

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

10<sup>th</sup> Planet Lombard, 1060 N. DuPage Avenue

March 15, 2021

### Title

PC 21-10

### Petitioner

10<sup>th</sup> Planet Lombard  
1301 S. Finley Road  
Lombard, IL 60148

### Property Owner

Chicago Industrial TT, LLC  
9500 W. Bryn Mawr #340  
Rosemont, IL 60018

### Property Location

1060 N. DuPage Avenue  
03-31-403-035  
Trustee District 1

### Zoning

I – Industrial District

### Existing Land Use

Multi-tenant office and warehouse

### Comprehensive Plan

Mixed Office and Industrial

### Approval Sought

Conditional use, pursuant to Section 155.420(C)(18) of the Village Code, to allow for a learning center in the Industrial District.

### Prepared By

Tami Urish  
Planner I



LOCATION MAP

### PROJECT DESCRIPTION

The petitioner requests a zoning conditional use to allow for a learning center to operate on the subject property within the Industrial District.

The subject property is a tenant space in a multi-tenant warehouse. The petitioner, 10<sup>th</sup> Planet Lombard, is proposing to use the space for a martial arts training center. The petitioner previously obtained a conditional use for a learning center at 211B Eisenhower Lane South (PC 17-04) on February 2, 2017. This location is being closed and proposed relocation to 1060 N. DuPage Avenue.

### APPROVAL(S) REQUIRED

The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(18) of the Lombard Village Code to allow for a learning center to operate on the subject property located within the Industrial District.

### EXISTING CONDITIONS

The subject property is currently developed with a multi-tenant office and warehouse.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 59,055 sq ft  
Building Area: 19,316 sq. ft.  
Unit Area: 5,679 sq. ft.

**Submittals**

1. Petition for a public hearing, dated February 8, 2021;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of survey, prepared by PLCS Land Surveyors, dated February 20, 2018.
4. Floor plan dated April 2, 2015, provided by property owner.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division offers the following comments:

1. The space will need two bathrooms (unisex) with at least one ADA compliant.
2. At least one ADA parking space directly in front of the main entrance will be required.
3. Gyms have different ventilation requirements from a warehouse or general office, so they will need to make sure they are aware of this as they budget.

Additional comments will be forthcoming during permit/occupancy review.

**Fire Department:**

The Fire Department has no comments regarding the petition. Additional comments will be forthcoming during permit/occupancy review.

**Public Works:**

Public Works has no comments regarding the petition.

**Private Engineering Services:**

Public Works and Private Engineering Services (PES) have no comments regarding the petition.

**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	Light industrial/office
<b>South</b>	I	Light industrial/office
<b>East</b>	I	Light industrial/office
<b>West</b>	I	Light industrial/office

The building that houses 1060 N. DuPage Ave. is divided into multiple tenant spaces occupied with warehouse and office businesses. All parking spaces are common; therefore, tenants can utilize all the spaces that are along the building. The property contains 43 parking spaces and two handicap accessible marked parking spaces, with additional parking available to the south with shared cross access parking within the complex under the same ownership. The petitioner anticipates small class sizes or one-on-one coaching, with minimal traffic impacts to the area.

**2. Comprehensive Plan Compatibility**

The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is suited for an industrial space. Furthermore, staff finds that the proposed athletic training facility is compatible with the intent of the area and ultimately the Comprehensive Plan.

**3. Zoning Compatibility**

The Zoning Ordinance provides for learning centers/athletic training facilities as conditional uses in the Industrial District. Staff has reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users of the building or the business park generally. Staff supports the request for approval of the conditional use.

**HISTORY**

The property has not appeared before the Plan Commission however similar petitions for learning centers/athletic training facilities in industrial districts have appeared before the Plan Commission and were subsequently approved. Below is a list of recent petitions:

<b>PC Case</b>	<b>Address</b>	<b>Use</b>
PC 20-24	980 N. DuPage Avenue	Conditional use for a Learning Center (athletic training facility)
PC 18-33	130 Eisenhower Lane South	Conditional use for a Learning Center (athletic training facility)
PC 17-04	211B Eisenhower Lane South	Conditional use for a Learning Center (athletic training facility)
PC 15-01	86 Eisenhower Lane North	Conditional use permit for a Learning Center (athletic training facility)
PC 14-39	131 Eisenhower Lane North	Conditional use permit for a Learning Center (athletic training facility)
PC 14-16	123 Eisenhower Lane South	Conditional use permit for a Learning Center (athletic training facility)
PC 13-10	600-612 E. Western Avenue	Conditional use permit for a Learning Center (athletic training facility)
PC 12-11	270 Eisenhower Lane North, Unit #8	Conditional use permit for a Learning Center (athletic training facility)

## **FINDINGS & RECOMMENDATIONS**

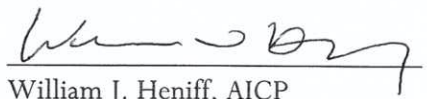
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a learning center in the Industrial District 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 21-10:

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 21-10, subject to the following conditions:

1. The conditional use permit for a learning center (indoor athletic training facility) is exclusively for the tenant space at 1060 N. DuPage Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 21-10 shall require an amendment to the conditional use;
2. All business activity associated with the indoor athletic facility shall be conducted within the existing building;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## RESPONSE TO STANDARDS BY THE PETITIONER

- 1) 10<sup>th</sup> Planet Jiu Jitsu Lombard will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Our goal is actually to do the opposite. We actually look to help promote self-defense, anti-bullying, self-confidence, and a healthy lifestyle through practice of martial arts and community.
- 2) 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 its to be located. We don't play loud music or use any equipment in our martial art. Its strictly submission grappling. Safety is taught in our fundamental's classes.
- 3) Area seems to be fully developed. Our use of the location should not be considered a hindrance to normal development.
- 4) 10<sup>th</sup> Planet Jiu Jitsu Lombard will continue to work with building management to ensure public utilities; access roads, drainage and/ or necessary facilities have been provided.
- 5) 10<sup>th</sup> Planet schedule hasn't changed much from the last time. 10<sup>th</sup> Planet Lombard Jiu Jitsu will be having three 1-hour class in the morning and five 1.5-hour classes in the evening. Most business in the area are closed by the time we have night classes which will not hinder parking. Morning class are only 1 hour and usually not many commit to morning class so we don't foresee that being an issue either.
- 6) We don't believe to our knowledge that or use is contrary to the current Comprehensive Plan Objectives.
- 7) We at 10<sup>th</sup> Planet Lombard are committed to conforming to all applicable regulations of the district.



**LEGEND**

- Storm CB
- Telephone Pedestal
- Utility Pole
- Electric Meter
- Gas Meter
- Bumper Post
- Unclassified Manhole
- Cut Notch

**GREMLEY & BIEDERMANN**

A DIVISION OF  
**PLCS Corporation**

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 FAX: (773) 286-4154 EMAIL: INFO@PLCS-SURVEY.COM

