

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND  
A PARKING VARIATION FOR COMMUNITY CENTER PARK**

**WHEREAS**, the Rolling Meadows Park District ("**Park District**") owns the property commonly known as the Community Center Park within the City's R-2 Single Family zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

**WHEREAS**, the Subject Property is the existing site of the Park District's Rolling Meadows Community Center facility and other related "public recreational facilities," which are a special use within the R-2 zoning district and a legal non-conforming use of the Subject Property ("**Existing Use**"); and

**WHEREAS**, the Park District desires to construct a number of exterior improvements to expand the use of the Subject Property including: a 40-yard dash area, a challenge course, an outdoor bodyweight circuit training area, two pickleball courts, two bag-toss game areas, and a mini golf course, as well as connecting pedestrian paths, landscaping, and other related site improvements (collectively, the "**Improvements**"); and

**WHEREAS**, in order to allow the Improvements, the Park District requested that the City grant: (i) a special use permit for "public recreational facilities" to authorize the Existing Use and the Improvements; and (ii) a variation from the minimum off-street parking requirements of Section 122-163 in order to construct the Improvements without constructing additional parking (collectively, the "**Requested Relief**"); and

**WHEREAS**, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on July 2, 2024 and August 7, 2024 to consider the Requested Relief; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Requested Relief; and

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1: Recitals.** The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

**Section 2: Special Use Permit.** Pursuant to the standards and procedures set forth in Section 122-395 ("Special uses") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the City hereby approves a special use permit to the Subject Property to allow the operation of the Existing Use and the Improvements as "public recreational facilities."

**Section 3:** Parking Variations. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the City hereby approves a variation from Section 122-163 to reduce the number of required parking spaces for the Subject Property, including for the Improvements, from 288 to 216, being equal to the existing number of parking spaces provided upon the Subject Property.

**Section 4:** Conditions. The special use permit and variation granted in Sections 2 and 3 of this Ordinance are hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.
- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator, the Improvements and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** (collectively, "**Plans**").
- C. Hours of Operation.
  1. Pickleball. The pickleball courts installed as part of the Improvements must cease operation no later than 10:00 p.m. each night.
  2. Miniature Golf. The miniature golf facility installed as part of the Improvements must cease operation no later than sunset each night.
- D. Landscaping Maintenance.
  1. In addition to any other applicable requirement of the Zoning Regulations, Park District must maintain the existing and proposed landscaping between the pickleball courts and adjoining residential properties ("**Screening Landscaping**") on an ongoing basis in a safe and healthy manner in accordance with the Plans; consistent with good arboriculture and landscaping practices; and in a manner that prevents any hazards to persons, property, and other vegetation.
  2. If any of the Screening Landscaping becomes diseased, distressed, dead, or dangerous, the Park District must cause such landscaping to be treated or removed and replaced.
  3. If, for whatever reason, any of the Screening Landscaping is removed, destroyed, or fails to survive, Park District shall, not later than the next planting season occurring at least 30 days after the Park District receives notice from the City, replace such plantings with substitute plantings that substantially conform to the size and type of the original plantings, as depicted on the Plans and as approved by the Zoning Administrator.

4. The Zoning Administrator may administratively approve changes to the Screening Landscaping that, in the Zoning Administrator's determination, provide equal or greater screening to adjoining residential properties.
- E. Light Mitigation. The following conditions apply to the pickleball court sport lighting installed as part of the Improvements ("**Pickleball Lighting**"):
1. The Pickleball Lighting shall be capable of dimming adjustment after installation in order to allow for the post-installation correction of point light levels that exceed the levels shown in the Plans.
  2. Except during special events or league play, the Pickleball Lighting shall only be lit when activated by users of the pickleball courts, such as by a push-button control. Each activation shall last no longer than 60 minutes as controlled by an automatic timer.
  3. In any case, the Pickleball Lighting must automatically shut off no later than the end of the posted hours of operation each night.
- F. Sound Mitigation. The pickleball courts installed as part of the Improvements must be provided with either (i) "Pickleblok" soundproofing material or (ii) an equal approved by the Zoning Administrator that provides equivalent acoustical performance. The material must be the full height of the fence, have no openings, and be provided on the two sides of the court that are nearest to adjacent residences.
- G. Cooperation. The Park District shall consult with the owners of neighboring properties in the development and implementation of the Screening Landscaping and Pickleball Lighting to identify and implement reasonable and appropriate measures to mitigate the impact of the Improvements to neighboring properties.
- H. Parking.
1. Vehicles. The Park District shall not reduce the number of vehicle parking stalls available for public use within the Subject Property below that existing as of the effective date of this Ordinance.
  2. Bicycles. The Park District shall monitor and consider adding additional bicycle parking within the Subject Property if it determines doing so will be necessary and appropriate.
- I. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Business, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.

**Section 5: Failure to Comply with Conditions.**

- A. The City is not obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the permits and variations granted by this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

**Section 6: Binding Effect; Non-Transferability.** The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

**Section 7: No Third-Party Beneficiaries.** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

**Section 8: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 27<sup>th</sup> day of August, 2024.

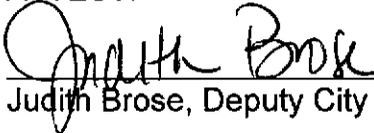
AYES: O'Brien, Vinezeano, Boucher, Reyez, Koehler, McHale

NAYS: 0

ABSENT: Budmats

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 29<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

## Exhibit A

### **Legal Description of Subject Property**

#### PARCEL 1:

LOT "Y" IN ROLLING MEADOWS UNIT NUMBER 9, BEING A SUBDIVISION OF LOT "V" OF ROLLING MEADOWS UNIT NUMBER 8, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 7, 1955 AS DOCUMENT LR1618895, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 4.75 CHAINS SOUTH OF THE NORTH WEST CORNER OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 36, THENCE WEST 1 CHAIN; THENCE SOUTH 4.50 CHAINS; THENCE EAST 1 CHAIN; THENCE NORTH 4.50 CHAINS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THE PART FALLING IN ROLLING MEADOWS UNIT NUMBER 12, A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, LYING SOUTH OF KIRCHOFF ROAD EAST OF THE THIRD PRINCIPAL MERIDIAN), IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT "Z" IN ROLLING MEADOWS UNIT NUMBER 9, BEING A SUBDIVISION OF LOT "V" OF ROLLING MEADOWS UNIT NUMBER 8, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 7, 1955 AS DOCUMENT LR1618895, IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**

**PZC's Adopted Findings of Fact**



### **Special Use Standard**

1. **Standard 1.** Potential impact: The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.

**RESPONSE: Proposed improvements to the park are not anticipated to negatively impact adjacent properties but will rather revitalize the visual appeal and function of the park. The amenities proposed are consistent with national trends of popularity and will enhance the general welfare of the community by providing new recreational opportunities for Rolling Meadows residents.**

**There will be no impacts to vehicular ingress or egress to the property with this project. Pedestrian access to the property will be improved with the new ADA compliant walkways that are proposed.**

**During the OSLAD application process the Park District conducted a public input meeting. The meeting date was posted on social media and in the Daily Herald. 25 residents attended the meeting or participated online. Many attendees live within 1 mile of the park. In general, the amenities proposed were received favorably with many residents expressing excitement at the new park improvements. There were no negative comments associated with the pickleball court location and residents were pleased to learn that additional lighting was being added to the park to help deter vandalism.**

**During the grant application process six letters were submitted by key community members and politicians expressing their support for the project and the recreational amenities being added. These letters included one prepared by Rob Sabo, City Manager at the time. All letters of support and community input information have been provided with this application for review.**

2. **Standard 2.** Consistency: The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

**RESPONSE:**

**The following items were identified in the Comprehensive Plan:**



1. **More recreational opportunities**
    - a. The need for “more recreational opportunities” is listed as the third greatest challenge submitted by residents in community surveys with 28.67% noting this as a priority.
    - b. Improvements to Community Park will help reduce this challenge by providing nine new recreational opportunities in the park.
  2. **Providing infrastructure for residents to age in place.**
    - a. This goal is indicated as a high priority in the Comprehensive Plan with over 15% of the Rolling Meadows population over the age of 55.
    - b. Older populations will directly benefit from the proposed park improvements and the new recreational opportunities that will be offered in Community Center Park.
    - c. Amenities such as pickleball, shuffleboard, and mini golf are very popular with older populations and provide a social aspect as well as a health benefit.
    - d. The new fitness challenge course, NFC court, and 40-yard dash, while geared toward a broader age group, will benefit the health of the community by providing new opportunities for exercise and outdoor exposure.
  3. **Increased Safety**
    - a. Many residents indicated ‘safety’ as a defining characteristic of the City of Rolling Meadows
    - b. The park improvements continue to promote this with new security lighting in the proposed shelters to increase safety and surveillance opportunities in the park.
3. **Standard 3.** Trend of development: Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.
- RESPONSE: Community Park is currently used as a public park. The new improvements proposed in the park do not affect that use and will not interfere with the use or development of the adjacent properties.**



4. **Standard 4.** Public facilities: Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.

**RESPONSE:**

**An existing building exists on-site with restrooms for public use when the building is open. Additional portable restrooms are available on-site. An existing water fountain is being removed and replaced with the park improvements. The drinking fountain will be located adjacent to the mini golf course and lawn game area. A new detention basin with associated storm sewer is being constructed for the new park amenities to control the stormwater run-off. Waste disposal services currently exist.**

5. **Standard 5.** Site design: The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.

**RESPONSE: The park improvements include additional ADA compliant walking paths and connections that will make the park more accessible for users. This includes a new path connection from the bridge over salt creek to the playground and path repairs in locations where existing conditions were not found to be ADA compliant.**

**This project maintains the 216 existing parking spaces located on the east side of Salt Creek. A detailed parking analysis is included with this submittal indicating a parking computation that factors in the design capacity for each existing and proposed recreation amenity and the Village's standard for Public Parks, Mini Golf Courses, and Lit Sports Fields.**

**The parking requirements are as follows:**

- Spaces required during the day: 125
- Spaces required during evenings and weekends: 163
- Total spaces required per Village standards: 288

**Due to the seasonality and varying daytime uses of many of the park components the 216 existing stalls are more than adequate to service the park. For example, the existing baseball fields and soccer fields are predominantly used during summer evenings and weekends while the pre-school is in session during the winter and fall months. The pickleball courts and minigolf are expected to be the most heavily used during evenings and weekends. As such,**



**the Park District is confident that the parking provided on site is adequate for users' needs.**

**End of Special Use Narratives**

Enc: Revised plans and exhibits

Cc: File – HDG



## Variation Standards

Date: June 18, 2024  
To: City of Rolling Meadows  
From: Hitchcock Design Group (HDG)

**RE: Community Center Park Improvements**

- Standard 1.** Unique physical condition: The presence of unique physical conditions related to the property that create a hardship or practical difficulty for the applicant to meet the established requirements of this chapter. The applicant must evidence how such unique hardship or practical difficulty is more impactful to meeting the requirements of this chapter than a mere inconvenience.

**Response: The buildable area on site is limited due to the existing floodplain and wetland located along Salt Creek. It would not be possible to add additional parking without impacting the floodplain or removing established recreational amenities that are currently utilized by the community.**

### COMPENSATORY STORAGE?

- Standard 2.** Impact: Granting a variance will not substantially impact use and enjoyment of adjacent or nearby properties by impairing an adequate supply of light and air, increasing the risk from fire or other public safety hazard, or diminishing property values. To mitigate impacts, the variance should be the least amount of relief required to accomplish the proposed development.

**Response: Granting the variance to reduce the required parking amount will not negatively impact adjacent properties or the useability of the park. This variance will allow adjacent residents to maintain aesthetically pleasing views into the park and will maximize the amount of open space available in the community. Park District staff have analyzed their parking usage and found that the existing parking lots are never fully utilized even during the busiest times.**

- Standard 3.** Not self-imposed: The conditions creating the hardship or practical difficulty are a result of application of this chapter, and not self-imposed, having been created by the applicant or by another on behalf of the applicant, or in furtherance of an opportunity for additional profit.

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

hitchcockdesigngroup.com



**Response: The conditions creating the spatial hardship are not self-imposed but rather a natural feature of the site.**

4. **Standard 4.** Use of property: Use of the property possible under the standards of this chapter, without receiving the requested variance, would deprive the property owner of substantial rights commonly enjoyed by owners of other lots subject to the same provisions. This standard acknowledges that application of zoning standards may create somewhat increased development costs; which do not constitute, in and of themselves, a hardship.

**Response: Not receiving the parking variance would deprive the Rolling Meadows community of nine new recreational opportunities and existing open space.**

5. **Standard 5.** Community character: Granting a variance will not impair the public health, safety, morals, comfort, or welfare of the community. Further, said variance shall not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building height and setback, traffic management, landscaping, building orientation, and established aesthetic standards.

**Response: Granting the parking variance will not impair the objectives mentioned above. The characteristics of the park are enhanced and revitalized through these improvements. The trend of development is maintained with these improvements as the park use will remain the same.**

**End of Special Use Narratives**

**EXHIBIT C**

**Plans**

**LAYOUT NOTES**

1. Contractor responsible for field layout of all new construction. The quality of construction materials and the accuracy of the layout will be the responsibility of the contractor. The contractor shall be responsible for all construction materials and for control of the work as shown.
2. Contractor responsible to coordinate with all agencies to obtain all necessary permits and approvals. The contractor shall be responsible for all construction materials and for control of the work as shown.
3. Contractor responsible to coordinate with all agencies to obtain all necessary permits and approvals. The contractor shall be responsible for all construction materials and for control of the work as shown.
4. These sheets are prepared in accordance with the standards of the American Society of Civil Engineers (ASCE) and the American Institute of Professional Surveyors (AIP). The contractor shall be responsible for all construction materials and for control of the work as shown.
5. All work is shown as shown. The contractor shall be responsible for all construction materials and for control of the work as shown.
6. All work is shown as shown. The contractor shall be responsible for all construction materials and for control of the work as shown.
7. All work is shown as shown. The contractor shall be responsible for all construction materials and for control of the work as shown.
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12. All work is shown as shown. The contractor shall be responsible for all construction materials and for control of the work as shown.
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14. All work is shown as shown. The contractor shall be responsible for all construction materials and for control of the work as shown.
15. All work is shown as shown. The contractor shall be responsible for all construction materials and for control of the work as shown.



22 E. Chicago Avenue  
Naperville, IL 60563  
Tel: 630.461.1787  
hitchcockdesigngroup.com

**PREPARED FOR:**  
Rolling Meadows  
Park District  
3705 Pleasant Drive  
Rolling Meadows, Illinois 60006

**PROJECT:**  
Community Center  
Park Improvements  
Final Design  
3705 Pleasant Drive  
Rolling Meadows, IL 60006

**CONSULTANTS:**  
Civil Engineer  
MT Group  
10700 Eastman Avenue, Suite 60008  
Rolling Meadows, Illinois 60006  
Tel: 224.260.3333

Issue No. Permit  
August 20, 2024

**REVISIONS**

No.	Date	Revised
01	2024.06.20	Permit Revision
02	2024.08.20	Permit Revision

CHECKED BY  
JEB / MDM

DRAWN BY  
MDS / CAS

**SHEET TITLE**  
Layout and  
Materials Plan -  
Overall

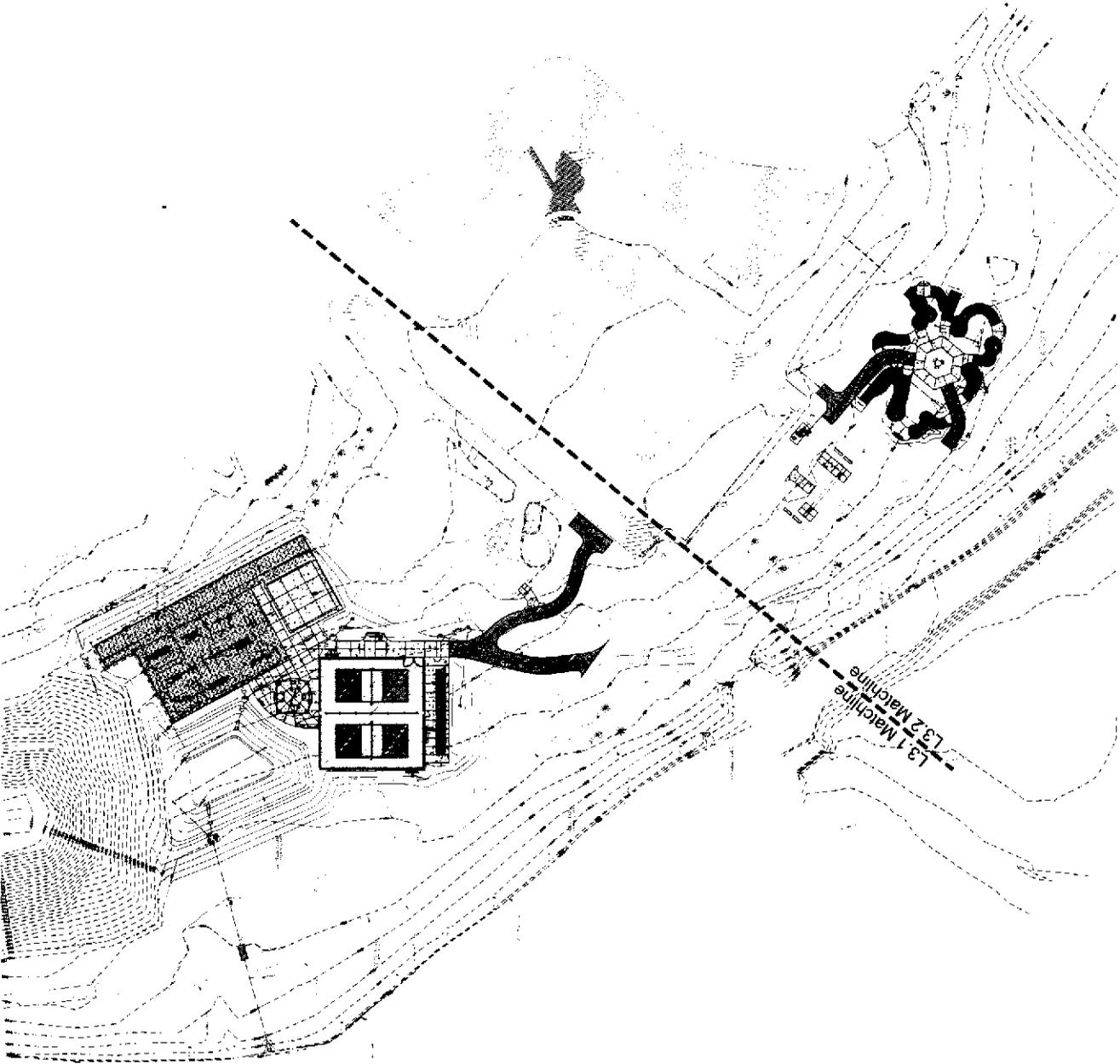
SCALE IN FEET  
1" = 30'

80  
SHEET NUMBER

**L3.0**

**LAYOUT LEGEND**

- Asphalt Overlay - 4" (4000000)
- Asphalt Paving - Sport Court (Cable A)
- Asphalt Paving - Sport Court (Cable B)
- Concrete Paving
- Drainage Concrete (5" Min. Comp.)
- Mac-Gold Subbase "B"
- Class A Roadfill "A"







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630.681.1377  
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PREPARED FOR  
**Rolling Meadows  
Park District**  
3705 Pleasant Drive  
Rolling Meadows, Illinois 60008

PROJECT  
**Community Center  
Park Improvements  
Final Design**  
3705 Pleasant Drive  
Rolling Meadows, IL 60008

CONSULTANTS  
Civil Engineer  
WT Group  
Hoffman Estates, Illinois 60005  
727.253.9335

- LAYOUT NOTES**
1. Contractor responsible for field layout of all new improvements. Double check all placement dimensions with the owner and the surveyor. Also, verify all dimensions for correct placement of all items.
  2. Contractor responsible for coordination with all other utilities. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  3. Contractor responsible for installation of all items. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  4. Place all items in accordance with the field notes. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  5. All work is to be done in accordance with the field notes. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
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  15. Contractor responsible for installation of all items. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  16. All work is to be done in accordance with the field notes. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  17. Contractor responsible for installation of all items. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  18. All work is to be done in accordance with the field notes. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  19. Contractor responsible for installation of all items. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.
  20. All work is to be done in accordance with the field notes. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation. No additional permit will be needed for utility relocation.

**LAYOUT LEGEND**

[Symbol]	Transmission Utility
[Symbol]	High Voltage - Overhead
[Symbol]	Low Voltage - Overhead
[Symbol]	Gas - Overhead
[Symbol]	Water - Overhead
[Symbol]	Sanitary Sewer - Overhead
[Symbol]	Storm Sewer - Overhead
[Symbol]	Electric - Underground
[Symbol]	Gas - Underground
[Symbol]	Water - Underground
[Symbol]	Sanitary Sewer - Underground
[Symbol]	Storm Sewer - Underground



Issue for Permit  
August 20, 2024

REVISIONS

No.	Date	Issue
01	2024.08.20	Permit Revision
02	2024.08.20	Permit Revision

CHECKED BY: JEB / MCM  
DRAWN BY: MDS / CAS

**SHEET TITLE**  
**Layout and  
Materials Plan -  
South**

SCALE IN FEET  
1" = 20'

NORTH

SHEET NUMBER  
05

**L3.2**  
HITCHCOCK DESIGN GROUP









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PREPARED FOR  
**Rolling Meadows  
 Park District**  
 3705 Pheasant Drive  
 Rolling Meadows, Illinois 60008

PROJECT  
**Community Center  
 Park Improvements  
 Final Design**  
 3705 Pheasant Drive  
 Rolling Meadows, IL 60008

CONSULTANTS  
**WT Group**  
 Civil Engineer  
 Hoffman Estates, Illinois 60139  
 T 815.353.8530

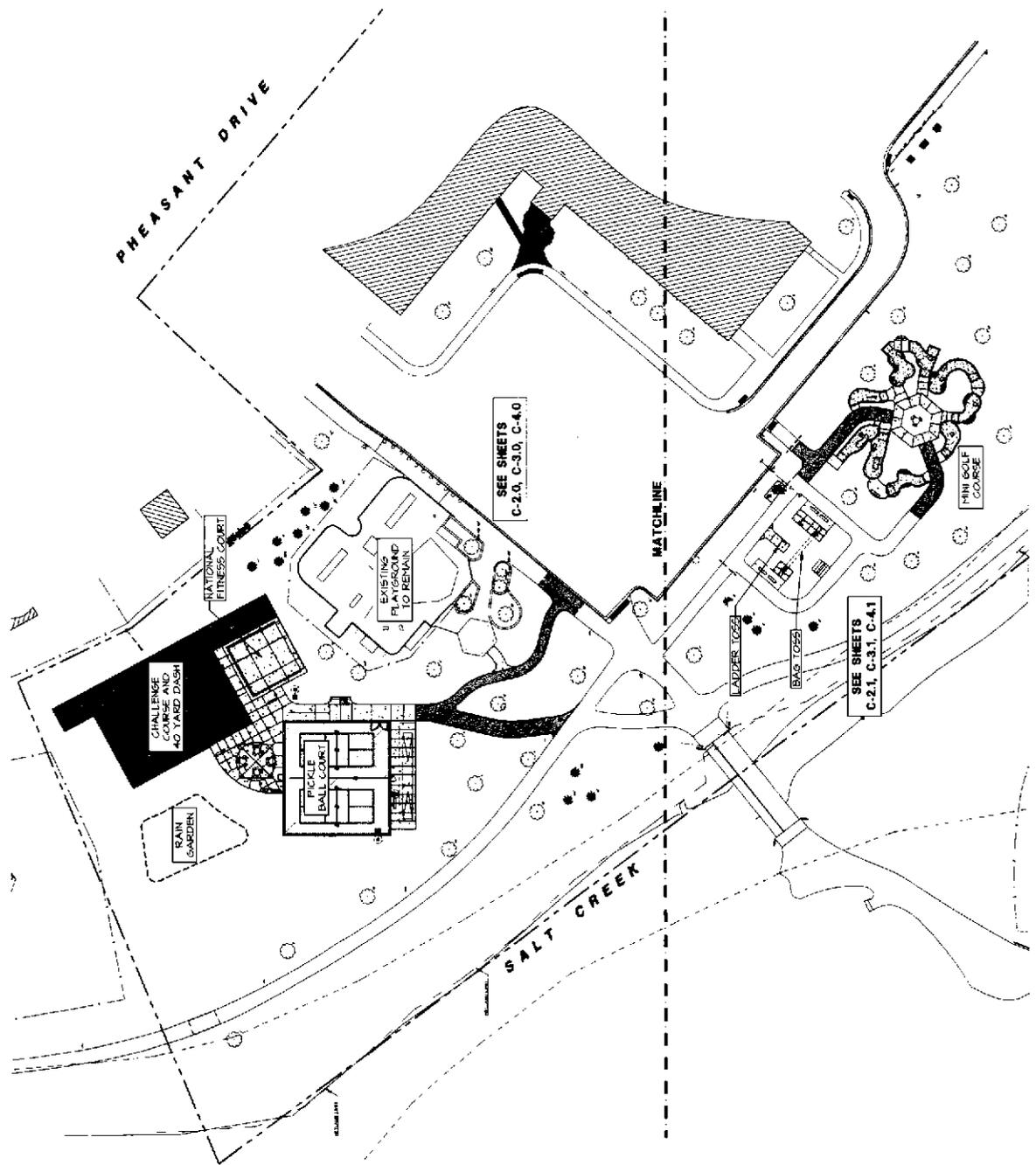
- HATCH LEGEND**
- NEW CONCRETE SIDEWALKS
  - NEW ASPHALT PAVED DRIVEWAYS/PARKING
  - NEW ASPHALT DRIVE
  - NEW ASPHALT DRIVE
  - NEW ASPHALT DRIVE

No.	Date	Issue	City
1	01/02/24		

Drawn By: EMO/AC  
 Checked By: JEC  
 Sheet Title: **OVERALL PLAN**

Scale in Feet: 1" = 30'  
 North Arrow

WT Group  
 SHEET NUMBER: **C-1.0**















**LIGHTING LEGEND**

UPPER CASE LETTER DENOTES POWER TYPE LOWER CASE LETTER DENOTES SWITCH TYPE  
 LETTER - NUMBER DENOTES CIRCUIT NUMBER

**GENERAL NOTES**

1. BRACKET CIRCUITS SHOW THAT USE LAMP, BALL, POLE SHALL BE 240V. 1-POLE, 2-POLE, 3-POLE, 4-POLE, 5-POLE, 6-POLE, 7-POLE, 8-POLE, 9-POLE, 10-POLE, 11-POLE, 12-POLE, 13-POLE, 14-POLE, 15-POLE, 16-POLE, 17-POLE, 18-POLE, 19-POLE, 20-POLE, 21-POLE, 22-POLE, 23-POLE, 24-POLE, 25-POLE, 26-POLE, 27-POLE, 28-POLE, 29-POLE, 30-POLE, 31-POLE, 32-POLE, 33-POLE, 34-POLE, 35-POLE, 36-POLE, 37-POLE, 38-POLE, 39-POLE, 40-POLE, 41-POLE, 42-POLE, 43-POLE, 44-POLE, 45-POLE, 46-POLE, 47-POLE, 48-POLE, 49-POLE, 50-POLE, 51-POLE, 52-POLE, 53-POLE, 54-POLE, 55-POLE, 56-POLE, 57-POLE, 58-POLE, 59-POLE, 60-POLE, 61-POLE, 62-POLE, 63-POLE, 64-POLE, 65-POLE, 66-POLE, 67-POLE, 68-POLE, 69-POLE, 70-POLE, 71-POLE, 72-POLE, 73-POLE, 74-POLE, 75-POLE, 76-POLE, 77-POLE, 78-POLE, 79-POLE, 80-POLE, 81-POLE, 82-POLE, 83-POLE, 84-POLE, 85-POLE, 86-POLE, 87-POLE, 88-POLE, 89-POLE, 90-POLE, 91-POLE, 92-POLE, 93-POLE, 94-POLE, 95-POLE, 96-POLE, 97-POLE, 98-POLE, 99-POLE, 100-POLE.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THIS PROJECT.

**HITCHCOCK DESIGN GROUP**  
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 hitchcockdesigngroup.com

PREPARED FOR  
**Rolling Meadows Park District**  
 3705 Pleasant Drive  
 Rolling Meadows, IL 60008

PROJECT  
**Community Center Park Improvements Final Design**  
 3705 Pleasant Drive  
 Rolling Meadows, IL 60008

CONSULTANTS  
**WT Group**  
 6000 N. Lincoln Ave., Suite 100  
 Hoffman Estates, IL 60139  
 724.253.6333



Issue for Bid  
 May 2, 2024

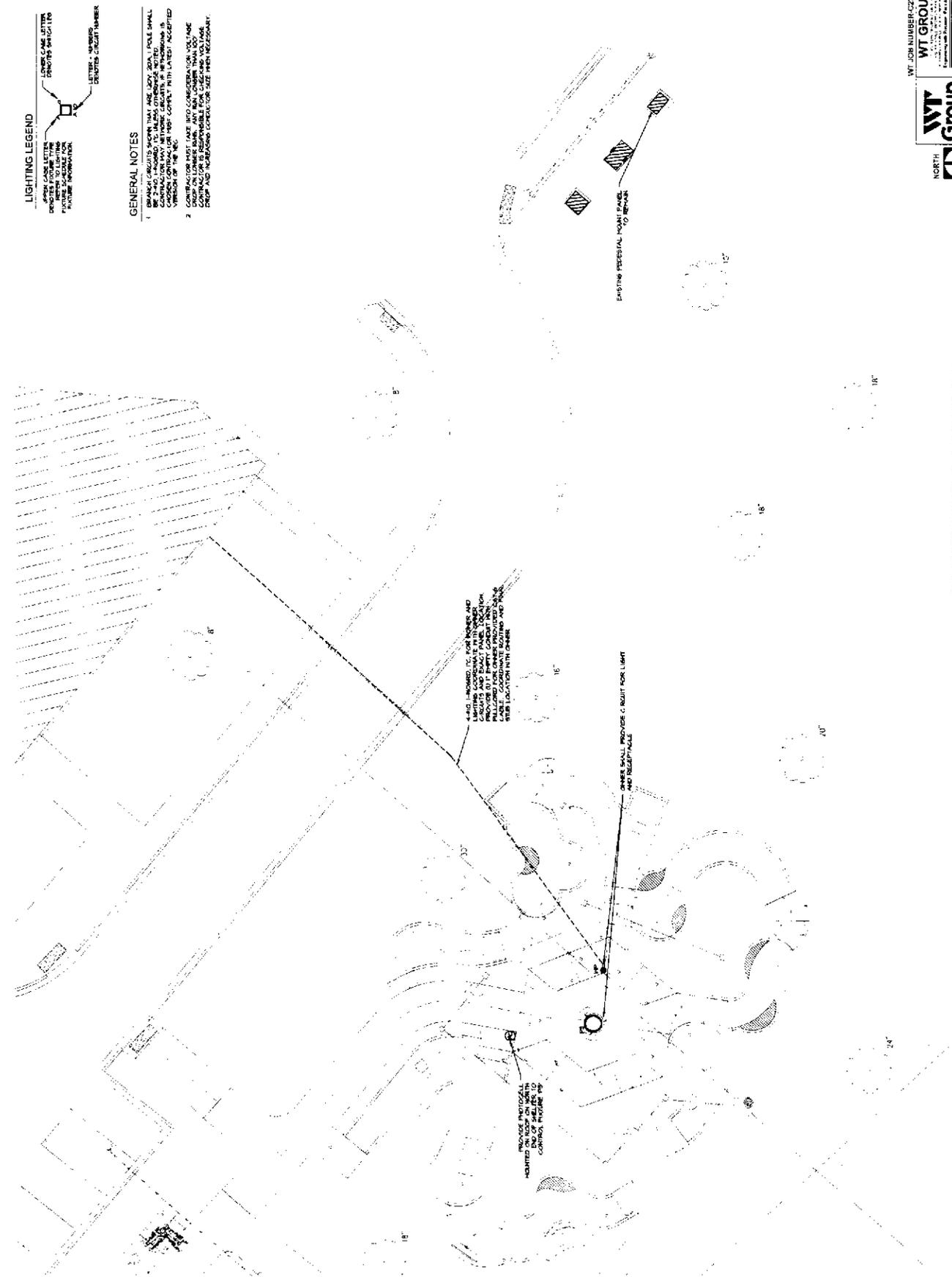
NO.	DATE	REVISIONS
01	05/02/24	ISSUE FOR BID
02	05/08/24	PERMIT REVISION
03	05/15/24	PERMIT REVISION
04	05/22/24	PERMIT REVISION

CHECKED BY: [Signature]  
 DRAWN BY: SMC/BC  
 SHEET TITLE:  
**ENLARGED SHELTER PLAN**

SCALE IN FEET

WT GROUP  
 NORTH  
 WT JOB NUMBER: 22000078  
 SHEET NUMBER: E1.1

1 ENLARGED LIGHTING & POWER PLAN  
 SCALE: 1/8" = 1'-0"





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 Final Design**  
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Revised for Bid  
 May 2, 2024

REVISIONS

No	Date	Issue
00	2024.08.18	PERMIT REVISION
01	2024.05.20	PERMIT REVISION
02	2024.08.20	PERMIT REVISION

CHECKED BY: JIS  
 DRAWN BY: EN/CAC

SHEET TITLE  
**DETAILS AND  
 DIAGRAMS**

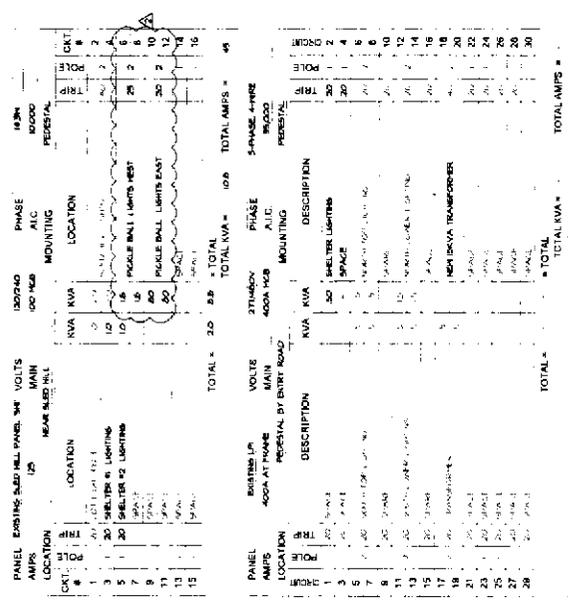
SCALE IN FEET

SHEET NUMBER  
**E2.1**

WT Group  
 11700 E. Farnham, Suite 60182  
 Naperville, IL 60563  
 T 630.281.8133

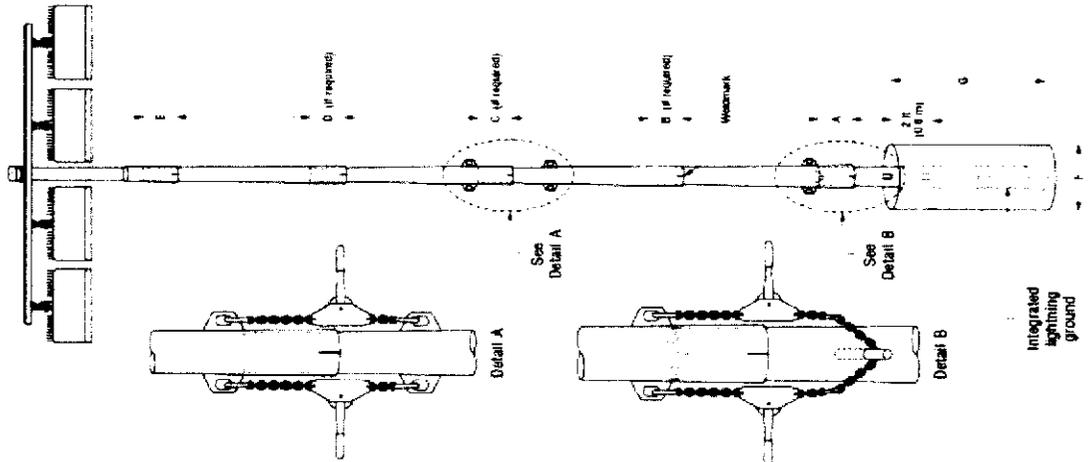
WT JOB NUMBER-C230078

WT Group  
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 Naperville, IL 60563  
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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	HEIGHT	WATTAGE	PHASE	NOTES
F1	3-LED 150W PARABOLIC	10'	150W	A/C	3-LED 150W PARABOLIC
F2	3-LED 150W PARABOLIC	10'	150W	A/C	3-LED 150W PARABOLIC
F3	3-LED 150W PARABOLIC	10'	150W	A/C	3-LED 150W PARABOLIC



WT JOB NUMBER-C230078

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PREPARED FOR  
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 3705 Pleasant Drive  
 Rolling Meadows, Illinois 60008

PROJECT  
**Community Center  
 Park Improvements  
 Final Design**  
 3705 Pleasant Drive  
 Rolling Meadows, IL 60008

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No.	Date	Issue
00	2024.06.19	PERMIT REVISION
01	2024.06.20	PERMIT REVISION
02	2024.06.20	PERMIT REVISION

Checked by: DRANKBY  
 ENUJAC  
 JAL

SHEET TITLE  
**SHELTER  
 PHOTOMETRICS**

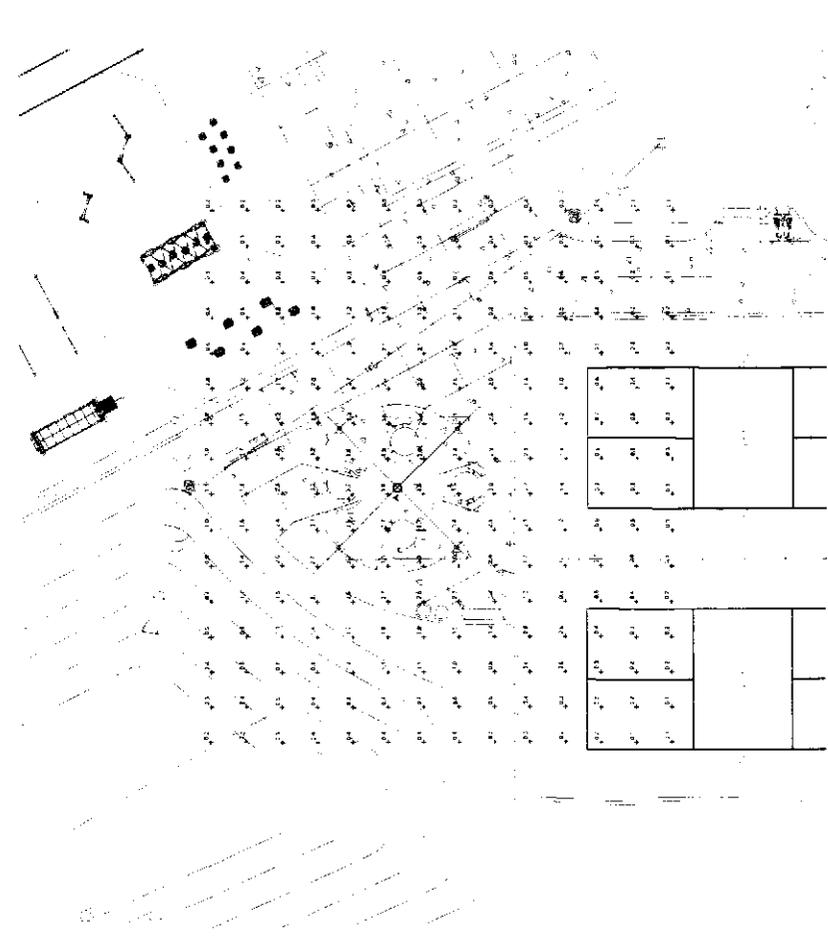
SCALE: 1/8"=1'-0"

