

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: April 18, 2005

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner I

**TITLE**

**PC 05-14; 211 W. St. Charles Road:** The petitioner requests the following actions be taken on the subject property, located within the B5 Central Business District:

1. Approval of a conditional use for a public recreational facility; and
2. Approval of a Major Plat of Resubdivision.

**GENERAL INFORMATION**

Petitioner: Lombard Park District  
227 W. Parkside Avenue  
Lombard, IL 60148

Property Owner: Fifth Third Bank  
1701 W. Golf Road  
Rolling Meadows, IL 60008

**PROPERTY INFORMATION**

Existing Land Use: Bank with drive-through

Size of Property: 1.3 acres

Comprehensive Plan: Recommends Community Commercial/Central Business District – Mixed-Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

North: B5 Central Business District – Park Avenue Condominiums; Lincoln Terrace Condominiums

South: Union Pacific railroad tracks

East: B5 Central Business District – Lincoln Place Condominiums

West: B5 Central Business District – retail strip center

## ANALYSIS

### SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Resubdivision, prepared by Gentile & Associates on April 4, 2005.
4. Site plan and construction details.

### DESCRIPTION

The petitioner, the Lombard Park District, intends to construct and operate a sprinkler park at the southwest corner of St. Charles Road and Lincoln Avenue in downtown Lombard. The land for this park will be donated by Fifth Third Bank, which owns and operates a drive-through bank facility to the west of the park site. The park will include a 1,600 square foot sprinklered play area with both open and shaded seating, restrooms, and 18 dedicated parking spaces. A 6-foot high welded steel fence will surround the play area. The park will be operable from May through September, from 10:00 a.m. to 7:00 p.m.

Special Note: This petition assumes that PC 05-13 is approved by the Village Board. If it is not approved, this petition cannot proceed as proposed.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### Planning

##### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends that this property be developed as part of the Central Business District – Mixed-Use Area. Staff believes that the proposed sprinkler park adds to the mix of mutually reinforcing land uses within the downtown, as per the recommendations of the Comprehensive Plan.

##### Compatibility with the Surrounding Land Uses

The seat walls, park benches, planters, and trash receptacles on the north end of the park will be consistent with streetscape features throughout the rest of the downtown. The storage building will be similar in style to the proposed garage at the Hammerschmidt Commuter Parking Lot. There are no other recreational facilities within the downtown (with the exception of Lilacia Park), so the proposed sprinkler park would provide a desirable, safe play area for young children in the neighborhood.

Compatibility with the Zoning Ordinance

Staff finds that the petition meets the Standards for Conditional Uses. The park will be a daytime operation during the summer months and it will be secured during closed hours. It will be beneficial to surrounding properties by providing an amenity for downtown residents and their children and grandchildren. The park should also serve to attract additional visitors to the downtown that may financially benefit surrounding businesses.

The vehicle entrance to the site will be the existing Fifth Third Bank driveway entrance at the rear of the site. A cross access easement will allow Fifth Third Bank customers and employees to continue to access the bank from Lincoln Avenue. The proposed sprinkler park will not affect the business operations or vehicle maneuvering on the bank property. No variations from the Zoning Ordinance are being requested.

**FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Subdivision and Development Ordinance and the Lombard Zoning Ordinance; and,

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 05-14.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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