



**ITEM 5.A**  
**VILLAGE OF OAK BROOK**  
 700-810 Oak Brook Road  
 (A Portion of the Sports Core Property)  
**Salt Storage Facility – Special Use & Variations**

**INDEX**

<b>PAGE</b>	<b>CONTENTS</b>
17-17.b	<b>Variation Staff Report</b> to the Zoning Board of Appeals dated
16-16.b	Variation Standards
15-15.a	<b>Plan Commission Special Use Recommendation Letter</b> dated March 26, 2019
14	Email Response from Public Works re Plan Commission and Plan Commission concerns dated March 28, 2019
13	Email Response from the Police Department re: Site Security Issues dated March 21, 2019
12-12.d	Plan Commission Meeting Minutes dated March 18, 2019
11-11.b	<b>Special Use Staff Report</b> to Plan Commission and Zoning Board of Appeals dated March 13, 2019
10-10.b	Letter of Explanation from Public Works Director dated March 12, 2019
9	Certificate of Publication dated March 11, 2019
8	Resident Letter dated March 8, 2019
7	Aerial View of Site
6	Board of Trustees Referral Meeting Minutes dated February 26, 2019 (not included)
5-5.f	Referral Memo to Village Board dated February 26, 2019
4-4.c	Ordinance G-342 – Approved Rezoning to CR District and Special Use Approval for Sports Core dated February 14, 1984
3-3.a	Ordinance S-181 – Special Use Approval for Sports Core/Bath & Tennis Facilities dated March 25, 1969
2-2.a	Zoning Ordinance – Special Uses CR District – Zoning Ordinance Section 13-5-4 and Section 13-5-4.d
1-1.b	Zoning Ordinance – Variations to Zoning Regulations (to be reviewed by ZBA) - Fence Regulations – Section 13-3-17C.2, Section 13-3-17E.1e and Section 13-3-17E.4.a

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**SPECIAL USE**

A	Application
B	Special Use Standards
C-C.1	Sports Core Advisory Committee Meeting dated September 27, 2018
D-D.3	Surrounding Property Owners List and Map
E-E.2	Subject Property Verification and Legal Description
F-F.	Photographs of Existing Material that will be relocated to Storage Facility
G-G.3	Photographs of Existing Golf Maintenance Clean Up

**Salt Storage Facility Exhibits**

H.	Project Location Map
I	Salt Storage Facility – Building Style
J	Site Plan – Geometry Plan – dated March 11, 2019
K	Building Elevation Plan – dated March 11, 2019
L	Landscape Plans – Sheets L1 dated February 27, 2019, L1-1 and L2 dated March 11, 2019
M	Grading Plan – dated March 13, 2019
N	OSLAD Grant Bath and Tennis Proposed Site Development
O	Fence Details (Included not Attached)

**VILLAGE OF OAK BROOK**  
**Zoning Board of Appeals**

**STAFF REPORT**

**DATE:** March 26, 2019

**CASE NO:** 2019-04-ZO-SU-VAR

**DESCRIPTION:** Variations – To allow a structure height to 48 feet and allow an 8-foot high chain link security fence to surround the facility.

**PETITIONER:** Village of Oak Brook

**ADDRESS:** A portion of the Sports Core Property – 700-810 Oak Brook Road

**EXISTING ZONING:** CR- Conservation/Recreation with a Special Use

**ACREAGE:** 262 acres (approximately)

**ZONING/USE OF SURROUNDING PROPERTY:**

**North:** R-1 Single-Family Detached Residence District, Golf Course, ORA-1 Office-Research Assembly District, Offices, and O-4 Office District, Clearwater Development.

**South:** CR, Conservation/Recreation District, DuPage County Forest Preserve and R-3 Single-Family Detached Residence District, Westchester Subdivision homes.

**East:** R-3 Single-Family Detached Residence District, York Woods Subdivision homes and B-4 Hotel-Office District, Drake Commercial Campus.

**West:** ORA-3 Office-Research Assembly District, McDonald’s Office Campus, R-1 Single-Family Detached Residence District, vacant parcel and ORA-1 Office-Research Assembly District, Offices.

**DISCUSSION:**

The Village of Oak Brook is requesting an amendment to the Sports Core Special Use to construct a storage facility on the subject property in the area located west of Polo Drive just south of the golf course maintenance building. Government service facilities are considered permitted special uses in the Conservation/Recreation (CR) District and this new storage/maintenance facility will require Plan Commission and Zoning Board of Appeals review of the zoning request. The petitioner is seeking approval of an amendment to the Special Use authorizing an ancillary storage facility. The facility will accommodate the Village’s material storage needs on the property and for the community as a whole.

**STAFF REPORT – VOB – SPECIAL USE  
SALT STORAGE FACILITY – SPORTS CORE  
700-810 OAK BROOK ROAD  
CASE NO. 2019-04-ZO-SU-VAR**

The new storage facility will also require four (4) zoning variations to the pertaining to structure and fence heights, fence type, fence location, and landscaping. The Village's specific variation requests are as follows:

- 1) a zoning variation to Section 13-5-4D to permit an increase in building structure height for the salt storage facility from 40 feet to 48 feet;
- 2) a zoning variation to Section 13-3-17C.2 to permit an increase in fence height from 6 feet to 8 feet;
- 3) a zoning variation to Section 13-3-17E.1.e to reduce the landscaping on the outside of the fence;
- 4) a zoning variation to Section 13-3-17E.4.a to allow a chain link security fence within the buildable area.

**Staff Comments:**

- Please see the March 13, 2019 staff report reviewing the proposed special use.
- Please see the Plan Commission Recommendation letter dated March 26, 2019, and the staff response (dated March 28, 2019) detailing the additional installation of electronic security gates, landscaping, and review of the 4-way stop sign.
- The indoor material storage will allow Public Works Department greater certainty for salt costs in the future.
- The proposed structures are being constructed in conjunction with significant improvements to drainage and grant expenditure for open space activities.
- Structure height in the CR District is intended to prevent dominant structures from affecting neighboring parcels. Although the proposed structure height exceeds the regulations from six feet to eight feet, the applicant has emphasized the elevation of the sledding hill and established vegetation will help to screen the building.
- The Village Code allows chain link fencing in specific locations and requires certain conditions to limit the negative impact of this fencing material. The applicant has argued that the fencing provides security for the site and has provided a landscaping plan to lessen the security fencing's visual impact on the property.
- Please see the materials provided in the case file for a more detailed description of all the requests.

**RESPONSIBILITIES OF HEARING BODIES:**

The Zoning Board of Appeals has the responsibility to make a recommendation on the request for variations. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for approval of a variation. The materials submitted by the applicant specifically address each of these standards.

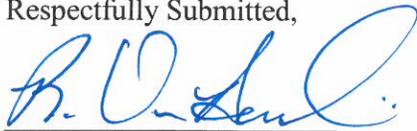
**STAFF REPORT – VOB – SPECIAL USE  
SALT STORAGE FACILITY – SPORTS CORE  
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**CONCLUSION:**

If the Zoning Board of Appeals is of the opinion that the applicant has satisfied the requirements for the requested variations, a recommendation would be in order to approve the above listed variations requested subject to the following conditions:

1. Obtaining final approval of the proposed special use.
2. That the development be in substantial compliance with plans as submitted.
3. That all previously approved special uses and variations granted to the Sports Core property not in conflict with this request will remain in full force and effect.
4. Add the provision “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

Respectfully Submitted,



Rebecca Von Drasek  
Village Planner

## **VARIATION STANDARDS**

1. a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

### **RESPONSE:**

The CR – Conservation/Recreation District allows for the majority of the Sports Core uses. This request will allow for improvements to the existing operations, expand the Village's service capabilities, and provide security to all Village residents. The relief from the height requirements for the structure and the security fence are necessary to accommodate the structures and should not impact the value of the property.

1. b. The plight of the owner is due to unique circumstances.

### **RESPONSE:**

The municipal ownership of a CR, Conservation/Recreation District zoned property is unique. The municipality is also unique in the amount of roadways that need to be treated with salt and the equipment used. The limitation in height does not make exception for larger properties, which are able to effectively screen taller buildings with expanded setbacks or the services the village provides to its residents.

1. c. The variation, if granted, will not alter the essential character of the locality.

### **RESPONSE:**

The improvements will be screened by the established trees and the sledding hill on the subject property. If a portion of the structure is visible within the 262-acre property, the barn design is intended to blend the building in as idyllic. It will help improve the essential character by providing a facility to store materials that are currently scattered on the property.

2. a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

### **RESPONSE:**

The height of the structure and fencing are intended to allow the incidental use on the subject property. The storage facility must be able to accommodate a semi-trailer to enter the proposed structure to unload salt or the Village would be unable to construct the facility.

2. b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.

**RESPONSE:**

The remaining properties within the CR Conservation/Recreation District are not charged with treating the roads through the Village. Therefore, a request for a building tall enough to allow a semi-trailer to unload material is unlikely. Other properties may have incidental uses but those uses would not be as large in scale for the operation.

2. c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**RESPONSE:**

No, by permitting the structure on the Sports Core property the Public Works Department is further protecting the public welfare by insuring their ability to treat roadways and safely store materials, which will not drain offsite. The fencing will prevent the public from entering the area where heavy equipment and materials are stored. The fencing type at the requested height of 8 feet limits the material options available for fencing. The site location on the 262-acre property will effectively screen the development. Additional landscaping if needed would further screen the fence and site has been provided. It will not harm other properties in the neighborhood.

2. d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

**RESPONSE:**

The improvements are set within the interior of the 262-acre property and will not be visible off-site or impact the neighboring properties. Property values are maintained by a municipality able to provide quality services in an efficient manner. Storage of salt, mulch, dirt, etc. enable staff to respond more quickly to damage or dangerous conditions. The proposed development of this location is correcting existing drainage problems which if corrected are anticipated to ensure better health of the existing landscape.

2. e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

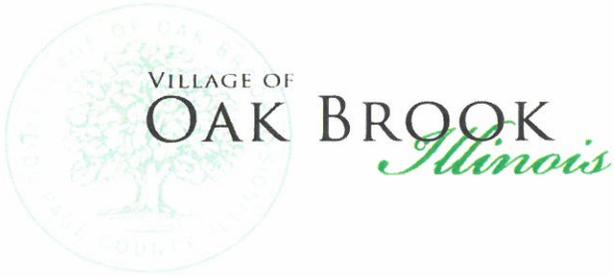
**RESPONSE:**

The Village of Oak Brook is not proposing to sell the property. The intent of this investment is to save public funds by insuring access to salt (and materials) and not having to pay a premium when prices surge.

2. f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

**RESPONSE:**

The Butler Company sold the Sports Core property to the Village of Oak Brook. The regulations themselves are a result of Village action. The restriction of height in the Village of Oak Brook is to prevent the dominance of any structure on a given lot from negatively affecting surrounding properties. The design of these facilities intends to limit the impact while addressing the need for village services.



**BUTLER GOVERNMENT CENTER  
1200 OAK BROOK ROAD  
OAK BROOK, ILLINOIS 60523**

March 26, 2019

Village President, Board of Trustees  
And Zoning Board of Appeals  
Village of Oak Brook  
1200 Oak Brook Road  
Oak Brook, IL 60523

Subject: Village of Oak Brook – Construction of a Salt and Storage Facility on the Sports Core Property  
– 700-810 Oak Brook Road – Special Use

Dear Village President, Board of Trustees and Zoning Board of Appeals:

**Background**

At its meeting on March 18, 2019, the Plan Commission completed its review and deliberations on a petition from the Village of Oak Brook, owner of the Sports Core property, seeking approval of a special use.

The Village is seeking to amend the special use to construct a Salt and Storage Facility to be located on a portion of the approximate 262-acre Sports Core property that is commonly known as 700-810 Oak Brook Road. The property is zoned CR and operates as a special use that was approved in 1969 by Ordinance S-181 and amended in 1984 by Ordinance G-342, which recognized the continuation of recreational uses on the entire Sports Core property for uses such as tennis, swimming, golf, golf club and maintenance buildings, polo, sledding, the library, storage facilities and the Bath and Tennis Clubhouse.

The proposed amendment will allow the Village to construct an approximate 12,600 square foot pre-fabricated barn type storage facility that will be approximately 48 feet high and surrounded by an 8-foot high dark colored vinyl coated chain link security fence with gates that will require the approval of variations. The indoor facility will be able to accommodate a two-year supply of salt that can be purchased off-season and stored when prices are low and eliminate the need to purchase salt when the demand and prices are high and deliveries slow. It will also be used to store other materials that need to be kept dry. The salt and storage facility will consolidate numerous outdoor storage sites currently spread throughout the Sport Core property, combining them into one central location for Sport Core and Public Works maintenance supplies, to store salt, dirt, sand, stone, gravel, inventoried supplies and maintenance equipment. The indoor storage will limit the material runoff that would ultimately find its way into the watershed. The outdoor storage area will have a lockable storage yard for Sports Core and Public Works equipment, maintenance supplies, excavated spoils, and supplies.

**Public Comment**

All interested parties were notified of the public hearing and no one spoke in support of or in opposition to the request.

March 26, 2019

Village President, Board of Trustees and Zoning Board of Appeals

RE: Village of Oak Brook – Salt and Storage Facility

– Sports Core Property – Amend Special Use

Page 2

**Plan Commission Recommendation**

The Commission reviewed the proposed special use. By a vote of 5 to 1, the Plan Commission recommended approval of the special use to construct the salt and storage facility on the Sports Core property as proposed, subject to the following conditions:

1. Obtain final approval of the proposed variations required to construct the storage facility and fencing.
2. That the development is to be constructed in substantial conformance to the plans as submitted.
3. Look at the possibility to install a 4-way stop sign at the new entrance drive to the facility, the library and Polo Lane, if warranted.
4. Include additional 6-8-foot-high evergreen material, mixed high and low and staggered along the fence to provide screening from the library, if determined to be necessary.
5. Ask for input from the Police Department whether there are any security issues to be addressed on the project site and if an electronic gate is necessary.
6. That all previously approved special uses and variations granted to the Sports Core property not in conflict with this request will remain in full force and effect;
7. Add the provision “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

Very truly yours,



Marcia Tropinski

Chairwoman

Plan Commission

## Gail Polanek

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**Subject:** FW: Salt Storage Facility Responses

**From:** Rick Valent  
**Sent:** Thursday, March 28, 2019 10:29 AM  
**Subject:** RE: Salt Storage Facility Responses

Gail,

Below are responses to the Plan Commission recommendations listed in the March 26, 2019 letter from Marcia Tropinski.

- Staff and the design consultant will review the feasibility of a 4-way stop sign at the entrance in question. If the consensus is that one is unwarranted, a stop sign for vehicles leaving the Salt Storage Facility will be installed allowing Polo Drive to be thru traffic.
- The design consultant will work with its landscape architect to develop a plan for additional screening that will address sight concerns from the Library.
- In response to the Police Department comments on security concerns the design consultant will include an electronic gate and locking system at both entrances that is activated from a remote and/or keypad swipe system. A camera monitoring system at each entrance will be installed as well. Photo sensitive low lit lighting at overhead and employee doors will be on during the evening hours while motion detecting lighting will be installed around the facility to further address security purposes.

Let me if you have any questions or would like to discuss.

Thanks,

	<b>Rick Valent</b>
	Public Works Superintendent Village of Oak Brook 3003 Jorie Blvd Oak Brook, IL 60523
	Phone: 630.368.5276
	Email: <a href="mailto:rvalent@oak-brook.org">rvalent@oak-brook.org</a>
	Web: <a href="http://www.oak-brook.org">www.oak-brook.org</a>
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**Gail Polanek**

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**Subject:** FW: Public Works Building Project

**Subject:** Public Works Building Project

Doug,

I have had the opportunity to review the plans for the salt storage facility. I have several security recommendations that should be considered as part of the project.

- The gates should have an integrated locking system. A chain and padlock can be easily defeated with bolt cutters and as such does not provide a sufficient level of security/deterrence.
- Exterior lighting should be added to the gates and the exterior of the building – dusk to dawn lighting would be preferred.
- Cameras should be added to monitor the gates and entrance to the building.

I recognize nothing of substantial value will, at this point, be stored within the building or on the property. Unfortunately, this will not be immediately apparent to a potential criminal. Although it is unlikely anything would be stolen, it is possible that a substantial amount of damage could be caused accessing the property and the building.

Please let me know if you have any questions or need any additional explanation.

Thanks,  
Jason

Deputy Chief Jason Cates  
Oak Brook Police Department  
1200 Oak Brook Rd.  
Oak Brook, IL 60523  
(630) 368-8716 Desk  
(630) 368-8717 Fax

*The Men and Women of the Oak Brook Police Department will provide the community with the highest quality of law enforcement services, preserve and protect the lives, property and constitutional guarantees of all persons with a commitment to professional excellence through loyalty, honor and teamwork.*

ROLL CALL VOTE:

Ayes: 5 – Members Doyle, Hasan, Iyer, Wilczak and Chairwoman Tropinski  
Nays: 0 –  
Absent 2 - Members DiBernardo and Lal. Motion Carried.

5.

NEW BUSINESS

NEW BUSINESS

A. VILLAGE OF OAK BROOK – SPECIAL USE – TO CONSTRUCT A SALT AND STORAGE FACILITY ON A PORTION OF THE SPORTS CORE PROPERTY – APPROXIMATE LOCATION – 700-810 OAK BROOK ROAD

VOB – S.U.- TO CONSTRUCT A SALT STORAGE FACILITY ON THE SPORTS CORE PROPERTY

Chairwoman Tropinski announced the petition.

Public Works Director, Doug Patchin gave a PowerPoint presentation that provided the location of the proposed Salt Storage facility on the Sports Core property, existing conditions and clean up as well as illustrations of the proposed structure. The barn-type building will fit in well in the area since there are polo barns on the opposite side of the property.

The numerous improvements on the Sport Core property over the years have not taken into consideration how the projects affect the entire property. Stormwater discharge runs into the woods and eventually finds its way to Salt Creek or into the county drainage system along Oak Brook Road/31<sup>st</sup> Street. For years, trees have been dying along those paths. As part of the Village’s Stormwater Management Permit MS4, the Village must limit the material that can contaminate stormwater runoff.

Along with the indoor storage facility, outdoor storage would allow clean up and removal of the multiple sites located around the Sports Core property. The storage facility and drainage improvements are part of multi-year projects. The proposed salt storage facility would allow the Village to purchase salt off-season at much lower prices and store it for future use. The Village uses approximately 1,500-2,000 tons of salt per year. The current salt dome located in the Public Works yard can accommodate 750 tons of salt. Over the past five years, 400 tons has been stored under a tarp in the yard. An indoor facility would store more than a two-year supply in addition to other materials. The Public Works garage currently stores dirt, stone and sand due to the potential of wash-away in the event of rain or snow.

The salt storage facility will consolidate numerous outdoor storage sites spread throughout the Sport Core property and limit the amount of runoff. The outdoor area would have a lockable yard with Sports Core and Public Works equipment, maintenance supplies, excavated spoil, leaves and wood chips. The designed stormwater drainage system will contain any potential runoff before it enters in to DuPage County Storm sewers or the Salt Creek Floodplain.

Combining the reconstruction of the Bath and Tennis Club circle and drive-up road and stormwater drainage issues will ensure a better price for the projects. The work would include replacing the undersized storm sewers from the parking lot. Brick pavers will replace the existing blacktop in the circle as a permeable surface. Landscaping in the circle and the areas in front of the Bath and Tennis Club were designed as Best Management Practice (BMP) to control stormwater runoff.

Christopher Burke Engineering was contracted to conduct a stormwater study of the property to determine how to optimize useable open space and improve the current drainage. They proposed possible recreational land uses. In December of 2018, the village applied for an Open Space Lands Acquisition and Development (OSLAD) Grant offered by the Illinois Department of Natural Resources (IDNR). The Village was awarded the OSLAD Grant in January in the amount of \$279,600 in matching funds for improvements to the Sports Core property. Projects will proceed as funds are released by the State of Illinois.

The site plan showed a change to the Bath and Tennis Club driveway as well as additional parking spaces. The storage area would be completely fenced with a gated entrance.

The new drainage system will have catch basins to help prevent sediment from entering the drainage detention area. This allows the containment area to be cleaned prior to any debris leaving the detention area.

The building was designed to enable a semi-truck to enter and dump directly into the building. The storage facility in the Public Works yard does not have that ability.

Director Patchin was hopeful that clearing the buckthorn trees will allow natural light to come in and re-establish the natural vegetation. Additional trees have been added around the detention area as well as at the entrance. Ideally, the entrance to the storage facility would be hidden from view when driving on Polo Lane. They will also be adding landscaping against the sledding hill to prevent people from sledding down the back side of the hill.

A satellite map of the Sports Core property was shown along with a history of specific areas. Past and current uses as well as existing and proposed improvements were discussed.

Variations were also requested that would be reviewed by the Zoning Board of Appeals.

Member Iyer asked for the length of the storage facility and the total square footage.

Director Patchin replied that the facility was 180-feet in length with a total of 12,600 square feet. The building is pre-fabricated with a concrete foundation in order to

protect the building and site.

Member Doyle questioned the amount of traffic that would be generated by the users of the facility. He was concerned about the safety issue with trucks using the same drive as the library and the soccer fields. He suggested adding a four-way stop sign at Polo Lane and Fuller Drive.

Director Patchin responded that the road was designed for trucks and the traffic increase will be minimal. There may be two to three salt deliveries entering during the off-season that will be staggered as they come through. Trucks would enter at a slow pace during the week between 7:00 a.m. and 3:30 p.m. when soccer is normally not in session. A four-way stop sign could be added for safety.

Member Doyle asked if the water detention area will always contain water.

Director Patchin responded that it will be dry detention area. The retention on the east side of the Bath and Tennis is a wet retention. The additional detention area will help prevent marshy areas.

Member Doyle asked if the outdoor storage bin wall will have deterrents so that it cannot be scaled. He believed it was a requirement that chain link fencing have landscaping on both sides to hide it. He noted that the fence would be visible to anyone using the library.

Director Patchin responded that it would be easier to climb the fence than the walls.

Planner Von Drasek agreed with Member Doyle, but stated that since the vegetation surrounds the site the fence would be visually screened.

Director Patchin believed the fencing would not be visible as the new vegetation grows in.

Orion Galey, Christopher Burke Consulting Engineer stated there would be evergreens and pines along the entrance drive into the facility and the perimeter would have a variety of trees.

Member Doyle was concerned that the perimeter trees would be too tall with leaves on the upper surface and would not effectively screen the low fence area.

Mr. Galey responded that they were open to suggestions for landscaping.

Director Patchin responded that they could plant a mixture of high and low trees and vegetation to create better screening.

Director Budzikowski suggested changing some of the shade trees to evergreens.

Member Doyle questioned the type of equipment that would be stored in the facility.

Director Patchin replied leaf boxes and equipment, plows during the off-season and other items to be stored long-term. It would not be equipment used on a daily or weekly basis.

Member Doyle was concerned about the view from the library and questioned why the largest side of the building would face the library.

Director Patchin responded that the smaller overhang was needed in the location shown in order to dump while allowing room to navigate trucks. They could look at what is stored at different locations within the facility. The proposed building is quite large and takes into account the storage needs for the future.

Member Doyle questioned the exterior lighting and was concerned about the property's security. He asked if there had been a conversation with the police department if they would have to get out of the vehicle to open the gate in order to patrol the area.

Director Patchin replied that the trucks and equipment used would provide ample lighting for dumping in the dark. There would also be motion activated lights above the doors. Salt would only be moved from this storage facility to the Public Works storage facility during the day. The Public Works storage would be the main-hub and the Sport Core storage would be a holding facility for the years when they run out of salt. They anticipate using the facility one to two times per week. The police would have to open the gate in order to patrol the area. He would have a conversation with them about it.

Member Wilczak asked who owns the land and if an appraisal was done to determine the highest and best use of the land. He believed the land was too valuable to use the space for storage. He questioned if it was possible to expand the current storage facility at Public Works.

Director Patchin responded that the Village owns the property, no appraisal was conducted and a small expansion of the storage facility at Public Works might be possible, but would only allow for an additional 200 tons, but it would be difficult to load the salt without the expense of purchasing proper equipment.

Member Wilczak believed the storage facility was unsightly and thought it was inefficient to move the salt from one facility to another.

Member Lal believed it was a worthwhile project for the Village and agreed with the chosen location.

Member Hasan liked the barn concept and site plan. It would also allow clean-up of the surrounding area. She was in favor of the petition request.

Trustee Baar thanked Director Patchin and Public Works for embracing the Sports Core and returning it to the Village's responsibility. The pictures shown of the areas to be cleaned did not portray the extent of how bad the site was adding that it was a huge liability to the Village. He was thankful that the drainage issues were finally being addressed to save the oak trees. The OSLAD Grant and the Infrastructure Fund would help to address many of the issues, and it would not be possible without the creation of the storage facility, which would be a big improvement for the village.

Motion by Member Hasan, seconded by Member Iyer to recommend the Special Use as requested, subject to the following conditions:

1. Obtain final approval of the proposed variations required to construct the storage facility and fencing.
2. That the development is to be in substantial conformance to the plans as submitted.
3. Look at the possibility to install a 4-way stop sign at the new entrance drive to the facility, the library and Polo Lane, if warranted.
4. Include additional 6-8-foot-high evergreen material, mixed high and low and staggered along the fence to provide screening from the library, if determined to be necessary.
5. Ask for input from the Police Department whether there are any security issues to be addressed on the project site and if an electronic gate would be necessary.
6. That all previously approved special uses and variations granted to the Sports Core property not in conflict with this request will remain in full force and effect;
7. Add the provision: "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of the building permit application except as specifically varied or waived."

ROLL CALL VOTE:

Ayes: 5 – Members Doyle, Hasan, Iyer, Lal and Chairwoman Tropinski

Nays: 1 – Member Wilcazk

Absent 1 - Members DiBernardo. Motion Carried.



6. OTHER BUSINESS

OTHER  
BUSINESS

There was no other business discussed.

7. PUBLIC COMMENT

PUBLIC  
COMMENTS

There were no public comments.

**VILLAGE OF OAK BROOK**  
**Plan Commission/Zoning Board of Appeals**

**STAFF REPORT**

**DATE:** March 13, 2019

**CASE NOS:** 2019-04-ZO-SU

**DESCRIPTION:** Special Use – To amend the special use for the Sports Core Property to expand an ancillary storage use.

**PETITIONER:** Village of Oak Brook

**ADDRESS:** 700-810 Oak Brook Road (a portion of the Sports Core Property)

**EXISTING ZONING:** CR- Conservation-Recreation District with a Special Use

**ACREAGE:** 262 acres (approximately)

**ZONING/USE OF SURROUNDING PROPERTY:**

**North:** R-1 Single-Family Detached Residence District, Golf Course, ORA-1 Office-Research Assembly District, Offices, and O-4 Office District, Clearwater Development.

**South:** CR, Conservation/Recreation District, DuPage County Forest Preserve and R-3 Single-Family Detached Residence District, Westchester Subdivision homes.

**East:** R-3 Single-Family Detached Residence District, York Woods Subdivision homes and B-4 Hotel-Office District, Drake Commercial Campus.

**West:** ORA-3 Office-Research Assembly District, McDonald's Office Campus, R-1 Single-Family Detached Residence District, vacant parcel.

**DISCUSSION:**

The Village of Oak Brook is requesting an amendment to the Sports Core Special Use to construct a storage facility at the Sports Core property in the area located west of Polo Drive just south of the golf course maintenance building. Government service facilities are considered permitted special uses in the Conservation/Recreation (CR) District and this new storage/maintenance facility will require Plan Commission and Zoning Board of Appeals review and approval of the zoning request. The petitioner is seeking approval of an amendment to the Special Use authorizing an ancillary storage facility. The facility will accommodate the Village's material storage needs on the property and for the community as a whole. The new facility will also require three (3) zoning variations to the CR District regulations pertaining to structure and fence height and fence type.

**STAFF REPORT – VOB –SPECIAL USE  
700-810 OAK BROOK ROAD  
CASE No. 2019-04-ZO-SU-VAR**

The Village originally approved the Special Use for the subject property by Ordinance S-181 in 1969. In 1984, following the creation of the CR District, the Village amended the Special Use by Ordinance G-342, which recognizes the continuation of the recreational uses on the entire Sports Core property. In 2019, the Village continues to use the 262-acre Sports Core property for tennis, swimming, golf, club building, polo, sledding, golf maintenance, and the library. The proposed amendment will allow the Village to store materials (i.e. salt, dirt, sand, gravel, etc.) in a controlled environment and prevent waste and pollution. The narrative and pictures provided with the application depict the current conditions that approval of the amendment are attempting to address.

**Staff Comments:**

- Please see the pictures in the case file which depict the current conditions at the site.
- The indoor material storage will allow Public Works staff greater certainty for salt costs in the future.
- The 1990 Comprehensive Plan for the Village of Oak Brook recommends that the Sports Core (Planning District 2) be maintained as open space and recreational uses. By allowing the municipality to invest in these ancillary uses on the subject property, the Village is in a better position to maintain the property with open space and recreation uses.
- The proposed structures are being constructed in conjunction with improvements to drainage and grant expenditure for open space activities.
- In addition to the current request for a special use amendment, the applicant is seeking several variations from the Village of Oak Brook Zoning Ordinance that will be conducted through a public hearing before the Zoning Board of Appeals. These variations are for structure and fence height regulations, the requests are as follows: 1) zoning variation to Section 13-5-4D to permit an increase in building structure height for the salt storage facility from 40 feet to 48 feet; 2) a zoning variation to Section 13-3-17C to permit an increase in fence height from 6 feet to 8 feet; and 3) a zoning variation to Section 13-3-17E to allow a chain link security fence within the buildable area.
- Please see the materials provided in the case file for a more detailed description of all the requests.

**RESPONSIBILITIES OF HEARING BODIES:**

Both the Plan Commission and the Zoning Board of Appeals have the responsibility to make a recommendation on the request for a Special Use. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for approval of a special use. The materials submitted by the applicant specifically address each of these standards.

**STAFF REPORT – VOB –SPECIAL USE  
700-810 OAK BROOK ROAD  
CASE NO. 2019-04-ZO-SU-VAR**

**CONCLUSION:**

If the Plan Commission and Zoning Board of Appeals are of the opinion that the applicant has satisfied the requirements for an amendment to the Sports Core Special Use, a recommendation would be in order to approve this request subject to the following conditions:

1. Obtaining final approval of the proposed variations required to construct the storage facility and fencing.
2. That the development be in substantial compliance with plans as submitted.
3. Add the provision “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

Respectfully Submitted,



Rebecca Von Drasek  
Village Planner



VILLAGE OF  
**OAK BROOK**  
*Illinois*

**BUTLER GOVERNMENT CENTER  
1200 OAK BROOK ROAD  
OAK BROOK, ILLINOIS 60523**

March 12, 2019

Village President and Board of Trustees,  
Plan Commission and Zoning Board of Appeals  
Village of Oak Brook  
1200 Oak Brook Road  
Oak Brook, IL 60523

Subject: Village of Oak Brook – 700-810 Oak Brook Road – A Portion of the Sports Core Property – Accessory Structure – Salt Storage Facility

Dear Village President, Board of Trustees,  
Plan Commission and Zoning Board of Appeals:

Through the years, work on the Sports Core Property has focused on specific projects and at the time, there didn't appear to be a big picture review of the existing conditions and how proposed projects would affect the entire property. These projects included additions to the Bath and Tennis Clubhouse, the addition of the Sports Core Administration (Soccer Building), Golf Course Maintenance Buildings, Tennis Dome, Polo Stables, Parking Lot expansions and a sled hill. Each time construction projects were developed the downstream affects were not taken into consideration. The catch basins and storm sewer drains that were installed in the grassy areas and parking lots with stormwater discharge that would run into the woods and eventually find its way to Salt Creek or into the county drainage system along 31<sup>st</sup> Street/Oak Brook Road. Through the years we have noticed that oaks and other trees were dying off in the area between the Bath and Tennis Club Pool, 31<sup>st</sup> Street, Polo Lane and Bath and Tennis Drive.

The proposed Salt Storage Facility, a pre-fabricated building designed to look like a barn, was originally proposed to accommodate additional indoor salt storage. This would allow the Village to purchase salt off season at a much lower price, and store it for future use. During a normal winter season, the Village uses approximately 1,500-2,000 tons of salt. The last couple of months (January/February) with the winter weather, severe cold and snow storms we exceeded this amount in both months. During the severe weather the Village and surrounding communities were running low or ran out of salt and waited for delayed deliveries. Currently, we can store 750 tons of salt in our existing salt dome at the Public Works Facility. During the past 5 years we have also stored an additional 400 tons of salt outdoors under a tarp in the Public Works yard. The indoor storage facility will store more than a two-year salt supply and will also be used to store other materials that need to be kept dry. Currently dirt, stone and sand have to be stored in the Public Works garage because of the potential to wash away if exposed to rain and snow. As part of the Village's Stormwater Management MS4 Permit, the Village must limit the material that can contaminate stormwater runoff with sediment. Along with the indoor storage facility the outdoor storage would allow us to

clean up and remove the multiple storage sites located around the Sports Core Property. The storage facility and drainage improvements are part of multi-year projects. Another ongoing project has been to clear trees in order to open space, clean and improve the Sports Core Property at the areas around the Bath and Tennis Club House, Pool, Tennis Courts and Parking lots. This process started in early 2018 when the Village started removing Buckthorn and clearing standing dead trees along the Bath and Tennis Drive by removing the Buckthorn, dead trees and thick undergrowth. This has allowed the native plants and flowers to re-establish in these areas, additional cleanup work is budgeted and continues throughout the Sports Core Property.

We have also contracted with Christopher Burke Engineering to conduct a stormwater study of the property and review the stormwater drainage issues to determine what changes could be made to optimize useable open space and improve the current drainage. This included a review of the area for wetlands and drainage flows and to determine the location for the storage facility. Burke also developed a design for a stormwater drainage system that would correct the current flooding issues and contain any potential stormwater run-off before it enters into DuPage County Storm Sewers and the Salt Creek Floodplain.

After the initial review of the wetlands and flood plain areas, staff walked the grounds with Christopher Burke representatives to look at what potentially could be done in these open space areas to draw more residents and members to the Sports Core Property. Using the reports and suggestions from staff, Christopher Burke came up with a conceptual design of possible recreational land uses. They also looked into potential open space and recreational grants. In December 2018, the Village applied for an Open Space Lands Acquisition and Development (OSLAD) Grant, offered by the Illinois Department of Natural Resources (IDNR).

For the past couple of years, the Village has postponed the reconstruction of the Bath and Tennis Club Circle and drive-up road while we reviewed the stormwater drainage issues around the Bath and Tennis Club and in the area of the proposed Salt and Storage Facility. We have combined these projects to obtain a better price for the underground drainage and site work. The Bath and Tennis Club Circle reconstruction will include replacing the undersized storm sewers from the parking lot, the circle and around the pool. Brick Pavers will replace the existing blacktop in the circle as a Permeable Surface, the landscape within the circle and the area in front on the Bath and Tennis Club were designed as Best Management Practice (BMP) to help control stormwater runoff.

The Salt and Storage Facility will consolidate numerous outdoor storage sites spread throughout the Sports Core Property, combining these into one central location, creating an indoor salt and material storage building for Sports Core and Public Works maintenance supplies, salt, dirt, gravel, sand, inventoried supplies and maintenance equipment. The indoor storage will limit the material runoff which would ultimately find its way into the watershed. The outdoor storage area will have a lockable storage yard for Sports Core and Public Works equipment, maintenance supplies, excavated spoil, leaves and wood chips. The storm and drainage system in this area is designed to collect the existing storm sewer and stormwater runoff from around the existing Golf Maintenance Building and the new Storage Facility. The designed stormwater drainage system will contain any potential runoff before it enters into DuPage County Storm sewers or the Salt Creek Floodplain.

The existing areas that were used for material storage and located in areas that are designated as open space and are part of the OSLAD grant. In January, the Village was awarded the OSLAD grant in the amount of \$279,600 in matching funds for improvements to the Sports Core Property. As funds are released by the State the projects will proceed.

At a public hearing before the Zoning Board of Appeals we are also requesting approval of several variations. First, to allow the maximum building height to exceed forty feet (40'). The proposed Salt Storage Facility, a 12,600 square foot pre-fabricated barn has an approximate height of forty-eight feet (48'). This height is required to allow the semi-trucks to dump transported material inside the building.

We are also requesting a variance to exceed the "fence type structure" maximum height of six feet (6') for the lockable security fence. We are requesting an eight foot (8') black vinyl coated chain-link fence with two (2) access gates to secure the building, secure stored materials on the site and provide safety for the public.

Sincerely,



---

Doug Patchin  
Director of Public Works

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Tuesday, April 2, 2019 at 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523. The applicant is seeking a special use and variations as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The proposal for the special use will also be reviewed by the Plan Commission at its meeting on March 18, 2019.

The petitioner, the Village of Oak Brook is seeking approval of a special use to allow for the construction of a salt storage facility on the Oak Brook Sports Core Property with an approximate location at 700-810 Oak Brook Road. The Village is also seeking approval of several variations to allow the storage structure to be 47-foot high and an 8-foot high vinyl coated chain link security fence and gate around the perimeter of the building that will be located in the buildable area of the property.

The property may be generally described as the Oak Brook Sports Core property, with the approximate location of the storage facility at 700-810 Oak Brook Road, Oak Brook, Illinois 60523, located west of Polo Drive with the legal description as follows:

THAT PART OF SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THOSE PARTS OF LOTS 1, 2, 3, 6, 16 AND 17 IN PLAT OF LAND OF F.O. AND J.F. BUTLER, TOWN OF YORK, DUPAGE COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 13, 1912 PER DOCUMENT NO. 107037, FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 26 AND RUNNING THENCE NORTH 89°-52'-57" WEST ALONG THE AFORESAID SOUTH LINE OF SECTION 26, 1076.63 FEET TO A POINT THENCE NORTH 0°-55'-32" WEST, 33.01 FEET, TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE CENTER THREAD OF SALT CREEK; THENCE NORTHERLY, ALONG THE CENTER THREAD OF SALT CREEK THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: (1) NORTH 0°-55'-32" WEST, 184.96 FEET; (2) NORTH 27°-00'-00" WEST, 200.00 FEET; (3) NORTH 14°-00'-00" WEST, 100.00 FEET; (4) NORTH 45°-30' WEST, 100.00 FEET; (5) NORTH 18°-30' WEST, 200.00 FEET; (6) NORTH 9°-30' WEST, 200.00 FEET; (7) NORTH 13°-30' EAST, 150.00 FEET; (8) NORTH 25°-00'-22" EAST, 337.84 FEET (9) NORTH 30°-37'-59" EAST 164.77 FEET; (10) NORTH 18°-31'-18" EAST, 101.79 FEET; (11) NORTH 12°-54'-23" EAST, 200.81 FEET; (12) NORTH 50°-43'-56" WEST, 102.84 FEET; (13) NORTH 1°-41'-03" WEST, 92.01 FEET; (14) NORTH 9°-18'-58" EAST, 100.98 FEET; (15) NORTH 22°-59'-47" EAST, 402.00 FEET; (16) NORTH 7°-27'-27" WEST, 59.91 FEET; THENCE NORTH 89°-28'-02" EAST, PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 26, 570.75 FEET, TO THE EAST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 89°-44'-33" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 25, 898.31 FEET; THENCE NORTH 80°-31'-54" EAST, 507.98 FEET; THENCE SOUTH 0°-25'-32" WEST, 199.87 FEET; THENCE SOUTH 88°-01'-33" EAST, 621.34 FEET; THENCE NORTH 2°-00'-09" EAST, 232.85 FEET; THENCE NORTH 75°-35'-00" WEST, 114.63 FEET; THENCE NORTH 15°-47'-18" EAST, 56.90 FEET, TO A POINT OF CURVE; THENCE NORTHWESTERLY, ALONG A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 210.00 FEET, 242.38 FEET, ARC, (CHORD BEARING N 17°-16'-36" W, CHORD 229.15 FEET), TO A POINT OF TANGENCY; THENCE NORTH 50°-20'-30" WEST, 125.30 FEET; THENCE NORTH 17°-53'-13" WEST, 340.40 FEET; THENCE NORTH 54°-58'-35" WEST, 401.35 FEET, TO THE CENTER THREAD OF SALT CREEK; THENCE ALONG THE CENTER THREAD OF SALT CREEK THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: (1) NORTH 16°-22'-23" EAST, 60.82 FEET; (2) NORTH 25°-13'-17" EAST, 100.92 FEET; (3) NORTH 60°-56'-59" EAST, 65.64 FEET; (4) NORTH 30°-07'-42" EAST, 50.73 FEET; (5) NORTH 6°-55'-35" WEST, 56.01 FEET; (6) NORTH 33°-05'-26" WEST, 95.57 FEET; (7) NORTH 44°-37'-42" WEST, 54.08 FEET; (8) NORTH 10°-18'-20" WEST, 37.78 FEET; (9) NORTH 52°-51'-32" WEST, 75.26 FEET; (10) NORTH 62°-24'-06" WEST, 143.64 FEET; (11) SOUTH 75°-04'-19" WEST, 41.77 FEET; (12) SOUTH 47°-49'-29" WEST, 21.06 FEET; (13) SOUTH 20°-34'-40" WEST, 38.34 FEET; (14) SOUTH 25°-59'-25" EAST, 33.40 FEET; (15) SOUTH 72°-33'-30" EAST, 85.60 FEET; (16) SOUTH 19°-48'-47" EAST, 35.24 FEET; (17) SOUTH 21°-03'-27" WEST, 101.36 FEET; THENCE NORTH 61°-53'-15" WEST, 609.62 FEET; THENCE NORTH 3°-38'-31" EAST, 523.54 FEET; THENCE NORTH 8°-09'-30" EAST, 413.98 FEET TO THE SOUTH LINE OF LOT 14 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1, PER PLAT THEREOF RECORDED AUGUST 4, 1964 AS DOCUMENT NO. R64-28042; THENCE NORTH 89°-37'-00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 14, 1805.95 FEET, TO THE WESTERLY LINE OF YORK ROAD, AS DEDICATED BY DOCUMENT R61-25688; THENCE SOUTH 0°-00'-34" WEST, ALONG SAID WESTERLY LINE OF YORK ROAD, 705.00 FEET, TO THE END OF SAID DEDICATION; THENCE SOUTH 16°-09'-49" EAST, CONTINUING ALONG THE WESTERLY LINE OF YORK ROAD AS DEDICATED BY DOCUMENT R61-25687, 150.78 FEET, TO THE SOUTHWEST CORNER OF SAID YORK ROAD DEDICATION; THENCE SOUTH 0°00'-34" WEST, ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 25, 3656.52 FEET, TO THE NORTHERLY LINE OF WESTCHESTER PARK SUBDIVISION, RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037 AS AMENDED; THENCE NORTH 89°-56'-07" WEST, ALONG THE NORTHERLY LINE OF SAID WESTCHESTER PARK SUBDIVISION 1277.24 FEET, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°-00'-34" WEST, ALONG THE WESTERLY LINE OF SAID WESTCHESTER PARK SUBDIVISION, AS MONUMENTED, 627.64 FEET TO A POINT THAT IS 33 FEET, AS MEASURED PERPENDICULAR TO, THE CENTER LINE OF 31ST STREET AS CONSTRUCTED AND OCCUPIED; THENCE SOUTH 89°-56'-06" WEST, PARALLEL WITH THE AFORESAID CENTER LINE OF 31ST STREET, 1311.40 FEET, TO THE WEST LINE OF SAID SECTION 25; THENCE NORTH 89°-52'-57" WEST, PARALLEL WITH THE AFORESAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, 1077.18 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 9, 1979 PER DOCUMENT NUMBER R79-27848 IN DUPAGE COUNTY, ILLINOIS, ALL BEING PART OF THE SPORTS CORE SUBDIVISION, IN PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS. PIN NUMBER 06-25-300-017

