



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents:

1. Public Hearing Application, dated July 21, 2008
2. A response to the standards for variations.
3. A site plan and elevations for the proposed tower and waterslides, dated June 18, 2008.

### **DESCRIPTION**

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 water park was previously approved as a conditional use on September 18, 2006 as PC 06-24. 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.

### **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 conducted a public hearing on PC 06-24, a conditional use concerning an upgrade and modernization of the existing Moran Water Park facility located within Lombard Common. The Plan Commission discussed and resolved issues

associated with the general features of the proposed park, park security and safety, and access from a drop-off lane. 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. The petition currently before the board is intended to address the actual design of the waterslides and tower.

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 prepared by FGM Architects, dated June 18, 2008. These plans, which have been included as part of this petition, 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. The tower will also have to hold individuals waiting to use those slides. 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 primary 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. This height is necessary to allow the proper slopes, angles, and momentum for each waterslide's design.

## **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 08-22, 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.

Inter-Departmental Review Group Report Approved By:

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William J. Heniff, AICP  
Acting Director of Community Development

WJH  
c: Petitioner