



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: October 7, 2025

RE: **ZONING-25-000053 West Suburban Athletic Development (Downers Grove / District 3)**

DuPage County Board: October 14, 2025:

Development Committee: October 7, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000053 West Suburban Athletic Development dated August 28, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
4. That the property be developed subject to the Tri-State Fire Protection District requirements.
5. That the property be developed with a right-in ingress and left-out egress, as determined by the township highway commissioner.
6. That the property be developed with landscaping installed where the bridge is located, not to impede line of sight.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Board of Appeals: October 2, 2025: The Zoning Board of Appeals recommended to approve the following zoning relief:

Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000053 West Suburban Athletic Development dated August 28, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
4. That the property be developed subject to the Tri-State Fire Protection District requirements.
5. That the property be developed with a right-in ingress and left-out egress, as determined by the township highway commissioner.
6. That the property be developed with landscaping installed where the bridge is located, not to impede line of sight.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that they seek an amendment to the previously approved Conditional Use to add additional parking and additional land.
2. That petitioner testified that the subject property is zoned R-3 and was previously approved by the County Board as a Conditional Use for recreational use under ZONING-22-000013.
3. That petitioner testified that the subject property is currently improved with an indoor turf field, four volleyball courts, three basketball courts, a speed and agility training area, and a concession area.
4. The petitioner testified that West Suburban Athletic Development Corporation purchased another 1.8 acres of land and combined it with the prior 8 acres creating a 9.85-acre property.
5. The petitioner testified that the amendment is to add additional parking to the existing facility, creating an additional 101 parking spaces resulting in a total of 352 parking spaces on the subject property.
6. The petitioner testified that a solid-six-foot fence will be installed with significant landscaping along the south side of the property. The petitioner testified that the closest residence is about 900 feet away from the property line.

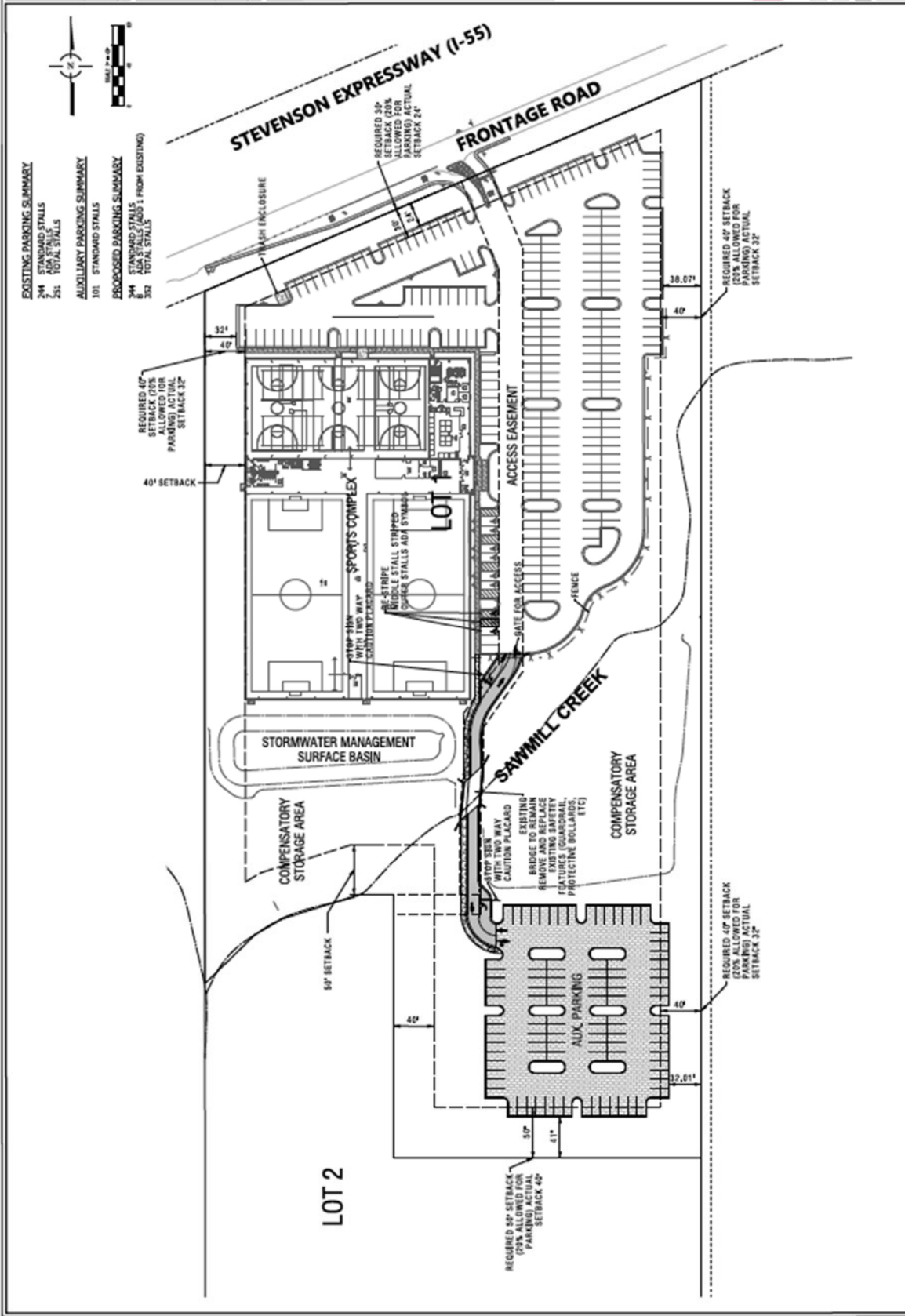
STANDARDS FOR CONDITIONAL USES:

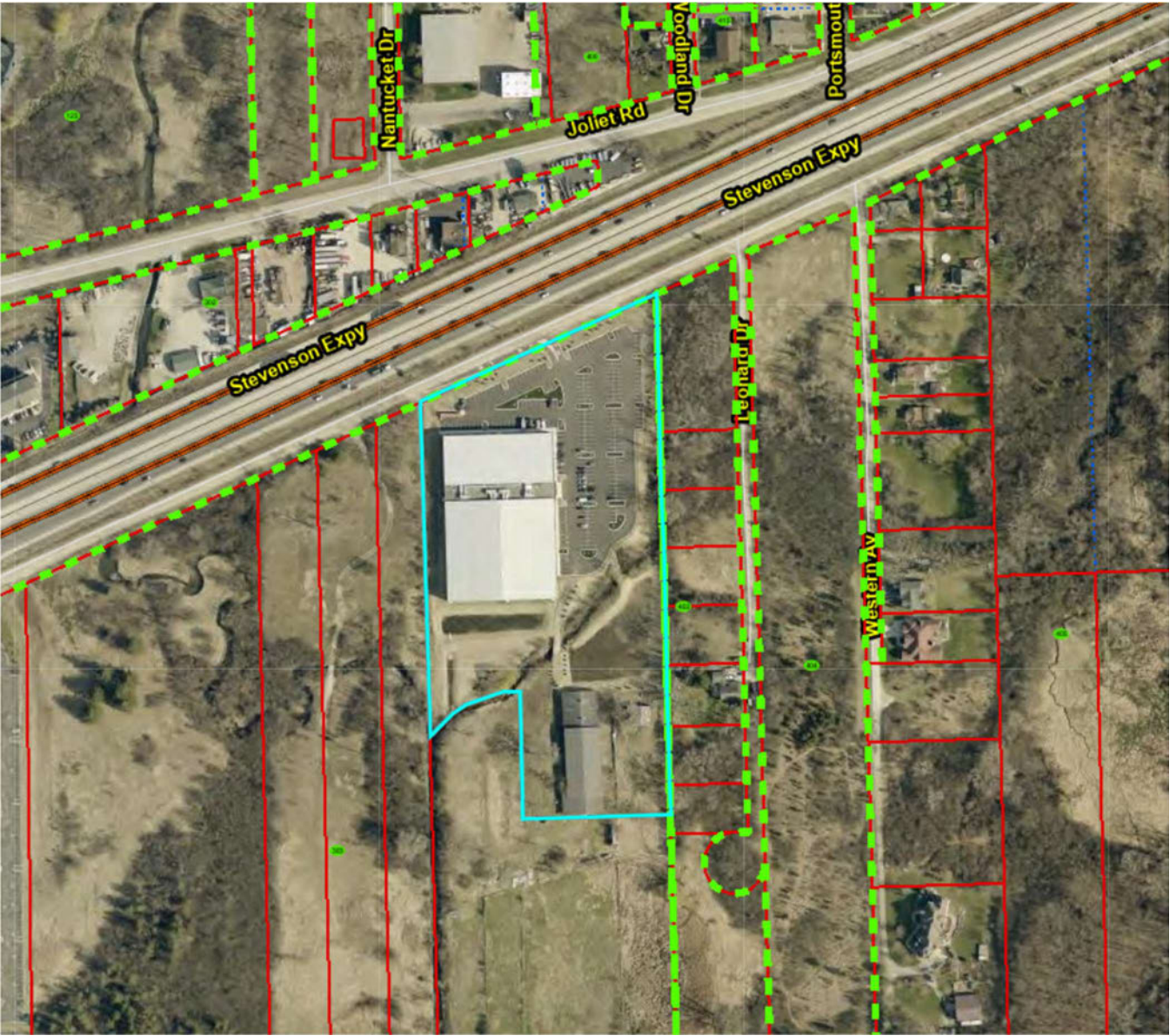
1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the amendment to the previously approved conditional use would not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the amendment to the previously approved conditional use would not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the amendment to the previously approved conditional use will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the amendment to the previously approved conditional use will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the amendment to the previously approved conditional use will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the amendment to the previously approved conditional use will not incur additional public expense for flood protection, rescue or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the amendment to the previously approved conditional use will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

