

October 1, 2009

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

Subject: PC 09-27: 850 N. DuPage Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a conditional use for a learning center (athletic training facility) in the I Limited Industrial District. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 21, 2009.

Peter Becker, 1117 N. Main Street, presented the petition. He stated that his business, The Olympian Centre, is seeking a conditional use to relocate its facility from 1117 N. Main Street to 850 N. DuPage Avenue. The site is approximately the same size but will be more affordable.

Chairperson Ryan asked if there would be any changes associated with the relocation. The petitioner stated there would be none.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan requested the staff report. Jennifer Henaghan, Senior Planner, stated that the petitioner is proposing to operate an indoor athletic training facility within the I Limited Industrial District. The facility is currently located at 1117 N. Main Street (as approved by PC 07-21).

Public Works noted that the certifications for this property's backflow prevention devices are out of date and the property owner has not responded to the Village's multiple requests to bring the building into compliance with Cross Connection Control Ordinance 51.08. This deficiency should be remedied prior to occupancy.

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The Building Division and Fire Department had a number of comments relating to the need for building permits and the classification of the facility as an assembly use. The petitioner is aware of these comments and will address them directly with the applicable divisions and departments through the building permit process. The petitioner has indicated that the building already has fire sprinklers.

Ms. Henaghan stated that, in 2007, the Village Board approved a Text Amendment to the Zoning Ordinance adding athletic training facilities as a conditional use within the I Limited Industrial District. Subsequently, conditional use approval was granted to The Olympian Centre for the property located at 1117 N. Main Street. The new space is approximately 7,800 square feet in area and the petitioner has indicated that the new location will better suit their needs.

The Comprehensive Plan calls for this area to be developed with light industrial land uses. The property as developed complies with the recommendations of the Comprehensive Plan. The proposed use is also in compliance with the recommendations of the Comprehensive Plan in that the Plan suggests that industrial properties attract diverse tenants. The property is surrounded by light industrial uses on all sides. Other uses within the building include a warehousing/distribution facility and a steel cutting die manufacturer. Many of the trips generated by the proposed training facility will occur after 5:00 p.m., which is after the typical operating hours of the surrounding businesses. All activities associated with the use will occur indoors. Staff finds that an athletic training facility is compatible with the surrounding land uses.

Staff finds that the proposed use meets the Standards for Conditional Uses. No exterior improvements are proposed. The indoor nature and primary operating hours of the business will not conflict with the surrounding uses and there is a surplus of parking on the site. The training facility will conform to the I District requirements in all other respects.

Chairperson Ryan opened the meeting for comments from the Plan Commission.

Commissioner Sweetser asked about the hours of operation and the ages of the students. The petitioner stated that the youngest students are eight years old and they are primarily there for private coaching. The student age range goes up from there into the 60s. The majority of the students come in during the evenings and are finished by 9:00 or 9:30 p.m., but there are also a number of small daytime classes.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, by a roll call vote of 4 to 0, recommended to the Corporate

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Authorities approval of the petition associated with PC 09-27 subject to the following conditions:

1. All comments noted in the IDRC report shall be satisfactorily addressed prior to the issuance of a Certificate of Occupancy/Zoning Certificate.
2. The petitioner shall submit detailed plans to the Fire Department for further review of sprinklering and exiting requirements.
3. The building and property shall be brought into compliance with Cross Connection Control Ordinance 51.08.
4. All business activity associated with the athletic training facility shall be conducted within the existing building.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Chairperson
Lombard Plan Commission

att-
c. Petitioner
Lombard Plan Commission