


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: David A. Hulseberg, Village Manager  
DATE: April 19, 2012 (BOT) Date: May 3, 2012  
TITLE: PC 12-11: 270 Eisenhower Lane North, Unit #8  
SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for a Learning Center (athletic training facility) within the I - Limited Industrial District.

The Plan Commission recommended approval of this request with conditions.

The petitioner is requesting a waiver of first reading.

Please place this item on the May 3, 2012 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

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:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP  
Director of Community Development *WH*

**DATE:** May 3, 2012

**SUBJECT:** PC 12-11; 270 Eisenhower Lane North, Unit #8

Attached please find the following items for Village Board consideration as part of the May 3, 2012 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 12-11;
3. Completed Standards for Conditional Uses;
4. An ordinance granting a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for a Learning Center (athletic training facility) within the I - Limited Industrial District.
5. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition. The petitioner has requested a waiver of first reading.



## VILLAGE OF LOMBARD

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www.villageoflombard.org

May 3, 2012

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**  
Greg Alan Gron, Dist. 1  
Keith T. Giagnorio, Dist. 2  
Zachary C. Wilson, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
David A. Hulseberg

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

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

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

**Subject: PC 12-11; 270 Eisenhower Lane North, Unit #8**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for a Learning Center (athletic training facility) 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 April 16, 2012.

Luke Kramarski, 149 Heritage Lane, Streamwood and Chris Garcia, 780 Cunningham Dr., Palatine presented the petition. Mr. Kramarski stated that they plan to open a fitness training facility at 270 North Eisenhower Lane. He stated that Crossfit training caters mainly to athletes to improve their performance. He added that they are both highly experienced trainers and athletes and have been training approximately ten years.

Mr. Garcia stated that the facility will generally accommodate small group fitness programs of usually no more than eight people and two trainers. He added that there will be personal training, which is usually 1-on-1 or 2-on-1 so there will be no conflict with too many people in the area. He the stated that a minimal amount of equipment will be used for this type of training which includes body weights for high intensity workouts. The facility will also include pull up racks and smaller equipment such as medicine balls, rowers and rings.

Mr. Kramarski stated that the facility includes a small office space and a matted floor in the fitness area for sound reduction. He referred to sample pictures of other Crossfit gyms which were included in their packet submittal. He added that the industrial area is perfect for their use and made reference to the submitted pictures that show the sample set up. He then stated that parking would be ample as there is space available on both sides of the building. He added that the other tenants and landlord are okay with the proposed use.

Mr. Garcia mentioned that their schedule goes against normal business hours and includes early morning activities conducted before business hours and also a noon class for those who work. The rest will be post work hours from 4:30 p.m. to 8:00 p.m.. He added that there is no conflict of noise and the parking is complete.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the petition. The petitioner, referred to as CrossFit Paradox, is proposing to operate an indoor athletic training facility within an existing tenant space on the subject property within the I - Limited Industrial District. CrossFit Paradox plans to utilize the 2,100 square foot tenant space for personal training, small group training and sport-specific training. By Code, the use would be considered a Learning Center which requires conditional use approval.

In 2007, the Village approved text amendments to the Zoning Ordinance for learning centers as conditional uses in the I – Limited Industrial District (PC 07-20) along with a companion request for a learning center located at 1117 N. Main Street (PC 07-21). As noted in PC 07-20, the Zoning Ordinance defines learning centers as including “instruction in art, dance, photography, sculpture, language, student tutoring, testing centers, etc., but do not include adult uses, trade schools, public or private full-time schools.” The private, educational nature of athletic training facilities fits in well with the other uses classified as learning centers. Therefore, it was deemed appropriate to amend the definition of learning centers to include athletic training facilities and include learning centers as conditional uses within the I District.

The proposed athletic training facility would occupy 2,100 square feet within an existing multi-tenant industrial building. The facility will be open from 7 a.m. until 10 p.m., Monday through Friday to accommodate clients work schedules. The hours between 7 a.m. through 9 a.m. will be dedicated to small group and personal training (2-3 clients/hour), from 12 p.m. through 1 p.m. time be dedicated to personal training (1-2 clients/hour) and 5 p.m. through 8 p.m. will be reserved for group training (4-6 clients/hour). Business hours on Saturday include 9 a.m. to 12 p.m. for small group training (3-4 clients/hour). CrossFit Paradox would have a minimal amount of equipment (rowing machines, pull up racks, gymnastic rings, etc.) in the facility and do not anticipate more than 8 members within the facility at any given time.

The Comprehensive Plan recommends Planned Business Park at this location. The York Brook Business Park is specifically described in the Comprehensive Plan as being one of the newer, established business park locations within the Village. The York Brook Business Park is also 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. Given this circumstance, the very nature of a business park can be generally summarized as providing light industrial, business and office land uses. 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.

The property is surrounded by light industrial multi-tenant buildings. Other tenants occupying the subject multi-tenant building include a variety of “light” industrial uses, which include warehousing, contractor & general office, auto repair and light machinery production. There are thirty (30) striped parking spaces that line the eastern portion of the subject property and a large paved area on the southwest portion of the property used for parking and delivery. Both parking areas are accessible from Eisenhower Lane and are connected at the rear of the property, allowing for optimal site circulation. As the proposed use is considered to be a learning center, the required parking would be two (2) spaces per three employees plus one space per maximum number of students. With a total of two (2) employees and a maximum number of six (6) customers (students), the proposed use would require, the CrossFit Paradox would require a total of eight (8) parking spaces. This parking requirement is consistent with the previous office use in the space which required 4 spaces for every 1000 square feet (8 spaces). The majority of parking demand generated by the proposed training facility will occur after 5:00 p.m. (4-6 clients/hour), which is after the typical operating hours of the surrounding businesses. Furthermore, staff finds that the proposed athletic training facility is compatible with the surrounding land uses and the uses that currently occupy the subject property.

Furthermore, staff is recommending approval of PC 12-11 subject to the two conditions in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated that this looks like a great facility. She added that it appears that the facility will be open about 78 hours a week. She asked the petitioner if they will both be at the facility at all times. Mr. Garcia answered that he will be there full time and Luke will be there mostly during the night and morning activities.

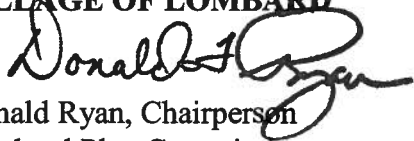
On a motion by Commissioner Cooper and a second by Commissioner Flint, the Plan Commission voted 5 to 0 that the Village Board **approve** the conditional use associated with PC 12-11, subject to the following conditions:

1. The conditional use for the athletic training facility is exclusively for the tenant space at 270 Eisenhower Lane North, Unit #8. Any expansion of the establishment within the existing building beyond what was submitted as part of PC 12-11, shall require an amendment to the conditional use approval.
2. All business activity associated with the athletic training facility shall be conducted within the existing building.

May 3, 2012  
PC 12-11  
Page 4

Respectfully,

**VILLAGE OF LOMBARD**

A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name.

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission                      HEARING DATE: April 16, 2012  
FROM: Department of                                      PREPARED BY: Michael S. Toth  
          Community Development                                      Planner I

**TITLE**

**PC 12-11; 270 Eisenhower Lane North, Unit #8:** The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for a Learning Center (athletic training facility) within the I - Limited Industrial District.

**GENERAL INFORMATION**

Petitioner:                                      Lukasz Kramarski  
  149 Heritage Lane  
  Streamwood, IL 60107

Property Owner:                                      FG Enterprises LLC  
  4040 Harvey Ave.  
  Western Springs, IL 60558

**PROPERTY INFORMATION**

Existing Land Use:                      Multi-tenant industrial office/warehouse building

Size of Property:                      Approximately 1.72 acres

Comprehensive Plan:                      Recommends Planned Business Park

Existing Zoning:                      I - Limited Industrial District

Surrounding Zoning and Land Use:

North: I - Limited Industrial District – developed with a multi-tenant industrial building.

South: I - Limited Industrial District – developed with an office/storage use, known as Hansen.

East: I - Limited Industrial District – developed with a multi-tenant industrial building.

West: I - Limited Industrial District – developed with a manufacturing use, known as Saf-T-Lok.

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed on March 15, 2012 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Tenant space layout and explanation of operations, prepared by petitioner.

### **DESCRIPTION**

The petitioner, referred to as CrossFit Paradox, is proposing to operate an indoor athletic training facility within an existing tenant space on the subject property within the I - Limited Industrial District. CrossFit Paradox plans to utilize the 2,100 square foot tenant space for personal training, small group training and sport-specific training. By Code, the use would be considered a Learning Center which requires conditional use approval.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **PUBLIC WORKS**

Public Works has no comments.

#### **PRIVATE ENGINEERING SERVICES**

Private Engineering Services has no comments.

#### **BUILDING DIVISION**

The Building Division has no comments.

#### **FIRE DEPARTMENT**

The Fire Department has no comments.

### **PLANNING**

In 2007, the Village approved text amendments to the Zoning Ordinance for learning centers as conditional uses in the I – Limited Industrial District (PC 07-20) along with a companion request for a learning center located at 1117 N. Main Street (PC 07-21). As noted in PC 07-20, the Zoning Ordinance defines learning centers as including “instruction in art, dance, photography, sculpture, language, student tutoring, testing centers, etc., but do not include adult uses, trade schools, public or private full-time schools.” The private, educational nature of athletic training facilities fits in



well with the other uses classified as learning centers. Therefore, it was deemed appropriate to amend the definition of learning centers to include athletic training facilities and include learning centers as conditional uses within the I District.

The proposed athletic training facility would occupy 2,100 square feet within an existing multi-tenant industrial building. The facility will be open from 7 a.m. until 10 p.m., Monday through Friday to accommodate clients work schedules. The hours between 7 a.m. through 9 a.m. will be dedicated to small group and personal training (2-3 clients/hour), from 12 p.m. through 1 p.m. time be dedicated to personal training (1-2 clients/hour) and 5 p.m. through 8 p.m. will be reserved for group training (4-6 clients/hour). Business hours on Saturday include 9 a.m. to 12 p.m. for small group training (3-4 clients/hour). CrossFit Paradox would have a minimal amount of equipment (rowing machines, pull up racks, gymnastic rings, etc.) in the facility and do not anticipate more than 8 members within the facility at any given time.

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Planned Business Park at this location. The York Brook Business Park is specifically described in the Comprehensive Plan as being one of the newer, established business park locations within the Village. The York Brook Business Park is also 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. Given this circumstance, the very nature of a business park can be generally summarized as providing light industrial, business and office land uses. 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.

#### **Compatibility with the Surrounding Land Uses**



**Subject Property (2008 Aerial View)**

The property is surrounded by light industrial multi-tenant buildings. Other tenants occupying the subject multi-tenant building include a variety of “light” industrial uses, which include warehousing, contractor & general office, auto repair and light machinery production. There are thirty (30) striped parking spaces that line the eastern portion of the subject property and a large paved area on the southwest portion of the property used for parking and delivery. Both parking areas are accessible from Eisenhower Lane and are connected at the rear of the property, allowing for optimal site circulation. As the proposed use is considered to be a learning center, the required parking would be two (2) spaces per three employees plus one space per maximum number of students. With a total of two (2) employees and a maximum number of six (6) customers (students), the proposed use would require, the CrossFit

Paradox would require a total of eight (8) parking spaces. This parking requirement is consistent with the previous office use in the space which required 4 spaces for every 1000 square feet (8 spaces). The majority of parking demand generated by the proposed training facility will occur after 5:00 p.m. (4-6 clients/hour), which is after the typical operating hours of the surrounding businesses. Furthermore, staff finds that the proposed athletic training facility is compatible with the surrounding land uses and the uses that currently occupy the subject property.


## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development finds that the information presented **meets** the Standards for conditional use as submitted and made part of this petition and as set forth in the Zoning Ordinance, subject to conditions of approval. Based on the above considerations, 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 proposed conditional use does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 12-11, subject to the following conditions:

1. The conditional use for the athletic training facility is exclusively for the tenant space at 270 Eisenhower Lane North, Unit #8. Any expansion of the establishment within the existing building beyond what was submitted as part of PC 12-11, shall require an amendment to the conditional use approval.
2. All business activity associated with the athletic training facility shall be conducted within the existing building.

Inter-Departmental Review Group Report Approved By:

  
\_\_\_\_\_  
William J. Heniff, AICP  
Director of Community Development

WJH:MST; jd



# PC 12-11: 270 Eisenhower Lane North



290 ft



## Toth, Michael

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**From:** Luke Kramarski <luke.premiercc@yahoo.com>  
**Sent:** Sunday, March 18, 2012 6:59 PM  
**To:** Toth, Michael  
**Subject:** Standards For Conditional Uses (CrossFit Paradox)

Below is our response to the Standards For Conditional Uses. Please let me know if this is suitable.  
Thank You,  
Luke Kramarski  
847-652-0282

1.  
CrossFit Paradox will be operated by highly educated and experienced trainers. Safety of our clients is our outmost priority. The main goal of CrossFit Paradox is to educate the public in the areas of health, fitness and proper nutrition, while improving lifestyles of our members and building a strong community.
2.  
Vast majority of our business will be conducted after and before regular business hours, therefore it will not conflict with the neighboring businesses. There is substantial parking available on the property which has already been discussed and approved by the management/property owners.  
The use of the building as a CrossFit training facility shall not diminish the value in any way, due to it being a very light use for an industrial space. The flooring will be covered with protective matting to prevent wear.
3.  
All business of CrossFit Paradox will be confined to the premisses only, not conflicting with the development or improvement of the surrounding property. No equipment shall be stored or left unattended outside of the unit. All activities will be supervised by our staff to ensure we are not impeding to surrounding properties.
4.  
The facility is currently equipped with adequate utilities, roads and drainage for our operation. CrossFit Paradox requires little utilities usage, produces small amount of waste, having minimal impact on the environment.
5.  
Majority of the business will be conducted after or before regular business hours, when traffic congestion is minimal. Our training sessions will have a limited number of participants to ensure quality training, and having little to no impact on local traffic.
6.  
The proposed use of the property will have no negative affect on the values, future development or public health and safety. The location is suitable for our type of operation and maintains the character of it's immediate surroundings, therefore not conflicting with the objectives of the Comprehensive Plan for the Village of Lombard.
7.  
Given the intended use of the facility we do not foresee any conflicts with standing regulations. Modification of the current regulations will not be necessary.

## Toth, Michael

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**From:** Luke K <luke.premiercc@yahoo.com>  
**Sent:** Sunday, March 18, 2012 9:59 PM  
**To:** Toth, Michael  
**Subject:** 1st Hearing Waiver Request

We, CrossFit Paradox, are requesting a waiver of the first hearing to expedite the process of conditional occupancy approval.

Thank You

Luke Kramarski

847-652-0282

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)  
OF THE LOMBARD ZONING ORDINANCE**

(PC 12-11: 270 Eisenhower Lane North, Unit #8)

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, the Subject Property as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 420(C) of the Lombard Village Code to provide for a learning center; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on April 16, 2012 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; 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 a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 420(C) of the Lombard Village Code to provide for a learning center.

Ordinance No. \_\_\_\_\_  
Re: PC 12-11  
Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 270 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

Lot 5 (except the East 69.0 feet thereof) and Lot 6 in Lombard Industrial Park Unit Number One, a subdivision of part of Section 30, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Number: 06-30-203-007; (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 \_\_\_\_\_, 2012.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2012.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2012, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
William J. Mueller. Village President

ATTEST:

\_\_\_\_\_

Ordinance No. \_\_\_\_\_  
Re: PC 12-11  
Page 3

Brigitte O'Brien, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Brigitte O'Brien, Village Clerk