ALSO KNOWN AS THE OAK BROOK SPORTS CORE PROPERTY 700-810 Oak Brook Road All persons desiring to be heard will be afforded an opportunity to do so and may submit their statements orally or in writing or both. The hearing may be recessed to another date if notice of time and place thereof is publicly announced at the hearing or is given by newspaper publication not less than five (5) days prior to the date of the recessed hearing. The village's application including all supporting documents is on file with the Development Services Department. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5070 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

Charlotte Pruss Village Clerk Published at the direction of the Corporate Authorities and the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois. Published in Daily Herald March 11, 2019 (4520041)

CERTIFICATE OF PUBLICATION Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of: Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11-MAR-19 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC. DAILY HERALD NEWSPAPERS

BY [Signature] Designee of the Publisher and Officer of the Daily Herald



**Village of  
Oak Brook**

1200 Oak Brook Road  
Oak Brook, IL 60523-2255

Website  
[www.oak-brook.org](http://www.oak-brook.org)

**Administration**  
630.368.5000  
FAX 630.368.5045

**Community  
Development**  
630.368.5101  
FAX 630.368.5128

**Engineering  
Department**  
630.368.5130  
FAX 630.368.5128

**Fire Department**  
630.368.5200  
FAX 630.368.5251

**Police Department**  
630.368.8700  
FAX 630.368.8739

**Public Works  
Department**  
630.368.5270  
FAX 630.368.5295

**Oak Brook  
Public Library**

600 Oak Brook Road  
Oak Brook, IL 60523-2200  
630.368.7700  
FAX 630.368.7704

**Oak Brook Sports Core**

**Bath & Tennis Club**  
700 Oak Brook Road  
Oak Brook, IL 60523-4600  
630.368.6420  
FAX 630.368.6439

**Golf Club**  
2606 York Road  
Oak Brook, IL 60523-4602  
630.368.6400  
FAX 630.368.6419

March 8, 2019

Dear Resident:

The Oak Brook Plan Commission, Zoning Board of Appeals and the Village Board will be considering a Special Use at the Plan Commission, Zoning Board of Appeals and Village Board meetings and also Variations at the Zoning Board of Appeals and Village Board meetings as scheduled on the reverse side of this notice.

The applications have been filed by: Village of Oak Brook  
1200 Oak Brook Road  
Oak Brook, IL 60523

The property in question is located at: 700 Oak Brook Road

Relationship of applicant to property: Owner

Also shown on the reverse side of this notice is a map\* of the area to assist you in determining your relationship to the property in question.

The petitioner, Village of Oak Brook, has submitted an application seeking approval of a special use to allow for the construction of a salt storage facility and variations to allow the storage structure to be 47-feet high, and an 8-foot high vinyl coated chain link security fence and gate around the perimeter of the building that will be located in the buildable area of the property.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 between 8 a.m.-4 p.m., Monday through Friday, except for holidays.

Sincerely,

\_\_\_\_\_  
Tony Budzikowski, AICP  
Development Services Director

TB/gp

8

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

All meetings are held in the Butler Government Center of the Village of Oak Brook, located at 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois.

Plan Commission ..... 7:00 P.M., Monday, March 18, 2019

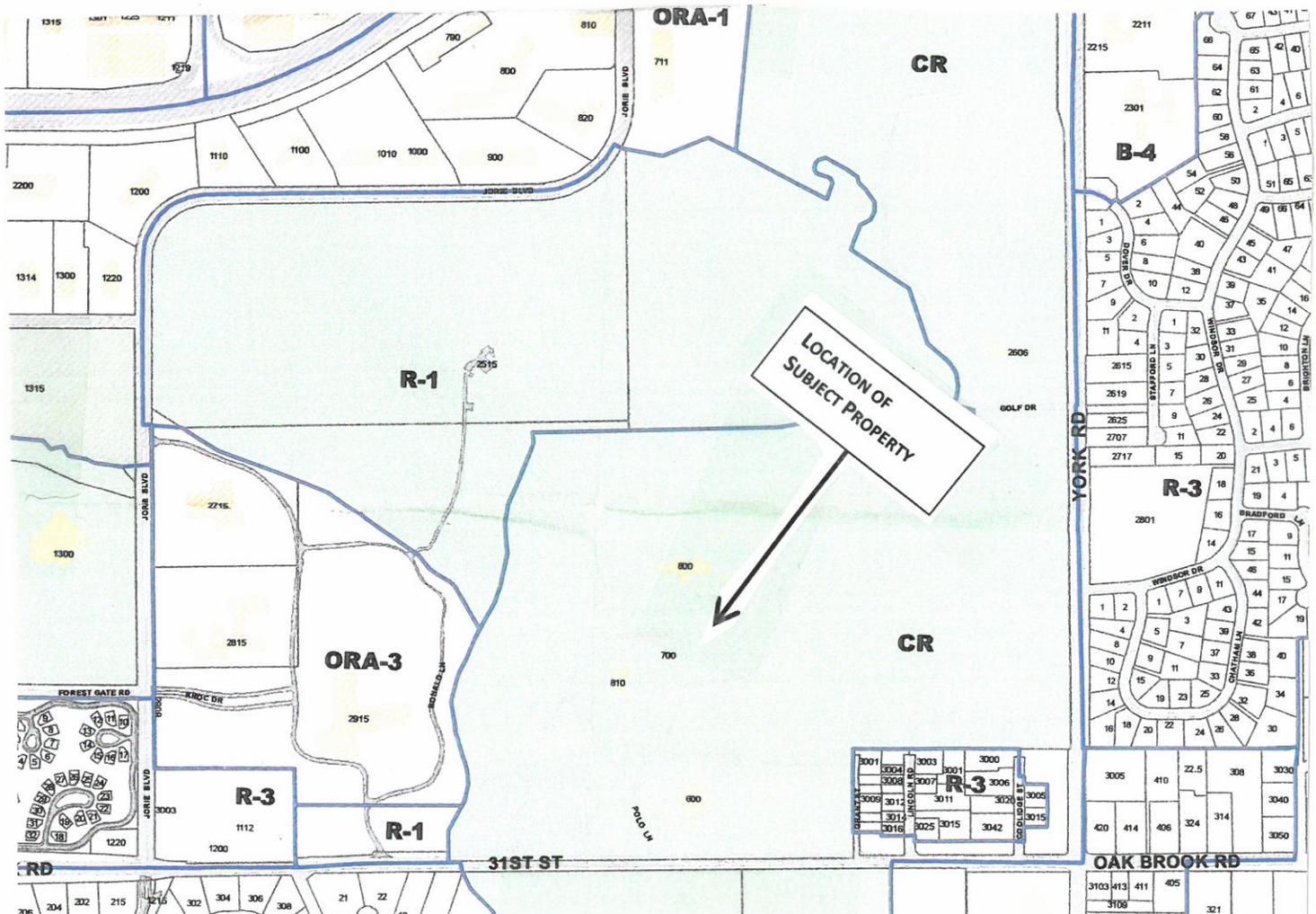
Zoning Board of Appeals\*\* ..... 7:00 P.M., Tuesday, April 2, 2019\*\*\*

Board of Trustees Meeting .....7:00 P.M., Tuesday, April 23, 2019\*\*\*\*

\*\* Public Hearing Body

\*\*\*Tentative Public Hearing – Follows completion of the Plan Commission meeting(s)

\*\*\*\*Tentative – Follows the completion of the Zoning Board of Appeals public hearing



\*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property



7



## ITEM 6.C.1

BOARD OF TRUSTEES MEETING  
SAMUEL E. DEAN BOARD ROOM  
BUTLER GOVERNMENT CENTER  
1200 OAK BROOK ROAD  
OAK BROOK, ILLINOIS  
630-368-5000

### AGENDA ITEM

Regular Board of Trustees Meeting  
of  
February 26, 2019

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**SUBJECT:** Referral – Village of Oak Brook – 700 Oak Brook Road – Special Use Permit and Zoning Variations for Salt Storage Facility

**FROM:** Tony Budzikowski, AICP, Development Services Director TB

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move to refer the request for a special use permit to the Plan Commission for review and recommendation and the special use and zoning variations to the Zoning Board of Appeals for public hearing and recommendation.

**Background/History:**

The Village of Oak Brook is processing a request from the Public Works Department for a special use permit and zoning variations to construct a salt storage facility at the Sports Core property in the area located west of Polo Drive just south of the golf course maintenance building. Government service facilities are considered permitted special uses in the Conservation/ Recreation (CR) District and this new storage/ maintenance facility will require Plan Commission and Zoning Board of Appeals review and approval of the zoning request. The new salt storage facility will also require two (2) zoning variations to the CR district and fence height requirements of the zoning regulations.

The Village's specific zoning requests are as follows: 1) special use in the CR district in accordance with Section 13-6A-2; 2) zoning variation to Section 13-5-4D to permit an increase in building structure height for the salt storage facility from 40 feet to 47 feet; and 3) a zoning variation to Section 13-3-7 to permit an increase in fence height from 6 feet to 8 feet for a chain link security fence around the perimeter of the building.

Several additional documents have been included with this referral to provide the Board with more detailed and specific information related to the request. This additional application material is provided below as follows:

1. Public Hearing Application for Special Use and Variations,
2. Sports Core location map displaying proposed salt storage facility and other future site improvements,
3. Salt storage facility geometric plan showing driveway access and building location,
4. Salt storage facility building elevations;
5. Salt storage facility conceptual perspective drawing; and
6. Salt storage facility photograph displaying a similar type facility.

**Recommendation:**

Please refer the request at 700 Oak Brook Road for a special use permit to the Plan Commission for review and recommendation and the special use and zoning variations to the Zoning Board of Appeals for review, public hearing and recommendation.

**PETITION APPLICATION for PUBLIC HEARING**

ZONING ORDINANCE:  APPEAL (\$300)  VARIATION (\$750)  
 AMENDMENT (\$750)  SPECIAL USE (\$750)  
 STORMWATER ORDINANCE:  VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage)  1 - Enter Number of Street Frontages/Per Parcel

**APPLICANT TO COMPLETE**

**NOTE:** ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF SUBJECT PROPERTY 700 Oak Brook Road – Sports Core Property PERMANENT PARCEL NO\* 06 - 25 - 300 - 017

LOT NO. N/A LEGAL ADDRESS\* 700 Oak Brook Road

ZONING DISTRICT: R3 ZONING ORDINANCE SECTION/s: Special Uses Sec 13-6A-2 and Variations Sections 13-5-4D – 13-3-17

ACTION REQUESTED Special Use - Construction of a Salt Storage Facility and Variations to allow the Storage Structure to be 47-feet high – and an 8-foot high Vinyl Coated Chain Link Fence with a Security Gate

PROPERTY INTEREST OF APPLICANT: OWNER X CONTRACT PURCHASER \_\_\_\_\_ AGENT \_\_\_\_\_

OWNER(S) OF RECORD Village of Oak Brook PHONE \_\_\_\_\_

ADDRESS 1200 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST N/a PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

NAME OF APPLICANT (and Billing Information) Village of Oak Brook Riccardo Ginex, Village Manager PHONE 630-368-5000

ADDRESS 1200 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

Contact Name and E-mail Address(s) \_\_\_\_\_

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Riccardo Ginex February 12, 2019  
Riccardo Ginex, Village Manager Date

**DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY**

Date Filed February 12, 2019 Fee Paid \$ N/A Receipt No. N/A Received By Gail Polanek

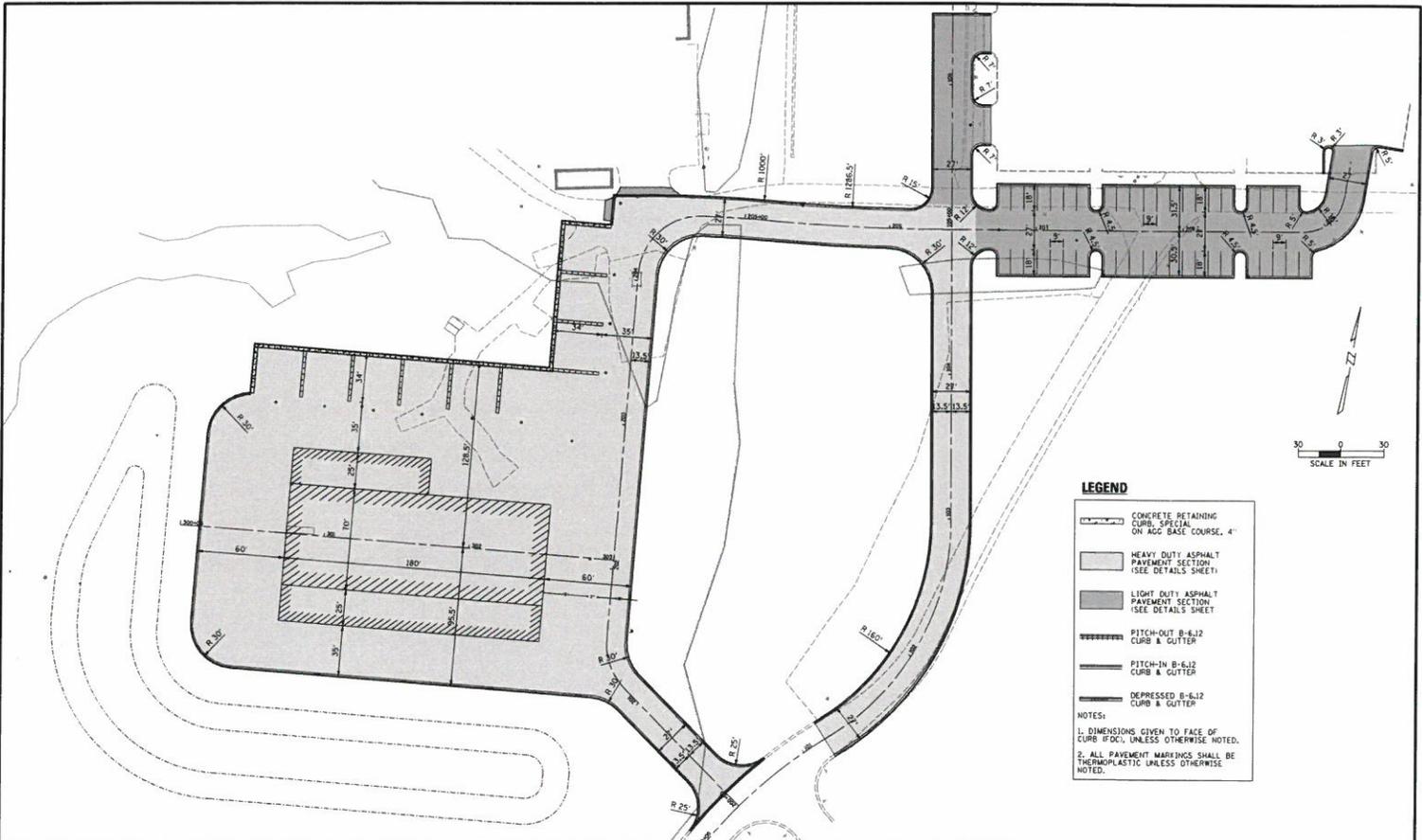
Board of Trustees (Referral) 2-26-2019 Notice Published \_\_\_\_\_ Newspaper Daily Herald Adj. Property Owners Notified \_\_\_\_\_

PUBLIC HEARING DATES: Plan Commission March 18, 2019 Zoning Board of Appeals \* April 2, 2019

Board of Trustees \* April 23, 2019 Board of Trustees \* May 14, 2019  
(Approval of Ordinance)

SIGNED - VILLAGE CLERK Charlotte Pius Date February 19, 2019





**LEGEND**

- CONCRETE RETAINING CURB, SPECIAL ON AGG BASE COURSE, 4"
- HEAVY DUTY ASPHALT PAVEMENT SECTION (SEE DETAILS SHEET)
- LIGHT DUTY ASPHALT PAVEMENT SECTION (SEE DETAILS SHEET)
- PITCH-OUT B-6.12 CURB & GUTTER
- PITCH-IN B-6.12 CURB & GUTTER
- DEPRESSED B-6.12 CURB & GUTTER

**NOTES:**

1. DIMENSIONS GIVEN TO FACE OF CURB, IF C.V., UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

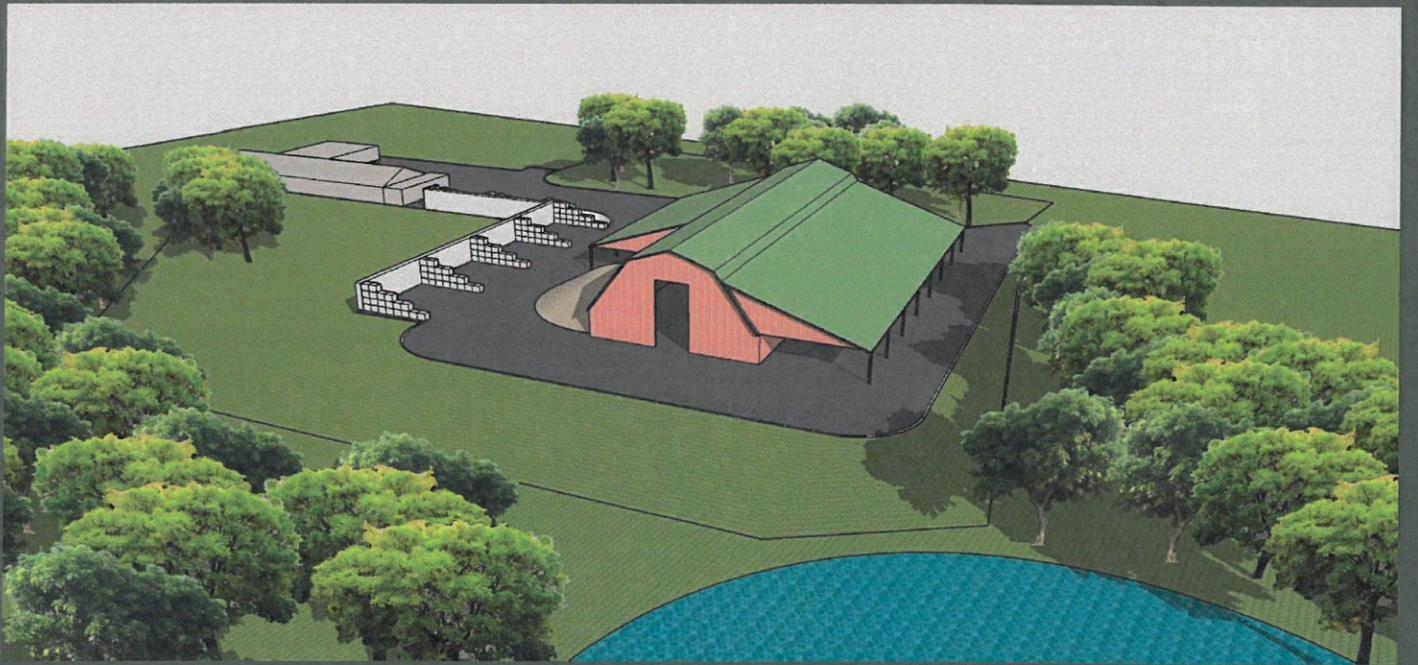
CLIENT: **VILLAGE OF OAK BROOK**  
 1200 OAK BROOK ROAD  
 OAK BROOK, IL 60523

NO.	DATE	NATURE OF REVISION	CHG. USER	CHG. MODEL	DATE/PLT

**OAK BROOK SALT STORAGE FACILITY**  
**PROPOSED GEOMETRY PLAN**

PROJ. NO. 180597.000000  
 DATE: \_\_\_\_\_  
 SHEET 6 OF 17  
 DRAWING NO. \_\_\_\_\_  
 PLN

5.d



Salt Storage Facility





**BULKSTORAGE** inc.

28101 South Yates Ave., Beecher, Illinois 60401-3603



# SALT STORAGE BUILDINGS

Our salt storage structures are renowned for excellence in engineering, design, strength, and beauty. Each salt storage structure is designed to your specifications by our in-house staff.

CAPACITY CHART		
OVERALL SIZE With 10' Base Wall	RATED TONS 80#/Cubic Yard	INCREASED CAPACITY Additional Tons per Linear ft
30' x 30'	385	16 Tons per ft.
40' x 40'	757	25 Tons per ft.
50' x 50'	1283	34 Tons per ft.
60' x 60'	1983	44 Tons per ft.
70' x 70'	2877	56 Tons per ft.
80' x 80'	3981	69 Tons per ft.

Any length or width can be built.



5.f



**BULKSTORAGE** inc.

28101 South Yates Ave., Beecher, Illinois 60401-3603  
708-946-9595 Fax: 708-946-7898 • info@bulkstorageinc.com

AN ORDINANCE REZONING CERTAIN PARCELS TO CONSERVATION/RECREATION

ZONING DISTRICT AND GRANTING CERTAIN SPECIAL USE PERMITS IN SAID DISTRICT

WHEREAS, on September 14, 1982, the Village of Oak Brook, a municipal corporation, filed an application with the Village Clerk of the Village of Oak Brook requesting that seven parcels be rezoned to a newly created zoning classification called the Conservation/Recreation (CR) District and that special use permits be granted for the continued operation of a tennis and swimming facility at 800 Oak Brook Road and for various governmental and cultural facilities at the Village Commons; and

WHEREAS, the parcels which are the subject of this application for rezoning are commonly known as: 1) York Park; 2) Sports Core, including Village owned properties in the Westchester Park Subdivision; 3) Park District property at Central Park; 4) Lot 2 of the Butler GHQ; 5) Fullersburg Forest Preserve; 6) Village Commons; and 7) Butler National Golf Club; and

WHEREAS, on September 28, 1982 the corporate authorities referred the application to the Plan Commission and the Zoning Board of Appeals for public hearings; and

WHEREAS, on December 14, 1982 the applicant modified its application by deleting the Butler National Golf Club parcel from its rezoning request; and

WHEREAS, at its meeting on December 20, 1982, the Plan Commission recommended to the Village Board that the proposed CR Zoning District be created subject to a revision in the proposed text precluding the rezoning of any privately owned property, that all of the parcels in the modified application be rezoned with the exception of Lot 2 of the Butler GHQ, and that special use permits be granted for the continued operation of the Bath and Tennis Club, Municipal Civic Center, Police Station, Fire Station, Public Works Building and Library; and

WHEREAS, on April 5, 1983 a majority of the Zoning Board of Appeals recommended to the Village Board that the CR Zoning District be created, subject to certain revisions in the proposed text; and

WHEREAS, on July 5, 1983 a majority of the Zoning Board of Appeals recommended to the Village Board that all of the parcels in the modified application be rezoned to the proposed CR Zoning District with the exception of Lot 2 of the Butler GHQ and that special use permits be granted for the continued operation of the Bath and Tennis Club in the Sports Core and for various governmental activities as contained in the Village Commons; and

WHEREAS, on November 22, 1983 the applicant modified its application by deleting the Village Commons parcel from its application; and

WHEREAS, the Comprehensive Community Development Plan as set forth in Chapter 6 of the Comprehensive Plan for the Village of Oak Brook as amended May, 1978 states in part on page 93 as follows:

Open space continues to be one of the principal attractions in the Village of Oak Brook. All possible efforts should be made to preserve existing open space for aesthetic, recreational and environmental purposes ...; and

WHEREAS, on January 23, 1984 the corporate authorities passed Ordinance No. G-341 entitled "An Ordinance Establishing Conservation/Recreation Zoning District In The Village Of Oak Brook Zoning Ordinance", which states the purposes of the CR District is as follows:

The Conservation/Recreation District is designed to encourage the development of land for open space recreational activities and/or preserve natural resources. This district is characterized by open uses of land, for example, golf courses and agricultural uses. The only structures and improvements permitted are those which supplement and are incidental to the principal open use. This district is not intended to encourage commercial or residential operations; and

WHEREAS, the President and Board of Trustees concur with the recommendations of the Zoning Board of Appeals and Plan Commission except as modified herein and deem it in the best interest of the Village of Oak Brook that certain parcels be rezoned to the Conservation/Recreation Zoning District and that the certain special uses be granted, all as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS as follows:

Section 1: That the provisions of the preamble hereinabove set forth are hereby adopted as though fully set forth herein.

Section 2: That the following described parcels be and are hereby rezoned as follows:

- A. Parcel No. 1, commonly known as York Park, and legally described as follows:

Lot 3 of Clayton's Assessment Plat, an Assessment Plat of part of Section 24, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois according to the plat thereof recorded on March 22, 1965 as Document No. R65-8736,

Permanent Parcel No. 06-24-100-006,

is hereby rezoned from R-3 Single-Family Detached Residence District to CR Conservation/Recreation District.

- B. Parcel No. 2, commonly known as Fullersburg Forest Preserve, and legally described in Exhibit A which is attached hereto and incorporated herein as though fully set forth, a portion of which has been zoned R-2 Single-Family Detached Residence District and the remaining portion of which has been designated FP Forest Preserve on the Official Map of Zoning Districts, is hereby rezoned in the entirety to CR Conservation/Recreation District.
- C. Parcel No. 3, commonly known as Central Park, 1300 and 1500 Jorie Boulevard, and legally described as follows:

Lots 1 - 4 in Autumn Oaks Unit One, a Subdivision of part of Section 26, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois according to

the plat thereof recorded on February 1, 1973 as Document No. R73-5825,

Permanent Parcel Nos. 06-26-303-001  
06-26-303-002  
06-26-303-003  
06-26-303-004,

is hereby rezoned from R-4 Single-Family Detached Residence District to CR Conservation/Recreation District.

D. Parcel No. 4, commonly known as the Oak Brook Sports Core, 800 Oak Brook Road and 2606 York Road, and legally described as follows:

Lot 1 in Sports Core Subdivision, a subdivision of part of Section 25 and 26, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois according to the plat thereof recorded on April 9, 1979 as Document #R79-27848,

Lots 1 - 29 and 37 - 40 in Block 1, Lots 41 - 53 63 - 65 in Block 2, Lots 785 - 89 and 94 - 96 in Block 3, and Lots 101 - 110 in Block 4 of the Westchester Park Subdivision, a subdivision of part of Section 25, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois according to the plat thereof recorded on November 13, 1925 as Document #203037,

Permanent Parcel No. 06-25-300-017 also  
Numbers: 06-25-304-001 through 004  
06-25-304-007 through 035  
06-25-303-010 through 012  
06-25-303-015 through 027  
06-25-302-003 through 005  
06-25-302-010 through 024  
06-25-301-015 through 024,

a portion of which has been zoned R-1 Single-Family Detached Residence District and the remaining portion of which has been zoned R-3 Single-Family Detached-Residence District is hereby rezoned in its entirety to CR Conservation/Recreation District.

Section 3: That the Village Clerk is hereby directed to amend the "Official Map of Zoning Districts of the Village of Oak Brook" in accordance with the provisions of Section 2 of this Ordinance.

Section 4: That a special use is hereby granted to the Village of Oak Brook, a municipal corporation, under the provisions of Section VIA(2)(e) of Ordinance No. G-60, the Zoning Ordinance of the Village of Oak Brook, to permit the use of Parcel No. 4 (Sports Core) legally described in Section 1 (D) above, as a tennis and swimming club.

Section 5: That a special use is hereby granted to the Oak Brook Park District, a unit of local government, under the provisions of Section VIA(2)(d) of Ordinance No. G-60, the Zoning Ordinance of the Village of Oak Brook, to permit the use of Parcel No. 3 (Central Park) legally described in Section 1(C) above, as a governmental service facility.

Section 6: All ordinances, rules, and regulations of the Village of Oak Brook which are in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict and only as they apply to the specific properties hereinbefore described.

Section 7: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this 14th day of February, 1984.

Ayes: Trustees Imrie, Listecky, Maher, Philip and Watson.

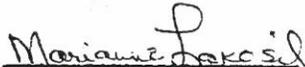
Nays: Trustee Rush

Absent: None

APPROVED this 14th day of February, 1984.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

Published February 20, 1984 Pamphlet Form

Not Published \_\_\_\_\_

Approved as to Form:

  
\_\_\_\_\_  
Village Attorney

REFER-ZONING-  
Special Use +  
VARIATION  
SPORTS CORE -  
BATH & TENNIS CLUB  
TENNIS  
SWIMMING  
FACILITIES  
PROVIDED S.U. &  
LOT AREA  
VARIATION  
1969

S-181

ORDINANCE NO. S-181

AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
PURSUANT TO ORDINANCE G-60 FOR  
TENNIS AND SWIMMING FACILITIES IN  
AN R-1 SINGLE FAMILY DETACHED RESIDENCE DISTRICT  
AND GRANTING A VARIATION OF THE  
REGULATIONS OF SAID ORDINANCE TO ALLOW  
THE SAME TO BE CONDUCTED ON LESS THAN 25 ACRES

Whereas, the lessee of the property more particularly hereinafter described has petitioned to the corporate authorities of the Village of Oakbrook for a Special Use Permit for the construction and operation of tennis and swimming facilities; and

Whereas, said petition was accompanied by application for a variation of the requirements of Section VII, C, 2, e), 9), of "The Zoning Ordinance of the Village of Oakbrook, Illinois, of 1966", as amended, to allow the special use on property consisting of 10.14 acres rather than 25 acres required by said ordinance; and

Whereas, pursuant to said Section VII, C, 2, e), 9), of the said Zoning Ordinance, the construction and operation of tennis and swimming facilities is permitted as a special use; and

Whereas, after due publication of notice as by statute and ordinance required, the Zoning Board of Appeals of the Village of Oakbrook did on March 4, 1969, conduct a public hearing on said application; and

Whereas, the said Zoning Board of Appeals of the Village of Oakbrook recommended that said Special Use Permit be granted and also recommended that a variation be granted permitting said uses on not less than ten (10) acres; and

Whereas, the Plan Commission of the Village of Oakbrook has recommended that said Special Use be granted; and

Whereas, the President and Board of Trustees of the Village of Oakbrook concur in said recommendations but deem it in the public interest to require certain conditions and restrictions upon the granting of said Special Use Permit;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oakbrook, DuPage County, Illinois:

Section 1. That there be granted to the lessee of the following described property a Special Use Permit for the construction and operation of a tennis and swimming facility to be known as OAK BROOK BATH & TENNIS CLUB, INC., an Illinois corporation.

Section 2. That a variation of the requirements of Section VII, 2, e), 9), of "The Zoning Ordinance of the Village of Oakbrook, Illinois, of 1966", as amended, be and the same is hereby granted to allow the use of the hereinafter described property for tennis and swimming facilities on 10.14 acres rather than 25 acres as required by said ordinance.

Section 3. Pursuant to the provisions of Section XIII, J, 6, of the aforesaid Zoning Ordinance, the grant of the Special Use Permit herein and pursuant to the provisions of Section XIII, G, 4, c), the grant of variation herein, are conditioned and restricted as follows:

- A. That an easement be granted to the lessee, Oak Brook Bath & Tennis Club, Inc., for road purposes to Oak Brook Road (31st Street) and that the location of the road entrance onto Oak Brook Road not be moved without the approval of the corporate authorities of the Village of Oak Brook.
- B. That the premises may be served by septic field only for a period of two (2) years after sanitary sewer becomes available at Oak Brook Road (31st Street) south of the premises. Within 24 months of the time said sanitary line becomes available, the owner or lessee of the described premises must connect the facilities to said sanitary sewer and discontinue use of septic field.

Section 4. Said Special Use Permit and variation shall be limited solely and exclusively to the following described real estate, to-wit:

That part of the southwest quarter of Section 25, Township 39 North, Range 11, East of the Third Principal Meridian, described by commencing at the southwest corner of said southwest quarter and running thence north 1322.3 feet to the west division corner of said southwest quarter; thence east 47.59 feet; thence north 1° east 75.4 feet for a place of beginning; thence continuing north 1° east 750.0 feet; thence south 89° east 630.0 feet; thence south 1° west 750.0 feet; thence north 89° west 630.0 feet for a place of beginning, in Du Page County, Illinois.

Section 5. The provisions and conditions of said permit and variation shall not be altered or varied except by ordinance duly adopted by the President and Board of Trustees of the Village of Oak Brook.

Section 6. Any violation of the terms and conditions of the grant of Special Use Permit herein shall be grounds for its revocation by the President and Board of Trustees of the Village of Oak Brook.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval and publication as by statute in such cases made and provided.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Oak Brook this 25th day of March, 1969.

APPROVED:

Samuel E. Dean  
President

ATTEST:

Lorraine E. Truick  
Village Clerk

AYES: 6  
NAYS: 0  
ABSENT: 1

## Chapter 5

# CR CONSERVATION/RECREATION DISTRICT

### **13-5-1: PURPOSE:**

The CR Conservation/Recreation District is designed to encourage the development of land for open space recreational activities and/or preserve natural resources. This District is characterized by open uses of land, for example, golf courses and agricultural uses. The only structures and improvements permitted are those which supplement and are incidental to the principal open use. This District is not intended to encourage commercial or residential operations. (Ord. G-60, 3-22-1966)

### **13-5-2: PERMITTED USES:**

Agricultural, including incidental agricultural structures.

Forest preserves, wildlife reservations, ecological sanctuaries and arboretums.

Golf courses, and similar open field recreational activities.

Parks and playgrounds.

Accessory uses and structures, incidental to and on the same zoning lot as a principal uses. (Ord. G-60, 3-22-1966; Ord. G-483, 3-10-1992)

### **13-5-3: SPECIAL USES:**

Cultural facilities, including libraries, museums, and similar cultural institutions.

Educational facilities.

Gardens, botanical and zoological.

Governmental service facilities, including municipal civic centers, police and fire stations and similar uses.

Historic facilities available to the public and used primarily for educational, cultural and/or historic purposes and activities in furtherance of the maintenance and support of the historic facilities as set forth in the applicable special use ordinance.

Public warning devices.

Tennis and swimming clubs.

Winter sports: ice skating rinks, ice hockey, curling, skiing or tobogganing, not less than twenty five (25) acres.

Accessory uses and buildings incidental to and on the same lot as the principal use. (Ord. G-60, 3-22-1966; Ord. G-483, 3-10-1992; Ord. G-566, 2-13-1996; Ord. G-608, 3-10-1998)

### **13-5-4: LOT AREA REQUIREMENTS:**

A. Lot Area: Not less than five (5) acres.

B. Lot Width: Not less than two hundred twenty feet (220') within the buildable area.

C. Floor Area Ratio: Not to exceed 0.15.

D. Structure Height: Not more than thirty feet (30'). Special uses may not exceed forty feet (40').

E. Yards: Yards shall be provided as follows:

1. All yards shall be established according to the following requirements. No structure shall be erected or maintained:

a. Within one hundred feet (100') from the center thread of any waterway or watercourse;

b. Within one hundred feet (100') from the right-of-way line of any street; or

c. Within one hundred feet (100') from any adjacent residence district.

2. Notwithstanding the above, public utilities such as wires, cables, conduits, vaults, laterals, pipes, mains and valves and other similar transmission distributing equipment, bridges, fountains, sidewalks, gateways, flagpoles, roadways, and other similar structures intended to be accessory and incidental to the primary use of a principal building on the lot shall be permitted without regard to the setbacks established herein. (Ord. G-60, 3-22-1966; Ord. G-341, 1-24-1984)

### **13-5-5: ADDITIONAL REGULATIONS:**

A. Off-Street Parking And Loading: Off-street parking and off-street loading shall be as set forth in [Chapter 12](#) of this Title.

2.9

### 13-3-17: FENCE REGULATIONS:

A. For purposes of this section, the following terms shall have the following meanings:

**DOG RUNS/KENNELS:** Enclosures constructed for the purpose of containing dog(s) outside of the principal structure on a property.

**FENCE:** A structure used to delineate a boundary, or as a barrier, or as a means of confinement or for confinement.

**FENCE TYPE STRUCTURE:** Any fence, or part thereof, located in the buildable area of a property and not located in any required yard. "Fence type structures" include solid privacy screens and open patio enclosures. A "fence type structure" shall not include any part of a fence located outside of the buildable area of a property.

B. The following regulations shall apply to all fences other than fence type structures:

1. Fences shall have a minimum of fifty percent (50%) of the fence's surface area in open space as viewed from an angle of ninety degrees (90°) from the fence line. A fence's surface area shall include the surface area of any gates attached to the fence, but shall not include the surface area attributable to any supporting piers or pillars.
2. Solid fences shall be a maximum height of twenty four inches (24") and be constructed of wood, stone, brick or other masonry material. All nonsolid fences shall be a maximum height of forty two inches (42") and shall be constructed of wood, stone, brick, wrought iron, aluminum or synthetic materials that are molded and give the appearance of wood, stone, brick or wrought iron.
3. If a fence only has one finished side, the fence's finished side must face to the outside of the property.
4. Fences shall be constructed at a natural grade or at a grade approved of by the village engineer.
5. All fences shall be located completely within the property that the fence is serving. No fence shall be constructed in a manner that encroaches upon another property or a village owned right of way without the prior approval of the village.
6. All fences shall be constructed and maintained in a manner that preserves the fence's structural integrity and appearance.
7. Electrified fences are not permitted in the village, with the exception of those approved by the community development department for horse stables and other animal enclosures.
8. No fence shall be constructed or erected in a manner or in a location that interferes or obstructs the line of sight of vehicles using an intersection of an alley and street, or an intersection of two (2) streets.

1

9. All fences shall comply with all applicable village code requirements.

C. The following regulations shall apply to all fence type structures:

1. Fence type structures may screen hot tubs, patios, decks, sitting areas, or other similar types of uses.
2. Fence type structures may not exceed six feet (6') in height.
3. Fence type structures may not privatize the buildable area.
4. Fence type structures are not permitted in any required yard.
5. All fence type structures shall comply with all applicable village code requirements.
6. All fence type structures are subject to the review and approval of the community development department prior to their construction or erection to ensure that the requirements of this section are met.

D. Notwithstanding anything to the contrary contained in this section, the height of all fences surrounding any swimming pool or any other water feature that requires fencing pursuant to this code or state law shall: 1) be a minimum of forty eight inches (48") in height; 2) not exceed seventy two inches (72") in height; and 3) comply with all other applicable requirements of this code. In addition, no fence surrounding a swimming pool may be made of chainlink or wire materials.

E. The following requirements shall apply to chainlink or wire fencing:

1. Chainlink or wire fencing shall be:

- a. Made of at least 9-gauge wire and not of a thinner gauge wire;
- b. Constructed with a top member or brace with a knuckle design;
- c. Installed with the wire material (finished side) facing the neighboring property;
- d. Painted or coated in a dark color (e.g., black, brown or dark green); and
- e. Landscaped with year round plantings, bushes/vegetation or trees on both sides of the fence, except for dog runs/kennels, which shall be so landscaped on the outside of the fence; all required vegetation will be reasonably maintained or replaced as needed.

2. No chainlink or wire fencing shall include slats.

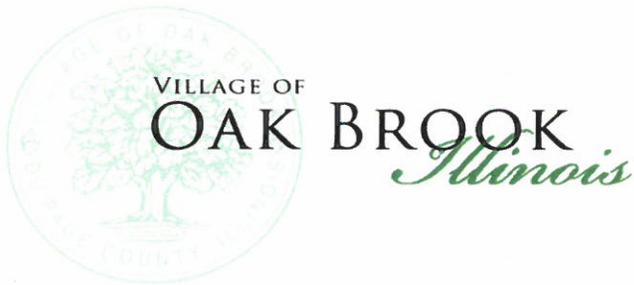
3. No chainlink or wire fencing shall be used for a dog run/kennel in any required yard. Chainlink or wire fencing may be used for dog runs/kennels that are constructed or erected in the buildable area of a property.

4. Chainlink or wire fencing shall not be permitted:

1.a

- a. In buildable areas. This restriction shall not apply to dog runs/kennels.
  - b. In any front or side yard.
  - c. In any rear yard unless the rear yard abuts the village's boundary. Notwithstanding anything to the contrary contained in this section, any such chainlink or wire fencing in a rear yard abutting the village's boundary shall not exceed a height of six feet (6').
  - d. Surrounding subdivisions unless: 1) landscape screening is installed and maintained in a manner that provides year round vegetation on both sides of the fence; and 2) the fence is approved by the village.
  - e. Around swimming pools.
  - f. Around sports courts/fields. This restriction shall not apply to fencing around sports courts for tennis, basketball, hockey and fields for baseball provided that: 1) the fence does not exceed ten feet (10') in height; 2) the court/field shall not be located in any required front or side yard; and 3) the fence must be constructed to the applicable ASTM standard.
5. Chainlink and wire fencing is permitted around construction sites only as a temporary use. The required height of construction fencing shall be established as part of the building permit approval process.
  6. Chainlink and wire fencing shall be permitted along state and federal roadways.
  7. In the event that a yard is enclosed with a chainlink fence that was installed prior to August 12, 2003, and one side of the fence enclosure is on a neighbor's property and the neighbor removes the chainlink fence, the owner may continue to enclose his/her yard with a chainlink fence by constructing a new fence on his/her property to replace the fence removed by the neighbor.
- F. Fences and barriers along major arterials: If a formal barrier or sound wall system is not in place, a solid fence/wall structure may only be erected if:
1. The solid fence/wall structure is located along one of the following: Roosevelt Road, Illinois Route 83/Kingery Highway, Interstate Highway I-88, or Interstate Highway I-294; and
  2. The solid fence/wall structure is a single unified system that is approved by all affected property owners, the subdivision homeowners' association (if applicable) and the village of Oak Brook. (Ord. G-1021, 3-11-2014)

1.b



BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE: [ ] APPEAL (\$300) [X] VARIATION (\$750)
[ ] AMENDMENT (\$750) [X] SPECIAL USE (\$750)
STORMWATER ORDINANCE: [ ] VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) [ ] 1 - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF SUBJECT PROPERTY 700 Oak Brook Road - Sports Core Property PERMANENT PARCEL NO\*. 06 - 25 - 300 - 017

LOT NO. N/A LEGAL ADDRESS\* 700 Oak Brook Road

ZONING DISTRICT: R3 ZONING ORDINANCE SECTION/s: Special Uses Sec 13-6A-2 and Variations Sections 13-5-4D - 13-3-17

ACTION REQUESTED Special Use - Construction of a Salt Storage Facility and Variations to allow the Storage Structure to be 47-feet high - and an 8-foot high Vinyl Coated Chain Link Fence with a Security Gate

PROPERTY INTEREST OF APPLICANT: OWNER [X] CONTRACT PURCHASER AGENT

OWNER(S) OF RECORD Village of Oak Brook PHONE

ADDRESS 1200 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST N/a PHONE

ADDRESS CITY STATE ZIP

NAME OF APPLICANT(and Billing Information) Village of Oak Brook Riccardo Ginex, Village Manager PHONE 630-368-5000

ADDRESS 1200 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

Contact Name and E-mail Address(s)

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Riccardo Ginex, Village Manager February 12, 2019 Date

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Filed February 12, 2019 Fee Paid \$ N/A Receipt No. N/A Received By Gail Polanek

Board of Trustees (Referral) 2-26-2019 Notice Published 3/11/19 Newspaper Daily Herald Adj. Property Owners Notified

PUBLIC HEARING DATES: Plan Commission March 18, 2019 Zoning Board of Appeals \* April 2, 2019

Board of Trustees \*April 23, 2019 Board of Trustees \* May 14, 2019 (Approval of Ordinance)

SIGNED - VILLAGE CLERK Charlottek Price Date February 19, 2019

\*Tentative - Scheduled as it completes each Commission/Board

A

## ***SPECIAL USE FACTORS***

1. Is of the type described in subsection A1 of this Section, is deemed necessary for the public convenience at that location;

**RESPONSE:**

The CR – Conservation/Recreation District allows for the majority of the Sports Core uses. This proposal will allow an incidental municipal use on the subject property for the benefit of the residents of Village of Oak Brook. The operation of the salt storage facility will improve the protection of Salt Creek from site runoff, and provide the Village with protection from price surges for materials, such as salt. The stocking of the facility will take place during summer months.

2. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

**RESPONSE:**

The site will be fenced to prevent the public from accessing the materials and equipment. The facility encloses and covers materials previously exposed to the elements. The Public Works Department will be able to determine when filling the facility should take place to minimize the impacts from traffic and activities at the Sports Core.

3. Would not cause substantial injury to the value of other property in the neighborhood in which it is located.

**RESPONSE:**

The addition of the salt storage facility to the Sports Core property will not impact the value of property in the neighborhood. The proposed facility will enclose existing uses on the property and allow for the storage of bulk salt and other materials (i.e. mulch, soil, etc.). By creating appropriate facilities for material storage enables the Public Works Department to maintain their high level of service to the Village. Quality service contribute to property values for the residents.



MINUTES OF THE SEPTEMBER 27, 2018 MEETING OF THE OAK BROOK SPORTS CORE ADVISORY COMMITTEE OF THE VILLAGE OF OAK BROOK APPROVED AS WRITTEN ON OCTOBER 25, 2018

CALL TO ORDER

The Meeting of the Sports Core Advisory Committee of the Village of Oak Brook was held in the Upper Level Conference Room at the Butler Government Center and called to order by Chairwoman Angie Lopez at 7:01 p.m.

PRESENT: Angie Lopez, John Anos, Lara Barber, Erin Converse, Melissa Martin, Kathy Miller, Mike Stevens, and Frank Scarpiniti

ABSENT: Lynna Smith

IN ATTENDANCE: Village Manager Rick Ginex, Village Trustee John Baar, Executive Assistant Donna Bettin, Public Works Director Doug Patchin and Douglas Gotham from Christopher Burke Engineering

APPROVAL OF MINUTES

Chairwoman Angie Lopez motioned to approve the minutes from the June 14, 2018 Sports Core Advisory Committee meeting as written. Seconded by Member Melissa Martin. Voice vote. Motion carried.

PUBLIC COMMENTS – None

BATH & TENNIS CLUB RENOVATION/UPDATE PROJECT PRESENTATION – Christopher Burke Engineering – Douglas Gotham from Christopher Burke Engineering, explained that he and other staff from Christopher Burke engineering met Doug Patchin on the Sports Core grounds initially to discuss a future salt storage building, then grew to several enhancement items that could be done to improve the Bath & Tennis Club, the surrounding grounds/soccer fields and driveway. They also displayed a power point presentation to go along with their findings/recommendations. Discussion ensued with each new finding/recommendation.

Manager Ginex explained that the circle drive in front of the Bath & Tennis Club will be redone with brick pavers in January/February weather dependent. This is being funded by the motor fuel tax purposes. He continued to explain that the Village applied for an OSLAD grant to help fund the proposed soccer field, exercise area and jogging area. Salt dome will be funded by the Village Public Works budget. Some of the other items proposed is included in the Villages 5-year plan. Discussion ensued.

Manager Ginex and Doug Patchin explained the necessary major repairs that need to be done including the Bath & Tennis Club roof and the extensive leaks in the pool. Dye tests were conducted on the pool and the leaks are all the way around the pool. All options are being reviewed for proper repairs of the pool, however consideration needs to be given since this could include the replacement of 60-year old pipes under the pool. Discussion ensued.

Questions arose on how the Park District felt the pool season went. Manager Ginex reported that for the first year, things went well. The Park District provided the Village of a wish list of items/improvements they would like to see done for 2019.

Chairwoman Lopez requested to have the Tennis Update report moved up on the agenda.

TENNIS PROGRAM DISCUSSION

A copy of a Sports Core Membership Analysis and a Tennis Summary through 9/15/18 was distributed at the beginning of the meeting.

Member Mike Stevens had some questions about some of the numbers and how some of the fees were collected for some of the drop-in programs as well as accountability of funds for the programs and memberships. In calculating the revenue generated for just the Individual memberships, it averages out to \$258.00 per person when the membership fees are \$350.00. Several other concerns were discussed and recommendations for guidelines for 2019 were made. The Committee would like to see a cash-free environment where the Tennis programs would charge membership accounts and the instructor would get their check from the Village. The Committee would also like to see a centralized communication system in place so all members are receiving information and area able to access pertinent information.

#### GOLF CLUB UPDATES

A. Renovation Update: Pro Shop and Patio – Manager Ginex explained that the project was bid out and low bidder was chosen. He distributed a schematic drawing of the patio layout. It was decided to expand the patio all the way to the cart paths. This will allow for the addition of another fire pit for a total of two, a larger pergola, additional tables and a seating wall. This project is funded by the Golf Surplus fund. The Pro Shop will be done in-house and beginning in January. Discussion ensued.

SURVEY DISCUSSION – The Park District is sending out a survey to all members regarding the 2018 pool season. The Park District will report the results to the Committee when surveys are received and compiled.

OTHER BUSINESS – The Committee would like to see the following items on the next agenda for discussion:

- Tennis Program Recap – Michael Patrick
- Pool Recap – Park District
- Survey Results – Park District
- Pool Grill Hours – Park District
- Golf Season Recap – Sean Creed/Jeff Kawucha
- Additional Golf Lessons Discussion
- Fees – Cash Free Environment Discussion (Pool, Tennis)

Chairwoman Lopez would like to see/review actual reports from the Park District and Michael Patrick to review prior to the next meeting.

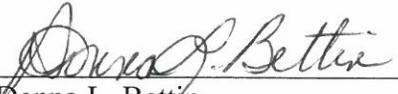
Discussion ensued about the success of the pool and how well everything went. Chairwoman Lopez thanked and praised the Public Works Department for all their hard work and efforts in assisting with the beautification of the grounds and working closely with the Park District for a successful season.

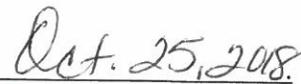
Trustee Baar also praised Public Work and the Park District and talked about the true teamwork that came about for the betterment of the Sports Core and the activities/amenities offered there for Village residents and visitors.

Next meeting, October 25, 2018, 7:00 PM

ADJOURN MEETING - Chairwomen Lopez adjourned the meeting at 9:18 p.m.

ATTEST:

  
\_\_\_\_\_  
Donna L. Bettin  
Executive Assistant  
Village of Oak Brook

  
\_\_\_\_\_  
DATE

C.1



Esther Scott  
16 Chatham Ln  
Oak Brook, IL 60523

William & Jean Keeley  
15 Natoma Dr  
Oak Brook, IL 60523

Eliisa Piano Flaska  
22 Natoma Dr  
Oak Brook, IL 60523

LaSalle National  
3001 Lincoln Rd  
Oak Brook, IL 60523

Charles Peachey  
3014 Lincoln Rd  
Oak Brook, IL 60523

James & Grace Chan  
8 Chatham Ln  
Oak Brook, IL 60514

721 Enterprise LLC  
721 Enterprise Drive  
Oak Brook, IL 60523

OBI LLC  
221-5 York Rd  
Oak Brook, IL 60523

York Road Associates LLC  
22<sup>nd</sup> Street  
Oak Brook, IL 60523

William & Elaine Rantis  
3020 Coolidge St  
Oak Brook, IL 60523

Sean Jing Hu  
11 Dover Dr  
Oak Brook, IL 60523

Van Buren Commercial Real Estate  
600 22<sup>nd</sup> Street  
Oak Brook, IL 60523

West Suburban Bank  
3007 Lincoln Rd  
Oak Brook, IL 60523

Harvinder Atluri  
19 Natoma Dr  
Oak Brook, IL 60523

Mohammed Alam  
17 Natoma Dr  
Oak Brook, IL 60523

Sunil Raichand  
3012 Lincoln Rd  
Oak Brook, IL 60523

Linda Lojewski Trust  
3004 Lincoln Rd  
Oak Brook, IL 60523

Naper National Bank  
31<sup>st</sup> Street & York Road  
Oak Brook, IL 60523

A & D Nandagopal Kaimal  
2 Chatham Ln  
Oak Brook, IL 60523

Commercial National Berwyn  
3005 York Rd  
Oak Brook, IL 60523

Bank One Trust  
3008 Lincoln St  
Oak Brook, IL 60523

Exeter  
711 Jorie Blvd  
Oak Brook, IL 60523

Forest Preserve  
Butler Salt Creek  
Oak Brook, IL 60523

Forest Preserve District  
31<sup>st</sup> Street  
Oak Brook, IL 60523

Donna & Rajan Raj  
5 Dover Dr  
Oak Brook, IL 60523

Charles Blum  
3000 Coolidge St  
Oak Brook, IL 60514

CH Retail Fund  
2103 Clearwater Dr  
Oak Brook, IL 60523

Marquette Bank & Trust  
2616 York Rd  
Oak Brook, IL 60523

Janet Monahan Trust  
4 Chatham Ln  
Oak Brook, IL 60523

S R Shah Trust  
12 Chatham Ln  
Oak Brook, IL 60523

Khalid Yousuf  
7 Dover Dr  
Oak Brook, IL 60523

Donald LeVine  
2500 York Rd  
Oak Brook, IL 60523

Frankett Kral  
3001 Lincoln Rd  
Oak Brook, IL 60523

Momin & Henna Muzaffar  
4 Stafford Ln  
Oak Brook, IL 60523

Charles Dixon  
2625 York Rd  
Oak Brook, IL 60523

N American Fidelity  
3006 Coolidge St  
Oak Brook, IL 60523

Drake Oak Brook Resort  
2301 York Rd  
Oak Brook, IL 60523

Bank of Lyons TR 3270  
3016 Lincoln St  
Oak Brook, IL 60523

Kathleen Di Gaudio  
2707 York Rd  
Oak Brook, IL 60523

James Bailey  
1 Dover Dr  
Oak Brook, IL 60523

Bank One Trust 11196  
3025 Lincoln St  
Oak Brook, IL 60523

Jacqueline Calamos  
3 Dover Dr  
Oak Brook, IL 60523

Christ Church Oak Brook  
501 Oak Brook Rd  
Oak Brook, IL 60523

Douiki  
18 Chatham Ln  
Oak Brook, IL 60523

James & Angie Patras  
2 Stafford Ln  
Oak Brook, IL 60523

Village of Oak Brook  
1200 Oak Brook Rd  
Oak Brook, IL 60523

Leo & Elizabeth Danielides  
3001 Grant St  
Oak Brook, IL 60523

Nazneen Saleem  
1 Windsor Dr  
Oak Brook, IL

Nirmala Devata  
3005 Coolidge St  
Oak Brook, IL 60523

School District No 53  
2801 York Rd  
Oak Brook, IL 60523

Family Trust  
14 Chatham Ln  
Oak Brook, IL 60523

Katherine Pena  
10 Chatham Ln  
Oak Brook, IL 60523

Joel & Rita Tirtilli  
2615 York Rd  
Oak Brook, IL 60523

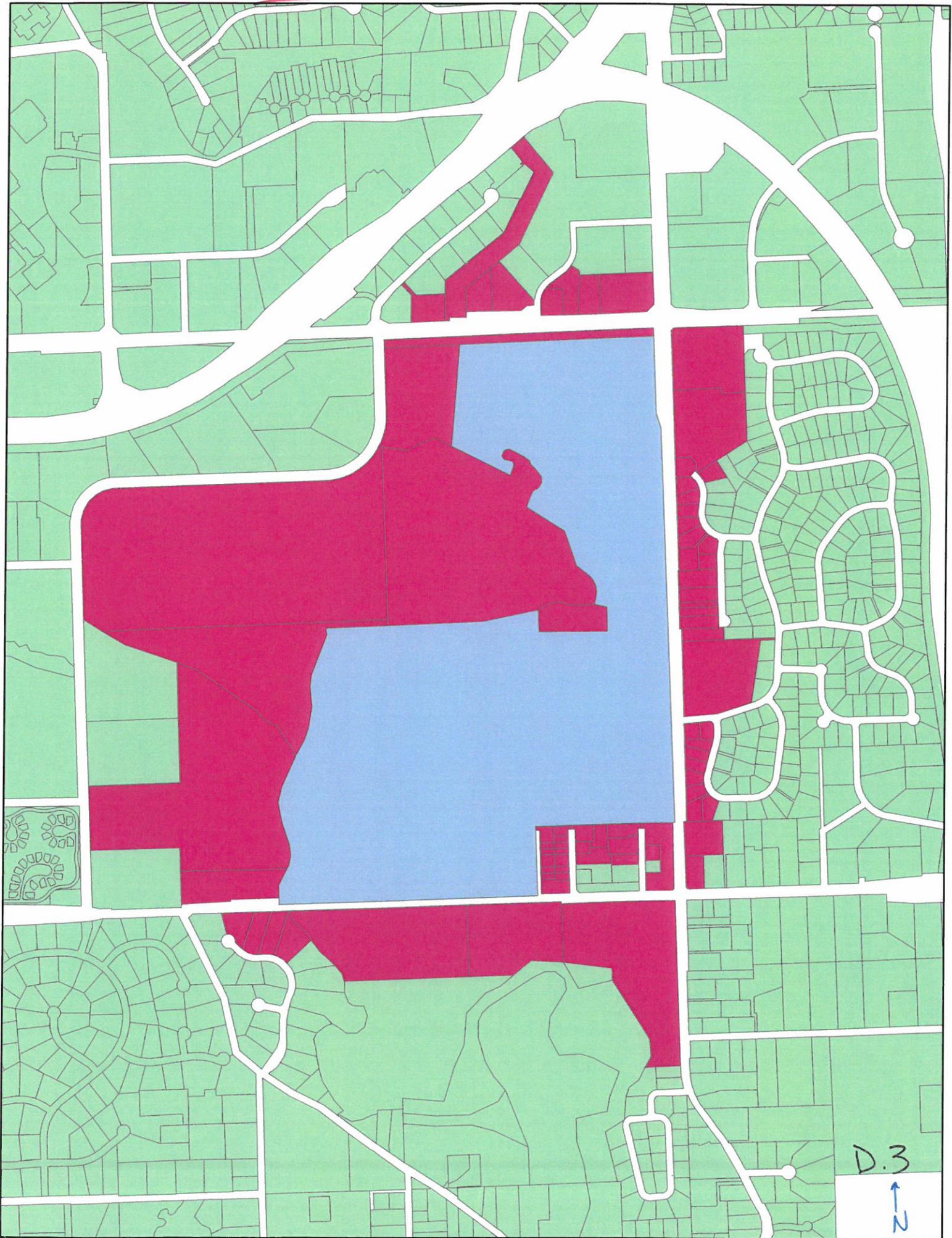
Meimei Fu  
3009 Grant St  
Oak Brook, IL 60523

Donald Woodward  
9 Dover Drive  
Oak Brook, IL 60523

Butler National Golf Club  
2616 York Rd  
Oak Brook, IL 60523

Harish Showneen  
3011 Lincoln St  
Oak Brook, IL 60523

700 OAK Brooks





The property may be generally described as the Oak Brook Sports Core property, with the approximate location of the storage facility at 700-810 Oak Brook Road, Oak Brook, Illinois 60523, located west of Polo Drive with the legal description as follows:

THAT PART OF SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THOSE PARTS OF LOTS 1, 2, 3, 6, 16 AND 17 IN PLAT OF LANDS OF F.O. AND J.F. BUTLER, TOWN OF YORK, DUPAGE COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 13, 1912 PER DOCUMENT NO. 107037, FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 26 AND RUNNING THENCE NORTH 89° -52'-57" WEST ALONG THE AFORESAID SOUTH LINE OF SECTION 26, 1076.63 FEET TO A POINT THENCE NORTH 0°-55'-32" WEST, 33.01 FEET, TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE CENTERTHREAD OF SALT CREEK; THENCE NORTHERLY, ALONG THE CENTERTHREAD OF SALT CREEK THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: (1) NORTH 0°-55'-32" WEST, 184.96 FEET; (2) NORTH 27° EAST, 200.00 FEET; (3) NORTH 14° EAST, 100.00 FEET; (4) NORTH 4°-30' WEST, 100.00 FEET; (5) NORTH 18°-30' WEST, 200.00 FEET; (6) NORTH 9°-30' WEST, 200.00 FEET; (7) NORTH 13°-30' EAST, 150.00 FEET; (8) NORTH 25°-30'-22" EAST, 337.84 FEET (9) NORTH 30°-37'-59" EAST 164 77 FEET (10) NORTH 18°-31'-18" EAST, 101.79 FEET; (11) NORTH 12°-54'-23" EAST, 200.81 FEET; (12) NORTH 50°-43'-56" WEST, 102.84 FEET; (13) NORTH 1°-41'-03" WEST, 92.01 FEET; (14) NORTH 9°-18'-58" EAST, 100.98 FEET; (15) NORTH 22°-59'-47" EAST, 402.00 FEET; (16) NORTH 7°-27'-27" WEST, 59.91 FEET; THENCE NORTH 89°-28'-02" EAST, PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 26, 570.75 FEET, TO THE EAST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 89°-44'-33" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 25, 898.31 FEET; THENCE NORTH 80°-31'-54" EAST, 507.98 FEET; THENCE SOUTH 0°-25'-32" WEST, 199.87 FEET; THENCE SOUTH 88°-01'-33" EAST, 621.34 FEET; THENCE NORTH 2°-00'-09" EAST, 232.85 FEET; THENCE NORTH 75°-35'-00" WEST, 114.63 FEET; THENCE NORTH 15° -47'-18" EAST, 56.90 FEET, TO A POINT OF CURVE; THENCE NORTHWESTERLY, ALONG A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 210.00 FEET, 242.38 FEET, ARC, (CHORD BEARING N 17° -16'-36" W, CHORD 229.15 FEET), TO A POINT OF TANGENCY; THENCE NORTH 50°-20'-30" WEST, 125.30 FEET; THENCE NORTH 17°-53'-13" WEST, 340.40 FEET; THENCE NORTH 54°-58'-35" WEST, 401.35 FEET, TO THE CENTERTHREAD OF SALT CREEK; THENCE ALONG THE CENTERTHREAD OF SALT CREEK THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: (1) NORTH 16°-22'-23" EAST, 60.82 FEET; (2) NORTH 25°-13'-17" EAST, 100.92 FEET; (3) NORTH 60°-56'-59" EAST, 65.64 FEET; (4) NORTH 30°-07'-42" EAST, 50.73 FEET; (5) NORTH 6°-55'-35" WEST, 56.01 FEET; (6) NORTH 33°-05'-26" WEST, 95.57 FEET; (7) NORTH 44°-37'-42" WEST, 54.08 FEET; (8) NORTH 10°-18'-20" WEST, 37.78 FEET; (9) NORTH 52°-51'-32" WEST, 75.26 FEET; (10) NORTH 62°-24'-06" WEST, 143.64 FEET; (11) SOUTH 75°-04'-19" WEST, 41.77 FEET; (12) SOUTH 47°-49'-29" WEST, 21.06 FEET; (13) SOUTH 20°-34'-40" WEST, 38.34 FEET; (14) SOUTH 25°-59'-25" EAST, 33.40 FEET; (15) SOUTH 72°-33'-30" EAST, 85.60 FEET; (16) SOUTH 19°-48'-47" EAST, 35.24 FEET; (17) SOUTH 21°-03'-27" WEST, 101.36 FEET; THENCE NORTH 61°-53'-15" WEST, 609.62 FEET; THENCE NORTH 3°-38'-31" EAST, 523.54 FEET; THENCE

