

MEMORIAL PARK RAIN GARDEN SITE PLAN



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Design In Landscaping, Inc.



REIMBURSEMENT OF FEES AGREEMENT

I. OWNER:

- A. Owner of Property: Community Park District of La Grange Park Date: _____
- B. Owner's Address: 1501 Barnsdale Rd., La Grange Park, IL 60526
- C. Owner's Phone No: 708-354-4580 Fax 708-354-4577 Email: abriedrs@communityparkdistrict.org
- D. If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust or agent representing the Trust:

II. PERSON MAKING REQUEST (Applicant):

- A. Name of Applicant/Relation to Owner: Aleks Briedrs, Executive Director
- B. Applicant's Address: 1501 Barnsdale Rd., La Grange Park, IL 60526
- C. Applicant's Phone No: 708-354-4580 Fax 708-354-4577 Email: abriedrs@communityparkdistrict.org

III. LOCATION OF PROPERTY:

- A. General Location of Property: 132 E. Oak, La Grange Park, IL 60526
- B. Acreage of Parcel: 25.6
- C. Permanent Index Number(s): 15-33-315-022, 15-33-315-019, 15-33-407-016
- D. Legal Description (attach as Exhibit A)

IV. REIMBURSEMENT OF FEES:

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, in connection with any Petition or Application filed by the Applicant, or to incur recordation, newspaper publication or other out of pocket costs or expenses in connection with any Petition or Application filed by the Applicant, then the Applicant and Owner shall be jointly and severally liable for the payment of such professional services fees and out of pocket costs as are actually incurred by the Village.

The President and Board of Trustees or the Village Manager are hereby authorized to assign the above described services to the Village staff or to consultants, as they deem appropriate.

Upon the failure of the Applicant or Owner to reimburse the Village for fees or costs in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Zoning Board Agenda Memo

Date: February 17, 2015
To: Eric Boyd, Zoning Board Chair
Members of the Zoning Board of Appeals
From: Emily Rodman, Assistant Village Manager
RE: Memorial Park – SITE PLAN REVIEW

GENERAL BACKGROUND

In September 2014, the Zoning Board of Appeals granted Site Plan Approval for the construction of a new family shelter structure at Memorial Park. At the time of the approval, the Community Park District intended to demolish the existing shelter and construct the new shelter prior to this winter. However, the Park District opted to delay demolition and construction when the bids for the project came in higher than anticipated.

Memorial Park is zoned OS Open Space and is occupied by both Outdoor Recreation and Outdoor Entertainment uses. The park currently contains one baseball field, one soccer field, one lighted basketball court, two lighted multi-use courts, two lighted volleyball courts, two lighted tennis courts, one playground, one picnic shelter, a 1.5 mile fitness trail, one sled hill, an amphitheatre, 30 parking spaces, and seasonal portable toilets.

PROPOSED IMPROVEMENTS

The Community Park District has recently submitted an application for Site Plan Review for all of the proposed improvements to Memorial Park. These improvements include:

- The previously approved family shelter (see ZBA Agenda Memo dated September 9, 2014 – attached) with minor modifications due to budget constraints
- Construction of an Interactive spray pad and sand playground for youth and toddlers at the northern end of the park, near the new shelter
- Renovation of the existing playground
- Modification of the north parking lot improve the existing “drop off zone”
- The addition of outdoor fitness equipment placed throughout the park
- A new bocce ball and bags court
- A new gazebo at the southwest portion of the park near La Grange Road
- New park entrance signage at the northeast corner of the park (near the shelter) and the southwest corner (near La Grange Road)
- Relocation of the sidewalk along La Grange Road east to the interior of the park to enhance safety and pedestrian experience (sidewalk is not located in the right-of-way)
- Reconfiguration of sidewalks throughout the park to improve compliance with ADA standards and enhance pedestrian experience
- Various landscaping improvements including 2'-3' high berms along La Grange Road (for noise mitigation) and bios-wales to improve storm water management within the park

- *Other Potential Improvements* (noted as “ALTERNATE” on the attached plans): Replacement of the fencing for tennis courts, installation of a handrail along a portion of the interior sidewalk, reconfiguration of additional interior sidewalks within the park for ADA compliance, and alternative roofing materials for the family shelter. Completion of these items will be dependent upon the total cost of the projects once bids are received.

The proposed improvements will cost approximately \$830,000 for which \$400,000 of the cost is being funded by an OSLAD grant through the Illinois Department of Natural Resources. The overall use of the Park will remain the same and the proposed improvements are intended to enhance the existing facilities and expand upon the recreational opportunities available to residents. The Community Park District anticipates beginning the demolition work in early spring and constructing the improvements throughout the summer.

STAFF ANALYSIS

Comprehensive Plan

The Villages Comprehensive Plan states several objectives related to “Parks, Open Space and Community Facilities” which include:

- Increase coordination between the Village and Park District over the use of open spaces
- Encourage increased opportunities for active recreation by considering the development of additional amenities
- Encourage preservation and maintenance of all Park District properties

The proposed improvements to Memorial Park meet the above objectives of the Comprehensive Plan by expanding the type of recreational amenities (bags, bocce ball, fitness equipment, splash pad) available to the public and by providing enhanced facilities (new shelter, restrooms, gazebo, etc.). Additionally, the proposed improvements represent a significant reinvestment into the community.

Zoning Code

Section 4.6.B of the Village’s Zoning Ordinance requires Site Plan review and approval for new non-residential development (Site Plan Review standards are attached). However, the Zoning Code contains limited regulations for open space uses. Section 11.3.I of the Zoning Code lists the requirements for “Entertainment and Recreation Facilities, Indoor or Outdoor” as follows:

Entertainment and recreation facilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties.

The existing entrances and exits into the park will remain the same. There will be a slight modification to the north parking area to facilitate an improved “drop off” zone. No new lighting is proposed for the

project. The project does not create any new pedestrian hazards and will not have an adverse impact on adjoining properties.

Although the proposed improvements will have an impact on municipal services, the impact is anticipated to be nominal. The new family shelter will be connected to the Village's water and sewer system and the new sand and water playground will also tie into the Village system. While the Village does not currently charge the Park District for water used at its parks (only the Recreation Center) the Village Board did determine that a separate water meter should be installed for the playground and that the Village will charge the Park District for its associated water use (at a discount of 20% for 4 years).

STAFF RECOMMENDATION

The proposed improvements to Memorial Park are in accordance with the Village's Comprehensive Plan and meet the standards of the Zoning Code. The improvements will enhance the recreational amenities available to residents and represent a significant reinvestment in the community. Staff recommends the Zoning Board of Appeals grant Site Plan approval for Memorial Park, in accordance with the Memorial Park Site Improvement Plans dated January 15, 2015 and consisting of sixteen (16) sheets.

DOCUMENTATION

- Site Plan Application
- Section 4.6 of the Zoning Code
- Memorial Park Site Improvement Plans
- Zoning Board of Appeals Memo Dated September 9, 2014

cc: Aleks Briedis, Community Park District of La Grange Park
Julia Cedillo, Village Manager
Dean Maggos, Director of Fire & Building
Cathleen Keating - Village Attorney