

June 7, 2007

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

**Subject: PC 07-21: 1117 N. Main Street**

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 May 21, 2007.

Peter Becker, 519 Cardinal Avenue, Oswego, presented the petition. He stated that he is requesting a conditional use that would allow his company to operate an athletic training facility within the I Limited Industrial District. He stated that he would be happy to answer any questions.

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

Chairperson Ryan requested the staff report. Jennifer Backensto, Planner II, stated that the petitioner is proposing to operate an indoor athletic training facility within the I Limited Industrial District. The proposed establishment, called The Olympian Centre, will focus on training individuals in amateur Olympic sports including boxing, judo, taekwondo, and wrestling. These types of facilities are not listed within the I District as either permitted or conditional uses, therefore, this petition may only be approved if the Village Board adopts the text amendments proposed in PC 07-20.

The Fire Department/Bureau of Inspectional Services commented that any construction within the facility will need to comply with the current building and fire codes of the Village and, depending on the number of occupants in the facility, the fire suppression and fire alarm systems may need to be upgraded to meet current standards.

Ms. Backensto stated that 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 tenants occupying the subject property include a variety of light industrial uses, largely warehousing and distribution. The majority of 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. Staff finds that an athletic training facility is compatible with the surrounding land uses.

Ms. Backensto stated that staff finds that the proposed use meets the Standards for Conditional Uses. The property was developed in 1989 and 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 (211 spaces where only 123 spaces are required by Code). 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 Nelson asked if the facility would be a boxing center. The petitioner responded that both he and his business partner were Team USA Greco-Roman wrestlers and Illinois National coaches. They had originally sought to open a wrestling facility, but due to Chicago's bid for the 2016 Olympics, the International Olympic Center saw a training need for other sports. They have solidified a roster of instructors for boxing, judo, and taekwondo. By incorporating all of these sports, they will become a more international type of facility. He added that the subject property meets the traffic patterns of what they desired for their clientele.

Commissioner Nelson asked if the facility would be open for public viewing. The petitioner stated that there would be bleachers for viewing and open practices and demonstration competitions.

Commissioner Sweetser asked if any activities would occur outdoors. The petitioner stated that the training facilities would be fully encapsulated within the building. It would be possible that someone would go jogging outside as part of a training regimen, but that would not be part of their program.

Chairperson Ryan asked if anyone would stay at the facility overnight. The petitioner stated that there would be no residential component.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use complies with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of PC 07-21.

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Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan

Chairperson

Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

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