

September 4, 2008

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

Subject: PC 08-22; 433 East St. Charles Road (Moran Water Park)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Lombard Park District, requests a variation to Section 155.404(G) of the Lombard Zoning Ordinance 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 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 August 18, 2008.

Paul Friedrichs, 227 W. Parkside Avenue, Executive Director of Lombard Park District, presented the petition. Mr. Friedrichs stated that the Lombard Park District was requesting a variance on a new slide tower at the aquatic facility at Lombard Common. He introduced John Dzarnowski of FGM Architects in Oak Brook to give a short presentation.

John Dzarnowski, 1211 W. 22nd Street Oak Brook, showed a diagram of the pool facility and a site plan for the proposed water park. He stated that he was here to discuss the variance for the maximum height of a structure in a C/R Conservation Recreation District. He stated that the waterslide tower would be no greater than forty-eight feet (48') tall. Mr. Dzarnowski stated that the Park District had received approval for the aquatic facility at a public hearing a few years ago. Tonight's hearing was for the waterslide tower. He stated that at the time of the original hearing the petitioners had been looking at a tower but no definitive plans were presented at the time. While showing a slide, Mr. Dzarnowski indicated the drawings of the tower on the top left and bottom left of the slide. He stated that the green and red slides are below thirty feet (30') in height. The variance is for the blue "bowl" slide, the platform, and shade structure to shade the attendant.

The bowl slide and the platform are approximately thirty-five feet (35') in height with a guardrail ten feet (10') in height. He indicated the previous waterslide tower which existed at the water park facility on the bottom right of the slide and mentioned that it already been demolished. The platform was thirty feet (30') high with a four foot (4') handrail on top of it. The tower also had a twenty foot (20') light pole for a total height of fifty feet (50'). He stated that the proposed tower would be two feet (2') shorter in height. The new tower will have a light on top, but it will be located under the canopy.

Mr. Dzarnowski reviewed the response to standards. He indicated that the tower slide height is the minimum required height for a bowl slide. If the variance were not approved, the park district would not be able to build this slide. He stated that the slide was unique in Lombard. The construction of the slide would not be for financial gain. The request for a variation is based on the height required for proper functionality. He stated that the waterslide tower's height would not be detrimental to the public welfare and would not be an overbearing presence in the neighborhood. He indicated that the waterslide tower would be constructed near the location of the previous tower. He stated that the tower would not affect the surrounding properties or be a danger to individuals.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff has prepared a report and is submitting it to the public record in its entirety. The Park District is proposing the construction of a waterslide tower as part of the new Moran Water Park facility located within Lombard Common. The maximum height for a structure in the CR Conservation/Recreation Zoning District is thirty feet (30'). The proposed tower is forty-eight feet (48') in height. Therefore, approval of a variation is required.

On September 18, 2006, the Plan Commission conducted a public hearing on PC 06-24, a conditional use concerning an upgrade and modernization of the existing Moran Water Park facility. During this public hearing, staff indicated that improvements to the slides were desirable as they had been constructed nineteen years earlier. However, specific plans detailing the nature of the new water slides were not considered as part of the petition.

In June of 2008, the Lombard Park District submitted a permit application for the construction of the water park. As the exact height of the tower which would support the proposed slides had not yet been determined, that portion of the plans was incomplete. The Lombard Park District has since submitted elevations and a site plan for the tower and slides. These plans indicate that the proposed tower will have a height of forty-eight feet (48'). The Lombard Park District plans to apply for a separate permit for the construction of the slide tower pending approval of this petition.

The proposed waterslide tower is expected to act as the entry point for three waterslides. In order to accommodate all three slides and to ensure their proper functioning, FGM Architects has determined that a tower height of forty-eight feet (48') is necessary. This height requirement is due primarily to the "bowl slide" which swirls the individual in a circle before dropping them into a pool below. In order to achieve this unique effect, the slide requires that individuals enter from a significant height.

The Moran Water Park facility is a unique use in the Village of Lombard. Further, the proposed tower is a unique type of structure which is intended to provide sufficient height for the waterslides to allow the proper slopes, angles, and momentum for each waterslide's design.

Staff is recommending approval of the petition subject to the two conditions in the staff report.

Chairperson Ryan then opened the meeting for questions of the staff report.

Sonia Hakes, 21 S. Edgewood Avenue, stated that she lives across from the park. She asked what the difference in the insurance premium is between a tower height of thirty feet (30') and forty-eight feet (48'). She also asked if there were any sheets to be given out that have the plan of the pool.

Paul Friedrichs responded that there would be no change in the cost of the insurance policy or additional premium for the slide tower. He asked for her address and stated he would send her the plans she had requested. (*Village staff provided her with a copy of the plans at the meeting*).

Madelyn Kuehl, 422 E. Maple Street, stated that the plans showed the blue slide and the other two slides. She asked if individuals could walk up to the two little slides.

Paul Friedrichs stated that people could walk up close to these two slides.

Mrs. Kuehl said it was hard to get to the top of the old slides and asked how many steps and how wide it was to the top of the slides.

Paul Friedrichs stated that the first two slides were on a single platform. Mr. Dzarnowski stated that he was unsure of the total number of steps. He added that the steps had a width of five feet (5'), so someone can walk to the top while another could come back down.

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

Commissioner Nelson asked about what happened when an individual dropped out of the blue slide. He asked how they would get out of the way of others coming down the slide.

Mr. Dzarnowski stated that the individual would exit the water before the next patron can come down. Guards at the top and bottom of the slide would have a visual line of sight in order to signal to each other when it was clear.

September 4, 2008

PC 08-22

Page 4

Commissioner Olbrysh stated that he had a procedure question for staff. He stated that when the Plan Commission gives approval it is usually good for ten to twelve months. As it had been twenty-three months since the original approval, he asked what the status was.

William Heniff, Acting Director of Community Development, stated that the Board of Trustees had given a one year extension last fall.

Commissioner Sweetser motioned to approve PC 08-22 subject to the two conditions outlined in the staff report. The motion was seconded by Commissioner Burke.

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, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-22 for the subject property, subject to the following conditions:

1. The site shall be developed in compliance with elevations and site plan prepared by FGM Architects, dated June 18, 2008.
2. The petitioner shall apply for and receive a building permit for the waterslide tower prior to construction.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission