 847.317.7245.

DEERFIELD FLOOD INFORMATION

FLOOD HAZARD AREAS

Special Flood Hazard Areas (100-year floodplain) in the Village of Deerfield are located near the middle fork and west fork of the north branch of the Chicago River. The eastern portion of Deerfield is in the middle fork floodplain while the western part of town is in the west fork floodplain. For a detailed map, visit the “Maps and Information” page on the Village of Deerfield’s website at www.deerfield.il.us.

Guidance on whether your property is in the 100-year floodplain can be obtained by contacting the Engineering Department and having a staff member help you. Maps are available to look at as well as other flood-related information. Contact the Engineering Department at 847.317.2490 for further assistance.

FLOOD SAFETY

The following common sense guidelines can help protect you from the dangers of flooding:

- Do not drive through a flooded area. More people drown in cars than anywhere else. Do not drive around barriers.
- Do not walk through flowing water. Currents can be deceptive. Six inches of water can knock you off your feet.
- Stay away from power lines and electrical wires. If your house is about to flood, turn off the power at the service box. Electrical current can travel through water, and electrocution is the second leading cause of death during floods.
- Be alert to gas leaks. Turn off the gas to your house before it floods. If you smell gas, report it to a Village official or your gas company. Do not use candles, lanterns or open flames if you smell gas or are unsure if your gas has been shut off.
- Keep children away from flood waters, ditches, culverts and storm drains. Flood waters can carry dangerous items.
- Clean everything that made contact with flood waters. Flood waters can be contaminated with sewage and chemicals that pose severe health threats.
- Look out for animals, especially snakes. Small animals that have been displaced from their shelters by the flood may seek shelter in yours.
- Do not use gas engines, such as generators or charcoal fires, indoors during power outages. Carbon monoxide exhaust can pose serious health hazards.

PROPERTY PROTECTION MEASURES

Temporary yard and street flooding is the intended means to direct heavy rain from homes and buildings. However, If your property is susceptible to flooding, there are many flood damage reduction measures you can employ.

- Watertight seals can be applied to brick and block walls to protect against low-level flooding.
- Utilities such as heating and air conditioning systems, water heaters and other major appliances can be elevated to higher floors in the structure or on raised platforms.
- Temporary measures such as moving furniture and other valuables to higher floors or sandbagging exterior openings can be employed.

Elevating or relocating the entire structure may also be a feasible option.

For more information, contact the Public Works Engineering Department at 847.317.2490.
Mr. Nakahara,

Thank you very much for taking the time to speak with me yesterday and this morning. I have included in this e-mail the attachments provided to me to withdraw and object to the demolition and construction work at Deerspring park/pool. I have also attached my own signed documents to this e-mail. I strongly object to this Plan and I request that the Deerfield Park District withdraws the plan and if not, have the Plan Commission Reject the Plan. The location would create the problems of offensive noise, flooding and standing water, ugliness and complete loss of green space (all detailed in sample letter and petition). In addition, Deerspring park is currently equipped with tennis courts (outdoor-Lined for Pickleball) per website [http://www.deerfieldparks.org/locations](http://www.deerfieldparks.org/locations). This is not a responsible use of taxpayer money to remove old growth trees (which cannot be replaced 1 for 1) that are currently assisting in drain/runoff water management and loss of all green space to build courts new (which will have negative environmental impact), when courts already exist to accommodate outdoor pickleball specifically at Deerspring park. Mr. Nakahara, you have my full and complete permission to use any and all information provided by me to publish or document into the Village Record. Please feel free to contact me at any time, my information is provided below. I have copied various members of the village who are concerned as well. I plan on being at the plan commission meeting 12/12/2019 at village hall and I hope to see you there. Thank you again for all your time and I appreciate you.

Most Sincerely,

James S. Sinkovitz, Purchasing Agent  
David Architectural Metals, Inc.  
3100 S. Kilbourn Ave. Chicago, IL 60623  
Office: (773) 376 - 3200 ext.122 I Cell: (847) 767 - 0373 I Fax: (773) 376 – 6862  
Check Out our New Website: [http://www.davidarchitecturalmetals.com](http://www.davidarchitecturalmetals.com)

From: Michael Fine <michael@fineandcompany.com>
Sent: Thursday, December 5, 2019 1:25 PM
To: James Sinkovitz <jsinkovitz@davidarchitecturalmetals.com>; Art Wilde <art@artwilde.com>
Cc: info@gogreendeerfield.org; Deb Singleton <livinglovingearth@gmail.com>; Camilla Dadey <cjhdadey@gmail.com>
Subject: Re: No Pickle-ball courts at Deerspring

James,
Thank you for circling in the Deerfield “Tree Advocates”. Attached is the letter and petition our core group put together and documents obtained from the park district. All help in shutting down this plan will be most appreciated.

Michael A. Fine, CCIM, CAI, AARE
Principal – Managing Broker
Fine and Company LLC

O 312.278.0600 ext. 101
E www.fineandcompany.com

Offices:
Chicago | New York | Kentucky | Texas | Arizona | California
Post: PO Box 1588, Deerfield, IL 60015

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From: James Sinkovitz <jsinkovitz@davidarchitecturalmetals.com>
Date: Thursday, December 5, 2019 at 1:12 PM
To: Art Wilde <art@artwilde.com>
Cc: "info@gogreendeerfield.org" <info@gogreendeerfield.org>, Deb Singleton <livinglovingearth@gmail.com>, Camilla Dadey <cjhdadey@gmail.com>, "Michael A. Fine" <michael@fineandcompany.com>, James Sinkovitz <jsinkovitz@davidarchitecturalmetals.com>
Subject: RE: No Pickle-ball courts at Deerspring

Art,

Thank you very much for getting back to me so soon. Yes, I am 100% committed to doing anything I can to help stop this project. Yes, I would like to speak with both, Deb and Camilla as well as yourself, to provide any information I can. I am in contact with the person leading the campaign as well, his name is Michael Fine and I will copy him in this e-mail also. My phone number is 847-767-0373. Feel free to contact me at any time, I can also reach out to anyone whose phone number you provide me. Deerspring Park/Pool is very special to me and one of Deerfield’s hidden gems, I will do everything in my power to keep it that way for myself and my children for years to come. I am very glad that I reached out to everyone at Go Green Deerfield and I am very proud to be of any assistance to the organization and anyone of you. Thank you again for any help you may be willing to offer. Everything is appreciated.

Most Sincerely,
From: Art Wilde <art@artwilde.com>
Sent: Thursday, December 5, 2019 12:41 PM
To: James Sinkovitz <jsinkovitz@davidarchitecturalmetals.com>
Cc: info@gogreendeerfield.org; Deb Singleton <livinglovingearth@gmail.com>; Camilla Dadey <cjhdadey@gmail.com>
Subject: Re: No Pickle-ball courts at Deerspring

Hello James. As far as I know, this is news for our group. Thank you for bringing it to our attention.

While the list of things is long calling for attention, trees is one of our big focus areas.

I am copying Deb Singleton who leads the Land & Water group, which is spearheading our tree campaign. They are the best folks to ascertain how well we may able to help address this topic.

You are clearly concerned as well. Would you be willing to get involved with the effort to help address this issue? Whatever you can offer will only help increase our chances of successfully saving our trees.

As a first step to explore how or if you may want to contribute, would you be willing to briefly chat with Deb (or Camilla also copied here) by phone? I am sure they would appreciate you sharing what you know about the situation. No pressure at all. Consider it an invitation.

Hope to meet you in person some time soon!

Art
(Sent from my iPhone)

Art Wilde
Executive Coach
Integral Master Coach™
art@artwilde.com
(847) 226-7002
www.linkedin/in/artwilde

"Integral Coach" is a trade mark in Canada owned by Integral Coaching Canada Inc., and licensed to Art Wilde.

On Dec 4, 2019, at 6:43 PM, James Sinkovitz <jsinkovitz@davidarchitecturalmetals.com> wrote:

George, Deb, Amy, John, Camilla & Art,

Are you aware they want to remove trees at Deerspring pool to build Pickle-Ball courts? I have been made aware that this would effect native habitat and species, please acknowledge this e-mail. I hope you guys are bothered by this more than I am. My name is James Sinkovitz and I live at 1316 Oxford road. Please help to stop this unnecessary project.
-Concerned 35 year northeast Deerfield resident

P.S. I got a pin oak tree at the farmers market and planted it in my back yard from you guys this summer. And we want Deerfield to be worthy of being called tree city USA.

Thank you
Dear Neighbors

We write this letter not to ask you to vote against Pickleball but to have you to consider the ramifications of the Park District paving almost 10,000 square feet of greenspace at Deerspring Park - essentially all open grass and wooded areas north of the swimming pool fence to Manor Drive and from Lions Drive east to the tennis courts.

See proposed map attached.

For those of us who bought our homes knowing what a special park Deerspring is and use Deerspring - the pool, the tennis courts, the green grass area where we walk our dogs, play ball with our children, fly a kite, enjoy quiet time with your kids, watch the deer who use this area daily, and others who use this area for Coho Swim meets - Deerspring will be forever changed for the worse.

For those of us who already experience flooding with the frequent hard rain, this will also impact us as almost 10,000 square feet of the park will be paved. This would leave nowhere for the water to go once the proposed mosquito haven retention areas are full. Hence, the water will end up in our backyards and streets where we already have water problems that the Village has not addressed.

We need your support to voice your concerns to the Village Board regarding:

- **LOSS OF GREEN SPACE** - The loss of the only green space at Deerspring
- **IT WILL BE UGLY** - The ugliness of walls of fencing that will run along Lions Drive all the way to the existing tennis courts
- **FLOODING AND STANDING WATER** - The streets surrounding this area have no storm sewers thus the village suggests directing the water to adjacent swales, and retention areas by the pool, a dangerous solution given West Nile concerns
- **OFFENSIVE NOISE** - Noise not only to homes within 500 feet but disturbing everyone’s use of the pool, the playground and the existing tennis courts.

**What can you do?**

1. **ATTEND THE PLAN COMMISSION MEETING**: Most importantly, attend the Village Plan Commission meeting: 7:30 p.m. - Thursday, December 12th and **plan to speak**. The meeting is held at Village Hall, 850 Waukegan Road, Deerfield, IL

2. **WRITE AND CALL EVERYONE**: Whether you are able to attend or not, send your own email or use the template provided below to

<table>
<thead>
<tr>
<th>Dan Nakahara, Planner, Village of Deerfield</th>
<th>Jeff Ryckaert, Principal Planner, Village of Deerfield</th>
<th>Jeff Nehila, Executive Director Deerfield Park District</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:DNakahara@deerfield.il.us">DNakahara@deerfield.il.us</a></td>
<td><a href="mailto:jryckaert@deerfield.il.us">jryckaert@deerfield.il.us</a></td>
<td><a href="mailto:jeff@deerfieldparks.org">jeff@deerfieldparks.org</a></td>
</tr>
<tr>
<td>847-719-7480</td>
<td>847-719-7482</td>
<td>847-572-2612</td>
</tr>
</tbody>
</table>
3. **SIGN THE PETITION**: Whether or not you plan to attend the meeting have every member of your family who lives in Deerfield and is registered to vote and owns property fill out and return the petition below to us.

4. **CONTACT YOUR NEIGHBORS**: We do not have contact information for everyone in the neighborhood. Please help get the word out to everyone you know.

Let them know how disappointed you are at the shameful timing of this proposal without a neighborhood meeting, no announcement on the Park District website and in the middle of people’s busy holiday schedules.

Request the Park District withdraw the plan and if not have the Plan Commission reject the plan.

**NOTE:** This plan was proposed for Jewett Park and was voted down due to NOISE concerns, yet the park District seems to have no problem placing in our park and voting during the holidays.

Thank you. We need your participation. This small group cannot accomplish this on their own.

Alisa Levy Klein  
Bruce Klein  
Michael Fine  
Linda Fine  
Andrew Fine  
Renee Jones  
Rebecca Unger  
David Unger  
Maryann D’Onofrio
Deerspring Park Pickleball
Development Plan
Deerfield Park District
9/19/2019
SAMPLE LETTER

I live in the Village of Deerfield and oppose the Village of Deerfield Park District proposal to install four pickleball courts at Deerspring Park in the northwest corner along Manor Drive and Lion’s Drive.

Why is there nothing posted on the Deerfield Park District website about this proposed change? Why hasn’t the Park District invited neighbors to a meeting to discuss the neighbor’s wishes? Why is this being done in the middle of the holiday season with no notice?

I object to this project for the following reasons because it:

• Removes the **only** grass lawn available at Deerspring Park....regularly shared & enjoyed by dog walkers and children playing ball.

• Removes mature trees and the open beauty at the entrance to the park.

• Worsens flooding in our neighborhood due to a lack of permeable ground.

• Increases noise for neighbors, those enjoying the swimming pool and the park.

The Park District has a responsibility to be good neighbors to its neighbors, good stewards of our land and resources, good stewards of their fiscal and budgetary obligations and to be morally and ethically above board in their dealing with the people of the community.

The Village Board should do its job and hold the park district to this high standard.

I, may or may not, attend the public hearing on December 12, 2019 but want you to know how I feel.

Name: _________________________________________

Address: ________________________________________
PETITION

Dear Village of Deerfield Plan Commission and Village Board,

I, the undersigned petitioner, live in the Village of Deerfield and oppose the Village of Deerfield Park District proposal to install four pickleball courts at Deerspring Park in the northwest corner along Manor Drive and Lion's Drive.

I object to this project for the following reasons because it:

- Removes the only grass lawn available at Deerspring Park....regularly shared & enjoyed by dog walkers and children playing ball.
- Removes mature trees and the open beauty at the entrance to the park.
- Worsens flooding in our neighborhood due to a lack of permeable ground.
- Increases noise for neighbors, those enjoying the swimming pool and the park.

Additional Comments

Currently Deerspring Park has Tennis Courts

(Outdoor-Lined for Pickleball)

This is not effective use of Tax payer money to build something that already exists

I am a property owner in the Village of Deerfield, Illinois. I, may or may not, attend the public hearing on December 12, 2019 but want you to know how I feel.

Signature 12/06/2019

James S. Sinkovitz

Print Name

1316 Oxford Rd. Deerfield, Illinois

Street Address

(847) 767-0373

Telephone Number

jsinkovitz@daedalarchitecturalmetals.com

Email Address

Please return this petition via email to Michael@Fineandcompany.com or fax to 312-268-1110
MEMORANDUM

TO: Plan Commission

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

DATE: October 18, 2019

RE: 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 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 newly created 12,000 square foot detention area, located east of the new pickleball courts, for storm water management requirements as indicated by the Village Engineering Department. The detention area will be seeded with a native plant mix. No additional signage is proposed as part of this renovation project.

**Noise**

The petitioner engaged an acoustic expert 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.

**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 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 due to the nature of the Deerspring Park. 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 par). 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.

The petitioner has engaged a traffic consultant to prepare a traffic and parking analysis study for the proposed pickleball courts to be located in Deerspring Park. The study will include analysis of the number of parking spaces to accommodate the maximum parking demand, traffic characteristics and estimated traffic generation of the proposed renovations and its interaction with the existing on-site uses. The traffic and parking analysis will be available for the public hearing.

**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 petitioners have submitted the proposed preliminary engineering for the property. For a Special Use, the petitioners must demonstrate that the stormwater plans will work. Final engineering will have to be approved by the Village Engineer prior to the issuing of a building permit.
Fire Department

The Deerfield Bannockburn Riverwoods Fire Department will have to review and approve the site plan for emergency vehicle accessibility.

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 Plan Commission may want to ask the petitioners if additional bike racks are needed.

Submittal List

Attached is the submittal list given to the petitioners.
Village of Deerfield
2019 Zoning Ordinance Map
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.
September 9, 2019

Re: Submittal List for 2019 Deerspring Renovations

Dear Jeff:

We are providing you with a submittal list for the proposed renovations to Deerspring Park. An amendment to the Special Use will be required for the proposed renovations to Deerspring Park. Please note that all of the special use standards have to be met for approval of the project. Adequate buffering is one of the special use standards and there is a definition of buffering in the zoning ordinance.

Prefiling Conference (workshop meeting) and Public Hearing Submittals

Two (2) sets of paper plans are due three (3) weeks prior to the prefiling conference and public hearing for staff review and comments. Four (4) sets of paper plans and one electronic copy are due approximately 2 weeks prior to the prefiling conference and public hearing meeting.

See the following sections in the Zoning Ordinance (on line at the Village’s website www.deerfield-il.org) for this project: Note that for Special Uses, minimum yards of greater dimension may be required as a condition of authorization. See also Article 7 (P-1 Public Lands District), Article 13.11 (Special Uses), and Article 2.09-B (Bicycle Facilities) and Article 14 (Definitions). If any changes to the parking lot are proposed, see Article 8.02-C (Parking Lot Design, Development and Maintenance), Article 8.02 (Location of Parking). See also Article 2.04-I, 1 (landscape screening between a non-residential property and a residential property) and the definition of landscape screening in Article 14 of the zoning ordinance. If any new parking lots are proposed or to be expanded, they have to be screened as indicated in Article 2.04-I, 2.

The Plan Commission will need detailed plans on the proposed renovations. The necessary submittals to the Plan Commission for the proposed renovations will be the following:

- A written project description detailing the proposed renovations. Please address the Special Use standards as part of your written materials. Note the definition of buffering in the zoning ordinance for the last standard.

- Site specific sound study on the impact of the proposed location of the pickle ball courts on the surrounding properties. Attached are two examples.

- A fully dimensioned site plan showing the proposed pickle ball courts. Include a data table with data such as: total gross square footage of the new improvements and if there are any proposed parking spaces (including the number and size of the spaces, as well as handicapped spaces); lot coverage; and lot area.
• Scaled elevation drawings showing all the exterior materials for the new improvements. All the exterior building materials must be listed on the elevation drawings. You will need to bring full size colored elevation drawings as well as color and material samples to the meetings.

• Just to be on the safe side, you probably want to discuss with the Plan Commission (at the prefiling conference) if they see any need for a traffic and parking study. If the intensity of the use of the property increases, they would want to see some traffic and parking analysis.

• A landscaping plan with a data table indicating the size (caliper), type, quantity, and location of the proposed landscaping. Any existing trees to be removed or relocated needs to be indicated on the plans. Please note that landscape screening is required for parking lots, and sufficient landscaping in the interior of the parking lot needs to be provided.

• A lighting plan will need to be submitted. Detailed information has to be submitted including: a photometrics plans showing lighting output on the property (including at the property lines where the output needs to be zero - i.e., lighting cannot spill over the property lines), the location, height, and color of the proposed light poles, a drawing of the proposed light fixture, and the output of the proposed lights. The location of any lighting on the improvements themselves must be shown on the elevation drawings. The hours of the parking lot light/timing of the lighting needs to be indicated on the plans.

• Any new trash/refuse areas need to be indicated on the site plan. Trash areas must be fully screened from view and an elevation of the enclosure needs to be submitted.

• If any new fencing is proposed, details need to be submitted (type of fence, height, location, and an elevation drawing of the fence).

• If any new signage is proposed pickleball courts or changed, a detailed sign plan is required which details the size, content, colors, lighting, and the materials the sign is made of. Any wall signs must be detailed on the elevation drawings. Any new ground sign needs to be located on the site plan and the landscape plan, and an elevation drawing of the ground sign needs to be submitted. The zoning regulation for signage in the Public Land District is in Article 9.02-E of the Zoning Ordinance.

• Please include in the plans any sustainable practices that will be incorporated into the renovations (e.g. permeable pavement/pavers, solar panels, bioswales/bioretention, rain barrels, native plantings, lighting and other building systems will meet energy efficiency standards, reduced water use by using more efficient fixtures and controls, open space with water efficient landscaping, etc.). The Village encourages sustainable practices to lessen the environmental impact.
of development. Please indicate in your plans and written materials all the sustainable elements that are proposed as part of this project.

- The Park District will be required to provide storm water detention as a result of the storm water generated by the proposed improvements. In regards to storm water drainage, your consultant will need to work with the Village’s Engineering Department. The contact at the Village is Bob Phillips (847-719-7464 or rphillips@deerfield.il.us). For a Special Use, you must submit preliminary engineering (grading and utility plan) to the Plan Commission and demonstrate to them that the drainage plans for the property will work. Final engineering plans will have to be approved by the Village Engineer prior to the issuing of a building permit. Note: If any retaining walls are proposed, indicate the location and height on the site plan and the engineering plans.

- The Deerfield Bannockburn Fire Protection District has to approve the site plan for emergency vehicle accessibility and fire lanes. The contact person is Brian McCarthy, Fire Marshall, at (847) 945-4088 or bmccarthy@dbfd.org. The Plan Commission will need a letter of approval from Brian McCarthy prior to the public hearing meeting. Submit copies of the site plan directly to Brian McCarthy for his review and approval.

- The Plan Commission Recommendation and Ordinance from the 2004-2005 Deerspring Park Special Use Amendment are included for your information.

The Plan Commission is a recommending body of the Village Board of Trustees. The Village Board of Trustees will consider the recommendation and has a final decision on the matter. If the Village Board approves the Special Use, an ordinance is prepared by the Village Attorney that goes through two (2) readings at the next two Board meetings. Only after the second reading of the ordinance is passed, is the Special Use approved. In addition to being present at the Board of Trustees meeting where the Plan Commission recommendation is considered, representatives for your proposal must also be present at both readings of the ordinance to answer any additional questions that might come up. After approval of the second reading of the ordinance, a building permit can be turned into the Building Department for review. Review time varies depending on the time of the year but sometimes the building review time can run up to four to six weeks.

I would also recommend sharing your plans with the neighbors through a meeting after the Plan Commission prefiling conference and before the public hearing.

Sincerely,

Jeff Ryckaert, Principal Planner       Dan Nakahara, Planner
847-719-7482                       847-719-7480
jryckaert@deerfield.il.us           dnakahara@deerfield.il.us
FOR BACKGROUND INFORMATION ONLY

• Ordinance O-05-10 – 2005 Ordinance Authorizing Renovations to Deerspring Park
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
Deputy Village Clerk

Submitted by:
Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015
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.
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
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.

ATTEST:

Village Clerk

Village President
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.
A1 Site Plan - 90° Angled Parking with Trees - Option A

PARKING  EXISTING PARKING
112 STANDARD STALLS
05 HANDICAPPED STALLS
67 TOTAL
32 TOTAL IF WEST BANK OF PARKING NOT BUILT
25 LANDBANKED

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT, INCLUDING RETENTION WILL FOLLOW GOVERNING ORDINANCES.
Deerspring Park
Pickleball Courts Addition Project
Planning Commission Submission

Project Narrative

In its development of the Jewett Park Master Plan, the park district learned that multi-
generational activities and facilities were desired by the community. This input was from a
multitude of sources such as focus groups, persons attending park board meetings and numerous
inquiries to staff. As a result, the addition of pickleball courts were incorporated into the park’s
Master Plan. The Village’s Plan Commission approved the Master Plan in its entirety
unanimously.

Nearby residents then opposed the placement of the courts near their properties, citing the
proximity of noise as the main reason of opposition. The park district then requested approval of
the plan from the Village Board minus the pickleball courts. The Village Board approved the
amended plan.

In its continued pursuit of adding pickleball courts to the park district’s inventory of amenities, a
new site was chosen: Deerspring Park.

The site was selected after hiring an acoustical firm to measure ambient sound levels at both
Deerspring and Jewett Park as well as measuring sound levels of active pickleball play at a
nearby location. The attached studies reflect that pickleball play with up to six courts (only 4 are
being pursued), would not exceed the State noise limit of 55 dB beyond a 100 feet distance. The
studies also reflect that, based on a distance from the proposed courts to the closest residence of
approximately 240 feet, “the noise of pickleball play at Deerspring Park would not present an
impact to its neighbors.”

The park district believes that it has performed significant and quantifiable diligence and
research to address any concern of sound made by pickleball play. The proposed courts would be
placed within the northwest portion of the park and the sand volleyball court will be removed.
The provision of public pickleball courts within Deerfield is a benefit to the community and
meets the needs of a growing demographic within the village.

The plan presented provides for 4 pickleball courts that will have 10-foot-high chain link fence
around the courts and an asphalt surface. 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. The plan also incorporates
requested storm water management requirements indicated by village personnel. The overall size
of the paved court area is 9,678 square feet. There will be no lights added to the courts. No new
parking spots will be added to the Deerspring Park parking lot as it is anticipated that the existing
available parking will accommodate pickleball players.
Plan Commission Submittal
Amending the Existing Use
For: Deerspring Park – Pickleball Courts
200 Deerfield Road
Deerfield, IL 60015

Village of Deerfield Special Use Criteria Response

Special Use Criteria

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 development and will not impede the normal and orderly development and improvement of surrounding property.

   **Response:** The proposed addition of pickleball courts at Deerspring Park is consistent with the current use of the parkland within the confines of the park. There are already tennis courts, a playground and an aquatic facility located within the park. The materials and finishes to be utilized are identical to the existing tennis courts.

2. **Lot of Sufficient Size**
The size of the lot will be sufficient for the use proposed.

   **Response:** The location of the proposed pickleball courts will be in the northwestern section of the greenspace within the park. The sand volleyball court will be removed to create space for the pickleball courts.

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.

   **Response:** The proposed renovation is not forecasted to have adverse effects on surrounding properties as current park users enter the park from either Deerfield Road or Manor Drive. Pickleball players are anticipated to enter the park the same ways.
A total of 4 pickleball players typically take up one court, (pickleball is mostly played in doubles), with four courts and if each player drives themselves, a total of 16 additional cars will utilize the entry ways into the park. If more players arrive, those cars will be in addition to the players filling the courts.

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.

**Response:** The existing vehicular access points to the proposed amenity will be from Deerfield Road and Manor Drive. The park currently has 70 parking stalls and 5 handicap stalls. No additional parking is proposed as part of this project. As the majority of pickleball play is in the mornings, generally 7:00 -11:00 a.m., no significant conflict between pool users and pickleball players is anticipated as the pool typically does not open to the entire public until 11:00 a.m. (Coho Swim Club usage and Adult Swim typically occur from 8:00 -11:00 a.m.). One noteworthy factor is that an amenity, the sand volleyball court will be removed. Volleyball games are typically six players on each side, so the potential loss of volleyball players’ vehicles will be offset by the pickleball players’ vehicles to a degree. Persons utilizing the existing courts generally park on Manor Drive not affecting the parking within the park’s parking lot.

In relation to peak usage times for the pool, the following is a breakdown of visitors at Deerspring Pool for the last 3 years. The breakdown is by operational hours.

<table>
<thead>
<tr>
<th>Time</th>
<th>Total # of visitors</th>
<th>Days open (71)</th>
<th>Average daily visitors at each hour</th>
</tr>
</thead>
<tbody>
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<td>6:00 a.m.</td>
<td>2</td>
<td></td>
<td>less than 1</td>
</tr>
<tr>
<td>7:00 a.m.</td>
<td>10</td>
<td></td>
<td>.14</td>
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<tr>
<td>8:00 a.m.</td>
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<td></td>
<td>1.95</td>
</tr>
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<td>11:00 a.m.</td>
<td>984</td>
<td></td>
<td>13.85</td>
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<tr>
<td>12:00 p.m.</td>
<td>962</td>
<td></td>
<td>13.54</td>
</tr>
<tr>
<td>1:00 p.m.</td>
<td>1201</td>
<td></td>
<td>16.91</td>
</tr>
<tr>
<td>2:00 p.m.</td>
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<tr>
<td>3:00 p.m.</td>
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<td>15.28</td>
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<td>4:00 p.m.</td>
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</tr>
<tr>
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<td>2.19</td>
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<tr>
<td>7:00 p.m.</td>
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<td></td>
<td>3.33</td>
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<tr>
<td></td>
<td>8299</td>
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<td>116 per day</td>
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### 2018

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<th>Total # of visitors ÷ Days open (85)</th>
<th>Average daily visitors at each hour</th>
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<td>.74</td>
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<td>6:00 a.m.</td>
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<td>.45</td>
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<td>7:00 a.m.</td>
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<td>.44</td>
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<td>8:00 a.m.</td>
<td>197</td>
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<tr>
<td>9:00 a.m.</td>
<td>737</td>
<td>8.67</td>
</tr>
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<td>10:00 a.m.</td>
<td>1159</td>
<td>13.63</td>
</tr>
<tr>
<td>11:00 a.m.</td>
<td>1450</td>
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<td>12:00 p.m.</td>
<td>1363</td>
<td>16.03</td>
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<td>1:00 p.m.</td>
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<td>22.8</td>
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<td>2:00 p.m.</td>
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<td>6:00 p.m.</td>
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<td>7:00 p.m.</td>
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<td>8:00 p.m.</td>
<td>58</td>
<td>.68</td>
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<td></td>
<td><strong>12,835</strong></td>
<td><strong>151 per day</strong></td>
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### 2017

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<th>Total # of visitors ÷ Days open (71)</th>
<th>Average daily visitors at each hour</th>
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<td>15.60</td>
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<td>17.60</td>
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<td>1:00 p.m.</td>
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<td>11.70</td>
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<td>2.36</td>
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<td>6.66</td>
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<td><strong>82</strong></td>
<td><strong>1.15</strong></td>
</tr>
<tr>
<td></td>
<td><strong>11,571</strong></td>
<td><strong>162 per day</strong></td>
</tr>
</tbody>
</table>

As far as organized play, pickleball play is very informal in nature. Groups that play together will often rotate play at numerous courts throughout the area. The park district will not conduct organized leagues.
5. **Effect of 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 areas.

   **Response:** The proposed improvements will have no detrimental effect on the public’s health, safety or welfare. The provision of pickleball courts to the Deerfield Community is in response to a high number of residents requested they be provided, therefore enhancing the health and welfare of the public. The proposed location of the courts are approximately:

   327 feet away from the closest home to the east;
   248 feet away from the closest home to the northwest;
   and 250 feet away from the closest home to the west.

   In more detail to the 2 closest homes, there is a total of 170 feet of wooded area in between the home to the west and the proposed courts and 125 feet of wooded area and Manor Drive in between the home to the northwest and the courts.

   The park district retained the services of an acoustical expert to measure both the ambient noise at the park and the anticipated sound to be created from pickleball play. The study reflects that the pickleball play sound will have no adverse effect on the homes.

   As the district will not add lights to the courts, play can only occur during daylight hours. A starting time of 7:00 a.m. will be posted on signage.

6. **Adequate Facilities**
   That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

   **Response:** Storm water detainage will comply with village requirements. District staff has met with village staff regarding storm water and district engineers have incorporated village requirements into the design of the pickleball court area within the park.

7. **Adequate Buffering**
   Adequate fencing/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.

   **Response:** The pickleball court area will have a 10-foot-high black coated chain link fence with windscreen material attached to it. There will be a loss of a total of 7 trees, including 3 cottonwoods, 2 dead or dying locust trees and 2 elms. A total of 7 new trees, hackberry, oak and maple, will be added as part of the project. The planting heights of the trees range from 12 to 16 feet and 40 to 60 feet in mature height. In addition, the newly created 12,000
square foot detention area will be seeded with an appropriate native plant mix and the existing natural area will be enhanced with additional native plant seed mix.

Due to the distance from the nearest residential homes and the sound studies conducted, noise concerns are not a measurable/quantifiable issue. Therefore, no buffering is anticipated to be included in the project. Other communities have not historically added additional vegetation or other buffering techniques to their respective pickleball courts. Provided are pictures from other communities for reference.
Noise Assessment of Pickleball Play

June 14, 2019

This report summaries measured noise data from pickleball play. The purpose of this study was to use this data to help locate pickleball court in Deerfield in a way that limits their impact on residential neighbors. To accomplish this, we conducted a study at Willow Park in Northfield, Illinois, to observe and record pickleball play. This park is located at 401 New Willow Road.

As shown in Figure 1, there are two tennis courts and six pickleball courts at this park. We visited the site on Wednesday, May 15, when it was sunny with a temperature of 67°F. The relative humidity was 53% and the wind was 3 mph. There were 20-25 people on the courts playing in 5-6 courts at a time.

To record this activity, we located our equipment at the locations marked in Figure 1. The first location was on the east side where the long sides of the courts could be seen. This is shown in Figure 2. The second location was on the north side where the short sides of the courts could be seen. This is shown in Figure 3. In both cases, the equipment was approximately 70 feet from the fence line.

Procedure

To conduct our recording, we used a scientific-grade microphone coupled to a professional-grade digital audio recorder. To analyze the recording in our lab, we recorded a 94 dB tone using a scientific-grade calibrator. We set the recording parameters to generate a sound quality equal to that of a Compact Disc. We observed the pickleball
play from about 10:00-11:00 AM. Our recording was made simultaneously on both sides of the courts using two sets of recording equipment.

Once the recordings were verified, they were uploaded to our computer and analyzed with professional-grade acoustical software. We extracted a clean 30-minute sample from each side to analyze in our lab. With the software set to 1-second intervals, we generated 1,800 noise samples for each side, for a total of 3,600 samples.

**Results**

The result of our analysis for the east side is shown in **Figure 4**. The sound levels range from a typical minimum level of 49 dB to a typical maximum level of 57 dB. The minimum level reflects the residual ambient noise in the area, which included the sound of distant lawn mowing. The maximum levels reflect the transient peaks from cheers and when paddles strike the balls. Finally, the trace also shows airplane flyover events. This is related to the airplane traffic on a landing pattern to O'Hare. For example, runway R22 is facing directly toward Northfield about nine miles away.

In environmental noise, the accepted metric is the time-averaged sound level - also known as the equivalent continuous sound level or Leq. The Leq is not an arithmetic average, but rather a logarithmic average. In essence, this is a weighted average that penalizes the occurrences of higher intensity noise such as the transient peaks. The Leq is the metric that best correlates with human reaction to noise. As such, the Leq is the metric adopted by the US EPA as well as the State of Illinois. **For the east side location at 70 feet from the court, the Leq was 54 dB.** Our analysis indicates that although there is some contribution of airplane flyover noise, this 30-minute time-averaged sound level is dominated by pickleball play.

The result for the north side is shown in **Figure 5**. The minimum to maximum levels at this location was 46 to 8 dB. Just as in **Figure 4**, the transient peaks and the air traffic flyovers are easily identified. **For the north side location at 70 feet from the courts, the Leq was 55 dB.**
Figure 4 - 30 minute trace of 1-second sound levels on the east side of the pickleball courts at 70 feet.

Figure 5 - 30 minute trace of 1-second sound levels on the north (short) side of the pickleball courts at 70 feet.
State Noise Regulations

The State of Illinois limits the noise from recreational areas to residential lots to a 1-hour Leq of 55 dB. Its 45 dB nighttime limit would not apply here if pickleball is not played during the hours of 10:00 PM to 7:00 AM. Based on our measurements, pickleball play up to six courts would not exceed the State limit beyond a nominal distance of 100 feet from the courts. In a future report, we will address the impact of pickleball play when compared to the measured ambient noise.

Submitted,

[Signature]

Dr. Thomas Thunder, AuD, FAAA, Bd. Cert INCE Emeritus
Audiologist and Acoustical Specialist
Adjunct Faculty – Rush University and Northern Illinois University
Noise Assessment of Pickleball Play in Deerspring Park

July 11, 2019

Pickleball courts are proposed for Deerspring Park in Deerfield. Concerns have been expressed about the possible impact of noise from pickleball play on the community. Acoustic Associates was retained to examine this issue and to specifically assess the noise impact on adjacent properties.

Pickleball Noise Emissions
To accomplish our study, we investigated pickleball noise at Willow Park (401 New Willow Road) in Northfield, Illinois, on May 15, 2019. We observed and recorded pickleball play at this park for a court with 5-6 active courts (and 20-25 people). The layout of these courts and the location of our two monitoring stations are shown in Figure 1. We prepared a separate report titled “Pickleball Noise” that detailed our study and its results.

As indicated in our separate report, the accepted metric for environmental noise is the time-averaged sound level - also known as the equivalent continuous sound level or Leq. The Leq is not an arithmetic average, but rather a logarithmic average. In essence, the Leq is a weighted average that penalizes the occurrences of higher intensity noise events – such as the paddle impacts. The Leq is the metric that best correlates with human reaction to noise and is the metric adopted by the US EPA as well as the State of Illinois. Our study revealed a Leq of 55 dB at a distance of 70 feet. The reference duration for this measurement is 30-minutes of active play on 5-6 courts.

Figure 1 Aerial view of the tennis and pickleball courts at Willow Park in Northfield. The yellow marker pins show the two locations established for sound monitoring.
Ambient Noise Evaluation
A proper assessment of noise impact requires an evaluation of the ambient noise that currently exists in the area. To accomplish this part of our study, we made an audio recording of the ambient noise using a professional-grade microphone and digital audio recorder. The recording parameters were set to create a sound quality equal to that of a Compact Disc.

We sampled the noise over a nominal 24-hour period from 12:00 PM on April 8, 2019, until 11:00 AM the next day. This recording was analyzed in our lab to log the sound levels at 1-second intervals. The result of this analysis is shown in Figure 2. In this graph, the thin, blue line shows the second-by-second sound level. The peaks on the graph reflect loud trucks, motorcycles, or poorly muffled cars. Some sections reflect noise that we considered extraneous to the ambient noise. These noise events have been identified and are annotated on Figure 2. They include birds on or near the microphone, lawn mowing, and tree trimming.

From the data, we identified the afternoon period of 3:00-6:00 PM as representative of afternoon ambient noise. During this period, the time-averaged level (Leq) was 51 dB. In the morning, we identified the period from 7:00-10:00 AM as representative of the morning ambient noise. During this period, the time-averaged level (Leq) was also 51 dB.

State Noise Regulations
The State of Illinois limits the daytime noise from recreational areas to residential property to a 1-hour Leq of 55 dB. Based on our measurements, pickleball play on up to six courts would not exceed the State limit beyond a distance of 100 feet from the courts. Because the residential properties are at greater distances, we conclude that the noise from pickleball play would meet the State of Illinois noise regulations.

Noise Impact
While the State has established sound levels to limit the adverse effect of the noise, the real “impact” of noise is often judged relative to the existing ambient noise. If a new noise source with a unique character compared to the existing ambient noise is introduced into a community, it becomes audible and potentially problematic when its Leq exceeds that of the ambient noise. In this case, the sound of pickleball play is unique in that it consists of sounds from the paddle impacts. In contrast, the ambient noise is predominately from moving vehicles. However, since the projected pickleball noise level of 50 dB is lower than the ambient noise of 51 dB, we conclude that the noise of pickleball play at Deerspring Park would not present an impact to its neighbors.

Submitted,

[Signature]
Dr. Thomas Thunder, AuD, FAAA, Bd. Cert INCE Emeritus
Audiologist and Acoustical Specialist
Adjunct Professor – Rush University
Figure 2 – Chart showing the ambient noise variation at Deerspring Park. The projected Leq of the Pickleball noise of 50 dB on adjacent residential property (as shown by the black dashed lines) can easily be compared with the ambient noise (as shown by the red solid line).
Deerspring Park Pickleball
Existing Conditions
Deerfield Park District
10/10/2019
## Zoning Classifications

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DIST</th>
<th>PERMITTED USES</th>
<th>MIN. LOT AREA</th>
<th>MIN. LOT FRONTAGE</th>
<th>MIN. LOT SIDEWALK</th>
<th>PARKING REQUIREMENTS</th>
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### Deerspring Park Pickleball

#### Zoning Map

Deerfield Park District

9/19/2019
Deerspring Park Pickleball
Development Plan
Deerfield Park District
9/19/2019
Deerspring Park Pickleball

Fence Elevation

Deerfield Park District

9/19/2019
Deerspring Park Pickleball
Deerfield Park District
9/19/2019

Dimension Plan

New Asphalt Paving: 9,678 SF
Repave Existing Asphalt: 1,071 SF
Existing tree to be removed, typ.

Deerspring Park Pickleball
Deerfield Park District
10/10/2019

PLANT LIST

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<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>HEIGHT AT PLANTING</th>
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<td>Swamp White Oak</td>
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<td>12'</td>
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</tbody>
</table>

Deerspring Park Pickleball
Planting and Landscape Plan
Deerfield Park District
10/10/2019
December 6, 2019

Dear Mayor Rosenthal, Plan Commission, and Board of Trustees

I am writing concerning the proposed pickleball courts which are being discussed to replace the volleyball courts at Deerspring.

My backyard (231 Ramsay Road) directly backs up to the proposed pickleball courts and in that regard feel my family and I are among the most directly affected. While the proposed courts concern me for many reasons, the primary one is noise. Reading I have done suggests that the noise from pickleball can be a true nuisance to residences in close proximity, which we are. I have seen many references that suggest that courts should therefore be built several hundred feet from nearby homes - we are nowhere near the distance I have seen suggested, nor are several of our neighbors. While I understand Deerfield has done a sound study, the measurements discussed in that study are explicitly discussed as misleading and inadequate in some of the reading I have done.

As a resident who loves our town, I am naturally an advocate of providing amenities to all residents to keep Deerfield a place we all love living, and that includes access to popular and newer games like pickleball. However, I do not think it is fair for my family and other property owners in the immediate vicinity to bear undue burden so that the rest of the community can benefit. I do not believe the conclusions of the study which claims it will provide no net noise effect, based on all I have read, and do not think giving “gain” to many should come at the cost of causing “pain” to a few.

With much larger parks in Deerfield, I would hope we could find a location that would be further set back from residences so that all could share in the benefits of the courts without inflicting damage on the tranquility of a few, simply because we are less in number.

Lastly, while noise is a primary concern, I have other significant concerns as well such as: loss of the only greenspace in the park and a sea of ugly metal fencing (practically the entire park would be fenced!); and loss of permeable land in an area already very prone to flooding.

Thank you for your consideration in these matters.

Regards,
Bruce L. Klein
231 Ramsay Road
Hi Dan,
As a Deerfield resident of 36 years and facilitator of the Land & Water branch of Go Green Deerfield, I am writing to express my deep concern about the plan to cut down old-growth trees at Deerspring Park for the purpose of installing pickleball courts, and ask that the Plan Commission and Village reconsider this plan.

In meetings between Go Green Deerfield and the Village staff, I have been impressed with your knowledge of environmental issues. So I think you already understand that old-growth trees have vastly greater value than any size of replacement trees that you could plant for sequestering carbon, mitigating temperatures, and stormwater management. Furthermore, taking down old-growth trees releases significant amounts of carbon into the atmosphere. Cottonwoods, in particularly, are water-loving trees that draw in much larger amounts of water than most other trees, so they are especially worthwhile to keep in the water-logged north end of Deerspring Park.

The plan goes further to then cover much of the Deerspring Park north area with the impermeable surface of pickleball courts. Again, soil sequesters both carbon and water, while impermeable surface does not. The installation of detention basins further destroys root systems of surrounding trees and the ecosystem.

Finally, the north section of Deerspring provides habitat for a wide variety of native animal species. To destroy one of the few remaining fragments of wildlife habitat on Deerfield park district land at a time when the pressures on wildlife are already so great, just for the purpose of providing human amusement, is irresponsible and a violation of the missions of the park district - preserving and protecting wild lands for future generations.

I urge the Village and the Plan Commission to re-consider this plan.

Sincerely,
Deb Singleton

Go Green Deerfield
Land & Water branch facilitator
livinglovingearth@gmail.com
847-819-5527
PETITION

Dear Village of Deerfield Plan Commission and Village Board,

I, the undersigned petitioner, live in the Village of Deerfield and oppose the Village of Deerfield Park District proposal to install four pickleball courts at Deerspring Park in the northwest corner along Manor Drive and Lion's Drive.

I object to this project for the following reasons because it:

- Removes the only grass lawn available at Deerspring Park....regularly shared & enjoyed by dog walkers and children playing ball.
- Removes mature trees and the open beauty at the entrance to the park.
- Worsens flooding in our neighborhood due to a lack of permeable ground.
- Increases noise for neighbors, those enjoying the swimming pool and the park.

Additional Comments: Noise will be a problem regardless of what experts say.

I am a property owner in the Village of Deerfield, Illinois. I, may or may not, attend the public hearing on December 12, 2019 but want you to know how I feel.

Signature

Don Burgett

Date

12/6/19

Print Name

Burgett D

Street Address

766 Fair Oaks Dr - Deerfield

Telephone Number

847-940-1220

Email Address

burgett50@gmail.com

Please return this petition via email to or fax to 312-268-1110
PETITION

Dear Village of Deerfield Plan Commission and Village Board,

I, the undersigned petitioner, live in the Village of Deerfield and oppose the Village of Deerfield Park District proposal to install four pickleball courts at Deerspring Park in the northwest corner along Manor Drive and Lion's Drive.

I object to this project for the following reasons because it:

- Removes the only grass lawn available at Deerspring Park....regularly shared & enjoyed by dog walkers and children playing ball.
- Removes mature trees and the open beauty at the entrance to the park.
- Worsens flooding in our neighborhood due to a lack of permeable ground.
- Increases noise for neighbors, those enjoying the swimming pool and the park.

Additional Comments: Please do not destroy this beautiful meadow area @ Deerspring.

I am a property owner in the Village of Deerfield, Illinois. I, may or may not, attend the public hearing on December 12, 2019 but want you to know how I feel.

Linda Fine Dec 6 2019

Signature Date

Print Name LINDA FINE

Street Address 866 FAIR OAKS (OWN 960 Meadowbrook)

Telephone Number 847 565 9555

Email Address Linda S Fine @ gmail.com

Please return this petition via email to or fax to 312-268-1110