

May 7, 2009

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 09-06: 433 East St. Charles Road (Paradise Bay Water Park)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following action on the subject property:

1. The petitioner, the Lombard Park District, requests a variation to Section 153.501(B)(10)(a) of the Lombard Sign Ordinance to increase the maximum allowable area of a single wall sign from fifty (50) square feet to eighty and one half (80.5) square feet in the CR Conservation/Recreation Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 20, 2009.

Paul Friedrichs, Executive Director of the Lombard Park District, 227 W. Parkside, presented their petition. He also introduced John Dzarnowski, of FGM Architecture. He stated that Mr. Dzarnowski was the lead architect that designed the park and sign.

John Dzarnowski, FGM Architecture, 1121 W. 22<sup>nd</sup> Street, Oak Brook, IL , summarized their request highlighting the proposed new sign at the Paradise Bay Water Park. He described the sign, gave its dimensions, and noted the distance the sign would be located from St. Charles Road. He said that the proposed sign would be approximately 80½ square feet in size.

Chairperson Ryan opened the meeting for public comment.

There were no comments or questions from the public.

Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. On September 18, 2006, the Plan Commission approved PC 06-24, granting a conditional use for an upgrade and modernization of the existing Paradise Bay Water Park facility located within Lombard Common. That approval was associated with the general features of the proposed park; however, specific plans detailing signage were not considered as part of the petition.

The history of zoning relief on the property includes:

- PC 89-03: The property was granted a variation to increase the allowable surface area of a freestanding sign from thirty (30) to forty (40) square feet to increase visibility on Grace Street and St. Charles Road. This sign was located at the corner of Grace and St. Charles and has since been removed.
- PC 06-24: The property was granted a conditional use for a recreational facility (water park) to allow the upgrade/reconstruction of the existing aquatic facilities.
- PC 08-22: The property was granted a variation to increase the maximum allowable height of a structure from thirty feet (30') to forty-eight feet (48') to allow the construction of a waterslide tower.

In February 2009, the Lombard Park District submitted a permit application for a wall sign to be attached to the front security gate on the new aquatic facility building. The submitted plans, which have been included as part of this petition, indicate that the proposed wall sign will have an area of approximately eighty and one half (80.5) square feet.

The proposed sign will face northward toward St. Charles Road. Attached to the security gate at the water park entrance, the wall sign would be approximately one hundred and ninety-three feet (193') from the northern property line. At this distance, a wall sign that is fifty (50) square feet would likely be illegible from St. Charles Road. However, unlike the commercial districts, in the CR District the Sign Ordinance does not permit increased wall sign area due to greater distance from property lines.

In the case that this water park was a commercial operation and located within a commercial zoning district, the wall sign area could be increased beyond the requested 80.5 square feet. In the B-1 and B-2 zoning districts, the petitioner would have rights to one hundred (100) square feet based on the property's lineal frontage on St. Charles Road. In the B-3 and B-4 zoning districts, the petitioner would have rights to two hundred (200) square feet based on the property's lineal frontage and the sign's distance from the property line.

The Paradise Bay Water Park facility is expected to be functionally similar to a commercial water park. Therefore, it is reasonable to expect that this facility would have similar signage needs to a commercial operation of the same nature. The petitioner is requesting a relatively minor increase in signage size when compared to what would be permitted on the nearby commercially zoned properties along St. Charles Road. Staff finds that the petitioner has met the Standards for Variations and, therefore, recommends approval of this petition.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

There were no questions or comments from the Commissioners.

Commissioner Flint motioned to approve PC 09-06 subject to the conditions noted in the staff report. The motion was seconded by Commissioner Olbrysh.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, by a roll call vote of 6 to 0, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 09-06.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission