

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: April 20, 2009

FROM: Department of PREPARED BY: Stuart Moynihan
Community Development Associate Planner

TITLE

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

GENERAL INFORMATION

Petitioner/Property Owner: Lombard Park District
227 West Parkside Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: C/R Conservation Recreation District

Existing Land Use: Local Park with an existing pool/water park

Size of Property: Approximately 49.3 Acres

Comprehensive Plan: Recommends open space and recreational use

Surrounding Zoning and Land Use:

North: R4PD Limited General Residence District, Planned Development, developed as Oakview Estates Condominiums; also property zoned B4 Corridor Commercial District, developed as a surveyor's office, Lombard Hobbies and Poolside Dogs fast-food restaurant

South: R2 Single-Family Residence District; developed as Single-Family Residences

East: R2 Single-Family Residence District; developed as Single-Family Residences

West: R2 Single-Family Residence District; developed as Single-Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Public Hearing Application, dated March 20, 2009.
2. A narrative and response to the standards for variations prepared by the petitioner.
3. Building elevations and plans for the proposed wall sign prepared by FGM Architects and dated February 24, 2009.

DESCRIPTION

The Park District is proposing to add a wall sign to the previously approved plans for the new Paradise Bay Water Park facility located within Lombard Common. The water park was previously approved as a conditional use on September 18, 2006 as PC 06-24. The maximum size for a wall sign in the CR Conservation/Recreation Zoning District is fifty (50) square feet. The proposed sign is approximately eighty and one half (80.5) square feet. Therefore, approval of a variation is required.

INTER-DEPARTMENTAL REVIEW COMMENTS

BUILDING AND FIRE

The Fire Department has no comments on the subject petition.

PUBLIC WORKS

Public Works has no comments on the subject petition.

PRIVATE ENGINEERING

The Private Engineering Division of Community Development has no comments on the subject petition.

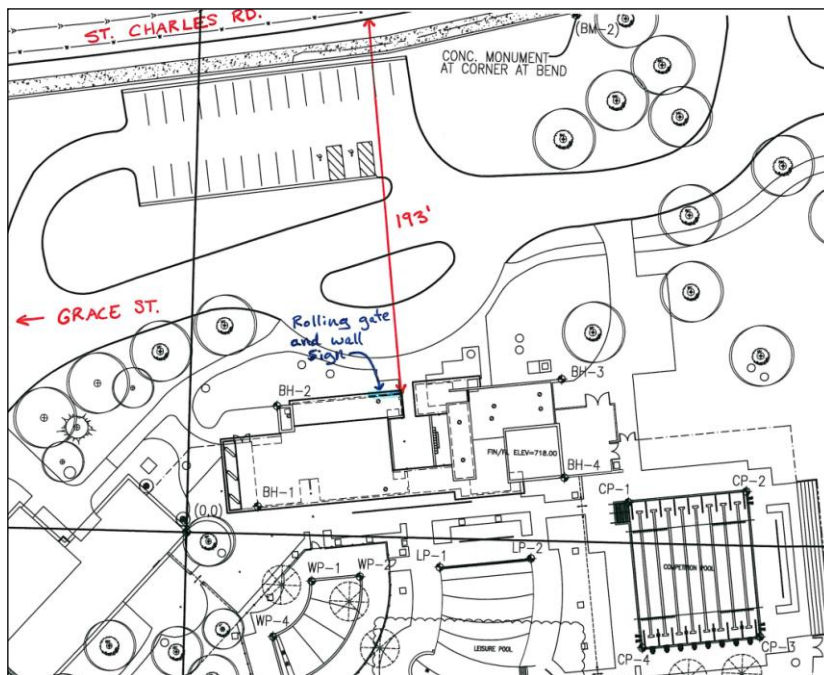
PLANNING

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 (see inserted site plan). 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.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the aforementioned variation:

Based on the submitted petition and the testimony presented, the requested variation **does comply** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move 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 recommend to the Corporate Authorities **approval** of PC 09-06, subject to the following conditions:

1. The wall sign shall be installed in compliance with elevations and plans for the proposed sign prepared by FGM Architects and dated February 24, 2009.
2. The petitioner shall apply for a building permit for the proposed wall sign.

Plan Commission
Re: PC 09-06
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Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

WJH
c: Petitioner

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