

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


X 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: Scott Niehaus, Village Manager

DATE : October 23, 2018                      (BOT) Date: November 01, 2018

SUBJECT: PC 18-33, 121 and 130 Eisenhower Lane South – Conditional use for  
a learning center (athletic training facility)

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Puckstar Hockey's Shooting Lab, requests that the Village grant a conditional use, pursuant to Section 155.420(C)(18) of the Zoning Ordinance, to allow for an indoor hockey training facility (learning center) in the IPD Limited Industrial Zoning District Planned Development.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the November 1, 2018, Board of Trustees agenda with a waiver of first reading requested by the petitioner.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ 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:** Scott R. Niehaus, Village Manager

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

**MEETING DATE:** November 1, 2018

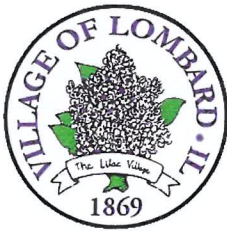
**SUBJECT:** **PC 18-33, 121 and 130 Eisenhower Lane South – Conditional use for a learning center (athletic training facility)**

Please find the following items for Village Board consideration as part of the November 1, 2018, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-33; and
3. An Ordinance granting approval of a conditional use for an indoor athletic training facility on property located at 121 and 130 Eisenhower Lane South

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the November 1, 2018, Board of Trustees agenda with a waiver of first reading requested by the petitioner.





## VILLAGE OF LOMBARD

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www.villageoflombard.org

November 1, 2018

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"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. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 18-33, Conditional Use for a learning center (athletic training facility), 121 and 130 Eisenhower Lane South**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Puckstar Hockey's Shooting Lab, requests that the Village grant a conditional use, pursuant to Section 155.420(C)(18) of the Zoning Ordinance, to allow for an indoor hockey training facility (learning center) in the IPD Limited Industrial Zoning District Planned Development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 15, 2018. Sworn in to present the petition were Dale Woltman and Matt Benton, the petitioners, and Anna Papke, Senior Planner.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Dale Woltman presented the petition. He said that he plans to operate a hockey training center that will offer small-group and one-on-one instruction. The facility will use synthetic ice, and there will be no exterior improvements. Matt Benton noted that there is a high demand for affordable hockey instruction in the DuPage County area. Mr. Woltman said he expected his business will bring people who might patronize other businesses to the area.



Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to operate an indoor hockey training facility in a building in the Eisenhower Lane industrial area. The Zoning Ordinance classifies this as a learning center, which is a conditional use in the I District. The facility would offer small-group instruction, and would not hold games or tournaments. The petitioner would initially operate out of the space at 130 Eisenhower Lane South, with possible expansion into the space at 121 Eisenhower Lane South.

Staff reviewed the petition and finds the business would be compatible with other uses in the immediate neighborhood. There is adequate parking on the subject property. Staff finds the petition meets the standards for conditional uses and recommends approval of the request.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-33, subject to the following six (6) conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant spaces at 121 and 130 Eisenhower Lane South. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 18-33 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;
4. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;
5. 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; and





6. In the event that the learning center is established in the tenant space at 130 Eisenhower Lane South, but is not expanded to 121 Eisenhower Lane South within one year from the date of approval of the ordinance, the relief for 121 Eisenhower Lane South shall be deemed null and void.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission



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

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A  
LEARNING CENTER PURSUANT TO TITLE 15, CHAPTER 155,  
SECTION 155.420(C)(18) OF THE LOMBARD ZONING  
ORDINANCE**

PC 18-33; 121 and 130 Eisenhower Lane South

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 IPD Limited Industrial District Planned Development; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(18) of the Lombard Zoning Ordinance to allow a learning center (indoor athletic facility); and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 15, 2018, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the following conditional use for learning center (indoor athletic facility) is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.





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Re: PC 18-33  
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SECTION 2: That this Ordinance is limited and restricted to the property located at 121 and 130 Eisenhower Lane South, Lombard, Illinois and legally described as follows:

LOT 15 IN LOMBARD INDUSTRIAL PARK UNIT NO. 4, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1973 AS DOCUMENT R73-52401, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-203-016; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant spaces at 121 and 130 Eisenhower Lane South. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 18-33 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;
4. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;
5. 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; and
6. In the event that the learning center is established in the tenant space at 130 Eisenhower Lane South, but is not expanded to 121 Eisenhower Lane South within one year from the date of approval of the ordinance, the relief for 121 Eisenhower Lane South shall be deemed null and void.



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Re: PC 18-33  
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SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2018.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

Nays: \_\_\_\_\_

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

