

June 7, 2007

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

**Subject: PC 07-20: Text Amendments to the Lombard Zoning Ordinance
(Athletic Training Facilities/Learning Centers in the I District)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests text amendments to Sections 155.418 (C) and 155.802 of the Lombard Zoning Ordinance (and other sections where needed for clarity) allowing athletic training facilities and/or learning centers to be listed as a conditional use within the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 21, 2007.

Peter Becker, 519 Cardinal Avenue, Oswego, presented the petition. He stated that he is requesting a text amendment that would allow athletic training facilities to be listed as conditional uses within the I Limited Industrial District. He noted that similar uses are already listed within the Zoning Ordinance and the proposed amendment would be consistent with those uses.

Chairperson Ryan then opened the meeting for public comment. There was no one in the audience to speak in favor of or against the petition.

Chairperson Ryan requested the staff report. Jennifer Backensto, Planner II, stated that the petitioner is proposing to operate an indoor athletic training facility at 1117 N. Main Street within the I Limited Industrial District (PC 07-21). However, before that petition can be considered, the Zoning Ordinance must first be amended to allow athletic training facilities to be listed as conditional uses within the I District. Athletic training facilities are proposed to be listed as conditional uses, so any future facilities would have to meet the standards for conditional uses and would be subject to a future public hearing process.

Ms. Backensto stated that the Zoning Ordinance lists several uses that share characteristics with athletic training facilities. The closest comparison is a combination of a trade school with a stadium or arena. Since these are both listed as conditional uses within the I District, staff believes that listing athletic training facilities as conditional uses within the I District would be consistent with the Ordinance. Ms. Backensto read the Zoning Ordinance definition of learning centers and stated that the private, educational nature of athletic training facilities fits in well with the other uses classified as learning centers. Therefore, staff believes that it is appropriate to amend the definition of learning centers to include athletic training facilities and include learning centers as conditional uses within the I District. While learning centers are not directly associated with industrial uses as described in the purpose of the Industrial District, their function and impacts are similar to those specified in the Purpose Statement.

The proposed amendment creates no nonconformities and would make the Zoning Ordinance more permissive only to the extent that it would allow learning centers within the I District through the conditional use public hearing process. Staff believes that the proposed amendment would be consistent with the Comprehensive Plan. The Village has a history of amending its Zoning Ordinance to address newly evolving circumstances and proposed amendments are consistent with Village policy in this regard. Staff identified two local communities, Naperville and Wheaton, that list athletic training facilities within their ordinances. Both communities distinguish training facilities from gymnasiums, tutoring, and recreational learning activities.

Ms. Backensto then discussed the specific language in the proposed amendments, noting that staff recommends approval of the petition. Chairperson Ryan then opened the meeting for discussion among the Plan Commissioners. The Plan Commissioners had no comments.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendments do comply with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of PC 07-20.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Chairperson
Lombard Plan Commission

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