



West: R2 Single-Family Residence District; developed as Single-Family Residences and the Sheldon Peck homestead

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents:

1. Public Hearing Application, dated August 21, 2006
2. Site Plan Packet (includes existing conditions plan, site utility plan, site plan, bathhouse floor plan, concession floor plan, bath house building elevations), prepared by Cordogan, Clark and Associates, Inc., dated August 7, 2006.
3. Color site plan, bath house elevation and concession elevation renderings, prepared by Cordogan, Clark and Associates, Inc., dated July 25, 2006.

### **DESCRIPTION**

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. The Park District has already submitted for building permits and will begin demolition activities and start construction in October, 2006.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **BUILDING AND FIRE**

The Bureau of Inspectional Services has reviewed the petition and does not have any comments on the conditional use request. Specific comments are being addressed as part of the building permit submittal.

## **PUBLIC WORKS**

Public Works has reviewed the petition and does not have any comments on the petition other than those noted within the Private Engineering Services (below).

## **ENGINEERING**

Noted below are the square foot impervious surface comparisons for the existing and proposed swimming pool/water park areas as determined by the petitioner's consultant:

### **Water Park Design Pool Areas Comparisons of Impervious Area (square feet)**

	<u>Existing</u>	<u>Proposed</u>
Lap Pool > 4'	4,200	4,045
Bulkhead	400	N/A
Dive Pool	2,000	N/A
Splash (body) Pool	900	900
Tube Plunge	N/A	635
Leisure Pool	9,185	3,340
Lazy River	<u>N/A</u>	<u>4,944</u>
Total	16,685	13,864

Existing hard surface areas inside fence:	38,533 sq. ft.	Proposed hard surfaces:	42,179 sq. ft.
Existing pool dimensions:	<u>16,685 sq. ft.</u>	Proposed pool areas:	<u>15,745 sq. ft.</u>
Totals	55,218 sq. ft.		57,924 sq. ft.

The Private Engineering Services Division has reviewed the petition and offers the following comment:

1. The petitioner shall modify the engineering plan and provide supplemental documents prior to issuance of a building permit per the review comments in the Village's August 28, 2006 letter to the petitioner. This includes a comment that a thirty-foot wide utility easement 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.

## **PLANNING**

According to the petitioner, 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 facility earlier this year to modernize the recreational offerings to residents and guests and to address existing deficiencies. These improvements include:

1. Removal of the existing diving tank.
2. Relocating the existing pool from its current location to a new location at the south end of the water park complex.
3. Replacement of the existing concession building with a new facility designed to be compatible with the other water park improvements.
4. Removal of the existing bath house and construction of separate men's and women's bath house buildings with family changing areas which will be located at the facility entrance.
5. Construction of a new lazy river and leisure pool with water apparatus.
6. Construction of an additional water slide with plunge pool.
7. Construction of cabana family picnic areas surrounding the water park.

Ancillary to the aforementioned improvements, the Park District will also construct requisite walkways and concrete areas surrounding the water features. Existing water, sanitary and storm sewer lines will be located accordingly. A service gravel road for Park District maintenance activities will be constructed along the east side of the water park which will connect to the pool mechanical building. New fencing will be provided along the south perimeter of the complex.

No improvements are proposed outside of the perimeter of the water park area. The existing community building, parking lot, public driveways and all other park improvements are intended to remain as-is.

### **Compliance with the Zoning Ordinance**

Past zoning actions approved by the Village for the subject property include a sign size variation for the existing automatic changeable copy sign on the property (ZBA 89-03) as well as a variation from the parking lot curbing requirements (ZBA 95-03).

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 existing water park is considered a legal non-conforming use as it predates the C/R District regulations. However, the proposed improvements constitute an increase in the degree of nonconformity and as such a new conditional use for the water park is required.

Attachment A is a copy of the response for the standards for conditional uses.

### **Compatibility with Surrounding Uses**

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.

### **Compliance with the Comprehensive Plan**

The Long-Range Plan Map of 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, which is consistent with the Comprehensive Plan. The Plan identifies the site for open space and recreational uses. Specifically, the Plan states as a primary community facility objective that “existing community facilities should be maintained and upgraded as required” (p.67). 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.

## **FINDINGS AND RECOMMENDATIONS**

The proposed conditional uses are compatible with the surrounding land uses and zoning. Based on the above, 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 conditional use complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore I move that the Plan Commission recommend **approval** of 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.

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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.

Inter-Departmental Review Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

DAH/WJH:

att-

c.      **Petitioner**

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**Attachment A**  
**STANDARDS FOR CONDITIONAL USES**

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

Response: The proposed improvements are intended to modernize the existing facility within the water park complex. As a public benefit, the redesigned plan will move the deep pool away from the bathhouse area and the lazy river – activities typically associated with smaller children.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

Response: The use of the site as a water park complex is well established. In fact, the use has been identified as an amenity to both the adjacent properties as well as the community. The proposed redesign and screening will be done consistent with the Village's zoning regulations and the mission of the Lombard Park District.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

Response: The water park complex will not negatively impact the orderly development of adjacent properties. In fact, based upon discussions with the property owner/developer of the Oakview Estates Condominium development, the water park is an amenity to their overall development efforts.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

Response: The existing complex already meets this standard. The water park improvements will address any additional stormwater drainage concerns, as depicted within the plan submittal.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

Response: The existing driveways provide proper access in and out of the site. The new entrance/bath house layout will enhance pedestrian circulation on-site.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*

Response: The Plan identifies the site for open space and recreational uses. Specifically, the Plan states as a primary community facility objective that “existing community facilities should be maintained and upgraded as required”. The proposed water park improvements are intended to meet this standard.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission*

Response: The use will meet all other provisions of the Zoning Ordinance and Village Code.