SHEET NUMBER  
**EPI.1**

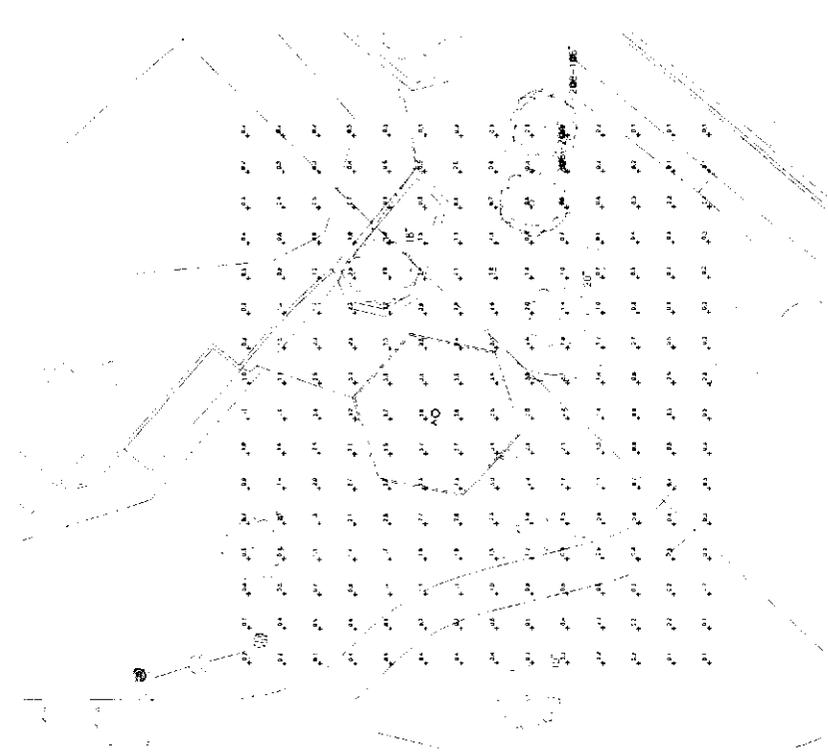


Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	▲	1.2 fc	3.8 fc	0.1 fc	38.0:1	12.0:1
Calc Zone #2	▲	1.2 fc	3.8 fc	0.1 fc	38.0:1	12.0:1



① CALC ZONE #1  
 SCALE: 1/8" = 1'-0"



① CALC ZONE #2  
 SCALE: 1/8" = 1'-0"



NORTH

WT GROUP  
 1000 W. Lake Street  
 Hoffman Estates, IL 60139  
 T 708.293.8333

WT JOB NUMBER: 200029

PROJECT: Community Center Park Improvements

DATE: 06/19/2024

SCALE: 1/8" = 1'-0"

SHEET NUMBER: EPI.1

CONSULTANT: WT GROUP

PROJECT: Community Center Park Improvements

DATE: 06/19/2024

SCALE: 1/8" = 1'-0"

SHEET NUMBER: EPI.1

CONSULTANT: WT GROUP

PROJECT: Community Center Park Improvements

DATE: 06/19/2024



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 h Hitchcock@hitchcockgroup.com

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PROJECT  
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 Final Design**  
 3705 Pleasant Drive  
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Scale: As Shown  
 May 2, 2024  
 REVISIONS

No	Date	Issue
00	2024.06.19	PERMITS
01	2024.06.20	PERMIT REVISION
02	2024.06.20	PERMIT REVISION

CHECKED BY: J.C.  
 DRAWN BY: E.M.C.A.C.

SHEET TITLE  
**SHELTER  
 PHOTOMETRICS**

SCALE IN FEET

WT JOB NUMBER: 230078  
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 Fax: 224.383.8324  
 www.wtgroup.com

**WT Group**  
 NORTH

SHEET NUMBER  
**EP1.2**

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**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	T	1.2 fc	3.8 fc	0.1 fc	38.0:1	12.0:1



1 CALC ZONE #3  
 SCALE 1/8" = 1'-0"



# Community Center Park Pickleball

Rolling Meadows, IL, USA

## Grid Summary

Name: Pickleball  
 Size: 20' x 64'  
 Spacing: 10' x 10.0'  
 Height: 3.0' above grade

## ILLUMINATION SUMMARY

ENTIRE GRID  
 MAINTAINED HORIZONTAL HORIZONTAL

Guaranteed Average: 30  
 Scan Average: 30-94  
 Maximum: 40.0  
 Minimum: 20.2  
 Avg/Min: 1.53  
 Guaranteed Max/Min: 2.5

UG (judicious pot): 1.33  
 No. of poles: 42  
 CD: 32

LUMINAIRE INFORMATION  
 Applied Circuits: A  
 No. of luminaires: 4  
 Total Load: 2.16 kW

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.  
**Field Measurements:** In-situ field measurements may vary from the above values and should be taken in accordance with IESNA RP-6-15.  
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.  
**Requirements:** Results assume a 3% minimal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

## Equipment List For Areas Shown

QTY	Pole Location	SIZE	Luminaires	
			LUMINAIRE TYPE	QTY/POLE
2	P1 P2	40'	TLC-LED-550	2
Totals				4

\* Above Grade level relative to the field



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Pole locations ( ) dimensions are relative to O.D. reference point(s)



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## ILLUMINATION SUMMARY

# Community Center Park Pickleball

Rolling Meadows, IL, USA

## Grid Summary

Name: Blanket Grid  
 Size: 500' x 500'  
 Spacing: 10.0' x 10.0'  
 Height: 3.0' above grade

## Illumination Summary

Entire Grid  
 Scan Average: 1.00  
 Maximum: 89.7  
 Minimum: 0.0  
 Avg/Max: 0.0

UG (adjacent path): 096.31  
 CU: 1.00  
 No. of Points: 800

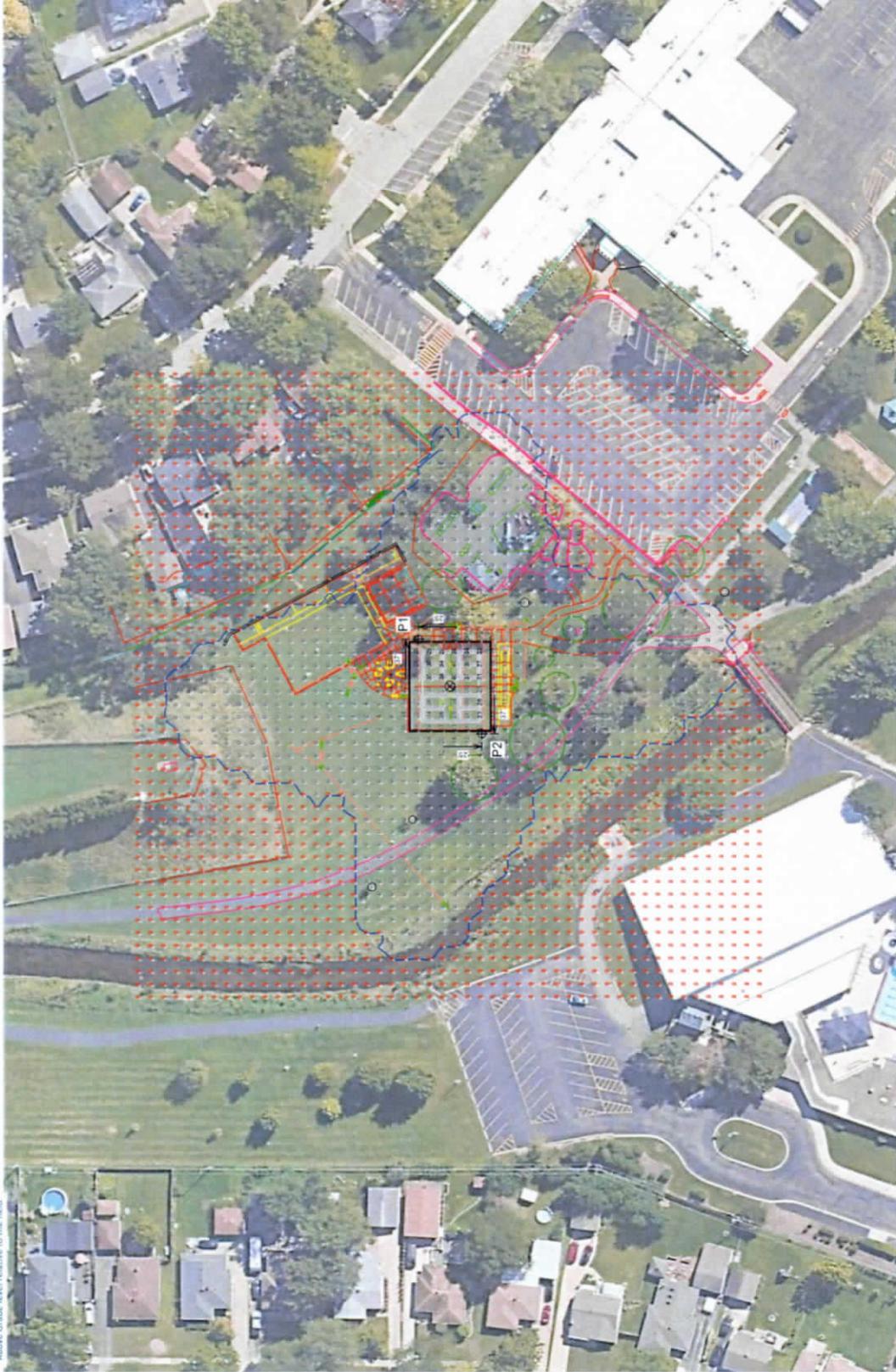
LUMINAIRE INFORMATION  
 Applied Circuits: A  
 No. of Luminaires: 4  
 Total Load: 2.16 kW

**Guaranteed Performance:** The ILLUMINATION described above includes a 0.05 dirt depreciation factor and is based on the following assumptions:  
**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.  
**Electrical System Requirements:** Refer to Attachment "Electrical System Requirements" for electrical sizing.  
**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Blue Contour Line shows light out to 0FC

Equipment List For Areas Shown		Luminaires	
QTY	LOCATION	SIZE	QTY/POLE
2	P1 P2	40"	2
Totals			4

\* Above Grade level relative to the field



Pole location(s) : dimensions are relative to 0.0 reference point(s)

SCALE IN FEET 1: 80  
 0' 80' 160'  
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## ILLUMINATION SUMMARY

# Community Center Park Pickleball

Rolling Meadows, IL, USA

Grid Summary	
Name	Pickleball Spill
Species	0.0000
Height	1.0' Above Grade

Illumination Summary	
Enter Grid	MAINTAINED MINIMUM FOOT-CANDLES
Scan Average	0.0001
Maximum	0.001
Minimum	0.0000
CU	0.00
No. of Points	41
LUMINAIRE INFORMATION	
Applied Circuits	A
No. of Luminaires	2
Total Load	2.16 kW

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15. Refer to Appendix Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (3m) of design locations.

Equipment List For Areas Shown				
QTY	LOCATION	SIZE	LUMINAIRE TYPE	QTY/POLE
2	PT P2	40'	TLC LED 550	2
<b>Totals</b>				
2				4

\*Above Grade level relative to the field



Pole location(s) (X) dimensions are relative to O.D reference point(s)

SCALE IN FEET: 1" = 50'  
 0' 50' 100'  
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## ILLUMINATION SUMMARY

**Community Center Park Pickleball**  
Rolling Meadows, IL, USA

**Grid Summary**

Name	Pickleball Split-Canals
Spacing	30.0' x 30.0'
Height	5.0' above grade

**ILLUMINATION SUMMARY**

Entire Grid	3,2705
Scan Average	31.362
Maximum	0.000
Minimum	0.000
CU	0.00
No. of Points	41
Applied Circuits	4
No. of Wires	4
Total Load	2.16 KW

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated illuminance values and should be taken from a computer-calculated illuminance value (USDA AP 6-15).

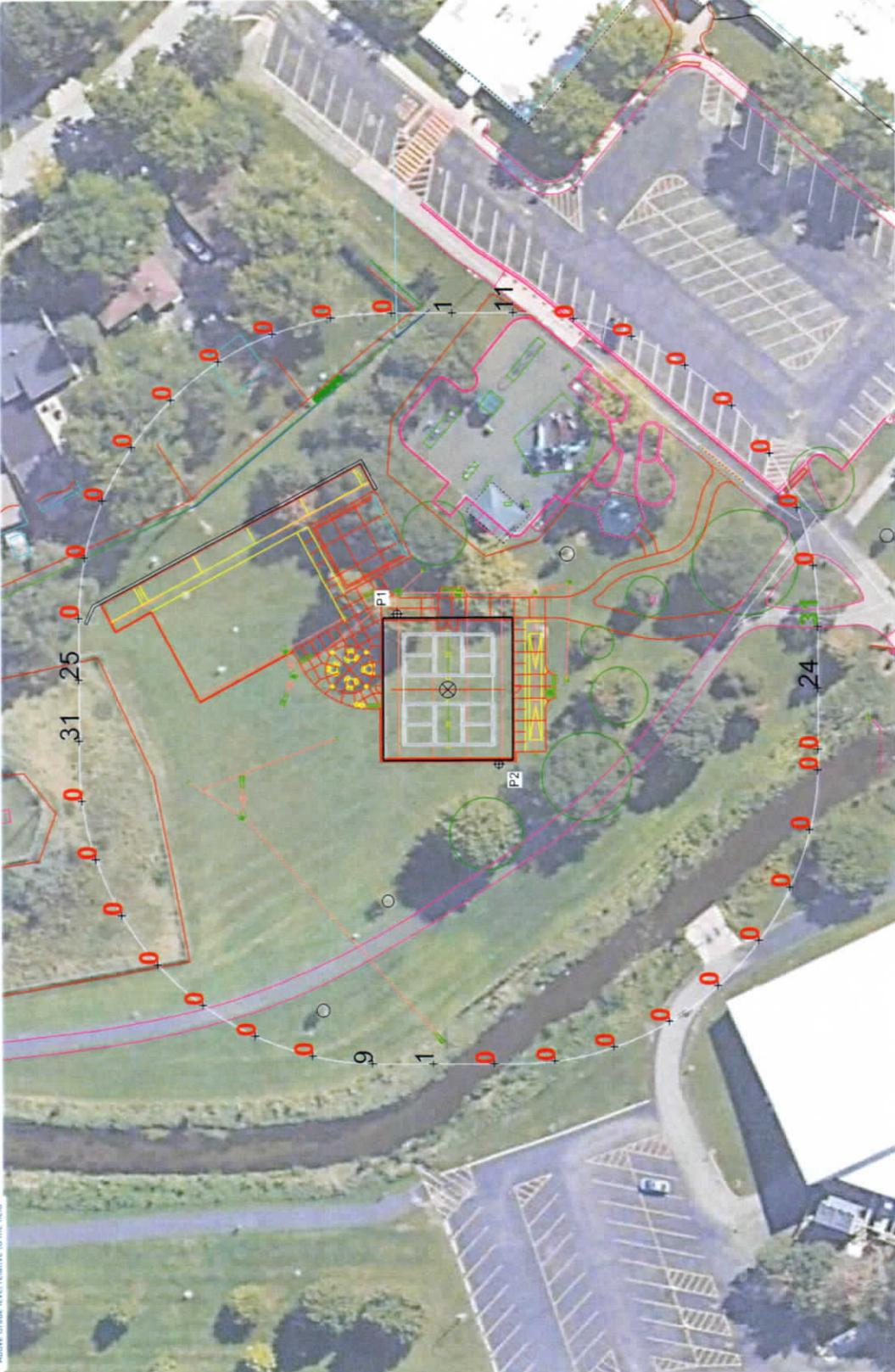
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage tolerance at the location of structures located within 3 feet (1m) of height locations.

**Equipment List For Areas Shown**

Pole	Luminaires			
	QTY	LOCATION	SIZE	QTY/POLE
2	P1 P2	40'	TIC LED 550	4
<b>Totals</b>				<b>4</b>

\*Above Grade Level relative to the field



Pole location(s) dimensions are relative to 0.0 reference point(s)

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**ILLUMINATION SUMMARY**

# Community Center Park Pickleball

Rolling Meadows, IL, USA

## Equipment Layout

**INCLUDES:**  
Pickleball  
Pickleball

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.  
**Installation Requirements:** Results assume ± 3% wind loading at line side of the driver and structures located within 3 feet (1m) of design locations.

## Equipment List For Areas Shown

QTY	LOCATION	SIZE	WIND EXPOSURE (AS PER SPEC)	WIND VELOCITY (MPH)	LUMINAIRE TYPE	QUANTITY
2	P1-P2	40'	---	40'	TLC LED-550	2
<b>Totals</b>						<b>4</b>

## Single Luminaire Amperage Draw Chart

Driver Specifications (Watt per power factor)	30W	230	300	360	480	600	840
Single Phase Voltage	(60)	(60)	(60)	(60)	(60)	(60)	(60)
TLC LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4



Pole location(s) dimensions are relative to 0.0 reference point(s)

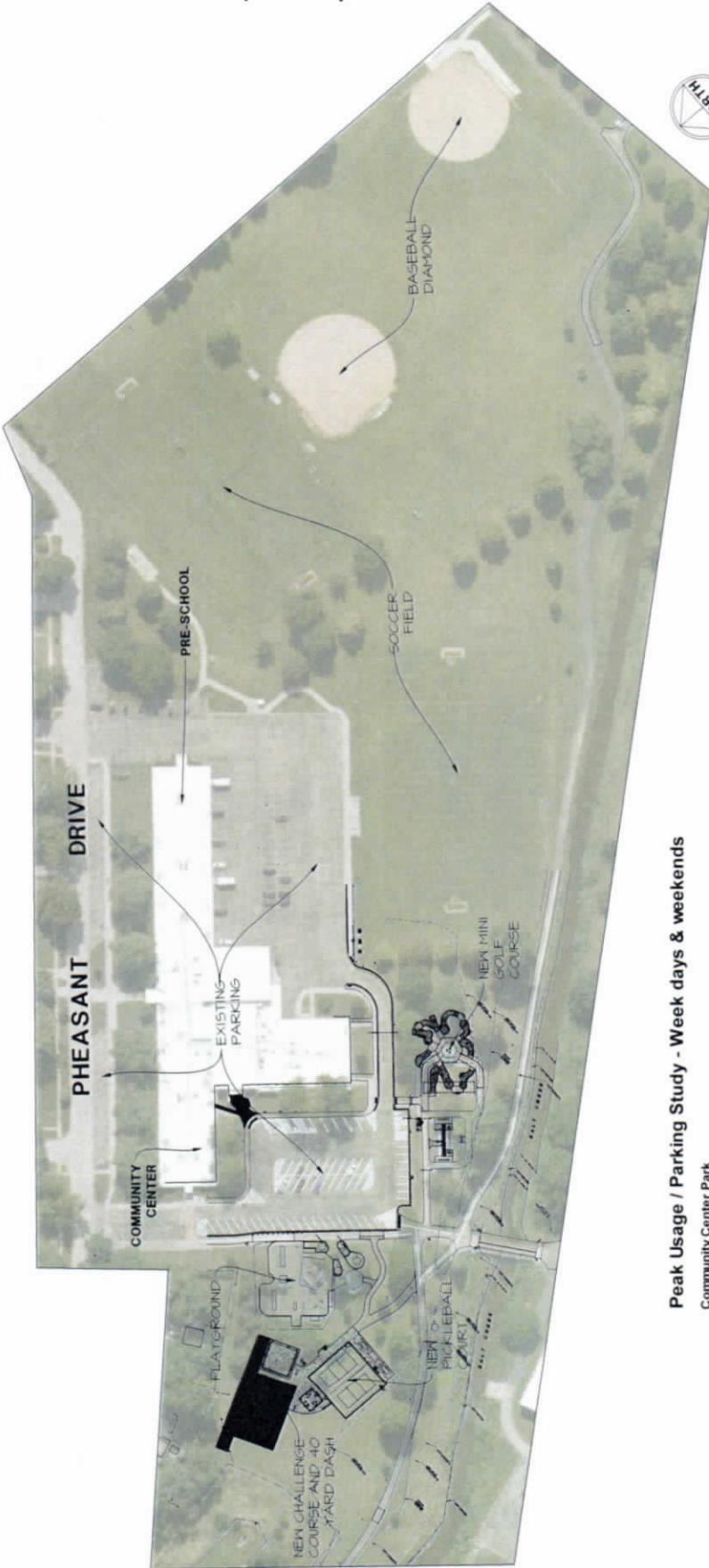


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## EQUIPMENT LAYOUT



**Peak Usage / Parking Study - Week days & weekends**

Community Center Park  
 Rolling Meadows, IL

Use	Capacity - Day	Required parking spaces - Day	Capacity Evening/weekends	Required parking spaces - Evening/weekends	Village standard
Existing Park Facilities					
Soccer fields - 2	0	0.0	130	43.3	1 space/ 3 users
Baseball fields - 2	0	0.0	160	53.3	1 space/ 3 users
Playground	0	0.0	40	13.3	1 space/ 3 users
Shelters - 2	0	0.0	24	8.0	1 space/ 3 users
Community Building/Pre-School	375	125.0	0	0.0	1 space/ 3 users
<b>Total required parking spaces</b>		<b>125.0</b>		<b>118.0</b>	

Proposed Park Improvements	Capacity - Day	Required parking spaces - Day	Capacity Evening/weekends	Required parking spaces - Evening/weekends	Village standard
Unit sports courts - Shuffle Board	0	0.0	4	1.3	1 space/ 3 users
Unit sports courts - Pickleball	0	0.0	16	5.3	1 space/ 3 users
Challenge Course	0	0.0	37	12.3	1 space/ 3 users
40 Yard Dash	0	0.0	5	1.7	1 space/ 3 users
Bag Toss	0	0.0	2	0.7	1 space/ 3 users
Ladder Toss	0	0.0	2	0.7	1 space/ 3 users
National Fitness Campaign Court	0	0.0	15	5.0	1 space/ 3 users
Mini Golf - 9 hole	0	0.0	9	3.0	1.5 spaces/fee
shelter - small	0	0.0	12	4.0	1 space/ 3 users
<b>Total required parking spaces</b>		<b>0.0</b>		<b>44.5</b>	

<b>Total day time parking</b>	<b>125.0</b>	<b>Total evening/weekend parking</b>	<b>162.5</b>
-------------------------------	--------------	--------------------------------------	--------------

EXISTING PARKING STALLS PROVIDED	TYPE
<b>COMMUNITY CENTER</b>	<b>STANDARD</b>
<b>202</b>	<b>14</b>
<b>14</b>	<b>ADA</b>
<b>216</b>	<b>TOTAL</b>

No	Date	Issue

SHEET TITLE  
**PARKING EXHIBIT**

SCALE IN FEET

WT JOB NUMBER C-2300278  
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SHEET NUMBER  
**EX-5.0**  
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