

March 9, 2018
Revised April 10, 2023

Plan Commission Submittal
Amending the Existing Special Use
For
Tennaqua
One Tennaqua Lane
Deerfield, Illinois

Tennaqua is a private equity, family-oriented club founded in 1958. In 2018, we approached the village about updating our aging buildings and infrastructure to address falling membership at the club. With the approval of that plan, our equity membership has increased nearly 50% from 170 to 243 full memberships; As with our previous plan, the maximum allowed membership by charter is 270 families and that remains unchanged. Full membership was achieved in the 60's and 70's with a waiting list and we are close to achieving this goal once again.

Tennaqua is evaluating the condition the existing facilities and the desired improvements and enhancements to the club. The long-range planning committee has established a master plan outlining the various improvements desired, as well as the necessary renovation or replacement of the existing structures on the grounds. These various improvements will enable the club to maintain viability well into the future.

As we articulated in the past, the Master Plan is considered in phases to address cost concerns. We are funding 100% of our activities through regular capital assessments through 2030 in order to keep the financial requirements on our membership affordable, instead of a single special assessment. The implementation order of these phases is constantly being assessed and subject to fundraising and economic conditions. The Master Plan consists of the following items:

1. Renovating the four existing Har-Tru (clay) tennis courts, two of which (courts 1 & 2) are currently lighted. There will be no change to the existing 10'-0" tennis court fencing – **Completed in Phase 1, 2020.**
2. Add lights to courts 3 and 4, replace all of the existing light fixtures on courts 1 and 2 to match the new fixtures. The existing light poles on courts 1 and 2 are brown and 30 feet high; the new poles will match the existing. Fixture information (600W LED) - **Completed in Phase 1, 2020.**
3. Provide viewing/resting areas east of courts 1 and 3 and add trees and enhance the landscaping along the adjacent path - **Completed in Phase 1, 2020.**
4. Relocate courts 5 and 6 (coated asphalt) and replace them with Har-Tru courts. The relocated court 5 is 81'-4"± from the east property line. The new fencing



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- required to enclose the tennis courts will match the existing 10'-0" tennis court fencing - **Completed in Phase 1, 2020.**
5. Provide a tennis pavilion (25' x 37') between the relocated courts 5 and 6 adding trees and landscaping in this area. The pavilion is a roofed shelter, slab on grade and open on all sides. The height to the ridge of the pavilion from grade is 20'-4"± - **Completed in Phase 1, 2020.**
 6. Remove four existing coated asphalt courts (7 thru 10) and replace with Har-Tru courts, in the same location. Court 7, the east most court is 36'-8"± from the east property line, no change. There will be no change to the existing 10'-0" tennis court fencing - **Completed in Phase 1, 2020.**
 7. Install three Pickleball courts, fence enclosed, between the west side of the tennis courts and the highway sound wall on the west property line. The fence will be vinyl coated chain link to match the existing fencing around the tennis courts - **Completed in Phase 1.**
We are proposing to ultimately increase the number of Pickleball courts from three to ten, with vinyl coated chain link fencing to match the existing fencing. Three courts will be added in PHASE 3, the next phase. We also propose to add LED lighting to six courts (three existing and three new) in PHASE 3. The light poles will be brown and 24 feet high the fixtures will be LED's similar to those on the existing tennis courts but 518W. Courts 7, 8, 9 & 10 (with no lights) would be in a future phase - PROPOSED MODIFICATION TO THE CURRENT APPROVED MASTER PLAN.
 8. **Provide for future parking north of courts 7 thru 10, a double loaded drive with 90-degree parking for 48 cars (previously approved 24 cars).** This area is screened to the north with existing trees and heavy brush - **PROPOSED MODIFICATION TO THE CURRENT APPROVED MASTER PLAN.**
 9. Provide lights, two poles, on the existing Sport Court. The poles will be on the east side of the court with the fixture facing away from the neighboring homes to the east. The light poles will be brown and 20 feet high with shrouds to prevent light spillage onto the adjacent properties. The fixtures will be LED's similar to those shown for the tennis courts (attached) but 240W. The poles will be 74'-0"± from the east property line - **Completed in Phase 1, 2020.**
 10. Provide for future parking north of the Sport Court and east of the Pool Building, 80-degree parking for 21 cars. This future parking lot is shown on exhibit 3, which shows the existing parking lot layout and the location of trees adjacent to the future lot. No trees will be removed to add this future parking lot.
 11. Provide two additional paddle courts (platform tennis) west of existing courts 1 and 2, with a viewing area, these courts will have lights that match the lights on the existing courts - **Completed in Phase 2, 2022.**

12. Expand the existing elevated deck between the pool and paddle lodge. Provide a roofed shelter (25' x 42') on the paddle deck, open on all sides (maybe screened) with an outdoor fireplace and grilling station, 160'-3"± from the east property line. Note that the existing paddle lodge is 159'± from the east property line. The height to the ridge of the shelter from the raised deck is 20'-4"±; the height from existing grade is 23'-4"±.
13. Provide two, Bocce' courts between the pool and paddle court 1, west of the expanded deck and shelter. This will require removing a portion of the existing berm to the west that was the original sound barrier to the expressway before the precast concrete sound wall was installed.
14. Replace the existing original L-shaped pool, pool deck, fencing, lighting, cabanas and related infra-structure with a rectangular pool, pool deck, fencing, lighting, cabanas and new related infra-structure. **Expand the existing pool deck 25 feet to the west (approximately 2,605 SF), see exhibits 1 & 2.** The fencing to enclose the pool will be similar to the existing fencing enclosing the pool. The existing fencing (vinyl and steel) will be reused (if possible), **PROPOSED MODIFICATION TO THE CURRENT APPROVED MASTER PLAN.**
15. Renovate the existing pool building as required to remove and replace the existing pool infra-structure. The existing pool building is 119'-5"± from the east property line, no change.
16. Renovate and upgrade the existing pool locker rooms in the existing pool building.
17. Remove and replace the existing club house (2,610 SF) with a new club house of approximately 6,490 SF with covered porches. The expanded club house will include a larger dining/lounge area, pro shop, management office, kitchen, fitness office, fitness areas and locker rooms. The club house floor will be raised to the same elevation as the existing pool and tennis decks and the entry sidewalk will be sloped to provide accessibility for the handicapped. The architectural design will be "shingle style" similar to the existing paddle lodge. A dumpster/trash enclosure will be added as part of the club house project.
18. Remove a portion of the existing berm to the west to allow for a picnic and playground area west of the proposed clubhouse. Provide a lighted path from the club house around the west side of the pool to the proposed Bocce' courts and shelter on the paddle deck. The lighting is proposed to be 'string lights' suspended from 9-foot poles.

The combined side yard (east and west) setback requirement is 25 feet (minimum yard of 10 feet). The rear yard (south) setback requirement is 50 feet. The front yard (north) setback is 30 feet.

The maximum lot coverage allowed is 35% of the lot area of 432,698.5 square feet (9.93 acres) or 151,444.48 square feet. The existing lot coverage is 1.71% or 7,388 square feet. The ultimate proposed lot coverage is 3.04% or 13,160 square feet.

Our goal for this approval process is to have the **updated** Master Plan and all of its elements approved in concept. As we decide to proceed with various elements of



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the Master Plan, we would provide the additional detailed information necessary such, as survey information (including trees), civil engineering, detailed landscape and architectural drawings for permit as required. We envision the construction happening in phases and that construction would start after Labor Day for each phase and that the work would be substantially done by Memorial Day of the next year. We propose that as long as our detailed plans are substantially the same (the Village would determine substantially the same) as we are proposing now and meet the requirements of the Village that the phase could be approved by staff administrative review and building department review without going through the full (5 month) public hearing and approval process.

The Tennaqua Board has established a tentative schedule of the proposed improvements [subject to fund raising and financing] starting in the fall of each year as follows:

- Year 1 [2018-20] - Tennis court renovations, court relocation, light two additional courts, tennis pavilion and Pop tennis courts – Phase 1 Completed in 2020.
- Year 4 [2022] - Two additional paddle courts – Phase 2 Completed in 2022.
- **Year 5 [2023-24] - Add three Pickleball courts – Proposed Phase 3.**
- Year 7 [2025-26] - Pool renovation/expansion, bocce' courts, pavilion overlooking the pool/paddle area and path.
- Year 9 or 10 [2027-28 or 2028-29] - New clubhouse.

As the scope of each year's work is further developed and budgeted, other planned elements could be added or delayed to subsequent years.

Thank you for your consideration.

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Village of Deerfield – Special Use Criteria Response

Regarding Tennaqua's desire for approval of the proposed master plan including additions, renovations and upgrades over the next six to eight years.

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

Response: The proposed club house and pavilions will be in the same architectural style and materials as the existing paddle lodge. The two added paddle tennis courts will match the existing courts on the site.

The proposed modifications to the approved Master Plan are compatible with the existing development include:

- **Increasing the number of pickleball courts from three to ten courts with additional patio areas, along the highway sound wall. Adding three courts with LED lighting and lighting for the existing three courts in Phase 3. Adding four additional courts in future phases.**
- **Expanding the pool deck twenty-five feet to the west, approximately 2,605 SF.**
- **Expand the proposed north parking lot from 24 to 48 cars.**

2. Lot of Sufficient Size

The size of the lot will be sufficient for the use proposed.

Response: The location of the various improvements is well within the required setbacks established for this existing Special Use. The maximum lot coverage allowed is 35% of the lot area of 432,698.5 square feet (9.93 acres) or 151,444.48 square feet. The existing lot coverage is 1.71% or 7,388 square feet. The ultimate proposed lot coverage is 3.04% or 13,160 square feet.

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: Tennaqua's membership is limited to 270 families by its charter and remains unchanged. Full membership was achieved in the 60's and 70's with a waiting list and achieving that again is a goal of the current membership. The traffic flow/patterns will not appreciably change as a result of these improvements. Handicapped accessibility will be maintained to all of the improvements. The Fire Marshall has reviewed the site plan and recommended the plans for approval per his letter dated February 8, 2018 [attached in the submittal].

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 point to the parking lot will not be changed as a result of the proposed additions and renovations. The Fire Marshall has reviewed the site plan and recommended the plans for approval per his letter dated February 8, 2018 [attached in the submittal]. Additional parking is shown and in both areas is an extension of the existing parking lots.

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 areas

Response: The proposed improvements will have no detrimental effect on the public's health, safety or welfare. Additionally, the proposed improvements will only enhance surrounding property values by updating and replacing aging structures and additional landscaping. All lighting will be designed to have zero cutoffs at the property line.

6. Adequate Facilities

That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Response: The existing utilities, roadway improvements and other facilities that currently serve Tennaqua are sufficient for the proposed improvements. Storm water drainage will comply with Village requirements; a preliminary meeting, on site, was held with the Public Works and Engineering to review the options



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available to address storm water management and the departments willingness to work with us to find a satisfactory solution to all parties.

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 screening parking areas and other visually incompatible uses.

Response: There is existing fencing and an existing heavy line of trees and bushes along the east property line. There is also an existing heavy line of trees and bushes along the north and south property lines. No trees along the east, south and north property lines will be lost as a result of the proposed improvements. Eighteen Norway Spruce (8' ht.), spaced at twenty feet on center **were added** along the east property line (approximately 235') and south property line (approximately 135') starting at the southeast corner of the property to provide additional screening of the paddle courts.

Phase 1 Project Scope: - Completed 2020

- Complete renovation of the tennis courts and surfaces.
- New centralized pavilion and tree garden between courts 5 & 6.
- LED Lights added to courts 3 & 4; lights on courts 1 & 2 replaced with LED's.
- Addition of Pickleball Courts 1,2 & 3.
- Improved site drainage.

Phase 2 Project Scope: - Completed 2022

- Added paddle courts 5 and 6 with viewing deck and fire pit between new and existing.
- Remove existing garage and part of existing berm to provide room for new courts.

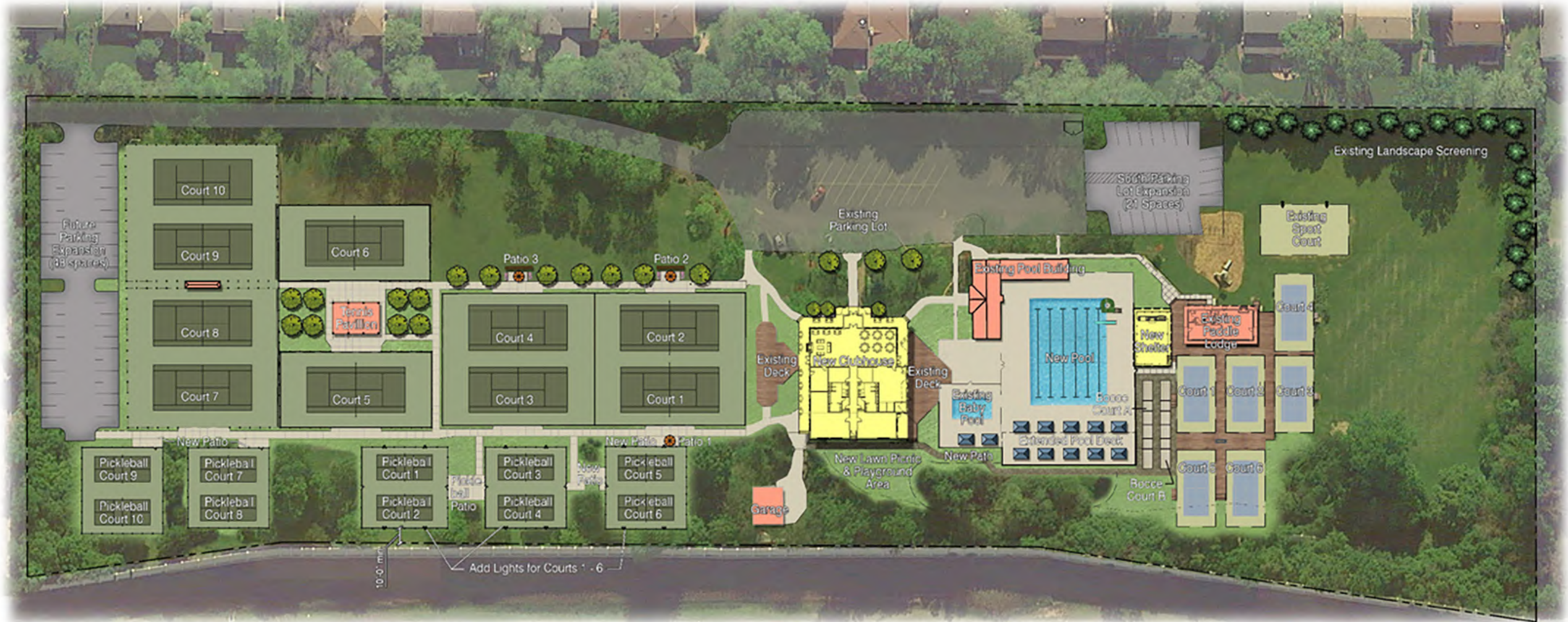
Next Projects Over Multiple Phases: (Projects subject to minor revisions)

- Add pickleball courts 4, 5 & 6, and new LED lighting for Courts 1-6.
- Add pickleball courts 7-10.
- Complete renovation of the main pool and expanding the pool deck with better cabanas, pool furniture, landscaping; existing tot pool to remain as is.
- Expand the paddle deck with an open pavilion, including a fireplace. This deck will overlook the pool area. This pavilion may be screened.

Next Projects (continued):

- Add two bocce courts between the pool and the existing paddle courts.
- Add new lighted path connecting the clubhouse to the bocce courts and the paddle deck pavilion.
- New picnic area and tot playground behind the clubhouse next to tot pool; will require further removal of existing berm.
- Replace existing clubhouse with new structure that will be 150% larger and will include:
 - Dedicated tennis locker rooms with showers.
 - Pro shop, business and fitness offices.
 - Better designed grill with walk-up windows from the pool deck.
 - Inside dining area.
 - Small workout facility and fitness classroom.
 - Covered porches on the north, east and south sides of the clubhouse.
 - Air conditioning so it can be open and used year-round.
- Expanded parking and additional landscaping.

The current projected timeline is 7 more years. With the support of our members, creative fundraising and continued growth in membership we hope to speed up the time table.



Proposed Updated Overall Master Plan - Exhibit 1

Yellow buildings are new structures. Orange/pink buildings are existing structures that remain.



Tennaqua
Deerfield, IL



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Phase 1 Project Scope:

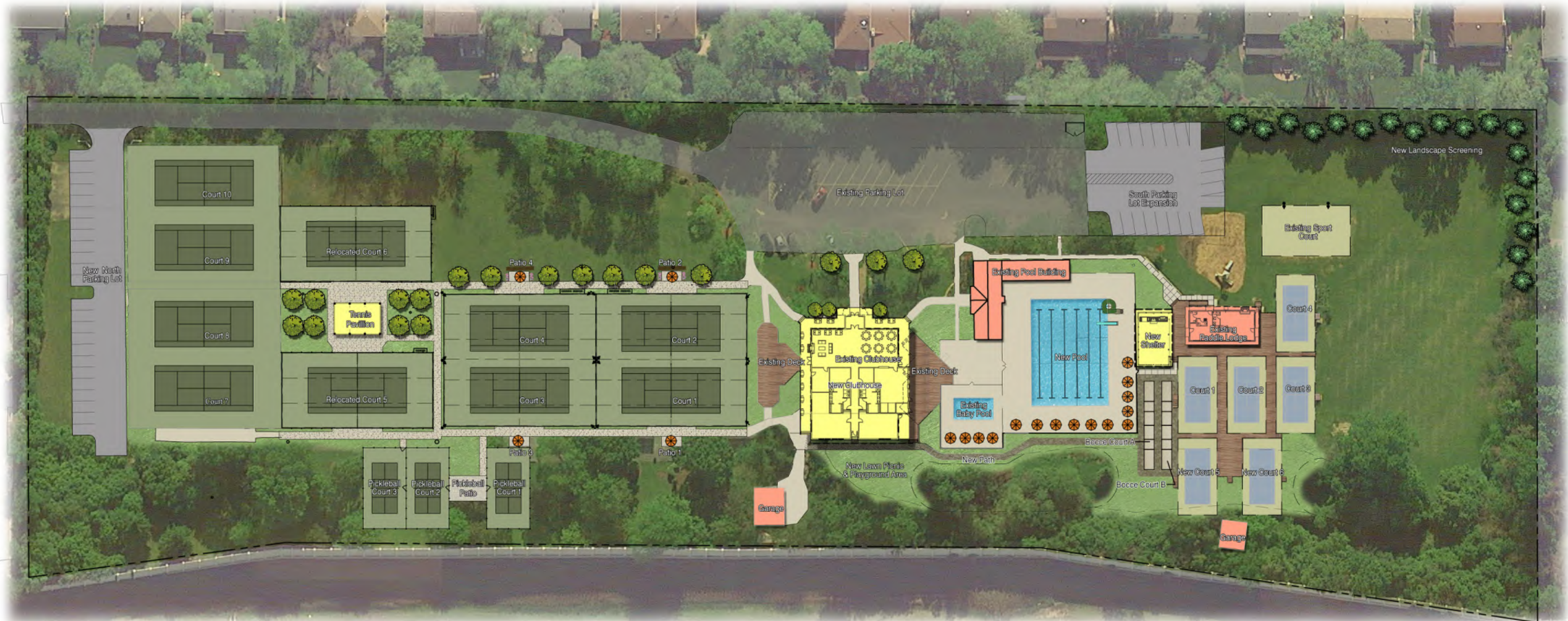
- Complete renovation of the tennis courts and surfaces.
- New centralized pavilion and tree garden in between courts 5&6.
- LED Lights will be added to courts 3&4, lights on courts 1&2 will be replaced with LED's.
- Addition of 3 dedicated Pickleball Courts.
- Improved site drainage.

Next projects over multiple phases: (Projects subject to minor revisions)

- Complete renovation of the main pool and pool area with better cabanas, pool furniture, landscaping, the existing tot pool will remain as is.
- Expand the paddle deck with an open pavilion, including a fireplace. This deck will overlook the pool area. This pavilion maybe screened.
- Adding two bocce courts between the pool and the existing paddle courts.
- Add new lighted path connecting the clubhouse to the bocce courts and the paddle deck pavilion.
- Adding two paddle courts with viewing deck between.
- New picnic area and tot playground behind the clubhouse next to tot-pool.

- The new paddle and bocce courts, picnic area and tot playground require removing some of the existing berm.
- Replace the existing clubhouse. The new structure will be 150% larger than the existing clubhouse and include:
 - Dedicated tennis locker rooms with showers.
 - Pro shop, business and fitness offices.
 - Better designed grill with walk up windows from the pool deck, as well as, inside dining area.
 - Small workout facility and fitness classroom.
 - Covered porches on the north, east and south sides of the clubhouse.
 - The clubhouse will be an all season building with air conditioning, allowing it to be open year-round.
- Expanded parking and additional landscaping

The current projected timeline is 7 years from starting construction. With the support of our members, creative fundraising and continued growth in membership we hope to speed up the time table.



Approved Overall Master Plan - Exhibit 2

Yellow buildings are new structures. Orange/pink buildings are existing structures that remain.



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January 15, 2019 ARCHITECTS + PLANNERS, INC.