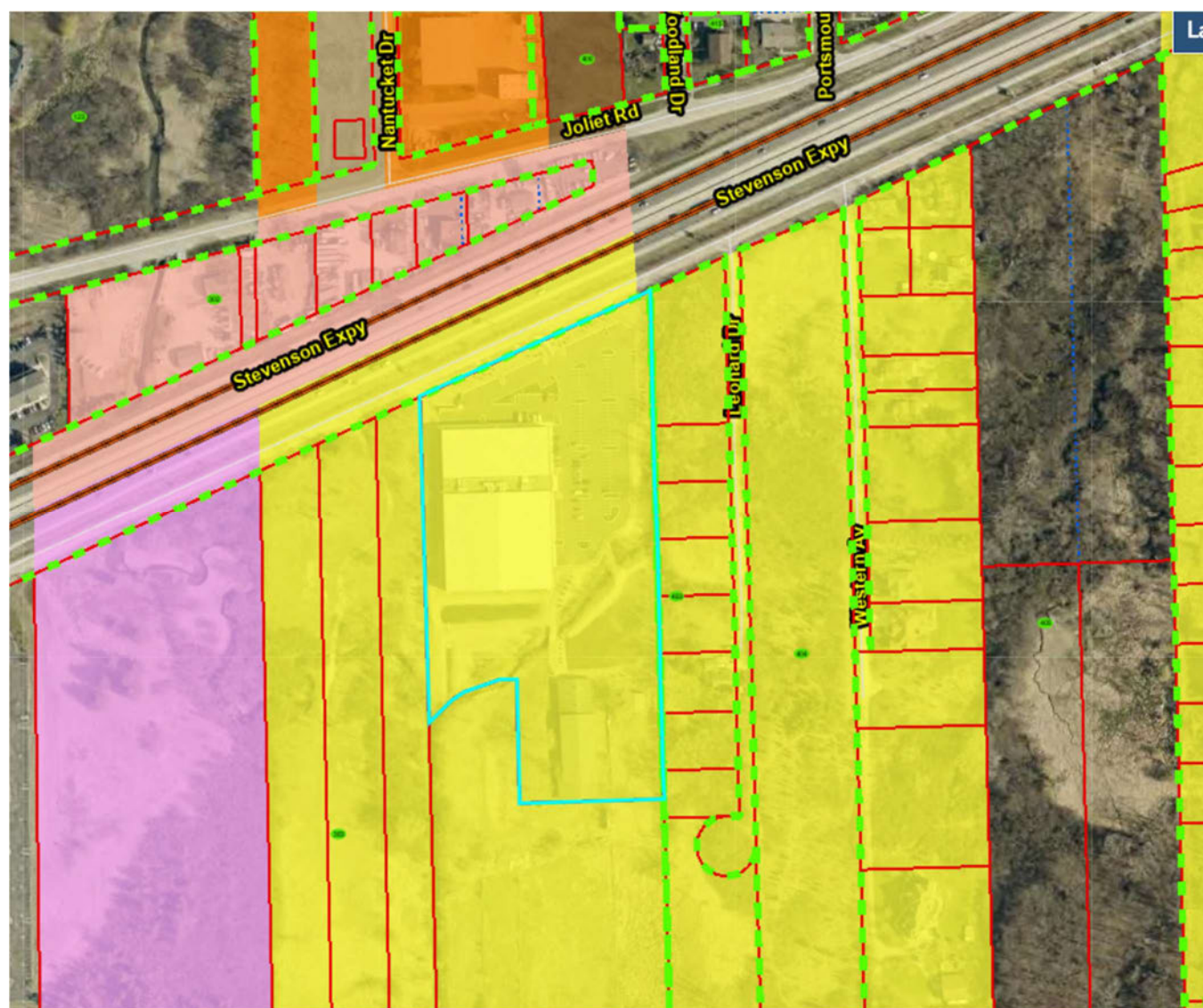
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000053 West Suburban Athletic Development Corp.		
ZONING REQUEST	Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land.		
OWNER	WEST SUBURBAN ATHLETIC DEVELOPMENT CORP., 17W411 FRONTAGE ROAD, HINDSDALE, IL 60527 / WEST SUBURBAN ATHLETIC DEVELOPMENT CORP., PO BOX 101, HINDSDALE, IL 60522-0101 / AGENT: PHILLIP LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185		
ADDRESS/LOCATION	17W411 FRONTAGE ROAD, HINDSDALE, IL 60527		
PIN	09-34-303-033		
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3	
ZONING/LUP	R-2 SF RES	0-5 DU AC	
AREA	9.85 ACRES (429,066 SQ.FT.)		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: AUGUST 13, 2025		
PUBLIC HEARING	THURSDAY, AUGUST 28, 2025		
ADDITIONAL INFORMATION:			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application. "A private water well is listed on this parcel, a permit will be required for the demolition of the structure/s."		
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	"DPC Public Works owns a sewer main to the west of the property and a water main to the north and in the current parking lot of the property. This project should affect our utilities."		
EXTERNAL:			
City of Darien:	No Comments Received.		
Village of Willowbrook:	<i>No Comments Received.</i>		
Village of Burr Ridge:	No Comments Received.		
Downers Grove Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Tri-State Fire Dist.:	Per 9/16 letter, Tri-State Fire District finds the plans to be in compliance.		
Sch. Dist. 63:	<i>No Comments Received.</i>		
Sch. Dist. 86:	No Objections.		
Forest Preserve	See attached documentation.		
Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	RECREATIONAL	0-5 DU AC
North	FRONTAGE ROAD/I-55 AND BEYOND B-1 LOCAL COMMERCIAL	COMMERCIAL	OFFICE LOW
South	R-2 SF RES	VACANT	0-5 DU AC

