

October 5, 2006

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

**Subject: PC 06-24; 433 E. 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, Lombard Park District, requests approval of a conditional use for a recreational facility (water park) located in the C/R Conservation/Recreation District.

After due notice was given, the Plan Commission conducted a public hearing on September 18, 2006. Michael Fugiel, Executive Director of the Lombard Park District, presented the petition. He provided an overview of the project and then introduced the development team associated with the project.

Claude Rogers of Water Technologies, Inc., presented a PowerPoint presentation regarding the petition. He described the various improvements to the pool area. He noted the relocated lap pool, a new lazy river and pool wading area, water slide improvements and cabana picnic areas. He noted that there will be no encroachment into the existing park area surrounding the site. He noted that the water surface area for the new water park is about the same as currently existing in the water park.

Bruce Cairns of Cordogan, Clark & Associates, discussed the new concession building and the new bathhouse building and referenced the proposed building plans. He also showed the proposed building elevations for each structure.

Chairperson Ryan then opened the meeting for public comment.

Carl Butler, 105 W. Edgewood Avenue, raised concerns regarding additional traffic generation for the new facility. Mr. Fugiel noted that they sized the water park for 1,300 people, similar to the existing water park. However, that number would only be realized on occasion.

Commissioner Sweetser inquired about the depth and flow of the lazy river. Mr. Fugiel noted it would be approximately 3.5 feet in depth and it would flow counter-clockwise. She asked about whether the new pool would be sized in yards or meters. Mr. Fugiel stated that the Park District's swim team swims in yards rather than meters, they designed the pool for yards.

Chairperson Ryan then asked about security issues, asking about the entrance area to the pool and what security measures will be provided. Mr. Fugiel noted that a metal accordion gate would be provided at the entrance.

William Heniff, Senior Planner, presented the staff report. The Park District is proposing to upgrade and modernize the existing Moran Water Park facility located within Lombard Common. As the existing facility is a legal non-conforming use, approval of a new conditional use from the Village is required.

Referencing the IDRC comments, he noted that specific comments pertaining to the plans are being addressed as part of the building permit submittal. The Private Engineering Services Division has reviewed the petition and noted that a requisite utility easements shall be granted over the proposed fire hydrant leg as well as over the existing water mains and sanitary sewers adjacent to the water park and throughout the rest of Lombard Common Park.

He then described the zoning history of the project. The pool was initially constructed within the park 49 years ago. The current water park slides were erected 19 years ago. The Lombard Park District Board approved plans to renovate the water park to modernize the recreational offerings to residents and guests and to address existing deficiencies as noted by the petitioner. No improvements are proposed outside of the water park area. The existing community building, parking lot, public driveways and all other park improvements are intended to remain as-is.

Parks and open space are listed as permitted uses within the within the Conservation/Recreation District. Recreational facilities, such as the water park, are listed as conditional uses within the Conservation/Recreation District. The proposed improvements constitute an increase in the degree of nonconformity and as such a new conditional use for the water park is required.

The principal use of the site will still be a community park facility. The proposed improvements orient the uses and activities away from the perimeter of the park and the adjacent properties. The water park area will be effectively fenced and screened to minimize its visibility from adjacent properties. Therefore, the modified water park design should not create any additional impact on adjacent properties than currently found at the property.

The Comprehensive Plan recommends that the property be used as open space and recreational uses. The principal use of the property will still remain as parks and open space. Specifically, the Plan states as a primary community facility objective that "existing community facilities should be maintained and upgraded as required". The Plan also notes that the Village should cooperate with other governmental agencies seeking to contribute to and improve the quality of life for residents. By providing for modern, attractive public facilities that meet the demographic needs of the community, the proposed improvements are consistent with the Plan's objectives.

Chairperson Ryan asked if there were any comments on the staff report. Martin Jones, 127 S. Edgewood Avenue, inquired about the yard measurement for the pool as well. He also asked whether the diving pool and the lap pool would be connected. Mr. Fugiel restated that they designed the pool in yards to accommodate their swim team. He also surveyed other districts and they all use yard measurements as well. He noted the diving pool and the lap pool would be connected – to prevent safety issues, they will string a buoy line segregating the two areas from each other. Cost issues precluded them from creating a separate diving pool.

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

Commissioner Sweetser noted that bulkheads could be added to the lap pool if needed to address the yard/meter issue. She then asked if they will provide a drop-off lane for the water park. Mr. Fugiel noted that earlier plans has such a lane but it was removed for cost reasons. However, when they reviewed the existing operations of the park they found that such a lane may not be necessary as drop-offs are at a minimum – most people that use the water park walk to the site or they park their cars.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities approval of the petition associated with PC 06-24 subject to the following conditions:

1. The site be developed in compliance with Site Plan Packet materials, prepared by Cordogan, Clark and Associates, Inc., dated July 25 and August 7, 2006 and submitted as part of this petition.
2. As part of the permit submittal, the petitioner shall satisfactory address the engineering preliminary permit review comments provided by the Village.
3. The petitioner shall dedicate to the Village a thirty-foot public utility easement over any existing and/or proposed public utilities on the subject property.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission