



OAK BROOK
Illinois

**OAK BROOK PARK DISTRICT –
1315 & 1425 KENSINGTON ROAD
Variations – Allow 80’ light poles on new Ball Fields**

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

STAFF REPORT

DATE: February 27, 2020

CASE NOS: 2020-03-ZO-VAR

DESCRIPTION: Variation to allow six 80-foot high light standards to illuminate two sports fields.

PETITIONER: Oak Brook Park District

LOCATION: Southwest corner of Jorie Boulevard and Kensington Road.

ADDRESS: 1315 and 1425 Kensington Road

ACREAGE: 34 acres

EXISTING ZONING/USE: CR – Conservation Recreation, sports fields.

ZONING/USE OF SURROUNDING PROPERTY:

North: ORA-1, Office-Research-Assembly District, Post Office and Office buildings.

South: CR, Conservation-Recreation District, Oak Brook Park District facilities.

East: R-1, Single-Family Detached Residence District, Butler National Golf Course.

West: R-4, Single-Family Detached Residence District, Briarwood Lakes Subdivision.

DISCUSSION:

The Oak Brook Park District, the owner of the property located at 1315-1425 Kensington Road has submitted a petition requesting approval of a variation, in order to install six light poles, which are eighty-feet (80') in height, that would serve two proposed sports fields. The proposed poles will be installed on the western two field located on the 1425 Kensington lot.

In 2003, the Village of Oak Brook approved a Special Use for then owner McDonalds Corporation to allow for soccer fields on the subject properties. In 2007, The Village amended the Special Use and granted variations for the further improvement of the fields. The Special Use included an allowance of five additional light poles and the variations granted exemptions from the Village's parking regulations for a gravel surface parking area.

The applicant is requesting relief from the height regulations in the CR District to permit and allow for an increase in light pole height from 30 feet to 80 feet. They intend to comply

**STAFF REPORT – OAK BROOK PARK DISTRICT
1315-1425 KENSINGTON ROAD – VARIATION
CASE NO. 2020-03-ZO-VAR**

with all other applicable illumination requirements as identified in the Village's performance standards.

CODE REQUIREMENTS: Section 302.15 of the Building Code discusses Exterior Lighting Nuisance and identifies that new and existing lighting shall be designed, installed, and maintained to prevent nuisance. Subsection 2 of this code section further states that the direct light from individual luminaires and light reflected from solid surfaces on the site shall not exceed the threshold values defined in Table 302.15 at any point along the property line of the impacted property. For the purposes of this request, it has been determined that lighting zone 2 applies and that the maximum permitted illuminance at the impacted property line is 0.30 foot-candle (fc). A copy of the applicable code excerpt has been attached and provided for review and reference purposes.

The photometric plans provided by the petitioner identify light levels in several different locations on the property. The plan that is of most relevance is the *Highway Property Line plan* which identifies the light level measurements within the Route 83 roadway as being 0.0 fc. These measured light levels are below the maximum permitted 0.30 fc and would comply with the provisions of Table 302.15.

Staff Comments:

- The proposed light poles are being installed in conjunction with significant park improvements to these properties following a referendum that was passed in February 2019 for the Park District to purchase the property.
- Structure height in the CR District is intended to prevent dominant structures from affecting neighboring parcels. The western most light poles proposed next to Route 83 are located approximately 72' from the property line and 330' from Briarwood Lakes.
- The proposed structure height for the light poles does exceed the zoning regulations but the applicant has emphasized that the increased pole height is necessary and appropriate for athletic fields to create the appropriate angle for illuminating the fields. LED technology also gives the user greater control over the area illuminated and creates safer play conditions on the sports fields and less nuisance glare on adjacent properties.
- The application materials including the proposed photometric plans indicate that the measurement of light at the neighboring properties will comply with applicable Village regulations.
- The Village Engineer has reviewed and concurred with the applicants lighting engineer that the proposed lights will comply with the Village regulations. A review memorandum from Village Engineer James Patterson dated February 25, 2020 is included in the case file.

**STAFF REPORT – OAK BROOK PARK DISTRICT
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- Additional application materials are provided in the case file including photometric plans, fixture plans and other specifications for a more detailed description of the request.

RESPONSIBILITIES OF HEARING BODY:

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

CONCLUSION:

If the Zoning Board of Appeals is of the opinion that the applicant has satisfied the requirements for the requested variation to the Zoning Ordinance to allow six 80-foot light poles using LED fixtures for the property located at 1315-1425 Kensington Road, a recommendation including specific reasons for its recommendation to approve the requested variation as follows:

Subject to the following conditions:

1. The proposed sports field lights shall be constructed in substantial conformance to the approved plans as submitted.
2. If there are no activities planned on the fields the lights will be off.
3. The lights will be controlled by automatic timers, which will only allow use from dusk to 10:30 pm. In addition, from December 15 through the last day of February of each year, the lights will turn off at 9:30 pm.
4. Light levels shall comply with the Building Code Amendment 302.15 *Maximum Line Of Sight Illuminance At Any Vertical Plane Boundary* and not exceed 0.3 fc along the adjacent property lines.
5. An as-built photometric plan shall be submitted to the Village after installation of the light poles.
6. Add the condition “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.”

However, if you determine that the petitioner has not satisfied the required standards for a variation, the Zoning Board of Appeals may continue the public hearing in order to obtain additional information to assist in their deliberations.

**STAFF REPORT – OAK BROOK PARK DISTRICT
1315-1425 KENSINGTON ROAD – VARIATION
CASE NO. 2020-03-ZO-VAR**

If the Zoning Board of Appeals determines that the request should be denied, specific reasons for recommending denial of the application/proposal are required and should be included with the applicable findings of fact.

Respectfully Submitted,



Rebecca G. Von Drasek
Village Planner



February 25, 2020

Tony Budzikowski
Director of Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Oak Brook Park District – Central Park North – 1315 and 1425 Kensington Road
Case File No.: 2020-03-ZO-VAR

Dear Mr. Budzikowski:

This letter contains comments generated during the course of the review. The Oak Brook Village Code (Village Code) was the reference regulatory document. The code can be found online at www.sterlingcodifiers.com. Please consider the following comments:

1. The Highway Property Line Illumination Exhibit indicates a maximum illumination of 0.00-footcandles along the west edge of pavement of the southbound lanes on Illinois Route 83. Table 302.15, found in Title 10-1-2 of the Village Code, allows a maximum illumination of 0.30-footcandles in residential zoned areas at any point along the property line of the impacted property.
2. The Blanket Grid Illumination Exhibit indicates an illumination of 0-footcandles along the approximate centerline of the Kensington Road right-of-way. Table 302.15 allows a maximum illumination of 0.8-footcandles at any point along the property lines for properties on the north side of Kensington Road.

The lighting documents have been reviewed and found to comply with the Village's lighting regulations. If you have any questions, please contact me at 630-368-5144 or jpatterson@oak-brook.org.

Sincerely,
BURNS & McDONNELL ENGINEERING COMPANY, INC.

A handwritten signature in blue ink, appearing to read 'JL Patterson', written over a horizontal line.

James L. Patterson, P.E.

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, March 3, 2020 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 petitioner, Oak Brook Park District, 1450 Forest Gate Road, Oak Brook, Illinois 60523. The applicant is seeking a variation as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended. The petitioner is seeking the approval of a variation to install ball field lighting that would be 80 feet high on the subject property generally described as 1315 and 1425 Kensington Road, Oak Brook, IL with the legal description as follows:

Lot 1 in McDonald's Autumn Oaks Subdivision, being a part of Section 26, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 22, 1990 as Document No. R90-77300 in DuPage County, Illinois.

and Lot 2 in McDonald's Autumn Oaks Subdivision, being a part of Section 26, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 22, 1990 as Document No. R90-77300 in DuPage County, Illinois.

1315 Kensington Road: 06-26-102-008 (Lot 1)
1425 Kensington Road: 06-26-102-009 (Lot 2)

The petitioner's application including all supporting documents is on file with the Director of 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 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. 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 February 11, 2020 (4540468)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

DuPage County
Daily Herald

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- Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
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County(ies) of DuPage
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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 02/11/2020 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 *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald



VILLAGE OF
OAK BROOK
Illinois

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

February 10, 2020

Dear Resident:

The Oak Brook Zoning Board of Appeals and the Village Board will be considering a variation to the Zoning Regulations as requested below at its meetings scheduled on the reverse side of this notice.

The application has been filed by:	Oak Brook Park District 1450 Forest Gate Road Oak Brook, IL 60523
The property in question is located at:	1315 & 1425 Kensington 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 is requesting approval of a variation to install ball field lighting for six light poles that would be 80 feet in height and located on the west side of the subject property that was recently purchased by the Park District (commonly known as the McDonald's Soccer Fields located at the southwest corner of Jorie and Kensington).

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 to make arrangements to review the application, typically 8:00 a.m. - 4:00 p.m., Monday through Friday, with the exception of holidays.

Sincerely,

Tony Budzikowski, AICP
Director, Development Services Department

TB/gp

In accord with the provisions of the Americans 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.

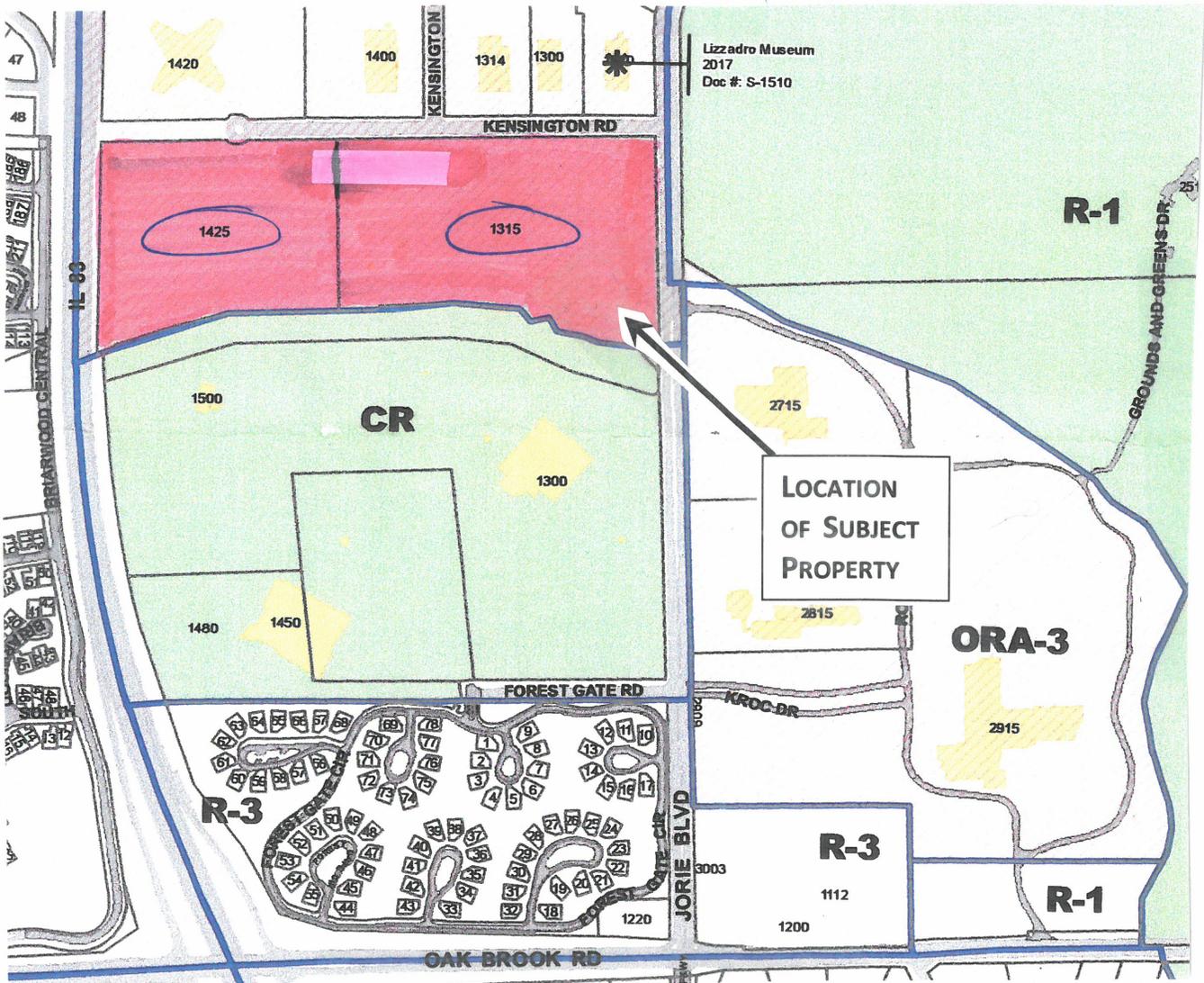
All meetings are held in the Butler Government Center of the Village of Oak Brook, located at 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois.

Zoning Board of Appeals Meeting** 7:00 p.m., Tuesday, March 3, 2020

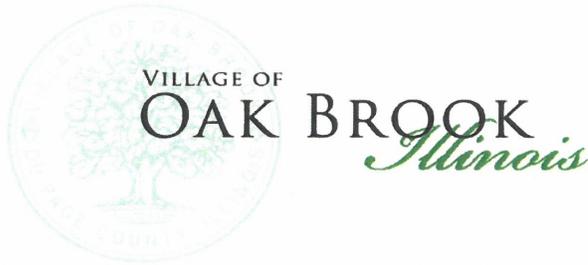
Board of Trustees Meeting 7:00 p.m., Tuesday, March 24, 2020***

**Official Public Hearing

***Tentative Follows the completion of the Zoning Board of Appeals meeting.



*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



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 11, 2020

SUBJECT: Referral – 1315 and 1425 Kensington Road – Oak Brook Park District – Zoning Variation for Ballfield Lighting

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

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a zoning variation for ballfield lighting height to the Zoning Board of Appeals for a public hearing and recommendation.

Background/History:

The Oak Brook Park District has submitted a petition requesting a zoning variation for LED ballfield lighting at the 34-acre Central Park North site, located at 1315 and 1425 Kensington Road, at the southwest corner of Kensington Road and Jorie Blvd. The ballfield lighting is part of the Park District's development plan that received authorization by way of a referendum in February 2019.

The specific zoning variation is for structure height in the CR Conservation/Recreation District pursuant to Section 13-5-4(D) of the Oak Brook Zoning Regulations to increase the permitted pole height from 30' to 80'. There are currently six (6) light poles proposed for two (2) ballfields at the park.

Recommendation:

Please refer the request for a zoning variation for ballfield lighting height at 1315 and 1425 Kensington Road to the Zoning Board of Appeals for a public hearing and recommendation.

13-5-4D - 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').



VILLAGE OF OAK BROOK

1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE:

APPEAL (\$300)

VARIATION (\$750)

AMENDMENT (\$750)

SPECIAL USE (\$750)

CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) 3 - 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 SWC Kensington and Jorie PERMANENT PARCEL NO* 6 . 26 . 102 . 8
LOT NO. 1 SUBDIVISION McDonald's Autumn Oaks LEGAL ADDRESS* 1315 and 1425 Kensington Road
ZONING DISTRICT CR ZONING ORDINANCE SECTION 13-5-4D
ACTION REQUESTED Variation- to permit installation of six light poles/standards at a height of 80 feet, in excess of current permitted structure height of 30 feet.

PROPERTY INTEREST OF APPLICANT: OWNER CONTRACT PURCHASER AGENT
OWNER(S) OF RECORD Oak Brook Park District PHONE (630) 645-9535
ADDRESS 1450 Forest Gate 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) Same as Owner PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
Contact Name and E-mail Address(s) Steven B. Adams--sadams@robbins-schwartz.com

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. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.

[Signature] 1-24-2020 [Signature] 1-24-2020
Signature of Owner Date Signature of Applicant Date

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Date Filed Jan 24, 2020 Fee Paid \$ 150.00 Receipt No. 555669 Received By C. Chiarelli
Board of Trustees (Referral) 2/11/2020 Notice Published 2/11/2020 Newspaper Daily Herald Adj. Property Owners Notified 2/10/2020
PUBLIC HEARING DATES: Plan Commission N/A Zoning Board of Appeals March 3, 2020
* Board of Trustees March 24, 2020 * Board of Trustees April 14, 2020
(Approval of Ordinance)
SIGNED - VILLAGE CLERK Charolotte Pruss Date Feb 3, 2020

* Tentative

A

Robbins Schwartz

55 West Monroe, Suite 800 | Chicago, IL 60603-5144

STEVEN B. ADAMS
sadams@robbins-schwartz.com

January 24, 2020

Village President
Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook Illinois 60523

Re: Application for Zoning Variation
Request for Fee Waiver
1315 Kensington Road (06-26-102-008)
1425 Kensington Road (06-26-102-009)

Ladies and Gentlemen:

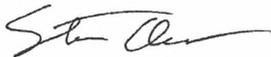
The Oak Brook Park District herewith submits its application for variation from Section 13-5-4(D) of the Village Zoning Code, structure height in the CR District. The Park District is an Illinois unit of local government, formed and operating pursuant to the Illinois Park District Code, 70 ILCS 1205/1-1 et seq., and applicable law. Its primary mission is to make available to the residents of Oak Brook land, facilities and programming for leisure and recreational purposes. The Park District is funded primarily with revenue from property taxes and programing fees.

Pursuant to Section 1-14-2 of the Village of Oak Brook Municipal Code, this letter shall serve as the Park District's request for a waiver of the customary Village fee for an application for variation and related fees, pursuant to Section 1-14-1(A) of the Municipal Code. The Park District is prepared to pay the Village's out of pocket costs associated with the Park District's zoning variation proceedings.

The Park District sincerely appreciates your consideration of the foregoing request. Should you have any questions, please do not hesitate to contact me.

Sincerely,

ROBBINS SCHWARTZ



Steven B. Adams
Enclosures
cc: Laure Kosey
Gail Polanek

Robbins Schwartz

55 West Monroe, Suite 800 | Chicago, IL 60603-5144

STEVEN B. ADAMS
sadams@robbins-schwartz.com

January 22, 2020

SENT VIA EMAIL

Village Board of Trustees
c/o Tony Budzikowski
Community Development Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: Application for Zoning Variation
1315 Kensington Road (06-26-102-008)
1425 Kensington Road (06-26-102-009)

Ladies and Gentlemen:

The following shall serve as the Oak Brook Park District's letter of explanation in support of its application for a variation from the requirements of Section 13-5-4 of the Oak Brook Zoning Regulations, in order to install six ballfield light poles and LED lighting fixtures at a height of eighty feet on the property commonly known as 1425 Kensington Road, part of Central Park North. The property is zoned Conservation/Recreation (CR) District and the CR District structure height limit is thirty feet. The light poles will be fitted with state-of-the-art LED lights to permit field play after dark. The subject property is surrounded by other park land, commercial improvements, Route 83 (and Briarwood Subdivision further west) and the Butler Golf Course. This request for a variation has been authorized by the Park Board.

As you know, the Park District passed a referendum authorizing the issuance of \$17,900,000 for the purchase and development of the subject property and closed on the purchase of the property in February 2019. Thereafter, the Village approved the Park District's request to rezone the property to CR to ensure the long-term use of the site for recreational purposes.

A complete set of final plans issued for permit dated November 8, 2019 for overall development of the site ("Plans") were previously delivered to Village's Development Services Department. The following additional items are enclosed:

1. **Completed Application for Variation:** As required by Village ordinance.
2. **Site Plan/Illumination Summary:** This summary was prepared by Musco Sports Lighting LLC ("Musco") showing lot lines, pole locations, distances from each pole to the western lot line, and illumination levels at said lot line.
3. **Letter from Musco Sports Lighting LLC:** Musco's letter explains the need for, and community benefit of, the requested 80' mounting heights.
4. **Light Fixture Details:** A cut sheet showing fixture details.

Robbins Schwartz

Village Board of Trustees

January 22, 2020

Page 2 of 2

5. **Site Photos:** Photos depicting the current vegetation and demonstrating some of the distances visually.

The Park District seeks this variation for the Subject Property in order to adequately prepare the park for the public's desired uses, as determined by the 2018 referendum, community surveys, focus groups, and public meetings. The CR Conservation/Recreation District permits open field recreational activities, parks and other uses desired by the public. The Village has authorized recreational activities on the site by special use ordinance since 2003, recognizing the recreational value of the subject property, and temporary lighting on the site has been in use periodically since that time. The Park District's planned schedule for use of the subject ballfield lights is dusk to 10:30 without seasonal adjustment. All soccer play will be Class III or IV.

The evidence will demonstrate that: (i) the variation if granted will not alter the essential character of the locality, (ii) the Park District will not be able to realize a reasonable return on its considerable public investment in the property without a grant of the variation, and (iii) the Park District's plight is due to unique circumstances.

We thank you for your careful consideration of our variation request. We look forward to the required public hearing for this matter before the ZBA and our ultimate presentation to the Village Board of Trustees.

Sincerely,

ROBBINS SCHWARTZ



Steven B. Adams

ZONING VARIATION STANDARDS

The Oak Brook Park District is requesting approval from the Village of Oak Brook for a variation to the structure height restriction applicable in the CR District on the Subject Property from the permitted 30' maximum height for all structures to 80' for the installation of LED ballfield lighting fixtures necessary to illuminate new ballfields being constructed on the site. The variation is consistent with the Park District's overall plan endorsed by the community, to acquire the Subject Property and develop it for recreational purposes.

- 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:

In order to deliver on the community's vision, the Park District has acquired the Subject Property and is commencing construction of a recreational sports field complex of the highest quality to address the community's growing demand for recreational sports fields. In order to provide use of the fields to both male and female participants of all ages in a wide range of sporting activities and to comply with applicable state and federal laws, the fields must be used at night. Usage after dark maximizes the universally positive recreational benefits for the residents of Oak Brook. Without play after dark a substantial number of the teams and players desiring to use the fields for recreational sports will be left unserved.

The only way to maximize the players' safety and minimize impact on neighboring properties during play after dark is to provide quality lighting at the height recommended by the Park District's engineers, Musco Sports Lighting LLC ("Musco"). Use of quality LED lighting at the height requested also minimizes the impact of the lights on neighboring properties.

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

RESPONSE:

Unlike any other organization or government unit operating in Oak Brook, it is the Park District's unique and essential statutory responsibility to ensure that adequate public recreational facilities are available to the residents of Oak Brook. Without the variation to enable the appropriate use of sports lighting, meeting this unique responsibility cannot be accomplished. There is no other land available to the Park District to meet the public need for sports fields in the community.

Play on these fields after dark is needed to accommodate the residents' growing and diverse demand for access to athletic fields. The demand for these facilities far exceeds the daylight hours available to accommodate them. There are thousands of soccer and lacrosse players, male and female, young and old, and scores of teams that wish to play in Oak Brook.

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

RESPONSE:

The essential character of the locality will not be impacted by the requested variation. The Subject Property has been used exclusively for recreational purposes, including use after dark, since at least

2003. Surrounding property owners will experience no material impact on their respective uses, values, aesthetics, or neighborhood characteristics.

The Subject Property is bounded on the west by Illinois Route 83. The residences on the west side of Route 83 in Briarwood and Brook Forest will not be impacted by the LED lights.

- Poles S5 and S6 as shown on the Illumination Summary, are 284 and 281 feet respectively, from the west side of the Rt. 83 right-of-way.
- Poles S1 and S2 are 591 and 594 feet respectively, from the west side of the Rt. 83 right-of-way.
- Poles S3 and S4 are 901 and 904 feet respectively, from the west side of the Rt. 83 right-of-way. (See, Site Plan).

There is significant buffering vegetation on the Park District's property on the east side of Route 83 and a 20-foot wall along a significant portion of west side of Rt. 83 across from the proposed pole/light locations. The Illumination Summary also demonstrates graphically that once installed, the illumination level measured at Central Park North's western lot line will be less than one (1) foot candle and will be at zero (0) foot candles on the west side of the Route 83 right-of-way (see "Illumination Summary," pp. 4, 6-8).

The Subject Property is bounded on the east by Jorie Boulevard, the former McDonalds campus and Butler National Golf Course. None of the inhabitants of these properties will experience any change to the essential character of the locality. During the day, none of the residents or inhabitants surrounding the site will experience any difference between current and proposed conditions. After dark, there will be essentially no inhabitants of corporate buildings north or east of the Subject Property.

Central Park North will remain essentially open space, will continue to be used exclusively for recreational purposes, and will enhance the quality of life for the residents of Oak Brook.

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 physical surroundings, shape and topography of the site do not enable proper illumination for field use after dark without the installation of poles exceeding the minimum building height in the CR District. Thus, the Park District faces a hardship, and not just a mere inconvenience, if the strict letter of the regulation were to be carried out. The requested variation will substantially enhance the public good through the expansion of community recreational activities. The property has the same physical surroundings, shape and topography of the remainder of Central Park, which also contains athletic field lighting, authorized by variation, above the building height limit in the CR District.

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 Subject Property is the only remaining Park District-owned property within the CR District large enough to support athletic fields. The Park District has no intention of installing ballfield lighting on any other property under its present ownership or control.

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:

As explained above in Section 1c, the pole height will minimize deleterious effects of ballfield lights by eliminating glare and measurable light output at the boundaries of the Subject Property. The poles and lighting on the Subject Property will not adversely impact any adjacent property values. The pole height will not create any physical risk to other property or improvements in the neighborhood. The poles will be installed using current best practices to depths and using materials approved by the Village, according to approved plans and specifications.

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 installation of ballfield lights at the Subject Property will not in any way impair the supply of light or air to adjacent property; nor will the poles or fixtures increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. The property values of the Butler Golf course, the corporate buildings north will not be impacted at all, as there are no regular business users of these facilities after dark. There is no material impact on the property values of the homes west of Rt. 83, since the illumination levels within their subdivisions will be at zero (0) foot candles. To the contrary, residential property values are enhanced by the proximity of parks and recreational facilities.

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 Park District's purpose in requesting the variation is to expand the availability of sports and leisure opportunities for the community's residents, not to make more money from the Subject Property for the Park District. The applicant is a unit of local government and *not* a for-profit entity. Its mission is to maximize diverse recreational opportunities for the community through the intelligent planning and development of real property.

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

RESPONSE:

The Subject Property is owned by the Oak Brook Park District for the benefit of the Park District's residents. Neither the Park Board, nor the Park District's residents, were in any way the creators or the cause of the difficulty or hardship that prompted the present application for variation. No Park District Commissioners or staff members have any legal or financial rights or interests in or to the Subject Property.

Please Deposit Check in: Zoning Account 10-4302

For:

Oak Brook Park District - Ballfield Lighting VAR - Public Hearing Signs

NOTE: 1 check(s) - Total \$ **150**

Please return receipt(s) to Gail

Thanks

MISCELLANEOUS PAYMENT RECPT#: 555669
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 02/13/20 TIME: 10:54
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: ZONING ACCOUNT

4302 ZONING/SUBDIVIS 150.00

AMOUNT PAID: 150.00

PAID BY: OAK BROOK PARK DISTR
PAYMENT METH: CHECK
53705

REFERENCE:

AMT TENDERED: 150.00
AMT APPLIED: 150.00
CHANGE: .00

E

Certification Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

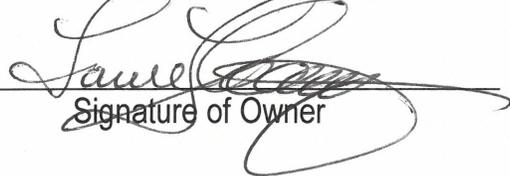
I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Oak Brook Park District

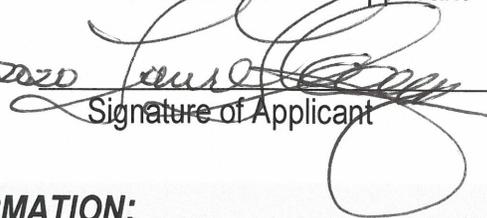
Same as Owner

Printed Name of Owner

Printed Name of Applicant


Signature of Owner

1-24-2020
Date


Signature of Applicant

1-24-2020
Date

BILL TO INFORMATION:

Oak Brook Park District

Dr. Laure Kosey

645-9535

Print Name/Company

Contact Person

Contact Phone

1450 Forest Gate Road, Oak Brook Illinois 60523

(630) 990-4233

Address To be Billed

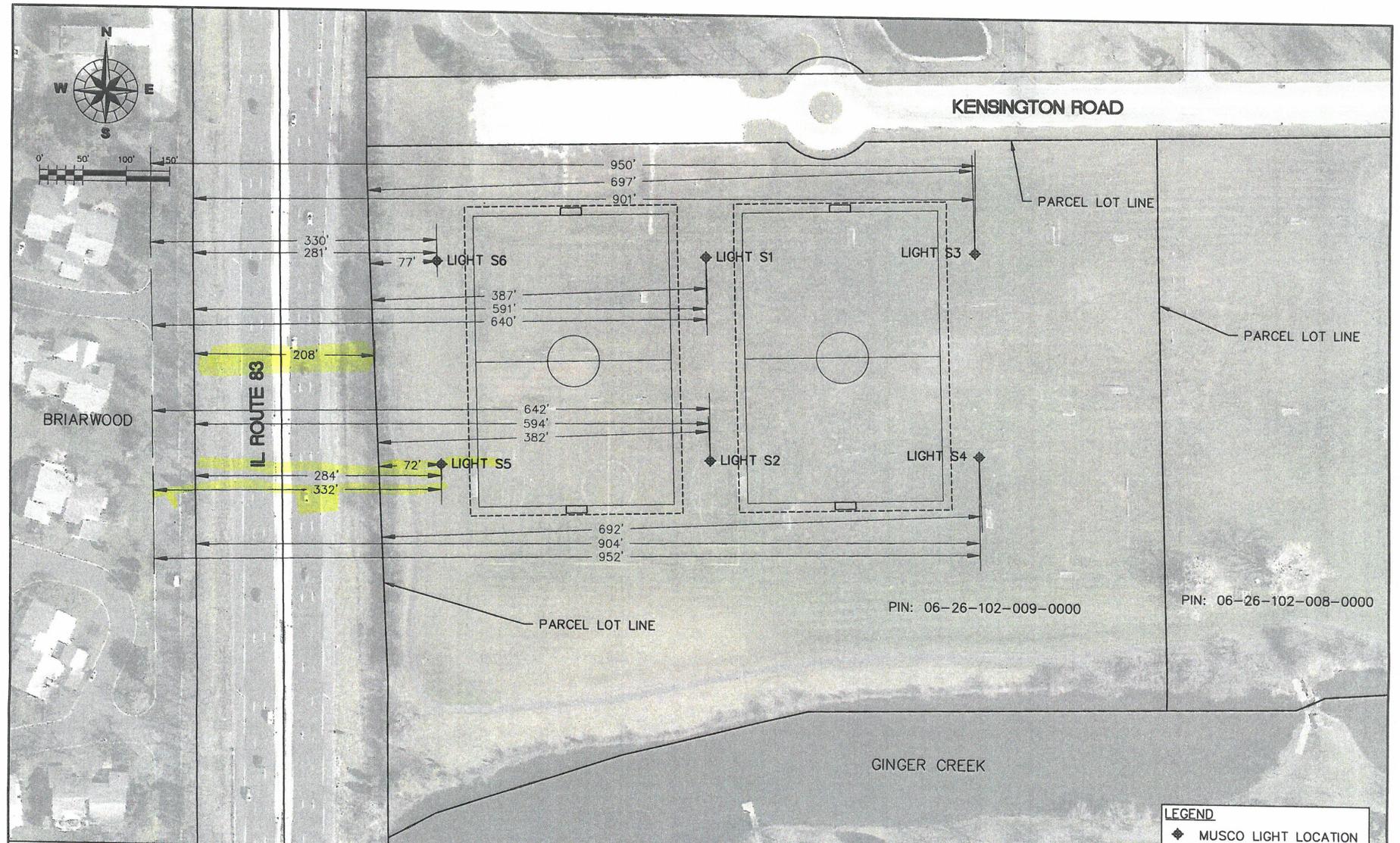
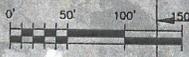
Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

Names of Surrounding Property Owners

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed.**

Name of Property Owner	Mail Attention to:	Mailing Address 1	Mailing Address 2	Mailing City, State, Zip	Property Address	Property City, State, Zip	Pin #
JPD Oak Brook Holdings	JPD Oak Brook Holdings	Attn: Kyle W McDaniel	8911 N Capital No 3210	Austin, TX 78759	2715 Jorie Blvd	Oak Brook, IL 60523	0626401008
Marquette Bank and Trust 13700	Butler National Golf Club	2616 York Road		Oak Brook, IL 60523	2616 York Road	Oak Brook, IL 60523	0626202002
Lizzadro Museum	Lizzadro Museum	2215 York Rd No 304		Oak Brook, IL 60523	1220 Kensington Rd. Apt. 1	Oak Brook, IL 60523	0626103001
ZFO Properties	ZFO Properties LLC	c/o Michael Silver & Co	5750 Old Orchard Blvd	Skokie, IL 60077	1300 Kensington Rd.	Oak Brook, IL 60523	0626101023
IL 00000 (USA Post Office)	IL 00000 (USA Post Office)	1314 Kensington Rd.		Oak Brook, IL 60523	1314 Kensington Rd.	Oak Brook, IL 60523	0626101014
Advocate Health and Hospital	Advocate Health Care	3075 Highland Pkwy, Unit 600		Downers Grove, IL 60515	1400 Kensington Rd.	Oak Brook, IL 60523	0626101007
Adventus US Realty	Adventus US Realty 4 LP	c/o Adventus Prop Mgmt	1420 Kensington Rd, No 107	Oak Brook, IL 60523	1520 Kensington Rd.	Oak Brook, IL 60523	0626101022
Adele Quattrocchi	Adele J Quattrocchi	47 Hamilton Ln.		Oak Brook, IL 60523	47 Hamilton Ln.	Oak Brook, IL 60523	0627206023
Vijayalakshmi Vellody	Vijayalakshmi Vellody	45 Hamilton Ln.		Oak Brook, IL 60523	45 Hamilton Ln.	Oak Brook, IL 60523	0627206017
Albert and Elizabeth Song	Albert and Elizabeth Song	48 Hamilton Ln.		Oak Brook, IL 60523	48 Hamilton Ln.	Oak Brook, IL 60523	0627207011
Shams and Uzma Siddiqui	Shams and Uzma Siddiqui	46 Hamilton Ln.		Oak Brook, IL 60523	46 Hamilton Ln.	Oak Brook, IL 60523	0627207010
Florence Mazzei	Florence Mazzei	44 Hamilton Ln.		Oak Brook, IL 60523	44 Hamilton Ln.	Oak Brook, IL 60523	0627207009
Gus Tsourmas	Gus Tsourmas	186 Briarwood Loop		Oak Brook, IL 60523	186 Briarwood Loop	Oak Brook, IL 60523	0627202061
Richard and Sara Wieker	Richard and Sara Wieker	185 Briarwood Loop		Oak Brook, IL 60523	185 Briarwood Loop	Oak Brook, IL 60523	0627202062
N and M Wagner Caine	N and M Wagner Caine	184 Briarwood Loop		Oak Brook, IL 60523	184 Briarwood Loop	Oak Brook, IL 60523	0627202063
William McManaman	William McManaman	183 Briarwood Loop		Oak Brook, IL 60523	183 Briarwood Loop	Oak Brook, IL 60523	0627202064
Kenneth & Laine Drogos	Kenneth & Laine Drogos	182 Briarwood Loop		Oak Brook, IL 60523	182 Briarwood Loop	Oak Brook, IL 60523	0627202065
Patricia Gramas	Patricia Gramas	187 Briarwood Loop		Oak Brook, IL 60523	187 Briarwood Loop	Oak Brook, IL 60523	0627203036
Clarence and Ellen Woeltje	Clarence and Ellen Woeltje	188 Briarwood Loop		Oak Brook, IL 60523	188 Briarwood Loop	Oak Brook, IL 60523	0627203035
Richard and M DiBernardo	Richard and M DiBernardo	189 Briarwood Loop		Oak Brook, IL 60523	189 Briarwood Loop	Oak Brook, IL 60523	0627203034
Nancy P Ryan	Nancy P Ryan	810 Rue De Ville		Naples, FL 34108	190 Briarwood Loop	Oak Brook, IL 60523	0627203033
Ernest and Alma Campo	Ernest A Campo	191 Briarwood Loop		Oak Brook, IL 60523	191 Briarwood Loop	Oak Brook, IL 60523	0627203032
Sanobar Khan	Sanobar Khan	211 Briarwood Pass		Oak Brook, IL 60523	211 Briarwood Pass	Oak Brook, IL 60523	0627203057
Chicago Title 11603909	Joseph J Spingola	210 Briarwood Pass		Oak Brook, IL 60523	210 Briarwood Pass	Oak Brook, IL 60523	0627203053
Linda Moran	Linda Moran	209 Briarwood Pass		Oak Brook, IL 60523	209 Briarwood Pass	Oak Brook, IL 60523	0627203052
John Edward Burke	John Edward Burke	208 Briarwood Pass		Oak Brook, IL 60523	208 Briarwood Pass	Oak Brook, IL 60523	0627203051
Doreen Matt	Doreen M Matt TR	207 Briarwood Pass		Oak Brook, IL 60523	207 Briarwood Pass	Oak Brook, IL 60523	0627203050
Barry Cesafsky	Barry Cesafsky	206 Briarwood Pass		Oak Brook, IL 60523	206 Briarwood Pass	Oak Brook, IL 60523	0627203049
Zacharias Leonard	Zacharias Leonard	205 Briarwood Loop		Oak Brook, IL 60523	205 Briarwood Loop	Oak Brook, IL 60523	0627203048
Joseph and D Amstadt	Joseph and Donna Amstadt	204 Briarwood Loop		Oak Brook, IL 60523	204 Briarwood Loop	Oak Brook, IL 60523	0627203047
Mark and Donna Poppert	Mark and Donna Poppert	203 Briarwood Loop		Oak Brook, IL 60523	203 Briarwood Loop	Oak Brook, IL 60523	0627203046
Elaine Fotopoulos	Elaine Fotopoulos	202 Briarwood Loop		Oak Brook, IL 60523	202 Briarwood Loop	Oak Brook, IL 60523	0627203045
Evelyn Makris Trust	Evelyn Makris Trust	113 Briarwood Loop		Oak Brook, IL 60523	113 Briarwood Loop	Oak Brook, IL 60523	0627408038
Thomas and Patricia Kron	Thomas and Patricia Kron	114 Briarwood Loop		Oak Brook, IL 60523	114 Briarwood Loop	Oak Brook, IL 60523	627408037
L and C Booth Johnson	L and C Booth Johnson	115 Briarwood Loop		Oak Brook, IL 60523	115 Briarwood Loop	Oak Brook, IL 60523	0627408036
Manfred and Ingrid Raiser	Raiser Holdings LLC	c/o Ingrid Raiser	13013 Edgewater	New Buffalo, MI 49117	116 Briarwood Loop	Oak Brook, IL 60523	0627408035
Cuyler and J Berwanger	Cuyler and J Berwanger	117 Briarwood Loop		Oak Brook, IL 60523	117 Briarwood Loop	Oak Brook, IL 60523	0627408034
Midwest Trust Services	Carol Ann Stewart	118 Briarwood Loop		Oak Brook, IL 60523	118 Briarwood Loop	Oak Brook, IL 60523	0627408033
Briarwood Lakes	Briarwood Lakes	1 Briarwood Central		Oak Brook, IL 60523	1 Briarwood Central	Oak Brook, IL 60523	0627407122



LEGEND
 ◆ MUSCO LIGHT LOCATION

WBK engineering
 WBK ENGINEERING, LLC
 116 WEST MAIN STREET, SUITE 201
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7753

CLIENT:
OAK BROOK PARK DISTRICT
 1450 FOREST GATE ROAD
 OAK BROOK, IL 60523

NO.	DATE	NATURE OF REVISION

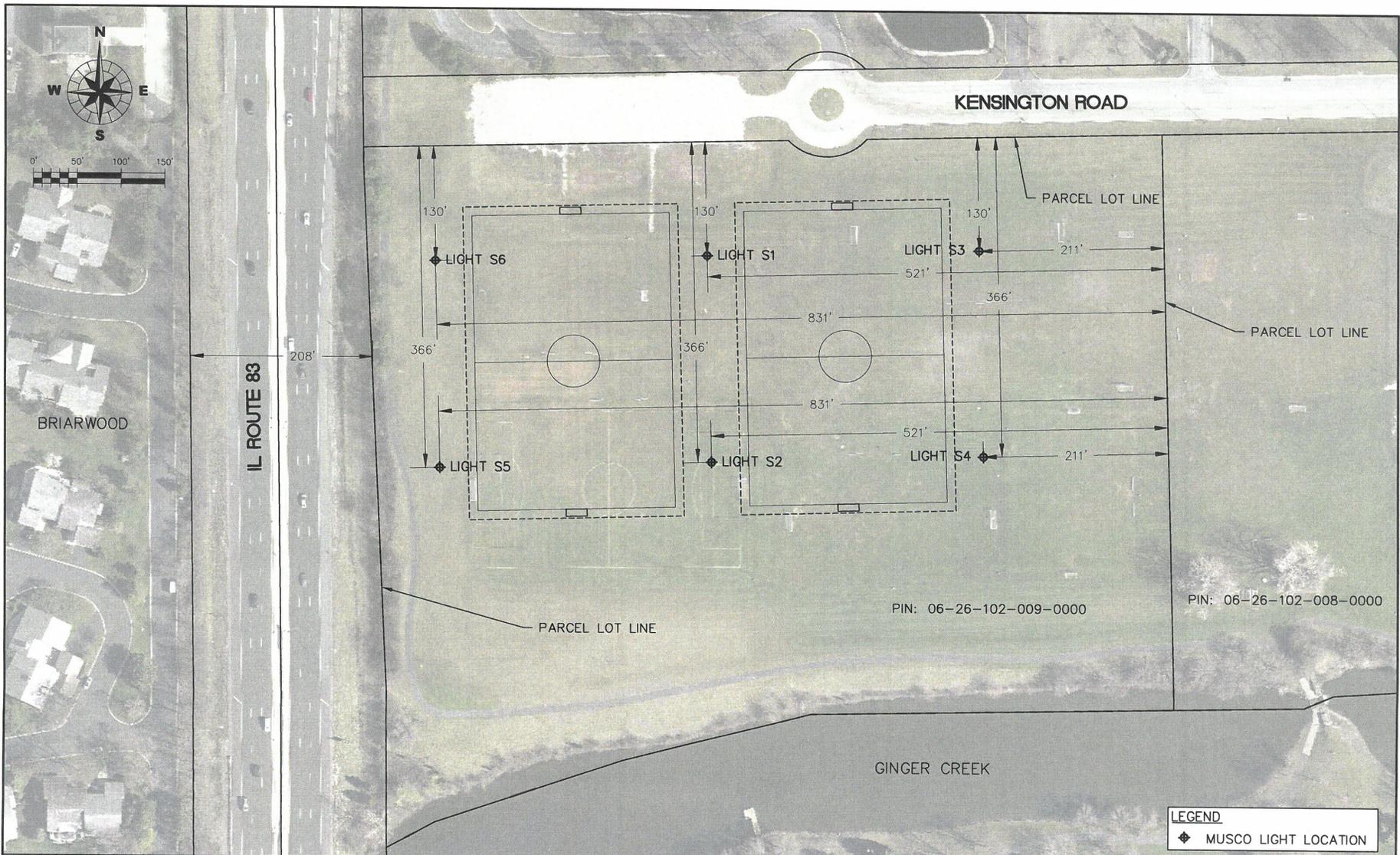
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DWN.	BEH.	02/24/20
CHKD.	SFR.	02/24/20
SCALE: AS NOTED		
FILE NAME: LIGHTSLM190117.DWG		

TITLE
CENTRAL PARK NORTH FIELDS - PHASE 1
ATHLETIC FIELD LIGHT LOCATION MAP

PROJECT NO.	19-0117
DATE	02/25/2020
SHEET	1 OF 2
LIGHT LM	

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H



LEGEND
 ◆ MUSCO LIGHT LOCATION

WBK engineering
WBK ENGINEERING, LLC
 116 WEST MAIN STREET, SUITE 201
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7755

CLIENT
OAK BROOK PARK DISTRICT
 1450 FOREST GATE ROAD
 OAK BROOK, IL 60523

NO.	DATE	NATURE OF REVISION

DSGN: BEH 02/24/20
 DWN: BEH 02/24/20
 CHG: SFR 02/24/20
 SCALE: AS NOTED
 FILE NAME: LIGHTSLM190117.DWG

TITLE:
CENTRAL PARK NORTH FIELDS - PHASE 1
ATHLETIC FIELD LIGHT LOCATION MAP

PROJECT NO: 19-0117
 DATE: 02/25/2020
 SHEET 2 OF 2
LIGHT LM

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 Sharon

H.1

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF LOTS 1 AND 2 IN MCDONALD'S AUTUMN OAKS SUBDIVISION, OAKBROOK, IL

VICINITY MAP

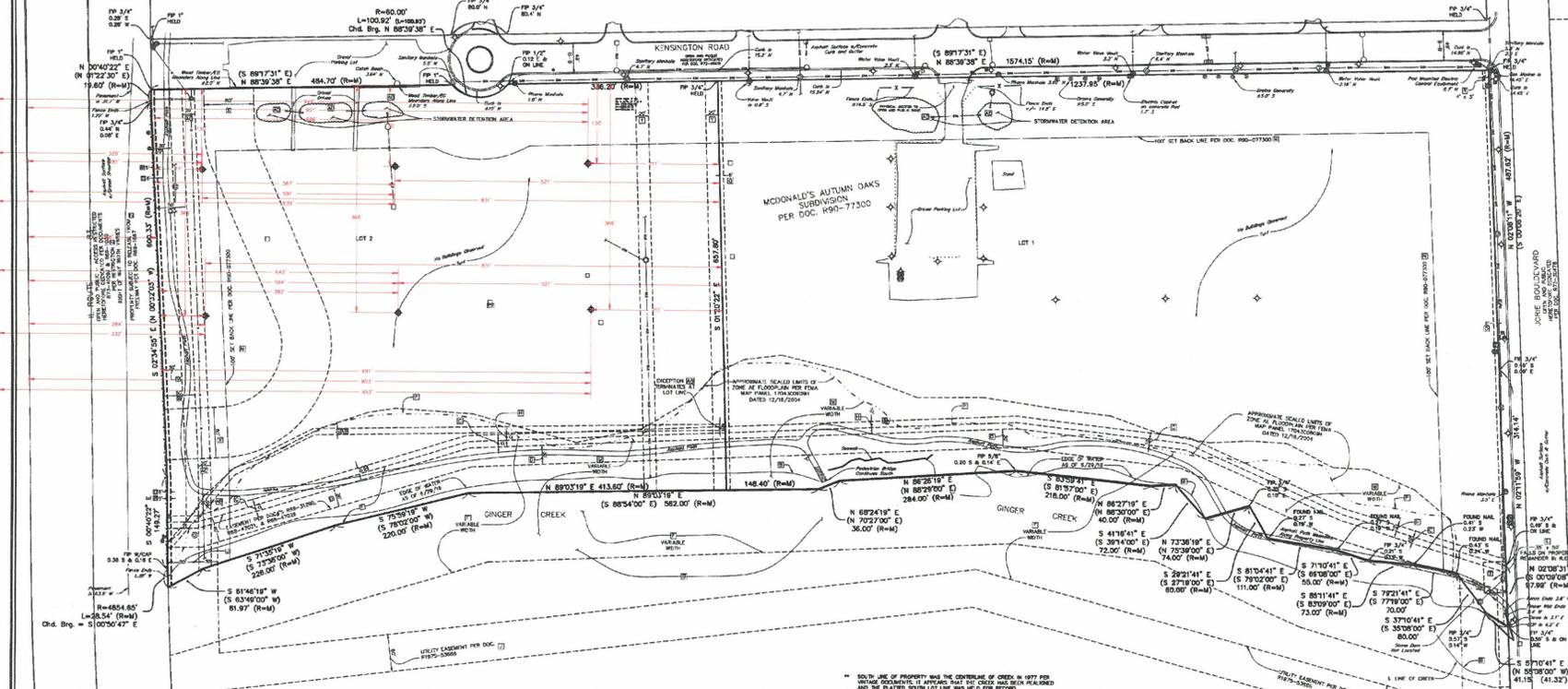
SITE LOCATION

LEGEND
 * MISSED LIGHT LOCATION
 NOTE: APPROXIMATE MISSED LIGHT POLE LOCATIONS
 ADDED BY MEK ENGINEERING ON 2/25/2020

N
 0 30 0 60
 SCALE 1" = 60 FEET

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.M. LINE
- EASEMENT LIMITS
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- FENCE
- APPROPRIATE FLOODPLAIN LINE
- CATCH BASIN
- DRAIN
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC MEDICAL
- ELECTRIC TRANSFORMER
- PLACED END SECTION
- Y FIRE HYDRANT
- GAS METER
- GAS PIPE
- GAS VALVE
- GAS MARKER POST
- INLET
- LIGHT STANDARDS
- REGULATION CONTROL BOX
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- STREET LIGHT CONTROL BOX
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE MEDICAL
- TELEPHONE POLE
- WATER VALVE
- WASTE WELLS
- WELL HEAD
- CONCRETE SURFACE
- FLOOR
- ROOF
- BACK-TO-BACK
- END-TO-END
- EDGE OF GRAVEL



SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN DEPTH OR LOCATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, & SHOULD HE EVER STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT FIELD WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND EASEMENTERS SHOWN HEREIN ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 00883447 WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2018.
- THE MEASURED BEARINGS SHOWN HEREIN ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING A BIPIN 3/4" E.
- DIMENSIONS AROUND CURVES ARE ARC AND CHORDS.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR ON FILE DATA. ALL OTHER DIMENSIONS ARE MEASURED (M) OR RECORD DETAILS MEASURED.
- FBP = FOUND IRON PIPE (6" AS SHOWN)
FB = FOUND IRON BOLT
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 1704000001N WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 IF IS OAK CREEK THAT PART OF THE PROPERTY DESCRIBED HEREIN FALLS IN ZONE X, SHADY ZONE X AND ZONE AE (ONLY EDGE AS SHOWN) AS DESIGNATED AND DEFINED BY FEMA.
- PARCEL CONTAINS 34.28 ACRES, 1,492,329 SQ. FT., MORE OR LESS.
- TABLE "A" ITEM 21 TABLE 1 TO ONLY MOBILE ELEVATION OF UTILITIES.

PARCEL DESCRIPTION
 LOTS 1 AND 2 IN MCDONALD'S AUTUMN OAKS SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1960 AS DOCUMENT 890-77300 IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE
 TO: OAK BROOK PARK DISTRICT, AN ILLEGISLATIVE UNIT OF LOCAL GOVERNMENT
 CHICAGO TITLE INSURANCE COMPANY
 MCDONALD'S CORPORATION, A ILLINOIS CORPORATION

THIS IS TO CERTIFY THAT THE SURVEYOR HAS BEEN DULY QUALIFIED AND LICENSED IN THE STATE OF ILLINOIS AND THAT THE SURVEYOR HAS PERSONALLY CONDUCTED THE SURVEY AND THAT THE SURVEYOR HAS ESTABLISHED AND ADHERED TO THE STANDARDS AND PRACTICES OF THE PROFESSION AS ESTABLISHED BY THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF ILLINOIS AND THAT THE SURVEYOR HAS COMPLETED ON JUNE 2016.

DATE OF PLAT OF MAP: 06/20/2016

SURVEY-RELATED SCHEDULE B EXCEPTIONS NOTES
 (REFERENCES EASEMENTS LABELED ON PLAT)

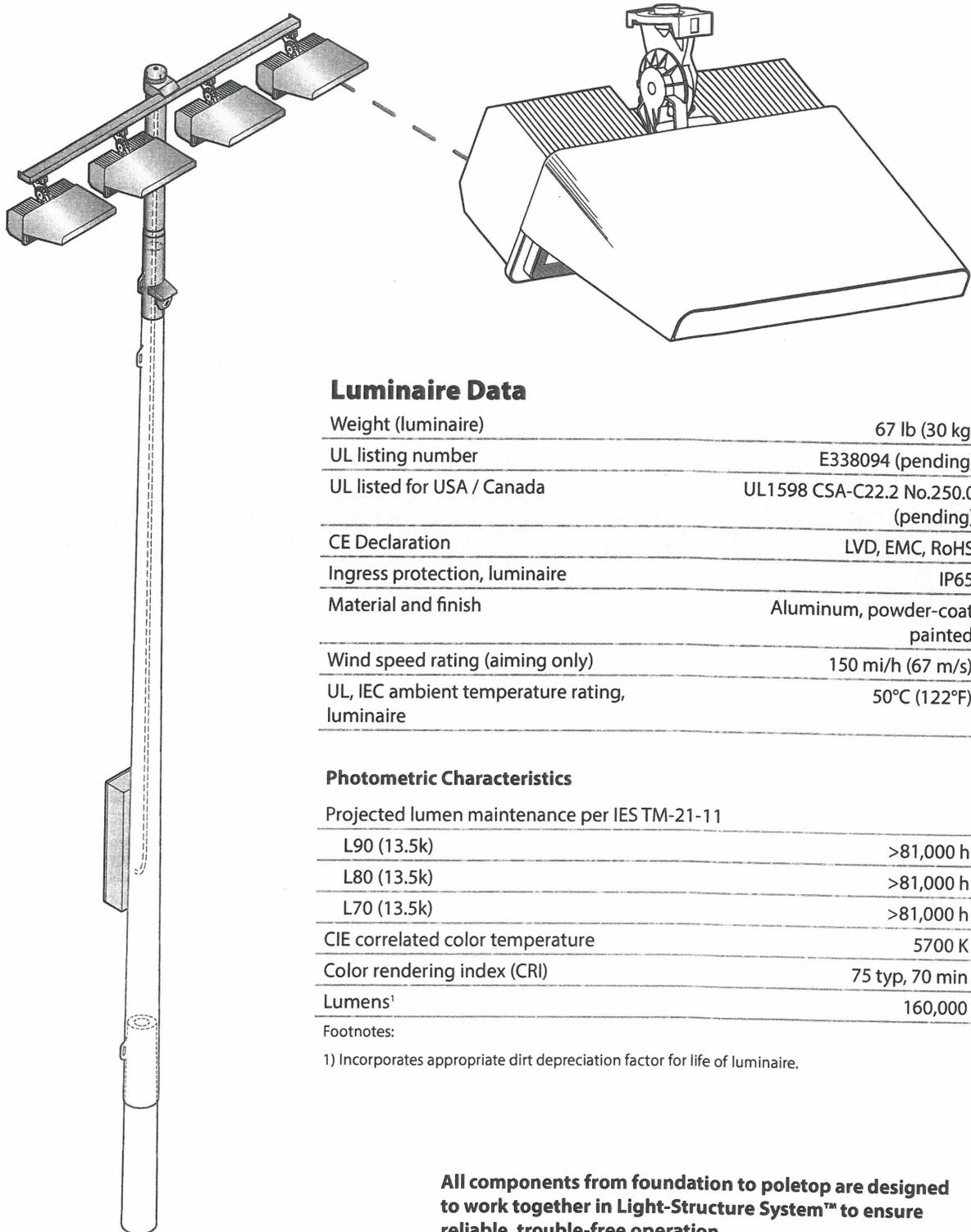
- RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE LAND AS MAY BE COVERED BY THE WATERS OF GINGER CREEK AND OF THE ADJACENT CHANNELS TO THE POND AND UNINTERRUPTED FLOW AND USE OF THE WATERS OF SAID CREEK, NORTH LINE OF GINGER CREEK PLAT.
- GRANT OF EASEMENT RECORDED AS DOCUMENT 886-8789 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- GRANT OF EASEMENT RECORDED AS DOCUMENT 890-44418 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- GRANT OF EASEMENT TO OAK BROOK PARK DISTRICT OF DUPAGE COUNTY, RECORDED AS DOCUMENT 875-28080 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- GRANT OF EASEMENT RECORDED AS DOCUMENT 875-47001 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN TRUSTEE'S DEED MAP RECORDED AS DOCUMENT 877-39008. EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 877-39008. **ELIATED.**
- PLAT OF EASEMENT RECORDED AS DOCUMENT 875-33663 TO THE HINDALE SANITARY DISTRICT. **ELIATED.**
- FLOOD PLAN EASEMENT GRANTED BY DOCUMENT 885-29175 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. AMENDMENT RECORDED AS DOCUMENT 899-23899. **ELIATED.**
- BUILDING LINE AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- PUBLIC UTILITY EASEMENTS AS SHOWN ON ATTACHED PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **CARROLLS PLAT.**
- NOTE CONTAINED ON THE PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-77300 BY REVISION 12-28-18 IS A CORRECTION TO THE PLAT OF THIS PLAT AND IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA. **ELIATED.**
- RIGHTS OF WAY FOR DRAINAGE TILES, FENCES, FEEDERS AND LATERALS, IF ANY. **VISIBLE APPROPRIATIONS FOR DRAINAGE ARE PLOTTED ON LEGEND FOR SYMBOLS.**
- PUBLIC UTILITY EASEMENT PER GRANT OF EASEMENT RECORDED AS DOCUMENT 891-04678. **ELIATED.**
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN OAK BROOK ORDINANCES 5-732 GRANTING A FLOOD PLAN SPECIAL USE PERMIT FOR RE-OPENING OF THE GINGER CREEK FLOOD PLAN, RECORDED AS DOCUMENT 892-02660. **CARROLLS DO NOT APPLY.**
- PROPERTY SUBJECT TO TRUST, PROVISIONS AND CONDITIONS OF OAK BROOK ORDINANCE 5-53-09-12-8-781 RELATING TO AN APPROVEMENT PLAN AND ZONING FOR THE LAND, RECORDED AS DOCUMENT 892-02660. **CARROLLS DO NOT APPLY.**
- A NON-EXCLUSIVE EASEMENT GRANT TO HINDALE SANITARY DISTRICT RECORDED AS DOCUMENT 874-59000 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- GRANT RECORDED AS DOCUMENT 823-8030 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- ACCESS ROAD EASEMENT RESERVED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 880-07816. **ELIATED.**
- EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 892-21174 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- AA. ORDER RECORDED AS DOCUMENT 885-34266 BY THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BALDWIN, DIVISION OF HIGHWAYS, ESTABLISHING FEDERAL AID ROUTE 163 (S. I. ROUTE 54 - ILLINOIS ROUTE 83) AS A PRIORITY ROAD. **DO NOT APPLY.**
- AB. EASEMENT IN FAVOR OF COMMONWEALTH EDSON PER GRANT RECORDED AS DOCUMENT 880-12818. **ELIATED.**
- AC. EASEMENT IN FAVOR OF VILLAGE OF OAK BROOK PER GRANT RECORDED AS DOCUMENT 880-33069. **ELIATED.**
- AD. PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF STORAGE/STORAGE FACILITIES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 890-07700. **ELIATED.**
- ADDITIONAL RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF STORAGE/STORAGE FACILITIES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 890-07700. **ELIATED.**

PREPARED BY:
CEMCON, Ltd.
 1280 West Oak Grove, Suite 100, Aurora, Illinois 60506-5675
 TEL: 630.592.7000 FAX: 630.592.7100
 E-MAIL: info@cemcon.com Website: www.cemcon.com

DRAWN BY: MAC FLD. RW. / PG. NO. 08/24-39
 COMPLETION DATE: 07-28-18 JOB NO. 082-177
 REVISION: 12-28-18 BY: TWT

#12

Luminaire and Driver - TLC-LED-1500



Luminaire Data

Weight (luminaire)	67 lb (30 kg)
UL listing number	E338094 (pending)
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0 (pending)
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (13.5k)	>81,000 h
L80 (13.5k)	>81,000 h
L70 (13.5k)	>81,000 h
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
Lumens ¹	160,000

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-1500

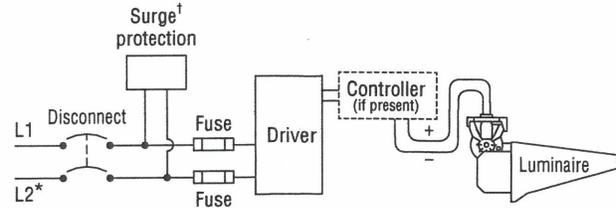
Driver Data

Electrical Data

Rated wattage¹

Per driver	1430 W
Per luminaire	1430 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	12 – 100%
Range, light output	17 – 100%

Typical Wiring



* If L2 (com) is neutral then not switched or fused.
 † Not present if indoor installation.

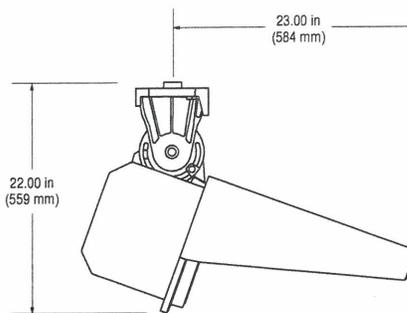
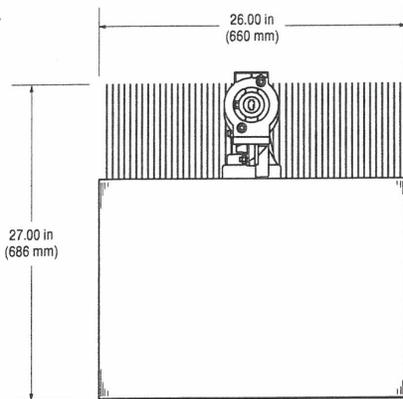
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	8.86 A	8.52 A	8.06 A	7.71 A	7.39 A	6.40 A	5.11 A	4.67 A	4.43 A	4.27 A	3.70 A

Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

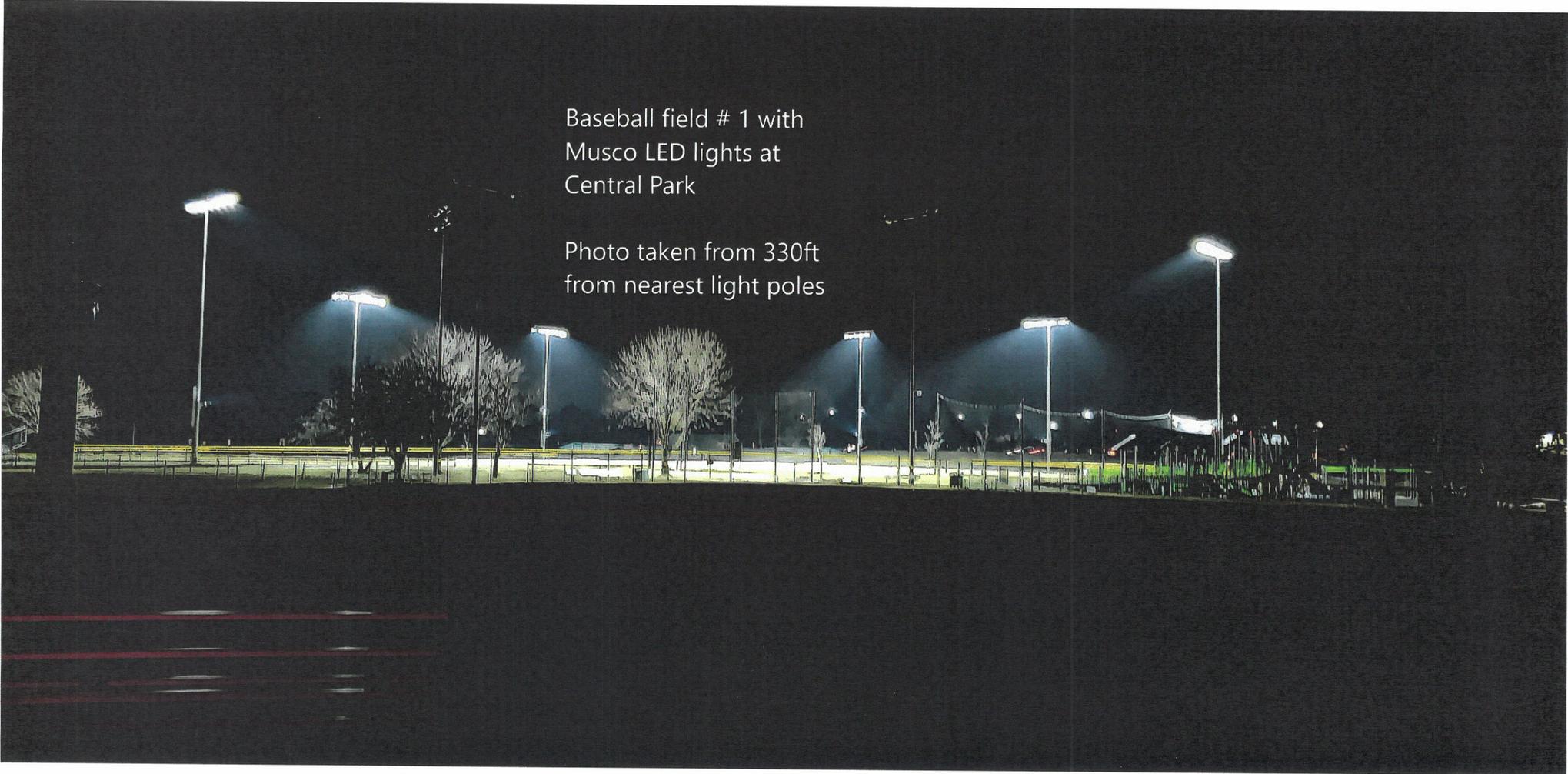
Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



Baseball field # 1 with
Musco LED lights at
Central Park

Photo taken from 330ft
from nearest light poles





View from 1425 Kensington (subject property) looking west towards Route 83.

Red markers indicate position of the six proposed soccer field LED light poles

Facing West towards Route 83.

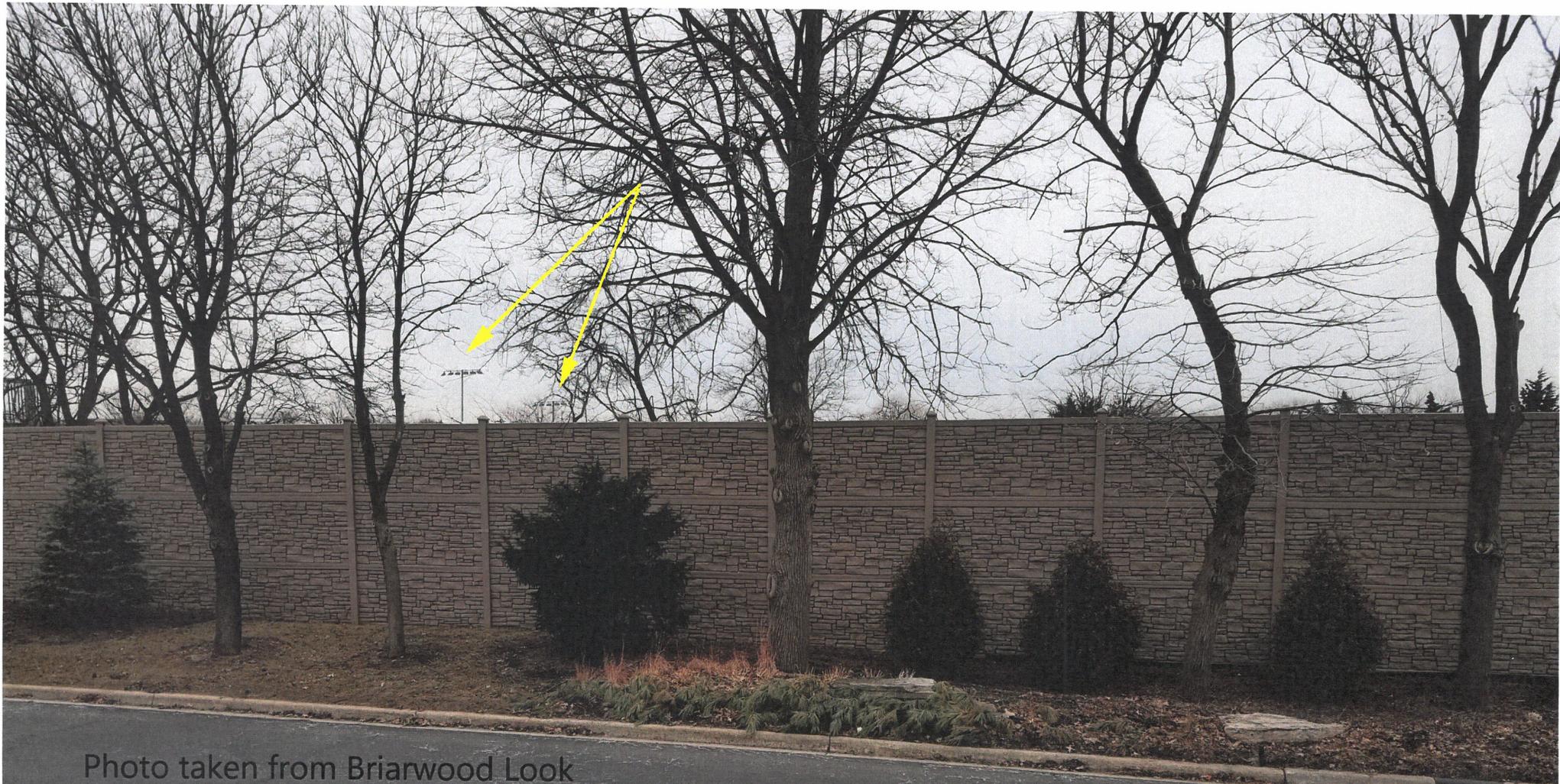


Photo taken from Briarwood Loop looking northeast towards fields.

Arrows above identify renderings of proposed LED light poles

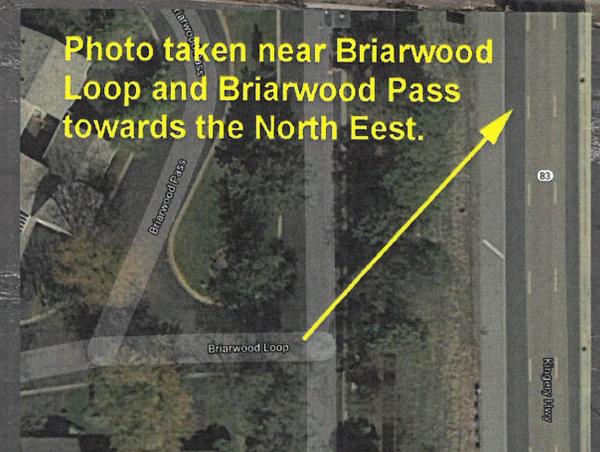


Photo taken near Briarwood Loop and Briarwood Pass towards the North East.

Photo taken looking southeast towards subject property.

Light pole renderings depict proposed pole locations on the subject property.

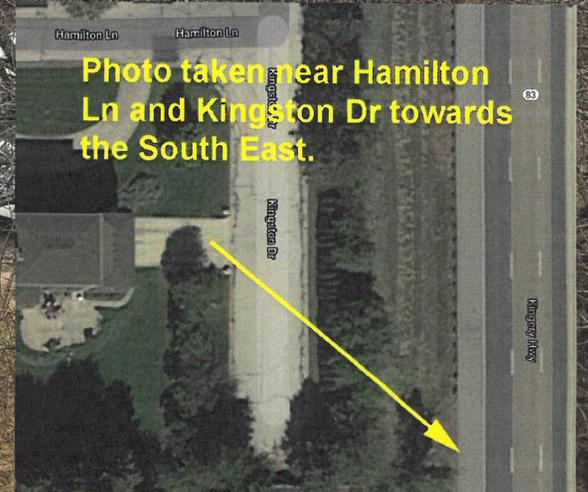


Photo taken near Hamilton Ln and Kingston Dr towards the South East.



Other LED Fixtures



Musco TLC for LED

ITS

Corporate: 100 1st Ave West · PO Box 808 · Oskaloosa, IA 52577 · 641/673-0411 · 800/825-6020 · Fax: 641/673-4852
Manufacturing: 2107 Stewart Road · PO Box 260 · Muscatine, IA 52761 · 563/263-2281 · 800/756-1205 · Fax: 800/374-6402
Web: www.musco.com · **Email:** lighting@musco.com



To Whom It May Concern:

At Musco, the first determining factor in any lighting design is player safety. A major factor for maintaining a safely lit field is controlling glare. Glare is often defined as *"difficulty seeing in the presence of very bright lights."* The decreased height brings the bank of light closer to the field intensifying the glare from the players' perspective.

IESNA defines spill light as *"the light shining beyond the sports facility caused by the uncontrolled direct light component from the luminaires."* At Musco, we take pride on leading the sports lighting industry in light control through the use of external visors and internal reflectors which direct more light on to the field. However, the pole mounting height is a key element in controlling the amount of light that is directed onto the playing surface. A higher mounting height makes for steeper vertical aiming angles which results in better spill and glare control.

Musco recommends proceeding with the 80' mounting heights given the field sizes, and pole locations. The larger mounting height will decrease glare, making for a safer lit field, and reduce spill on adjacent properties.

Please reference the IESNA RP-6-15 for additional details regarding the mounting heights of the sports lighting.

Sincerely,

Colin Lapaczonek
Design Engineer

Central Park North Soccer Fields

Oak Brook, IL

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
S1-S2	80'	80'	7	TLC-LED-1500	10.01 kW	A
		80'	7	TLC-LED-1500	10.01 kW	B
S3-S4	80'	80'	7	TLC-LED-1500	10.01 kW	A
S5-S6	80'	80'	7	TLC-LED-1500	10.01 kW	B
6			56		80.08 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Soccer 1	40.04 kW	28
B	Soccer 2	40.04 kW	28

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>81,000	>81,000	>81,000	56

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Blanket Grid	Horizontal	6.32	0	32	38463.09		A,B	56
Highway Property Line	Horizontal	0	0	0	0.00		A,B	56
Soccer 1 Spill	Horizontal Illuminance	0.03	0	0.08	0.00		A	28
Soccer 1	Horizontal Illuminance	40.5	30	49	1.64	1.35	A	28
Soccer 2 Spill	Horizontal Illuminance	0.03	0	0.08	0.00		B	28
Soccer 2	Horizontal Illuminance	40.5	30	50	1.68	1.35	B	28
West Side Property Line	Horizontal	0.08	0	0.43	319.64		A,B	56

From Hometown to Professional



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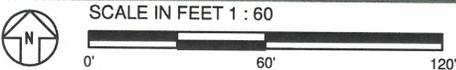
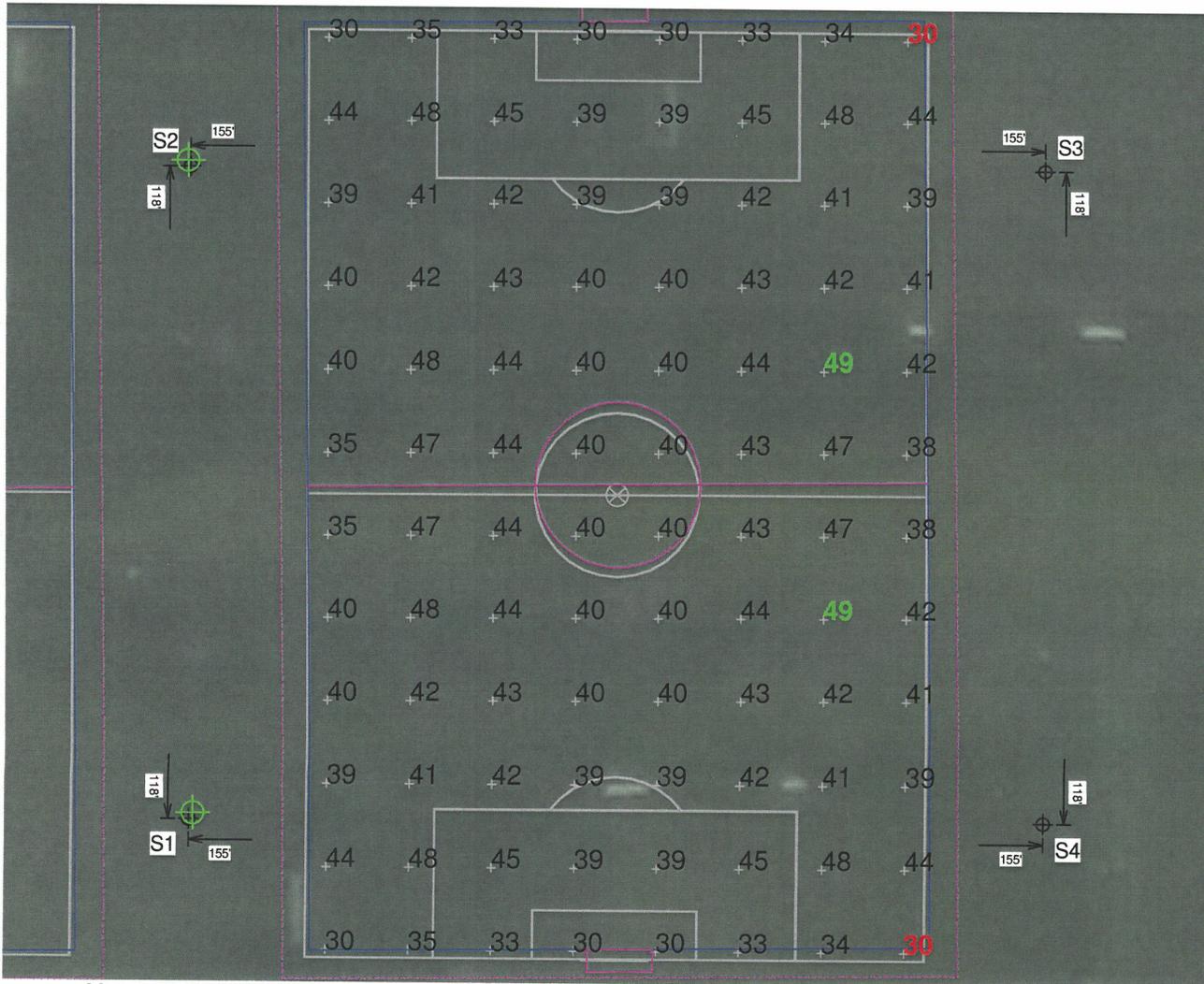
PROJECT SUMMARY

K

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	7	7	
2	S3-S4	80'	-	80'	TLC-LED-1500	7	7	0	
4	TOTALS						42	28	14

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY

Name: Soccer 1
 Size: 336' x 225'
 Spacing: 30.0' x 30.0'

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Guaranteed Average:	40
Scan Average:	40.48
Maximum:	49
Minimum:	30
Avg / Min:	1.36
Guaranteed Max / Min:	2
Max / Min:	1.64
UG (adjacent pts):	1.47
CU:	0.81
No. of Points:	96

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 160,000 lumens
 No. of Luminaires: 28
 Total Load: 40.04 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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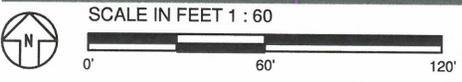
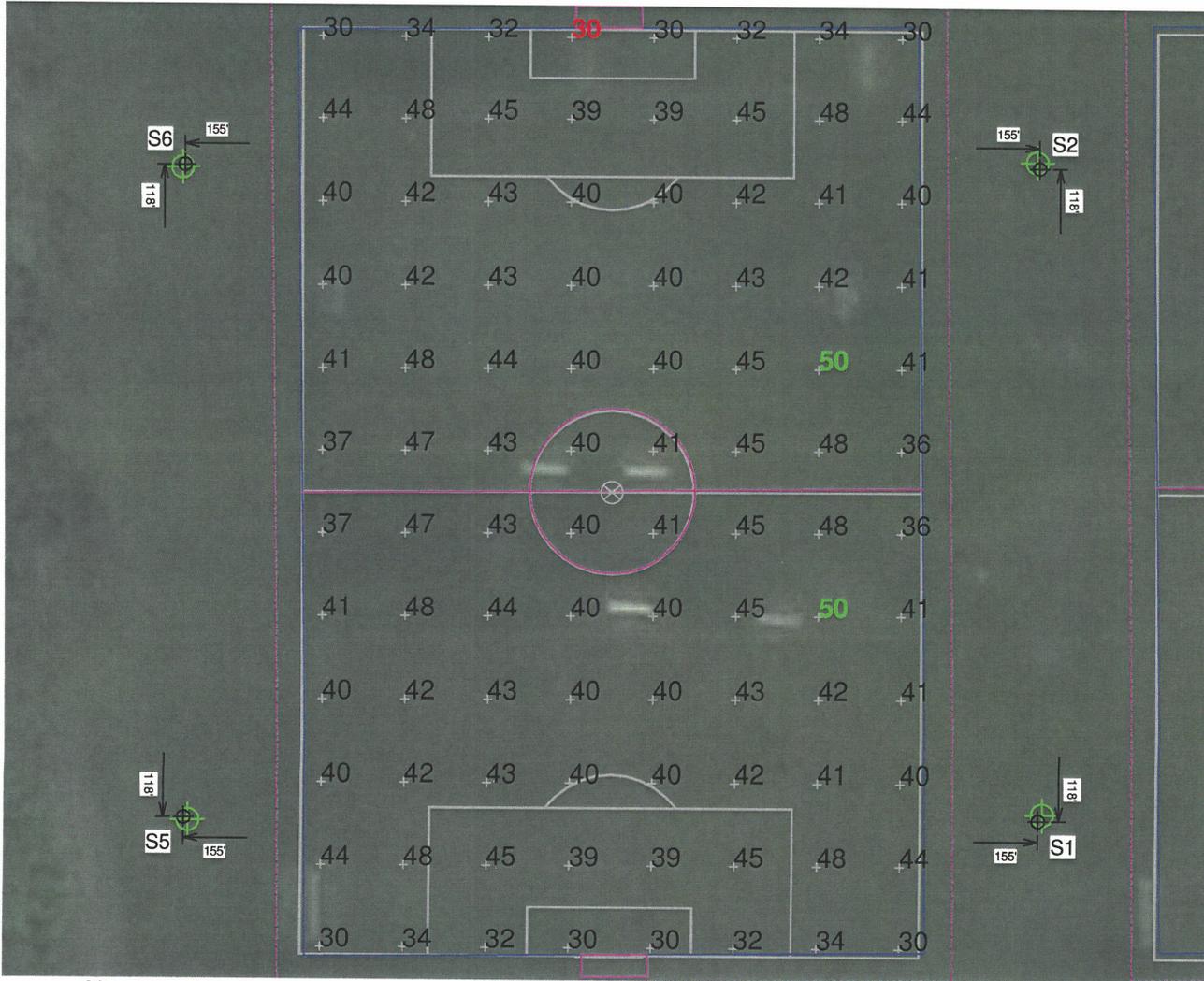
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	7	7	
2	S5-S6	80'	-	80'	TLC-LED-1500	7	7	0	
4	TOTALS						42	28	14

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: • File #200766_40B • 20-Feb-20

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY	
Name:	Soccer 2
Size:	336' x 225'
Spacing:	30.0' x 30.0'

ILLUMINATION SUMMARY			
MAINTAINED HORIZONTAL FOOTCANDLES			
Entire Grid			
Guaranteed Average:	40		
Scan Average:	40.52		
Maximum:	50		
Minimum:	30		
Avg / Min:	1.37		
Guaranteed Max / Min:	2		
Max / Min:	1.68		
UG (adjacent pts):	1.47		
CU:	0.81		
No. of Points:	96		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	160,000 lumens		
No. of Luminaires:	28		
Total Load:	40.04 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
Reported per TM-21-11. See luminaire datasheet for details.			

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	14	0
4	S3-S6	80'	-	80'	TLC-LED-1500	7	7	0
TOTALS						56	56	0

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY

Name: Blanket Grid
 Size: 336' x 225'
 Spacing: 20.0' x 20.0'

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: **6.32**
 Maximum: 32
 Minimum: 0
 Avg / Min: 7503.22
Max / Min: 38463.09
 UG (adjacent pts): 61.09
 CU: 0.21
 No. of Points: 711

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 160,000 lumens
 No. of Luminaires: 56
 Total Load: 80.08 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	7	7	
2	S3-S4	80'	-	80'	TLC-LED-1500	7/7*	7	0	
4	TOTALS						42	28	14

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 150



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY

Name: Soccer 1 Spill
Spacing: 30.0'

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 0.0266
Maximum: 0.08
Minimum: 0.00
No. of Points: 69

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 lumens
No. of Luminaires: 28
Total Load: 40.04 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	7	7	
2	S5-S6	80'	-	80'	TLC-LED-1500	7	7	0	
TOTALS							42	28	14

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY

Name: Soccer 2 Spill
Spacing: 30.0'

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 0.0268
Maximum: 0.08
Minimum: 0.00
No. of Points: 69

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 lumens
No. of Luminaires: 28
Total Load: 40.04 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



We Make It Happen.

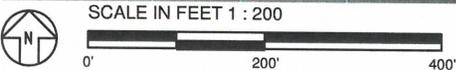
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	14	0
4	S3-S6	80'	-	80'	TLC-LED-1500	7	7	0
TOTALS						56	56	0

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY

Name: West Side Property Line
Spacing: 30.0'

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: **0.0823**
Maximum: **0.43**
Minimum: 0.00
No. of Points: 22

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 lumens
No. of Luminaires: **56**
Total Load: 80.08 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



We Make It Happen.

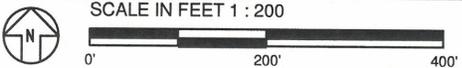
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	80'	-	80'	TLC-LED-1500	7/7*	14	0
4	S3-S6	80'	-	80'	TLC-LED-1500	7	7	0
6	TOTALS						56	56

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: • File #200766_40B • 20-Feb-20

Central Park North Soccer Fields

Oak Brook, IL

GRID SUMMARY	
Name:	Highway Property Line
Spacing:	30.0'

ILLUMINATION SUMMARY			
HORIZONTAL FOOTCANDLES			
Entire Grid			
Scan Average:	0.0000		
Maximum:	0.00		
Minimum:	0.00		
No. of Points:	30		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	160,000 lumens		
No. of Luminaires:	56		
Total Load:	80.08 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
Reported per TM-21-11. See luminaire datasheet for details.			

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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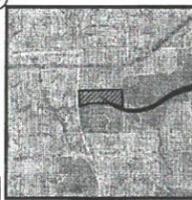
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ILLUMINATION SUMMARY

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF

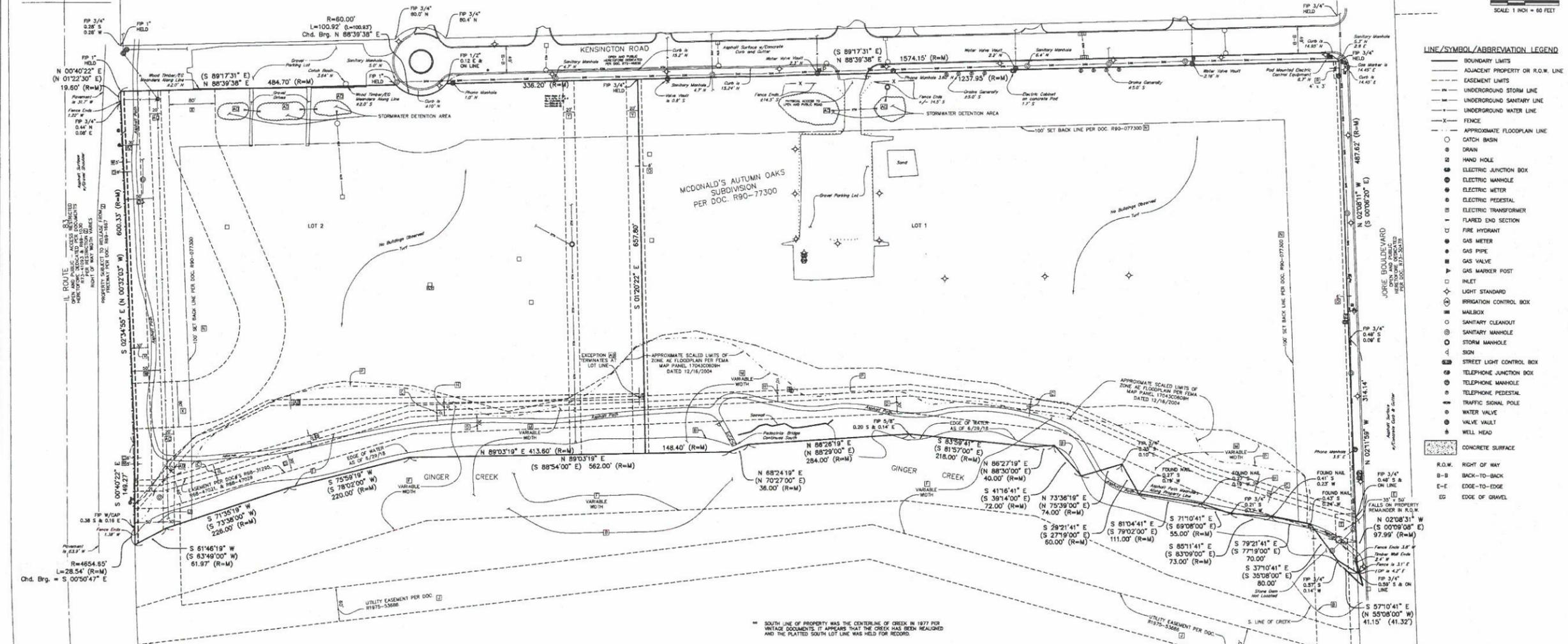
LOTS 1 AND 2 IN McDONALD'S AUTUMN OAKS SUBDIVISION, OAKBROOK, IL



SITE
LOCATION

VICINITY MAP

SCALE: 1 INCH = 60 FEET



LINE/SYMBOL/ABBREVIATION LEGEND

---	BOUNDARY LIMITS
---	ADJACENT PROPERTY OR R.O.W. LINE
---	EASEMENT LIMITS
---	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND WATER LINE
---	FENCE
---	APPROXIMATE FLOODPLAIN LINE
○	CATCH BASIN
○	DRAIN
○	HAND HOLE
○	ELECTRIC JUNCTION BOX
○	ELECTRIC MANHOLE
○	ELECTRIC METER
○	ELECTRIC PEDESTAL
○	ELECTRIC TRANSFORMER
○	FLARED END SECTION
○	FIRE HYDRANT
○	GAS METER
○	GAS PIPE
○	GAS VALVE
○	GAS MARKER POST
○	INLET
○	LIGHT STANDARD
○	IRRIGATION CONTROL BOX
○	MAILBOX
○	SANITARY CLEANOUT
○	SANITARY MANHOLE
○	STORM MANHOLE
○	STORM
○	STREET LIGHT CONTROL BOX
○	TELEPHONE JUNCTION BOX
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	TRAFFIC SIGNAL POLE
○	WATER VALVE
○	WELL VAULT
○	WELL HEAD
○	WELL
○	CONCRETE SURFACE

R.O.W. RIGHT OF WAY
B-B BACK-TO-BACK
E-E EDGE-TO-EDGE
EG EDGE OF GRAVEL

- SURVEYOR'S NOTES**
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
 - EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 00883447 WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2018.
 - THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING N 88°39'38" E.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
 - MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ENCLOSED IN () INDICATE RECORD (R) OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED (M) OR RECORD EQUALS MEASURED.
 - FP = FOUND IRON PIPE (# AS SHOWN)
FR = FOUND IRON ROD
 - BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 170430090H WITH AN EFFECTIVE DATE OF DECEMBER 18, 2004 IT IS OUR OPINION THAT PART OF THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X, SHADDED ZONE X AND ZONE AE (ONLY ZONE AS SHOWN) AS DESIGNATED AND DEFINED BY F.E.M.A.
 - PARCEL CONTAINS 34.26 ACRES, 1,492,329 SQ. FT., MORE OR LESS.
 - TABLE "A" ITEM 21 LIMITS TABLE A ITEM 11 TO ONLY VISIBLE EVIDENCE OF UTILITIES.

PARCEL DESCRIPTION

LOTS 1 AND 2 IN McDONALD'S AUTUMN OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1990 AS DOCUMENT R90-77300, IN DUPAGE COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

TO: OAK BROOK PARK DISTRICT, AN ILLINOIS UNIT OF LOCAL GOVERNMENT
CHICAGO TITLE INSURANCE COMPANY
MCDONALD'S CORPORATION, A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR ALTA PROFESSIONAL SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA PROFESSIONAL SURVEYS, 2, 3, 4, 8, 11 AND 21 OF TABLE A, THIRD EDITION, WHICH WORK WAS COMPLETED ON JUNE 2018.

DATE OF PLAT OR MAP: DECEMBER 2018

PETER A. BRASSER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002837
EXPIRES APRIL 30, 2019

- SURVEY-RELATED SCHEDULE B EXCEPTIONS NOTES**
(REFERENCES EASEMENTS LABELED ON PLAT)
- RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY, VISIBLE APPURTENANCES FOR DRAINAGE ARE PLOTTED (SEE LEGEND FOR SYMBOLS).
 - PUBLIC UTILITY EASEMENT PER GRANT OF EASEMENT RECORDED AS DOCUMENT R91-046789: PLOTTED.
 - PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN THE AGREEMENT RECORDED AS DOCUMENT R90-090790: PARTICULARS DO NOT PLOT.
 - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN OAK BROOK ORDINANCES 5-727 GRANTING A FLOOD PLAIN SPECIAL USE PERMIT FOR RE-GRADING OF THE GINGER CREEK FLOOD PLAIN, RECORDED AS DOCUMENT R93-035402: PARTICULARS DO NOT PLOT.
 - PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF OAK BROOK ORDINANCE 93-50-IP-E2-S-781 RELATING TO AN IMPROVEMENT PLAN AND ZONING FOR THE LAND, RECORDED AS DOCUMENT R93-248541: PARTICULARS DO NOT PLOT.
 - A NON-EXCLUSIVE EASEMENT GRANT TO HINSDALE SANITARY DISTRICT RECORDED AS DOCUMENT R74-58920 AND AS SHOWN ON PLAT OF McDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.
 - GRANT RECORDED AS DOCUMENT R73-41093 AND AS SHOWN ON PLAT OF McDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.
 - ACCESS ROAD EASEMENT RESERVED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT R90-078160: PLOTTED.
 - EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF NATOMA ASSESSMENT PLAT RECORDED AS DOCUMENT R89-21274 AND AS SHOWN ON PLAT OF McDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.
 - RELEASE FOR FREEWAY RECORDED AS DOCUMENT R89-1667: NOTED ON SURVEY.
 - ORDER RECORDED AS DOCUMENT R66-36200 BY THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, ESTABLISHING FEDERAL AID ROUTE 102 (S. B. I. ROUTE 54 - ILLINOIS ROUTE 83) AS A FREEWAY DOES NOT PLOT.
 - EASEMENT IN FAVOR OF COMMONWEALTH EDSON PER GRANT RECORDED AS DOCUMENT R96-129119: PLOTTED.
 - EASEMENT IN FAVOR OF VILLAGE OF OAK BROOK PER GRANT RECORDED AS DOCUMENT R88-33589: PLOTTED.
 - PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF STORMWATER FACILITIES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT R2008-87156: MAINTENANCE EASEMENT OF STORMWATER MANAGEMENT FACILITIES SHOWN ON NORTH LINE OF SITE. SPECIFIC EASEMENT LIMITS NOT DENIED IN SUBJECT DOCUMENT.

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DISC NO: 402122 FILE NAME: ALTA
DRAWN BY: MMC FLD. BK. / PG. NO: DB1/34-39
COMPLETION DATE: 07-30-18 JOB NO: 402122
REVISION: 12-28-18 BY: TWT

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