

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: April 27, 2005 (BOT) Date: May 5, 2005
TITLE: PC 05-14: 211 W. St. Charles Road *off*
SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation requesting that the following actions be taken on the subject property, located within the B5 Central Business District:

- 1. Ordinance approving a conditional use for a public recreational facility; and
 - 2. Motion approving a Major Plat of Resubdivision.
- (DISTRICT #1)

The Plan Commission recommended approval of this petition with conditions.

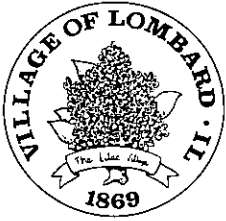
Staff is requesting a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X William T. Lichter Date 4/28/05

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.




MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: May 5, 2005

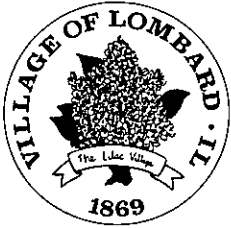
SUBJECT: PC 05-14: 211 W. St. Charles Road 

Attached please find the following items for Village Board consideration as part of the May 5, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-14;
3. An Ordinance granting approval of a conditional use for a public recreational facility on the subject property located at 211 W. St. Charles Road.
4. Plans associated with the petition.

The Plan Commission also recommends that the Board approve the companion plat of subdivision for the subject property.

Staff requests a waiver of first reading of the aforementioned Ordinance.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148
630/620-5700 FAX: 630/620-8222
TDD: 630/620-5812
www.villageoflombard.org

May 5, 2005

Village President
William J. Mueller

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

Trustees

Tyler L. Williams, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

Subject: PC 05-14; 211 W. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the April 18, 2005 Plan Commission meeting.

The petitioner, the Lombard Park District, 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.

Mike Fugiel, Executive Director of the Lombard Park District, presented the petition. They are seeking a conditional use for the eastern 60 feet of the Fifth Third Bank parking lot. This is a new type of facility that reflects a recent trend of sprinkler parks as outside, stand-alone features. This site was selected because it is more than 5 or 6 blocks walking distance to the nearest playground-type facility.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

Mr. Fugiel stated that the front of the site will be consistent with the downtown streetscape features as well as the Great Western Trail and Illinois Prairie Path. The entry gate will have ornate curved features with an automatic gate closure. The park is expected to attract families with children from toddler age up to 7 or 8 years old. It will be open from roughly 10 a.m. to 6 or 7 p.m. The water features will remain dormant until someone activates the bollards. Water will flow for 5 to 10 minutes and will then stop until it is reactivated.

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Similar sprinkler parks are located in Elmhurst and in Oakbrook Terrace. Elmhurst has had no problems with their park and teenagers are embarrassed to use such a little kids' facility. The closure of the park precludes its use as a hangout.

Mr. Fugiel stated that the bathrooms would be a big amenity for downtown events such as the craft fair and Cruise Nights. The UV protection shade and tables will be removed at the end of the season. At 22 feet, the park is a comfortable distance off

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the street. The visibility of this type of feature is desirable as it will enhance the business district by breaking up the brick and masonry appearance of the downtown and providing a visual interest along with its recreational amenities. The park will be used from May until September.

Chairperson Ryan then opened the meeting for public comment.

Greg Henderson, 843 S. School Street, stated that Behrens Park in Elmhurst is not a great comparison because the Elmhurst sprinkler park is part of a much larger park. This will be on a busy street with no privacy. It is a great idea, but it might be best located in an existing park. Moran Water Park is only one-half mile away and it is unlikely that people will bypass Moran for the sprinkler park.

Mr. Henderson asked what will happen during the rest of the year when the park is not open, and how much revenue will be generated. He suggested that we wait for a stronger solution that will do more than bring people on nice days, and noted that other businesses might find the land desirable.

Paula Dillon, 123 W. St. Charles Road, stated that she is in support of good, structured downtown development. She sees struggling businesses and wonders if this park is the best fit to revitalize the area. She expressed concerns about traffic and parking and asked if there would be a stoplight or crosswalk installed. She asked what the potential revenue numbers were and noted that there were 3 units in her building with young children or grandchildren. She noted that Lincoln Place had its parking variation request denied. She stated that she wants the right kind of development.

Jackie Wicklander, 212 W. St. Charles Road, complained of problems with teenagers on skateboards. She stated that there would be an accident and asked if anyone would want this in their front yard.

Olive Langlois, 212 W. St. Charles Road, stated that she thought this would be a nice amenity with little kids playing, but she is concerned about the traffic. Traffic on St. Charles Road has increased and little kids will have a tough time crossing the street alone. She thinks it's a bad idea.

Laverne Stahl, 212 W. St. Charles Road, stated that she drives to Fifth Third Bank from her condominium across the street. From 3:30 p.m. on, traffic on St. Charles is very heavy. She stated that downtown is not the place for children.

Mr. Fugiel stated that there would be a maximum of 10 to 15 kids in the park at the same time. There will only be one parking space lost due to the installation of an ADA-accessible parking space. He believes a sprinkler park is preferable to a skate park. The Park District is not currently looking to staff the park, but they could send someone to supervise during peak times.

