

# ARCHITECTURAL COMMISSION ISSUE SHEET

**Issue #1** For the virtual Architectural Commission Meeting via Zoom on Monday, September 14, 2020 at 7:00 pm

**Prepared by:** Linnea O'Neill, Planner

**Location:** Sport Court/Hockey Rink Complex at 2260 Bracken Lane (2020-0251)

**Zoning:** R-1

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**Issue:**

The petitioners and owners of 2260 Bracken Lane are Laurentiu and Eva Vlad. The presenter is Michelle McSweeney of Cocowa Studio. They are requesting approval of a 127.5' by 53' depressed sport court that will serve as a hockey rink in the winter, including landscaping, a viewing deck, steel canopies, brick wall with storage and fireplace, hockey rink boards and screening for the chiller equipment. The Architectural Commission is to review all items related to the installation of the Sport Court/Hockey Rink Complex.

The Plan Commission approved the request for a preliminary and final Plat of Subdivision to allow for the consolidation of the two existing lots at 2260 Bracken Lane and 2284 Bracken Lane into one lot. The existing single-family residence at 2284 Bracken Lane will be demolished and the sport court /hockey rink will be built in that location. See aerial.

The proposed retaining wall surrounding the rink is taller than allowed by Code and will be reviewed by the Zoning Board of Appeals at a later date.

**Article IV:**

Section 18-25 of the Village Code requires tennis and sport court plans to be submitted to the Architectural Commission for review and approval of the court and screening. The proposed sport court/hockey rink court falls under this code section and the following requirements to be addressed:

**Lot Size** – Sport courts are not allowed on lots less than 40,000 square feet in area.

**Location** – Sport courts are allowed in the rear yard and cannot be built within 10' of a lot line.

**Fences** - A ten feet high chain link or wire mesh fence may be erected along the edges of the court, provided that the portions of the fence parallel to the sidelines shall not exceed more than 20' from each corner.

**Plantings** – A 5' hedge is required to screen the court from the immediate adjacent neighbors.

**Lights** – Lighting of sport courts is not permitted.

**Hours of Use** – Sport courts can be used between 7:00 am and dusk Monday thru Saturday and from 9:00 am and dusk on Sunday.

**Drainage/Flood Plain Regulations** – Proposed drainage of runoff must be shown, and runoff must be diverted in such a manner so as not to increase the drainage onto neighboring properties. Sport courts and their fences are deemed to be structures and are subject to all the requirements of the floodplain ordinance.

The petitioner has met the above requirements.

Sport Court/Hockey Rink Design Components:

Sport Court/Hockey Rink.

The 127.5' by 53' sport court/hockey rink complex is designed with the following:

- The hockey rink is 85' by 40'. The hockey rink size is appropriate for approximately six (6 - 8) players for a typical 3 on 3 game
- Due to the natural slope in the property, The rink will be depressed from grade 2.5' to the east and 5' to the west
- The 131.5' by 57' steel and metal charcoal canopy will span the rink. The purpose of the canopy is to protect the rink from sunlight and extend the ice surface approximately a month.
- The canopy is 19' tall from the floor of the court. To the east the canopy extends 15'11" above grade and to the west the canopy extends 15'1" high above grade.
- The 3.5' white hockey boards will be installed approximately 5' inside the sport court during hockey season.
- A 7'6" wide ramp for installing and removing the hockey boards is proposed on the west side adjacent to the sport court/hockey rink.

Viewing Deck.

The viewing deck at the east end of the sport court/hockey rink is proposed for friends and family to gather to watch games. The 13'10" by 53' viewing deck is designed with the following:

- The 20'10" by 57' steel and metal charcoal canopy proposed to be 12' tall, will be the same design and color as the canopy over the sport court/rink
- The viewing deck floor is concrete

Brick Wall.

The brick wall at the east end of the sport court/hockey rink adjacent to the viewing deck is designed for equipment storage and an outdoor fireplace. The 5' by 53' wall proposed to be 9' 6" tall includes the following:

- The wall is made of Norman Brick in Wheatland Velor
- two (2) 12' by 3' closets with barn doors
- Wood burning fireplace and brick clad log storage area

Chillers and Screening.

The Rinkmate Chillers are proposed west of and adjacent to the sport court/hockey rink on a 13' by 14' concrete pad. The chillers are 4' tall, 3' wide and 6.7' long. The chillers noise level falls in the range of 73 decibels at the highest level. The chillers will not be on during the night.

Screening of the chillers is required, and the petitioner is proposing, in addition to the existing plant material, the following:

- 3 Norway spruce installed at 10', 12' and 14' height
- 1 Canadian hemlock installed at 10'
- 4 Dark American Arborvitae installed at 8'
- 13 Blue Princess Holly installed at 3'-4'

The proposed plant material will more than adequately screen the chillers.

Landscape Design:

The petitioner is required to screen the sport court/hockey rink from adjacent neighbors. The existing common property lines with the neighboring residential properties are currently heavily landscaped. The properties to the north of the subject site are 2261 and 2271 Bracken. The properties to the west are 331 and 381 Sunset Ridge Road. The immediate property to the south is the 100' unimproved Willow Road right-of-way with 2291 Birchwood to the south of the r.o.w. The petitioner's home is to the east. See neighborhood aerial.

The petitioner has provided a high-quality plan with high quality plant material which includes:

- 20 trees
- 40 evergreen trees
- 33 evergreen shrubs
- 155 shrubs
- 1,850 ornamental grasses

The petitioner is providing the following:

- North of the existing driveway – 5 trees, 4 evergreens, 24 shrubs and 500 ornamental grasses
- Directly south of the existing driveway – 1 tree, 3 evergreens, 425 ornamental grasses
- Adjacent to the sport court/hockey rink on the north – 3 trees, 5 evergreens, 42 shrubs and 350 ornamental grasses
- West of the sport court/hockey rink – 3 trees, 12 evergreens, 122 shrubs and 500 ornamental grasses
- South of the rink – 7 trees, 14 evergreens, 10 evergreen shrubs and 75 ornamental grasses

The petitioner has proposed various plant materials on the north, west and south of the court. The plant material will add color and density to the neighboring vegetation on all three sides. The plant material is proposed to be installed quite large and will therefore immediately create an instant screen.

The Village Engineer has done a preliminary review of the court system drainage design and notes:

'The existing detention facility on 2260 Bracken Lane may have excess capacity to be utilized for the proposed sports court proposal. There is ample room to expand the existing detention facility as needed to meet the additional volume requirements. Additional grading will be utilized on the both the 2284 and 2260 Bracken parcels to facilitate the storm water runoff and detention, particularly to the south and east of the pavilion. Existing water and sanitary utilities are anticipated to be removed as part of the demolition of the existing home. An interior drain system of the court pavilion will be connected to the proposed drain system which discharges to the detention facility.'

September 1, 2020, E-Mailed Attachments:

1. Staff Report with Aerials and emails form the Young's
2. Application

3. Vlad Residence Exhibits, dated 9/1/2020 and prepared by Cocowa Studio:
  - Project Description
  - Neighbors letters of approval
  - Site Plan and Zoning Information
  - Superimposed Rendering
  - Floor Plan
  - East-West Section
  - North-South Section
  - Elevation
  - Material Palette
  - Photos of Site
  - Landscape visual impact assessment
4. Landscape Plan by Division 32 and dated 9/1/2020
5. Preliminary Engineering by Daniel Creany and dated 8/26/2020
6. Chiller Specs

Staff Recommendation:

Evaluation of the sport court/ice rink complex required staff to first determine the limits of review for the Architectural Commission. The sport court/hockey rink is allowed per Code on the property as an accessory structure. A sport court is considered an accessory structure and has the requirements listed on page 1. Legal counsel has noted the Commission can review all items related to the installation of the sport court/ice rink except for the retaining wall variation that will be reviewed by the Zoning Board of Appeals.

The issues of noise and visual impact on the neighborhood were of utmost importance in determining a recommendation for this application. The excellent landscape plan incorporating large and extensive plant material would reduce visual impact of the sport court/ice rink including the canopies while providing environmental benefits.

The noise issue is of most concern for the neighbor directly to the west. The chillers will be placed approximately 35' from their residence and the sport court/hockey rink complex will be approximately 58' from their residence. This resident has expressed a concern with noise to the petitioner and to staff. See attached e-mails.

Options the Architectural Commission may choose to consider could include the following:

- Shift the proposed sport court/hockey rink to the north where the existing house, soon to be demolished at 2284 Bracken, is located
- Shift the proposed sport court/hockey rink to the east
- Re-locate the observation deck to the north and shift the proposed sport court/hockey rink to the east
- To lessen the impact on the neighbor, re-locate the chillers from the west edge of the proposed sport court/hockey rink to another location
- Rotate the proposed sport court/hockey rink 90 degrees to a north/south orientation

In addition, it should be noted that if the petitioner chose to build the proposed sport court/hockey rink in an enclosed structure, the structure would be treated as an accessory structure and would not go through the Architectural Commission process for approval. An example of this procedure is the indoor basketball court at the 2211 Old Willow residence.