Village of Glenview
Plan Commission

STAFF REPORT

May 11, 2021

TO:
Chairman and Plan Commissioners

FROM:
Community Development Department

CASE MANAGER:
Michelle House, Senior Planner

SUBJECT:
Conditional Use

ACTION REQUESTED:
The applicant requests a recommendation to the Board of Trustees.

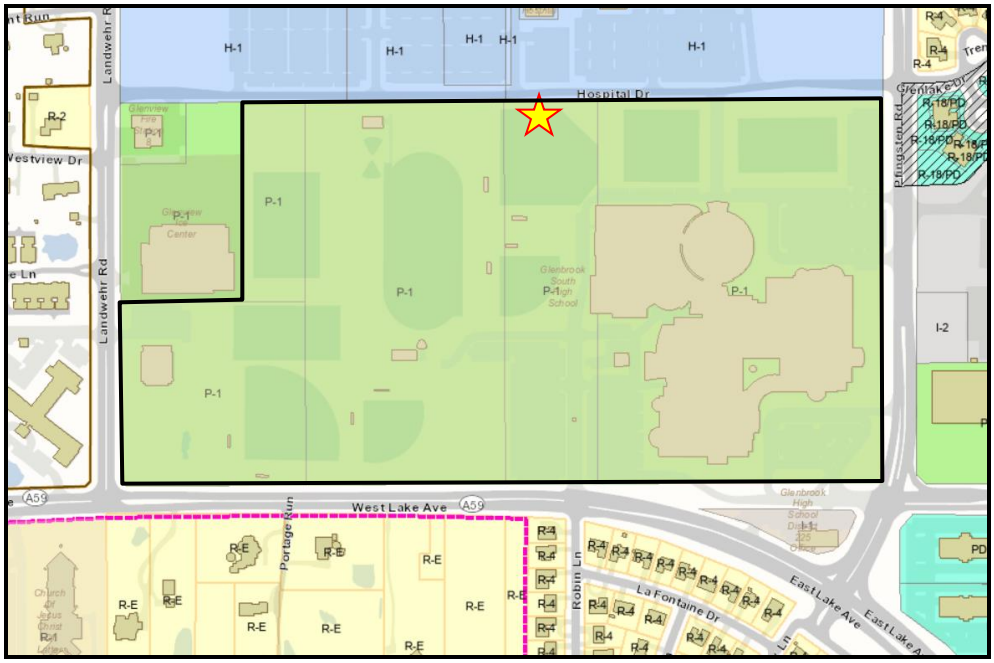
APPLICANT / OWNER:
Glenbrook High School District 225
3801 West Lake Avenue
Glenview, IL 60026
Tel: (847) 486-4722

CONTACT:
Kim Ptak
Glenbrook High School District 225
3801 West Lake Avenue
Glenview, IL 60026
Tel: (847) 486-4722

CASE #: **P2021-015**

LOCATION: **4000 West Lake Avenue**

PROJECT NAME: **Glenbrook South Baseball Scoreboard**



PROPOSAL:
The applicant, Glenbrook High School District 225, requests approval of a Conditional Use Permit in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(27) and Article III, Section 98-84 of the Glenview Municipal Code **to allow an existing baseball scoreboard upon the subject property, a conditional use in the P-1 Public Lands zoning district**.

Report Disclaimer: Village staff makes no representations regarding support, endorsement, or the likelihood of approval or disapproval by any Glenview regulatory commission or the Village Board of Trustees.

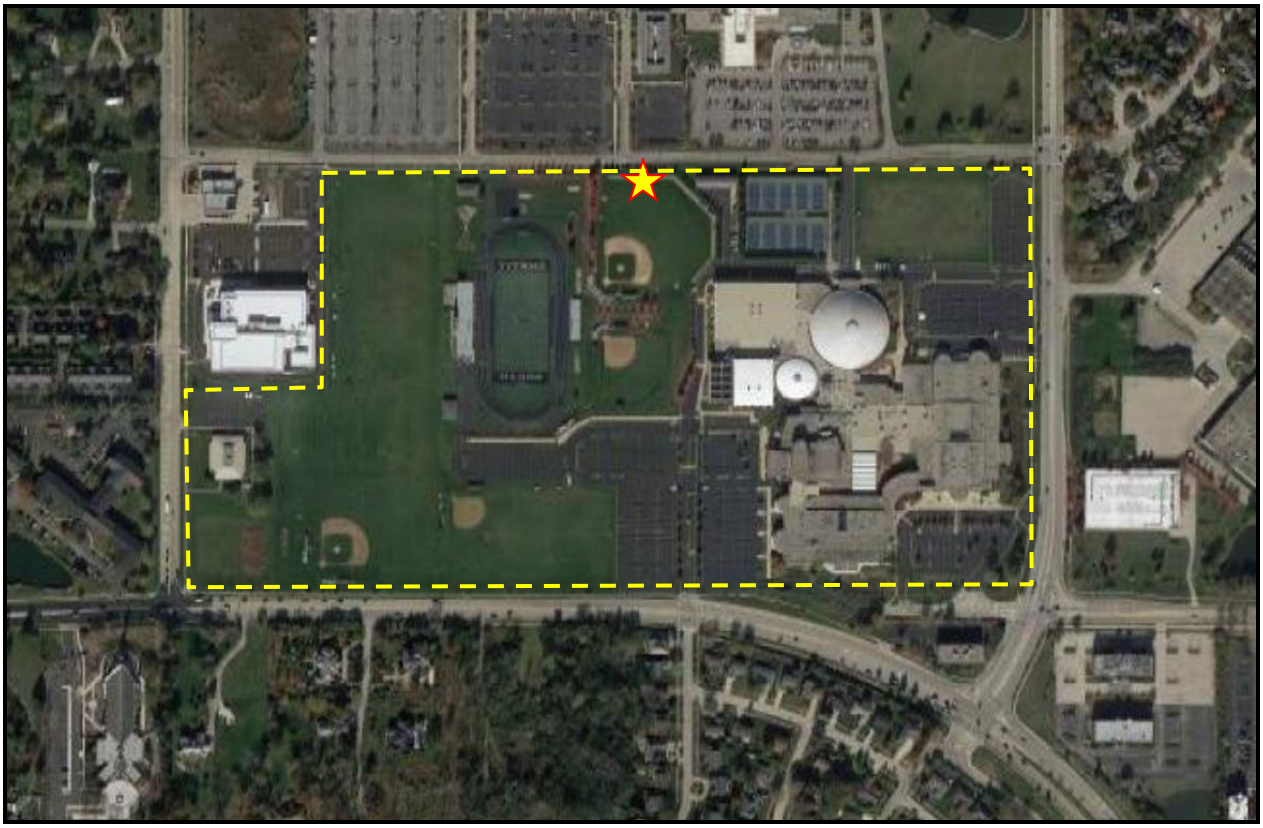
Site Assessment

VILLAGE OF GLENVIEW ZONING:

PIN(s): 04-29-202-003-0000

Current	**Glenview P-1 Public Lands District**
North	Glenview H-1 Hospital District
East	Glenview I-2 Light Industrial District
South	Glenview I-1 Limited Commercial, R-4 Residential, R-E Residential Districts
West	Glenview P-1 Public Lands District, Unincorporated Cook County

AERIAL PHOTOGRAPHY:



Project Summary

PROJECT DESCRIPTION:
The applicant, Glenbrook High School District 225, represented by Kim Ptak, requests approval of a Conditional Use Permit in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(27) and Article III, Section 98-84 of the Glenview Municipal Code to allow an existing baseball scoreboard upon the subject property, a conditional use in the P-1 Public Lands District.

Per Sec. 98-336(3)e. of the Village of Glenview Municipal Code, scoreboards associated with sports fields at public or private schools shall be directed toward the sports field and/or spectators. The quantity, location, height, area, and design of any such scoreboard shall be subject to review in accordance with a Conditional Use.

The scoreboard serving the northernmost baseball field is located north of and adjacent to the north property line. The existing scoreboard was installed in 2014 without Village approvals. The proposed scoreboard is positioned approximately 12.0 feet south of the north lot line and would be oriented toward the field, dugouts, and spectator areas adjacent to the north field. The sign is comprised of 247.0 square feet in area. The sign face has an overall height of approximately 17.0 feet.

The scoreboard will be subject to additional review by the Village of Glenview Appearance Commission currently scheduled for 7 p.m. on Wednesday, May 12, 2021, prior to consideration of the Plan Commission's recommendation by the Board of Trustees.

POTENTIAL NEIGHBORHOOD IMPACTS:
The scoreboard faces south toward the dugouts and spectator areas adjacent to the north baseball field. As such, no adverse impacts are anticipated from the proposed scoreboard. To date, no correspondence has been received from adjacent property owners regarding the proposed conditional use.

Plan Commission Review

CONDITIONAL USE STANDARDS:
Per Sec. 98-50 of the Municipal Code, the Plan 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 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 buildings.

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.

Technical Review

COMPLIANCE WITH VILLAGE PLANS:

Village Plan	Compliance Yes / No / N/A	Comments
Comprehensive Plan	Yes	The existing land use is consistent with direction in the Comprehensive Plan.
Official Map	Yes	The existing zoning is consistent with direction in the Official Map.
Waukegan Road Corridor Plan	N/A	-
Milwaukee Avenue Corridor Plan	N/A	-
Downtown Revitalization Plan	N/A	-
Natural Resources Plan	N/A	-
Bike & Sidewalk Master Plan	Yes	The frontage of the property is served by existing sidewalk.
The GNAS Design Guidelines	N/A	-

LAND USE STATISTICS:

	Allowed/Required	Existing / Proposed	Compliance
Zoning	P-1	P-1	**Conditional Use**
Parcel Size	43,560 square feet	2,609,805 square feet	Yes
Sign Height	*Conditional Use*	17.0 feet	***Conditional Use***
Sign Area	*Conditional Use*	247.0 square feet	***Conditional Use***
Sign Setback	*Conditional Use*	12.0 feet	***Conditional Use***

PROJECT TIMELINE:

	Submittal/Meeting/Action	Date
A.	Application Submitted	03/17/2021
B.	Public notice published in the *Glenview Announcements*	04/22/2021
C.	Public notice sign posted upon the subject property	04/22/2021
D.	Public notices mailed to surrounding property owners	04/22/2021
E.	Plan Commission Meeting	05/11/2021
F.	Appearance Commission Meeting	05/12/2021
G.	*Board of Trustees – 1st Consideration*	*TBD*
H.	*Board of Trustees – 2nd Consideration*	*TBD*
I.	*Inspections*	*TBD*

REQUIRED APPROVAL(s):

The following chart details the necessary required approvals:

Required	Regulatory Review
	A. Annexation
	B. Annexation with Annexation Agreement
	C. Comprehensive Plan Amendment
	D. Official Map Amendment
	E. Rezoning
	F. Planned Development
√	G. Conditional Use
	H. Final Site Plan Review
	I. Second Curb Cut
	J. Subdivision (Preliminary, Final, and Waivers)
	K. Variation(s)
√	L. Certificate of Appropriateness (Appearance Commission)
	M. Final Engineering Approval & Outside Agency Permits
√	N. Building Permits
√	O. Building & Engineering Inspections
	P. Recorded Documents (Development Agreements, Easements, Covenants, etc.)
	Q. Business License
	R. Certificate of Occupancy

Attachments

ATTACHMENTS:

1. Sample Motion
2. Public Notice
3. Applicant's Application and Exhibits

Sample Motion

Based upon the petitioner's application materials, testimony, and subsequent discussion relating to the petition, which together demonstrate compliance with the Conditional Use Standards of Chapter 98, Article II of the Municipal Code, I move in the case of P2021-015, Glenbrook South Baseball Scoreboard at 4000 West Lake Avenue, the Plan Commission recommend the Village Board of Trustees grant Conditional Use in accordance with the following:

1. **Conditional Use** in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(27), of the Glenview Municipal Code to allow an existing baseball scoreboard upon the subject property, a conditional use in the P-1 Public Lands zoning district, in accordance with the following exhibits and conditions:

    A. The undated site plan exhibit entitled "GBS Composite Site Plan" prepared by Arcon;
    B. The undated site plan exhibit entitled "GBS Partial Site Plan" prepared by Arcon;
    C. The undated sign exhibit prepared by Fair-Play by Translux entitled "Design Proposal;"
    D. The undated sign elevation entitled "GBS Baseball Scoreboard Elevation" prepared by Arcon;
    E. Use of the scoreboard shall cease within 1 hour of the end of events upon the adjacent sports field;
    F. No attention getting devices shall be displayed in association with the scoreboard; and
    G. If the conditional use is abandoned or discontinued for more than three (3) months, without substantial attempt to resume such use, the conditional use shall be rescinded.

2. Final Appearance Commission approval is required for any future proposed architecture, signage, landscaping, and lighting.

3. All materials presented to the Commission on May 11, 2021 and associated revisions required by the Plan Commission.

VILLAGE OF GLENVIEW
PUBLIC NOTICE
P2021-015

Notice is hereby given that a public hearing will be held on Tuesday, May 11, 2021 at 7:00 P.M. by the Glenview Plan Commission to consider a petition requesting approval of a Conditional Use of the Glenview Municipal Code. Pursuant to State of Illinois Executive Orders 2020-07 and 2020-32, as amended, restated, or otherwise extended, the public hearing for this petition will be conducted virtually through either telephone or video conference call with limited availability for participation at Village Hall, 2500 East Lake Avenue, Glenview, Illinois in accordance with Chapter 65, Section 5/11-13-5 of the Illinois Compiled Statutes.

The property involved is commonly known as **4000 West Lake Avenue** and is legally described as:

> LOT 1 EXCEPT THE EAST 408.38 FEET OF THE WEST 458.38 FEET OF THE NORTH 640 FEET AND ALL OF LOTS 2, 3, 4, AND 5 IN OWNER'S SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOTS 1, 2, AND 5 TAKEN FOR STREETS BY DEEDS RECORDED AS DOCUMENTS 18457014 AND 22158440), IN COOK COUNTY, ILLINOIS.

The applicant, Glenbrook High School District 225, requests approval of a Conditional Use Permit in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(27) and Article III, Section 98-84 of the Glenview Municipal Code **to allow an existing baseball scoreboard upon the subject property, a conditional use in the P-1 Public Lands zoning district**.

Special Notice:
Consistent with the State of Illinois Executive Order 2020-07 and 2020-032, as amended, restated, or otherwise extended declaring a State of Emergency related to the Coronavirus (Covid-19), in person meetings and hearings will have limited occupancy at Village Hall, 2500 East Lake Avenue, in the Village of Glenview, Illinois. The entirety of the meeting will be conducted virtually. Information about the virtual meeting and the petition will be posted at two Village of Glenview websites:

1. For information on the virtual meeting, please visit:
https://www.glenview.il.us/government/Pages/Watch-Live.aspx

This website will be updated at least seven (7) days before the May 11 Plan Commission meeting with information regarding a.) how to submit written comments in advance of the meeting; and b.) how to join the live virtual meeting and participate.

2. For the meeting agenda and petition materials, please visit: https://tinyurl.com/pc05112021

The agenda and materials for this meeting will be posted no later than the end of the business day on Friday, May 7, 2021. This website will include the meeting Agenda and the Agenda Packet, which includes the Petitioner's application, plan set(s), and other documents submitted by the Petitioner.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less intensive than the type described in this notice. Any person who also desires to appear as an "interested party" with the right to cross-examine others at the hearing should complete and file an appearance form by emailing Jeff Rogers, Deputy Director, at jrogers@glenview.il.us no later than three business days before the date of the hearing. Any written materials can be forwarded to the Village of Glenview's Staff Liaison to the Plan Commission, Jeff Rogers, Deputy Director, at jrogers@glenview.il.us no later than three business days before the date of the hearing, copies of which will be distributed to the Plan Commission.

Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact Jeff Rogers, Deputy Director, at jrogers@glenview.il.us or (847) 904-4308 as soon as possible.

Glenview Plan Commission
Steven K. Bucklin, Chairman

ATTEST:
Jeff Rogers, AICP
Deputy Director of Community Development
Publication Date: April 22, 2021

The Village of Glenview

2500 East Lake Avenue
Glenview, IL 60026-2600
Phone: (847) 724-1700
Fax: (847) 724-1752

CONDITIONAL USE APPLICATION

Applicant Information

Name: Glenbrook High School District 225 / Glenbrook South
Address: 3801 W. Lake Ave
City: Glenview State: IL Zip Code: 60026
Email: kptak@glenbrook225.org Phone: 847 486 4722 Fax: _____

Project Information

Project Name: Glenbrook South Base Ball Scoreboard
Project Address: 4000 W. Lake Ave, Glenview

Property Owner Information (if different than Applicant)

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____ Phone: _____ Fax: _____

Project Manager Information

The person listed as the Project Manager will be the primary point of contact for staff to answer any necessary questions, provide additional information, and will receive copies of the meeting materials (agenda and staff memo).

Name: Kim Ptak
Address: 3801 W Lake Ave
City: Glenview State: IL Zip Code: 60026
Email: kptak@glenbrook225.org Phone: 847 486 4722 Fax: _____

Disclosure

As the undersigned, I hereby attest that I have full legal authorization to file this application. I certify that the information and exhibits submitted herewith are true and correct. I agree to be bound by conditions of approval which may result from the Village's consideration of my application while reserving my right to oppose or present evidence to object to any proposed condition during any hearing regarding this or a related application. I authorize the Village to make any plans associated with this petition available for public view including posting of plans to the Village's website. I hereby acknowledge my understanding that no building permits will be issued by the Village of Glenview until all related reviews have been completed and all approvals have been granted and an executed final subdivision of Mylar has been submitted for recording, if applicable.

Signature of Applicant: _____

Signature of Property Owner: _____

Signature of Project Manager: _____

The Village of Glenview Zoning Ordinance requires that certain standards must be met before a Conditional Use may be granted. Answers to the questions within this application should be as complete and detailed as possible. Additional pages may be attached if necessary.

PLEASE NOTE: "Yes" and "No" answers are not acceptable. Any application that does not contain detailed answers to ALL questions will not be scheduled for the Plan Commission until the questions have been answered sufficiently.

Please explain in detail, all answers

1. Explain in detail the Conditional Use for which you are applying.

   We are applying for a waiver for a Conditional Use permit for a scoreboard that was installed without the waiver on the Glenbrook South High School campus. It replaced an existing scoreboard and used existing structural support posts that remained in place and were reused.

2. Is the particular location of the proposed Conditional Use necessary or desirable for the public convenience? (Please Explain in Detail)

   The particular location was necessary and desirable for the public convenience as it matched the previous location and is directed towards the sports field, spectators, and dugouts per Sec. 98-336 (3)e of the Glenview Municipal Code. The location of the scoreboard is north of the existing field and south of Hospital Drive.

3. Will the proposed Conditional Use be injurious to the use and enjoyment of property already permitted in the immediate vicinity? (Please Explain in Detail)

   The scoreboard as placed is not injurious to the use and enjoyment of property already permitted in the immediate vicinity as it replaced a scoreboard in the same location and is an essential component to the function of the baseball field, a use already permitted on site and typical of a high school campus. The location of the scoreboard is south of Hospital Drive and it is surrounded by hospital parking lots to the north, a GBS Maintenance Building to the east, and the stadium track and field events to the west. The sign is flanked by evergreens on either side.

4. Will the proposed Conditional Use diminish or impair property values in the neighborhoo d?
(Please Explain in Detail)

The scoreboard does not diminish or impair property values in the neighborhood. In fact, the signage replacement improved site aesthetics and contributed to the general upkeep of the existing property. As explained above, the sign is an integral component to the function of the baseball field and is not in close proximity to any residential property.

5. Will the proposed Conditional Use generate a significant change in the character of the neighborhood? (Please Explain in Detail)

The scoreboard does not impact the character of the neighborhood. The scoreboard faces inward on the site, and is directed towards the existing ball field and spectator seating. No adverse impacts are anticipated.

6. Will the Conditional Use be in harmony with present development of the District and abutti ng
Districts considering the location, nature, and intensity of the proposed operation, the size of the site and the ease of ingress and egress? (Please Explain in Detail)

The scoreboard is in harmony with present development. It is compatible with the architecture of the existing building and surrounding site development and is appropriately sized.

7. Will the location, nature, or height of buildings, walls, fences, and landscaping on the site unreasonably hinger or discourage the appropriate use and/or development of adjacent or nearby land and existing buildings? (Please Explain in Detail)

The location of the baseball scoreboard matches what it replaced and is positioned to serve its intended function. The placement, size and height are appropriate and do not hinder the use of adjacent development. The scoreboard is located south of Hospital Drive, with hospital parking lots positioned to the north. It is flanked to the east and west by other campus uses.

8. Will off-street parking facilities be of adequate size and number, properly located, and suitably
screened from any adjoining Residential Districts in accordance with the requirements of t he
Glenview Zoning Ordinance? (Please Explain in Detail)

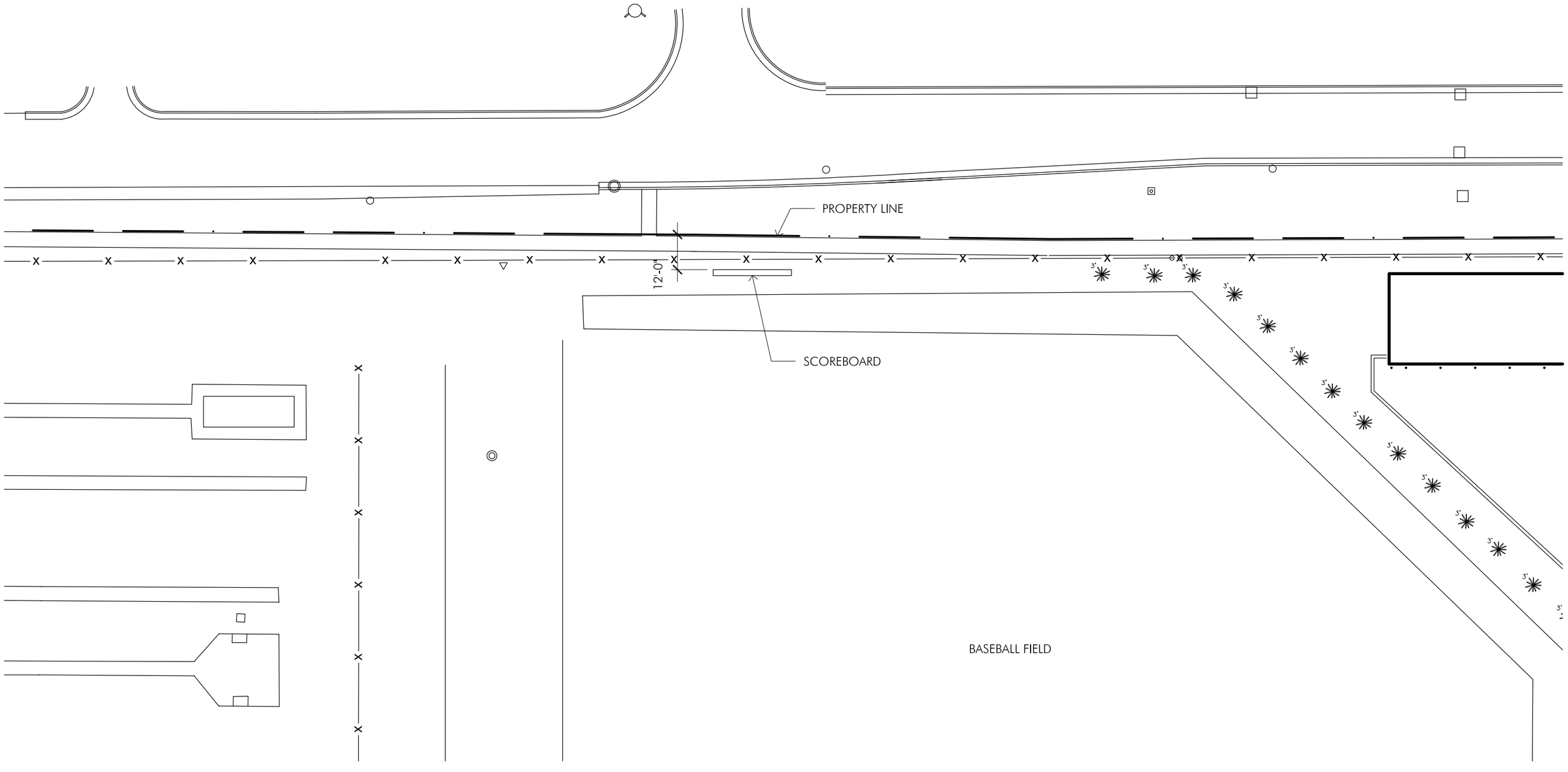
N/A

9. Will the entrance and exit drives be laid out so as to prevent traffic hazards and nuisances, and minimize traffic congestion in the area? (Please Explain in Detail)

   N/A

10. Will the Conditional Use comply with all bulk regulations of the District in which the propose d use would be located? (Please Explain in Detail)

    The scoreboard complies with all bulk regulations of the district as the scoreboard face is directed towards the sports field and spectators and the location, height, area and location is appropriate for such use per Article Sec 98-336 VII (4) e.



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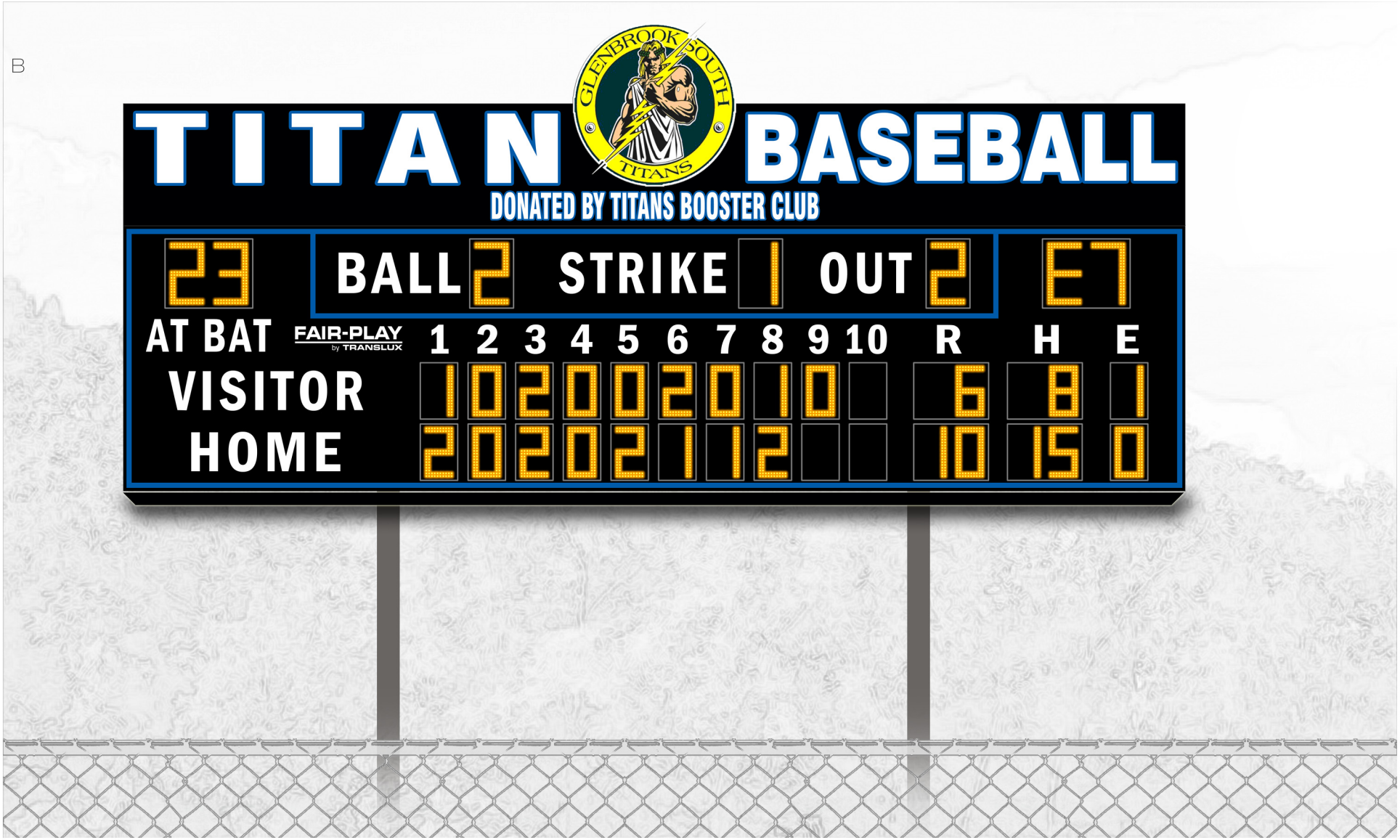
GBS PARTIAL SITE PLAN

SCALE: 1/32" = 1'-0"

B



FAIR-PLAY by TRANSLUX

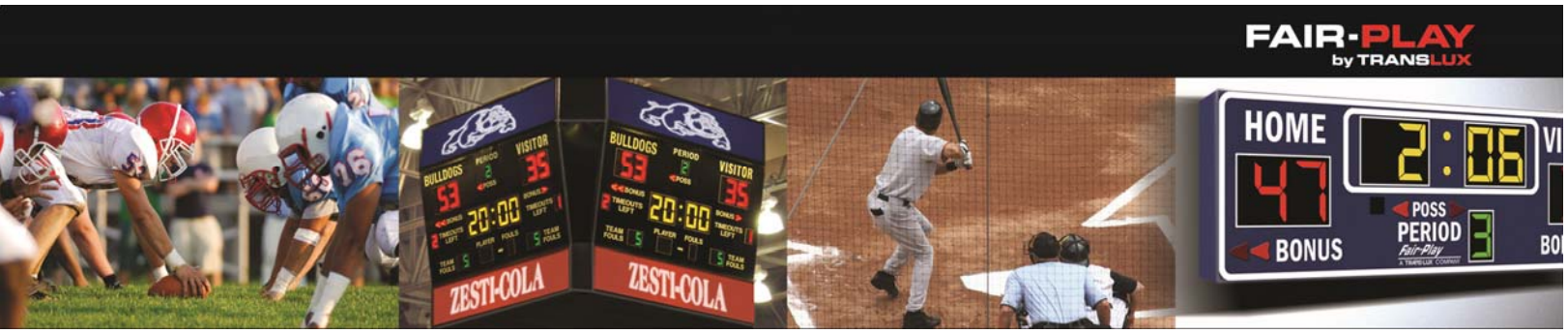
model no: BA-7126-2

Design Proposal

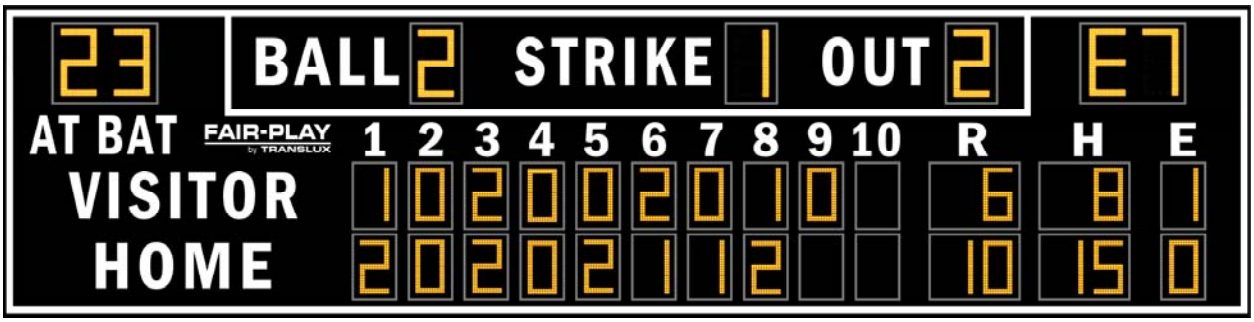
TL Vision TL Energy Fair-Play

Conceptual illustration only. Customer must provide press-ready custom artwork for best results.

www.fair-play.com 800.247.0265 ©copyright2013



FAIR-PLAY BASEBALL SCOREBOARD



Model: **BA-7126-2**

DIMENSIONS:

HEIGHT:	6’-6”	LENGTH:	26’-0”	DEPTH:	10”	WEIGHT:	518 lbs.

STANDARD EQUIPMENT:

- Super-bright, wide-angle amber LED's
- Factory authorized national and local sales, service and installation
- Choose from 10 durable paint colors - Free
- Choose from 15 popular vinyl trim colors - Free
- Free Help Desk Support
- Free project design renderings
- Over 75 years of sports scoring experience
- Sport specific control console inserts
- Energy efficient LED designs
- HB-800 data connection kit
- Choice of Fair-Play's scorekeeper approved score systems*
- 4-level control console display brightness adjustment
- Changeable scoreboard game captions*
- 5-year limited warranty
- ETL/CETL listed to UL standard
- Convenient built-in service points for easy-access
- Quality engineered water resistant aluminum construction
- Complete, safe and durable display mounting system
- 9-segment digits
- Built-in lighting suppressor (for standard data direct wire only)

OPTIONAL EQUIPMENT:

- Custom paint & vinyl trim colors
- UV resistant paint
- Illuminated & non-illuminated identification & sponsorship signage
- Custom, unique signage options
- Electronic team names*
- Rear-illuminated scoreboard captions*
- Mono- or full-color electronic message display with Fair-Play's exclusive ProLine® control system
- Carrying case for scoreboard control
- Personalized vinyl home team name
- Truss and decorative steel systems
- Pitch speed display system*
- Pitch count display*
- Field use time*
- Scoreboard sport-conversion captions*
- Integrated scoring and display systems
- Scoreboard caption color (other than white)
- Extended warranties and maintenance contracts
- Lighting protector for power
- Changeable scoreboard game captions*

*Consult with a sales representative for applicable models

OPERATING TEMPERATURES:

Scoreboard display: -22° to 131° Fahrenheit (-30° to 55° Celsius)

