

**ORDINANCE AMENDING THE OAK PARK ZONING ORDINANCE AND  
GRANTING A SPECIAL USE PERMIT FOR LIGHT STANDARDS TO  
ILLUMINATE THE SOUTH ATHLETIC FIELD AT OAK PARK-RIVER  
FOREST HIGH SCHOOL**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, in accordance with the Home Rule Powers granted to it under Article VII, Section 6 of the Constitution of the State of Illinois (1970), as amended, as follows:

**SECTION 1:** That the Oak Park Plan Commission, acting as the hearing body in accordance with the Zoning Ordinance, has considered an application for an amendment to the Zoning Ordinance to authorize light standards for illuminating athletic fields as a special use and issuance of a special use permit to allow the use of light standards for the High School's athletic field located on the block bounded by Lake Street, Scoville Avenue, the CTA Green Line/Union Pacific embankment and East Avenue (the "South Campus Tract") pursuant to said text amendment and pursuant to notice duly published on August 14, 2002 in the Oak Leaves, a newspaper of general circulation in the Village, and pursuant to a public hearing held on August 29, 2002 at 7:00 p.m. in the Council Chambers of the Village Hall, 123 Madison Street, Oak Park, Illinois held in accordance with said notice.

**SECTION 2:** That the Plan Commission delivered to the President and Board of Trustees, for the Board's consideration, written Findings of Fact and its Recommendations adopted by the Plan Commission on September 9, 2002 and

which are attached hereto as Exhibit A (hereinafter sometimes referred to as "Plan Commission Report").

**SECTION 3:** That the President and Board of Trustees hereby adopt the Findings of Fact and Recommendations of the Plan Commission, as set forth in Exhibit A attached hereto and made a part hereof.

**SECTION 4:** That the Oak Park Zoning Ordinance is amended by adding the following special use to Section 4.5.2 as new Subsection 4.5.2AA to read as follows:

**AA. Light Standards**

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 or less restrictive district.

and by amending Section 3.1 the Use Matrix to reflect athletic field light standards as a special use in the B-3 Zone District.

**SECTION 5:** That a special use permit be granted to Oak Park and River Forest High School pursuant to the foregoing text amendment to allow the installation and use of light standards not exceeding one hundred feet (100') in height at the South Campus Tract, SUBJECT TO the conditions set forth in the Plan Commission's Recommendation attached hereto as Exhibit A.

**SECTION 6:** That in the event any of the foregoing conditions and restrictions shall not be fulfilled at any time in the future, the then owner shall be deemed to be in violation of said Zoning Ordinance and the Zoning Administrator shall take appropriate action, and this special permit shall be subject to revocation.

**SECTION 7:** The Village Clerk is hereby authorized and directed to record this Ordinance, at the Applicant's expense, with the Cook County Recorder of Deeds.

**THIS ORDINANCE** shall be in full force and effect from and after its adoption and approval as provided by law. The Village Clerk is directed to publish this ordinance in pamphlet form.

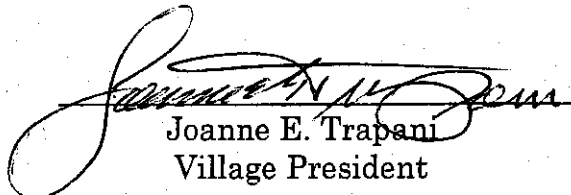
**ADOPTED** this 17<sup>th</sup> day of September, 2002 pursuant to a roll call vote as follows:

**AYES:** Trustees Carpenter, Ebner, Gockel and Turner and President Trapani

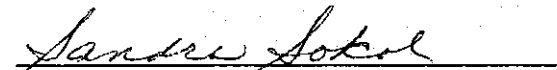
**NAYS:** None

**ABSENT:** Trustees Hodge-West and Kostopulos

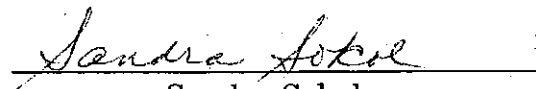
**APPROVED** by me this 17<sup>th</sup> day of September, 2002.

  
Joanne E. Trapani  
Village President

**ATTEST:**

  
Sandra Sokol  
Village Clerk

Published by me in pamphlet form this 30<sup>th</sup> day of September, 2002.

  
Sandra Sokol  
Village Clerk



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September 9, 2002

President and Board of Trustees  
Village of Oak Park  
123 W. Madison Street  
Oak Park, Illinois 60302

Re: Application of Oak Park and River Forest High School  
for a Text Amendment and Special-Use to Permit the Use of Light  
Standards at the High School's South Athletic Fields

Dear Ladies and Gentlemen:

By letter dated August 1, 2002, Oak Park and River Forest High School (hereinafter "the Applicant") filed an application for an amendment to the Zoning Ordinance to authorize light standards for illuminating athletic fields as a special-use and for the issuance of a special-use permit pursuant to the proposed text amendment to allow the use of light standards for the High School's athletic fields located on the block bounded by Lake Street, Scoville Avenue, the CTA Green Line/Union Pacific embankment, and East Avenue ("South Campus Tract"). This matter was referred to the Plan Commission, sitting as a Zoning Commission, (hereinafter "Plan Commission") to hold the required public hearing.

A public hearing was scheduled for August 29, 2002 at 7:00 p.m. in the Council Chambers of the Village Hall, Madison and Lombard, Oak Park, Illinois. Notice of the time and place of this public hearing was published on August 14, 2002, in the "Oak Leaves," a newspaper of general circulation in the Village of Oak Park. Letters were also mailed by the Secretary of the Plan Commission to Village water service users in the neighborhood advising them of the proposal and the public hearing to be held.

Having fully heard and considered the testimony and evidence received at the public hearing, the Plan Commission makes the following findings of fact:

FINDINGS OF FACT

1. That the Applicant is a consolidated public high school district which is governed by the Board of Education for District 200.
2. That the Applicant's main campus is bounded by Erie Street on the north, Scoville Avenue on the east, Lake Street on the South and Linden Avenue on the west. This campus includes eight tennis courts, a football stadium, three baseball/softball diamonds and one non-conforming field used for field hockey.
3. That approximately three thousand students attend Oak Park and River Forest High School.
4. That the Applicant has for many years bussed student athletes to off-campus fields, primarily those owned by the Park District of Oak Park, for soccer, lacrosse and some field hockey practices and games.
5. That through voluntary sales and condemnation proceedings, the Applicant recently obtained ownership of the South Campus Tract, which it is converting to athletic fields. This Tract formerly contained an automobile dealership, a funeral home, a restaurant and a kidney dialysis center. The Applicant has removed all buildings and other improvements on the South Campus Tract, except a changeable message sign which it constructed along Lake Street.
6. That the Applicant is installing artificial turf on the South Campus Tract and will soon begin using this Tract for its field sports, including its soccer, lacrosse and field hockey teams. The

Tract may be used for football practices, but no goal posts will be installed on this Tract.

7. That the Applicant wishes to extend the use of the athletic fields it is installing on the South Campus Tract by illuminating the Tract with lights atop 98' high light standards at the four corners of the Tract.

8. That the South Campus Tract is located in the "B-3" Central Business Zone District, in which retail, office and service uses are generally permitted. No building or structure may exceed 60' in height in this district.

The Text Amendment

9. That the Applicant has applied for a text amendment which would permit light standards for athletic fields throughout the Village.

10. That because the Applicant's light standards exceed the 60' limitation imposed in the "B-3" district, the Applicant's need for zoning relief is limited to the height limitation in the "B-3" district. A more narrowly drawn special-use amendment authorizing light standards not exceeding 100' for illuminating athletic fields in the "B-3" or less restrictive district will better address the Applicant's needs for the South Campus Tract.

11. That the South Campus Tract is surrounded by the following uses: to the north, Lake street (a primary arterial street) followed by the Applicant's main campus which is zoned "R-7" Multiple Family District; to the east, Scoville Avenue (a residential street) followed by Ridgeland Common, a tract which is zoned "R-2" Single Family District and which is owned and operated by the Park District which uses the west end of the tract for a baseball diamond and the east end for a swimming pool/ice arena; to the south, a recently vacated street (North Boulevard), which is now part

of the South Campus Tract, followed by the CTA/Union Pacific railroad embankment which is zoned "B-3" Central Business District; and to the west, East Avenue (a collector street at this location) followed by townhomes in the Euclid Place Planned Development whose underlying zoning is "B-1/B-2" General Business District.

12. That the baseball diamond at the east end of Ridgeland Common (opposite the South Campus Tract) is illuminated by 60' light standards which cast a significant glare, or light spillage, over the surrounding area.

13. That in order to better contain light spillage and glare into the surrounding areas, the Applicant proposes to use 98' light standards which are capable of directing light "down" rather than "out." This arrangement nearly eliminates players getting "light in their eyes" during athletic practices and games.

#### The Special Use

14. That in the event the enabling text amendment is adopted, the Applicant has requested that a special-use permit be granted to allow use of the 98' light standards to illuminate the South Campus Tract.

15. That the evidence indicated that the proposed use of the 98' light standards at the South Campus Tract as conditioned below is desirable to provide a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or the community. The use of the lights will extend practice times allowing two practices per day after school, and permit games up to 8:00 p.m., the time the Applicant agreed to turn off the high lights, in any event. This extended use of the fields will significantly decrease the need to bus student athletes to other facilities

and increase the opportunities for working parents to watch games. Moreover, the Applicant has agreed to make the athletic fields available to youth groups, running clubs, the Park District and others when not needed by the Applicant, provided that any user agrees to the conditions set forth below. One resident testified that athletic fields in the Village are in such short supply that three youth soccer teams often must practice on one field. Extending the use of the new athletic fields into the early evening by using artificial lights will help alleviate the critical shortage of athletic fields in the Village.

16. That the evidence indicated that as conditioned below, the proposed use of the 98' light standards will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. The more intense business and commercial uses which formerly occupied the South Campus Tract were often used until 9:00 p.m. or later (e.g., car dealer, restaurant, funeral home). The proposed high lights emit little spillover light to adjacent property – less light across the perimeter streets than emitted by the existing street lights. When not in use by the Applicant, the newly installed low impact running track which is located at the perimeter of the South Campus Tract will be available to community groups and recreational runners up to 10:00 p.m., when the South Campus Tract will be located. The Applicant indicated that the existing or enhanced street lighting or low level security lighting, would be sufficient to illuminate the track prior to the 10:00 closure of the facility. The Applicant also proposes to buffer the use of all lights by planting a number of trees (some 4 inches in diameter with established height of 20' – 25') in the parkways along East Avenue and Lake Street, pursuant to the landscape plan which was submitted into evidence.

17. That the evidence indicated that the Applicant's proposed use of 98' light standards to



illuminate the South Campus athletic fields as conditioned below will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations. The South Campus Tract is surrounded by public streets; to the north is the Applicant's main campus; to the east is a similar recreation facility with night lighting; to the south is a railroad embankment and to the west are townhomes in a planned unit development. The underlying zone of the South Campus Tract permits far more intense development than the use proposed by the Applicant. The early turn off of the lights, which will be on electric timer, and the buffer provided by the proposed landscaping will alleviate any adverse effects on neighboring property.

18. That the evidence indicated that the extended use of the athletic fields in the South Campus Tract by using the proposed light standards as conditioned below is consistent with the goals and objectives of the Oak Park Comprehensive Plan, including the goal to provide in the most efficient manner those public services and facilities which maintain Oak Park as a desirable community. The extended use of the Applicant's south athletic fields by use of the proposed light standards will allow additional high school youth and community residents of all ages the opportunity to use a recreational amenity which is in high demand. This extended use will also free up the Park District fields which the High School and other community teams presently use. More moderate use of the Park District fields, which one resident described as unsafe from overuse, will allow better maintenance and field conditions for these facilities.

19. That the evidence indicated reasonable assurance by the Applicant that the proposed installation of the light standards will be completed in a timely manner, if authorized. The Applicant indicated that the light standards could be erected in approximately two weeks, if authorized.

20. That the evidence indicated that the issuance of a special-use permit for installation of light standards on the South Campus Tract as conditioned below is in the best interests of the Village of Oak Park.

Recommendation

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Plan Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees as follows:

A. That the text of the Zoning Ordinance be amended by adding the following special use to Section 4.5.2:

Light Standards

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 or less-restrictive district.

B. That a special-use permit be granted to Oak Park and River Forest High School pursuant to provisions of the foregoing text amendment to authorize the installation and use of light standards not-exceeding 100' at the South Campus Tract, SUBJECT TO the following conditions and restrictions:

1. That the four light standards and landscaping around the South Campus Tract be installed and maintained in substantial conformity with the plan by Wight and Company dated August 8, 2002 which was submitted into evidence.
2. That the light standards not exceed 100' in height and have a silver, galvanized steel finish.
3. That the lights atop the light standards be turned off not later than 8:00 p.m., Monday through Saturday.
4. That the lights atop the light standards not be used on Sundays.

5. That the gates to the South Campus Tract be locked at 10:00 p.m., Sunday through Saturday, and re-opened at 6:00 a.m. each morning.
6. That light spillage from the light standards across the streets surrounding the South Campus Tract shall not exceed the foot candles set forth in the attached plan drawn by the Musco Lighting Company.
7. That no commercial concessions be provided on the South Campus Tract.
8. That adequate trash receptacles and trash clean-up services be provided at the South Campus Tract.
9. That signage be provided at each gated entrance to the South Campus Tract, directing users to observe the "permit parking only" status of on-street parking in the neighborhood and other applicable conditions imposed herein.
10. That the Applicant not rent the South Campus Tract for commercial purposes to a for-profit entity.
11. That in the event that any of the foregoing conditions and restrictions shall not be fulfilled at any time in the future, said events shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action.

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Colette Lueck, Chairperson  
Plan Commission,  
Sitting as a Zoning Commission.

This report was adopted by a 6  
to 0 vote of the Plan Commission,  
sitting as a Zoning Commission, this  
9th day of September, 2002.

# PRELIMINARY LANDSCAPE LEGEND

NO. TREE/PLANT	QTY.	NO. TREE/PLANT	QTY.
1 RED MAPLE	6	5 ARBORVITAE	22
2 CHANTICLEER PEAR	5	6 CHAMELEON HOUSTONIA	AS REQD
3 BRADFORD PEAR	4	7 (GROUND COVER)	1
4 HONEYLOCUST	3	8 REDBUD	AS INDICATED

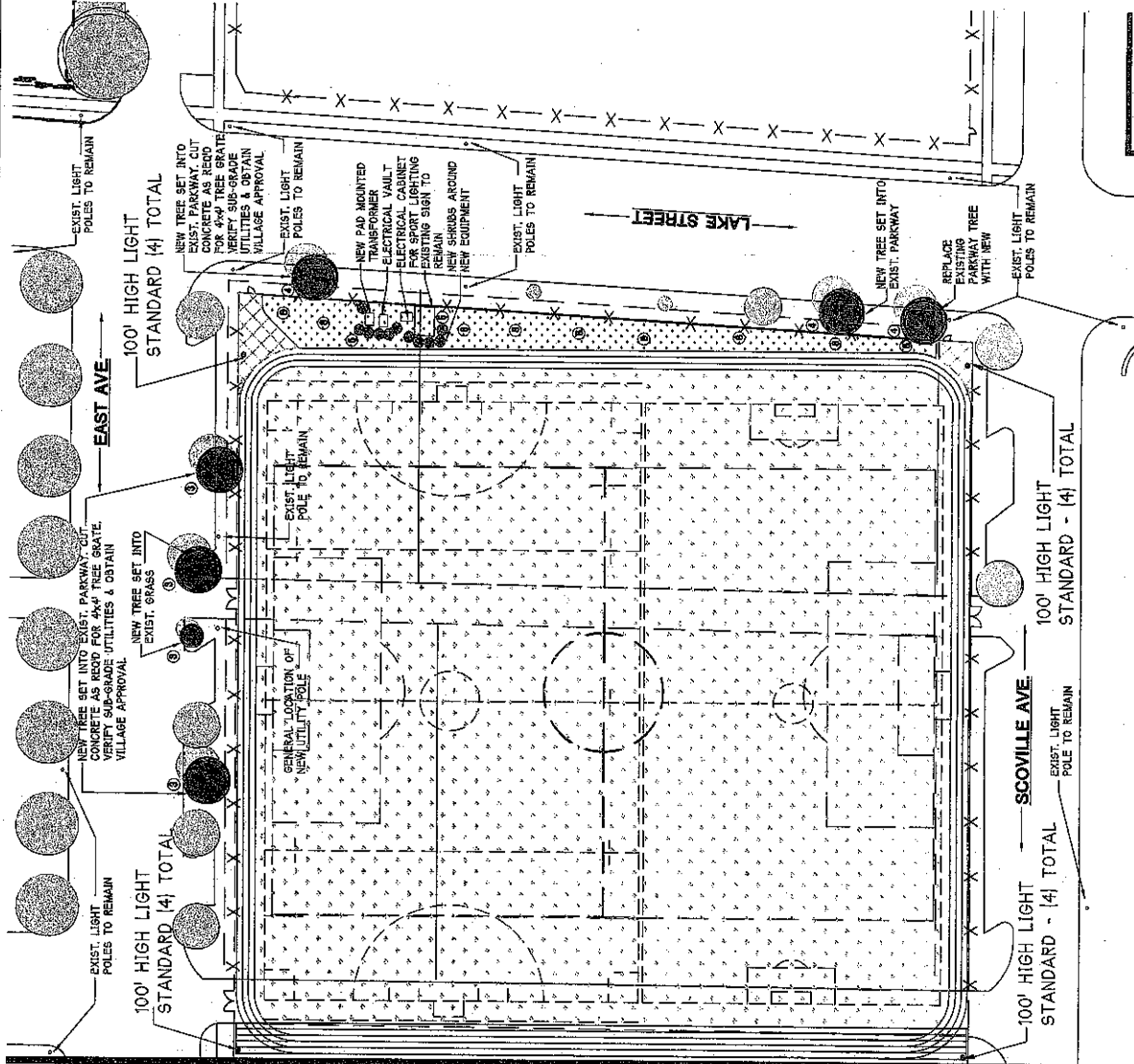
EXISTING TREE TO REMAIN

NEW TREE LOCATION PER VILLAGE APPROVAL

NEW SHRUB

NEW SOD

NEW GROUND COVER & MULCH BED



Oak Park & River Forest High School Dist. 200 -  
Preliminary Landscape Plan - Stadium Field  
Not to Scale

8/19/02

**wight**