

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

True Lacrosse – 131 & 120 Eisenhower Lane North

December 15, 2014

Title

PC 14-39

Petitioner

True Lacrosse LLC
Chris Koerner
655 W Grand Avenue
Elmhurst, IL 60126

Property Owner

The Realty Associates Fund
VII, LP
440 Eisenhower Lane North
Lombard, IL 60148

Property Location

131 & 120 Eisenhower Lane
North (06-30-203-013)

Zoning

I Limited Industrial

Existing Land Use

Multi-Tenant Industrial
Building

Comprehensive Plan

Light Industrial

Approval Sought

Conditional Use to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial Zoning District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, True Lacrosse, is proposing to operate an indoor athletic training facility within an existing tenant space on the subject site. A portion of the space will be used for office. The facility is designed for small group and sport specific training (lacrosse). True Lacrosse currently operates in Niles and Elmhurst, but will be consolidating locations and moving to Lombard, should they receive conditional use approval. This use is not an assembly function; there will not be games or tournaments held.

APPROVAL(S) REQUIRED

Per Section 155.420 (C) (18) of the Zoning Ordinance, the use is considered a Learning Center and thus requires a conditional use permit within the I Limited Industrial Zoning District.

EXISTING CONDITIONS

The subject property is bounded by light industrial and office uses to the north, south, east, and west in the York Brook Business Park. The property is accessed by Eisenhower Lane.

The structure, built in approximately 1974, is divided into multiple units occupied with warehouse and office functions.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.6 acres
Building Size: 72,000 sq. ft.
Tenant Space: 14,000 sq. ft.

Actual Setbacks

Front (north) 44 feet
Side (east) 41 feet
Side (west) 22 feet
Rear (south) 93 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use; and
3. Plat of Survey, prepared by Edward J. Molloy & Associates, Ltd., dated 09/06/2005;
4. Existing Site/Floor Plan, prepared by A&M Architects, LLC dated 11/10/14;
5. Demolition and Office Plan, prepared by A&M Architects, LLC dated 11/10/14; and
6. Aerial map of building, undated.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

As this use is not intended to be an assembly function, the Fire Department has no comments.

Private Engineering Services:

The Private Engineering Services Division has no comments.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

| | Zoning District | Land Use |
|--------------|------------------------|---------------------|
| North | I | Light Manufacturing |
| South | I | Light Manufacturing |
| East | I | Light Manufacturing |
| West | I | Light Manufacturing |

The building that houses 131 Eisenhower Lane North is divided into multiple separate units occupied with warehouse and office functions. Staff has discussed parking concerns with the property manager. All parking spaces are common; therefore tenants can utilize all the spaces that are along the building. There are nineteen (19) close parking spaces in common, including one (1) ADA space, mostly utilized by 131 and 120 Eisenhower Lane North. Parking is also allowed on Eisenhower Lane during the day. Based on their previous locations, practices and training start at and after 5pm, when most of the business tenants are leaving. There will be a maximum of fifteen (15) office staff during the day, with that number decreasing to approximately six (6) at 4pm. A maximum of thirty (30) students will be in the facility at one time.

131 Eisenhower Lane North would be the employee entrance and 120 Eisenhower Lane North would be the student entrance.

This use is not an assembly function; there will not be games or tournaments held.

2. Comprehensive Plan Compatibility

The York Brook Business Park is completely developed and generally well maintained. Although described in the Comprehensive Plan, there are no specific recommendations for the types of uses that should occur within the York Brook Business Park. The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is better suited for an industrial space. Furthermore, staff finds that the proposed athletic training facility is compatible with the intent of the York Brook Business Park and ultimately the Comprehensive Plan.

3. Zoning Ordinance Compatibility

A conditional use permit is required and the scope of the project under consideration complies with all other zoning regulations. The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is better suited for an industrial space.

4. Site Plan: Access & Circulation

The site plan/plat of survey indicates that there is one (1) accessible parking space, which is required per Code.

