

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Axe Throwing – 850 N. DuPage Avenue, Unit 1

July 16, 2018

**Title**

PC 18-23

**Petitioner**

LIMRAH NS CO  
Hashmath Hussaini  
9 Auburn Drive  
Glendale Heights, IL 60139

**Property Owner**

Chris Mergenthaler  
970 N. Oaklawn Avenue, Suite 100  
Elmhurst, IL 60126

**Property Location**

850 N. DuPage Avenue, Unit 1

**Zoning**

I – Limited Industrial District

**Existing Land Use**

Light Industrial

**Comprehensive Plan**

Light Industrial

**Approval Sought**

Conditional use, pursuant to Section 155.420(C)(40) of the Village of Lombard Zoning Ordinance, to allow for an axe throwing establishment for the subject property located within the I Limited Industrial District.

**Prepared By**

Anna Papke, AICP  
Senior Planner



LOCATION MAP

**PROJECT DESCRIPTION**

The petitioner proposes to operate an axe throwing establishment at 850 N. DuPage Avenue, which is located in the Limited Industrial District. For purposes of classifying the use relative to the Zoning Ordinance, staff considers an axe throwing establishment to be similar to a shooting gallery and range, which is a conditional use in the Industrial District. The business will occupy one suite in an office/warehouse building in the North Avenue industrial park.

**APPROVAL(S) REQUIRED**

The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.420(C)(40) of the Village of Lombard Zoning Ordinance, to allow for an axe throwing establishment for the subject property located within the I Limited Industrial District.

## PROJECT STATS

### Lot & Bulk

Parcel Size: 1.09 acres

### Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of survey; and
4. Interior floor plan drawn by petitioner.

## EXISTING CONDITIONS

The subject property is currently developed with a warehouse and office building. There is an on-site parking lot with 41 spaces.

## INTER-DEPARTMENTAL REVIEW

### **Building Division:**

The Building Division has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

1. This is a unique type business, but under the International Building Code this is an approved use of this type space. While this is most similar to an "Assembly" type use (Similar to A-3 uses such as bowling, indoor tennis, indoor gym, etc. without spectator seating), we would actually classify it into the "Business" classification within the Building Code as they would have an occupancy of under 50 people. If we apply the 100 square feet to the 3,300 square foot space (gross space for this calculation), they would have an occupancy limit of 33 people. As long as they will have no spectator seating and can meet the 33 people maximum occupancy, the Building Division no issues with PC 18-23.

### **Fire Department:**

The Fire Department has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The plan submitted shows some walls begin added which could affect the sprinkler or alarm protection if the building has a sprinkler or fire alarm system. This will need to be reviewed when plans and permit are submitted.
2. The occupancy load will also need to looked at during the plan review stage to see the need for proper means of egress will be affected.

### **Private Engineering Services:**

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### **Public Works:**

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	I	Warehouse/office
<b>South</b>	I	StorageMart (warehouse)
<b>East</b>	I	Warehouse/office
<b>West</b>	I	Warehouse/office

The subject property is located in the North Avenue industrial area. Surrounding uses are a mixture of activities typically found in industrial parks: warehousing, light manufacturing and associated offices. The Zoning Ordinance classifies amusement uses, learning centers and shooting galleries as conditional uses in the I District. The proposed axe throwing business is similar in nature to these other conditional uses. Staff believes the business would be compatible with surrounding land uses.

**2. Comprehensive Plan Compatibility**

The Comprehensive Plan recommends light industrial uses in this area. The proposed use is consistent with this designation.

**3. Zoning Compatibility**

Axe throwing is not a listed use in the Zoning Ordinance. Based on the floor plan and information provided by the petitioner related to business operations, staff determined that an axe throwing establishment would be similar in nature to a shooting gallery. Both businesses entail patrons throwing a projectile at a target in a controlled environment. Shooting galleries are conditional uses in the Industrial District. Section 155.420(40) of the Zoning Ordinance states that uses similar in nature to other conditional uses in the I District may be also locate in the Industrial District with the appropriate conditional use approval.

Staff has reviewed the petitioner’s request and finds the proposed axe throwing business will not create any undue impacts on adjacent tenants or the surrounding neighborhood. The impact of this business on the neighborhood will be similar in nature to the impact that a learning center might have. The Village has approved a number of conditional use permits for learning centers in the I District since 2012 (PC 12-11, PC 13-10, PC 14-16, PC 14-39 and PC 15-01). No alcohol will be served on the premises.

**4. Parking**

The plat of survey provided by the petitioner shows 41 parking spaces on the subject property. The building contains five suites. Units 2 through 5 are a mixture of warehousing and office space. The axe throwing business will be located in Unit 1, which is approximately 3,300 square feet. Staff conducted a parking analysis based on the breakdown of uses within the building shown on the survey. Units 2 through 5 require 28 parking spaces, leaving 13 parking spaces for the axe throwing business. The table below shows these calculations.

Suite	Use	Square Footage	Parking Requirement	Parking Spaces
1	Axe throwing	3,330	1 per 3 people plus 1 per employee	13.32
2	Warehouse	2,700	1 per 1,000 SF	2.70
	Office	630	4 per 1,000 SF	2.52
3	Warehouse	2,600	1 per 1,000 SF	2.60
	Office	730	4 per 1,000 SF	2.92
4	Warehouse	2,500	1 per 1,000 SF	2.50
	Office	1,500	4 per 1,000 SF	6.00
5	Warehouse	2,500	1 per 1,000 SF	2.50
	Office	1,500	4 per 1,000 SF	6.00
<b>Total parking spaces</b>				<b>41.06</b>

Amusement establishment is the most relevant land use listed in Zoning Ordinance Table 6.3, Schedule of Off-Street Parking Requirements. Amusement establishments are required to have one space per three persons capacity plus one space per employee. Per the comments of the Building Division, the maximum occupancy for the axe throwing space will be 33 persons. The 13 spaces available for the axe throwing business will be sufficient to meet this occupancy level. Further, the petitioner notes that peak hours of use for the axe throwing business are likely to be weekdays 6-8 pm and weekends 5-9 pm. These peak hours are likely different from the peak hours of the other tenants in the building, which include a medical research facility and die cut company.

**SITE HISTORY**

PC 09-27

Granted approval of a conditional use for an athletic training facility.

**FINDINGS & RECOMMENDATIONS**

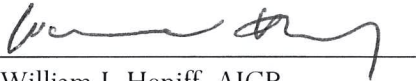
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for an axe throwing business and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 18-23:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 18-23, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the axe throwing business is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



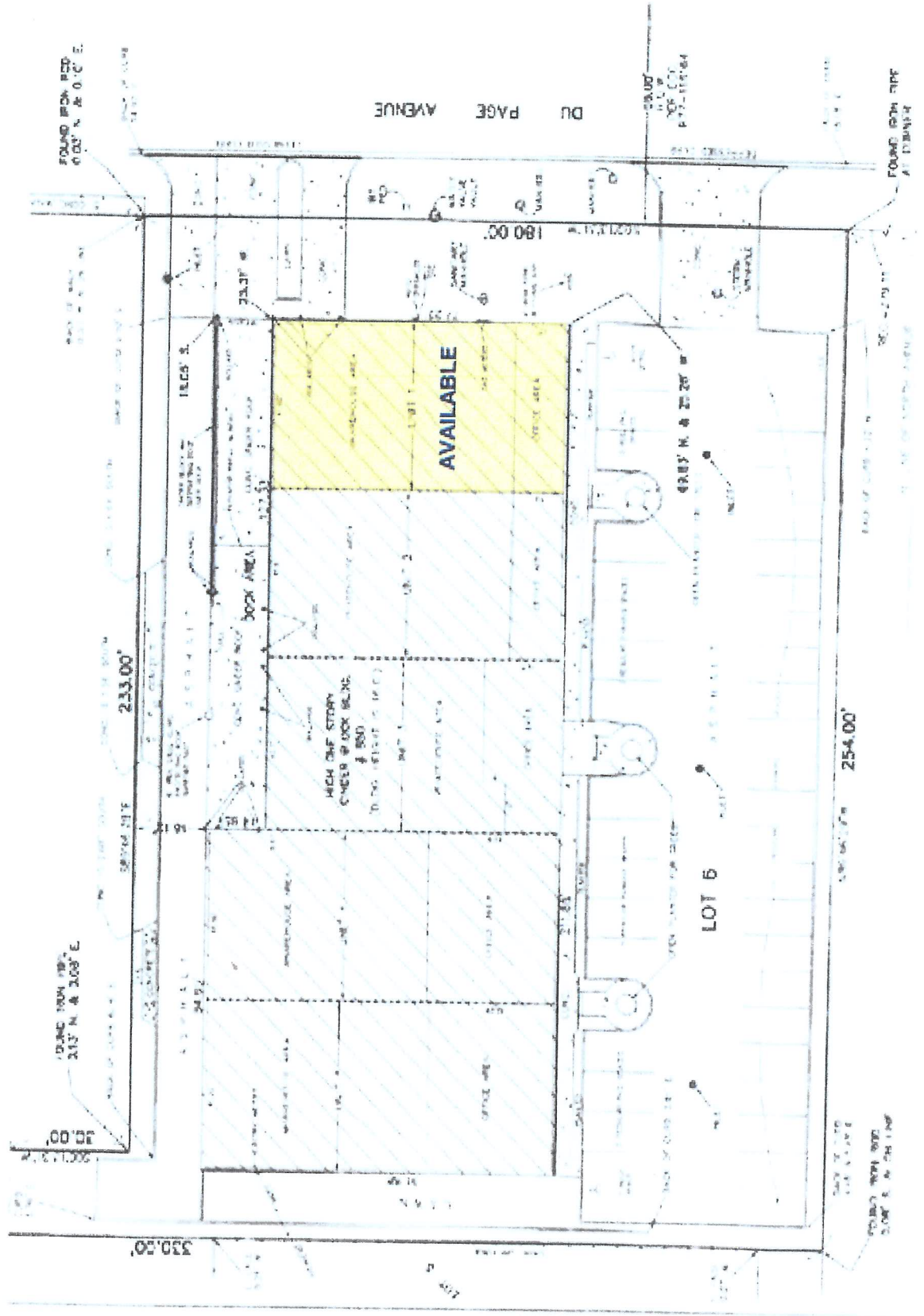
William J. Heniff, AICP  
Director of Community Development

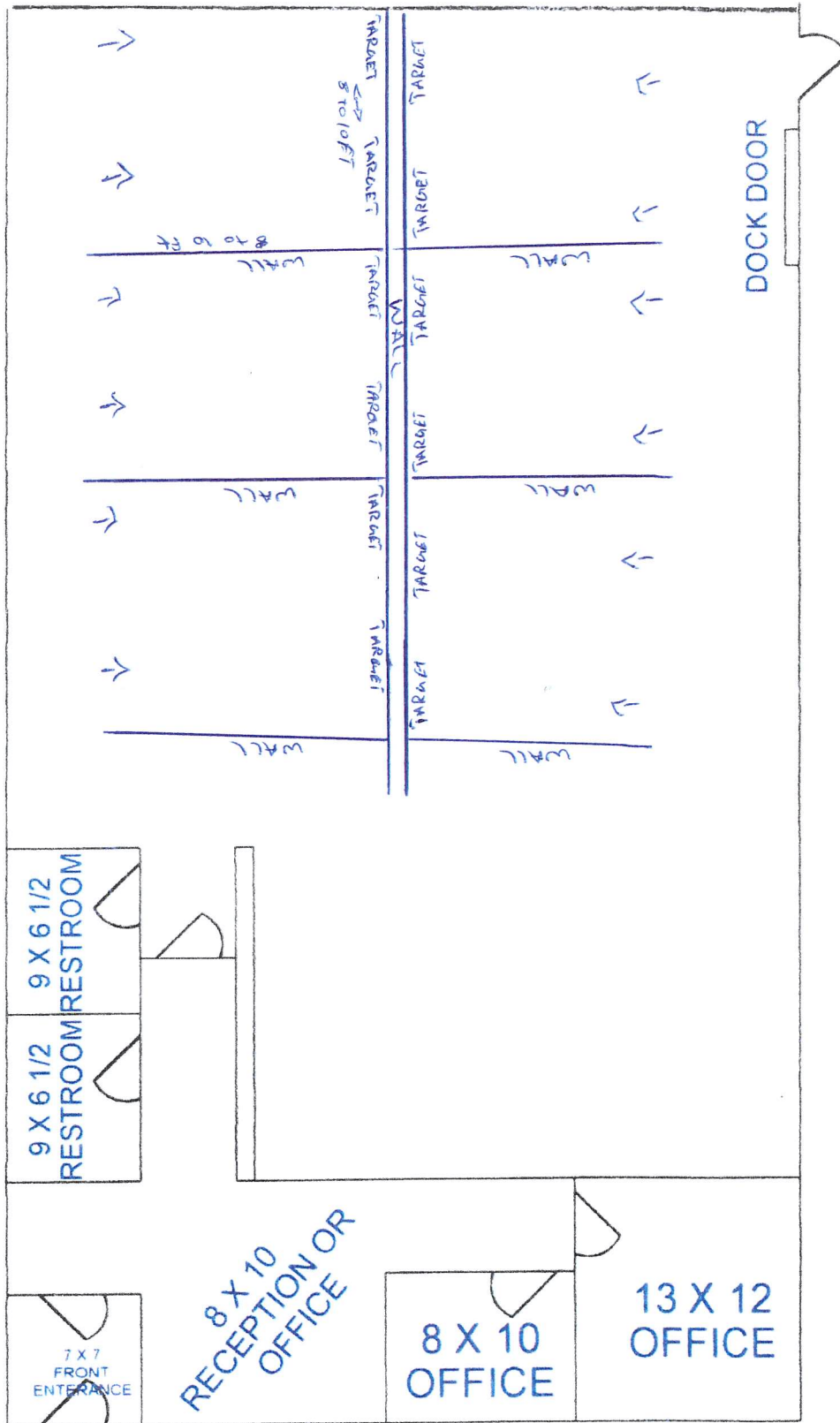
c. Petitioner

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1. Limrah NS CO will take all precautionary and necessary steps to ensure the safety of all patrons visiting the premises and those who are engaged in the game play. The axe throwing lanes will be completely enclosed with steel meshes that have been used at other locations. Additionally all safety instructions will be displayed on the screen and an axe coach will first give customers a tutorial on the procedure and take a call if they are ready for the game play. We will not allow in any circumstances allow any person who is under any kind of influence be allowed in the premises. All precautions will be taken to ensure everyone feels very secure and comfortable.
2. Working in conjunction to ensure everyone feels comfortable will be our goal; we will ensure that our business does not in any manner hurt any of our neighbors, or neighborhood in any way. Whether it is parking, sign boards, lights etc. everything we plan to do will be done with prior village approvals and proper permits.
3. No hindrance or objection will ever come from our establishment especially when it comes to the development of the district.
4. The proposed premises have two bathrooms which are ADA compliant and each will be specified for "Men" and "Women" separately. Access roads and drainage are already in place.
5. Premises has a 40 car park facility which is enough for the use and we will make sure to always notify if we foresee any congestion that will be caused by our use, we will make sure that we notify the city and make alternative arrangements .
6. NO the conditional use sought is not in contrary to the objectives of the Comprehensive plan for the village of Lombard.
7. The company Limrah NS CO will abide at all times by the laws and regulations of the village of Lombard and approval from the planning commission.

# 850 N. DUPAGE AVENUE, LOMBARD, ILLINOIS





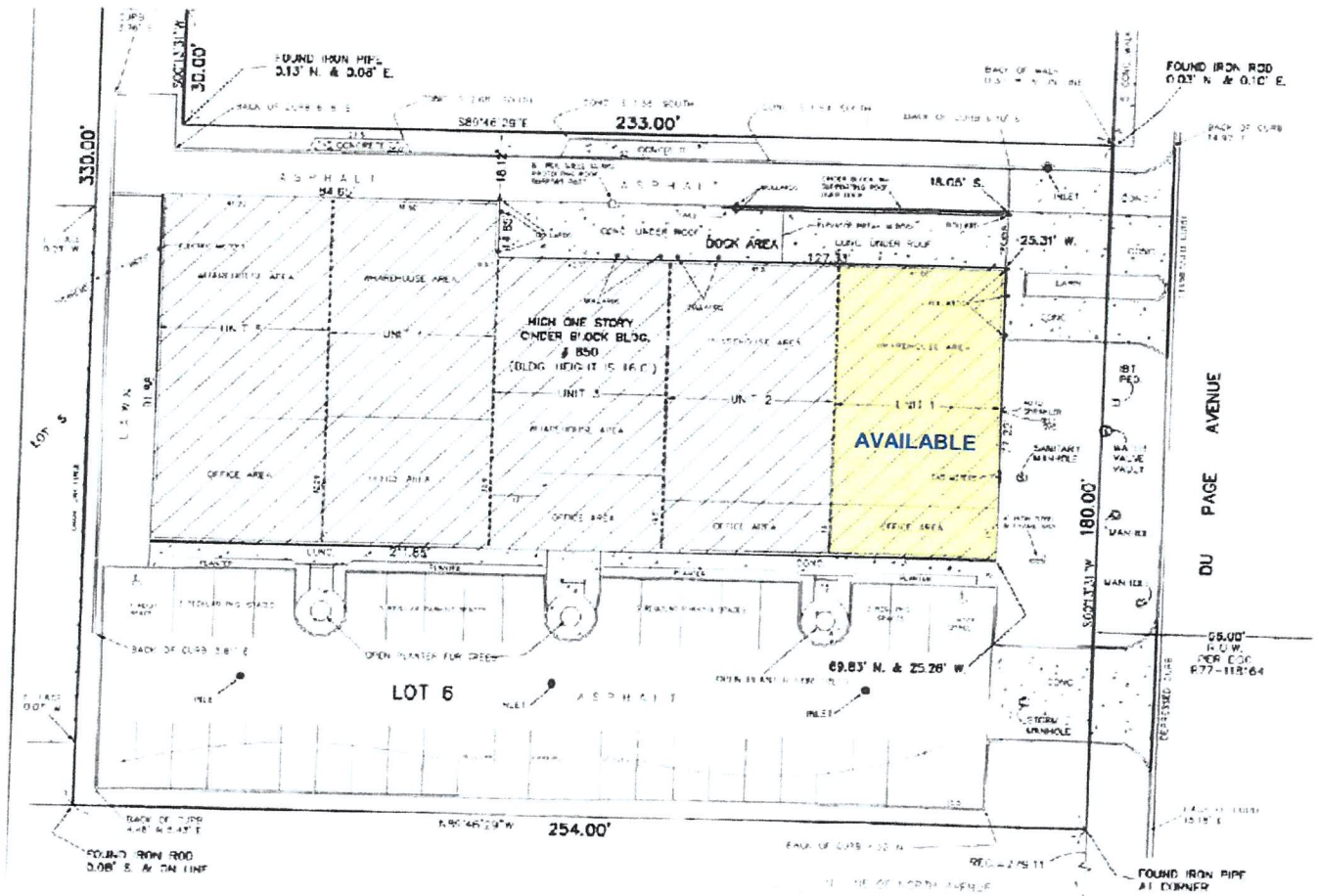
850 N. Dupage Ave. Unit #1  
 Lombard, IL 60148





AVAILABLE FOR LEASE

850 N. DUPAGE AVENUE, LOMBARD, ILLINOIS



FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:

CHRIS MERGENTHALER

Associate

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Submitted subject to error, change in status, or withdrawal without notice.

property characteristics

property features

Pct Office: **N/Av** Truck Well: **No**  
 Truss Height: **16'-16'** Truck Well Drs, Capacity: **0, 0**  
 Dock Hi: **Yes** Rail Served: **NO**  
 Dock Hi Drs, Capacity: **1, 1** Fire Sprinklers: **YES**  
 Grade Level Doors: **5**  
 Power: **200 Amps**

building

Address	Yr Built	Serial	SF	Bldgs	Stories	Construction	Veneer	Condition	Comments
850 N DU PAGE AVE	1990	637389	19,000	1	1	Struct brick	Brick	Good	

Total Buildings: **1**

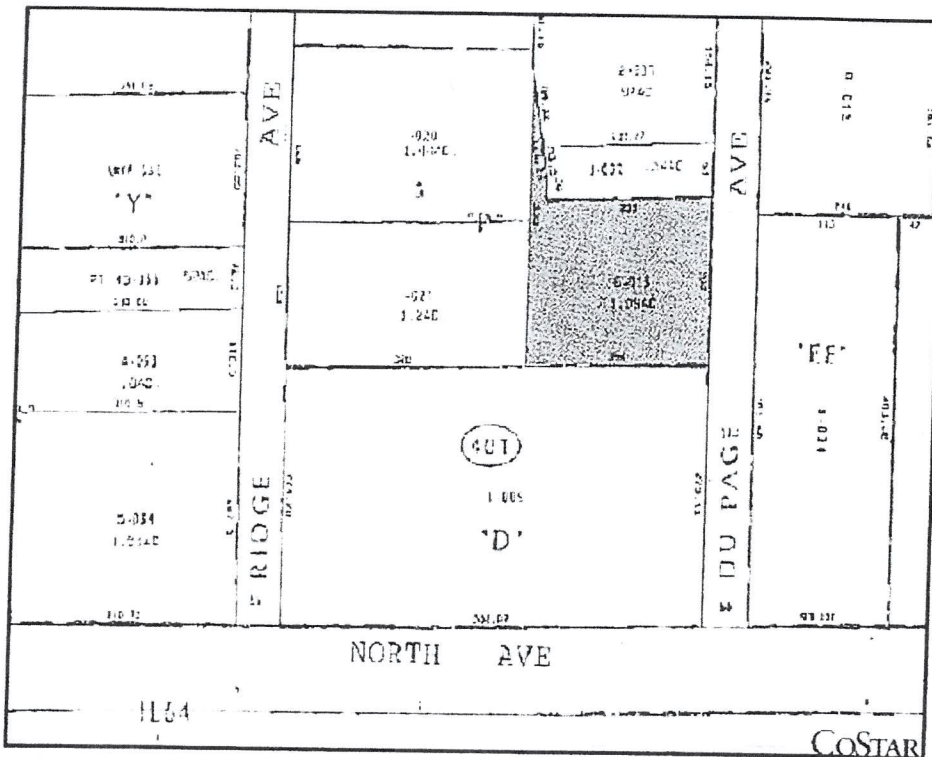
parking

Composition	Open	Open Tandem	Covered	Covered Tandem	Total Spaces	Condition
Asphalt	50				50	
Total Spaces:	<b>50</b>					
Parking Ratio:	<b>2.63/1000 SF</b>					

plat map

Map: **14-20W/2N** Legal: **Lot 6 Lombard Business Center 1 Resubdiv por SE4 sec 31 T40N R11E**

Comps No: **DUC-22375-03-0220** Parcel Number: **03-31-403-015** Title Co: **Not shown**  
 Township: **Addison**



This plat map is derived from tax assessor's maps. No opinion is expressed concerning the accuracy of any information contained herein.