



**May 17, 2023**

**Development Adjustments  
Commission Meeting**

# DEVELOPMENT ADJUSTMENTS COMMISSION AGENDA

*Next DAC Meeting – June 7, 2023*

- I. Call to order by the Chairman
- II. Roll call and declaration of a quorum
- III. Minutes of May 3, 2023
- IV. General communications

## V. CONSENT AGENDA

## VI. OLD BUSINESS

- A. **DAC2023-029**                      **2200 Tanglewood Drive – Valley Lo Club Pickleball Courts (Public Hearing)**  
    Proposal:                      Planned Development Amendment, Final Site Plan Review, Preliminary Design Review  
    Action Requested:            Recommendation to Board of Trustees

## VII. NEW BUSINESS

- A. **DAC2023-027**                      **727 Harlem Avenue – Glenview United Methodist Church Preschool Bike Track**  
    Proposal:                      Certificates of Appropriateness for Final Architecture and Final Landscaping  
    Action Requested:            Final Determination
  
- B. **DAC2023-055**                      **1713 Milwaukee Avenue – K-pan Korean Street Food**  
    Proposal:                      Certificate of Appropriateness for Final Signage  
    Action Requested:            Final Determination

- VIII. Matters to be Presented by the Public
- IX. Adjournment



**May 17, 2023**

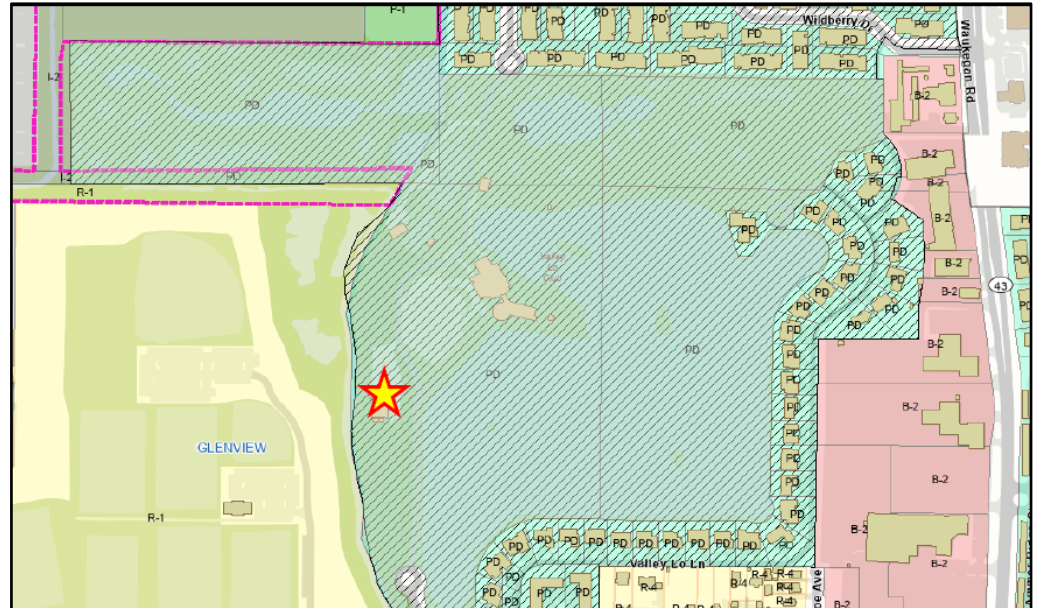
**Development Adjustments  
Commission Meeting**

**DAC2023-029    2200 Tanglewood Drive – Valley Lo Pickleball Courts**  
**(Public Hearing)**

Proposal:            Recommendation to Board of Trustees



Community Development  
Department





# Commission Review

- A. Village staff summary of background & request
- B. Reopen Public Hearing
- C. Applicant's response
- D. Commission comments and questions
- E. Public Comments
- F. Close Public Hearing
- G. Commission motion

# Case Summary

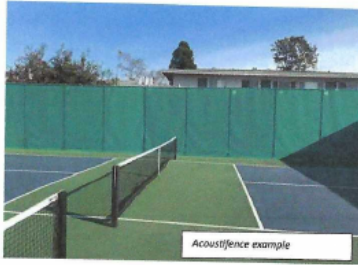
1. The applicant has provided a written response to prior issues raised during proceedings to date. The applicant has also modified the lighting plan for the sports court to include shielding on the fixtures.
2. The applicant has also amended their application as described in the following:
  - A. The applicant has modified the lighting plan for the sports court to include shielding on the fixtures and eliminated any tilted fixtures.
  - B. The applicant has agreed to install an acoustic sound barrier east of courts 3 and 5.
  - C. The applicant has proposed a 6.0 foot tall chain link fence with privacy slats adjacent to the proposed parking lot. The applicant should clarify where this fence would be located and where it would terminate.
  - D. The applicant stated that the parking lot lights would be turned off at 11 pm except when in use for special events.
  - E. The applicant is no longer proposing the installation of a fountain within the lake.
  - F. The applicant has provided reduced hours:
    1. Monday – Friday: 7 am – 9 pm
    2. Saturday and Sunday: 9 am – 9 pm
    3. The applicant is also requesting that within 45 days of the opening of the courts, a sound study shall be conducted to determine if the sound associated with the use is less than or equal to the ambient noise at various hours. If the result of the sound study process permit, the hours would be conditionally extended to 7 am to 11 pm, daily.
3. Additional correspondence has been received and distributed since the last meeting.
4. The applicant is requesting a Planned Development amendment and other approvals to allow for the construction of six (6) pickleball sport courts and a paved parking lot accessory to an existing private club.

# Applicant Summary Response

## Valley Lo Club Pickleball Project Plan for May 17, 2023, DAC Meeting

### Agree to Change

**Sound Barrier:** We agree, as requested by the VL Lake HOA, to install a sound barrier per the Acoustic Associates, Ltd. report submitted by the VL Lake HOA, dated May 3, 2023. The sound barrier (Acoustifence) would be installed on a 10-foot fence on the east fence of courts 3 and 5. According to that expert report, this modification – standing alone – “effectively reduce[s] the pickleball noise to 2dB above the ambient level, which would be considered *no impact*” even at 10 p.m.



**Hours:** We agree to set the conditional hours of play for Monday through Friday from 7 a.m. to 9 p.m. and Saturday and Sunday from 9 a.m. to 9 p.m. We further agree that the ability to play between the hours of 7 a.m. and 9 a.m. on Saturday and Sunday and 9 p.m. and 11 p.m. every day will be determined within 45 days of the opening of the courts through a sound study administered jointly with agreed-upon metrics with the assistance of a mutually agreeable professional arbitrator, with the cost of this process split evenly between the Club and the VL Lake HOA.

**Court Lights:** To reduce the light glare, we are presenting a new lighting plan, which includes (12) 20-foot light poles with no-tilt 400-watt fixtures and back glare shields. The shields and no-tilt angle of the lights both were requested by the HOA. Players will have the ability to turn the lights on and off during permitted hours of play. The lights will be automatically disabled at the end of permitted play.

**Parking Lot Lights:** The plan specifies (8) 14-foot poles with shielded fixtures, all of which will be turned off at 11 p.m. (as opposed to 6 of the 8 turning off at that hour). Unless there is an event, the lights will be on from dusk until 11 p.m. The lights will be off on Mondays, as well as on Tuesdays from October through April. The lights will be controlled through photocell sensors and timers.

**Fencing:** The plan specifies the installation of a green 6', rather than 4', chain link fence with green, rather than black, privacy slats for the east side of the new parking lot. The fence selected has a wind load and privacy factor of approximately 75%, which combined with the dense landscape should reduce and or eliminate light levels seen across the lake.

### Considerations After Installation

**Light Audit:** Based on our research, we do not think a light audit is warranted at this time. We would consider conducting one upon a better understanding of the Commission's ideas for the goals, requirements, and measurements of a light audit.


### Decline to Change


**Kelvin Temperature Rating:** Three lighting experts have recommended 5,000K lights for sport court and parking lot lighting. Valley Lo Club currently maintains 5,000K lights throughout the property, including its current parking lot. 5,000K lights would maintain the appearance of uniformity across the property, as well as provide adequate lighting for pickleball play.

**Fence Extension:** To preserve the natural topography and vegetation, we will not be extending the chain link fence north of the new lot. Doing so would require the removal of several mature trees. In addition, the parking spaces in this location have been in use for more than 40 years.

**Additional Sound Barrier:** As noted above, the VL Lake HOA's expert study concluded that only a sound barrier on the east fence of courts 3 and 5 is necessary to bring the noise level from pickleball to a level considered “no impact” on neighbors.

## BOTTOM LOCK





**The Bottom Lock Slat provides an economical and attractive way to enhance any chain link fence.**

Pejco is the largest manufacturer of Bottom Locking Slats, which are manufactured under the PEJCO brand name. With over 40 years of experience producing this product and an exclusive, proprietary locking design, you can be assured of the highest standards in quality – from the raw materials used in manufacturing to the finished product in your hands.

This design utilizes a bottom locking system that provides an easy “snap in” locking effect for secure and easy operation.


**Benefits**  
Bottom Lock Slats are flat and tubular in design, with the “top” inside the top, hollow body of the slat, for easy installation.

**Standard Strength**  
4, 5, 6, 8, 10, 12 and 12 1/2 foot. Standard heights available upon request.

**Slat Length**  
20' shorter than the overall height of fence.

**Bottom Locking Channel**  
10 feet production standard.


**Wind Load & Privacy Factor**  
Approximately 75%.

**Self-Trimming** 

**Color:**

<input type="checkbox"/> White	<input type="checkbox"/> Green	<input type="checkbox"/> Brown	<input type="checkbox"/> Black	<input type="checkbox"/> Sage	<input type="checkbox"/> Grey	<input type="checkbox"/> Redwood	<input type="checkbox"/> Royal Blue	<input type="checkbox"/> Light Blue
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\*Color representation of all colors is illustrative. Please refer to actual color samples for final matching. Contact us for more information: 800-966-0800, 1-800-828-1234, 704-241-1234

**PEJCO FENCE PRODUCTS**  

 FCP® is a registered trademark of Pejco.  
 Made in the USA



# Images for Decibel chart



hearing damage



comparison



hearing loss



sound



gun



The collage contains the following infographic cards:

- Know Your Noise:** A vertical scale from 0 to 120 dB with icons for various noise sources like a whisper, normal conversation, and a gunshot.
- NOISE LEVELS:** A horizontal scale from 0 to 120 dB with icons for whisper, normal conversation, vacuum cleaner, and a gunshot.
- SAFE vs. DANGEROUS DECIBEL LEVELS:** A vertical scale showing safe levels (0-85 dB) and dangerous levels (85-120 dB) with corresponding icons.
- NOISE LEVEL DECIBEL CHART:** A vertical scale from 0 to 120 dB with icons for various noise sources.
- Know Your Noise:** A vertical scale from 0 to 120 dB with icons for various noise sources.
- MDHearing:** A horizontal scale from 0 to 70 dB with icons for normal breathing, a whisper, moderate work, and a vacuum cleaner.
- Intensity of noise:** A horizontal scale from 0 to 140 dB with icons for various noise sources.
- Decibel (Loudness) Comparison Chart:** A vertical scale from 0 to 140 dB with icons for various noise sources.
- DECIBEL SCALE:** A horizontal scale from 0 to 140 dB with icons for various noise sources.
- HOW LOUD IS IT? Know the Risk:** A vertical scale from 0 to 140 dB with icons for various noise sources.
- Results of hearing:** A vertical scale from 0 to 120 dB with icons for various noise sources.
- Sound Levels (dBA):** A vertical scale from 0 to 120 dB with icons for various noise sources.
- NOISE LEVELS:** A horizontal scale from 0 to 120 dB with icons for various noise sources.
- 100+ dBA, 85-100 dBA, 70-85 dBA:** A vertical scale with three colored arrows (red, orange, green) indicating risk levels.
- Safe Zone:** A horizontal scale from 0 to 140 dB with icons for various noise sources.

Feedback

View all →



# Know Your Noise



PEAK SOUND PRESSURE  
140 dB (A) ELV  
137 dB (A) Upper EAV  
135 dB (A) Lower EAV

130 dB (A) Threshold of pain



EXPOSURE VALUES  
87 dB (A) ELV  
85 dB (A) Upper EAV  
80 dB (A) Lower EAV

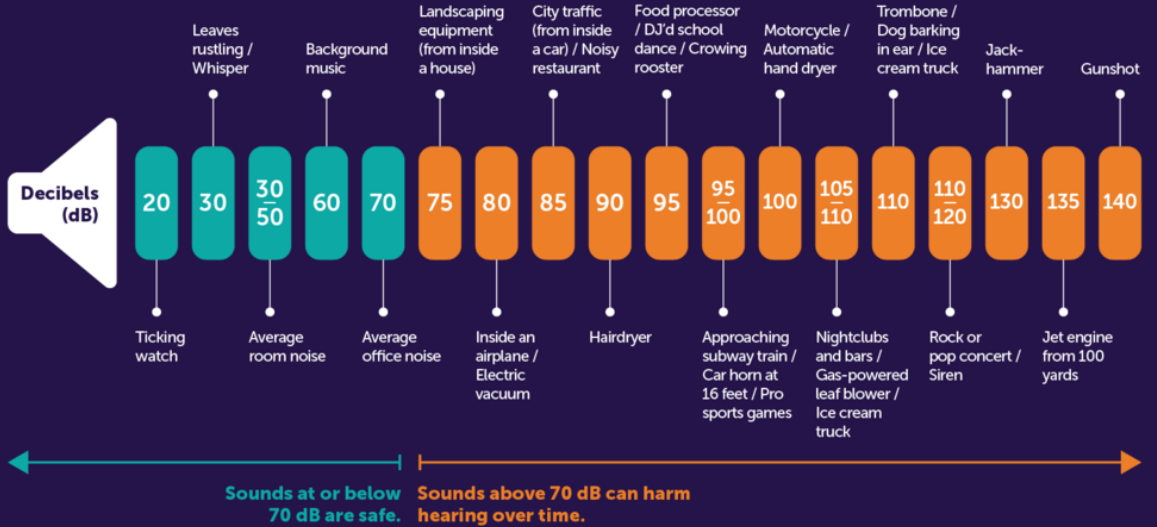


Key:  
EAV= Exposure Action Value  
ELV= Exposure Limit Value  
dB(A)- 'A' weighted decibels  
(to replicate human hearing)  
dB(C)- 'C' peak weighted decibels  
for peak sound pressure

Decibel levels dB (A)



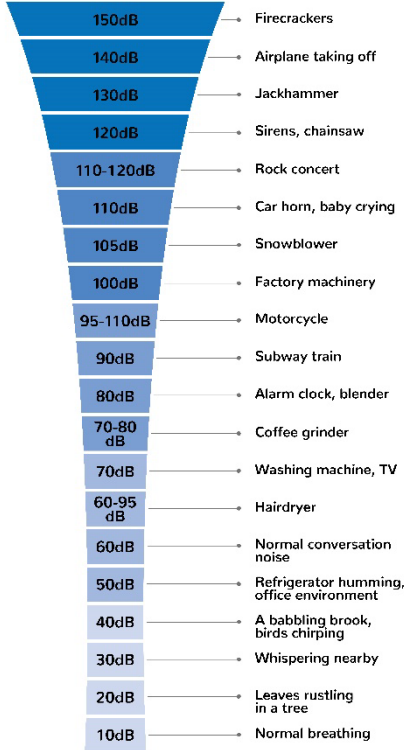
## NOISE LEVELS



# SAFE vs. DANGEROUS DECIBEL LEVELS

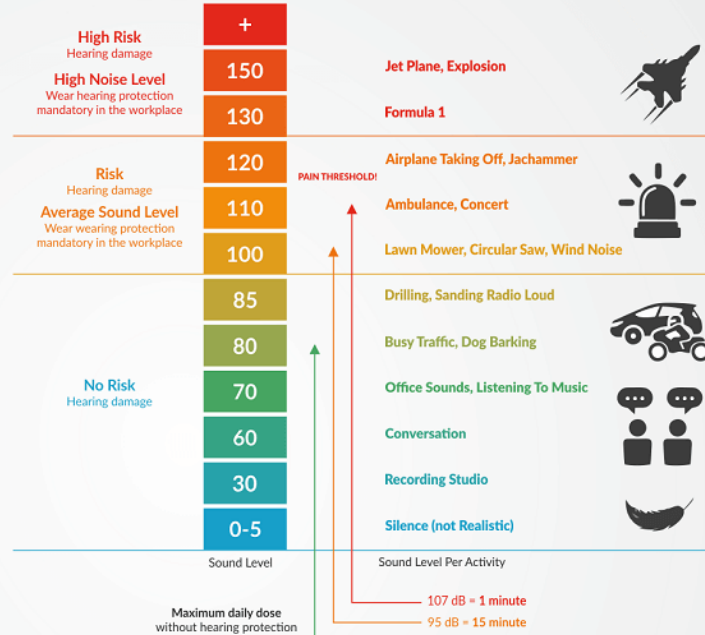
Help prevent noise-induced hearing loss by learning general sound levels and how loud is too loud.

DANGEROUS



SAFE

## NOISE LEVEL DECIBEL CHART



Electronics Hub

## Know Your Noise



Key:  
EAV = Exposure Action Value  
ELV = Exposure Limit Value  
dB(A) = 'A' weighted decibels (to replicate human hearing)  
dB(C) = 'C' peak weighted decibels for peak sound pressure

**pulsar**  
Instruments Plc

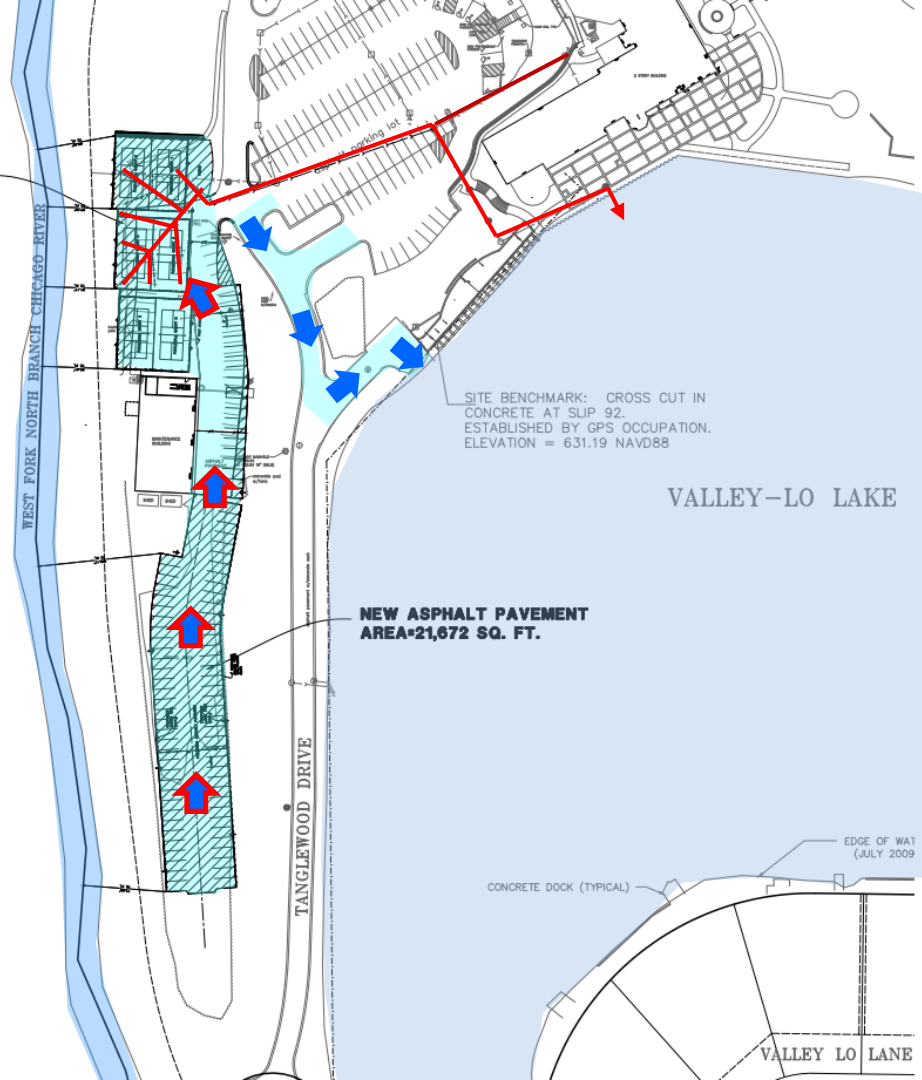
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IF YOU'RE EXPERIENCING HEARING LOSS  
VISIT CAPTEL.COM

CapTel  
Captioned Telephone

# Preliminary Engineering

**NEW PICKLEBALL COURT  
& PATIO  
AREA=7,782 SQ. FT.**



SITE BENCHMARK: CROSS CUT IN  
CONCRETE AT SLIP 92.  
ESTABLISHED BY GPS OCCUPATION.  
ELEVATION = 631.19 NAVD88

VALLEY-LO LAKE

**NEW ASPHALT PAVEMENT  
AREA=21,672 SQ. FT.**

EDGE OF WA1  
(JULY 2009)  
CONCRETE DOCK (TYPICAL)

VALLEY LO LANE

# Commission Review

- A. Village staff summary of background & request
- B. Reopen Public Hearing
- C. Applicant's response
- D. Commission comments and questions
- E. Public Comments
- F. Close Public Hearing
- G. Commission motion

# Public Hearing

- a. Staff will swear in all those wishing to speak prior to the reopening of the public hearing
- b. Await the calling of your name by Village Staff or for the Chair to invite you to speak
- c. State your name and address
- d. Provide public comments regarding this case (up to 5 minutes per speaker)



# **Previously Presented Materials**

# Planned Development Process

## Conditional Use Standards

Per Sec. 98-50 of the Municipal Code, the Development Adjustments Commission shall evaluate any petition for Conditional Use Permit in accordance with the following standards before offering a recommendation to the Village Board of Trustees:

1. The proposed conditional use at the particular location is necessary or desirable for the public convenience; and it will not be injurious to the use and enjoyment of the property already permitted in the immediate vicinity; nor will it diminish or impair property values in the neighborhood; nor will it affect a significant change in the character of the neighborhood.
2. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with present development and the appropriate and orderly future development of the district in which it is located, as well as other butting districts.
3. The location, nature, and height of buildings, walls, and fences, and the nature and extent of the landscaping on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent and nearby land and building.
4. Parking areas shall be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and minimize traffic congestion in the area.
5. A use which is permitted in another district by conditional use shall comply with all applicable bulk regulations of the district in which the use is located.

Please refer to the applicant's Conditional Use application within the attached application materials for details regarding the applicant's responses and justifications for the proposed use in regard to the Conditional Use Standards.

## Planned Development Standards

*Additional standards.* No conditional use permit for a planned development will be recommended or granted unless the applicant establishes that the proposed planned development will meet the standards of Sec. 98-50 of the Municipal Code in addition to each of the following additional standards for planned developments:

1. The proposed plan is consistent with the stated purpose of the planned development regulations.
2. The proposed use and development will not cause an adverse impact on adjacent property, the character of the area, or the public health, safety, and welfare.
3. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate area or interfere with the use and development of neighboring property in accordance with applicable district regulations.
4. The proposed use and development will be adequately served by essential public facilities and services, including streets, public utilities, drainage facilities, police and fire protection, refuse, disposal, parks, or schools, or the applicant will provide adequately for such services.
5. The proposed use and development will not cause adverse traffic volume nor draw significant amounts of traffic through residential streets.
6. The proposed use and development will not result in the destruction, loss, or damage of natural, scenic, or historic features of significant importance including habitat reserves, rivers, streams, lakes, ponds, hills, ridges, and historic structures.

# Standards – Final Site Plan Review

- a) **Building and structure locations.** The arrangements of the structures on the site shall allow for the effective and efficient use of the proposed development. Such arrangement shall be compatible and harmonious with development on adjacent property. The arrangement of structures on the site shall be evaluated to ensure effective and efficient provision of municipal services. In the downtown and downtown frame area, the site plan shall embody a pedestrian orientation, generally represented by a building location at or near the street, with parking at the rear.
- b) **Building scale.** The scale of the proposed building must be appropriate to the site, location and function of the site. The building scale must promote harmonious transitions to adjacent developments and land uses.
- c) **Open space.** The proposed development should be designed to maximize the preservation of natural site features, including vegetation, drainage and topography. The landscape treatment of exterior open spaces should enhance the quality of the project and create a desirable and functional environment for patrons, visitors and occupants. Stormwater detention facilities should be integrated into the proposed site design to provide functional and attractive open space. The amount of open space provided shall be appropriate to the proposed use and compatible with surrounding development. Excessive lot coverage shall be prohibited, notwithstanding the amount of such coverage permitted by chapter 98 pertaining to zoning.
- d) **Landscaping.** Landscape design shall provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with plant materials. Existing mature trees and shrubs should be maintained to the maximum extent practicable. Plant materials shall be selected so as to withstand the Village's climatic conditions and the specific constraints imposed by adjacent functions.
- e) **Graphics and signage.** Signs and other site graphics shall be minimized in size and number to promote their effectiveness. Such signs and site graphics shall be integrated with architectural and site landscape features.
- f) **Circulation.** All site circulation systems, vehicular and pedestrian, shall provide adequate and safe access to the site. Dangerous traffic movements will be prohibited, and curb cuts shall be minimized. Disruption of traffic flows on adjacent streets and undue congestion shall be minimized or avoided. Connections and linkages with adjacent developments are encouraged to promote logical circulation patterns and minimize curb cuts.
- g) **Parking lots.** Proposed parking lots shall be designed, located and screened to minimize visual impact on adjacent properties. Such parking shall also be designed and located to minimize the number of curb cuts. Shared parking lot access shall be promoted, where practical. Perimeter screening is encouraged, and interior lot landscaping shall be provided to break up large expanses of asphalt with plant and other landscape materials.
- h) **Site illumination.** Site illumination shall be designed, located and installed in such a manner that will minimize adverse impact on adjacent properties.
- i) **Preservation.** Preservation of unique architectural, cultural, environmental or historical resources is encouraged. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.
- j) **Completeness.** The application for the site plan review must contain all the information required in section 54-84.

# Standards – Architecture

- a. Architectural style is not restricted – evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided. Materials shall be of durable quality. In any design in which the structural frame is exposed to view, the materials shall meet other criteria for materials.
- d. Building components - such as windows, doors, eaves, and parapets - shall have good proportions and relationship to one another.
- e. Colors shall be harmonious, with bright or brilliant colors used only for accent.
- f. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious to the building, or they shall be located so as not to be visible from any public ways.
- g. Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- h. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects variable siting of individual buildings may be used to prevent a monotonous appearance.
- i. Inappropriate, incompatible, and exotic designs shall be avoided.
- j. The provisions of the Chapter 98 of the Glenview Municipal Code relating to bulk regulations and standards, those portions of Chapter 18 of the Glenview Municipal Code which directly affect appearance, and the Village's applicable adopted design guidelines shall be part of the criteria of this subsection.

# Standards – Landscaping

- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- b. Grades of walks, parking spaces, terraces and other paved areas shall provide the appearance of comfort for walking and, if seating is provided, for sitting.
- c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only.
- d. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
- e. Plant material shall be selected for interest in its structure, texture and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- f. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by curbs, tree guards, or other devices.
- g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Shrubs shall be used only where they will not obscure vision and will not require excessive
- h. maintenance.
- i. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- j. Screening of service yards, and other spaces which tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- k. Shrubbery shall be used with restraint in locations other than parking areas.
- l. In areas where general planting will not prosper, other materials - such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles - shall be used. Carefully selected plants shall be combined with such materials where possible.
- m. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways.
- n. Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- o. The provisions of the Chapter 98 of the Municipal Code in regard to bulk regulations, standards and off-street parking; Chapter 86 of the Glenview Municipal Code relating to trees and shrubs; those portions of Chapter 18 of the Glenview Municipal Code which directly affect appearance, and the Village's applicable adopted design guidelines shall be a part of the criteria of this subsection.



# Standards – Lighting

- a. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- b. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.
- c. The provisions of Chapter 98 of the Glenview Municipal Code in regard to lighting and the Village's applicable adopted design guidelines shall be a part of the criteria of this subsection.

# Environmental Review Committee

Since the applicant's proposed scope of work is in an area of the site that lies far outside of the boundary of both the primary and secondary areas of the ESA, review by the Village's Environmental Review Committee (ERC) is outside of the ERC's purview under the Village Code.

# The Plan For Nature & the ENRC

The Village's Environment & Natural Resources Commission (ENRC) reviews preservation issues throughout the community and is currently involved in an ongoing update to the Village's *Plan for Nature*.

The 2008 Plan for Nature recommends various management and restoration projects for the West Fork of the Chicago River and the Valley Lo Golf Course in particular but does not include any binding requirements applicable to the area of proposed modifications upon the applicant's property.

Since the current application was filed prior to adoption of the new draft plan, any recommendations regarding potential expansion or designation of additional environmentally significant areas or easements/procedures for preservation or wildlife migration are not binding upon the current application.

Further, review of the applicant's plans is not within the purview of the ENRC per Village Code.

# Outside Agency Review & Permitting

In addition to those approvals currently sought via the commission/board process and the Village's permitting process, there are additional outside agency permits that will be required prior to the issuance of Village permits.

Those agencies will determine whether additional requirements may be applicable to the proposed scope of work which lies wholly outside the floodway, jurisdictional wetland, 1% annual chance floodplain, and 0.2% annual chance floodplain.





# Site Plan



# Landscape Plan



Landscape Plan Enlargement

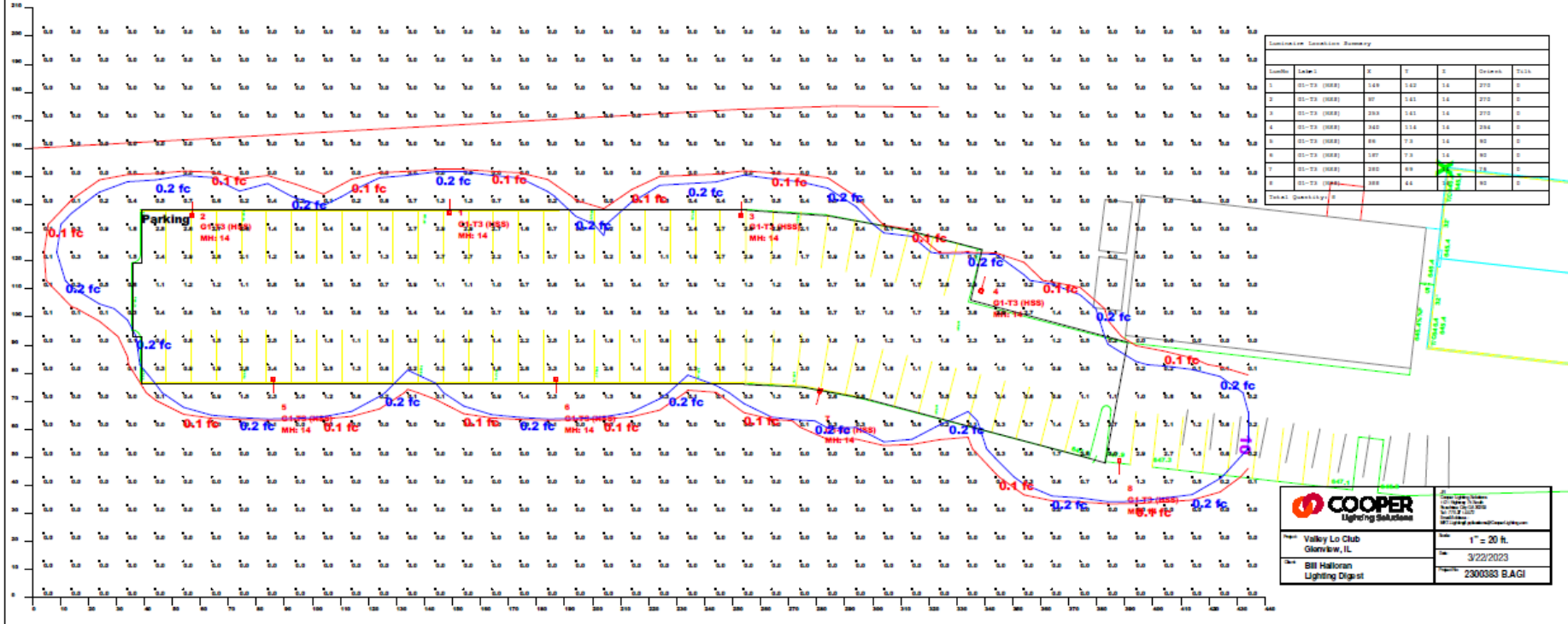



# Parking Lot Photometric Plan

Component Schedule							
Symbol	Qty	Label	Manufacturer	CUF	Manufacturer	Comp. Watts	Total Watts
	4	01-T3 (MSB)	Stalpar	0.412	04009-0810-710-01-T3-000	50	470

Detailed Component Summary							
Label	Qty/Type	Device	Avg	Max	Min	Avg/Min	Max/Min
01-T3 (MSB)	11/Component	Fe	2.28	2.4	2.0	N/A	N/A
Parking	11/Component	Fe	2.24	2.4	2.1	13.40	16.50

Substation Location Summary							
Number	Label	X	Y	Z	Ground	Util	
1	01-T3 (MSB)	1.69	1.62	1.4	270	0	
2	01-T3 (MSB)	97	1.61	1.4	270	0	
3	01-T3 (MSB)	200	1.61	1.4	270	0	
4	01-T3 (MSB)	440	1.14	1.4	264	0	
5	01-T3 (MSB)	66	7.9	1.4	90	0	
6	01-T3 (MSB)	107	7.9	1.4	90	0	
7	01-T3 (MSB)	200	6.9	1.4	18	0	
8	01-T3 (MSB)	300	4.4	1.4	90	0	
Total Quantity:		0	0	0	0	0	



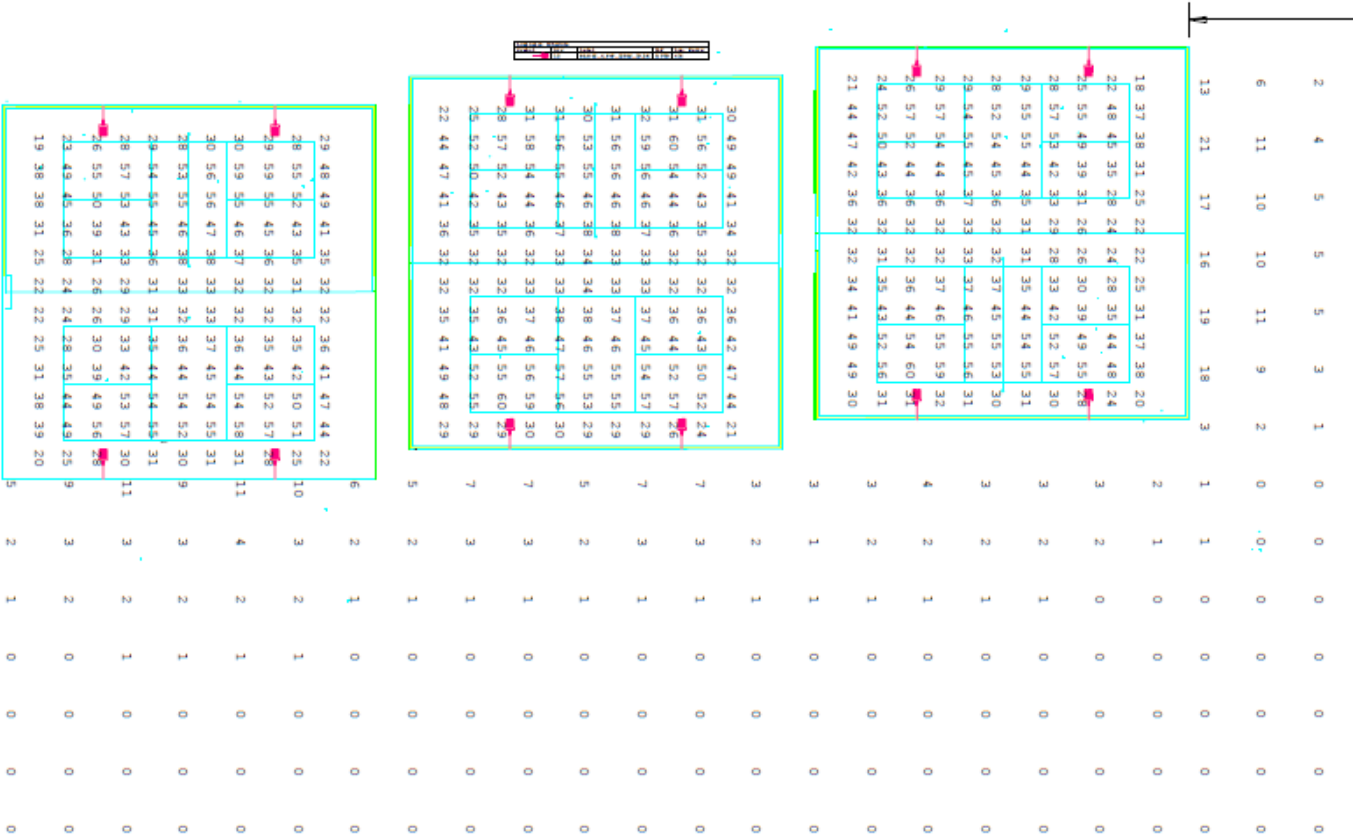


**COOPER**  
 Lighting Solutions

Client: Valley Lo Club Location: Glenview, IL Date: 3/22/2023	Scale: 1" = 20 ft. Designer: Bill Haloran Project: 2300383 EAGI
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# Sport Court Photometrics



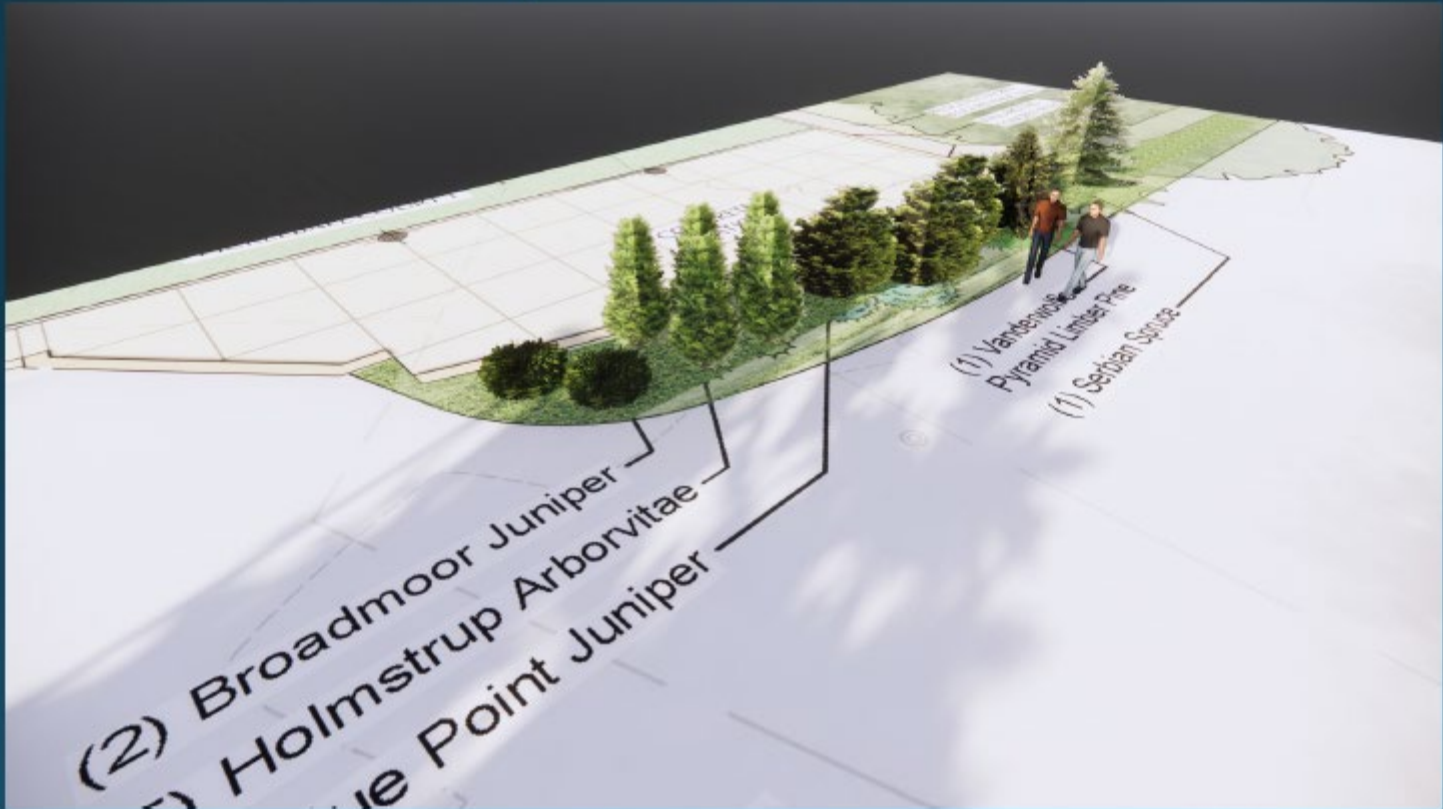
# Renderings and Elevations

## Landscape Looking West



# Renderings and Elevations

## Patio landscape



# Renderings and Elevations

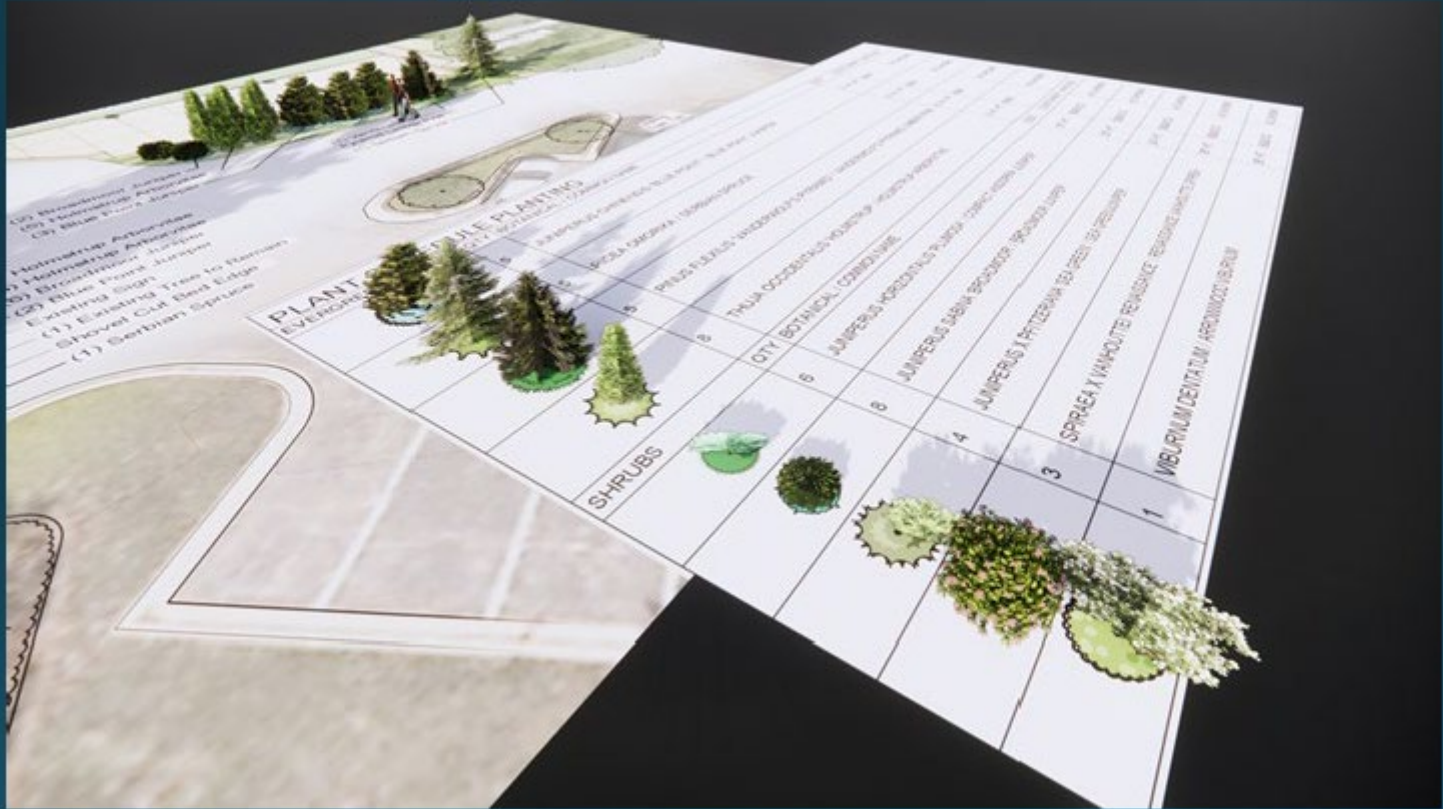
## Median landscape





# Renderings and Elevations

## 3D landscape plan





# Renderings and Elevations

## Eye-level view



# Renderings and Elevations

## Patio approach



# Renderings and Elevations

## Court 1 and patio looking east





# Renderings and Elevations

## Overhead looking southwest

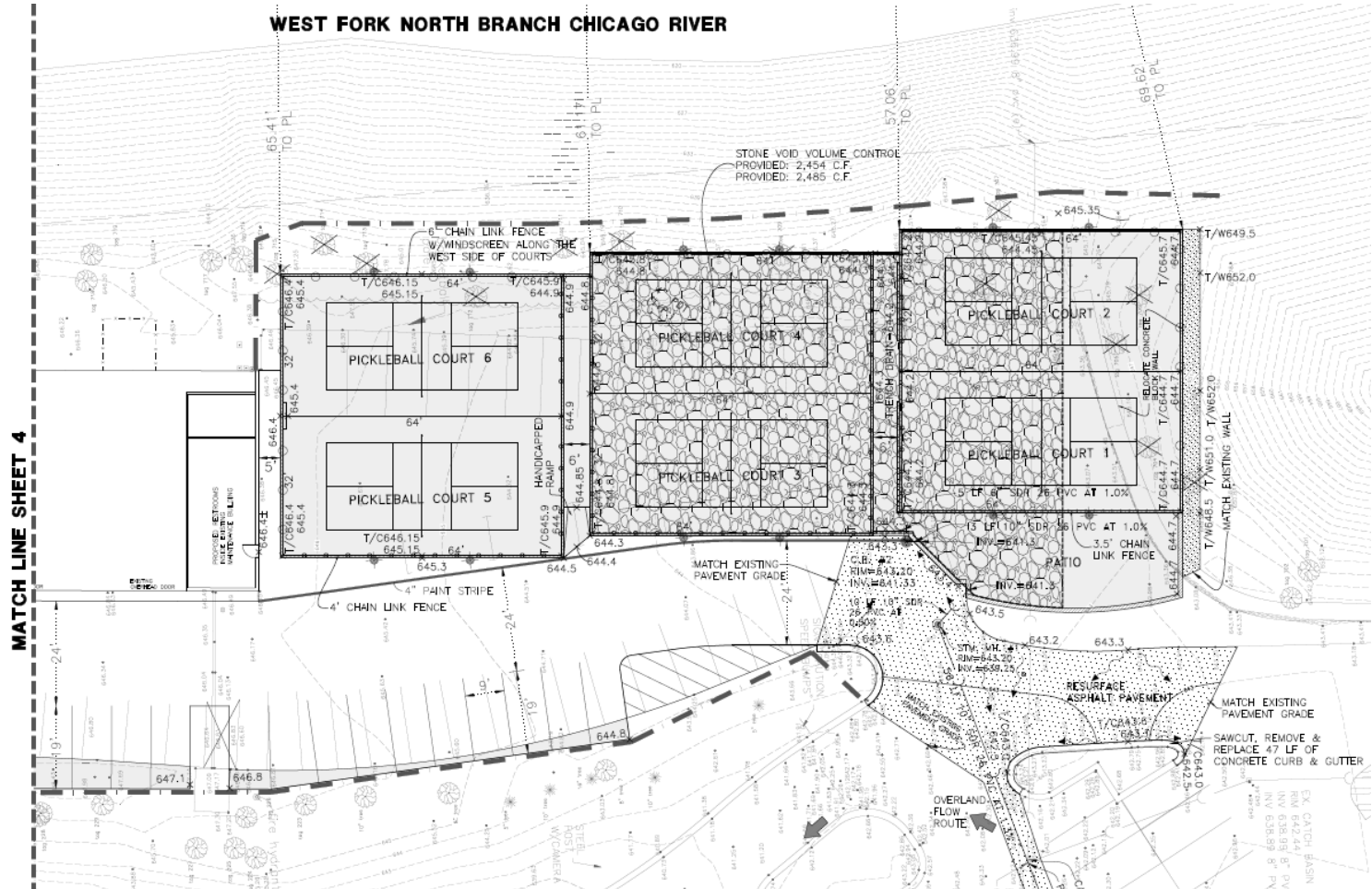


# Renderings and Elevations

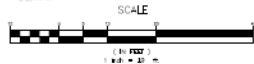
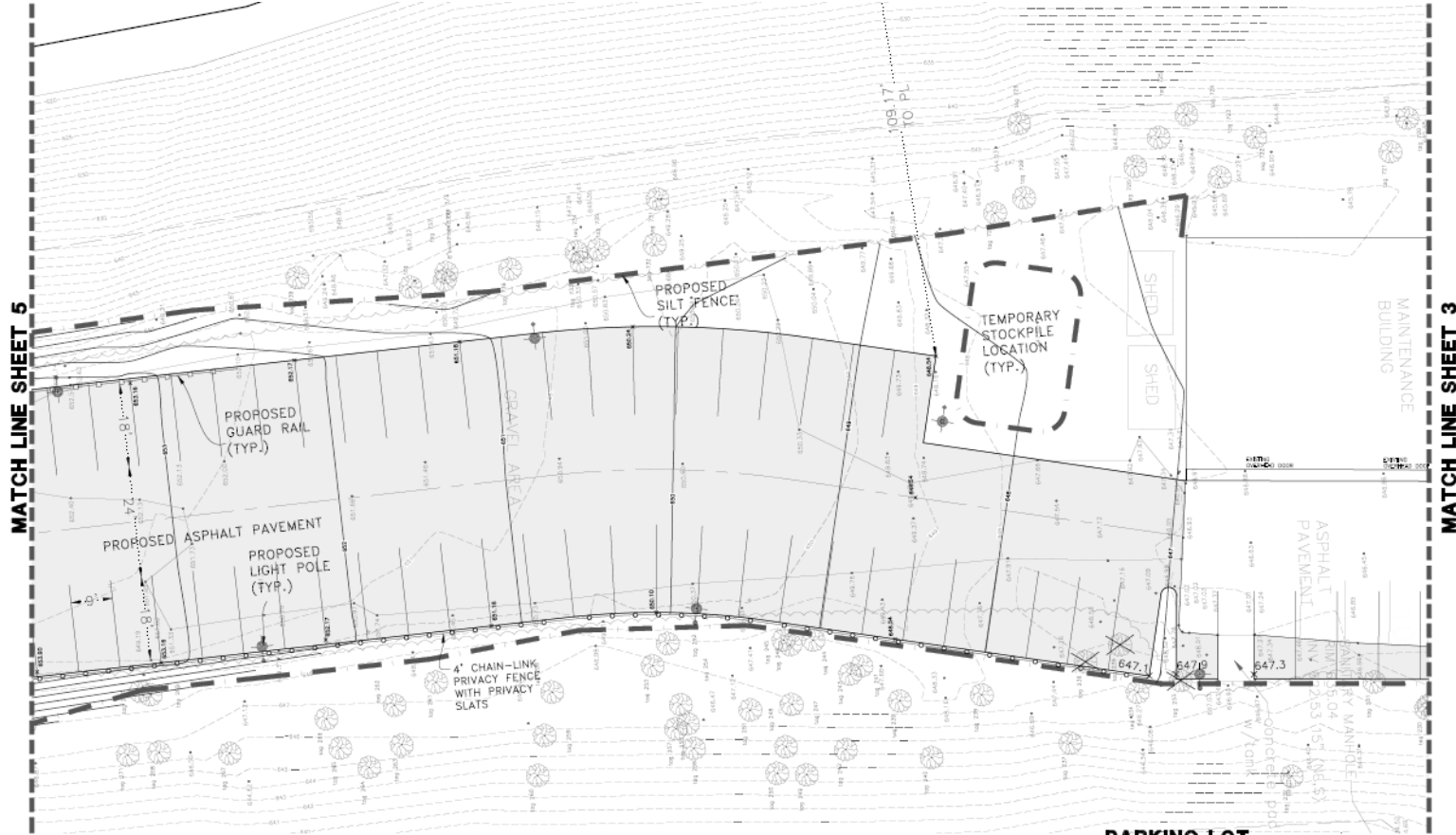
View in the parking lot looking north with fence



# Preliminary Engineering



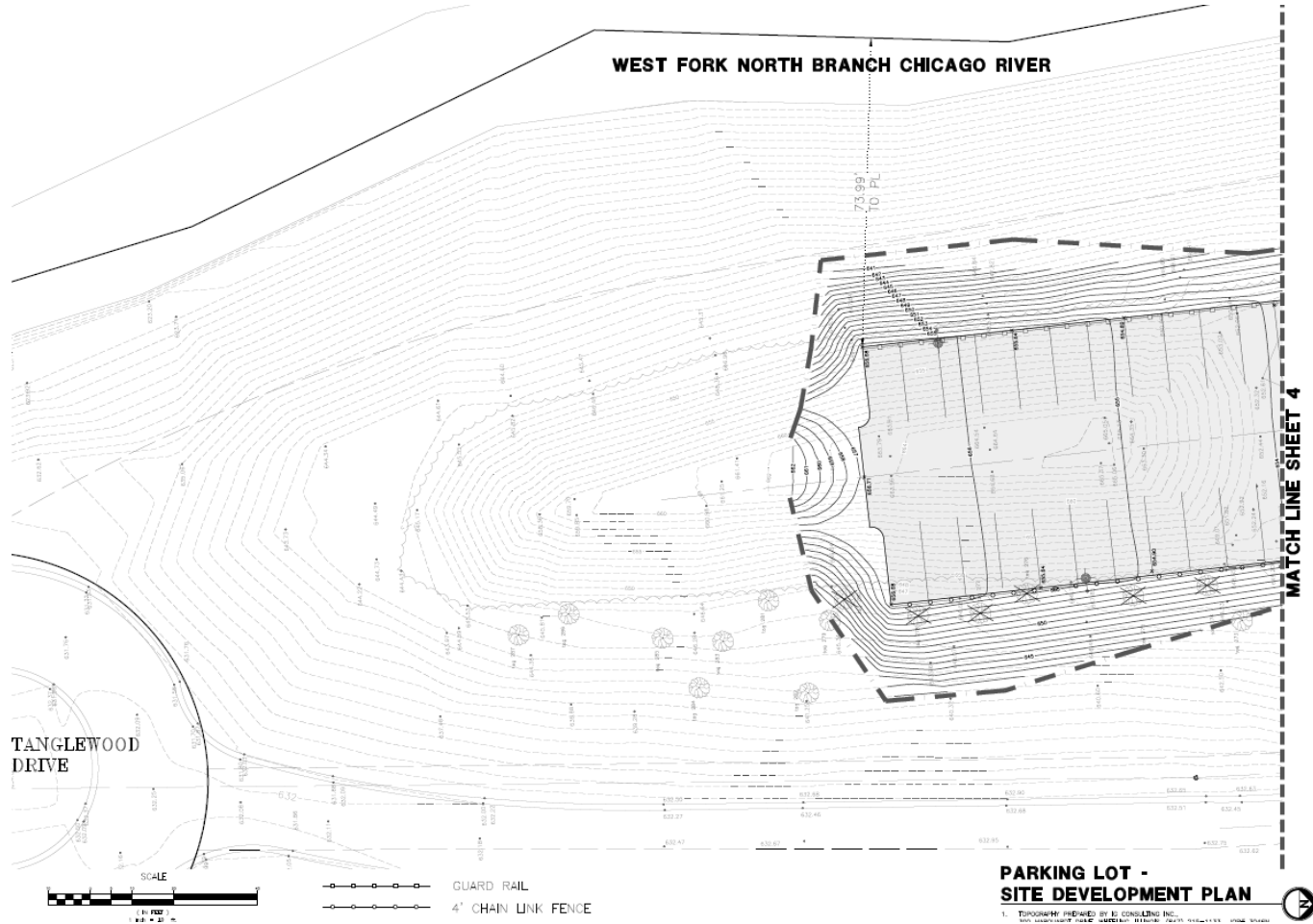
# Preliminary Engineering



## PARKING LOT - SITE DEVELOPMENT PLAN

1. TOPOGRAPHY PREPARED BY E. CONSULTING INC.  
300 MARGARET DRIVE, WHEELING, ILLINOIS, (847) 215-1133 3098 3046N

# Preliminary Engineering







# Sample Motion

Based upon the applicant's application materials, testimony, and discussion relating to their petition for Planned Development Amendment with deviations from the Municipal Code, Final Site Plan Review, Preliminary Architecture, Preliminary Landscaping, and Preliminary Lighting which together demonstrate compliance with the applicable standards of Chapter 54 and Chapter 98 of the Municipal Code, I move in the case of DAC2022-051, Valley Lo Pickleball Courts at 2200 Tanglewood Drive, (the "Subject Property"), the Development Adjustments Commission recommend the Village Board of Trustees grant approvals in accordance with the following conditions and exhibits:

1. A **Planned Development Amendment** for the Subject Property as originally authorized by Ordinance 1478 and subsequent Ordinance amendments is hereby amended to allow for the construction of a new parking lot and sports courts with the omission of six (6) parking lot landscape islands and the seven (7) interior parking lot trees and a 10.0 foot tall fence along with the following conditions:
  - A. Pickleball courts shall be permitted to operate from 7 a.m. to 9 p.m. Monday through Friday and 9 a.m. to 9 p.m. on Saturdays and Sundays.
  - B. Within 45 days of the opening of the courts, a sound study shall be conducted to determine if the sound associated with the use is less than or equal to the ambient noise at various hours.
  - C. If the result of the sound study process permit, the hours would be conditionally extended to 7 am to 11 pm, daily.
  - D. Pickleball operations and associated lighting shall be turned off to coincide with the permitted hours of operation.
  - E. Parking lot lights shall be turned of at 11 pm, daily.
  - F. Parking lot lights may remain on after 11 pm only when associated with special events.
  - G. A fountain shall be installed on the south side of the lake to establish additional baseline ambient noise.
  - H. A 10.0 foot tall sound barrier comprised of a chain-link fence and acoustic fence panels shall be installed east of courts 3 and 5.
  - I. The applicant shall install a 6.0 foot tall chain link fence with green privacy slats along the eastern extents of the parking lot.
2. **Final Site Plan Review** approval for the Subject Property, in accordance with the plans submitted by IG Consulting (Sheets 2 – 5) and dated March 27, 2023.

# Sample Motion

3. **Preliminary Architecture** approval for the Subject Property in accordance with Patio renderings submitted by the applicant.
4. **Preliminary Landscaping** approval for the Subject Property in accordance with the following exhibits prepared by Teska Associates revised March 23, 2023
  - A. "Landscape Plan Enlargement" (Sheet L-2); and
  - B. "General Notes and Planting Details" (Sheet L-3).
5. **Preliminary Lighting** approval for the Subject Property in accordance with the following:
  - A. The "Parking Lot Photometric Plan" provided by Cooper Lighting Solutions dated March 22, 2023;
  - B. The "Sports Court Photometric Plan" provided by Brite Court dated May 9, 2023;
  - C. The manufacturer's specifications for Brite Court Sports Lighting Edge Series Fixtures with Shields;
  - D. The applicant shall include all illuminated areas of the site and clarify the extents of the lighting zones noted on the photometric plan to determine whether modifications to the plan may lower the uniformity ratio; and
  - E. If necessary in order to prevent light trespass and glare, the applicant shall include shields on proposed fixtures.
6. All materials presented to the Development Adjustments Commission on April 3, 2023, April 19, 2023, May 3, 2023 and May 17, 2023 and associated revisions as required by the Development Adjustment Commission and Board of Trustees.
7. Final review and approval by the Development Adjustments Commission of all Architecture, Landscaping, and Lighting designs prior to issuance of any permits for building and site improvements above proposed finished grades.
8. Final civil engineering review and approval through the building permit review process of the site modifications and improvements comprising the development site as well as all required off-site improvements.
9. To allow a period of up to twelve (12) months from the date of this Ordinance for the issuance of a building permit for construction of the aforementioned improvements, or the Planned Development Amendment and Final Site Plan Review approvals shall be rescinded.

# Neighbor photos

## Photographic Exhibits



Exhibit 1A: Headlights and reflection of a single car.

# Neighbor photos



Exhibit 3: Cutoffs and baffles used at Bredemann Ford to reduce light pollution to neighbors.



Exhibit 4: An example of existing light pollution from unshielded lights on the maintenance shed.



Exhibit 1B: Daytime sunlight reflected from a single car.



Exhibit 2: Fencing and vegetation provide protection from headlights at Bredemann Ford.

# Neighbor photos



Exhibit 5: The newly-installed tennis court lights are the brightest lights at Valley Lo.



Exhibit 6: Pervious surface at Metra parking lot.



