WHEATON CITY COUNCIL PUBLIC HEARING AGENDA

Mayor Philip J. Suess
Councilman Michael Barbier | Councilwoman Erica Bray Parker | Councilman Scott Brown
Councilman Bradley Clousing | Councilwoman Lynn Robbins | Councilman Scott Weller

Wheaton City Hall, Council Chambers, 303 W Wesley Street, Wheaton, Illinois 60187

Monday, September 11, 2023
7:00 p.m. In-Person & Virtual
Wheaton City Hall Council Chambers

The meeting will also be live streamed and recorded.

Join by phone: (312) 626-6799, Meeting ID: 881 2254 0504 and Password: 561910

- You will be automatically muted. If you would like to speak, you need to press *9 to raise your hand and let the meeting administrator know you would like to speak. Once it is your turn to speak, you will receive a notification asking you to press *6 to unmute yourself. Please announce your name and address before commenting and ensure you are in a quiet place.

Join by computer/smartphone: https://us02web.zoom.us/j/88122540504

- You will be automatically muted. If you would like to speak, click on the “Raise Hand” button to let the meeting administrator know you would like to speak. When it is your turn to speak, you will receive a notification that the meeting administrator is asking you to press “unmute.” Please announce your name and address before commenting and ensure you are in a quiet place.

Public comments can be made by:

- In person at 7:00 p.m. on Monday, September 11, 2023, during the Public Comment portion of the Public Hearing.
- Virtually at 7:00 p.m. on Monday, September 11, 2023, during the Public Comment portion of the Public Hearing.
- Email the City Council at allcouncil@wheaton.il.us before 5:00 p.m. on Monday, September 11, 2023.

AGENDA

I. Call to Order and Roll Call

II. ZA #23-16/ PUD Amendment/ Central Athletic Complex - 501 S. Main Street/ Wheaton Park District

   A. Presentation
   B. Public Comment
   C. Council Comment

III. Adjournment
MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: Tracy L. Jones, Staff Planner
       Joseph E. Tebrugge, Director of Engineering

DATE: September 11, 2023

SUBJECT: ZA #23-16/ PUD Amendment/ Central Athletic Complex - 501 S. Main Street/ Wheaton Park District

On Monday, September 11, 2023, the City Council, acting as a hearing body, will conduct a public hearing on the Wheaton Park District’s request to install two additional lights/ poles for softball field #31, all on property commonly known as the Central Athletic Complex, 501 S. Main Street, Wheaton, IL 60187.

The application has been submitted by the Wheaton Park District, 102 E. Wesley Street, Wheaton, IL 60187.

Background Information

Applicant: Wheaton Park District, 102 E. Wesley Street, Wheaton, IL 60187

Subject Property: Central Athletic Complex, 501 S. Main Street, Wheaton, IL 60187

Parcel Size: Approximately 9.2 acres

Existing Zoning: R-4 Residential District

Comprehensive Plan: Major Community Institution

Surrounding Conditions: North: Commercial/ C-4 Commercial
South: Park and Commercial/ R-4 Residential and C-5 Commercial
East: Single-Family Residential/ R-4 Residential
West: Park and Commercial/ R-4 Residential and C-4 Commercial

Planning Department Concerns and Comments

The Central Athletic Complex, located at the southeast corner of Illinois and Main Streets, is owned and operated by the Wheaton Park District (WPD). The subject property offers three softball fields and two soccer fields for WPD youth leagues. There are fourteen existing field lights, ranging in height from 60 - 70 feet, that were installed by the former Hubble Middle School. The existing lights were incorporated
into the Central Athletic Complex/ Mariano’s Planned Unit Development (PUD) by Ordinance No. F-1631. The WPD is now proposing to amend the existing PUD for the Central Athletic Complex to add two additional lights/ poles, with a height of 70 feet, to softball field #31 which is located at the northeast corner of the property.

While parks are considered a permitted use in residential districts and there are existing field lights on the subject property, special use permit approval is also required for any increase in lighting at WPD facilities in accordance with the 1998 Intergovernmental Agreement between the WPD and the City.

The WPD states that they are proposing to add these lights to improve player safety. Final innings of games are sometimes completed in diminished light on softball field #31, which causes the players to hurry. The additional lighting would allow the players to complete their games at a safer pace.

The existing field lights generate .1 footcandles along the east property line abutting residential property. This is the maximum light level allowed for residential lot to residential lot lighting. The addition of the proposed lights would maintain the same light level along the east property line. Both an existing and proposed photometrics plan are attached for your review.

In addition, Article 25.7.2 of the Wheaton Zoning Ordinance states that “no commercial operation shall, between the hours of 10:00 pm and 6:00 am, cause illumination in a residential district in excess of .05 footcandles. To comply with this requirement, timers incorporated into the system will prevent usage after 10:00 pm.

**Special Use Standards**

Each zoning district classification provides a list of various permitted uses that are deemed to be compatible with other permitted uses within a particular zoning district classification. The Zoning Ordinance states that various uses for which a special use permit is required (in this case, an athletic complex) may or may not be compatible with adjacent uses, depending upon their location relative to other uses, the capacity of adjacent streets, the characteristics of the proposed use, and other factors. The purpose of the special use permit procedure is to ensure that all granted special uses comply with the purposes and intent of the Zoning Ordinance.

According to Article 5.10D of the Zoning Ordinance, the applicant must provide sufficient evidence at the public hearing that the following standards will be met:

1. The establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare;
2. The special use shall not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish property values within the neighborhood;
3. The establishment of the special use shall not impede the normal and orderly development and improvement of the surrounding property for uses already permitted;
4. Adequate utilities, access ways, drainage, and other necessary facilities shall be provided;
5. Adequate measures shall be taken to provide ingress and egress designed to minimize traffic congestion in the public streets;
6. The special use shall comply with the objectives of the Wheaton Comprehensive Plan; and
7. The special use shall conform to the applicable requirements of the district in which it is located as well as any other applicable requirements of this ordinance, except as many be varied by the Planning and Zoning Board or City Council.

The WPD has provided a narrative statement which addresses the special use standards.

**Engineering Department Concerns and Comments**

The subject site *does* contain a floodplain pursuant to the regulatory maps used for such determinations.

The subject site *does not* contain a wetland pursuant to the regulatory maps used for such determinations.

The proposed development *does not* trigger the City of Wheaton requirement to provide detention for the project.

The proposed development *does not* meet the trigger to provide a Best Management Practice (BMP) to reduce pollutants in their stormwater discharge and a BMP has been proposed on the preliminary plan.

As the proposed light additions will be located in the floodplain, permitting will have to meet floodplain requirements. Depending on the electrical proposed, plans must be submitted to meet the *General Certification Pertaining to the Construction of Utilities* or the *General Certification Pertaining to the Construction of Posts, Fencing, and Guard Rails in the Floodplain or Buffer*.

**Staff Recommendation**

Assuming the applicant is able to sufficiently address the special use standards at the public hearing, staff would recommend approval of the request as presented.
Purpose and Description of the Project – The WPD is requesting a special use permit to allow for two additional lights/poles for softball field #31 at the Central Athletic Complex. The locations of the light poles are shown on the Site Plan.

Although parks are uses permitted by right in residential districts in Wheaton and two of the existing baseball/softball fields and two soccer fields are lighted, special use permits are required for the increase of lighting at WPD facilities in accordance with the 1998 Intergovernmental Agreement between WPD and the City. The special use permit process does not require review by the Plan Commission, but a City Council public hearing is required. The reason that the additional lighting is being requested is for player safety. Final innings of the last games played on this field are sometimes completed in diminished light because scheduling of the games is so tight, that if one game runs long or has extra innings, all of the following games start late. Not only is visibility lowered, but the players are hurried. Additional lighting would allow the players on the field to complete their game at a safe pace.

Protection to Neighbors – It is very important to the WPD to be a good neighbor. The following points explain how the WPD will minimize lighting impacts to the greatest extent possible:

a. Hours of Lighting – The proposed lighting will be turned off no later than 10:00 p.m.

b. Light Control – The proposed light fixtures will be provided by Musco Lighting. This company specializes in lighting sports facilities in ways that minimize the potential for glare and light spillage. The WPD has provided copies of the catalog cut sheets that show what the fixtures look like; describes other Musco Lighting installations where glare and spillage are minimized; and, explains their trademarked Light-Structure System. This system was not used on the existing lighting at Central Athletic Complex because it had not been developed when the original lighting fixtures were installed.

c. Lighting Intensity - The foot-candle levels along the eastern property line, abutting the residences to the east, do not exceed 0.1 during operation. Timers incorporated into the system will prevent usage after 10:00 p.m., since the City’s Zoning Ordinance further limits foot-candles at property lines abutting a residential district to a 0.05 level between 10:00 p.m. and 6:00 a.m. (Section 25.7-2 Glare).

d. Orientation of Proposed Lighting to Surrounding Homes and Businesses– The proposed "Light-Structure System" lighting system will include the custom reflectors so all of the lighting will point downward rather than be aimed toward any of the surrounding homes or businesses. In addition, the posts and fixtures will be oriented south and west, away from the residential neighborhood north and east of the park.

Compliance with Special Use Criteria – The Wheaton Park District meets all of the Special Use Criteria listed in Section 5.10D. Each criteria is addressed below:

1). The establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare.

The existing athletic programs provided by the WPD at the Central Athletic Complex will not be expanded or intensified; rather they will be enhanced by more realistic scheduling and safer evening game activity. Also, as an open space, Central Athletic Complex provides many benefits to the surrounding neighbors and residents within the entire District.
2). The special use shall not be injurious to the users and the enjoyment of other property in the immediate vicinity for the purposes already permitted, and not substantially diminish the property values within the neighborhood.

Central Athletic Complex, with its existing three soft ball fields (two of which are already lighted), soccer fields, pickleball courts, and formal garden, has provided its residential neighbors an opportunity for high quality open space and recreational benefits for many years. The proposed lighting and other improvements will not be injurious to its neighbors or negatively impact their property values because:

a. The number of ball games and practices will not increase, so additional traffic will not be attracted to the area and noise will not increase;

b. The proposed lighting will never stay on later than 10:00 p.m.

c. The WPD is proposing a light fixture specifically designed to minimize upward light, glare and spillage, and concentrate light on the field where it belongs.

d. The light fixtures will be oriented south and west, away from the neighborhood to the east

3). The establishment of a special use shall not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.

This proposal is adding lighting to a park that has already been lighted and operational for over 10 years and was lit previously as a school district athletic field. Lighting does not necessitate the acquisition of any surrounding land or any changes to existing access. Also, development of surrounding properties will not be impeded because all of the land surrounding the Central Athletic Complex is already developed (i.e. single family homes to the east and north, the Wheaton businesses to the north and west, Mariano's Grocery Store to the southeast, and including open park space to the south and southwest).

4). Adequate utilities, access ways, drainage, and other necessary facilities shall be provided.

No grading is anticipated to occur in the area where the new lights are proposed and the extension of electric service for additional lighting will meet all City Codes and Ordinances.

5). Adequate measures shall be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.

The proposal for additional lighting is intended to eliminate the need for ballplayers to rush to complete games and allow other sports to practice with more space. Neither the number nor the frequency of ball games or practices would increase; therefore, an increase in activity at the park or the need for additional parking would not occur. Also, the existing ingress and egress is not proposed to be changed from its existing condition.

6). The special use shall comply with the objectives of the Wheaton Comprehensive Plan.

The proposed lighting is in compliance with this criterion in accordance with the Intergovernmental Agreement. An enhancement to the programs offered at the Central Athletic Complex further the
objectives of the Comprehensive Plan because the lighting allows the recreational land uses to be used safely and more efficiently.

7). The special use shall conform to the applicable requirements of the district in which it is located, as well as any other applicable requirements of this ordinance, except as may be varied by the Planning and Zoning Board or City Council.

The proposed lighting levels comply with the City's Zoning Ordinance.

Please feel free to contact me at (630) 510-4976 or at shinchee@wheatonparks.org if you have any questions.

Respectfully submitted,

[Signature]

Steve Hinchee
Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187