HISTORY

131 and 120 Eisenhower Lane North have not appeared before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees. Similar recent petitions on indoor athletic training facilities that were approved by the Village Board of Trustees are described below.

| PC Case | Address | Use |
|----------------|------------------------------------|---|
| 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

While the proposed use is not traditionally considered a light industrial use, the unique interior spatial demands for such athletic training facilities are oftentimes best met by light industrial/warehouse structures due to their higher ceilings and open floor plans.

The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for an indoor athletic training facility and finds that, provided the petitioner can sufficiently address any and all concerns regarding parking and the drop-off/pick-up process, the 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 14-39:

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 Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-39, subject to the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 131 & 120 Eisenhower Lane North. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 14-39 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 relief shall be valid for a period of one year from the date of approval of the ordinance. If the learning center 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

Standards for Conditional Uses – True Lacrosse

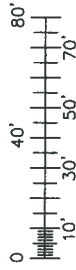
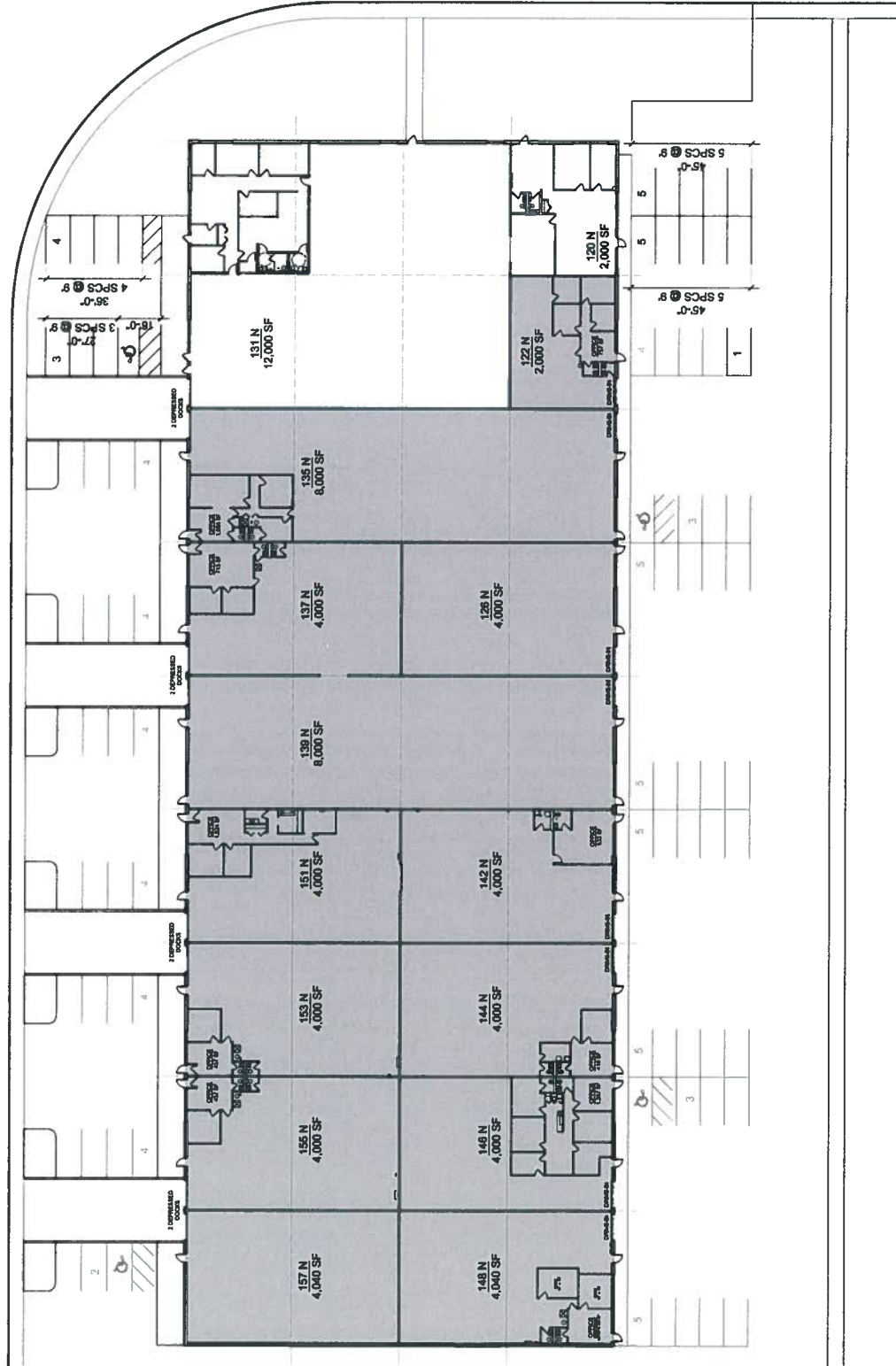
1. True Lacrosse does not intend to be detrimental to or endanger public health, safety, morals, comfort, or general welfare.
2. True Lacrosse plans on properly netting the space to prevent any potential noise complaints to neighbors. Landlord intends to oversee this process to ensure this. To further alleviate this potential, True Lacrosse intends to operate outside of normal business hours. Parking concerns are addressed below in answer 5.
3. Area is already developed, but the use shouldn't be considered a negative for normal development
4. Building has had no problems with drainage or snow collection.
5. Unit has multiple points of ingress/egress. It is also the corner unit of the building, which should minimize traffic passing any neighbors units. Parents will be dropping of kids at around 5 pm each day. Many parents car pool and only drop off their kids. In their 5 years of operation in Elmhurst and Niles, True Lacrosse has seen an average of 15-20 kids per session and an average of 3-4 parents coming in and watching the practice. There are typically 5 employees working at the space. So, we believe that 19 allotted spaces should cover the 9 estimated parking spaces needed per day. Parents may idle while picking up kids after practice at around 8pm. This is why we chose the south entrance as the "parent entrance." This side has 11 allotted spaces and will have even more available at 8 pm for those parents idling. If all 20 kids parents arrived early to pick them and needed parking, we would be able to accommodate.
6. We do not see anything in the Comprehensive Plan that suggests this use is contrary to current objectives.
7. True Lacrosse and Ownership are committed to conforming to all applicable regulations.

EISENHOWER LANE NORTH

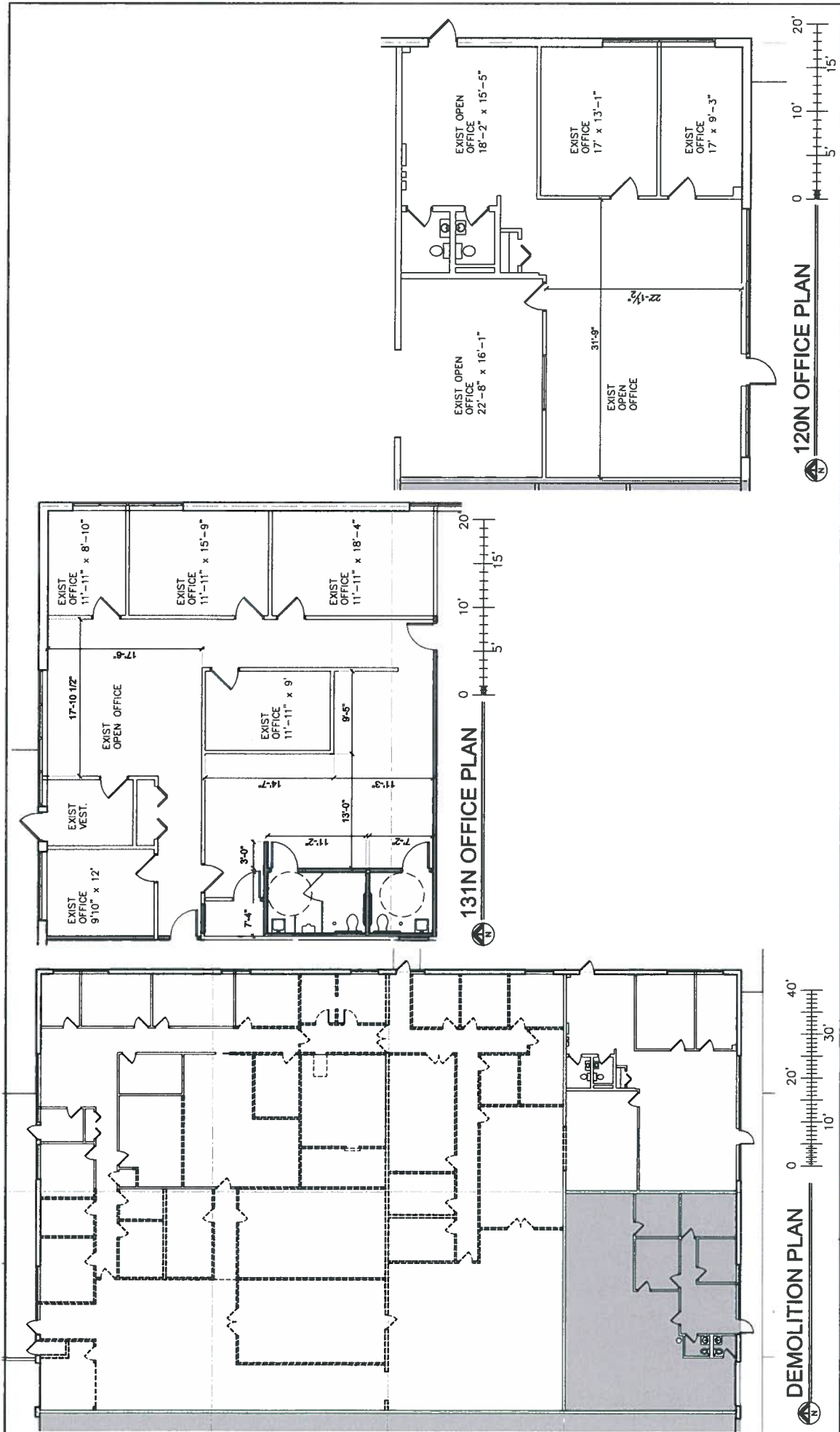
- 131/120 TENANT INFORMATION**
- 131N OFFICE 2,232 SF
 - 120N OFFICE 2,020 SF
 - REMAINING AREA 9,748 SF
 - TOTAL 14,000 SF
- DEPRESSED DOCKS TO BE FILLED IN W/ CONC. 1

- PARKING INFORMATION**
- STANDARD STALLS 18
 - ACCESSIBLE STALLS 1
 - TOTAL STALLS 19

- BUILDING INFORMATION**
- TOTAL 72,160 SF
 - 1,000S STALLS = 870 SF/ STALL
 - INCLUDING 4 HC STALLS



| | | | |
|--|---|--|---|
|  <p>A+M ARCHITECTS, LLC 1142 Rose Rd Lake Zurich, Illinois 60017 TEL: 847.726.9516 FAX: 847.726.9516</p> | <p>120 thru 157 North Eisenhower Ln. Lombard, Illinois</p> | <p>OVERALL SITE / BLDG PLAN</p> | <p>Date: 11/10/14 Dwg: 14-124 Drawn By: STAFF Checked By: [Blank]</p> |
| | | | <p>1</p> |



| | | | | | |
|--|--|--|--|---|---|
| <p>DEMOLITION PLAN</p> <p>0 10' 20' 30' 40'</p> | <p>131N OFFICE PLAN</p> <p>0 5' 10' 15' 20'</p> | <p>120N OFFICE PLAN</p> <p>0 5' 10' 15' 20'</p> | <p>A+M ARCHITECTS, LLC 1142 Rose Rd Lake Zurich, Illinois 60047 Tel: 847.226.9516 Fax: 847.226.9516</p> <p>NAI Hiffman Commercial Real Estate Services, Worldwide</p> | <p>120 thru 157 North Eisenhower Ln. Lombard, Illinois</p> | <p>Date: 11/07/14 Desg: 14-124 Drawn by: STAFF © 2014 A+M ARCHITECTS</p> <p>2</p> |
|--|--|--|--|---|---|

120-157 EISENHOWER LANE NORTH, LOMBARD