East	R-2 SF RES	FOREST PRESERVE/RESIDENTIAL	0-5 DU AC
West	R-2 SF RES	FOREST PRESERVE	0-5 DU AC

[illegible]





IN RE: ZONING PETITION 25-53, West Suburban Athletic Development

PROJECT NARRATIVE

The Applicant is West Suburban Athletic Development, LLC ("WSAD").

The project is located at 17W411 Frontage Road in unincorporated Hinsdale (the "Subject Property"). The Subject Property is 9.85 acres and located within the R-2 Residential District. Slightly over 8 acres was previously approved by the County as a Conditional Use in 2022 for a recreational use with a parking variation allowing for a reduction of the parking from 344 required spaces to 251.

The sports complex (the "Facility") is comprised of the following indoor uses:

- a. One 180x90 foot indoor turf fields;
- b. Four regulation volleyball courts;
- c. Three regulation high school size basketball courts;
- d. Second floor shall contain an 8,000 square foot speed and agility training area;
- e. Space for tenants and staff; and
- f. Concession- type food and non-alcoholic beverages.

Over the past several years, it has become apparent that the Subject Property does not have enough parking to fully utilize the Facility as originally intended. Despite attempts to solve the problem by scheduling and posting no parking signage, customers still park on the Frontage Road during busy times due to customers staying longer and coming earlier than expected – especially when the Facility is conducting tournaments. Accordingly, WSAD purchased another approximately 1.8-acre parcel and combined it with the prior 8 acres for the purpose of constructing additional parking for the Facility. It is for this additional parking that WSAD is requesting that the previously-approved 2022 Conditional Use be amended.

The proposed parking lot would create an additional 101 parking spaces, which would take the number of parking spaces from 251 to 352 (8 more than is required under the Zoning Ordinance for a facility of this type). Access to this new parking lot would be through the current parking area and traverse over an existing bridge large enough for one-way traffic and pedestrian walkway. V3 Engineering has performed an analysis stating that the bridge is safe for use but is recommending speed limit signs be placed at both ends of the bridge. The bridge has guardrails and would be separated from the pedestrian walkway by permanent bollards. The new parking lot would provide an additional 40% parking capacity but would only be used for tournaments and special events or if a queuing problem occurs. Due to the one-way nature of the bridge, access to the bridge and new parking would not be allowed unless the new parking lot was in use. When

the new parking lot is in use, the bridge will be controlled via traffic control staff during all hours the lot is open.

As shown below, the proposed Amendment to the existing Conditional Use meets all the standards set forth in the Zoning Ordinance for a Conditional Use.

Conditional Use Standards

1. *In harmony with the general purpose and intent of this Chapter, and will not be injurious to the neighborhood, detrimental to public welfare, or in conflict with county's comprehensive plan for development.*

- The proposed use is a conditional use in the R-2 District and is, accordingly presumed an appropriate use for the area. In fact, in 2022, the County granted a Conditional Use for the Subject Property. The proposed parking lot will assist in further limiting any effect the Facility may have on neighboring properties.
- The parking lot will have a solid 6-foot fence on the south side and significant landscaping to ensure that headlights of cars do not intrude on the neighboring subdivision to the south. Evergreens will be placed on the south side of the fence to limit the view of the fence for the neighbors to the south.
- Further, there is approximately 900 feet between the new parking lot and the nearest home to the south. There are no homes to the west of the Subject Property as it is owned by the DuPage County Forest Preserve District, although it is zoned I-1 Industrial. Property directly to the east of the Subject Property appears to be used as a residence but clearly is used for significant truck and equipment storage.
- As set forth below under Standard No. 4, the Subject Property will not cause a traffic problem for the area.
- To minimize traffic and lighting issues in the neighborhood, the Facility will only allow activities to occur between the hours of 7:00 a.m. and 11:00 p.m. All lighting, except for security lighting, will be off between the hours of midnight and 6:00 a.m. Further, security lights on the building and parking lots shall be pointed downward, and all lighting at the Facility will comply with the DuPage County Resolution EN-R-0215-21, enacted April 13, 2021, supporting International Dark Skies recommendations.
- The photometric plan shows that the lighting being included in the proposed improvements is the least necessary to comply with the County Ordinance and is no higher than 0.3 foot candles at the property lines.
- To further lessen any effect the Facility may have on the surrounding neighborhood, Applicant will not allow any activities on the new parking lot other than parking.

- Per the Forest Preserve District's previous request, no coal tar or other Polycyclic Aromatic Hydrocarbons shall be used as sealants, and all landscape plantings shall be native to the Chicago region.
 - The Forest Preserve District also requested that mulch not be used on the path through the Sawmill Creek floodplain. No mulch is or will be used in the floodplain.
2. *Will not impair an adequate supply of light and air to adjacent property.*
- There will be no structures with any height added to the Subject Property by this Amendment to the Conditional Use; therefore, the proposed use will not impair light and air to adjacent properties.
3. *Will not diminish the value of land and building in the vicinity of the proposed conditional use.*
- Given the distances and setbacks from nearby residences and other private properties, the Amendment to the Conditional Use will not affect property values. The Amendment is in accordance with the underlying zoning and the previous granting of the Conditional Use. Thus, property values will not be detrimentally affected.
4. *Will not unduly increase traffic congestion in the public streets and highways.*
- A prior traffic study was provided at the hearing on the original Conditional Use application. An update to that study related to the proposed Amendment has now been provided by KLOA.
 - Nothing about this parking lot is intended or will modify the pre-existing traffic study, but it is just providing additional parking for traffic and is intended to eliminate the illegal parking on the frontage road.
5. *Does not increase the potential for flood damages to adjacent property.*
- The parking lot will be constructed of pervious pavers and will comply with all DuPage County Stormwater Ordinances and floodplain regulations.

6. *Will not incur additional public expense for fire protection, rescue or relief.*

- The additional parking area will not create any additional burden for fire protection rescue or relief, in that WSAD's engineers are and will continue to work with the Tri-State Fire District to ensure proper access to the new parking lot.

7. *Will not otherwise impair the public health safety, comfort, morals or general welfare of the inhabitants of DuPage County.*

- As shown above, detailed actions will be undertaken to ensure that the Subject Property shall not impair the public health safety, comfort, morals or general welfare of the inhabitants of DuPage County.

In summary, the proposed Amendment to the Conditional Use project meets the standards for a Conditional Use under the Zoning Ordinance and the Conditional Use permit should be amended to allow WSAD to construct the requested overflow parking lot.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

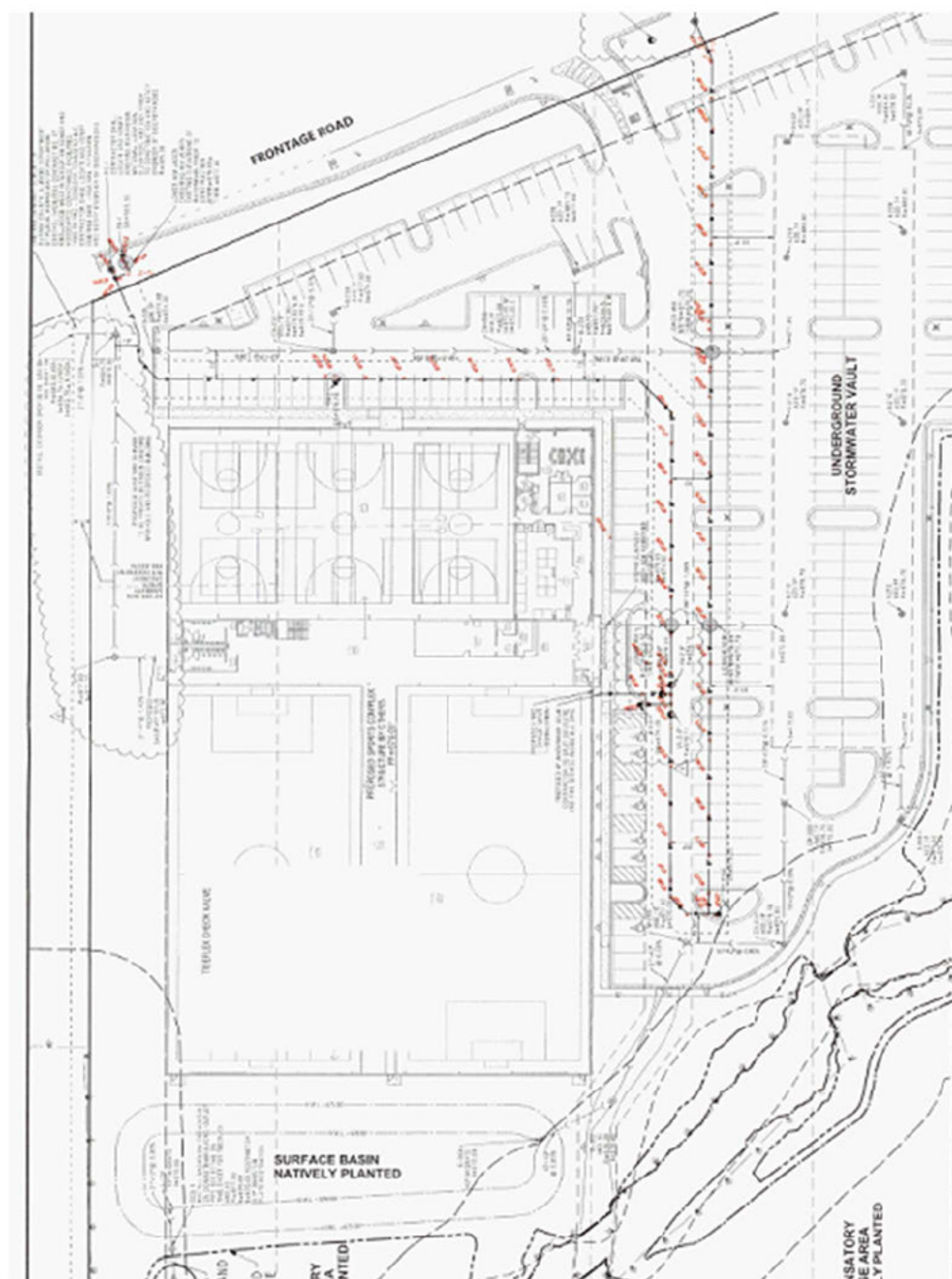
www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000053 West Suburban Athletic Development Corp.

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County
Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via
facsimile at 630-407-6702 by August 27, 2025.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: LOT NEEDS ABILITY FOR FIRE DEPT ACCESS.	
GARE NEEDS FD PADLOCK, PROVIDE TURNAROUND EXHIBIT, ETC.	
SIGNATURE	TJ21-STAFF MPD DATE: 8/14/2025
MUNICIPALITY	AGENCY/DEPARTMENT:
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ADDRESS/LOCATION	17W411 FRONTAGE ROAD, HINSDALE, IL 60527
PIN	09-34-303-033
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	9.85 ACRES (429,066 SQ. FT.)
UTILITIES	Water/Sewer
PUBLICATION DATE	Daily Herald: August 13, 2025
PUBLIC HEARING	Thursday, August 28, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



Thank you,

[REDACTED]
 Sr. Engineering Technician
 DuPage County Public Works
gpolewski@dupagecounty.gov
 D. 630-407-6809
 O. 630-407-6801

FOUNDED IN 1946



TRI-STATE

FIRE PROTECTION DISTRICT

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

September 16, 2025

Pinnacle Sports
Attn: John Oberhausen/Joe Lewis
17W411 South Frontage Road
Darien, IL 60561
502-523-8483

john@pinnacleindoor.com
jlewis@spacecoinc.com

RE: Sawmill Gardens - Site Plan Review #2
17W411 South Frontage Road
Darien, IL 60561

To whom it may concern,

We have received a copy of the site plans and turn around exhibit for the above listed project. After review, we find the plans to be in apparent compliance with applicable standards relative to fire prevention and life safety contingent upon the following stipulations:

1. Please place a weight limit sign on the bridge.
2. Please verify that our heaviest vehicle, that is 57,380 lbs. or 28.69 tons, will be able to traverse the bridge.
3. The gate needs to have a Knox padlock for fire department access if the gate is chained and locked.
4. Please place a speed limit sign of 10 MPH as described by Joe Roy Engineer from V3 Company. Here is the verbiage from the email from Joe Roy to John Oberhausen for clarification: We have completed the load rating analysis for the structure on the Sawmill Sports Hub site. With speed restrictions, the structure is adequate to carry the standard IDOT emergency vehicles. We recommend posting a maximum speed limit of 10mph for emergency vehicles. This would reduce the impact load on the structure as they drive over. Also, specified above, our analysis is ran using two standard IDOT emergency vehicles. If it is possible, we would like to request specification sheets for the specific emergency vehicles used by the local fire department/hospital. That way, if the actual emergency vehicles differ from the two IDOT standard vehicles, we could provide more

accurate results, and the speed restrictions may not be necessary. Let me know if this is something you would like us to investigate further?

Necessary inspections are to be performed along with any outstanding fees paid before occupancy is granted.

The Bureau of Fire Prevention has been asked to review the plans, specifications or other documents submitted to see if compliance has been made with the Fire Prevention Codes and Ordinances of the Tri-State Fire Protection District. Errors or omissions by representatives of the Bureau of Fire Prevention do not constitute permission to cancel, set aside or waive any provision of any applicable Code or Ordinance of the Tri-State Fire Prevention District. Approvals by the Bureau of Fire Prevention will be in writing only.

Sincerely,

Chris Drews
Plan Review Specialist
Bureau of Fire Prevention
fireprevention@tristatefd.com
630-654-6284





**Forest Preserve District
of DuPage County**

35580 Naperville Road
Wheaton, IL 60189

630.933.7200
TTY 800.526.0857
dupageforest.org

Sent via email: Jessica.infelise@dupagecounty.org

August 27, 2025

Robert Kartholl, Chairman
DuPage County Zoning Board of Appeals
421 N. County Farm Road,
Wheaton, IL 60187

Re: Public Notice – Case # ZONING-25-00053 /West Suburban Athletic Development Corp.
17W411 Frontage Road, Hinsdale
PIN: 09-34-303-033

Dear Chairman Kartholl,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding West Suburban Athletic Development Corporation's Petition for Conditional Use to add parking and additional land to the property located at 17W411 Frontage Road, Hinsdale. We appreciate receiving timely notification of such requests that may have an impact on Forest Preserve District property and thank you for the opportunity to comment.

Forest Preserve District staff have reviewed the Photometric Plan dated August 25, 2025 and have concerns about light trespass into the nearby Waterfall Glen Forest Preserve. Most lighting regulations require a maximum of 0.1 footcandles at property lines, whereas the Photometric Plan for the proposed parking lot indicates that there will be up to 0.3 footcandles at the East property line. Numerous studies have documented that light pollution and artificial light at night have negative and deadly effects on amphibians, birds, mammals, insects and plants. Newer installations of lighting in nearby communities have adopted recommendations as set forth by the International Dark Sky Association and Dark Sky Society. We ask that light poles be relocated and shields be installed on lights so that a maximum of 0.1 footcandles are at the property lines.

We suggest the developer refrain from using asphalt sealants that contain coal tar products. Coal tar sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. The DuPage County Environmental Committee has urged communities to prevent the use of coal tar in DuPage County. Less detrimental and more environmentally safe alternatives to coal tar products exist.

Keeping roads and parking lots clear of ice is essential, however, the principal ingredient in de-icers is chloride, which is negatively impacting our wetlands, streams, and the plants and animals that live there. Non-chloride de-icers are less impactful and increasingly more available, and we ask that these forms be used instead of chloride-based products.

Please consider this as the Forest Preserve District of DuPage County's request that this letter be read and entered into the public record at the August 28, 2025 Zoning Board of Appeals meeting. If you have any questions, please do not hesitate to call me at (630) 933-7235.

Sincerely,

A black rectangular redaction box covering the signature of Kevin Stought.

Kevin Stought
Land Preservation Manager

Cc: Daniel Hebreard, President
Forest Preserve District of DuPage County Commissioners
Karie Friling, Executive Director
Jessica Ortega, Strategic Plan & Initiatives Manager

Sent: Wednesday, August 27, 2025 3:52 PM
To: Hoss, Paul; Infelise, Jessica
Subject: ZONING -25-000053 West Suburban Athletic Development Corp.

Follow Up Flag: Follow up
Flag Status: Flagged

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good afternoon,

This is in regards to the request of West Suburban Athletic Development Corp. to add parking and additional land.

My daughter rode for many years at the former MBA Equestrian property so both she and I are familiar with the property.

We have several concerns about the proposal. First, we are concerned about the possibility of an existing bat population in the current barn structure and the bat population's fate if the barn is ultimately razed to accommodate another parking lot. It is my understanding that bats are a protected species. Is it legal or ethical to tear down a structure that houses them?

Second, we are concerned with the volume of vehicular traffic crossing the existing bridge over Sawmill Creek. Is the bridge structurally sound for such a substantial increase in usage?

Third, we are concerned about the impact the additional parking lot along with additional lighting will have on the remaining wildlife on or near the property.

Respectfully,

Theresa Zuro
Devyn Zuro



Sent from my iPhone