Chairperson Ryan asked if the park would be free. Mr. Fugiel confirmed that, unlike at Moran Water Park, there would be no charge to use the sprinkler park.

Commissioner Sweester stated that she couldn't imagine this as a destination park. Mr. Fugiel stated that it would be a neighborhood park, although someone from another part of town might be inclined to drive there due to its visibility.

Chairperson Ryan asked what will happen at the park during the winter. Mr. Fugiel answered that the canopies and tables will be pulled down and the sprinkler area locked. There will still be benches and seating along St. Charles Road.

Commissioner Olbrysh asked if he was aware of any injuries at this type of park. Mr. Fugiel stated that he was not aware of any injuries either at other sprinkler parks or involving children getting hit crossing St. Charles Road to visit Moran Water Park.

Commissioner Zorn stated that the park seemed to be directed more toward toddlers. Mr. Fugiel stated that that was the intention, although you may see kids up to age 8 or so.

Chairperson Ryan then requested the staff report. Jennifer Backensto, Planner I, noted that the subject property is surrounded by condominiums to the north and east, with the Union Pacific Railroad to the south and a retail strip center to the west. 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.

Ms. Backensto stated that 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. 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 play area for young children in the neighborhood.

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.

Ms. Backensto stated that the vehicle entrance to the site would 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

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May 5, 2005
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sprinkler park will not affect the business operations or vehicle maneuvering on the bank property. No variations from the Zoning Ordinance are being requested.

In conclusion, Ms. Backensto stated that staff recommends approval of the petition.

Chairperson Ryan then asked if there was anyone in the audience who had any questions regarding the staff report. Hearing none, he opened the meeting for discussion among the Plan Commission members.

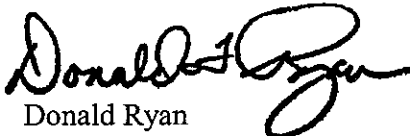
Commissioner Sweetser stated that she wished to applaud the Park District for creative thinking, noting that something novel can be attractive without necessarily having a high cost, especially when in an unexpected place.

Commissioner Sweetser moved to approve the petition. The motion was seconded by Commissioner Zorn.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed request complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities **approval** of PC 05-14.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

c. Petitioner
Lombard Plan Commission

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.

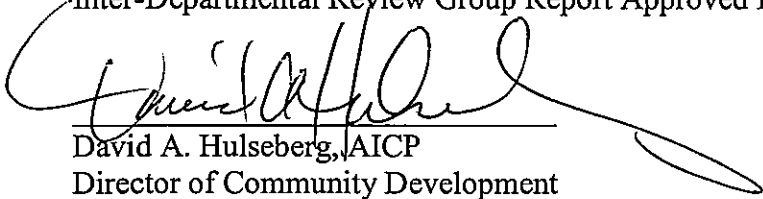
FINDINGS AND RECOMMENDATIONS

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:

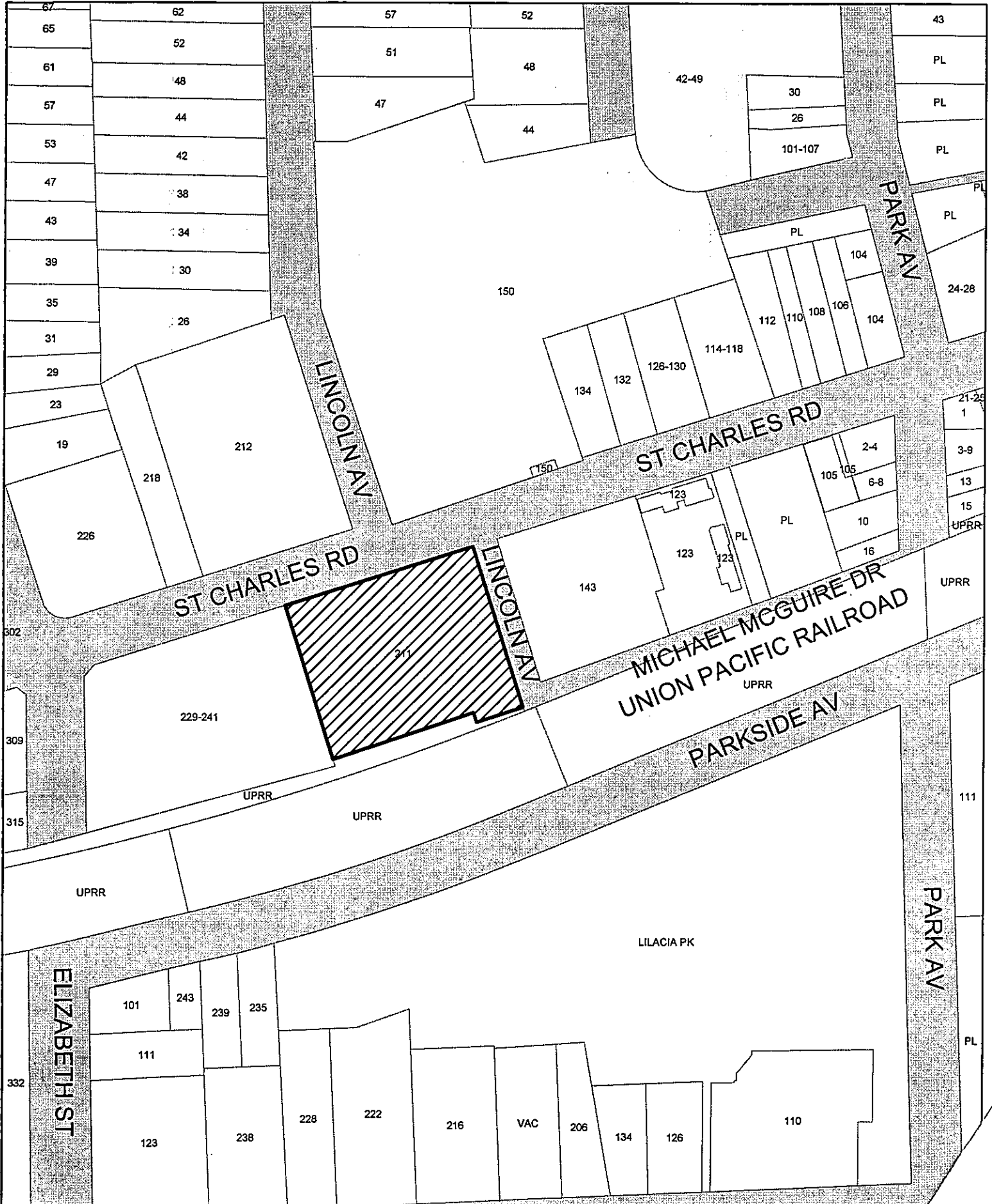


David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd

Location Map

PC 05-14: 211 W. St. Charles Road (Fifth/Third Bank)





"Jean Nolan"
<jean.nolan@thenolanagency.com>

04/18/2005 12:36 PM

To "'Donald Ryan_Jr'" <donaaldryan9@ameritech.net>

cc <hulsebergd@villageoflombard.org>

bcc

Subject: Downtown Spray Park

To the Members of the Lombard Plan Commission,

I would like to express my support for the plan the Lombard Park District has proposed for a Spray Park in Downtown Lombard.

In recent years we have seen several large developments come to downtown Lombard. While the new condominium developments and the new medical center are all extremely positive for the downtown and Lombard as a whole, there are still an ever increasing number of empty storefronts in the downtown.

Perhaps a spray park will not be the answer for the empty storefronts but it will likely bring some activity to an area of town that doesn't see much activity during the day. There is plenty of street traffic that goes through the downtown but there is little to no foot traffic. Because other towns do not have a park like the one that is proposed, it may attract some people from out of town. It may also bring local residents to the downtown that normally would not venture to the area.

Finally, this proposal may be the best possible scenario for the location. It is advantageous to have the Park District own this land and keep it as a public park so we can keep some open space in an area with a proliferation of condominium buildings.

Please support the Park District's plan.

Thanks,
Jean Nolan
The Nolan Agency, Inc.
110 W. St. Charles Rd.
Lombard, IL 60148
Phone (630) 629-2110
Fax (630) 629-9031

Edlyn A. Andrlik

Income Tax Specialists

6 South Park Avenue
Lombard, Illinois 60148
(630) 629-5414

April 14, 2005

Attn: Mr. Don Ryan:

I am writing in support of the proposed "Splash Park" which is to be built just East of Fifth Third Bank on St. Charles Road in Downtown Lombard. I feel that this park would attract more families to the Downtown Area which in turn would provide more customers for the local businesses. I also feel that this would be a great place for the many elderly residents in the area to bring their grandchildren on a hot Summer Day. The Downtown should have something for everyone, and I feel too much has been focused on the adults when we should have an attraction for children as well.

Respectfully,



Edlyn A. Andrlik
Income Tax Specialists, Inc.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PUBLIC RECREATIONAL FACILITY
IN THE B5 CENTRAL BUSINESS DISTRICT**

(PC 05-14: 211 W. St. Charles Road)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a public recreational facility on the subject property located within the B5 Central Business District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 18, 2005 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Ordinance is limited and restricted to the property generally located at 211 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOTS 1, 2, AND 3 IN THE RESUBDIVISION OF OUTLOT 10 OF THE TOWN OF LOMBARD, EXCEPTING THOSE PARTS OF SAID LOTS CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 14, 1907, AND RECORDED MARCH 9, 1907, AS DOCUMENT 90133, IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP

Ordinance No. _____
Re: PC 05-14
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39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED FEBRUARY
28, 1870, IN BOOK 2 OF PLATS ON PAGE 19, IN THE RECORDER'S OFFICE OF
DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-209-019

SECTION 2: That a conditional use for a public recreational facility is hereby
granted for the Subject Property.

SECTION 3: This ordinance shall be in full force and effect from and after its
passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this ____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk