CITY OF WEST CHICAGO
PLAN COMMISSION/ZONING BOARD OF APPEALS
February 16, 2010

MINUTES

1. Call to Order, Roll Call and Establishment of a Quorum.

Chairman Jarolin called the meeting to order at 7:03 p.m. Roll call found Commissioners Boyer, Posadzy, Van-der-May and Jarolin present. Commissioners Balthazar, Hale and Warbiany were absent.

Also in attendance was City Planner Jeff Harris.

2. Pledge of Allegiance.

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments.

None.

4. Minutes.

Commissioner Van-der-May made a motion, seconded by Commissioner Posadzy, to approve the minutes of February 2, 2010 as presented. Voting Aye: Commissioners Posadzy, Jarolin and Van-der-May. Voting Nay: None. Commissioner Boyer abstained. Motion carried.

5. Review of Case PC 10-03 – 479 W. Forest Avenue, Pioneer Park Grading Deviation.

Mr. Harris provided an overview. The Park District is in the process of making significant upgrades to Pioneer Park, as depicted on the attached Master Plan for the park. As part of those upgrades the Park District will be installing several athletic fields for soccer, softball and baseball. These improvements are proposed to be done in phases and the first field to be constructed is the southwest softball field. In order to comply with the field design standards established by the NCAA the fields must be graded at a slope not to exceed 1%. However, the City's minimum required slope grading is 2%. The reason the City requires a minimum 2% slope is to ensure proper overland flow drainage and to prevent small depressional areas that can cause "ponding" or areas that will remain wet longer than the surrounding areas. The problem is that a 2% minimum slope over a large open area such as an athletic field results in either the field having a large pitch from one side to the other or a crown in the middle, both of which are not ideal for athletic fields. In order to optimize the field's playing conditions and rectify the negative effects associated with

475 Main Street
West Chicago, Illinois
60185
T (630) 293-2200
F (630) 293-3028
www.westchicago.org
Michael B. Kwasman MAYOR
Nancy M. Smith CITY CLERK
Donald F. Earley CITY TREASURER
Michael L. Guttman CITY ADMINISTRATOR

slopes of less than 2% the Park District will be installing under drains around the perimeter of each of the fields for proper drainage. The under drains will be privately owned and maintained by the Park District and will drain into the existing detention pond at the south end of the park. Attached is the Grading Plan for the Phase I area of the park.

Also, as part of the Phase I improvements a temporary drainage swale will be constructed around the backstop of the southwest softball field that also will not comply with the City's minimum required slope grading of 2%. This swale will be eliminated as part of the improvements proposed in the future phases shown on the attached Master Plan and is therefore considered a temporary improvement.

The City's engineering staff is in support of the requested deviation as this is the most practical and cost effective method of conveying the site's storm water runoff to the detention basin while providing for the most optimum field conditions. Please note that the deviation does not need to be justified via findings of fact or be evaluated under the public hearing process. Also, please note that this deviation request, if approved, will apply to any and all athletic fields installed at Pioneer Park and not just the southwest softball field depicted on the attached grading plan. City staff recommends the approval of the requested deviation to decrease the minimum required slope from 2% to 0.5% for all of the athletic fields at Pioneer Park.

There was no discussion by the Commission.

Commissioner Posadzy made a motion, seconded by Commissioner Van-der-May, to approve the Pioneer Park grading deviation. Voting Aye: Commissioners Posadzy, Jarolin, Van-der-May and Boyer. Voting Nay: None. Motion carried.

6. Other Commission Business.

None.

7. Previous Petitions and General Development Update.

None.

8. Adjournment.

Commissioner Van-der-May made a motion, seconded by Commissioner Posadzy, to adjourn the February 16, 2010 Plan Commission/Zoning Board of Appeals meeting at 7:26 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN021610/jh