



PUD Requests

The proposed tennis courts are located along Belmont Avenue over unvacated Village Right-of-way on the “Campbell Street Vacate.” We request that this land be officially vacated per our land swap agreement with the Dryden School property. Another Village alley parcel to be vacated is on the southern side of the project and is called “Haddow Alley.” The Park District requests that this land be vacated to accommodate stormwater detention and a skatepark.

Variation Requests and Responses

1. Variation to waive the traffic and parking study requirement. Staff will need to formally review the variation request as part of your application submittal, but is notionally supportive of the request at this time.
2. Variation to the fence height of the tennis courts. The maximum fence height is 6-feet; the tennis court fence height is 10-feet.

Response: The tennis court fence is proposed at 10’ height to adhere to industry standards for tennis. This fence height will ensure the best playability of the courts and provide the recommended protective measures as suggested by the US Tennis Association. VAH Planning Staff agreed in informal discussions that the 6-foot design height will allow balls to go into the nearby street and walking paths, thus diminishing the quality of the user experience and potentially hitting pedestrians.

3. Variation to provide the tennis courts (defined as an accessory structure per Village Staff) in the side yard of the site.

Response: Recreation Park and the amenities it offers are public asset to the community. Locating amenities in what is considered the side yard per Village code is essential to the use of the park. The existing tennis courts are already located in this area. The proposed tennis courts have a similar setback from the public right-of-way as the existing courts to be removed, as such, it will not introduce a new condition to adjacent residents.

4. Variations for the number of accessory structures permitted within the zoning lot (overall PUD area) to be above the limit of 3; and not needed for the maximum size of each accessory structure, which is limited to 700 square feet each.

Response: A variance is needed for the number of accessory structures. The size of this community park coupled with the number of park amenities warrants the use of additional shelters for shade. The playground, skate park, and tennis amenities (also considered structures by Village Staff) meet the intent of the park use and setting. As such a variance to allow a total of 12 accessory structures is requested.

See below for a breakdown of each proposed and existing accessory structure on site:

Phase 1:

22 E. Chicago Avenue
Suite 200A
Naperville, Illinois 60540
630.961.1787

hitchcockdesigngroup.com



- Proposed playground hexagon shelter at 375 SF
- Proposed skate park shelter at 128 SF
- Proposed entry trellis/arbors at 142 SF each (qty 2)
- Proposed playground
- Proposed skate park
- Proposed tennis courts

Phase 2:

- Proposed restroom at 460 sf
- Proposed baseball dugouts 300 SF each (qty 2)
- Existing storage shed adjacent to baseball fields

Phase 3:

- Future proposed preschool at +/- 7,650 SF

5. Variance to allow sports lighting height at 50' height and footcandle level at the park boundary line at 22.4.

Response: The 50' pole height allows the sports lighting to be directed more efficiently with less spillage than would be possible with the 40' pole heights. The increased height also reduces glare visible for both tennis players and adjacent residents. This design provides the best playability for court users and extends the use of the courts into the late fall and early spring when daylight hours are shorter.

See below comparison between the 50' and 40' poles:

50' Pole

Park Property Line – 22.4 Footcandles

House Property Line - .03 Footcandles

House Property Line – 1492 Candela (glare)

40' Pole

Park Property Line – 24.4 Footcandles

House Property Line - .17 Footcandles

House Property Line – 3167 Candela (glare)