Control console: 32° to 131° Fahrenheit (0° to 55° Celsius)

OTHER DIMENSIONS:

CAPTIONS (H" x W")		DIGIT SIZES (H")	
HOME	12" x 45"	AT BAT	18"
VISITOR	12" x 58"	BALL	18"
BALL	12" x 37"	ERROR	15"
STRIKE	12" x 51"	H/E CCOUNTER	18"
OUT	12" x 30"	HIT	15"
AT BAT	9" x 40"	INNING SCORES	15"
1	9" x 5"	OUT	18"
2,3,4,5,6,8,9	9" x 7"	RUN	15"
7	9" x 6"	STRIKE	18"
10	9" x 12"		
R,H	8" x 7"		
E	8" x 6"		

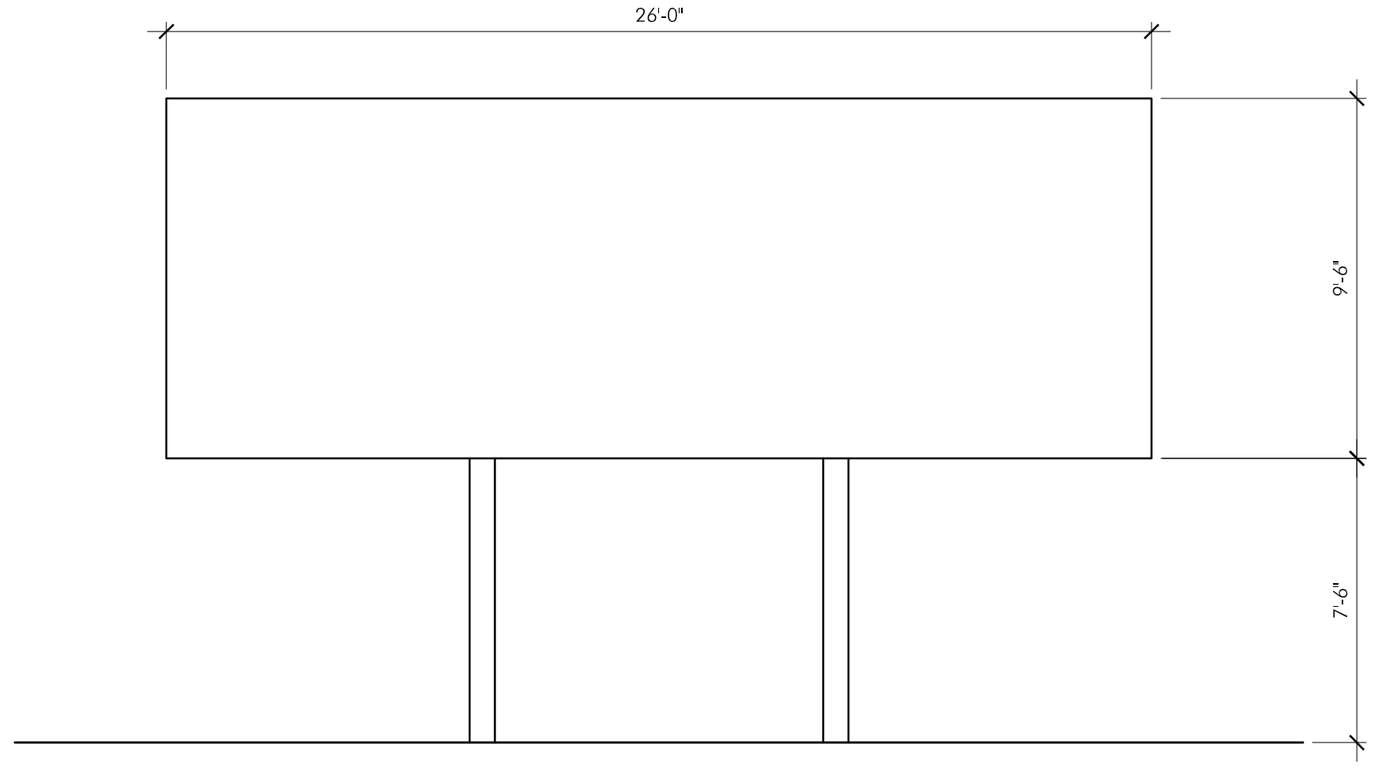
ELECTRICAL	
VOLTAGE	120 VAC
HERTZ	60
WATTS	511
AMPS	5
PHASE	1
WIRING	2-Wire + ground
CIRCUITS REQUIRED	1
SAFETY LISTING	ETL/CETL

Fair-Play offers 15 FREE standard trim tape colors

Fair-Play offers 12 FREE standard scoreboard colors. Custom colors available

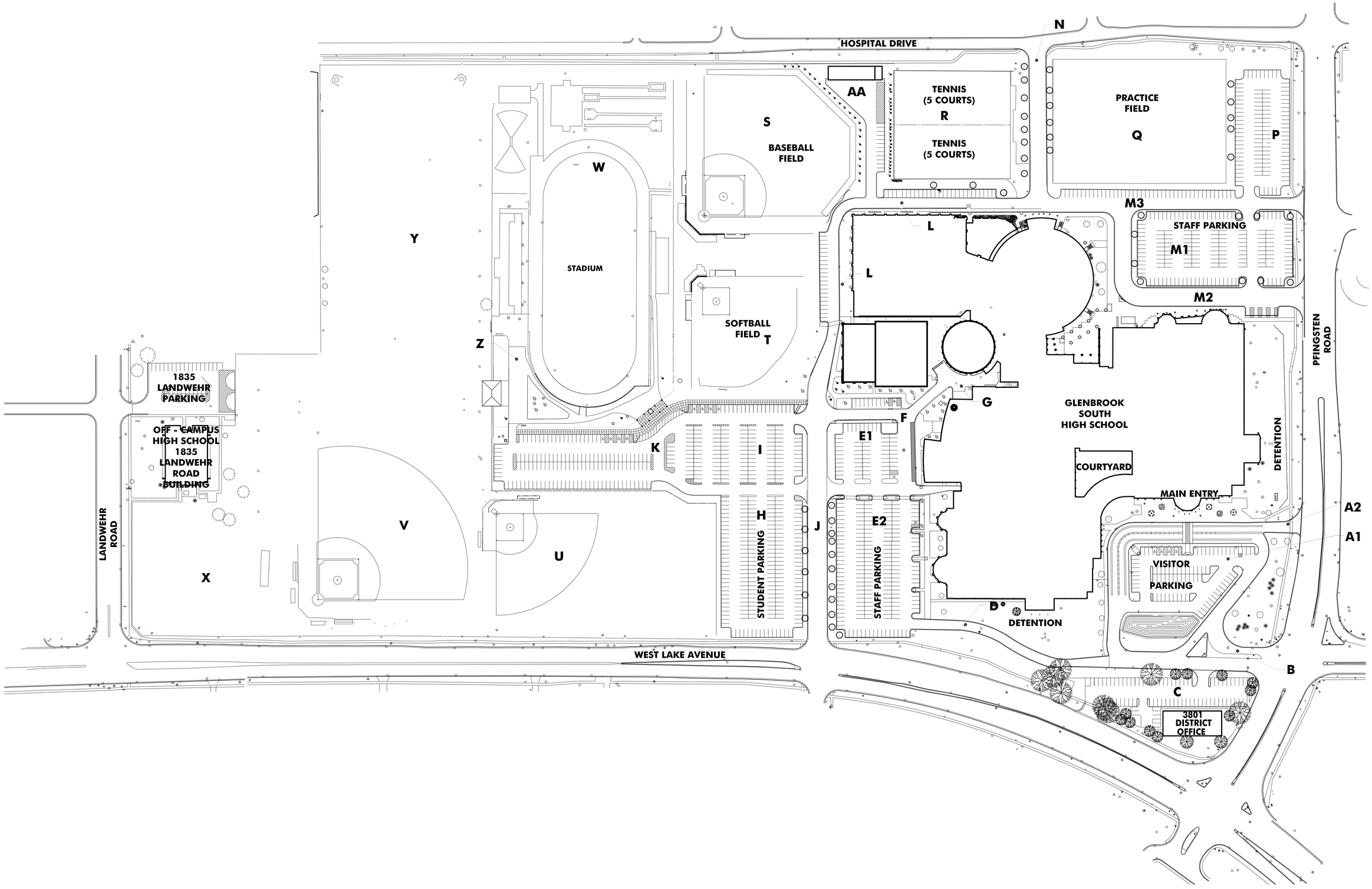
Fair-Play by Trans-Lux Corporation

1700 Delaware Avenue • Des Moines, IA 50317 • 800.247.0265 • sales@fair-play.com • fair-play.com



GBS BASEBALL SCOREBOARD ELEVATION

SCALE: 1/32" = 1'-0"


HOSPITAL DRIVE
N
AA
TENNIS
(5 COURTS)
R
TENNIS
(5 COURTS)
PRACTICE
FIELD
Q
P
S
BASEBALL
FIELD
W
STADIUM
Y
M3
STAFF PARKING
M1
M2
L
L
PFINGSTEN
ROAD
SOFTBALL
FIELD
T
Z
G
F
E1
GLENBROOK
SOUTH
HIGH SCHOOL
DETENTION
COURTYARD
MAIN ENTRY
A2
A1
1835
LANDWEHR
PARKING
OFF - CAMPUS
HIGH SCHOOL
1835
LANDWEHR
ROAD
BUILDING
K
I
V
H
J
E2
STUDENT PARKING
STAFF PARKING
VISITOR
PARKING
LANDWEHR
ROAD
X
U
D
DETENTION
B
C
3801
DISTRICT
OFFICE
WEST LAKE AVENUE

PLAT OF SURVEY

PROPERTY DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1410 007862865 HL)

LOT 1 EXCEPT THE EAST 408.38 FEET OF THE WEST 458.38 FEET OF THE NORTH 640 FEET AND ALL OF LOTS 2, 3, 4 AND 5 IN OWNERS SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOTS 1, 2 AND 5 TAKEN FOR STREETS BY DEEDS RECORDED AS DOCUMENTS 18457014 AND 22158440), IN COOK COUNTY, ILLINOIS.

SURVEYORS NOTE:

THERE APPEARS TO BE A 50' DISCREPANCY IN THE EAST-WEST DIRECTION AS A RESULT OF THE INTERPRETATION OF THE WEST LINE OF LOT 1. THIS DISCREPANCY COULD IMPACT THE NORTHERNMOST WEST LINE OF THIS SURVEY. WE HAVE HELD THE LOCATION WHICH BEST FITS THE OCCUPATION LINES, BEING A PARKING LOT AND CHAIN LINK FENCE.

NOT INCLUDED

GLENBROOK HOSPITAL SUBDIVISION UNIT 2

GLENBROOK HOSPITAL SUBDIVISION

GLENBROOK HOSPITAL DRIVE

OWNERS SUBDIVISION

EXISTING BRICK BUILDING
GLENBROOK SOUTH HIGH SCHOOL
PORTIONS OF BUILDING GEOMETRY PROVIDED BY ARCHITECT

LANDWEHR ROAD

PFINGSTEN ROAD

ROBIN LANE

LAKE AVENUE

NOT INCLUDED

LEGEND

- FOUND IRON STAKE UNLESS OTHERWISE NOTED (HELD LOCATION)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- WOOD FENCE
- CHAIN LINK FENCE

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE

ABBREVIATIONS

(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED DISTANCE

KEY MAP

(NO SCALE)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT IS CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

BY: _____ DATE: 7/14/2000

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2606

JOB NO.	8239.01	DRAWN:	TFS
DATE:	8-14-00	BOOK	PAGE
SCALE:	1" = 60'	PARTY CHIEF:	
SHEET	1 OF 5	CHECKED BY:	DW

Prepared By: COMPASS
Land Surveying and Mapping
1600 Shore Road, Suite E, Naperville, IL. 60563
630/961-9880 FAX: 630/961-5071

GLENBROOK SOUTH HIGH SCHOOL

REVISIONS	DATE	BY
UPDATE UTILITY CONNECTIONS	8-7-00	TFS
ADD SHEET 1 OF 5	8-14-00	TFS
BOUNDARY	10-13-00	TFS
ADD WATER MAIN EASEMENT	10-30-00	TFS
ADD STRUCTURE 344	5-21-01	TFS
ADD STOCKPILE	2-22-02	TFS

