



**AGENDA
VILLAGE OF GLENCOE
ZONING COMMISSION
REGULAR MEETING**

**Village Hall Council Chambers
675 Village Court
June 6, 2022
7:00pm**

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
Dena Fox
Jake Holzman
Alex Kaplan
Michael Kuppersmith
Debbie Ruderman*

2. CONSIDER ADOPTION OF THE MARCH 7, 2022 ZONING COMMISSION MEETING MINUTES

3. CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR A VILLAGE USE FOR RELIEF FROM THE FRONT SETBACK REQUIREMENT FOR ACCESSORY STRUCTURES TO ALLOW A NEW PLAYERS BOX AND FREESTANDING FIREPLACE AT AN EXISTING HOCKEY RINK AT 305 RANDOLPH STREET (WATTS PARK).

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

5. ADJOURN

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.



**MINUTES
VILLAGE OF GLENCOE
ZONING COMMISSION
REGULAR MEETING**

Village Hall Council Chamber and Videoconference
Monday, March 7, 2022 – 6:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Commission of the Village of Glencoe was called to order by the Chair, at 7:12 p.m. on the 7th day of March 2022, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Zoning Commission		
Scott Novack	ZC Chairman	Present
Sara Elsasser	Commissioner	Present
Alex Kaplan	Commissioner	Present
John Satter	Commissioner	Present
Debbie Ruderman	Commissioner	Present
Michael Kuppersmith	Commissioner	Present
Jake Holzman	Commissioner	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE OCTOBER 4, 2021 ZONING COMMISSION MEETING

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Satter, Ruderman, Kuppersmith, Holzman
NAYS:	None

3. CONSIDERATION OF A REFERRAL FROM THE VILLAGE BOARD OF A PROPOSED ZONING CODE AMENDMENT TO INCREASE THE ABILITY OF THE ZONING BOARD OF APPEALS TO REDUCE THE REQUIRED SETBACKS FOR ACCESSORY STRUCTURES ON CORNER AND THROUGH LOTS

Taylor Baxter gave a brief overview of the referral from Village Board, explaining that Glencoe's Zoning Code strongly discourages the placement of accessory structures in front yards, which can significantly limit where an accessory structure can go on corner and through lots. Mr. Baxter stated that on a corner lot, the front lot line is the shorter of the two street-adjacent lot lines, regardless of the orientation of the house itself, and the required

front setback is measured from this front lot line, and on a through lot, both street adjacent lot lines are technically front lot lines with associated front setback requirements, regardless of the orientation of the house. Additionally, Mr. Baxter noted that accessory structures may not be closer to the street than one-half of lot depth, which, with rare exceptions, prevents them from being located between a house and a front lot line. Mr. Baxter noted that these restrictions work as intended on nearly all lots in the Village, however, there are a small number of corner and through lots that are significantly limited or prevented from constructing accessory structures in what is functionally the property's rear yard.

Mr. Baxter explained that since this issue affects a relatively small number of properties in the Village, staff does not recommend a blanket reduction of setback requirements or a reduction through administrative (staff) review, but the Zoning Code amendment would allow for the Zoning Board of Appeals (ZBA) to grant more substantial front yard variations for accessory structures on corner and through lots on case-by-case basis. Specifically, it would allow these variations to reduce setback requirements to no less than 15 feet on such lots, which is the required corner side setback requirement on a standard 100-foot-wide single-family lot.

Mr. Baxter then provided an excerpt from the Zoning Code, Section 7-403(E)(1)(a) to present the potential text amendment:

*Sec. 7-403(E)(1)(a) Permitted variations: To reduce by not more than 20 percent the dimension of any required front, side, or rear yard, or setback; provided, however, that where the maximum front yard variation provided by this Subparagraph requires a front yard greater than 25 percent of the depth of the lot, the Zoning Board of Appeals may make a further variation which shall in no case establish a front yard line at a distance less than 25 percent of the lot depth; provided further that where the rear lot line in a residential district abuts the rear or side lot line of a lot zoned B-1 or B-2, the Zoning Board of Appeals may further reduce the dimension of any required rear yard to allow for the construction, reconstruction, or expansion of any accessory structure on the residential property (Amended Oct 1994); **provided further that on corner or through lots, the Zoning Board of Appeals may reduce the required front setback for accessory structures, including residential recreational facilities, to no less than 15 feet;** provided further, however, that no variation shall be granted from Green Bay Glencoe Road yard requirements for lots in the B-2 District.*

Mr. Baxter stated that "Glencoe Road" no longer exists in the B-2 district, so that is why it is proposed to be revised to "Green Bay Road". Mr. Baxter then explained the Zoning Commission's role in the amendment process and stated that staff recommends that after a public hearing and consideration of the proposed Zoning Code amendment, the Zoning Commission move to recommend approval or denial of the amendment to the Village Board. If the Zoning Commission determines that an amendment is needed, but the proposed amendment as referred by the Village Board is not appropriate, it may recommend changes to the amendment as determined to be appropriate.

Chairman Scott Novack stated that he felt that the Zoning Code put certain homeowners at a disadvantage, and that this referral could potentially allow homeowners on corner lots and through lots to get a fair shake. Chairman Novack noted that it is unique because we all

have functional backyards, but they are not always defined and regulated as backyards according to the Zoning Code.

Chairman Novack then suggested a minimum 12-foot minimum setback rather than the proposed 15-foot setback since 12 feet is a 20% reduction of 15 feet, which is a variation that the ZBA could grant, and because ultimately the ZBA would review the requested variances on a case-by-case basis.

PUBLIC COMMENT

Chairman Novack thanked staff and asked the audience if there are any public comments. No public comments were made for the proposed Zoning Code amendment.

Commissioner Michael Kuppersmith asked staff to confirm if the ZBA has the discretion to impose conditions for requested variances such as landscape screening. Mr. Baxter confirmed that Section 7-403(H) of the code allows for the ZBA to propose a wide array of conditions for variances. Commissioner Kuppersmith then responded that a 12-foot minimum setback makes sense since the ZBA has the discretion to attach conditions or suggestions as necessary. Commissioner John Satter noted that he fears someone may try and take advantage of the situation but explained that anyone would have to apply for a variance with the ZBA regardless, so he generally thinks he's in support for residents to get the best use and enjoyment of their lots. Commissioner Sara Elsasser stated that she agrees that a 12-foot setback is a good starting point, and it makes sense since the ZBA has the discretion to approve requested variances with this setback on some lots.

Commissioner Satter asked if the 12-foot setback would be the new required setback and Chairman Novack clarified that the applicant would need to ask the ZBA for a reduced setback with 12 feet, but no closer than 12 feet, or 15 feet, depending on the Zoning Commission's direction tonight.

Mr. Baxter clarified that if the applicant wanted anything in a front yard, it would need ZBA approval, and that we are not proposing changing the setback limit, but rather the maximum variation percentage for through lots and corner lots to allow any variation percentage, but no less than 12 feet, or 15 feet, depending on the Zoning Commission's direction tonight. Mr. Baxter explained that if an applicant received a variation to reduce the setback to 12 or 15 feet, then the ZBA cannot do a variation on top of a variation to further reduce the minimum setback. Chairman Novack noted that the way the code is currently, homeowners on corner lots and through lots can be out of luck when it comes to constructing accessory structures.

Mr. Baxter stated that if it is a unanimous decision then staff could submit draft meeting minutes to the Village Board, or the Zoning Commission can direct staff to prepare a written resolution for next month and the Zoning Commission could make their decision next month. Chairman Novack said that he did not feel it was necessary to come back next month and that he sensed the Commissioners and himself were able to make a recommendation tonight.