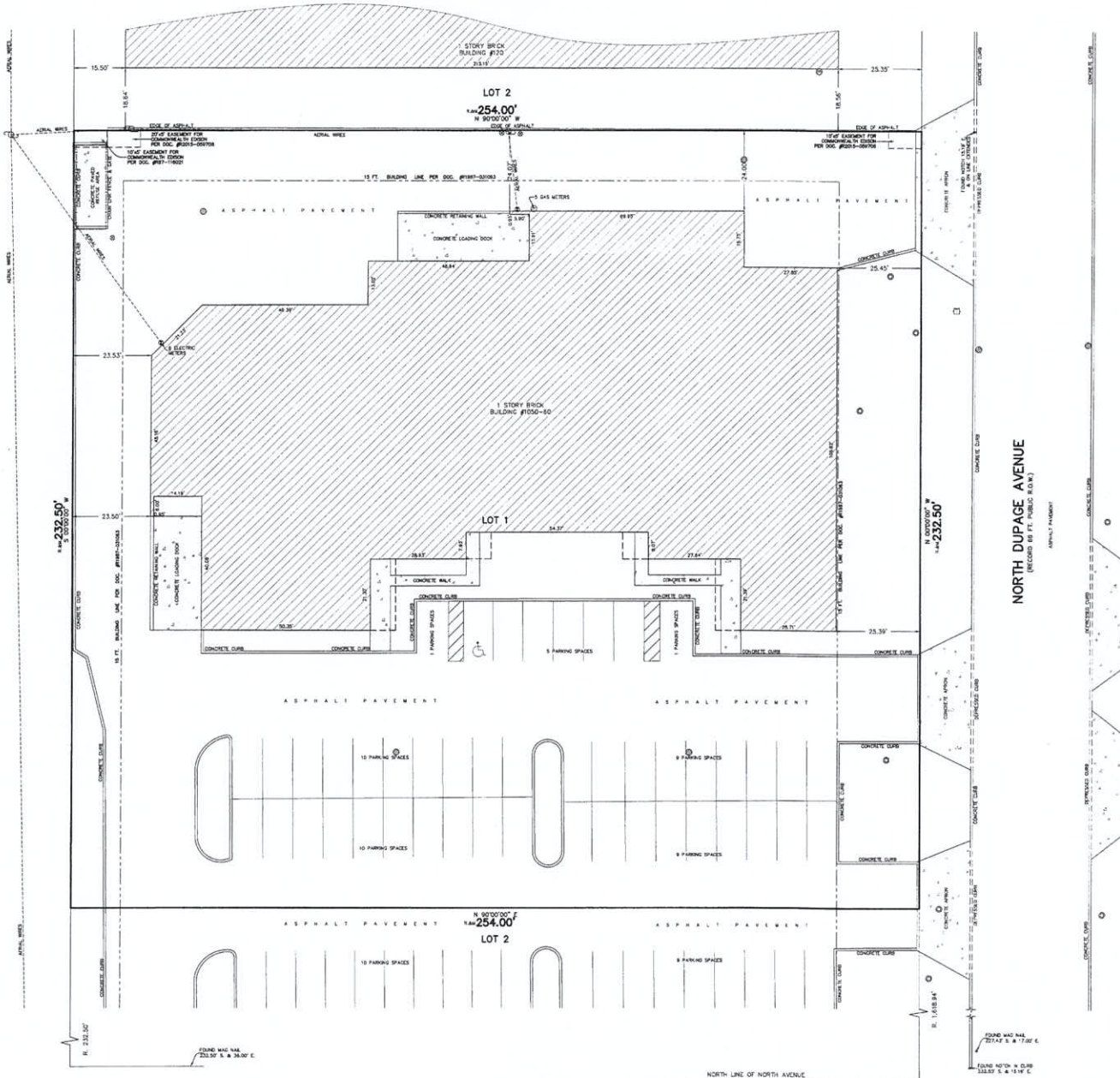
**ALTA / NSPS Land Title Survey**

PARCEL 1:  
LOT 1 IN FIRST PARKWAY RESUBDIVISION OF LOT 7 IN PARKWAY WEST SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1987 AS DOCUMENT R87-031063, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2:  
PERPETUAL EASEMENT FOR THE BENEFIT OF LOT 1 FOR INGRESS AND EGRESS OVER THE PARKING LOT DRIVEWAYS AND SERVICE DRIVEWAYS LOCATED ON LOT 2 AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R87-020563.

PARCEL 3:  
PERPETUAL EASEMENT FOR THE BENEFIT OF LOT 1 FOR INGRESS AND EGRESS OVER THE PARKING LOT DRIVEWAYS AND SERVICE DRIVEWAYS LOCATED ON LOT 2 IN PARKWAY WEST SUBDIVISION AFORESAID AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R87-011994.

CONTAINING 59,555 SQUARE FEET OR 1.35 ACRES MORE OR LESS.



**SURVEY NOTE:**  
This Survey was prepared based on CHICAGO TITLE INSURANCE COMPANY Title Commitment 1902296466 Effective Date: FEBRUARY 16, 2018 as matters of record.

**SCHEDULE B:**

B 1. Grant of easement recorded January 25, 1987 as document R87-011985 made by Parkway Bank & Trust Co., as Trustee under Trust agreement dated May 17, 1985 and known as Trust number 7236 (grantor) and Parkway Bank & Trust Co., as Trustee under Trust agreement dated May 17, 1985 and known as Trust number 7235 (grantee) granting a perpetual easement for ingress and egress over the parking lot driveways and service driveways. (NOT PLOTTABLE - BLANKET EASEMENT)

B 18. Terms, provisions and conditions contained in Grant of Easement dated January 19, 1987 and recorded March 5, 1987 as document R87-020563, made by Parkway Bank & Trust Company, as Trustee under Trust agreement dated January 12, 1987 and known as Trust Number 8132 (grantor) to Parkway Bank & Trust Company, as Trustee under Trust agreement dated January 12, 1987 and known as Trust number 8133, (grantee) for the purpose of ingress and egress over parking lot driveways and service driveways. (NOT PLOTTABLE - BLANKET EASEMENT)

B 20. Building line as shown on plat of First Parkway Resubdivision, aforesaid, as follows:  
15 feet along the north and west lines and 25 feet along the east line of lot 1.  
Shown on the survey of Robert G. Biedermann, professional land surveyor (PLOTTED)

B 21. A non-exclusive grant of easement to Continental Call Services, the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Lombard, their respective successors and assigns, as set forth in the certificate on the plat of First Parkway Resubdivision, recorded March 5, 1987 as document R87-031063, and as shown by dashed lines on the plat and the walls of which are shown on the plat and marked "Easement" for permanent buildings or other structures are to be erected or maintained upon said easement. (NO EASEMENTS ARE SHOWN ON PLAT)

**SURVEY NOTES:**  
PROPERTY APPEARS IN "TO OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP DUPAGE COUNTY, ILLINOIS, MAP NO. 17043C0307H. EFFECTIVE DATE DECEMBER 16, 2004.

REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

**SCHEDULE B CONT:**

B 22. Easement in favor of the Commonwealth Edison Company, and further respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded August 4, 1987 as document no. R87-119251, affecting the north 3 feet of the west 10 feet of Lot 7 of Parkway West Subdivision, and as shown on the survey of Robert G. Biedermann, professional land surveyor no. 2802, of Gremsley & Biedermann, as project no. 2014-18505-006, dated April 28, 2014 (PLOTTED)

B 23. Easement in favor of Commonwealth Edison Company, and further respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document no. R2015-02970A, affecting the north 3 feet of the east 15 feet of the west 20 feet of the land. (PLOTTED)

To:  
Taurus Investment Holdings, LLC, a Massachusetts limited liability company,  
Taurus Midwest Industrial Portfolio I LLC, a Delaware limited liability company,  
Capital One, National Association, an Administrative Agent, its successors and/or assigns as their respective interests may appear  
and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include forms 1, 2, 3, 4, 7(a), 8, 9, 14, 16 and 20 of Table A thereof.

The field work was completed on FEBRUARY 20, 2018.

Date of Plat May 21, 2018

By: *Robert G. Biedermann*

Robert G. Biedermann  
Professional Illinois Land Surveyor No. 2802

CERT NAMES ADDED MAY 22, 2018 PER ORDER #2018-25444 (RL)

ORDERED BY: MASON HEIN & BERNIA, LLC  
ADDRESS: 650-560 N. DUPAGE AVE  
GREMLEY & BIEDERMANN  
PLCS Corporation  
4505 North Elston Avenue, Chicago, IL 60630  
Telephone: (773) 685-5102 Fax: (773) 286-4154 Email: INFO@PLCS-SURVEY.COM

ORDER NO. 2018-25088-006  
DATE: FEBRUARY 22, 2018  
SCALE: 1" = 10' FEET  
PAGE NO. 1 OF 1

**SURVEY NOTES:**  
SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Note R & M. Landmark Record and Measured Distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your street, deed, contract, site policy and local building law regulations.

NO dimensions shall be assumed by scale measurement upon this plat

Unless otherwise noted hereon the Bearing, Azimuth, Elevation Datum and Coordinate Datum used is ASSUMED.

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Novomar Building Document  
 1321 Washington  
 Evanston, IL 60202  
 P: 847.330.1794  
 www.buildingdocument.com

VENTURE ONE REAL ESTATE  
 1050-1060 DUPAGE AVENUE  
 LOMBARD, IL  
 BUILDING AREA - 19,316 S.F.  
 OFFICE AREA - 4,683 S.F.

SITE ID #



NORTH

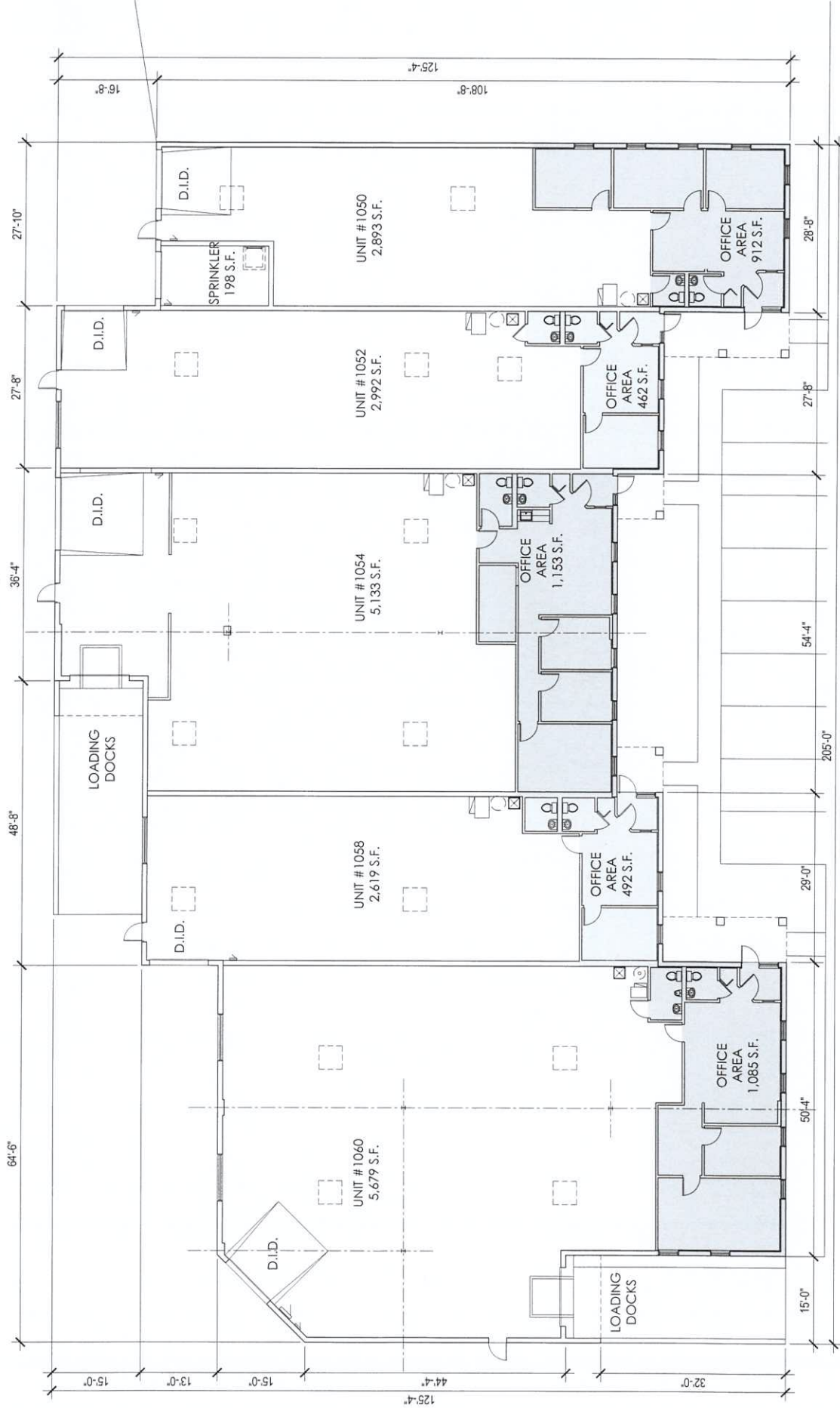
DATE: 14.02.15  
 SURVEYOR: SURVEYOR  
 DRAWN BY: DRAFTER

FLOOR  
 PLAN

SHEET TITLE

1

SHEET #



1 FLOOR PLAN  
 1/16" = 1'-0"