

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Downers Grove Boxing and Martial Arts, LLC. - 86 Eisenhower Lane North

January 26, 2015

Title

PC 15-01

Petitioner

Downers Grove Boxing and
Martial Arts, LLC.

Gregory Eck

235 W. 61st Street

Westmont, IL 60559

Property Owner

The Realty Associates Fund
VII, LP

One Oakbrook Terrace

Oakbrook Terrace, IL 60181

Property Location

86 Eisenhower Lane North
(06-30-202-014)

Zoning

I Limited Industrial

Existing Land Use

Multi-Tenant Industrial

Comprehensive Plan

Light Industrial

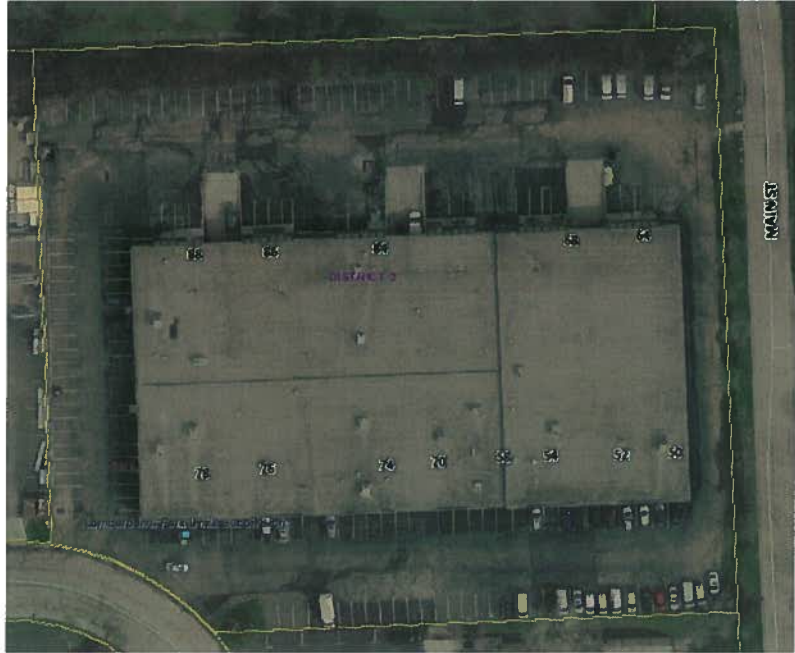
Approval Sought

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 is proposing to operate an indoor athletic training facility within an existing tenant space on the subject site. The facility is designed for small group and sport specific training. 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 south and west in the York Brook Business Park and multi-family housing to the north and east. The property is accessed by Eisenhower Lane.

The structure, built in approximately 1974, is divided into multiple units occupied with warehouse and office functions. The tenant space is approximately 2,400 square feet and is currently vacant. There are one hundred and sixty-six (166) parking spaces shared between the tenants at 50-88 Eisenhower Lane North.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.8 acres
Building Size: 64,800 sq. ft.
Tenant Space: 2,400 sq. ft.

Actual Setbacks

Front (south) 88 feet
Corner Side (east) 21 feet
Side (west) 65 feet
Rear (south) 115 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use;
3. Plat of Survey, prepared by Edward J. Molloy & Associates, Ltd., dated 09/30/2005; and
4. Existing Site/Floor Plan, prepared by KLLM Architects, Inc. dated 12/18/07;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The facility will be located within a non-sprinkler protected building and as such will be limited to an occupant load not to exceed forty-nine (49) persons.

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	R4PD	Multi-family residential
South	I	Light Manufacturing
East	R4PD	Multi-family residential
West	I	Light Manufacturing

The building that houses 86 Eisenhower Lane North is divided into multiple separate units occupied with warehouse and office businesses. 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 on hundred and sixty six (161) parking spaces in common. Parking is also allowed on Eisenhower Lane during the day. The petitioner anticipates small class sizes of four (4) to five (5) students and one on one personal training sessions. The proposed hours of operation are from 6 pm to 9 pm during the week, which are generally non-working hours of the neighboring tenants. Saturday hours are proposed from 8 am to noon. There are currently two (2) employees. Occasionally the employees may be present during the daytime for office functions.

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 are no accessible parking spaces, and six (6) are required per Code.

HISTORY

86 Eisenhower Lane North has 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 14-39	131 Eisenhower Lane North	Conditional use permit for a Learning Center (athletic training facility)
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

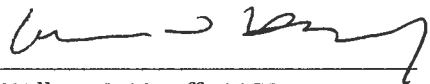
While the proposed use is not traditionally considered a light industrial use, the unique interior spatial demands for such athletic training facilities are oftentimes best met by light industrial/warehouse structures due to their higher ceilings and open floor plans.

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 15-01:

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 15-01, subject to the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 86 Eisenhower Lane North. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 15-01 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; and
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.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

STANDARDS FOR CONDITIONAL USE

- 1) Our establishment teaches self defense, discipline and promotes fitness. We enhance the health, safety, morality, comfort (self confidence) and general welfare of our clientele.
- 2) All classes are held indoors and will not be injurious to the uses and enjoyment of other properties in the area. Our business will not diminish or impair property values in any way.
- 3) This conditional use will not impede development and improvement of the surrounding area because we have not work vehicles and all club activities are held inside the facility.
- 4) Adequate public utilities are already being provided at this location as we will use very little gas, water and electricity. Our business has no need for access roads, drainage, or other facilities inside or outside the building.
- 5) Our club has small class sizes (4-5 students) and personal training sessions are 1 on 1. Our hours of operation are from 6:00pm to 9:00pm, so we will be there at off hours compared to the current tenant. We have access to ample parking and students will have no need for street parking. Ingress and egress is not necessary.
- 6) Our business promotes fitness and personal safety. We also teach our members to be aware of their surrounds and to GIVE BACK to the art and to others. We feel that our business aligns itself well with the objectives of the current Comprehensive Plan for the Village of Lombard.
- 7) We believe that our business conforms easily to all applicable regulations in the area in which we are hoping to lease. We do not feel that any modifications of any kind will be necessary, but we are certainly open to any recommendations of the Plan Commission.

From: (bjcooper51@hotmail.com)

21 E Janata Blvd 1A

To: Village of Lombard Plan Commission

Attention: Plan Commissioners

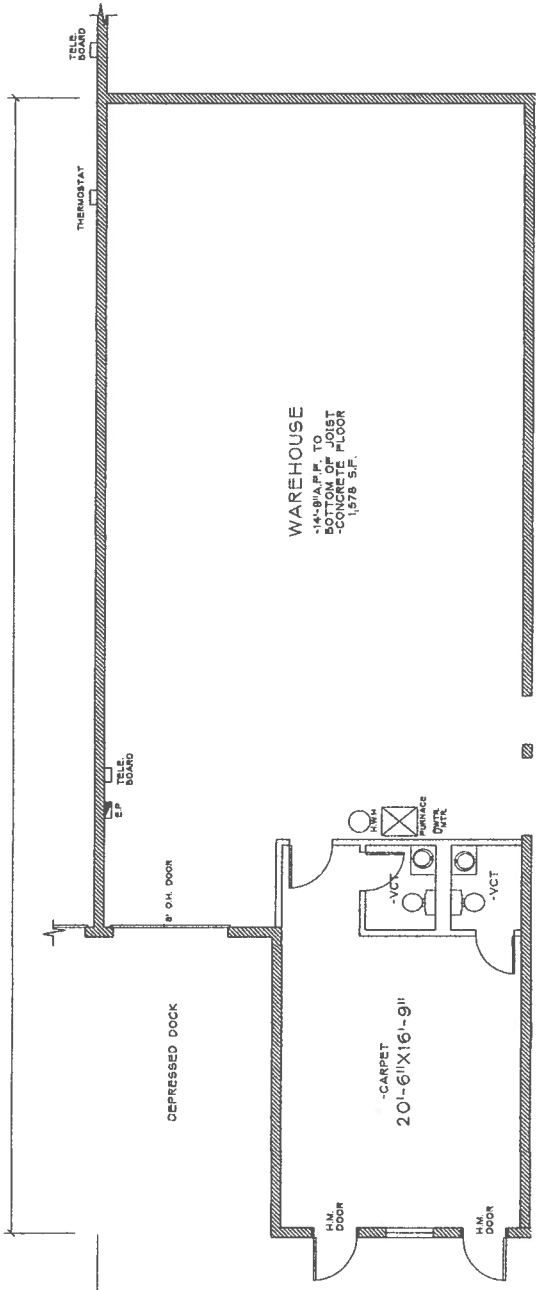
From Eisenhower street there's No official entrance into our Properties. But, there are entrances to our property by un-fenced hills or slopes on Main street. This will allow the Athletes in training access to our properties.

This can resort in the Athletes jogging in the streets and around our parking lots, where congestion or accidents may occur. This can also encourage our children to ride their bikes and etc. in the streets as if it's a play ground. The training center hours and days could interfere with the peace and quiet we have grown accustomed to and, because we are property owners and some of us work are entitled to this peace.

When your vote becomes YES, you will be inviting the athletic trainers/trainees into our neighborhood of peace all Hours of the Day and possible night.

All activity must be confined to indoors or to an actual park. Cars are constantly on the road, and this can become a safety hazard.

79'-6"



5'-0"

3'x7' ALUM./GLASS

LEGEND:

COMBINED OFFICE:	1,161
COMBINED WAREHOUSE:	3,639
TOTAL:	4,800
RENTABLE S.F.	1
LOADING DOCK	1
D.I.D.	1

YORKBROOK 88/86N AS-BUILT
SCALE 1/4"=1'-0"

NO.	BY	DATE	DESCRIPTION

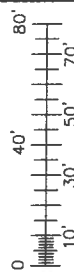
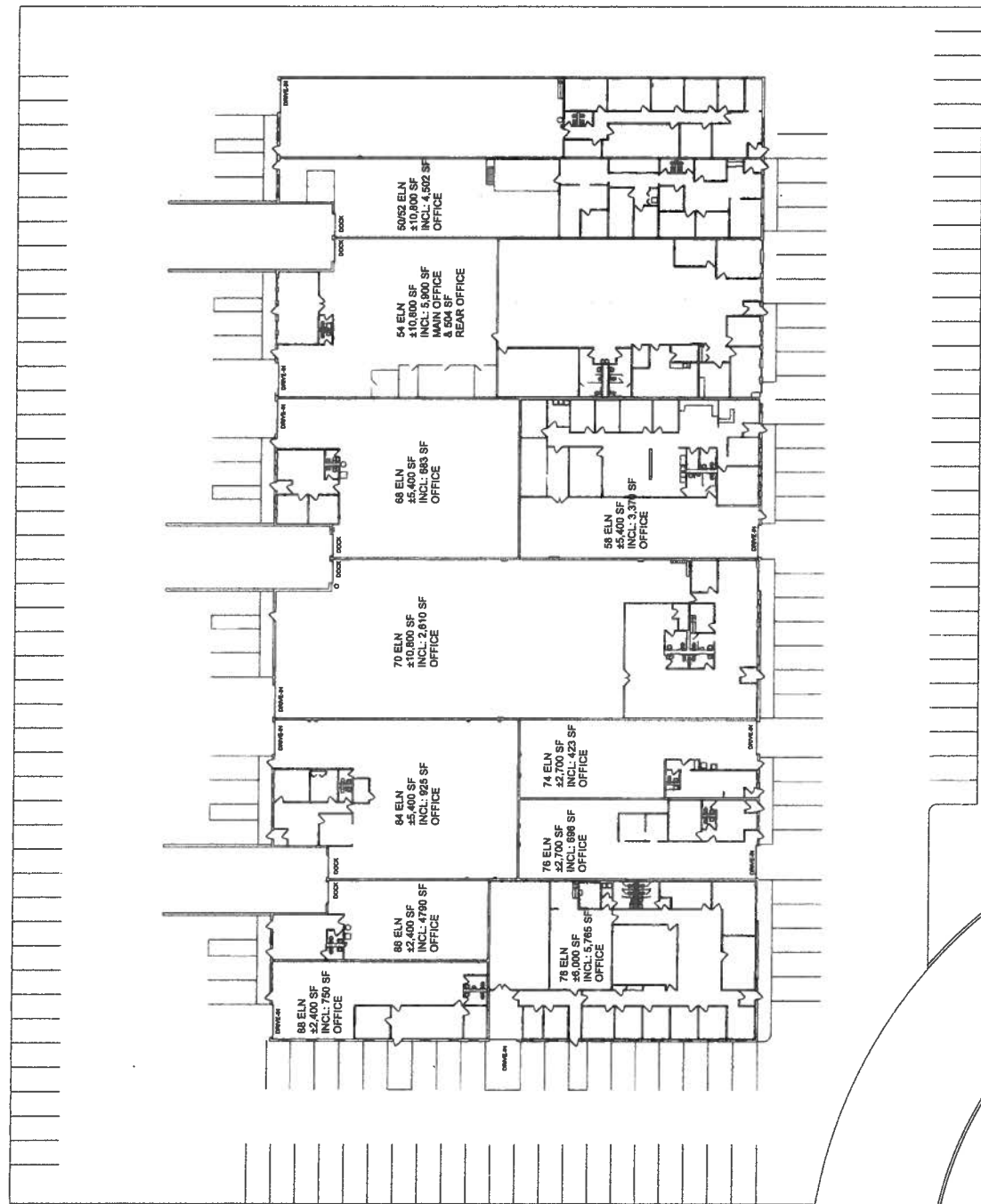
DATE: 11/11/01
SCALE: 1/4"=1'-0"
COMPUTER NAME: Yorkbrook Building

YORKBROOK 88/86N
LOMBARD, ILLINOIS



JULY ARCHITECTS, INC.
100 S. COYLAND STREET
CHICAGO, ILLINOIS 60605
TEL: 312.526.8800
FAX: 312.526.8801
WWW.JULYARCH.COM

PROJECT ARCHITECT:
DESIGNER:
APPROVED: DK
PREPARED FOR:
LOCATION:
UPGRADE: L
JOB NUMBER:
SHEET NUMBER:
AS-1 01



Date: 02/19/14
 Dwg: 14-024
 Drawn by: AA
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EXIST SITE / FLOOR PLAN

50 thru 88 North Eisenhower Ln.
 Lombard, Illinois

NAL Hiffman
 Commercial Real Estate Services, Worldwide.

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 Lake Zurich, Illinois 60047
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