Commissioner Elsasser stated that it makes sense to her and asked if the Zoning Commission will be using staff's recommendation. Commissioner Kuppersmith confirmed that they will be using staff's recommendation but revising the minimum 15-foot setback to a minimum 12-foot setback for front yards on corner and through lots. Chairman Novack then asked if there were any additional questions, which there were not.

A motion was made and seconded to recommend approval of the proposed Zoning Code amendment to increase the ability of the ZBA to reduce the required setbacks for accessory structures on corner and through lots to a minimum of 12 feet from a front lot line. Commissioner Holzman was unable to vote due to technical issues.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Satter, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	Holzman
ABSTAIN:	None

Chairman Novack then held a brief discussion on upcoming ZBA and Zoning Commission meetings, and the practice of holding meetings virtually or in-person due to the ongoing pandemic and State requirements. Moving forward, the ZBA and Zoning Commission will plan on meeting in-person and will begin at 7:00 p.m. rather than 6:30 p.m.

4. MOTION TO ADJOURN

There being no further business to come before the Zoning Commission, the meeting was adjourned at 8:07 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Friedman, Kaplan, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	Holzman
ABSTAIN:	None



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Special Use Permit Application

Section A: Special Use Permit Information

Applicant name:

Applicant phone:

Applicant e-mail:

Subject property address:

Property owner (if different than applicant):

Owner phone:

Owner email:

Proposed use requiring a Special Use Permit:

Section C: Acknowledgement and Signature:

☐ I hereby acknowledge that all information provided in this application is true and correct.

Kyle Kuhs

Applicant's signature

Date

Owner's signature (if different than applicant)

Date

Please e-mail, mail or deliver this form with any supporting material to:

Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022
Phone: (847) 835-4111 | E-mail: permits@villageofglencoe.org



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
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Zoning Commission Memorandum

DATE: May 26, 2022

TO: Zoning Commission

FROM: Taylor Baxter, AICP, Development Services Manager
Rich McGowan, Planner

SUBJECT: Consideration of a request for a Special Use Permit to allow accessory structures with a Village Use to be located in the front half of a lot at 305 Randolph Street (Watts Park).

BACKGROUND AND ANALYSIS:

The applicant, Glencoe Park District, has requested a Special Use Permit to allow two accessory structures (a hockey players' box and a freestanding fireplace) to be located in the front half of a lot at Watts Park. The required front setback at 305 Randolph Street is 40 feet. The proposed players' box and fireplace would be approximately 49.6 feet and 105 feet from the front property line, respectively. The proposed structures also meet side and rear setback requirements. However, the Zoning Code requires that accessory structures be located at least 50% of lot depth from the street, which on the subject property would be approximately 184 feet.

Because the requested relief exceeds the 20% setback reduction that the Zoning Board of Appeals may grant as a variation, a Special Use Permit is required. Relief from required setbacks via a Special Use Permit is available in residential zoning districts when a structure will have a "Village Use", per the Zoning Code.

Zoning Requirement	Required	Hockey Players' Box	Fireplace
Front setback	40 feet	49.5 feet	105 feet
Accessory structure distance from street (50% lot depth)	184 feet	55.5 feet	111 feet

The Zoning Commission's role in the SUP processes is to conduct a public hearing on the application and make a recommendation to the Village Board, which will then make a final decision on the applicant's requested relief. The Commission's recommendation may include conditions and limitations determined to be appropriate. The Commission may make this recommendation by motion or may direct staff to prepare a resolution. Per the Zoning Code, "Such motion or resolution shall refer to all pertinent evidence in the record and to the exhibits, plans, or specifications upon which such recommendation is based, and shall expressly set forth any limitations or conditions imposed on any relief granted or work

or use authorized. Such motions or resolutions may be incorporated into the minutes of the Zoning Commission” (Sec. 7-103(H)).

Applicant’s Proposal

The applicant has proposed two accessory structures. The first is a new hockey players’ box on the west side of the westernmost of the two existing hockey rinks on site. The box would be 41 feet by 7 feet (287 square feet) and would be 10.5 feet in height. The second proposed structure is an 8.5-foot-tall freestanding fireplace and chimney, which would be located between the two existing hockey rinks, approximately 29 feet from the south property line.

Standards of Review and Considerations

Special Use Permit Standards and Conditions

The Zoning Code includes the following Standards of Review for Special Use Permits. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Staff Response: The proposed accessory structures would meet all applicable zoning requirements, other than the requirement that they be located in the rear half of the lot. The property already has multiple structures and recreational facilities in the front half of the lot, including two hockey rinks. At 55 and 111 feet from the street, the setbacks of the proposed structures would be in harmony with the purposes of the Zoning Code. The Comprehensive Plan does not provide specific guidance related to this request, but includes a stated policy to “monitor and maintain publicly owned property to enhance community appearance” (p. 26). The proposal would be in keeping with this policy.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

Staff Response: The proposed accessory structures would not be likely to have any negative impact on the use and development of nearby properties or the public health, safety, or welfare.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Staff Response: The proposed accessory structures would be unlikely to cause any interference with the use and development of neighboring property.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, water and sewers, parks, libraries, and schools, or the applicant will provide adequately for such services.

Staff Response: The proposed variations would have no impact on the above-listed public facilities.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Staff Response: The proposed variations would have no impact on traffic congestion.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Staff Response: No destruction of significant features is proposed.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Response: The proposed use and development complies with all applicable standards.

Special Use Permit Considerations

Per the Zoning Code, “In determining whether the applicant’s evidence establishes that the foregoing standards have been met, the Zoning Commission and Board of Trustees shall consider”:

1. Public Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Staff Response: The proposed accessory structures are likely to be beneficial to the general welfare of the neighborhood and community.

2. Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Staff Response: There are no alternative locations that would eliminate the need for the requested SUP.

3. Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Staff Response: The proposed size and location of the accessory structure are likely to mitigate any potential adverse impacts.

RECOMMENDATION:

Staff recommends that if the Zoning Commission determines that the proposed SUP is appropriate, it provide a recommendation of approval to the Village Board. If the Commission determines that the proposed Zoning Map amendment is not appropriate, it should provide a recommendation of denial to the Village Board. The Zoning Code requires that the Zoning Commission “express set forth any limitations or conditions imposed on any relief granted or work or use to be authorized”, if determined to be appropriate.

Applicant's Request Narrative

The Glencoe Park District intends to install a new fireplace at the Watts Center. As currently designed the fireplace will not meet the minimum setback requirement under Village of Glencoe Zoning ordinance Article V Section 5-101 Item E. Which states no accessory structure or structures shall be nearer to the street than one-half of the lot depth within a property's boundaries.

1. The district believes the intent of this ordinance was to prevent property owners from erecting garages, shed's etc.... on the front of a property. As this is a recreation center with outdoor ice rinks already in place the district feels that a variance should be granted to allow for the construction of the fireplace. The setback will meet or exceed the current zoning ordinance setbacks for the primary structures.
2. The district sees no undue or adverse impact from the fireplace as it will enhance the communities experience and is designed to match the buildings overall aesthetics.
3. The district sees no interference with surrounding development occurring as a result of this structure as it is simply an added amenity
4. Adequate public facilities already exist at this location and the construction of the fireplace will not alter or impact those items
5. The fireplace will not cause traffic or congestion as it is just an added amenity to an already existing facility and is set back on the property away from streets and sidewalks.
6. No significant features of the property will be altered as a result of this project.
7. For this element of the Watts project only the setback variance is being requested, all other applicable codes and ordinances are met.
8. The fireplace will provide an additional amenity for the public to use. The fireplace will enhance customer experience.
9. Alternative locations for the fireplace have been investigated and are not feasible
10. The fire place has been designed by architects as part of a larger building renovation. The design of the structure has been professionally designed to match and enhance the properties overall aesthetic appeal.

The Glencoe Park District intends to install new player boxes on the studio ice rink at the Watts Center. As currently designed the player boxes will not meet the minimum setback requirement under Village of Glencoe Zoning ordinance Article V Section 5-101 Item E. Which states no accessory structure or structures shall be nearer to the street than one-half of the lot depth within a property's boundaries.

1. The district believes the intent of this ordinance was to prevent property owners from erecting garages, shed's etc.... on the front of a property. As this is a recreation center with outdoor ice rinks already in place the district feels that a variance should be granted to allow for the construction of the player boxes at a 50' setback from Randolph Street. The setback will meet or exceed the current zoning ordinance setbacks for the primary structures.
2. The district sees no undue or adverse impact from the player box as it will enhance the communities experience and is designed to match the buildings overall aesthetics.
3. The district sees no interference with surrounding development occurring as a result of this structure as it is simply an added element to an existing amenity
4. Adequate public facilities already exist at this location and the construction of the player box will not alter or impact those items

5. The player boxes will not cause traffic congestion as it is just an added element to an existing amenity.
6. No significant features of the property will be altered as a result of this project. Only some landscaping material will be removed and replaced in the area of work
7. The district intends to request a variance for the allowable fence height that will surround the player box. Aside from the setback and fence height variances, all other applicable codes and ordinances are met.
8. The player box will provide an additional amenity for the public to use. The player box will enhance customer experience and increase park district programming capabilities
9. Alternative locations for the player boxes have been investigated and are not feasible
10. The player boxes have been designed by architects as part of a larger building renovation. The design of the structure, fence and landscaping materials have been professionally designed to match and enhance the properties overall aesthetic appeal.



Madison Ave

Lake St

Harbor St

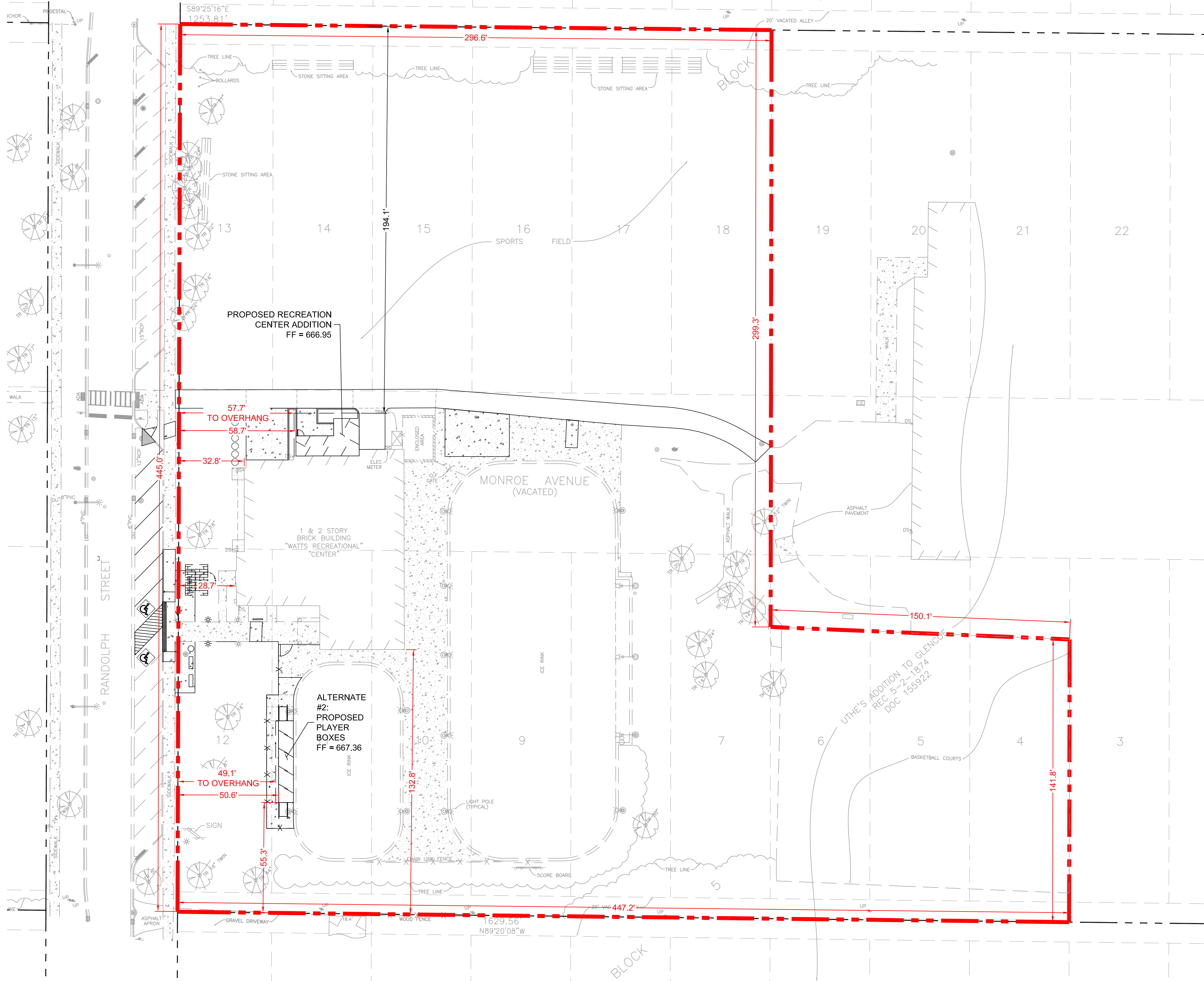
Randolph St

Monroe Ave

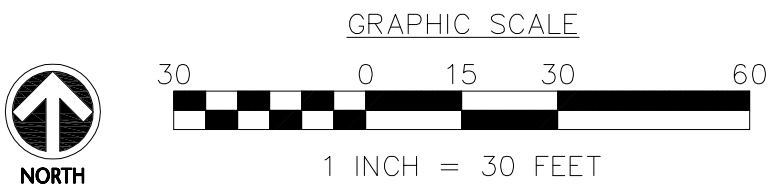
Linden Ave

Jackson Ave

Lake St



ZONING LOT	
ZONING DISTRICT: R-B	
ZONING LOT AREA	3.53 ACRES
SETBACKS	
PROPOSED STRUCTURE	58.7' (57.7' TO OVERHANG)
ACCESSORY STRUCTURE	50.6' (49.1' TO OVERHANG)



Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

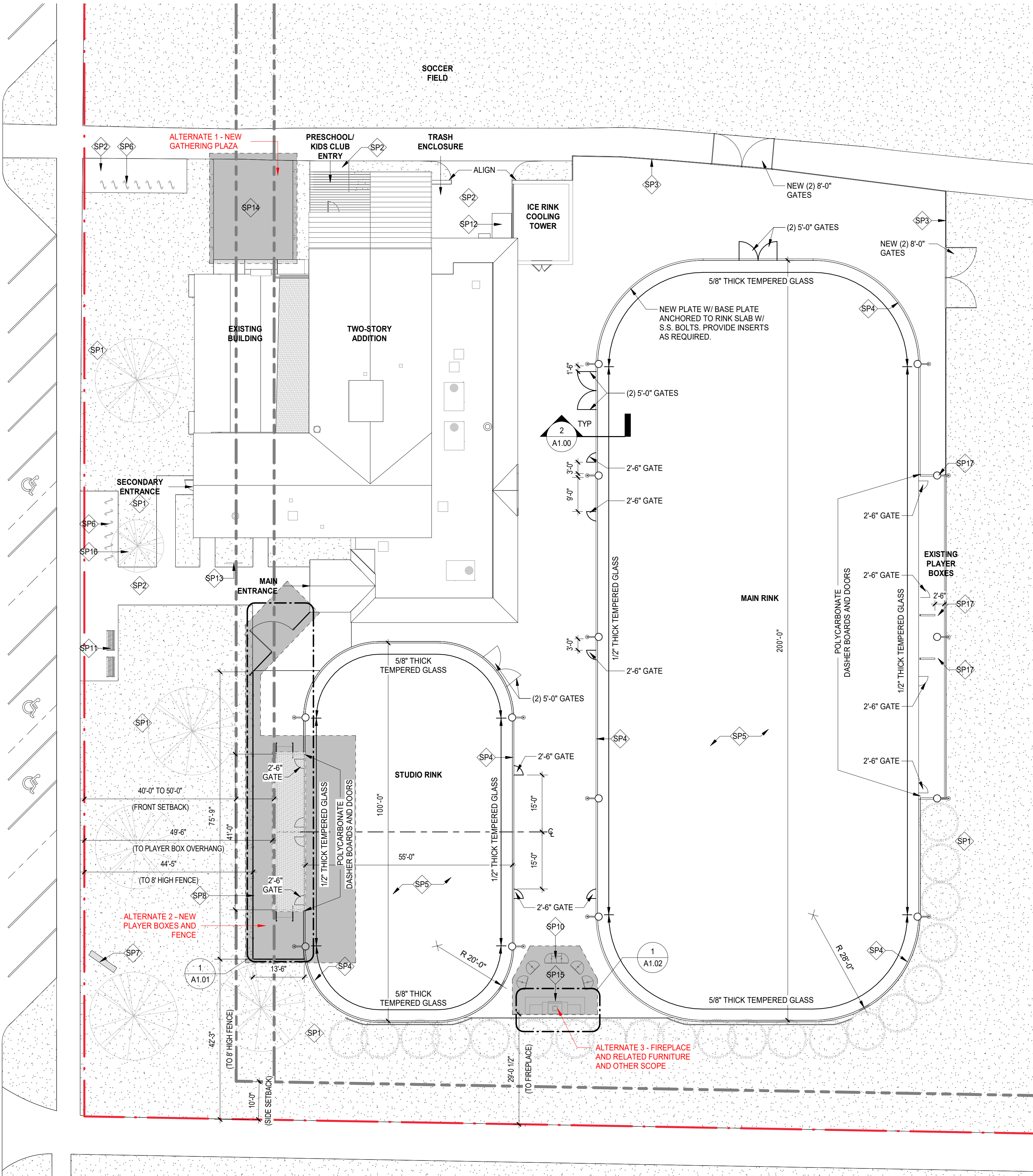
1	100% DD	01-26-22
REV	DESCRIPTION	DATE

GLENCOE PARK DISTRICT - WATTS RECREATION CENTER

305 RANDOLPH ST
GLENCOE, IL 60022

PROPOSED SITE ZONING LOT

Project Number:
210176
Drawn By:
NKH
Sheet:



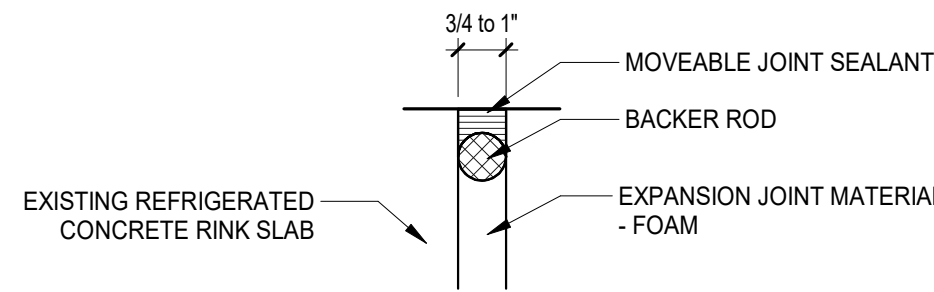
1 SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
4. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE SPECIFIED.

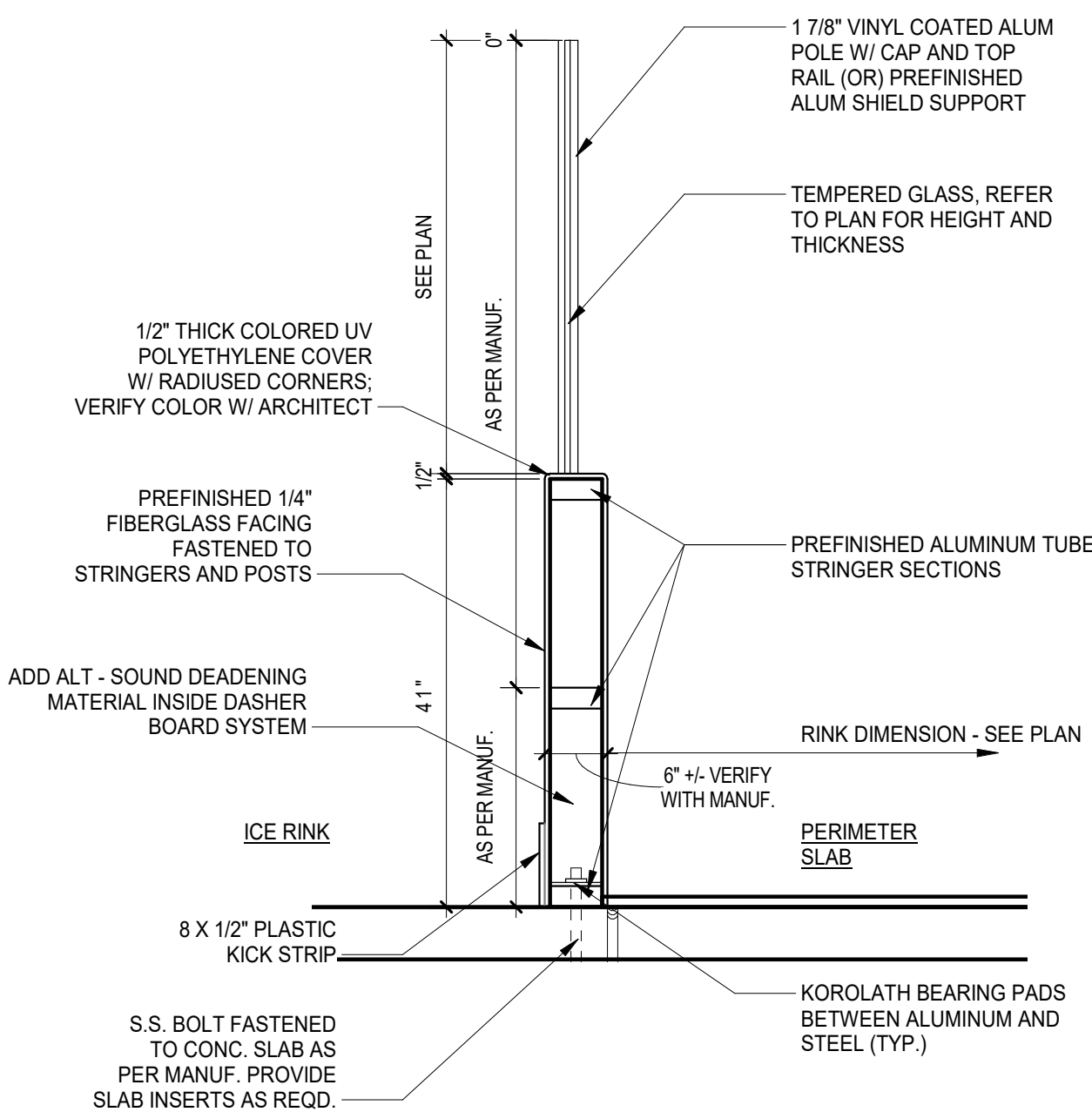
SITE PLAN KEY NOTES

- | # | NOTES |
|------|--|
| SP1 | EXISTING TREES AND LANDSCAPING TO REMAIN; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP2 | PROVIDE NEW CONCRETE PAD/PAVERS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| SP3 | PROVIDE NEW 8' HIGH ALUMINUM FENCE; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP4 | PROVIDE NEW DASHER BOARDS WITH 6' HIGH TEMPERED GLASS ABOVE; ADD ALT - SOUND DEADENING MATERIAL INSIDE DASHER BOARDS; REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION |
| SP5 | EXISTING CONCRETE ICE RINK SLAB TO REMAIN |
| SP6 | PROVIDE NEW BIKE RACK; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP7 | EXISTING SIGNAGE BOARD, LIGHTING AND LANDSCAPING TO REMAIN; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP8 | ALTERNATE- PROVIDE NEW PLAYER BOXES; EASI-SET PRECAST REINFORCED CONCRETE DUGOUT MODEL 0741 OR APPROVED SIMILAR; PLAYER BOX INCLUDING WALLS, SLAB, ROOF, RAILINGS, BENCH AND LIGHTING TO BE A PRE-ENGINEERED STRUCTURE; INSTALL OVER LEVEL BED OF 4-6" LAYER OF CRUSHED STONE PER MANUF. RECOMMENDATION; E-HPL-G1 FINISH TO BE APPLIED BY CONTRACTOR AFTER INSTALLATION OF DUGOUT; REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND HEIGHTS; REFER TO CIVILLANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP10 | ALTERNATE- PROVIDE NEW OUTDOOR FURNITURE; REFER TO LANDSCAPE/CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| SP11 | PROVIDE NEW BENCHES WITH UPDATED DONOR PLAQUES; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP12 | EXISTING TRANSFORMER TO REMAIN |
| SP13 | RELOCATE EXISTING SURFACE MOUNTED SIGNAGE BOARD INTO LANDSCAPE BED; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FOOTING REQUIREMENTS AND ADDITIONAL INFORMATION |
| SP14 | ALTERNATE- PROVIDE NEW GATHERING PLAZA- NEW CONCRETE PAD/PAVERS, LANDSCAPING AND FURNITURE; REFER TO CIVIL ADDITIONAL FOR MORE INFORMATION |
| SP15 | ALTERNATE- PROVIDE NEW OUTDOOR PROPANE FIREPLACE WITH OPTION TO USE WOOD LOGS; OUTDOOR LIFESTYLES 42" MONTANA OUTDOOR FIREPLACE WITH GAS LINE FOR PROPANE TANK ATTACHEMENT, STANDARD MESH SCREEN AND HERRINGBONE INTERIOR STYLE; ADDED FEATURE: OUTDOOR FIRESIDE REALWOOD GAS LOG; REFER TO CIVIL/LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION |
| SP16 | PROVIDE NEW LANDSCAPING IN THIS AREA- NEW TREE AND OTHER ELEMENTS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| SP17 | PROVIDE NEW 26" WIDE OPENING IN EXISTING PLAYER BOX WALL |



NOTE: MOVEABLE JOINT SEALANT SHALL BE SONNEBORN SLZ SELF LEVELING & SLOPE GRADE SEALANT FOR HORIZONTAL JOINTS TWO PART COMPONENT ELASTOMERIC CHEMICAL CURE POLYURETHENE.

3 TYPICAL DASHER BOARD EXPANSION JOINT
SCALE: 3" = 1'-0"



2 TYPICAL DASHER BOARD SECTION
SCALE: 3/4" = 1'-0"



Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

A1	ADDENDUM 1	04/29/2022
	ISSUE FOR BID	04/01/2022
	ISSUE FOR PERMIT	03/11/2022
	50% CONSTRUCTION DOCUMENTS	03/04/2022
	100% DESIGN DEVELOPMENT	01/31/2022
REV	DESCRIPTION	DATE

WATTS RECREATION CENTER ADDITION & RENOVATION

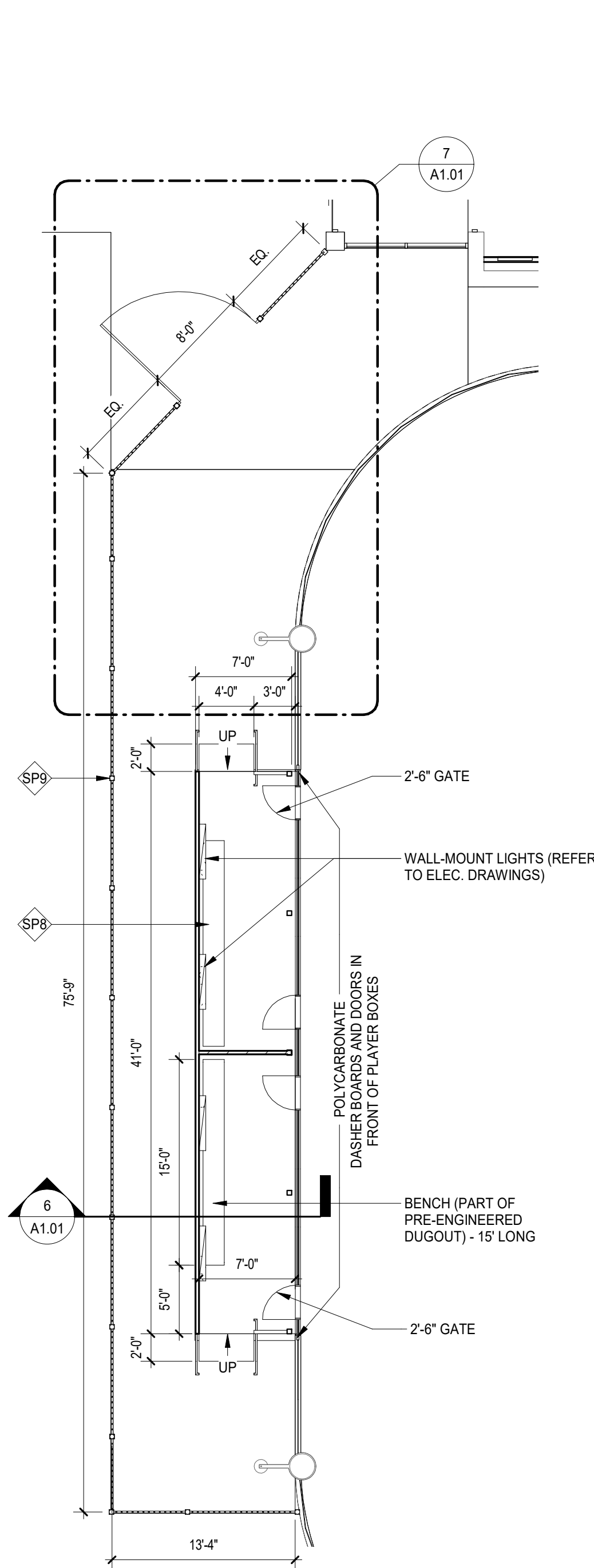
305 RANDOLPH STREET
GLENCOE, ILLINOIS, 60022

ARCHITECTURAL SITE PLAN

Project Number:
210176
Drawn By:
AK/ST
Sheet:

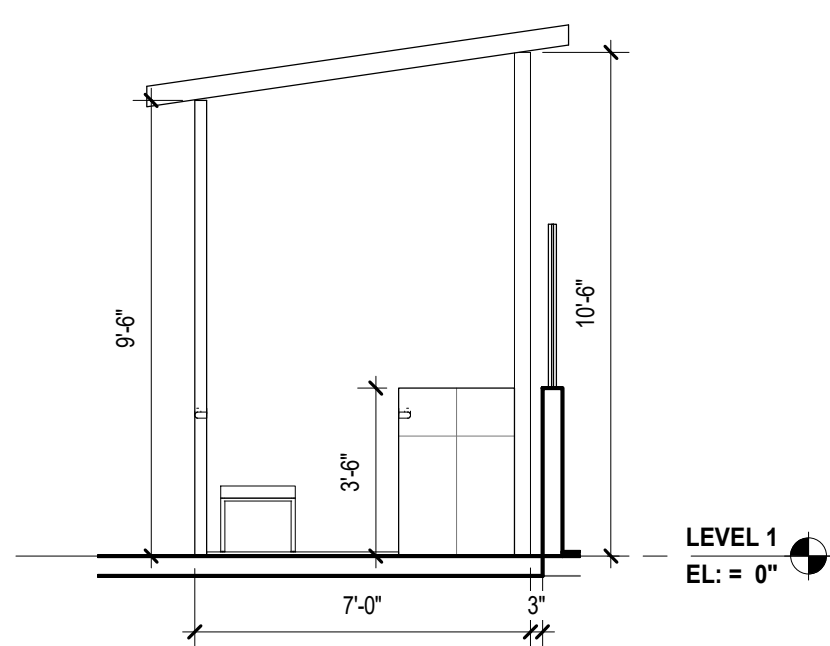
A1.00

5/25/2022 11:08:02 AM
C:\Users\stakey\Documents\210176_Watts Ice Facility Renovation_ARCH_2021_stakey\GC\JC\T.rvt
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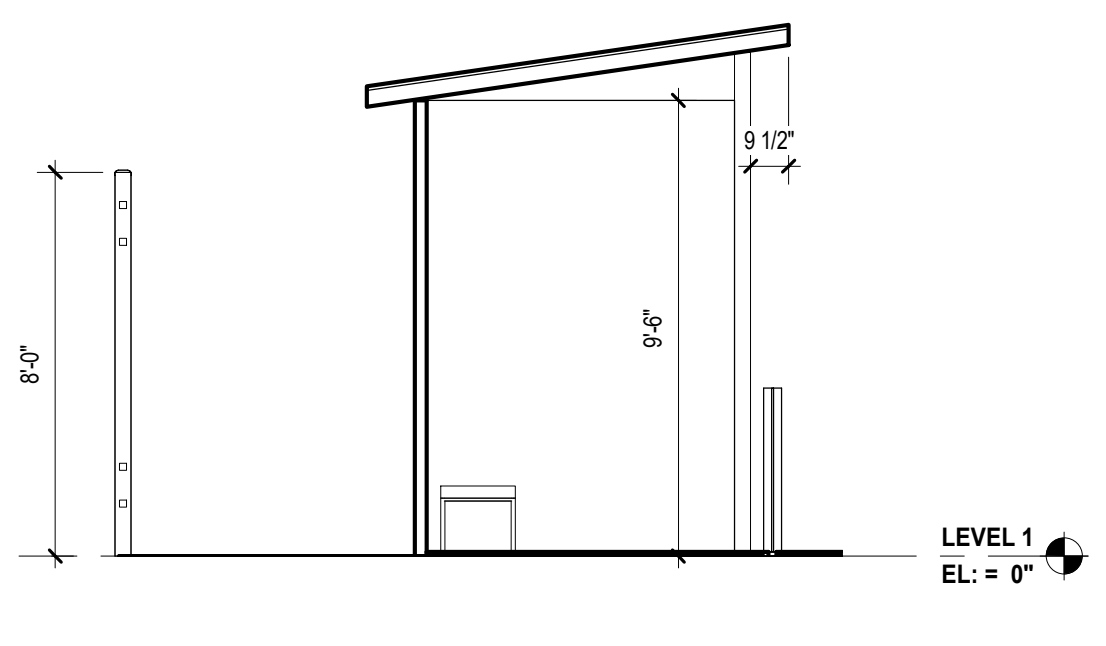


1 ENLARGED PLAN - FENCE
SCALE: 1/8" = 1'-0"

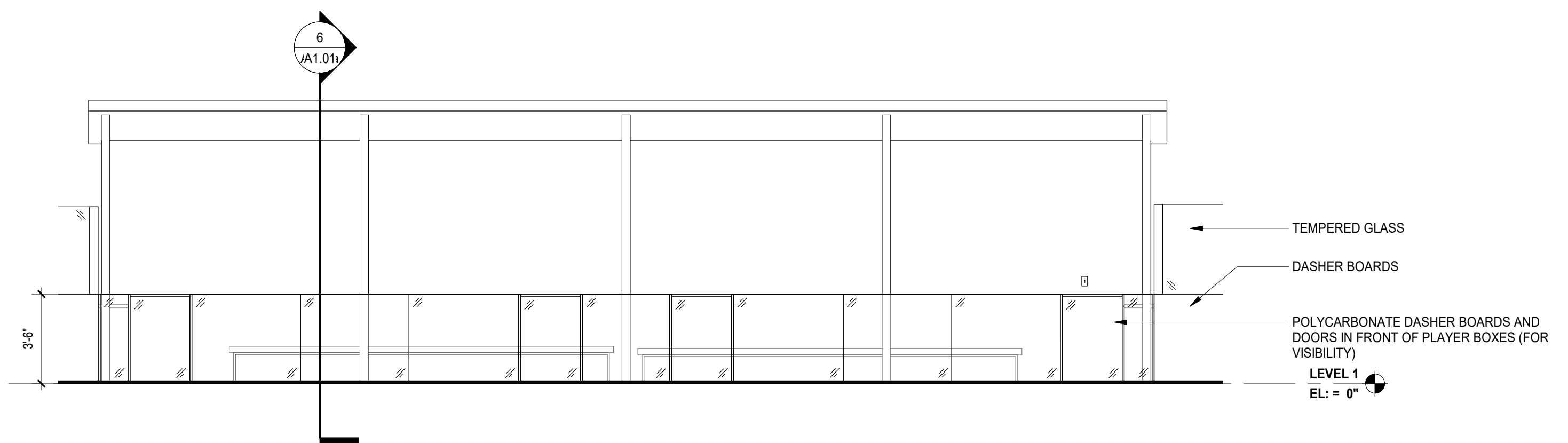
2 FENCE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



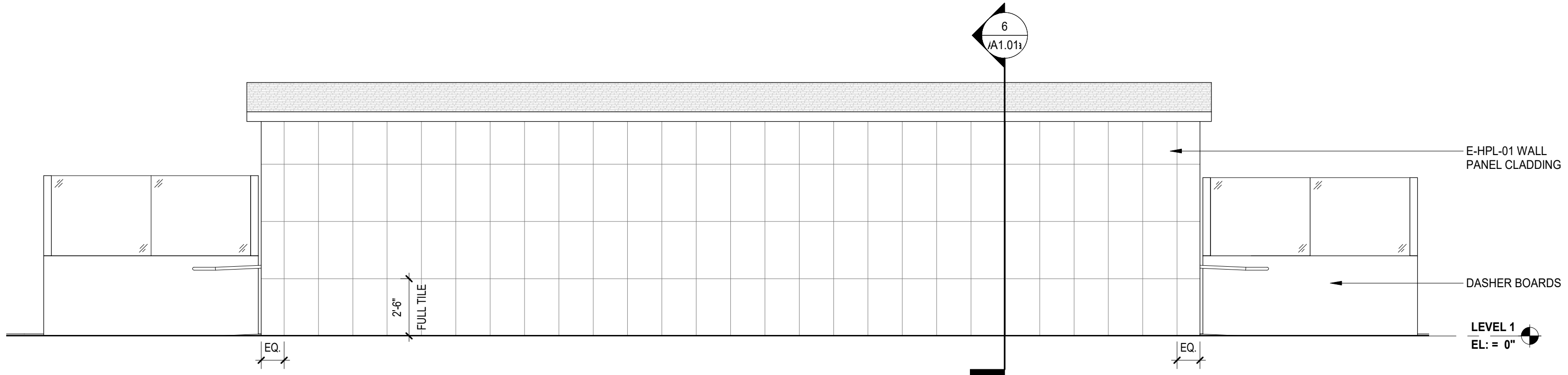
5 PLAYER BOXES - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



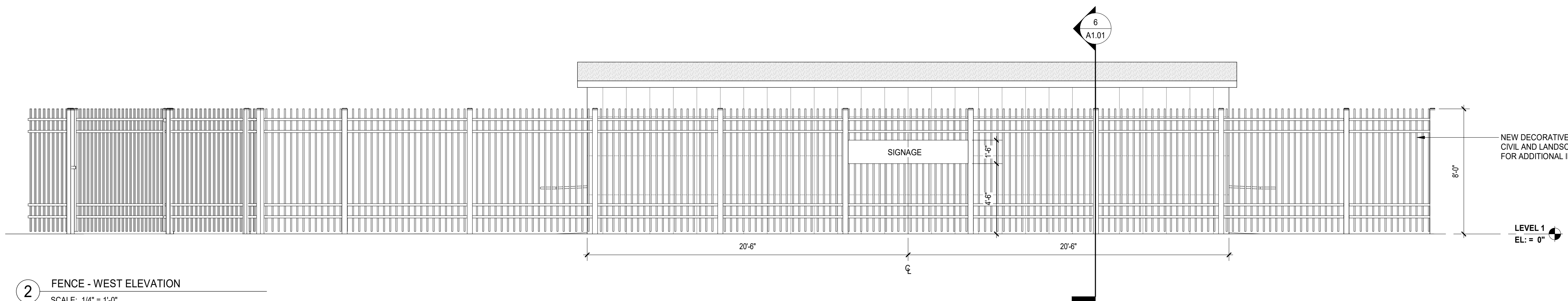
6 PLAYER BOXES - EAST-WEST SECTION Copy 1
SCALE: 1/4" = 1'-0"



4 PLAYER BOXES - EAST ELEVATION
SCALE: 1/4" = 1'-0"



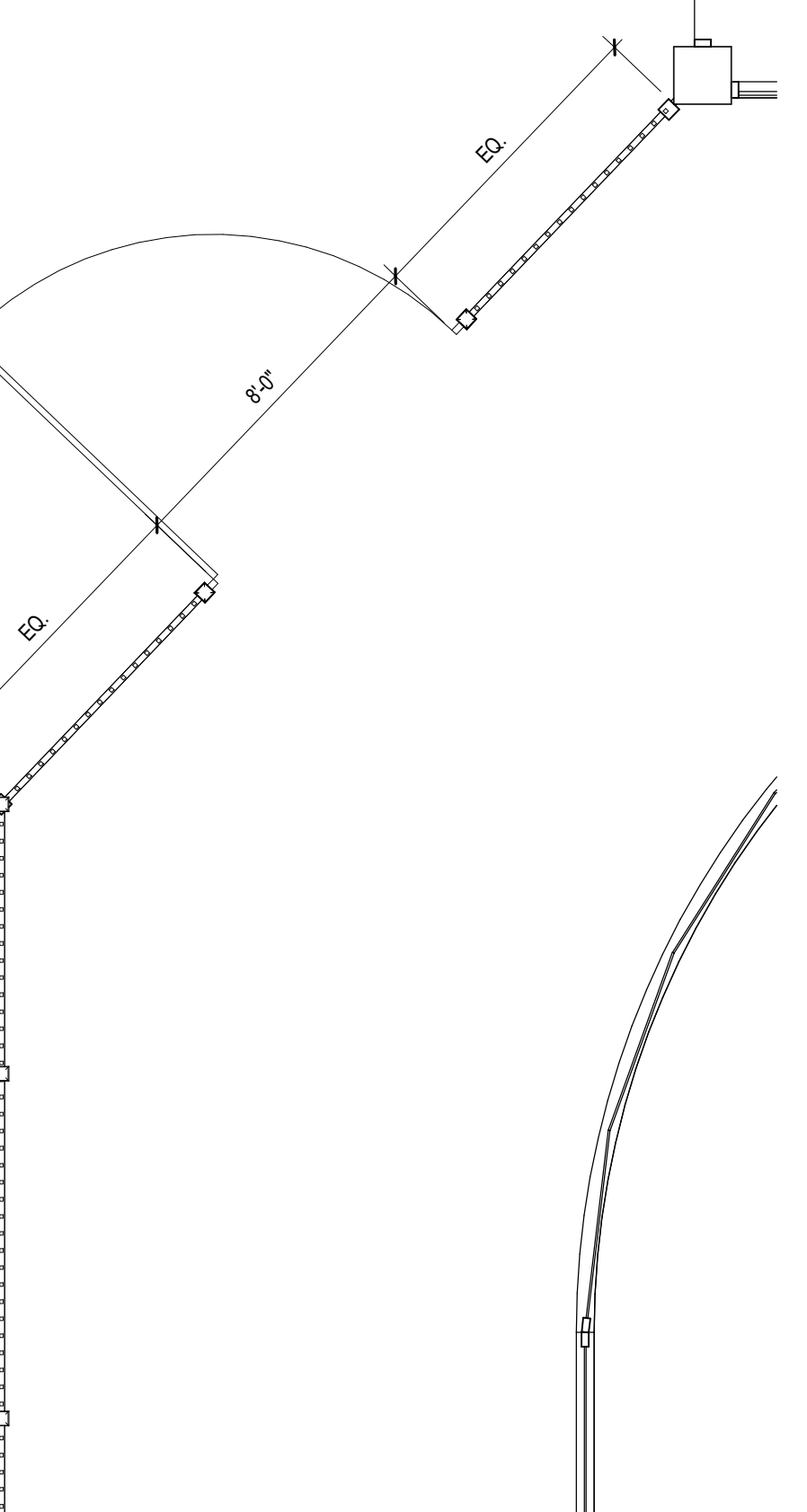
3 PLAYER BOXES - WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 ENLARGED PLAN - FENCE PLAN DETAIL
SCALE: 1/4" = 1'-0"

NEW DECORATIVE FENCE; REFER TO CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

LEVEL 1
EL.: = 0"



GENERAL NOTES	
1.	ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2.	ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
3.	CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
4.	ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED.
5.	ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6.	ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE SPECIFIED.
SITE PLAN KEY NOTES	
#	
SP8	ALTERNATE- PROVIDE NEW PLAYER BOXES, EASI-SET PRECAST REINFORCED CONCRETE DUGOUT MODEL 0741 OR APPROVED SIMILAR; PLAYER BOX INCLUDING WALLS, SLAB, ROOF, RAILINGS, BENCH AND LIGHTING TO BE A PRE-ENGINEERED STRUCTURE; INSTALL OVER LEVEL BED OF 4-8" LAYER OF CRUSHED STONE PER MANUF. RECOMMENDATION; E-HPL-01 FINISH TO BE APPLIED BY CONTRACTOR AFTER INSTALLATION OF DUGOUT; REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND HEIGHTS; REFER TO CIVIL/LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
SP9	ALTERNATE- PROVIDE NEW 8' TALL ALUMINUM FENCE AND GATE; AMERISTAR ECHELON FENCE AND GATES BLACK; REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION



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Darien, IL 60561
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REV	DESCRIPTION	DATE
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WATTS RECREATION CENTER ADDITION & RENOVATION