G:\PSDATA\8239\8239.01ACOVER.DWG

TITAN BASEBALL

DONATED BY TITANS BOOSTER CLUB

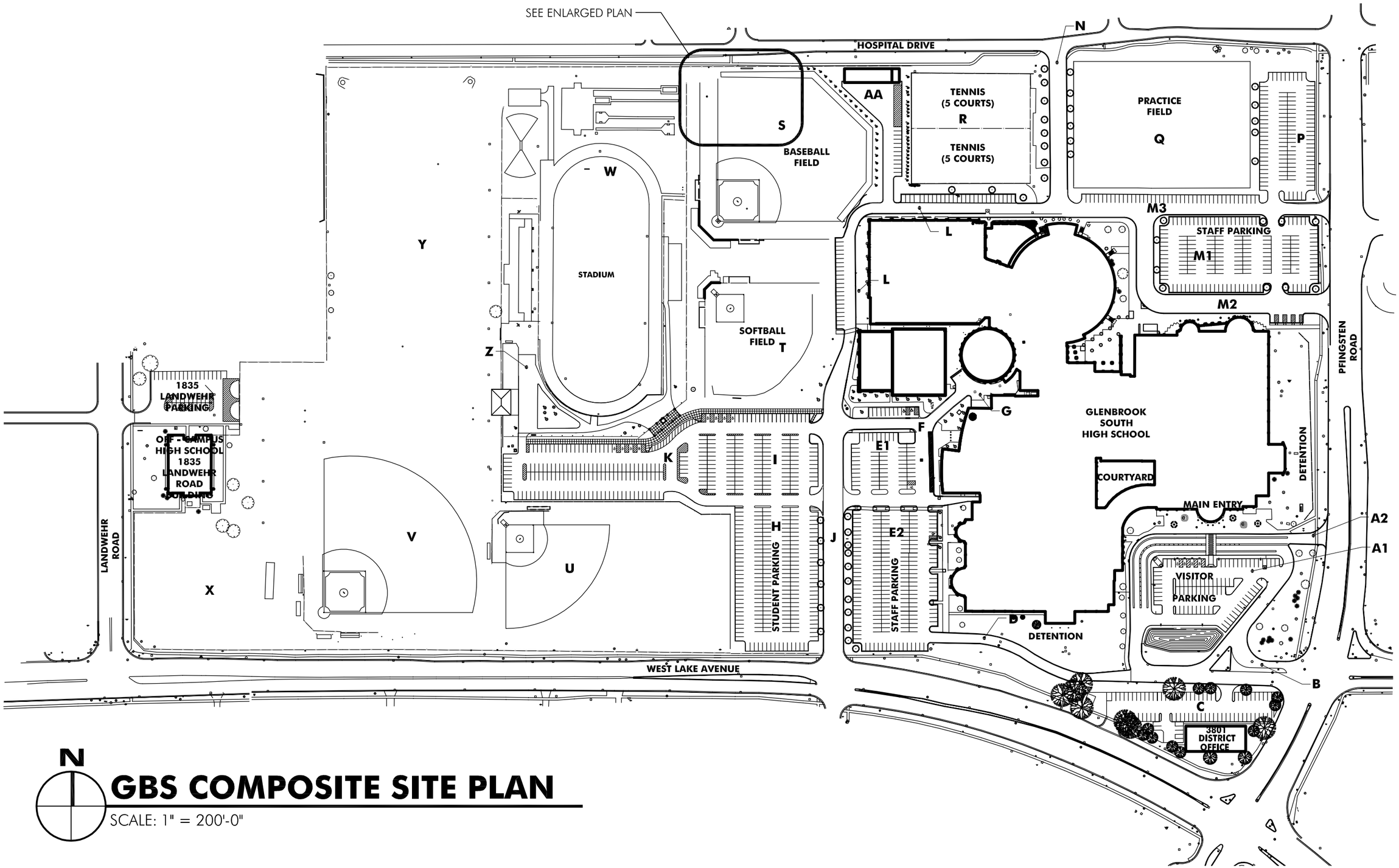
BALL STRIKE OUT

AT BAT 1 2 3 4 5 6 7 8 9 10 R H E

VISITOR

HOME

UNAUTHORIZED



N

GBS COMPOSITE SITE PLAN

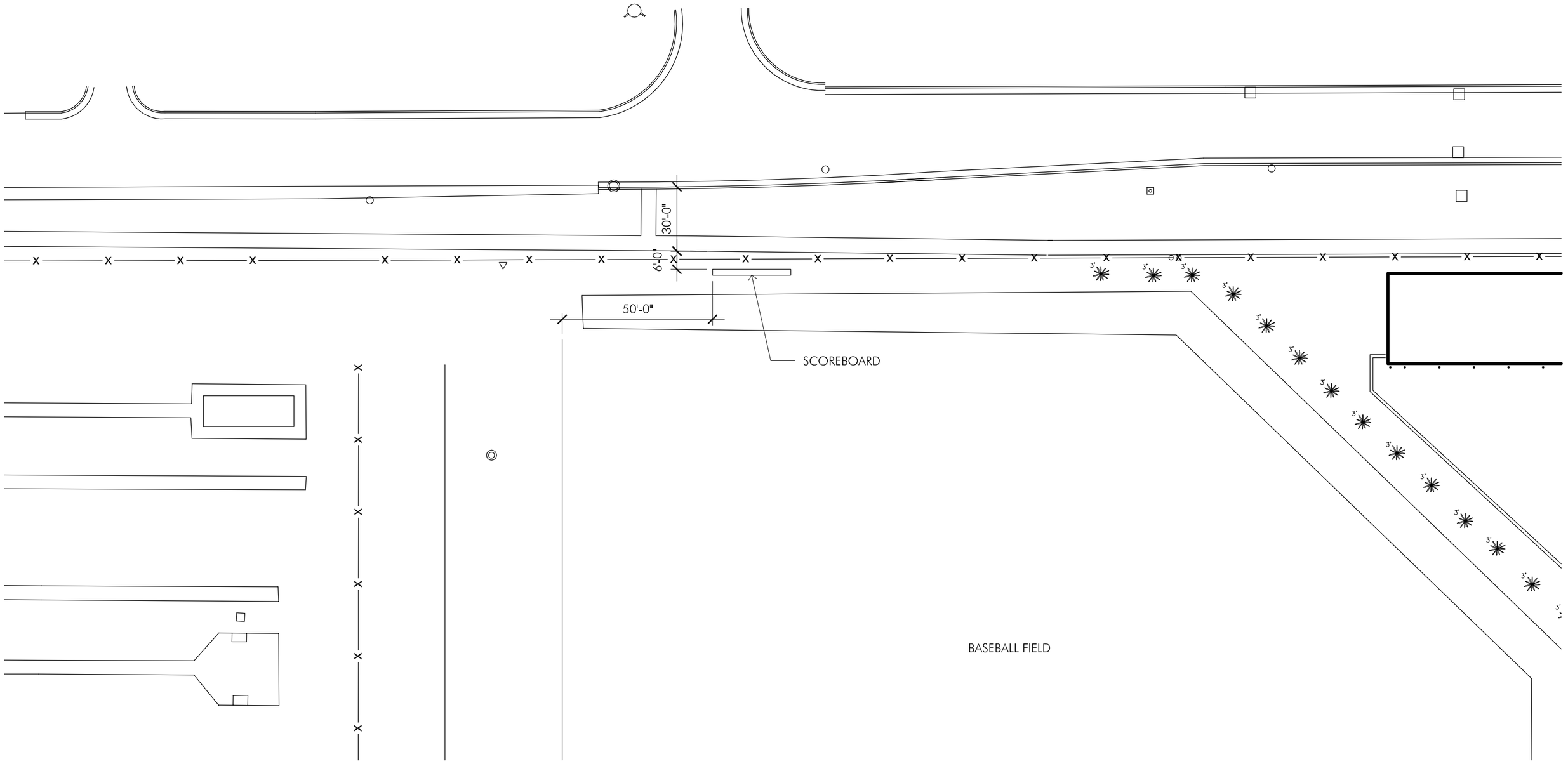
SCALE: 1" = 200'-0"

ARCON ARCHITECTS • CONSULTANTS CONSTRUCTION MANAGERS

Glenbrook South High School

Glenbrook High Schools District 225

Project No. 20045



N

GBS PARTIAL SITE PLAN

SCALE: 1/32" = 1'-0"