# Neighbor photos





# Neighbor photos



# Neighbor photos



# Neighbor photos



**Loyola playfields lights**



**Elevated Parking lights and Numerous wall sconces**



**clubhouse with lit trees & Paddle courts**  
(trees lit for 2 years-finally turned off)



**Golf maintenance shed**

# Neighbor photos





# Neighbor photos



ONE AUTO

# Neighbor photos

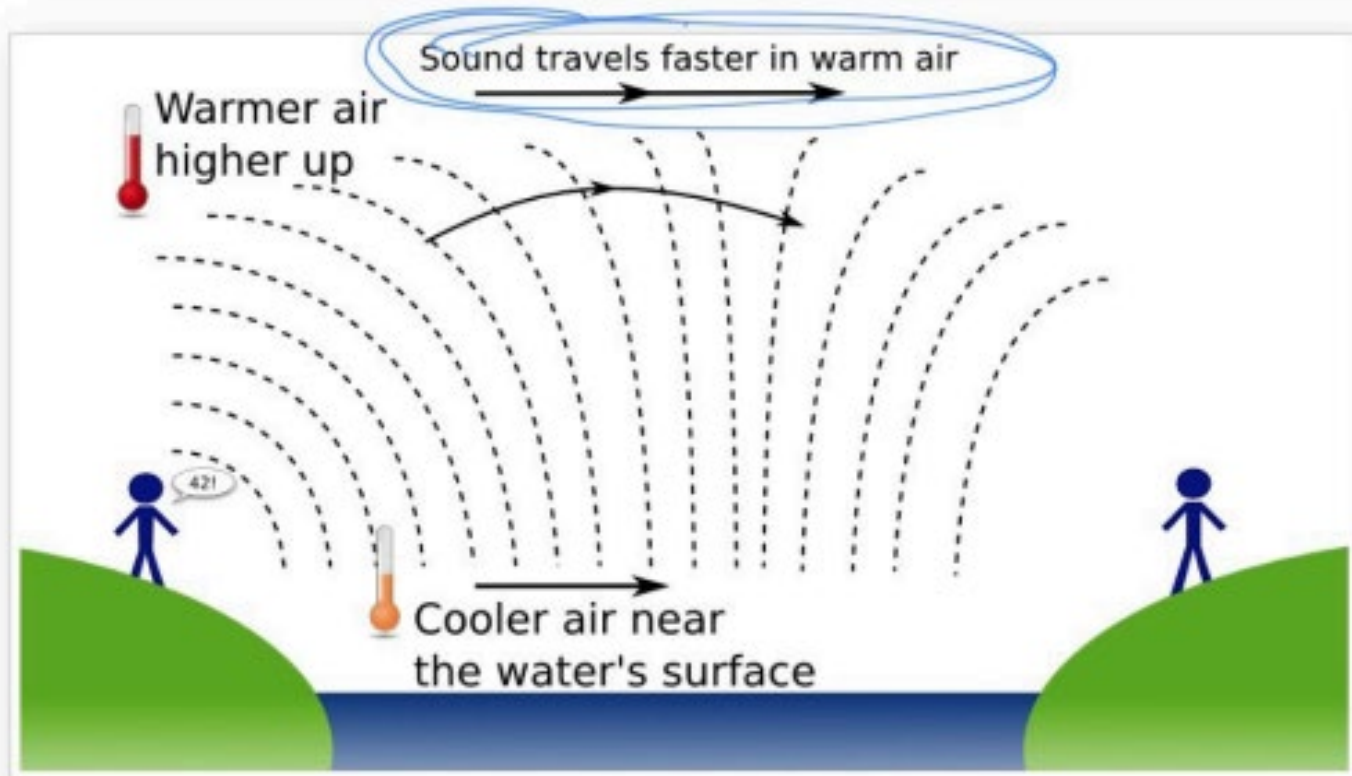


# Neighbor photos





# Neighbor photos



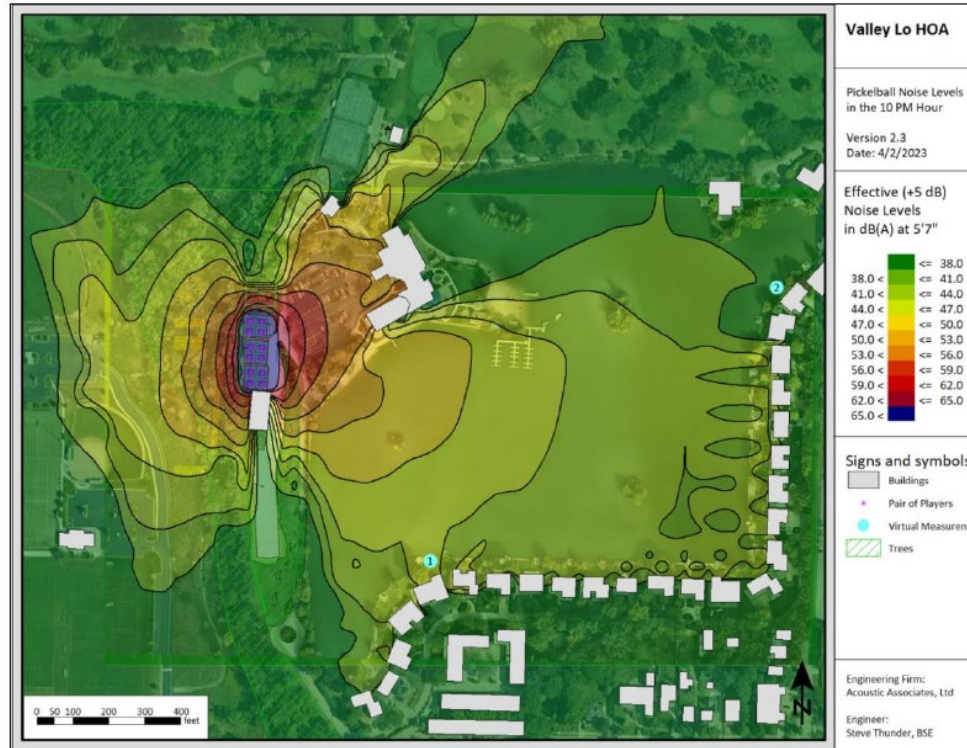
# Neighbor photos





# Neighbor photos





**Figure 3 – Sound level contours around the proposed pickleball courts in full use at 10 PM**

# Commission Review

- A. Village staff summary of background & request
- B. Reopen Public Hearing
- C. Applicant's response
- D. Commission comments and questions
- E. Public Comments
- F. Close Public Hearing
- G. Commission motion

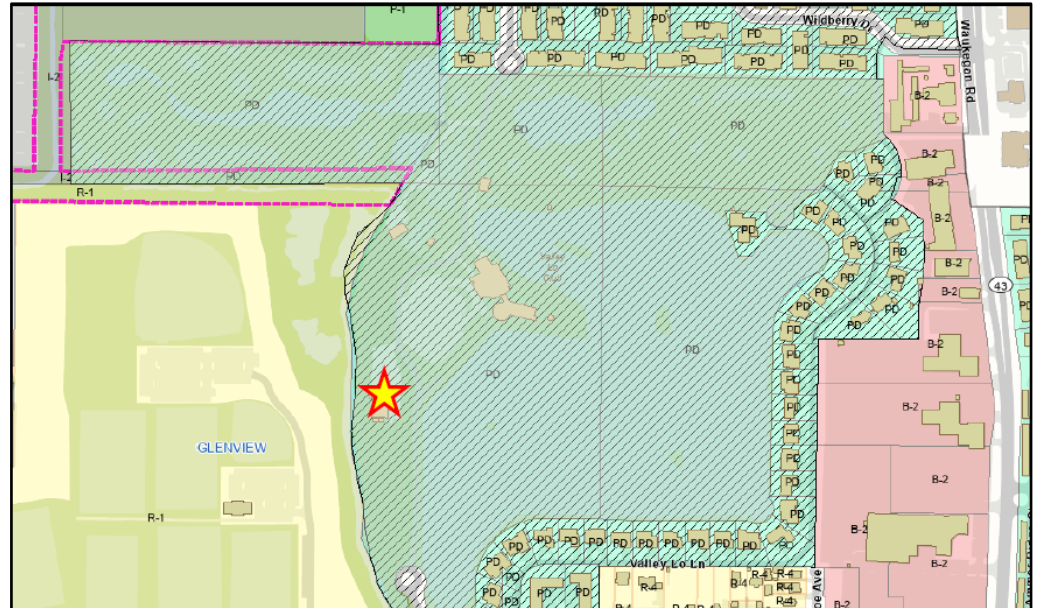


**DAC2023-029**    **2200 Tanglewood Drive – Valley Lo Pickleball Courts**  
**(Public Hearing)**

Proposal:            Recommendation to Board of Trustees



Community Development  
Department





**May 17, 2023**

**Development Adjustments  
Commission Meeting**

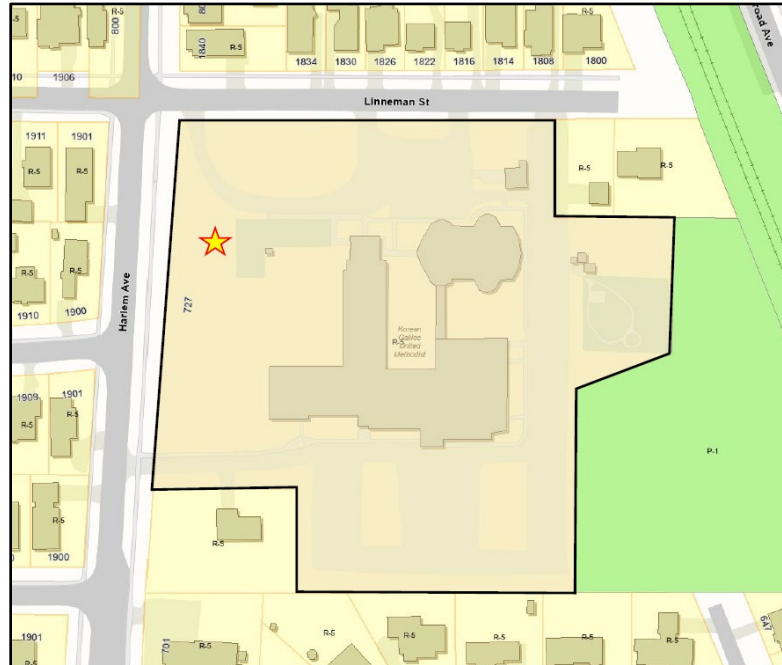


**DAC2023-027    727 Harlem Avenue– Glenview United Methodist Church  
Bicycle Track**

Proposal:            Certificate of Appropriateness for Architecture and  
                             Landscaping



Community Development  
Department



# Commission Review

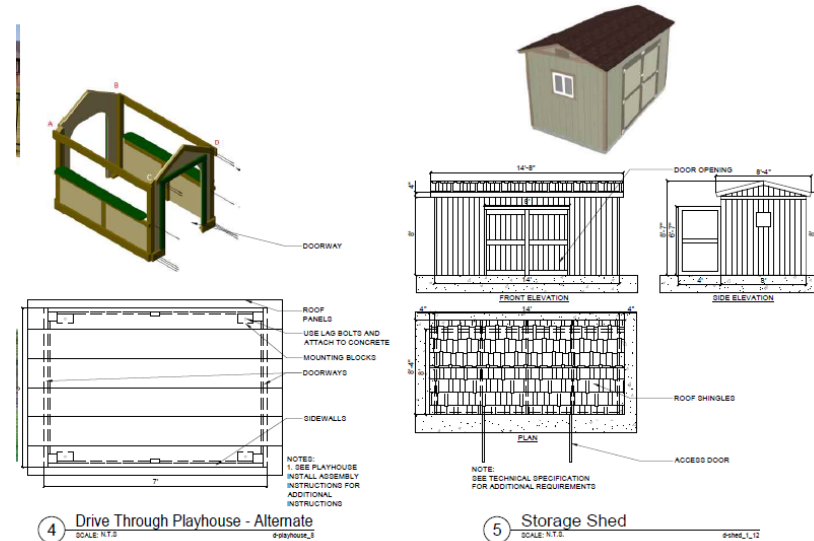
- a. Village staff summary of background & request
- b. Comments by Applicant
- c. Clarifying Questions from the Commission
- d. Public comment
- d. Commission discussion
- e. Commission motion

# Case Summary

1. The applicant is requesting approval of final design review of architecture and landscaping
2. The proposal includes the installation and construction of a track for bike riding and several accessory structures.
3. An existing playground exists in the area and the proposed structure would be utilized by children who attend the daycare service which is operated in coordination with the Church.

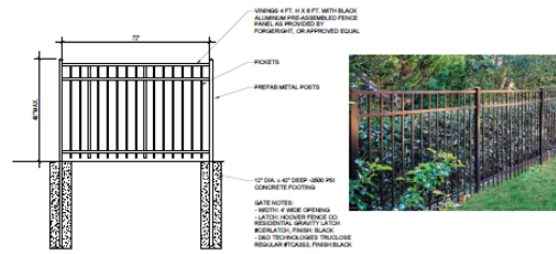
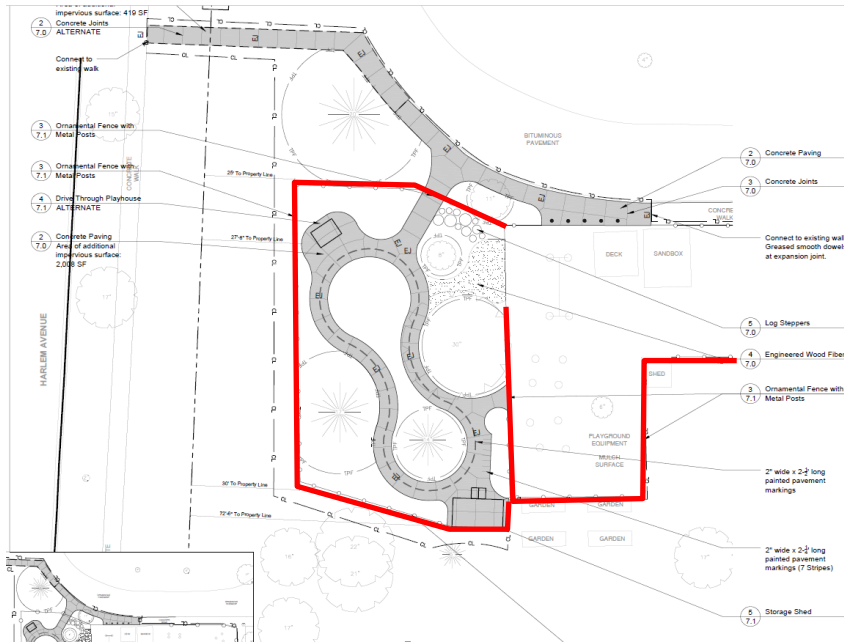
# Staff Comments - Architecture

- a. Building Scale | The following comments relate to the issue of building scale in regard to the proposed development plans:
  - i. The Development Adjustments Commission should comment on the size, design and placement of the accessory structures.
- b. Building Architecture | The following comments relate to the issue of architecture in regard to the proposed development plans:
  - i. The Development Adjustments Commission should consider whether the proposed materials and design are appropriate and complementary to the existing building.
  - ii. The applicant has submitted manufacturer's specifications for the various on-site components.



# Staff Comments – Landscaping & Fencing

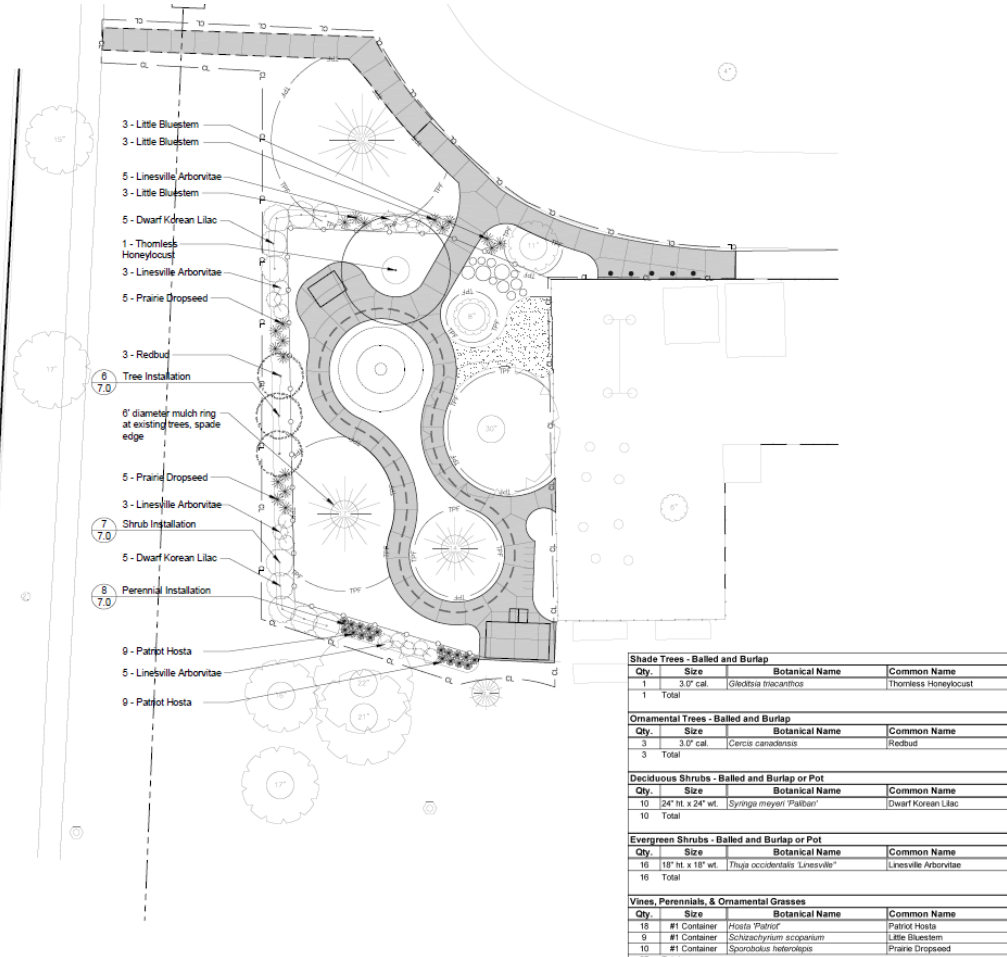
- a. Landscaping | The following comments relate to the issue of landscaping in regard to the proposed development plans:
- i. The applicant has provided a landscape plan with the location of various plantings included.
  - ii. The Development Adjustments Commission should provide feedback regarding the plant list, variety of species, and proposed design of landscaped areas.
  - iii. The applicant originally requested a variation for fence material, but that variation request has been withdrawn. A faux wrought iron fence is proposed and the material and height are acceptable per Code.
  - iv. The applicant is proposing to expand the area of new fence to include some areas of the existing playground.



3 Ornamental Fence with Metal Posts - Alternate  
 SCALE: N.T.S.  
 d-fence-prefab slum\_12



# Landscape Plan



Shade Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
1	3.0" cal	<i>Gleditsia inaequalis</i>	Thornless Honeylocust
1	Total		

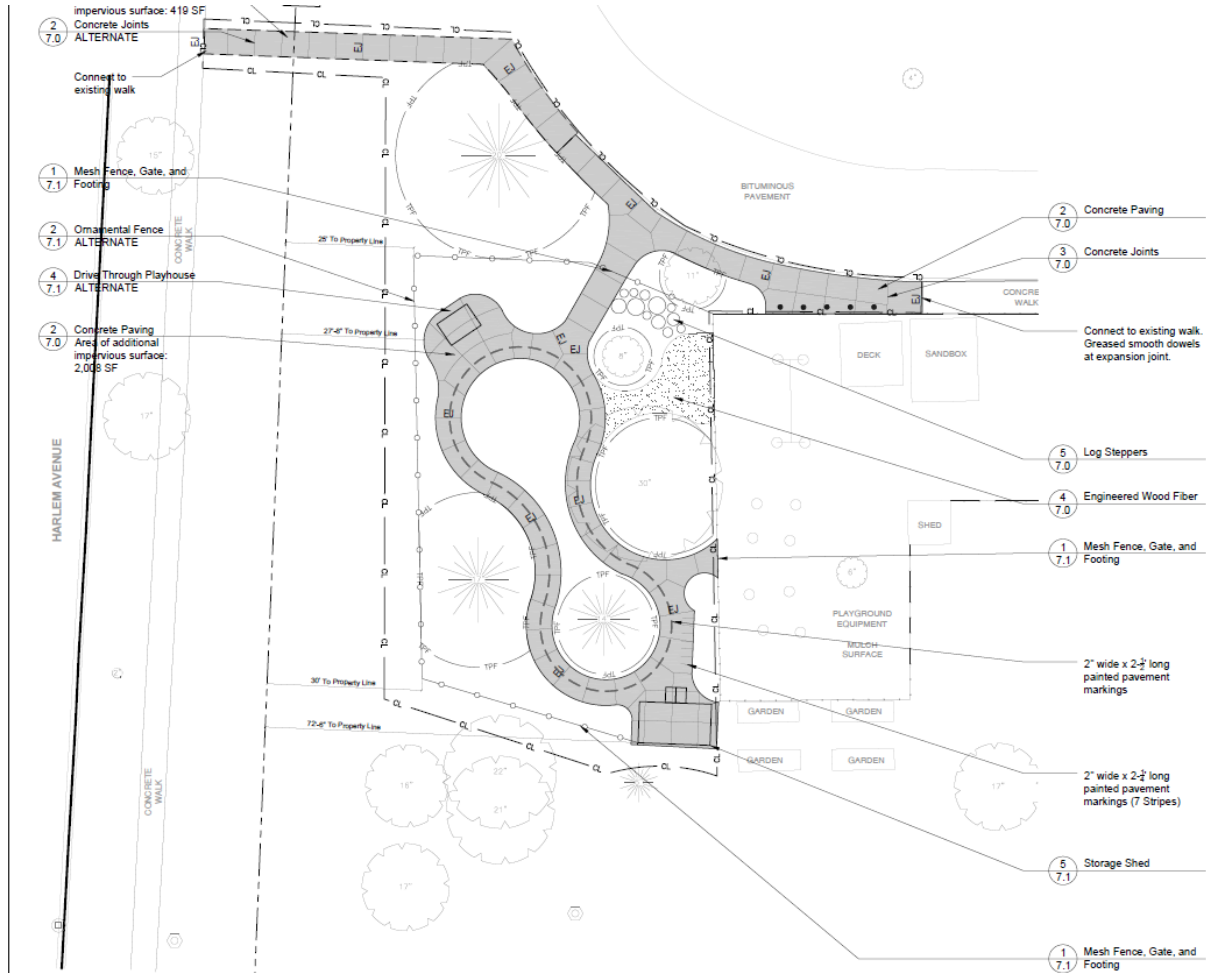
Ornamental Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
3	3.0" cal	<i>Cercis canadensis</i>	Redbud
3	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
10	24" H1 x 24" wt.	<i>Syringa meyeri 'Palmer'</i>	Dwarf Korean Lilac
10	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
16	18" H1 x 18" wt.	<i>Thuja occidentalis 'Linesville'</i>	Linesville Arborvitae
16	Total		

Vines, Perennials, & Ornamental Grasses			
Qty.	Size	Botanical Name	Common Name
12	#1 Container	<i>Hosta 'Patriot'</i>	Patriot Hosta
9	#1 Container	<i>Schizachyrium scoparium</i>	Little Bluestem
10	#1 Container	<i>Sporobolus heterolepis</i>	Prairie Dropseed
22	Total		

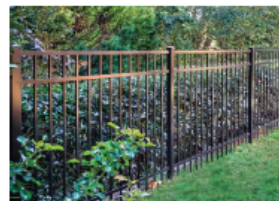
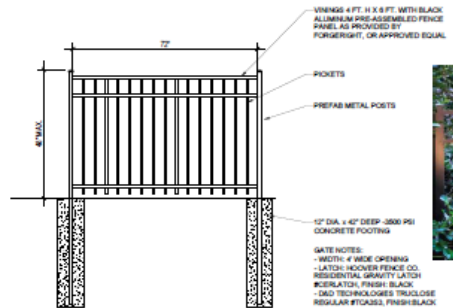
# Site Plan



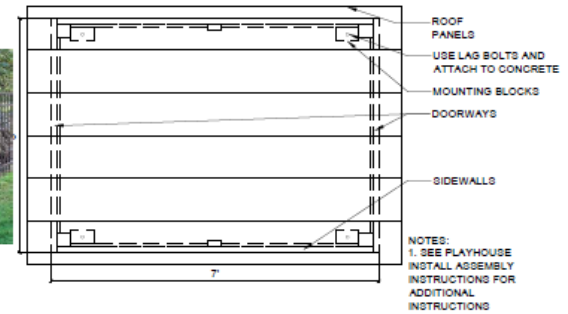
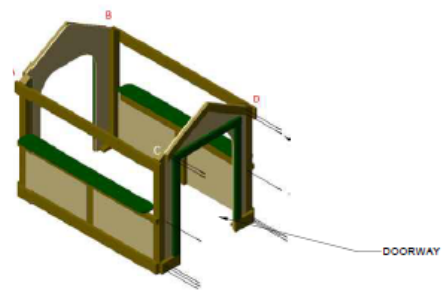
# Site Details



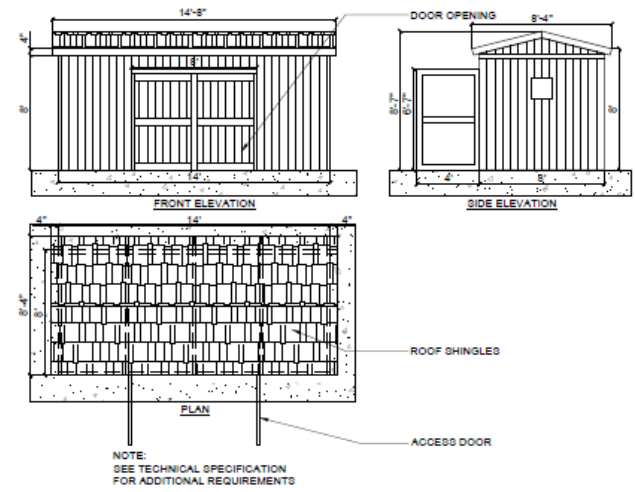
o-meshfence\_3



3 Ornamental Fence with Metal Posts - Alternate  
SCALE: N.T.S. o-fence-prefab-alum\_12



4 Drive Through Playhouse - Alternate  
SCALE: N.T.S. o-playhouse\_3



5 Storage Shed  
SCALE: N.T.S. o-shed\_1\_12

# Sample Motion

Based upon the applicant's application materials, testimony, and discussion relating to their petition for Final Architecture and Final Landscaping which together demonstrate compliance with the applicable standards of Chapter 54 and Chapter 98 of the Municipal Code, I move in the case of DAC2023-027, Glenview Methodist Preschool Bike Track at 727 Harlem Avenue, (the "Subject Property"), the Development Adjustments Commission recommend the Village Board of Trustees grant approvals in accordance with the following conditions and exhibits:

1. **Final Architecture** approval for the Subject Property in accordance with the document titled "Construction Details" (Sheet 7.1) prepared by Upland Design, Ltd and dated March 10, 2023.
2. **Final Landscape** approval for the Subject Property in accordance with the following:
  - a. The document titled "Landscape Plan" (Sheet 6.0) prepared by Upland Design, Ltd and dated March 10, 2023; and
  - b. The document titled "Layout Plan" (Sheet 3.0) prepared by Upland Design, Ltd and dated March 10, 2023.

# Public Comment

- a. Await the calling of your name by Village Staff or for the Chair to invite you to speak
- b. State your name
- c. Provide public comments regarding this case

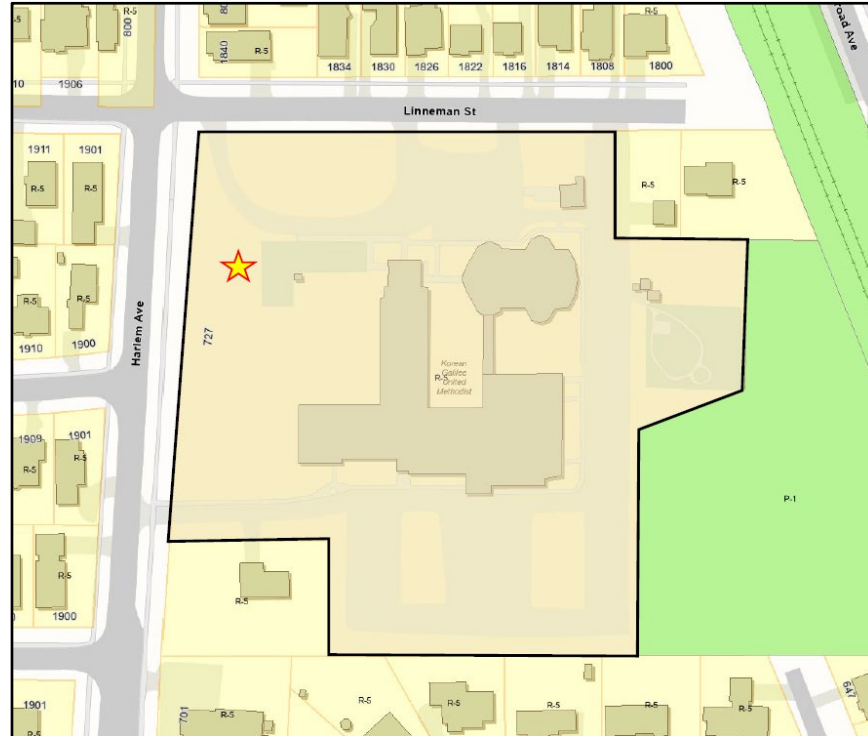


**DAC2023-027**    **727 Harlem Avenue– Glenview United Methodist Church**  
**Bike Path (Public Hearing)**

Proposal:            Certificate of Appropriateness for Architecture and  
                                 Landscaping



Community Development  
Department





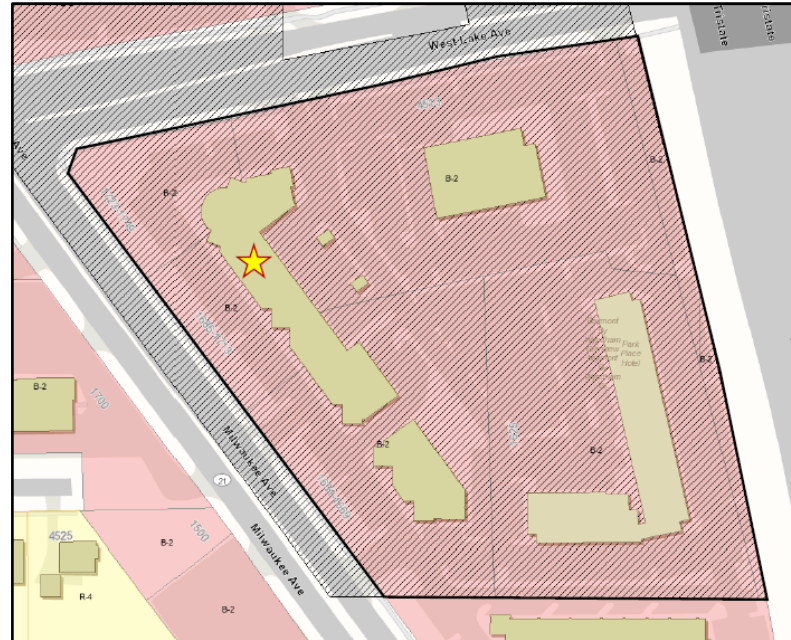
**May 17, 2023**

**Development Adjustments  
Commission Meeting**

**DAC2023-055**    **1713 Milwaukee Avenue – K-pan Korean Street Food**  
Proposal:            Certificate of Appropriateness for Final Signage



Community Development  
Department



# Commission Review

- a. Village staff summary of background & request
- b. Comments by Applicant
- c. Clarifying Questions from the Commission
- d. Public comment
- d. Commission discussion
- e. Commission motion

# Case Summary – Signage

1. The applicant, K-pan Korean Street Food, represented by All Way Sign, requests approval of one (1) illuminated wall sign and two (2) tenant panels in an existing ground sign for the new restaurant tenant at 1713 Milwaukee Avenue on the first floor of the Glenview Commons shopping center.
2. The applicant has provided three (3) versions of signage for review by the Development Adjustments Commission. The applicant's preferred design is option 1 which would require two (2) waivers from the design guidelines (letter height and sign area). If option 1 is not supported, the applicant's next preference is the option 2 design which would require one (1) waiver from the design guidelines (sign area). If neither option 1 or option 2 are supported, the applicant's option 3 design would comply with all requirements of the design guidelines and could be approved as presented. The Development Adjustments Commission should consider which wall sign design is appropriate.
3. The Development Adjustments Commission should consider whether the tenant panel design is appropriate.
4. The applicant shall repair any damage to the existing façade associated with the removal of the prior sign and installation of new signage.
5. The petitioner shall furnish material and color samples of all proposed signage for review by the Development Adjustments Commission at the meeting.
6. The applicant's Option 3 wall signage and the proposed tenant panels would have been eligible for administrative approval by staff but are being presented along with the applicant's other options for consideration of the waivers needed for the applicant's preferred option 1 & option 2 designs.
7. The Development Adjustments Commission should consider whether the proposed tenant panel signage is appropriate.



# Site Photographs

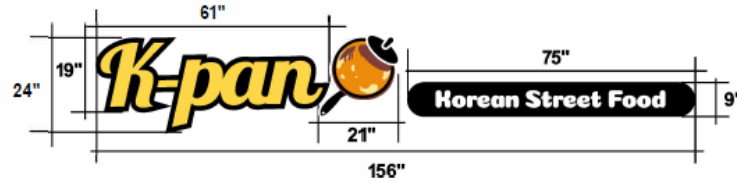


# Zoning Statistics

<b>COMPLIANCE WITH DESIGN GUIDELINES AND ZONING</b>			
<b>Version</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Wall Sign(s)</b>	K-pan Korean Street Food		
<b>Storefront Area</b>	400.0 sq. ft.		
<b>Proposed Sign Area</b>	26.0 sq. ft.	22.0 sq. ft.	19.9 sq. ft.
<b>5% per Design Guidelines</b>	20.0 sq. ft.		
<b>Compliance →</b>	No (waiver required)	No (waiver required)	Yes
<b>8% per Ordinance</b>	32.0 sq. ft.		
<b>Compliance →</b>	Yes	Yes	Yes

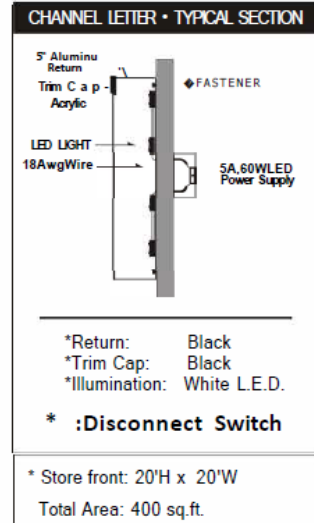
# Sign Exhibit – Option 1

Scale: 1/4"=1'00"



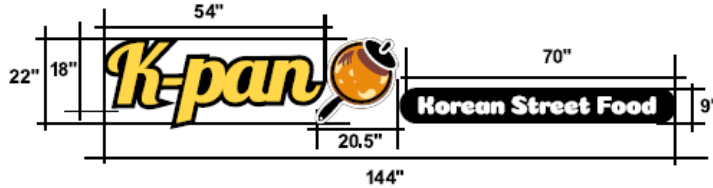
- \* Letters: #7328 white acrylic with opaque black & gold nugget vinyl  
Gold Nugget: 3M 3630-141 Translucent vinyl  
K:19" l p:19.D5" i a,n:14"
- \* Box Sign: Routed, Opaque black face with #7328 white acrylic  
- 4.5" Routed letters (lowercase case 3.25")
- \* Logo: #7328 white acrylic with printed image (21" x 22")

## OPTION 1

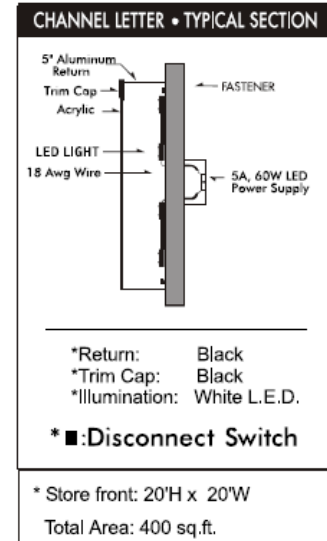


# Sign Exhibit – Option 2

Scale: 1/4"=1'00"

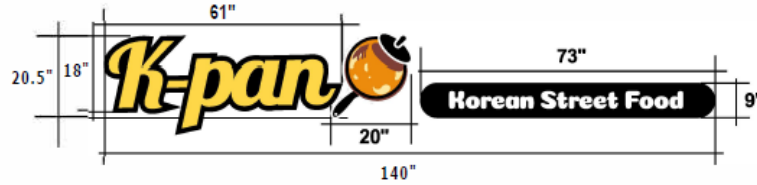


- \* Letters: #7238 white acrylic with opaque black & gold nugget vinyl  
Gold Nugget: 3M 3630-141 Translucent vinyl  
K:18" p:18,05" a,n:13"
- \* Box Sign: Routed, Opaque black face with #7328 white acrylic  
- 4.5" Routed letters( lowercase case 3.25")
- \* Logo: #7328 white acrylic with printed image (20.5" x 22")



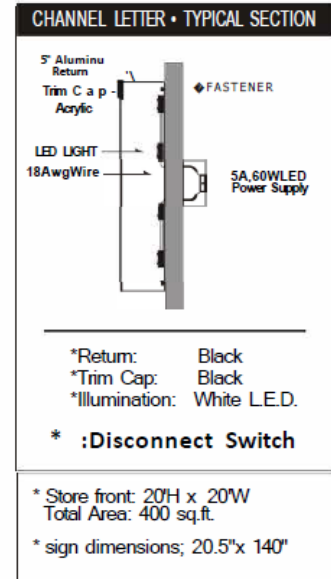
# Sign Exhibit – Option 3

Scale: 1/4"=1'00"



- \* Letters: #7238 white acrylic with opaque black & gold nugget vinyl  
Gold Nugget: 3M 3630-141 Translucent vinyl  
K:18" l:p:18.05" / a,n:13"
- \* Box Sign: Routed, Opaque black face with #7328 white acrylic  
- 4.5" Routed letters (lowercase case 3.25")
- \* Logo: #7328 white acrylic with printed image (20" x 20.5")

## OPTION 3

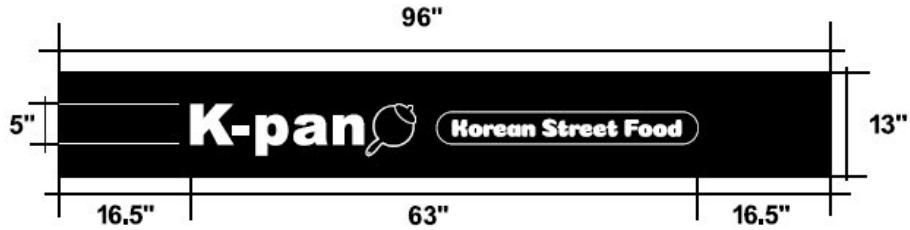




# Sign Exhibit – Option 3

Scale: 1/2"=1'00"

\* #7238 white acrylic  
with opaque black vinyl



# Sample Motion

## Option 1

Based upon the applicant's application materials, testimony, and discussion relating to their petition for Final Signage which together demonstrate compliance with the applicable standards of Chapter 54 and Chapter 98 of the Municipal Code, I move in the case of DAC2023-055, K-pan Korean Street Food at 1713 Milwaukee Avenue, (the "Subject Property"), the Development Adjustments Commission recommend the Village Board of Trustees grant approvals in accordance with the following conditions and undated exhibits prepared by All Way Sign:

- A. Front-Lite Plex Face Channel Letters w/ LED, Flate Mounted (Option 1);
- B. Change Face for Existing Monument Sign;
- C. A waiver from the Wall Sign Design Guidelines for letter heights of 19.0 inches instead of a maximum letter height of 18.0 inches;
- D. A waiver from the Wall Sign Design Guidelines for a sign area comprising 6.5% (26.0 sq. ft.) of the area of the tenant façade instead of a maximum of 5.0% (20.0 sq. ft.) of the tenant façade; and
- E. The applicant shall repair any damage to the existing façade associated with the removal of the prior sign and installation of new signage.

# Sample Motion

## Option 2

Based upon the applicant's application materials, testimony, and discussion relating to their petition for Final Signage which together demonstrate compliance with the applicable standards of Chapter 54 and Chapter 98 of the Municipal Code, I move in the case of DAC2023-055, K-pan Korean Street Food at 1713 Milwaukee Avenue, (the "Subject Property"), the Development Adjustments Commission recommend the Village Board of Trustees grant approvals in accordance with the following conditions and undated exhibits prepared by All Way Sign:

- A. Front-Lite Plex Face Channel Letters w/ LED, Flate Mounted (Option 2);
- B. Change Face for Existing Monument Sign;
- C. A waiver from the Wall Sign Design Guidelines for a sign area comprising 5.5% (22.0 sq. ft.) of the area of the tenant façade instead of a maximum of 5.0% (20.0 sq. ft.) of the tenant façade; and
- D. The applicant shall repair any damage to the existing façade associated with the removal of the prior sign and installation of new signage.

# Sample Motion

## Option 3

Based upon the applicant's application materials, testimony, and discussion relating to their petition for Final Signage which together demonstrate compliance with the applicable standards of Chapter 54 and Chapter 98 of the Municipal Code, I move in the case of DAC2023-055, K-pan Korean Street Food at 1713 Milwaukee Avenue, (the "Subject Property"), the Development Adjustments Commission recommend the Village Board of Trustees grant approvals in accordance with the following conditions and undated exhibits prepared by All Way Sign:

- A. Front-Lite Plex Face Channel Letters w/ LED, Flate Mounted (Option 3);
- B. Change Face for Existing Monument Sign; and
- C. The applicant shall repair any damage to the existing façade associated with the removal of the prior sign and installation of new signage.

**DAC2023-055**

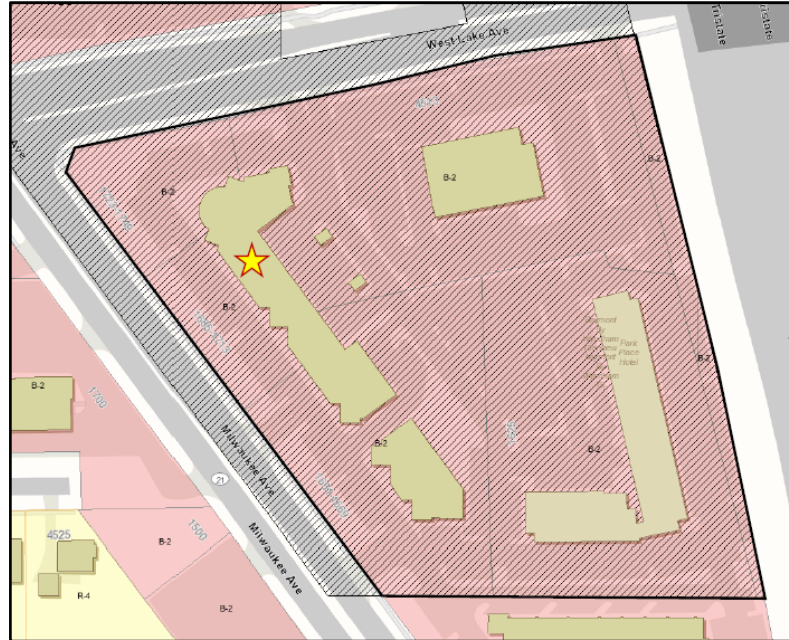
**1713 Milwaukee Avenue – K-Pan**

Proposal:

Certificate of Appropriateness for Final Signage



Community Development  
Department





**May 17, 2023**

**Development Adjustments  
Commission Meeting**