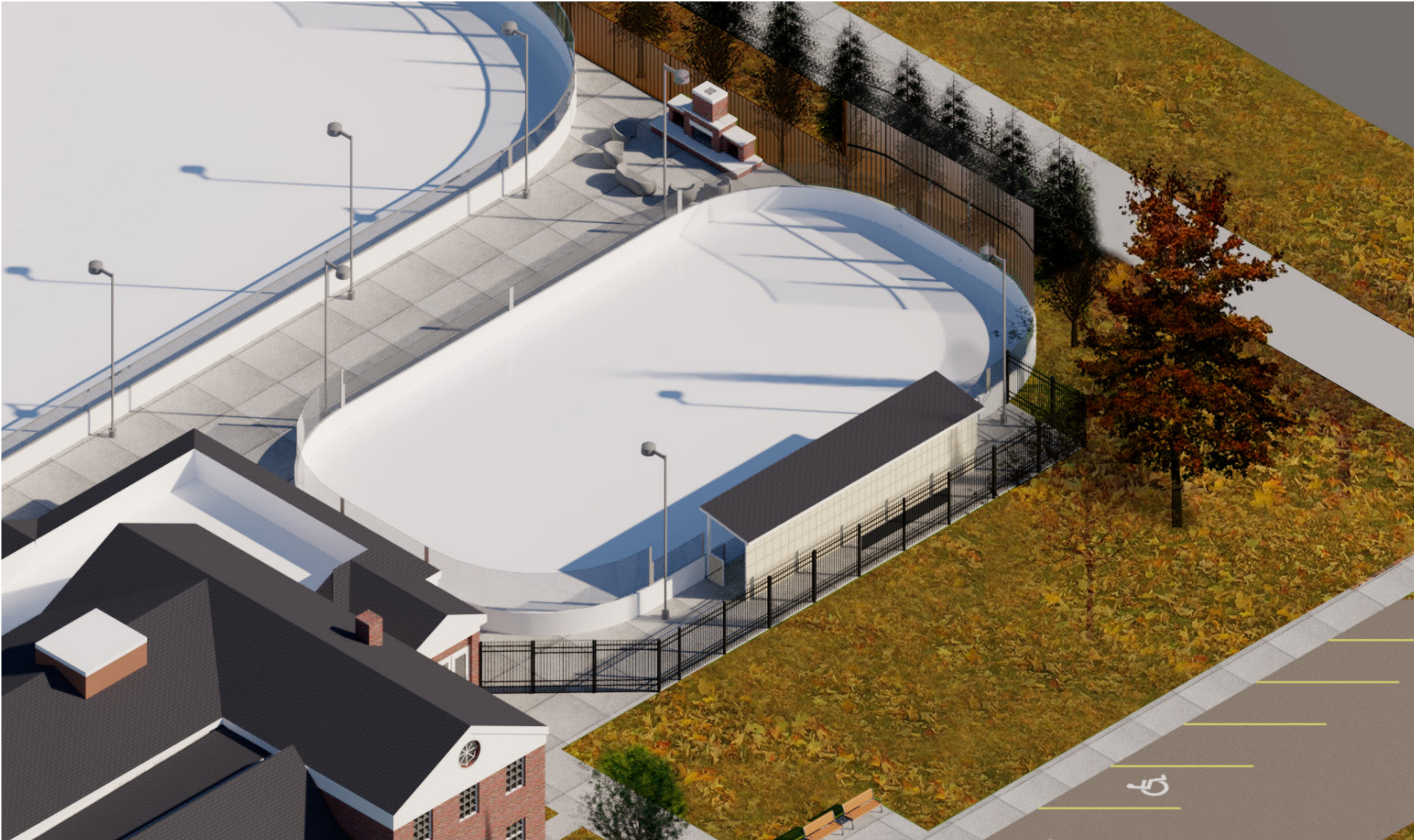
305 RANDOLPH STREET
GLENCOE, ILLINOIS, 60022

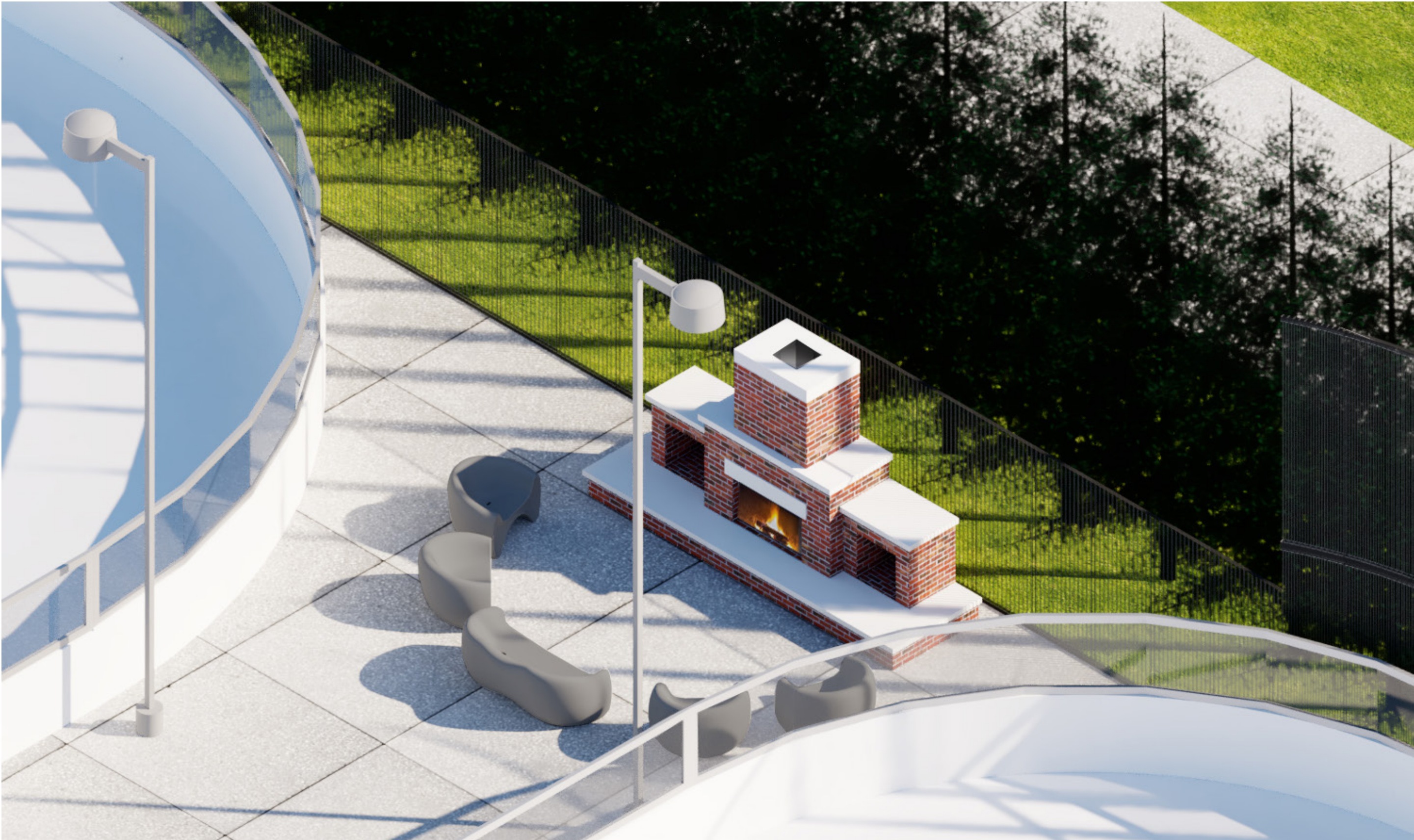
ENLARGED PLANS & ELEVATIONS - PLAYER BOXES AND FENCE (ALTERNATE 2)

Project Number:
210176
Drawn By:
Author
Sheet:

A1.01

PROPOSED
FENCE AND FIREPLACE AERIAL VIEW





Proposed box materials

