

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

408 S. MAIN STREET

March 16, 2026

Title

PC 26-04

Petitioner

Brittany Kubish
146 S. 3rd Avenue
Lombard, IL 60148

Property Owner

Lazzara Family LP
1360 N. Foxdale
Addison, IL 60101

Property Location

408 S. Main Street
PINs: 06-07-404-053 and 06-07-404-054

Zoning

B3 Community Shopping District.

Existing Land Use

Multi-tenant commercial building

Comprehensive Plan

Community Commercial

Approval Sought

Approve a conditional use for a day care center on the subject property.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property consists of two parcels of property: the multi-tenant commercial building and parking lot at 408-412 S. Main Street; and the adjacent parcel to the north, which contains nine parking spaces. The petitioner proposes to operate a day care center in the northeast corner of the multi-tenant building (the spaces formerly occupied by The Ladies Room and Upholstery World). The petitioner will make interior modifications to the tenant space. The petitioner proposes to construct an outdoor play area in the grass area north of the tenant space.

Day care centers are conditional uses in the B3 District, requiring approval through the Plan Commission public hearing process.

APPROVAL(S) REQUIRED

The petitioner requests the Village grant a conditional use, pursuant to Section 155.415(C)(4) of the Zoning Ordinance, to allow for a day care center within the B3 Community Shopping District.

PROJECT STATS

Lot & Bulk

Parcel Size: 28,314 SF
Building Size: 5,800 SF
Parking Spaces: 23

Submittals

1. Petition for a public hearing, dated 1/20/26;
2. Response to standards, prepared by the petitioner;
3. Boundary survey, prepared by Greater Illinois Title Company, Incl, dated 8/29/22;
4. Parking circulation narrative and plan, prepared by the petitioner; and
5. Floor plan, site plan, and playground plan prepared by the petitioner.

EXISTING CONDITIONS

The subject property consists of two parcels, and is developed with a multi-tenant commercial building and associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. They will need to perform a radon test for this space as required by the State of Illinois.
2. The space must meet the daycare requirements from the State Fire Marshal (attached).
3. They must install tamper resistant electrical receptacles/outlets.
4. Smoke and carbon monoxide detection is required throughout.

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The space will need to meet the State Fire Marshal Life Safety Code for New Day Care Centers (attached).
2. The space will need a complete fire alarm.

Private Engineering Services:

Private Engineering Services has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The development will need to comply with the locally-amended DuPage County Stormwater Ordinance, found in Chapter 151 of the Lombard Code of Ordinances.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3	Shopping center
South	B3	Multifamily building
East	B5A	Helen Plum Library
West	R2	Single-family residences

The subject property is located on the Main Street commercial corridor. Day care centers are conditional uses in the B3 District. The area around the subject property contains a mixture of retail and service businesses, residential uses, and public institutional uses (Helen Plum Library). As a service business, the proposed day care center would be compatible with surrounding land uses.

2. ***Comprehensive Plan Compatibility***

The subject property is designated Community Commercial in the Comprehensive Plan. Day care centers are consistent with this designation.

3. ***Zoning Compatibility and Request for Conditional Use for a Day Care Center in the Office Planned Development District***

The proposed day care center will be one tenant in a multi-tenant commercial building. Other tenants in the building include a salon and a dental office. The petitioner will retrofit an approximately 2,000-square-foot space with classroom space, restrooms, and a kitchen. A fenced outdoor play area is proposed in the grass area north of the building.

The subject property currently contains 23 parking spaces (14 to the south of the building, nine to the north of the building). The petitioner states that caregivers dropping off and picking up children will be required to park in a parking spot to bring children into the center. Loading and unloading will not be permitted in the drive aisles. The petitioner intends to manage arrival and departure times of clients to minimize disruption to other tenants. The staff recommendation includes a condition of approval that prohibits blocking of traffic in the drive aisles and the Main Street right-of-way.

4. ***Plat of Consolidation***

The subject property consists of two parcels of property. The petitioner is required to consolidate the two parcels into one lot of record to construct the proposed playground. The petitioner has submitted a plat of consolidation, which has been reviewed by staff and will be recorded with the DuPage County Recorder's office should this petition be approved.

SITE HISTORY

The property has not appeared before the Plan Commission previously.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a day care center and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 26-04:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 26-04, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That customer loading and unloading activities shall not block drive aisles in the parking lot on the subject property, and shall not block traffic in the Main Street right-of-way;
4. That the petitioner shall apply for and receive building permits for the proposed improvements;
5. That the submitted plat of consolidation shall be recorded upon approval of this petition and prior to issuance of a building permit for the playground; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

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Standards for Conditional Uses - Little Sprouts Learning Garden

Proposed Use: Childcare Center

Name: Little Sprouts Learning Garden

Ages Served: 6 weeks to 36 months

Hours of Operation: 8:00am-5:00pm, with possible extended hours on a case-by-base basis

1. Public health, safety, morals, comfort, and general welfare

The establishment, maintenance, and operation of Little Sprouts Learning Garden will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare. The facility will be licensed and regulated by the Illinois Department of Children and Family Services (DCFS) and will comply with all applicable state and local health, safety, and building codes. The facility will provide a safe, secure, and nurturing environment for children ages 6 weeks to 36 months, with trained staff, controlled access, and established emergency procedures designed to promote the health and well-being of enrolled children.

2. Impact on neighboring properties and property values

The proposed conditional use will not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood. The childcare center will operate primarily during daytime hours, from 8:00am-5:00pm, with limited extended hours only on a case-by-case basis. The use will not generate excessive noise, lighting, or traffic beyond what is typical for a low-intensity, community-serving use and is compatible with surrounding development.

3. Orderly development of surrounding property

The establishment of Little Sprouts Learning Garden will not impede the normal and orderly development or improvement of surrounding properties for permitted uses within the zoning district. Childcare centers are a recognized community benefit and are compatible with existing development patterns. The proposed use supports the continued growth of family-oriented services within the Village of Lombard without altering the character of the surrounding area.

4. Public Utilities, access roads, drainage, and facilities

Adequate public utilities, access roads, drainage, and necessary facilities have been or will be provided to serve the proposed childcare center. The property is served by existing public utilities, including water, sanitary sewer, and electrical service. The site has established access to public roadways and will comply with all applicable building, fire, and safety requirements.

5. Ingress, egress, traffic, and parking impacts

Adequate measures have been taken to provide safe and effective ingress and egress to the site while minimizing traffic congestion on public streets. The property provides on-site parking in compliance with Village of Lombard zoning requirements, including designated spaces for staff and parents during drop off and pickup times.

Child drop off and pickup activities will be brief and staggered as necessary to reduce congestion and queuing. The center serves children ages 6 weeks to 36 months, resulting in controlled, low-volume traffic with limited peak demand. The primary hours of operation, 8:00am-5:00pm, occur outside of peak commuter traffic periods, further minimizing impacts.

No commercial deliveries or large-vehicle traffic are anticipated. The proposed parking and circulation design ensures safe pedestrian movement, clear visibility, and efficient vehicle flow, consistent with similar licensed childcare facilities.

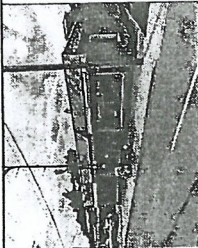
6. Consistency with the Comprehensive Plan

The proposed conditional use is consistent with the goals and objectives of the Village of Lombard Comprehensive Plan. Little Sprouts Learning Garden supports community needs by providing accessible childcare services that benefit local families and support workforce participation. The use promotes a family-friendly environment and contributes positively to the Village's long-term planning objectives.

7. Compliance with zoning districts regulations

Little Sprouts Learning Garden will conform to all applicable regulations of the zoning district in which it is located, except where specific modifications may be requested and approved as part of the conditional use process. The childcare center will comply with all zoning, building, fire, parking, and operational requirements, as well as all applicable state licensing standards.

GI
Greater
Illinois
Title
Company



PROPERTY ADDRESS:
400-412 S MAIN STREET, LOMBARD, ILLINOIS 60148

SURVEY NUMBER: IL2208 4158

DATE SIGNED: 08/29/22

FIELD WORK DATE: 8/27/2022

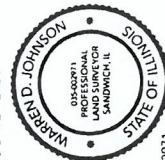
REVISION DATE(S):
(REVO 8/29/2022)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY GIVEN UNDER MY HAND AND SEAL THIS DATE HEREOF.

W. D. Johnson



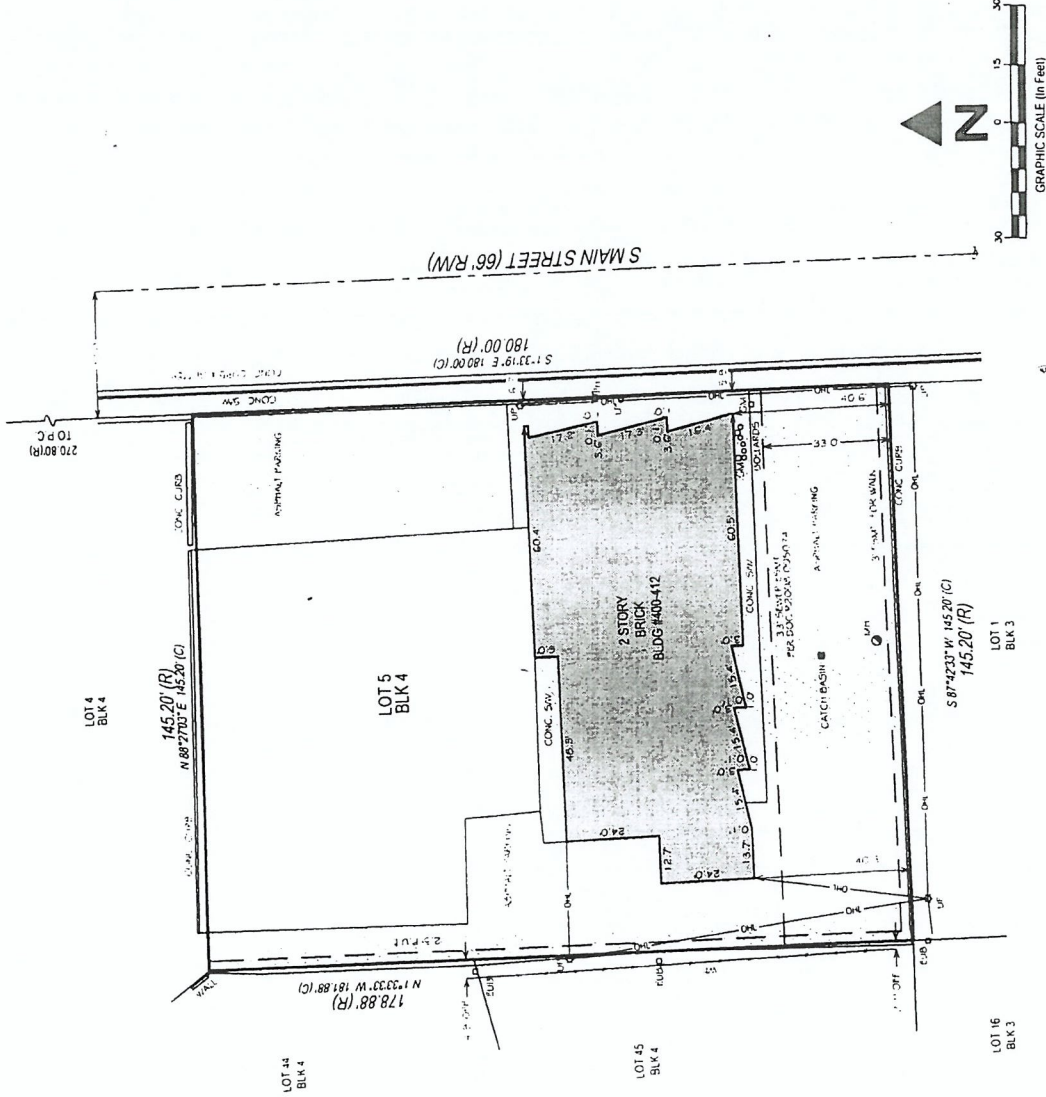
ILLINOIS PROFESSIONAL LAND SURVEY TOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184408159-0008



Exacta Land Surveyors, LLC
P.O. #18408159
P. 773.305-4011
316 East Jackson Street | Morris, IL 60452

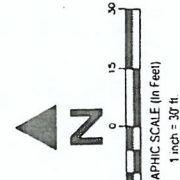
GI
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Title
Company

IL2208.4158
BOUNDARY SURVEY
DUPAGE COUNTY



TOTAL AREA OF PROPERTY SURVEYED 78271 SQ FT ±

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS: 400-4125 MAIN STREET, LOMBARD, ILLINOIS 60148

SURVEY NUMBER: IL2208-4136

CERTIFIED TO: LAZZARA FAMILY LIMITED PARTNERSHIP, GREATER ILLINOIS TITLE COMPANY, STEWART TITLE GUARANTY COMPANY

DATE OF SURVEY: 08/29/22

BUYER: LAZZARA FAMILY LIMITED PARTNERSHIP

LENDER:

TITLE COMPANY: GREATER ILLINOIS TITLE COMPANY

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:** 21014399

LEGAL DESCRIPTION: LOT 5 IN BLOCK 4 IN GREEN VALLEY LOMBARD, BEING A SUBDIVISION OF SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD RANGE, MERIDIAN ACCORDING TO THE PLAT THEREOF, DATED AND RECORDED JULY 25, 1944, AS DOCUMENT 1462688, IN DUPage COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYOR'S NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs, were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

JOBSPECIFIC SURVEYOR NOTES:

SURVEYORS LEGEND:

ABBREVIATIONS	SYMBOLS	ABBREVIATIONS	SYMBOLS
(CI) - Call-called	Center Line	FIP - Found Iron Pipe	PLT - Platter
(DI) - Field	Chain Link or Wire Fence	FIPC - Found Iron Pipe & Cap	POB - Point of Beginning
(F) - Field	Easement	FIRC - Found Iron Rod	POC - Point of Commencement
(M) - Measured	Edge of Water	FN - Found Nail	PRC - Point of Reverse Curve
(PI) - Plat	Iron Fence	FRNSDK - Found Nail & Disc Spile	PRM - Permanent Reference Monument
(RI) - Record	Overhead Lines	GAR - Garage	PSM - Professional Surveyor & Mapper
(S) - Survey	Survey Tie Line	GM - Gas Meter	PT - Point of Tangency
A/C - Air Conditioning	Vinyl Fence	ID - Identification	PU - Public Utility Easement
AE - Access Easement	Wall or Party Wall	IE/EE - Ingress/Egress Easement	R - Radius or Radial
ANE - Anchor Easement	Wood Fence	ILL - Illegible	RES - Residential
ASBL - Accessory Setback Line	Asphalt	INT - Instrument	RGE - Range
B/W - Bay/box Window	Brick or Tile	IRRE - Irrigation Easement	ROE - Roof Overhang Easement
BC - Block Corner	Concrete	LAE - Limited Access Easement	RP - Radius Point
BFDG - Building	Covered Area	LBH - License No. (Business)	SIW - Sidewalk
BLK - Block	Water	LBE - Limited Buffer Easement	SBL - Setback Line
BM - Benchmark	Wood	LME - Lateral Landscape Maintenance Easement	SCL - Survey Closure Line
BR - Bearing Reference	Benchmark	MB - Map Book	SCR - Screen
BRL - Building Restriction Line	Center Line	ME - Maintenance Easement	SEC - Section
BSMT - Basement	Central Angle or Delta	MEF - Mierred End Section	SEP - Septic Tank
C - Curve	Common Ownership	MH - Manhole	SEW - Sewer
CA - Center Line	Catch Basin	MHWL - Mean High Water Line	SERC - Section Rod & Cap
CP - Covered Porch	Elevation	MNTS - Not to Scale	SMWE - Storm Water Management Easement
CATV - Cable TV Riser	Fire Hydrant	NAVDBB - North American Vertical Datum 1988	SNKD - Set Nail and Disc
CB - Concrete Block	Fired or Set Monument	NGVD29 - National Geodetic Vertical Datum 1929	SOFT - Square Feet
CH - Chord Bearing	Found or Set Monument	OG - On Ground	STL - Survey Tie Line
CHIM - Chimney	Manhole	ORB - Official Records Book	STY - Story
CLF - Chain Link Fence	Tree	O/A - Overall	SV - Sewer Valve
CME - Canal Maintenance Easement	Utility or Light Pole	O/S - Offset	SWE - Sidewalk Easement
CO - Clean Out	Well	OPF - Outside Subject Property	TBM - Temporary Bench Mark
CONC - Concrete		OH - Overhang	TEL - Telephone Facilities
COR - Corner		OHL - Overhead Utility Lines	TOB - Top of Bank
CSW - Concrete Sidewalk		DHWL - Ordinary High Water Line	TUE - Technological Utility Easement
CUE - Control Utility Easement		ENCL - Enclosure	TWP - Township
CVG - Concrete Valley Gutter		ENT - Entrance	TX - Transformer
D/W - Driveway		EOP - Edge of Pavement	UE - Utility Easement
DE - Drainage Easement		EW - Edge of Water	UG - Underground
DF - Drain Field		ESMT - Easement	UP - Utility Pole
DH - Drill Hole		EUB - Electric Utility Box	UR - Utility Riser
DUE - Drainage & Utility Easement		F/DH - Found Drill Hole	VF - Vinyl Fence
ELEV - Elevation		FCM - Found Concrete Monument	WIC - Witness Corner
ENCL - Enclosure		FF - Finished Floor	W/F - Water Filler
ENT - Entrance			WF - Wood Fence
EOP - Edge of Pavement			WM - Water Meter/Valve Box
EW - Edge of Water			WV - Water valve
ESMT - Easement			
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PROPERTY ADDRESS: 400-4125 MAIN STREET, LOMBARD, ILLINOIS 60148

SURVEY NUMBER: IL2208-4136

CERTIFIED TO: LAZZARA FAMILY LIMITED PARTNERSHIP, GREATER ILLINOIS TITLE COMPANY, STEWART TITLE GUARANTY COMPANY

DATE OF SURVEY: 08/29/22

BUYER: LAZZARA FAMILY LIMITED PARTNERSHIP

LENDER:

TITLE COMPANY: GREATER ILLINOIS TITLE COMPANY

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:** 21014399

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- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

JOBSPECIFIC SURVEYOR NOTES:



Exacta Land Surveyors, LLC
 316 East Jackson Street | Morris, IL 60450
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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

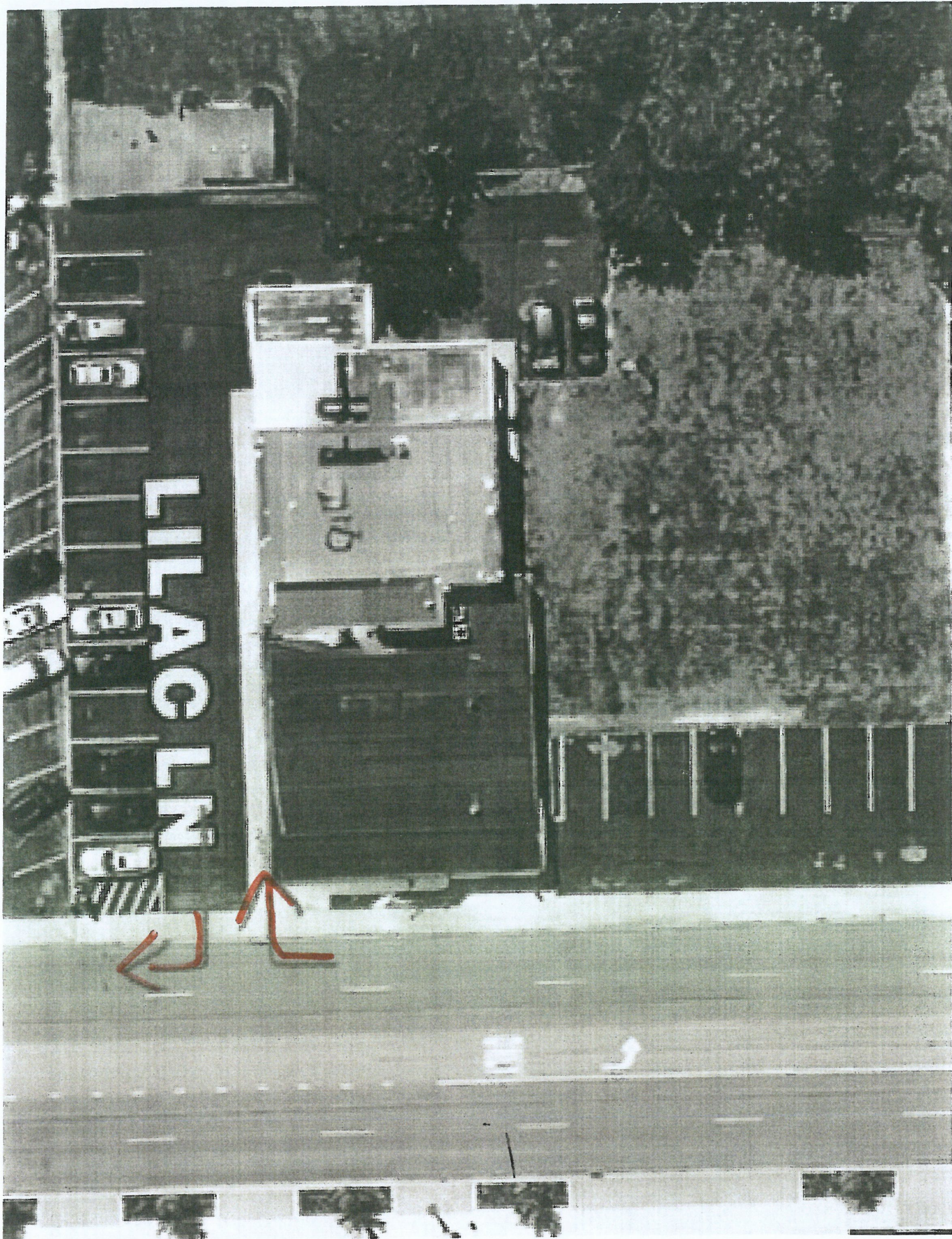
408 S Main St, Lombard

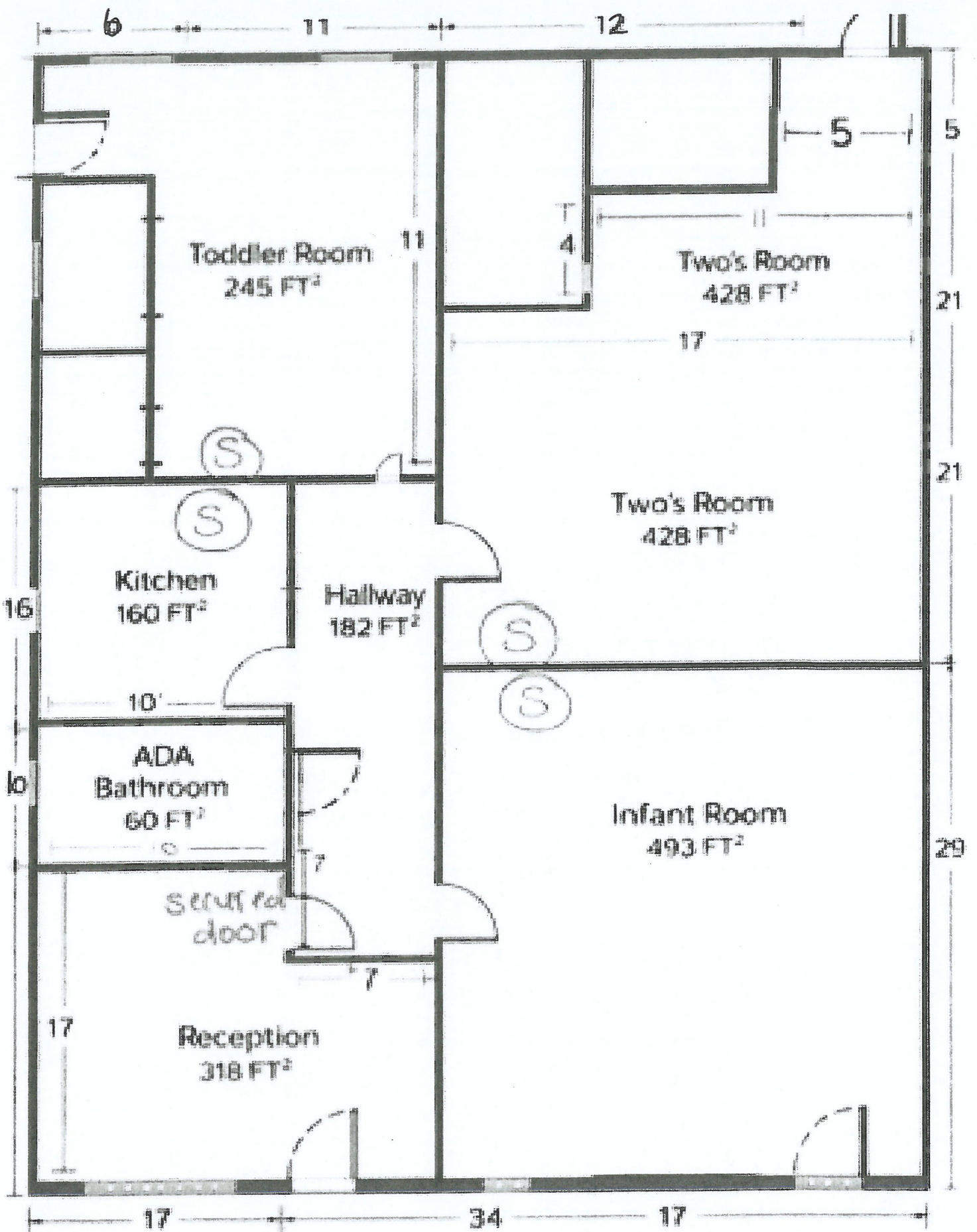
Drop-off and pick-up operations will be structured to ensure there are no traffic impacts to surrounding streets and no queuing of vehicles within the parking lot or public right-of-way.

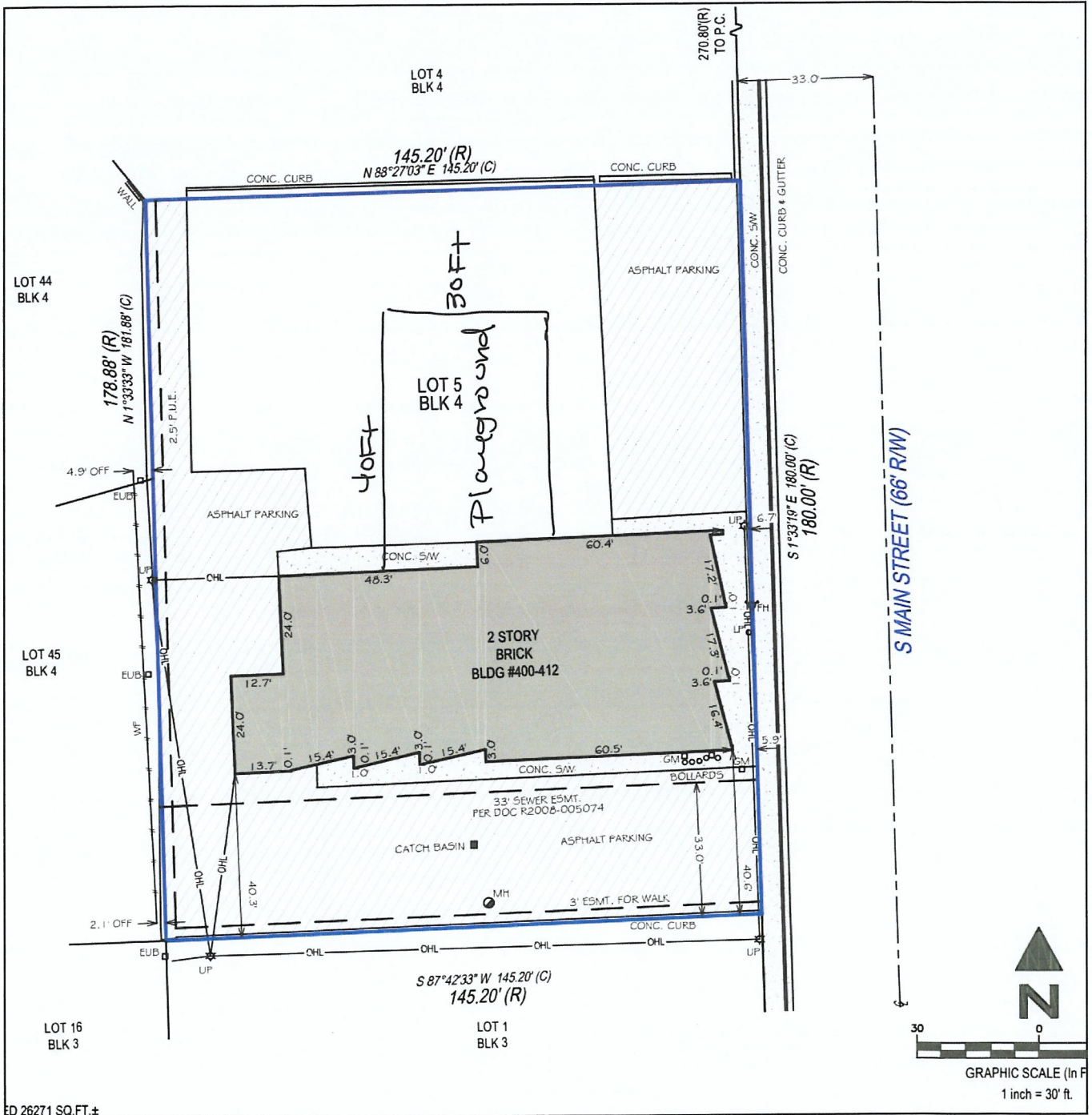
All parents and guardians will be required to park in designated spaces within the existing on-site parking lot and physically escort children into and out of the building. Curbside drop-off or pick-up will not be permitted. Queuing of vehicles, backing into the street, or blocking of parking aisles will be expressly prohibited.

Arrival and departure times will be managed through staggered drop-offs and pick-ups and written drop-off and pick-up procedures will be provided to all families. Staff will be present during peak arrival and departure periods to monitor compliance and ensure safe and efficient circulation within the lot.

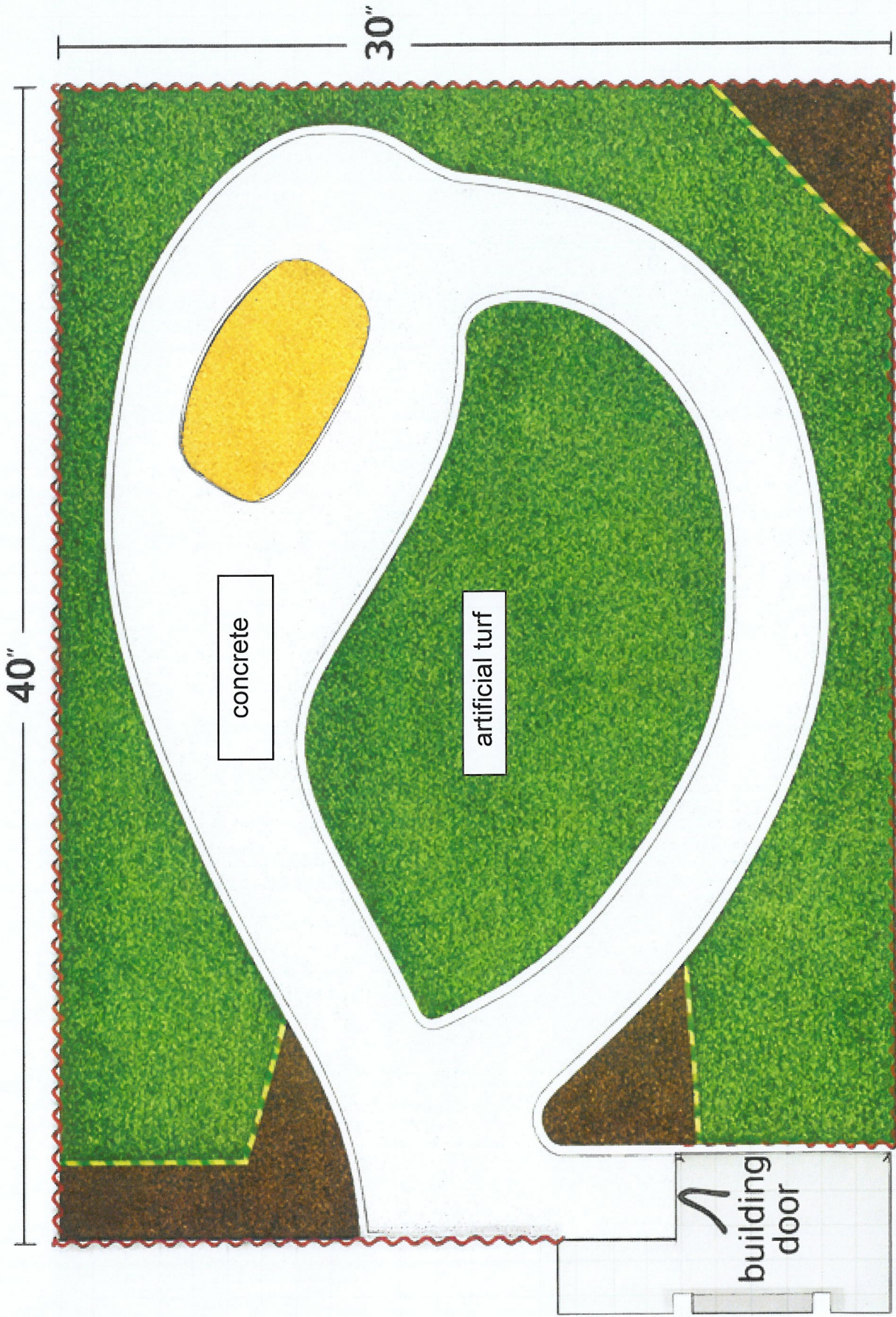
These operational controls are intended to maintain orderly parking lot circulation, prevent congestion, and eliminate traffic impacts to adjacent streets.







ED 26271 SQ.FT.±



408 S Main St, Lombard

Global Playground Notes

- Playground surfaces consist of artificial turf, sand play areas, woodchip ground cover, natural soil, and concrete play/walkway surfaces.
- All playground areas designed to provide positive drainage away from the building.
- Concrete surfaces are intended for wheeled and low-impact play activities only. All climbing or elevated play equipment is located on shock-absorbing surfaces.
- Play activities on concrete surfaces are limited to age-appropriate, ground-level uses.
- Concrete and sand areas are for ground-level play only. All elevated/climbing equipment shall be located on shock-absorbing surfacing (turf system and/or woodchips) sized for the equipments maximum fall height.

Cross Section A- Artificial Turf Play Area

(Primary play surface)

Top to bottom:

1. Artificial turf surface
2. Shock-absorbing pad- 1 1/2"-2 1/4" (if required by manufacturer)
3. Compacted granular base (CA-6 or equivalent)-4"
4. Compacted subgrade

- Turf surface will be installed per manufacturer specifications.
- Surface graded to provide positive drainage away from the building.
- Intended for active play areas.

Turf system (turf+pad) to have manufacturer-certified impact attenuation/critical height rating meeting or exceeding the maximum fall height of any equipment.

Cross Section B- Sand Play Area

(Sensory/contained play zone)

Top to bottom:

1. Play sand - 6"-8"
2. Geotextile fabric separator
3. Compacted granular base - 4"
4. Compacted subgrade

- Sand contained within defined play area edging.
- Sand is a contained sensory play area only; no fixed/elevated playground equipment located in sand zone.
- Designed to prevent migration and allow drainage.
- Graded to avoid standing water.

Cross Section C- Woodchip/Natural Soil Area

(Passive play/buffer zones)

Top to bottom:

1. Engineered wood fiber/woodchips - 6"
2. Geotextile fabric
3. Compacted natural soil or granular base - 4"
4. Compacted subgrade

- Used in non-equipment play areas.
- Surface maintained and replenished as needed
- Sloped for positive drainage

Cross Section D-
Concrete Walkways

(Circulation and wheeled play)

Top to bottom:

1. Concrete surface - 4" (broom finish)
2. Compacted granular base - 4"
3. Compacted subgrade

- Concrete surface used for circulation and low-impact play activities, including scooters, chalk play, and ride-on toys (ex: cozy coupe cars).
- No fixed playground equipment located on concrete surfaces.
- Concrete areas graded to drain away from the building and adjacent play areas.