NORTH 8°-09'-30" EAST, 413.98 FEET TO THE SOUTH LINE OF LOT 14 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1, PER PLAT THEREOF RECORDED AUGUST 4, 1964 AS DOCUMENT NO. R64-28042; THENCE NORTH 89°-37'-00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 14, 1809.59 FEET, TO THE WESTERLY LINE OF YORK ROAD, AS DEDICATED BY DOCUMENT R61-25688; THENCE SOUTH 0°-00'-34" WEST, ALONG SAID WESTERLY LINE OF YORK ROAD, 705.00 FEET, TO THE END OF SAID DEDICATION; THENCE SOUTH 16°-09'-49" EAST, CONTINUING ALONG THE WESTERLY LINE OF YORK ROAD AS DEDICATED BY DOCUMENT R61-25687, 150.78 FEET, TO THE SOUTHWEST CORNER OF SAID YORK ROAD DEDICATION; THENCE SOUTH 0°00'-34" WEST, ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 25, 3656.52 FEET, TO THE NORTHERLY LINE OF WESTCHESTER PARK SUBDIVISION, RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, AS MONUMENTED; THENCE NORTH 89°-56'-07" WEST, ALONG THE NORTHERLY LINE OF SAID WESTCHESTER PARK SUBDIVISION 1277.24 FEET, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°-00'-34" WEST, ALONG THE WESTERLY LINE OF SAID WESTCHESTER PARK SUBDIVISION, AS MONUMENTED, 627.64 FEET TO A POINT THAT IS 33 FEET, AS MEASURED PERPENDICULAR TO, THE CENTER LINE OF 31<sup>ST</sup> STREET AS CONSTRUCTED AND OCCUPJED; THENCE SOUTH 89°-56'-06" WEST, PARALLEL WITH THE AFORESAID CENTER LINE OF 31ST STREET, 1311.40 FEET, TO THE WEST LINE OF SAID SECTION 25; THENCE NORTH 89°-52'-57" WEST, PARALLEL WITH THE AFORESAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, 1077.18 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 9, 1979 PER DOCUMENT NUMBER R79-27848 IN DUPAGE COUNTY, ILLINOIS, ALL BEING PART OF THE SPORTS CORE SUBDIVISION. IN PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PIN NUMBER 06-25-300-017

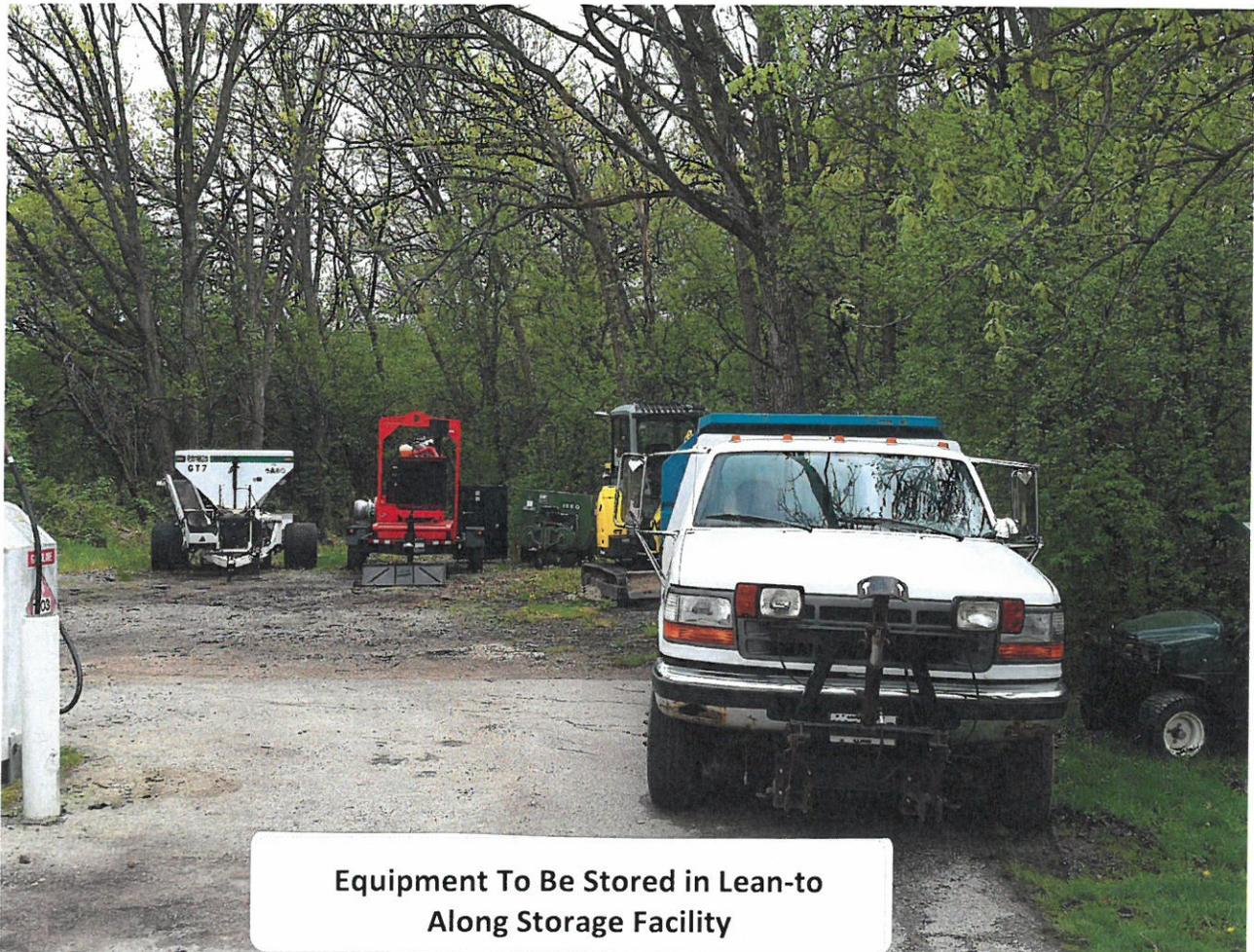
ALSO KNOWN AS THE OAK BROOK SPORTS CORE PROPERTY  
Approximate location of the storage facility - 700-810 Oak Brook Road



**Excavated Spoils – To Be Stored in  
Outside Material Bins**

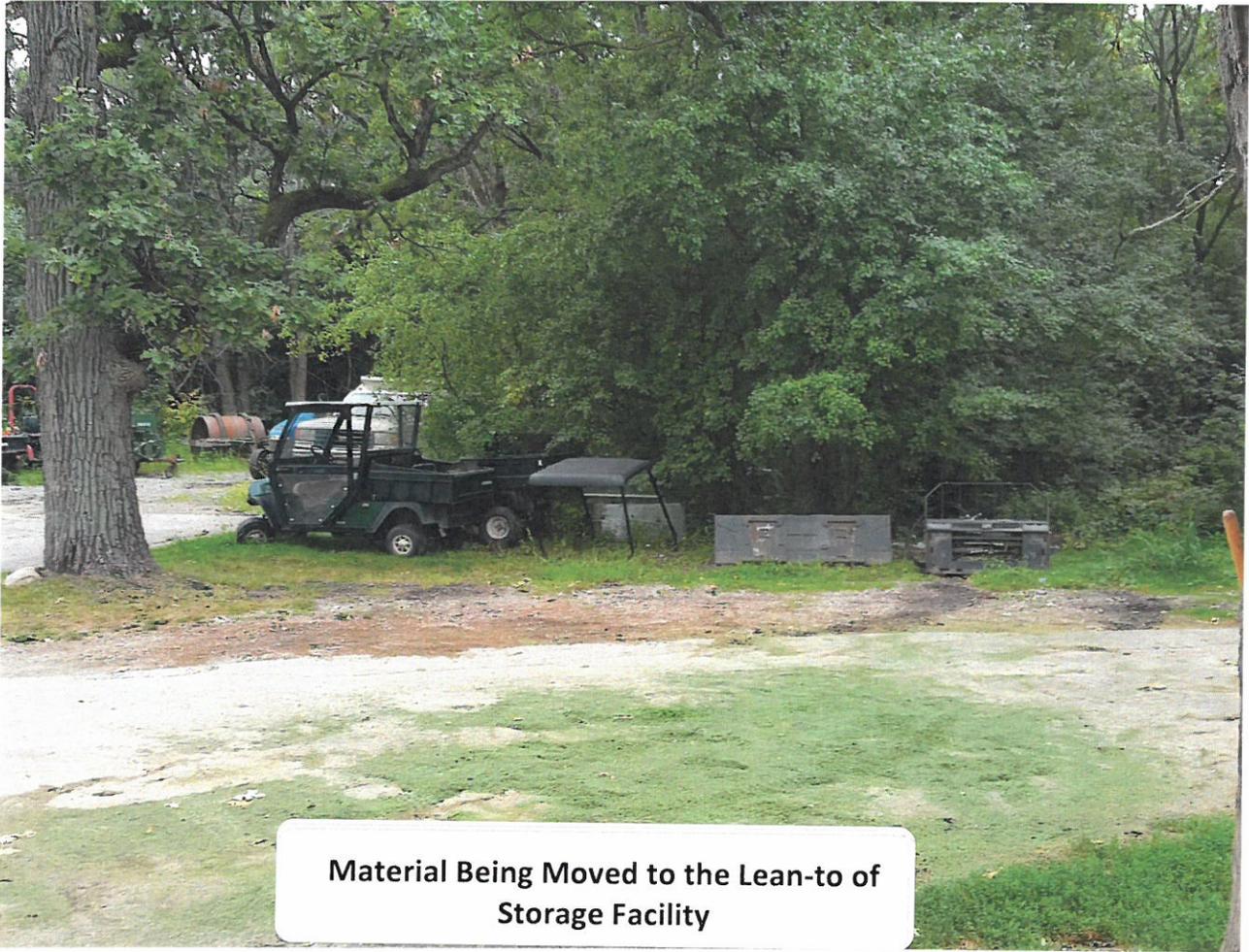


**Tree Trimming Debris and Excavated Spoils – To Be Stored in Outside Material Bins**



**Equipment To Be Stored in Lean-to Along Storage Facility**

F.1





Golf Maintenance Clean Up





6.1

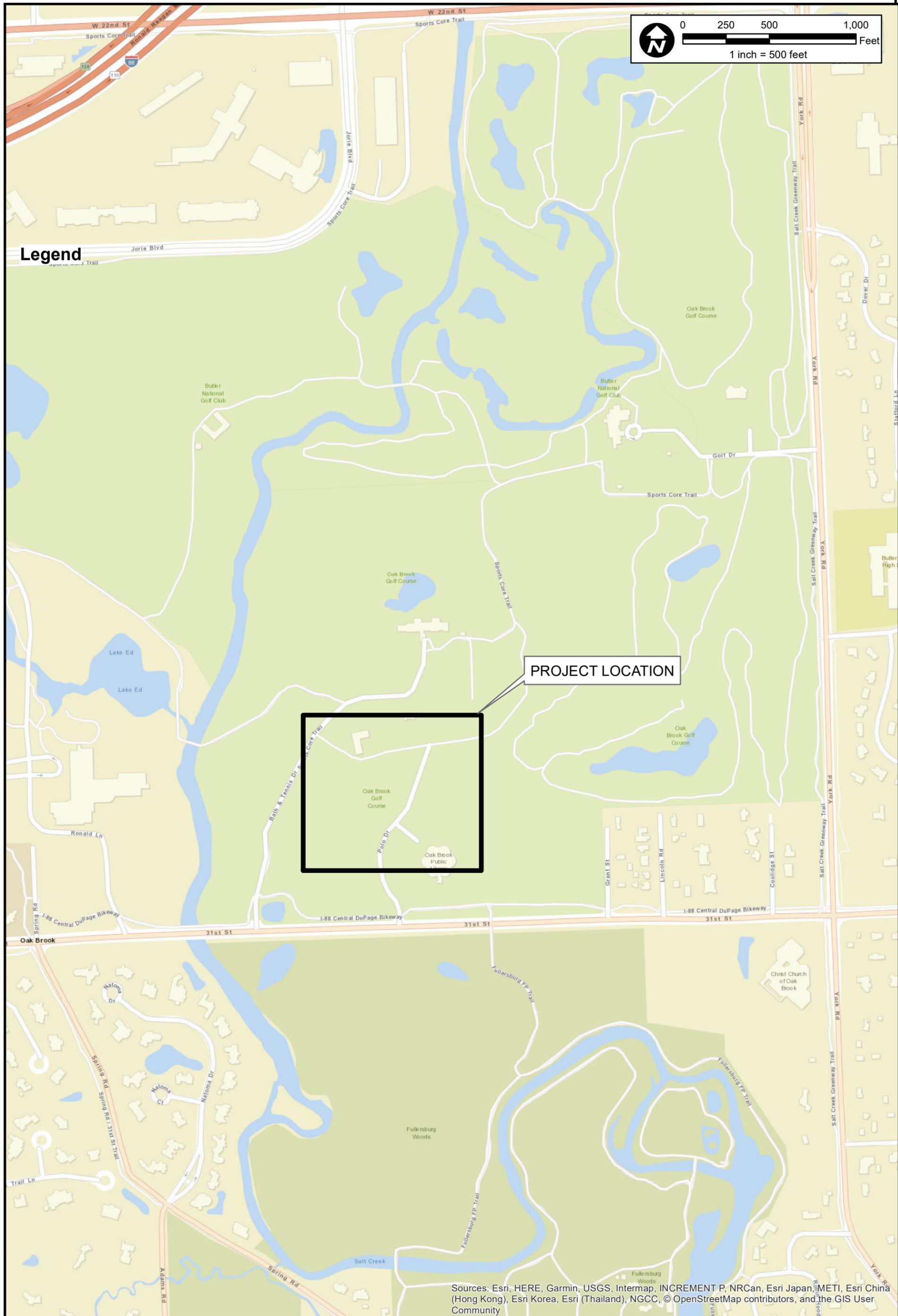












Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

N:\OAKBROOK\160597.00020\GIS\Exhibits\Exh2\_Location Map.mxd



Christopher B. Burke Engineering, Ltd.  
 9575 West Higgins Road, Suite 600  
 Rosemont, IL 60018  
 (847) 823-0500 / FAX (847) 823-0520

CLIENT VILLAGE OF OAKBROOK	PROJECT NO. 16-0597.00020	DSGN.	JLW	CHKD.	
		DATE 1-2-19			
TITLE - PROJECT LOCATION MAP		EXHIBIT 1			



**BULKSTORAGE** inc.  
28101 South Yates Ave., Beecher, Illinois 60401-3603



# SALT STORAGE BUILDINGS

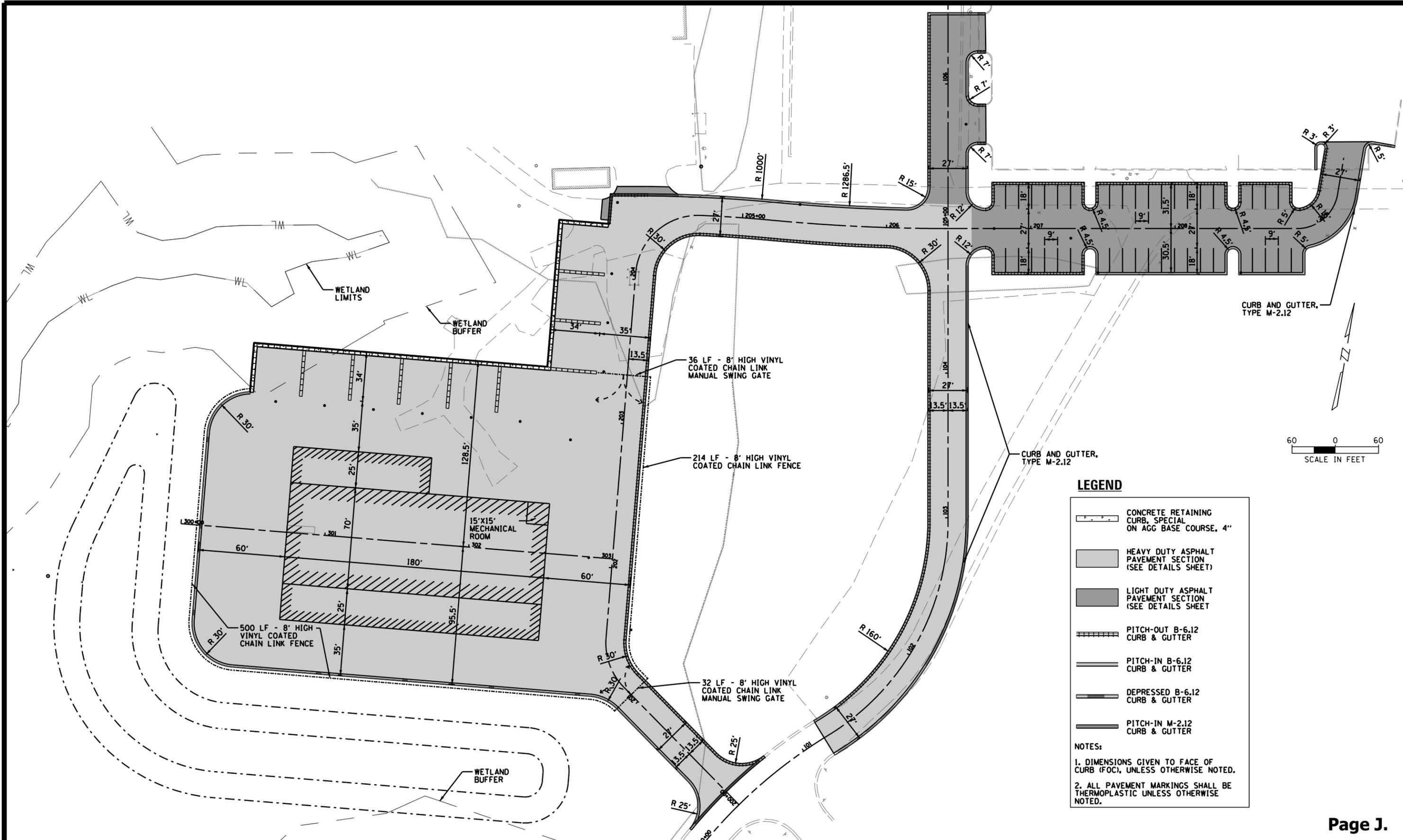
Our salt storage structures are renowned for excellence in engineering, design, strength, and beauty. Each salt storage structure is designed to your specifications by our in-house staff.

CAPACITY CHART		
OVERALL SIZE With 10' Base Wall	RATED TONS 80#/Cubic Yard	INCREASED CAPACITY Additional Tons per Linear Ft
30' x 30'	385	16 Tons per ft.
40' x 40'	757	25 Tons per ft.
50' x 50'	1283	34 Tons per ft.
60' x 60'	1983	44 Tons per ft.
70' x 70'	2877	56 Tons per ft.
80' x 80'	3981	69 Tons per ft.

Any length or width can be built.



**BULKSTORAGE** inc.  
28101 South Yates Ave., Beecher, Illinois 60401-3603  
708-946-9595 Fax: 708-946-7898 • info@bulkstorageinc.com



**LEGEND**

- CONCRETE RETAINING CURB, SPECIAL ON AGG BASE COURSE, 4"
- HEAVY DUTY ASPHALT PAVEMENT SECTION (SEE DETAILS SHEET)
- LIGHT DUTY ASPHALT PAVEMENT SECTION (SEE DETAILS SHEET)
- PITCH-OUT B-6.12 CURB & GUTTER
- PITCH-IN B-6.12 CURB & GUTTER
- DEPRESSED B-6.12 CURB & GUTTER
- PITCH-IN M-2.12 CURB & GUTTER

**NOTES:**

1. DIMENSIONS GIVEN TO FACE OF CURB (FOC), UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

CLIENT: **VILLAGE OF OAK BROOK**  
 1200 OAK BROOK ROAD  
 OAK BROOK, IL 60523

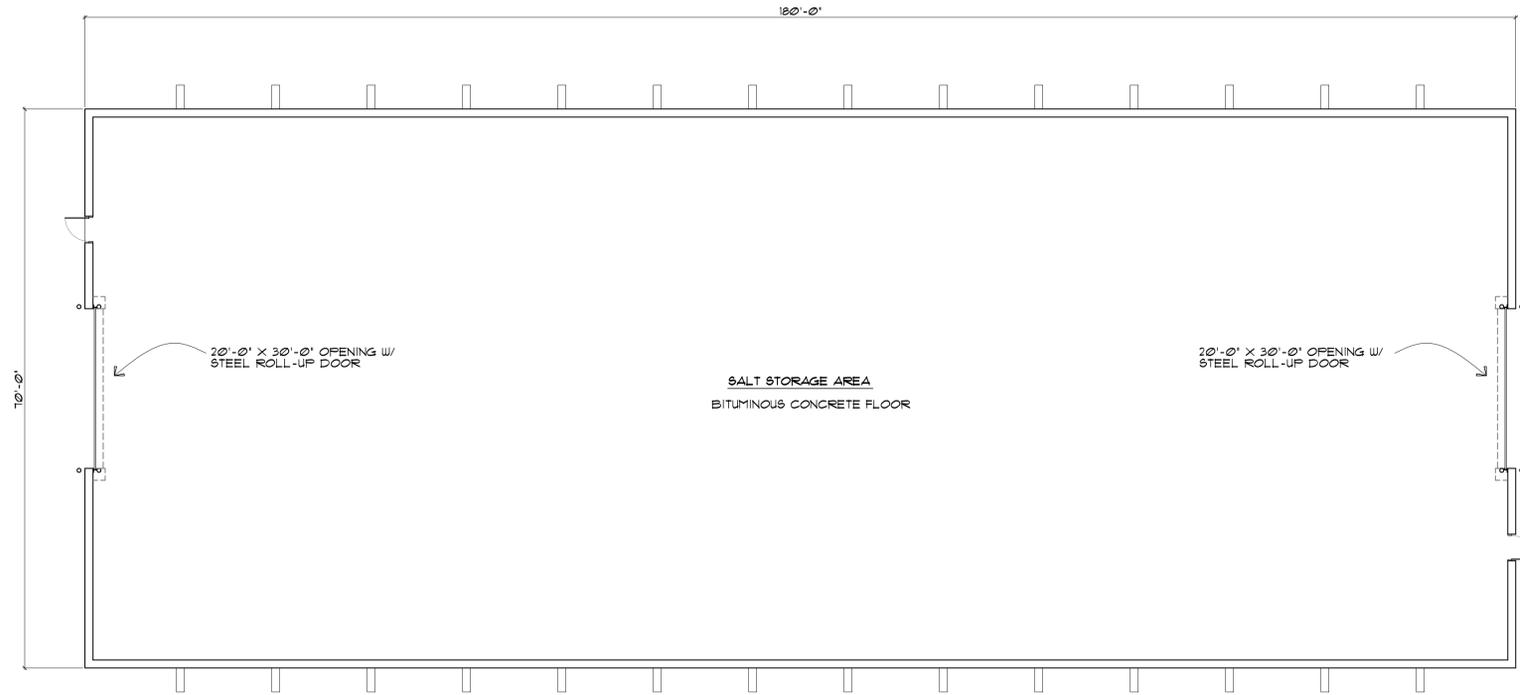
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL

TITLE: **OAK BROOK SALT STORAGE FACILITY PROPOSED GEOMETRY PLAN**

PROJ. NO. 160597.00020  
 DATE: 3/11/2019  
 SHEET 6 OF 17  
 DRAWING NO. **PLN**

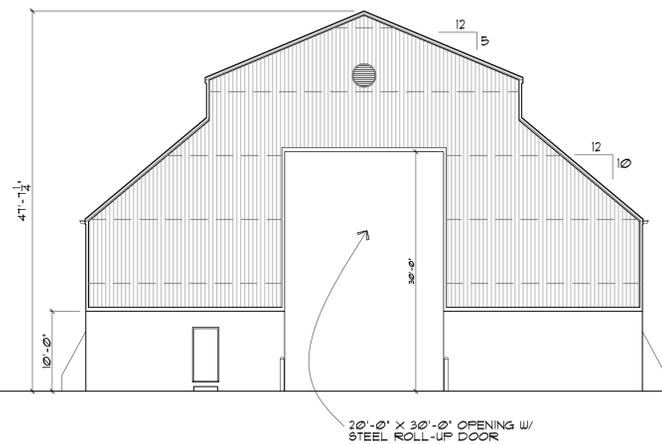
REVISION	BY

OAKBROOK  
SALT BARN  
OAKBROOK, IL.  
10' X 180'

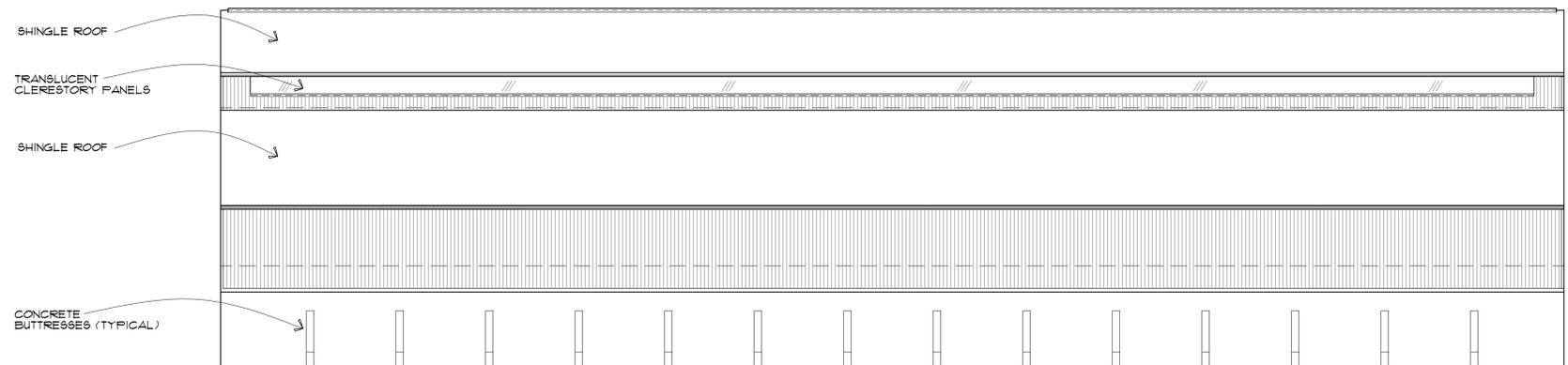


FINISHED FLOOR ELEVATION = 667.50

FLOOR PLAN  
SCALE: N.T.S.



TOP OF BUILDING ELEVATION = 715.10  
FRONT ELEVATION  
SCALE: N.T.S.

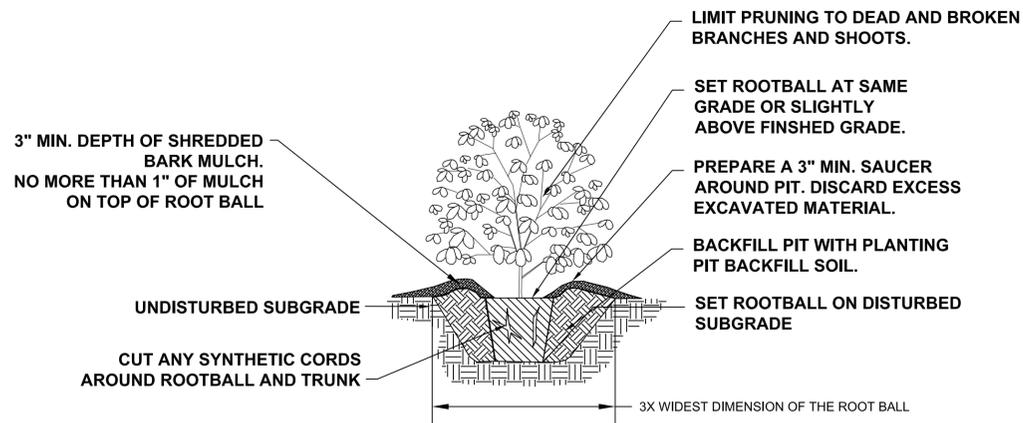


TOP OF BUILDING ELEVATION = 715.10  
SIDE ELEVATION  
SCALE: N.T.S.

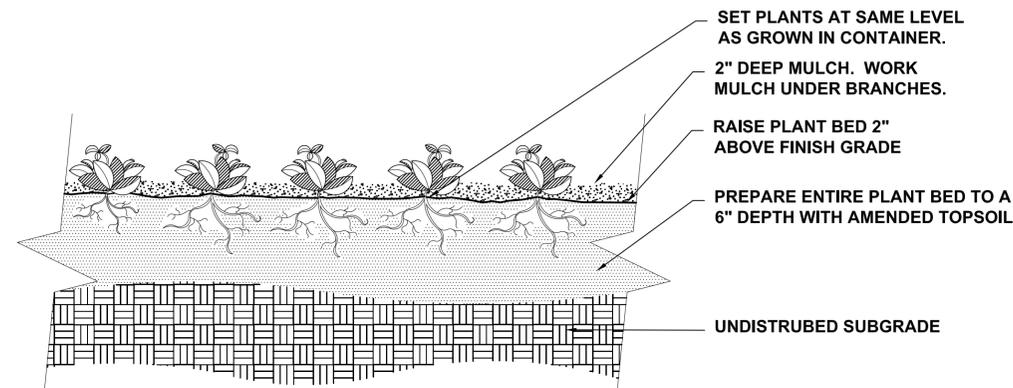
**BULK STORAGE Inc.**  
26101 SOUTH YATES AVE.  
OAKBROOK, IL 60453  
(708) 946-8998 FAX: (708) 946-7998  
INFO @ bulkstorageinc.com

DRAWN  
AS  
DATE  
3/11/13  
SCALE  
AS NOTED  
JOB NO.

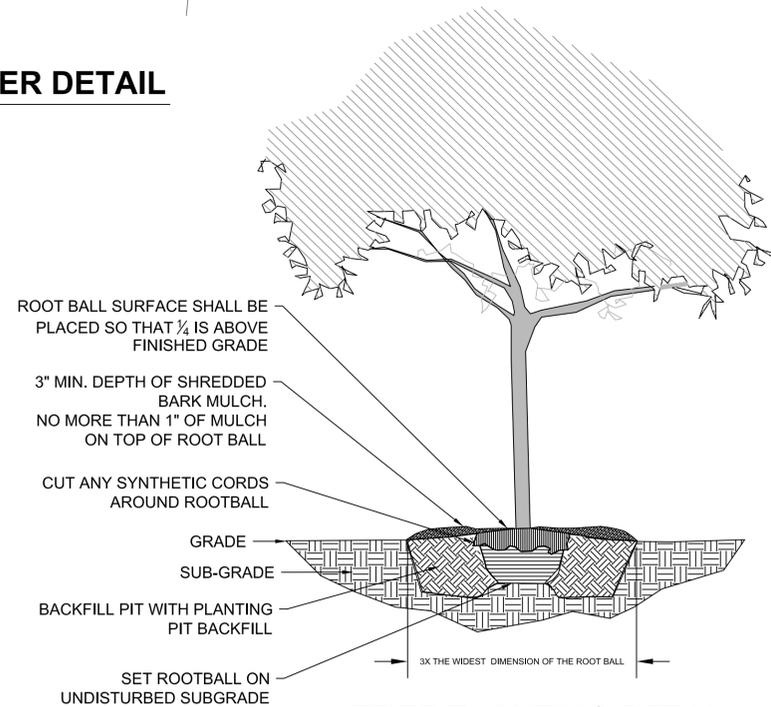
SHEET  
**Page K.**  
OF SHEETS



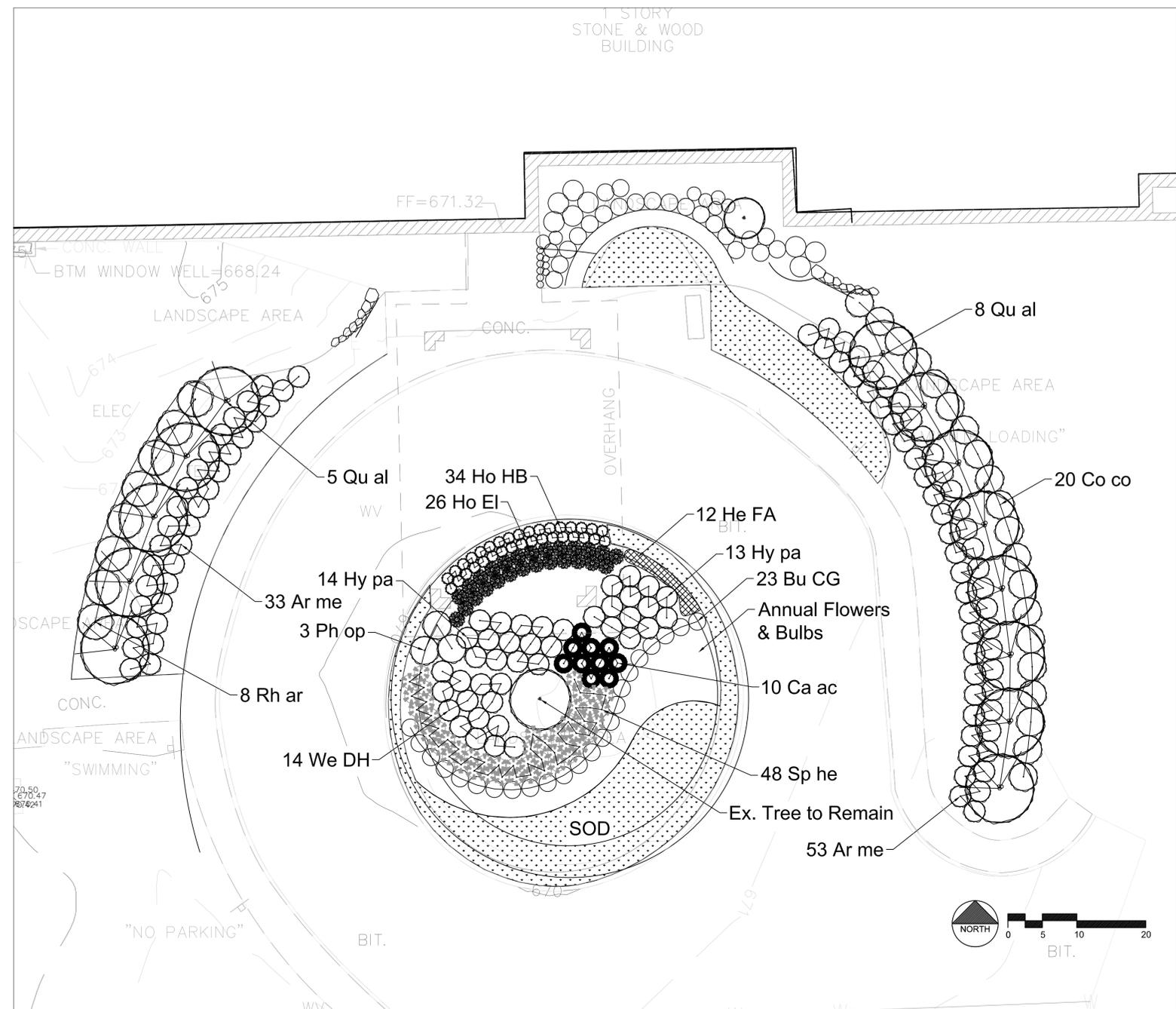
**SHRUB PLANTING DETAIL**  
NO SCALE



**PERENNIAL, AND GROUND COVER DETAIL**  
NO SCALE



**TREE PLANTING DETAIL**  
NO SCALE

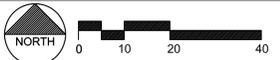
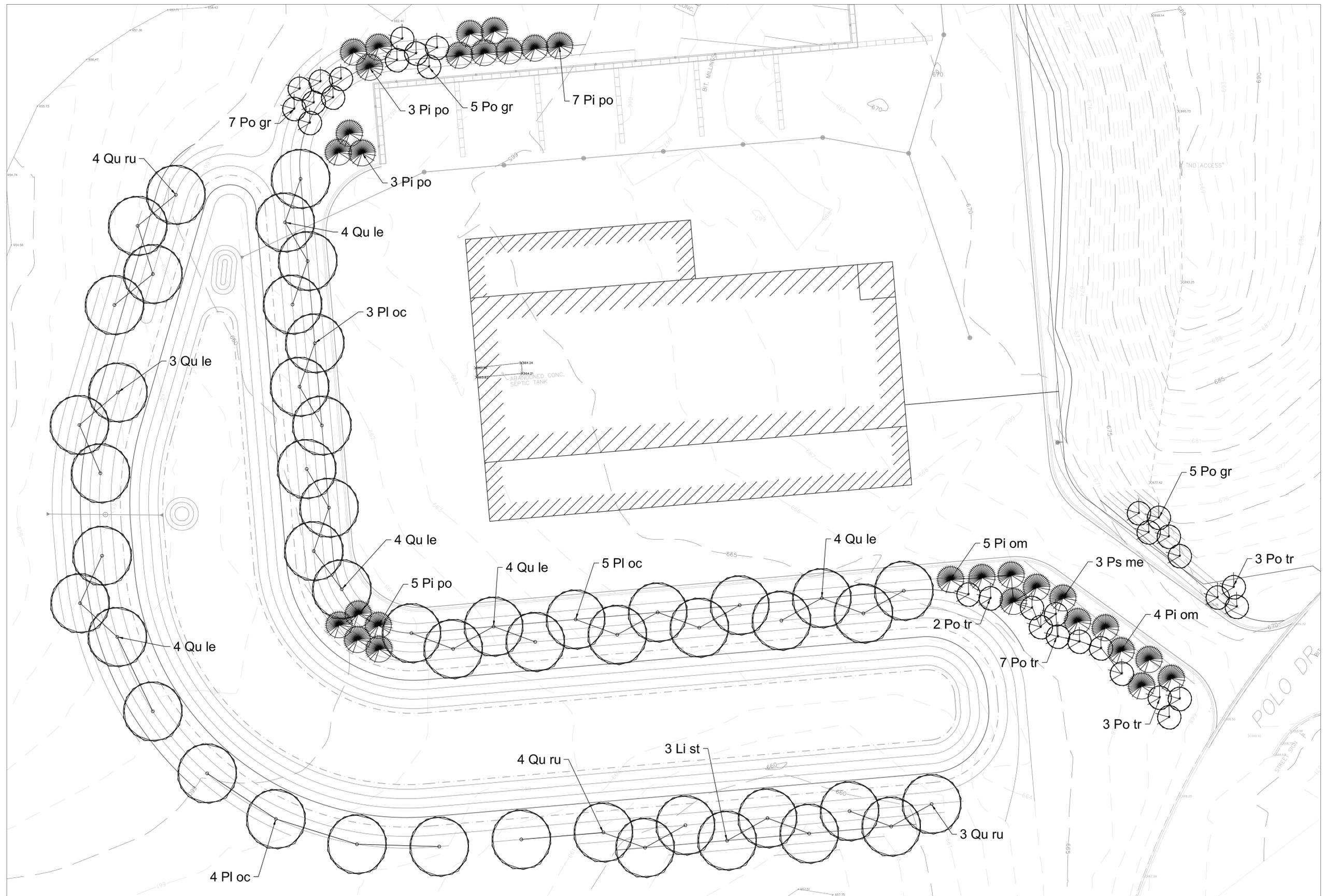


**GENERAL CONSTRUCTION NOTES:**

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
- ALL MASS PLANTED SHRUB BEDS TO BE BERMED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.
- CONTRACTOR TO DEEP SPADE EDGE AND MULCH ALL EXISTING LANDSCAPE BEDS WITHIN THE PROJECT LIMITS.

**PLANT LIST**

Sym.	Botanical Name	Common Name	Qty.	Size	Cont.
<b>Deciduous Trees</b>					
Qu al	Quercus alba robur 'Crimson Spire'	Crimson Spire Oak	13	3"	B & B
<b>Deciduous Shrubs</b>					
Ar me	Aronia melanocarpa 'UCONNAM166'	LowScape Hedger Chokeberry	86	#5	Cont.
Co co	Cotinus coccugria 'Ancol'	Golden Spirit Smokebush	20	#5	Cont.
Hy pa	Hydrangea paniculata Bobo	Bobo Hydrangea	27	#5	Cont.
Ph op	Physocarpus opulifolius 'Summer Wine'	Summer Wine Mock Orange	3	#5	Cont.
Rh ar	Rhus aromatica 'Grow-Low'	Grow Low Sumac	8	#5	Cont.
We DH	Weigela x 'Dark Horse'	Dark Horse Weigela	14	#5	Cont.
<b>Broadleaf Shrubs</b>					
Bu CG	Buxus 'Glencoe'	Chicagoland Green Boxwood	23	#5	Cont.
<b>Perennials and Grasses</b>					
Ca ac	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	10	#1	Cont.
He FA	Heuchera 'Fire Alarm'	Fire Alarm Alumroot	12	#1	Cont.
Ho HB	Hosta 'Hadspen Blue'	Hadspen Blue Hosta	34	#1	Cont.
Ho El	Hosta Elegans	Elegans Hosta	26	#1	Cont.
Sp he	Sporobolus heterolepis	Prairie Dropseed	48	#1	Cont.



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CLIENT: **VILLAGE OF OAK BROOK**

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
FILE NAME	N:\OAKBROOK\160597.00020\Landscaping\Ref			

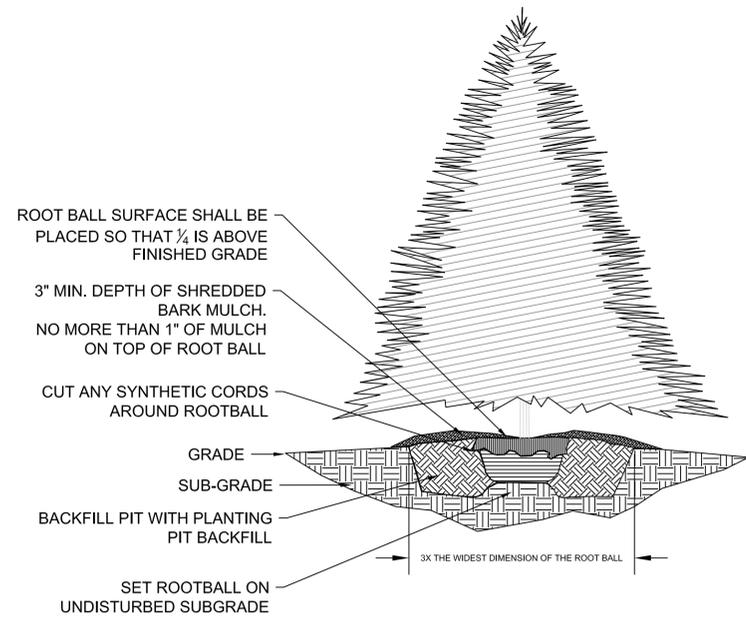
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DWN.	DJG
CHKD.	
SCALE:	
PLOT DATE:	
CAD USER:	

TITLE: **SALT STORAGE FACILITY  
 LANDSCAPE PLAN** Page L -L1.1

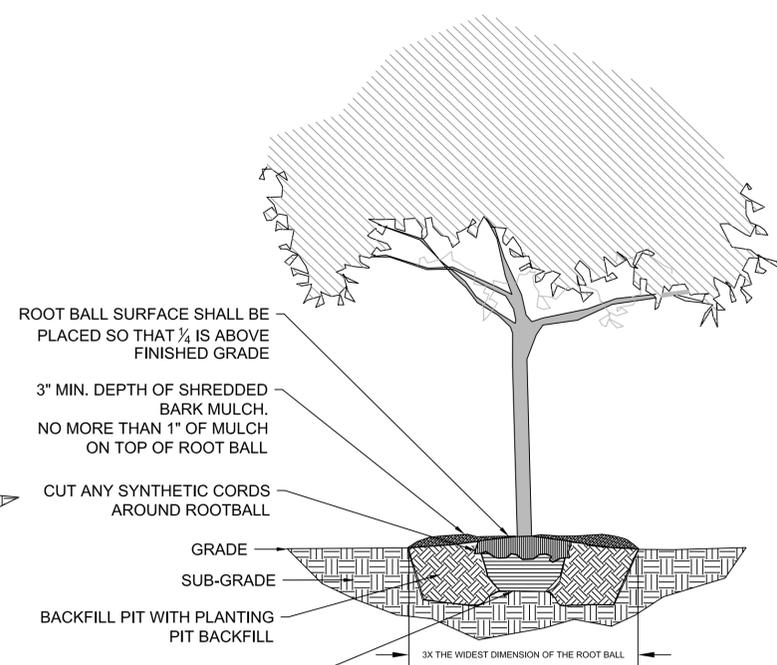
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 DATE: 3/11/19  
 SHEET 1 OF 2  
 DRAWING NO.

Douglas Gotham, RLA157.000575

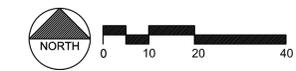
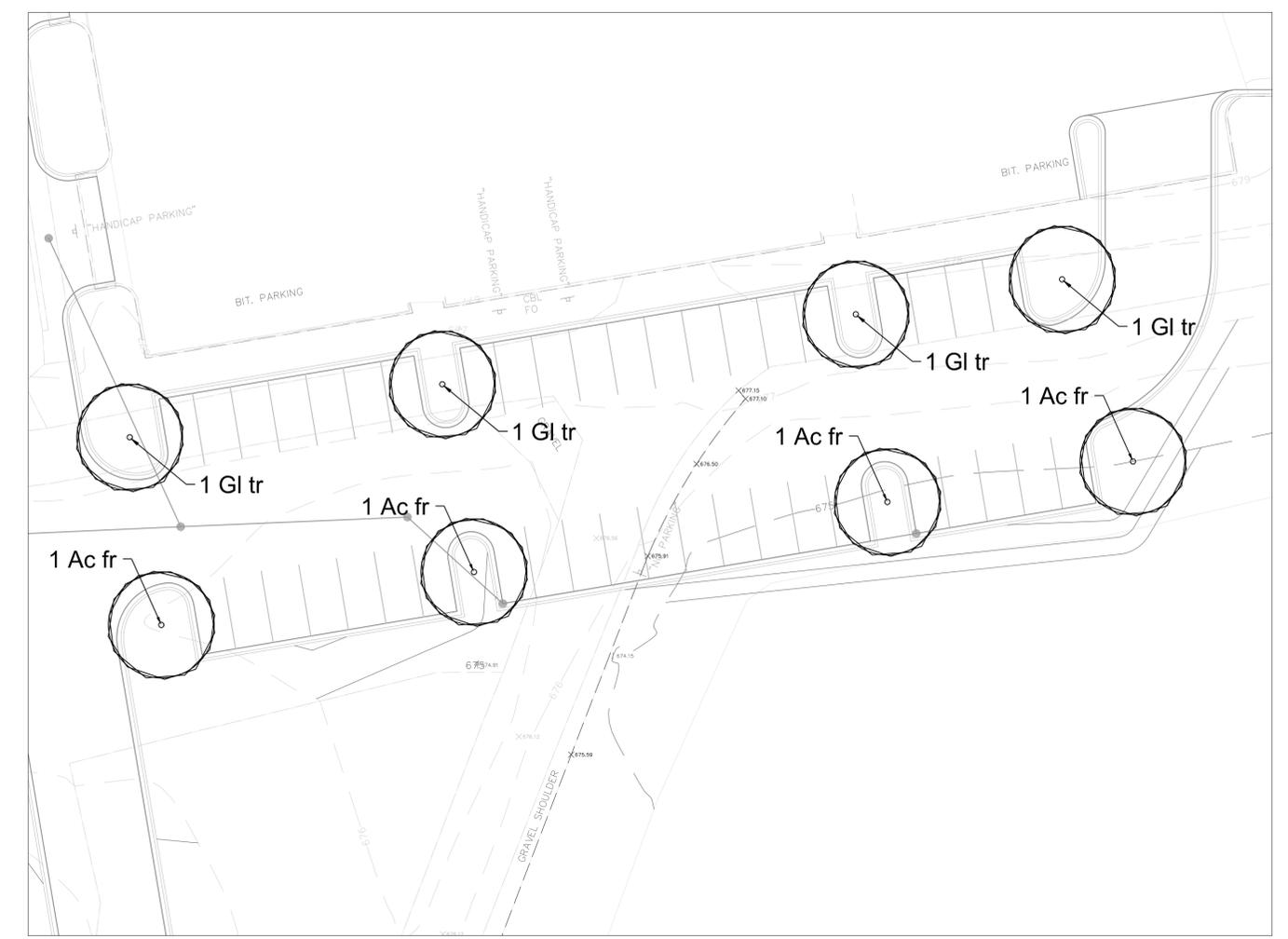
**L 1.1**



**EVERGREEN TREE PLANTING DETAIL**  
NO SCALE



**TREE PLANTING DETAIL**  
NO SCALE



- GENERAL CONSTRUCTION NOTES:**
1. ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
  2. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
  3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
  4. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
  5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
  6. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
  7. TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
  8. LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
  9. ALL PLANTING AREAS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3\"/>

**PLANT LIST**

Sym.	Botanical Name	Common Name	Qty.	Size	Cond.	Price	Unit
<b>Deciduous Trees</b>							
Ac fr	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	4	3"	B & B	\$300.00	
Gl tr	Gleditsia tricanthos inermis 'Skyline'	Skyline Honeylocust	4	3"	B & B	\$275.00	
Li st	Liquidambar styraciflua	Sweet Gum	3	15 gal.	Cont.	\$95.00	
Pi oc	Platanus occidentalis	Sycamore	12	15 gal.	Cont.	\$95.00	
Po gr	Populus grandidentata	Big Tooth Aspen	17	15 gal.	Cont.	\$95.00	
Po tr	Populus tremuloides	Prairie Gold Quaking Aspen	15	2"	B & B	\$250.00	
Qu ru	Quercus rubra	Red Oak	11	15 gal.	Cont.	\$95.00	
Qu le	Quercus leana	Black x Shingle Oak	23	15 gal.	Cont.	\$95.00	
<b>Evergreen Trees</b>							
Pi po	Pinus Ponderosa	Pnderosa Pine	15	5 gal.	Cont.	\$25.00	
Pi om	Picea omorika	Serbian Spruce	9	8'	B & B	\$300.00	
Ps me	Pseudotsuga menziesii	Douglas Fir	3	8'	B & B	\$300.00	

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NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
FILE NAME	N:\OAKBROOK\160597.00020\Landscaping\Ref			

**PARKING LOT EXTENSION LANDSCAPE PLAN**

Douglas Gotham, RLA157.000575

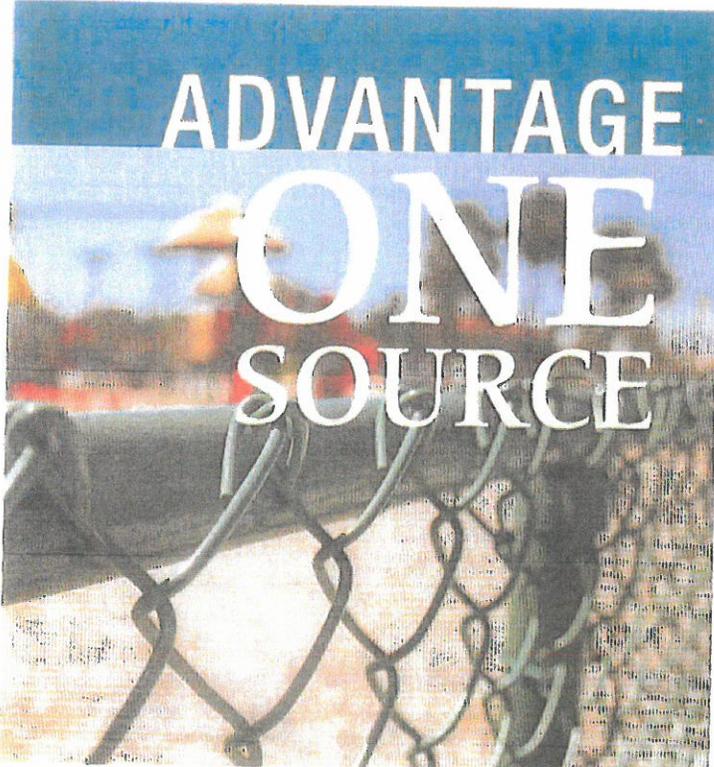
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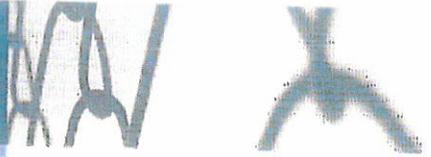
# Oak Brook Bath and Tennis Proposed Site Development



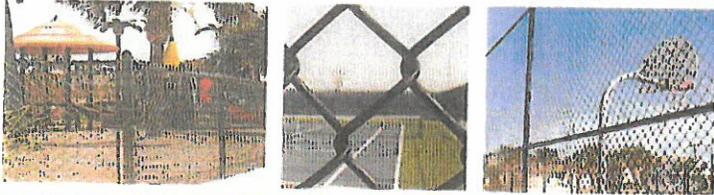
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# ADVANTAGE ONE SOURCE



## SPSV Color Fencing System



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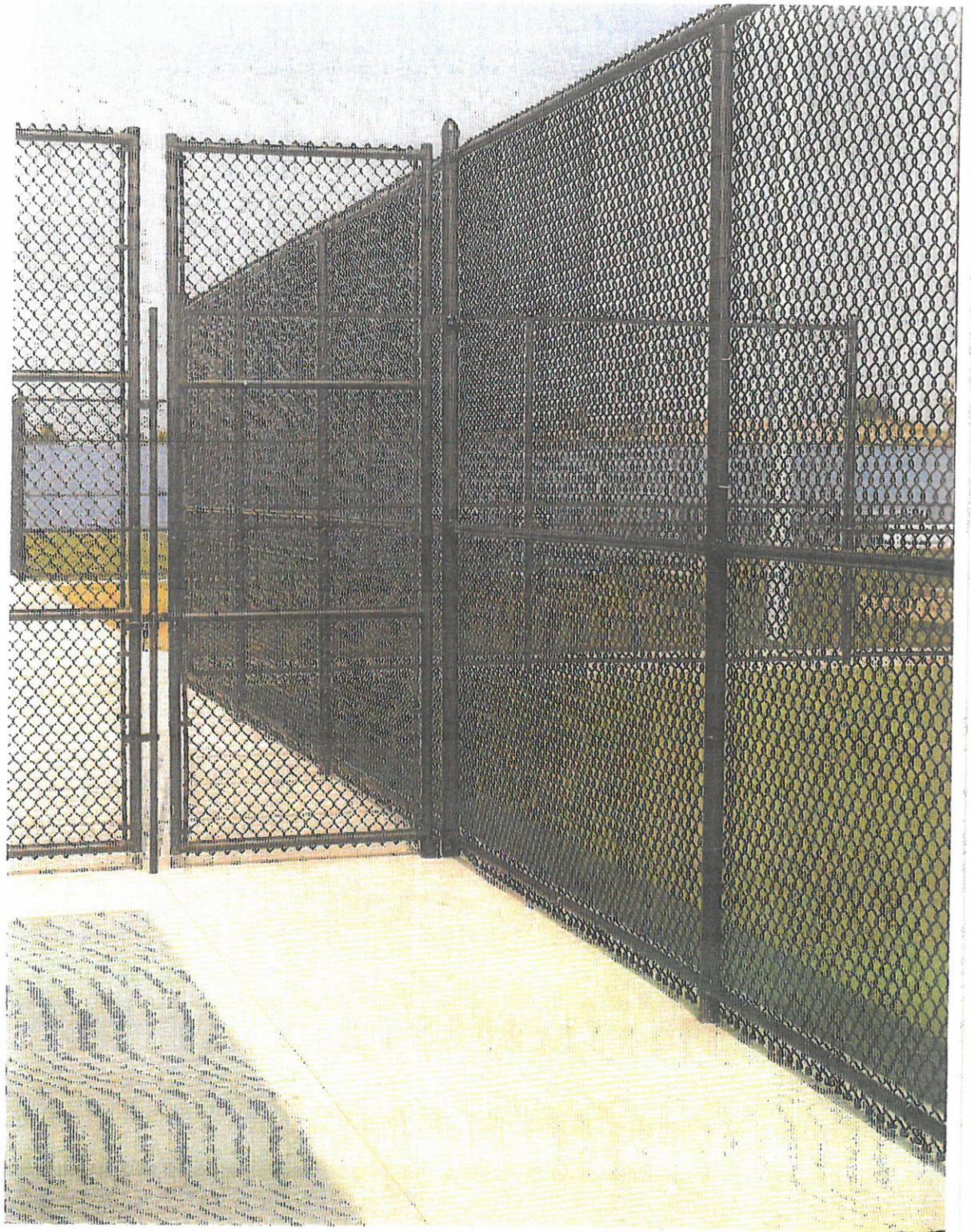
National Headquarters RUSSELL SPRINGS, KENTUCKY 270-866-3331 or 800-451-2612

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0.



### **Extruded Vinyl Chain Link Fabric**

Vinyl chain link fabric from Stephens Pipe & Steel matches your security and enclosure requirements with the appeal that allows the finished fence to blend in or nearly disappear depending on the colors of vinyl chosen. The jacket, of extruded vinyl chain link fabric from Stephens Pipe & Steel, encompasses the steel core making the product suitable for most residential or light commercial applications.

Meets the tenets of ASTM F668, RR-F-191, AASHTO M 81

### **Vinyl Class 2A Extruded & Bonded Vinyl Chain Link Fabric**

Greater life and protection from the environment is afforded for Class 2A by creating an adhesive bond between the vinyl coating and the core wire. This product offers excellent life for residential and commercial installations. Available in meshes from 3/8" to 2 3/8" and in heights up to 20'.

Meets the tenets of ASTM F668, RR-F-191, AASHTO M 81

### **Vinyl Class 2B Fused and Bonded Chain Link Fabric**

Stephens Pipe & Steel offers this product as its premium vinyl solution. The vinyl coating is thermally fused to the galvanized steel core making it ideal for the most difficult of environmental conditions. Available in meshes from 3/8" to 2 3/8" and in heights up to 20'.

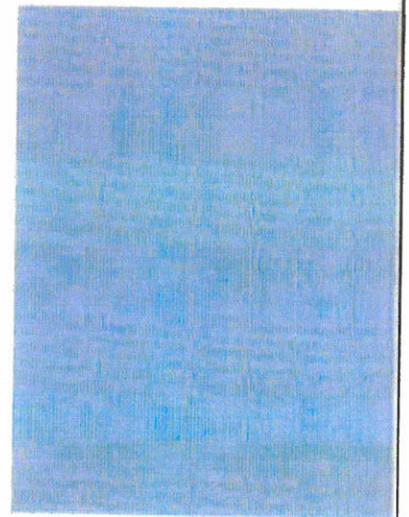
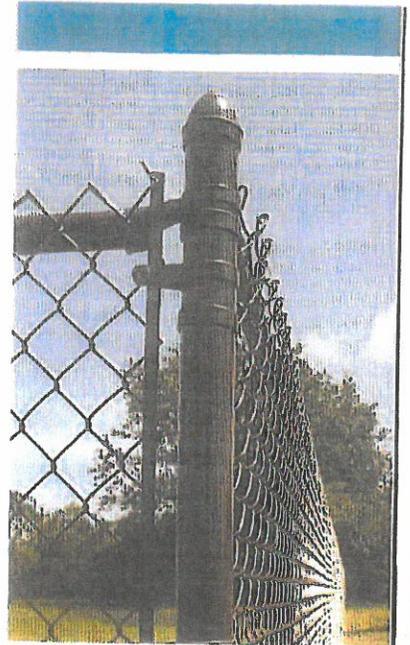
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### **SPSV Framework and Accessories**

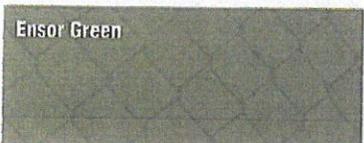
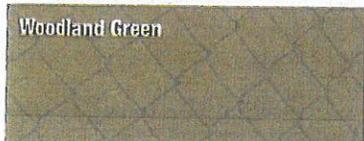
After thorough cleaning, the SPSV framework materials are primed and then PVC coated to meet the most rigid government and ASTM specifications. Our industrial-grade vinyl framework is available in Schedule 40, SS 40 and 20 type products and structural weight pipe. A wide variety of O.D.s and gauges can be coated to meet your needs. All of our hardware items are primed and then coated in accordance with ASTM 626. Available in Ensor Green, Woodland Green, Brown and Black. Other non-stock colors are available.

Framework meets the tenets of ASTM F1043

Fittings meet the tenets of ASTM F 626



## COLOR CHART



(Actual color may vary from samples above.)

Offer your customers the safety and security of chain link with the aesthetics of vinyl. Mesh sizes as small as 3/8" in Extruded, Extruded & Bonded (Class A) and Fused & Bonded (Class B).

Ideal for installations including:

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EXTRUDED NON SPEC		CL-2A EXTRUDED & BONDED		CL-2B FUSED & BONDED	
15-25 MIL PVC		15-25 MIL PVC		6-10 MIL PVC	
.9ga	13ga (.091)				
<u>Class 1 Extruded</u>		<u>FINISH</u>	<u>CORE</u>	<u>FINISH</u>	<u>CORE</u>
<u>FINISH</u>	<u>CORE</u>	8ga	11ga (.120)	10ga	11ga (.120)
8ga	11ga (.116)	6ga	9ga (.148)	8ga	9ga (.148)
6ga	9ga (.148)			5ga	6ga (.192)

### 3.0 FABRIC

3.1. The chain link fence fabric shall be coated with the same P.V.C. coating as indicated in paragraph 2.0 and shall meet those requirements as shown, and shall be capable of being woven without the P.V.C. coating cracking or peeling.

#### 3.2. MESH

The size of mesh shall be 2" (50.8mm)+1/8(3.2mm) when measured between any of two parallel sides, 1 3/4"(44.4mm)+1/8(3.2mm) may be used for tennis court fencing.

#### 3.3. MANUFACTURE

3.31. Class 1 & 2A Thermally extruded P.V.C. coated wire shall be coated first with zinc by either the hot dip or electrolytic process prior to coating with P.V.C. See Table below.

3.32. Class 2B Thermally fused & bonded P.V.C. coated wire shall have the P.V.C. coating thermally fused and bonded by means of a primer onto the galvanized steel core. Core wire shall have been coated prior with zinc by either the hot-dip or electrolytic process. See Table below.

#### 3.4. DIAMETER OF WIRE

3.41. Diameter of wire shall be determined as the average of two readings taken on the straight portion of the chain link mesh and measured to the nearest .001 inch (.03mm), the permissible-variation of the P.V.C. coated wire shall be no greater than +/- .005 inch(0.13mm).

GRADE	CORE +/- .005"	OUTSIDE DIAMETER	MIN ZINC WT.	BONDED	PVC COATING THCKNESS	MIN BREAKING STRENGTH
CLASS 1						
9 ga	.100 (2.54)	.148	.20	NO	.021	850
6 ga	.148	.192	.20	NO	.021	1290
11 ga	.082	.120	.20	NO	.021	515
CLASS 2A						
9 ga	.116	.148	.30	GLUED	.018	850
6 ga	.148	.192	.40	GLUED	.021	1290
11 ga	N/A			GLUED		
CLASS 2B						
9 ga	.133	.148	.30	YES	.007	1200
9 ga	.148	.162	.30	YES	.007	1290
6 ga	.192	.207	.40	YES	.007	1800
11 ga	.120	.135	.30	YES	.007	800