



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

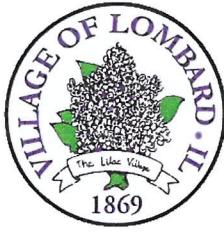
MEETING DATE: August 16, 2018

SUBJECT: **PC 18-23, 850 N. DuPage Avenue – Conditional use for an axe throwing establishment**

Please find the following items for Village Board consideration as part of the August 16, 2018, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-23; and
3. An Ordinance granting approval of a conditional use for a property located at 850 N. DuPage Avenue

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the August 16, 2018, Board of Trustees agenda with a waiver of first reading requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

August 16, 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 18-23, Conditional Use for an Axe Throwing Establishment, 850 N. DuPage Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, LIMRAH NS CO, requests that the Village grant a conditional use, pursuant to Section 155.420(C)(40) of the Zoning Ordinance, to allow for an axe throwing establishment in the I Limited Industrial Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 16, 2018. Sworn in to present the petition were Hashmath Hussaini and Aslam Mohammed, 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.

Mr. Mohammed presented the petition. He provided an overview of axe throwing as an activity and a business endeavor. He said the proposed axe throwing business will ensure customer safety by using construction-style fencing around the throwing lanes and providing coaching and training videos for customers. He said no alcohol will be allowed on the premises. Mr. Mohammed showed photos of typical axe throwing lanes and a proposed floor plan for the subject property .

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 axe throwing establishment in a building in the North Avenue industrial park. The Zoning Ordinance does not list axe throwing as a use, but staff considers the use to be similar in nature to a shooting gallery, which is a conditional use in the I District. The Zoning Ordinance states that uses similar in nature to other conditional uses in the I District can locate in the I District with the appropriate conditional use approval.

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. The petitioner has stated the business will not seek a liquor license. 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.

Commissioner Olbrysh commented that axe throwing was an intriguing business. He asked if there will be an age limit for participants. Mr. Mohammed said patrons will need to be 14 or over to participate.

Commissioner Olbrysh asked if the petitioners have any other locations. Mr. Mohammed said they do not.

Commissioner Sweetser asked if there will be lanes available for practicing. Mr. Mohammed said participants will be able to practice with a coach before engaging in axe throwing games.

Commissioner Sweetser asked for clarification on where spectators will sit with relation to the axe throwing lanes. Mr. Mohammed said spectators will be in or near the office area of the tenant space.

Commissioner Sweetser asked about sight lines for the spectators. Mr. Mohammed said that the construction-style (chain link) fencing around the lanes will enable spectators to see the axe throwing.

On a motion by Commissioner Burke, and a second by Commissioner Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-23, subject to the following three (3) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the axe throwing business is not established by said date, this relief 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 AN
AXE THROWING ESTABLISHMENT PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420(C)(40) OF THE LOMBARD
ZONING ORDINANCE**

PC 18-23; 850 N. DuPage Avenue

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 for a conditional use pursuant to Section 155.420(C)(40) of the Lombard Zoning Ordinance to allow an axe throwing establishment; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on July 16, 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 an axe throwing establishment is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. _____
Re: PC 18-23
Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 850 N. DuPage Avenue, Unit 1, Lombard, Illinois and legally described as follows:

LOT 6 IN LOMBARD BUSINESS CENTER FIRST RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1977 AS DOCUMENT R77-118164, IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-015; (the "Subject Property").

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

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the axe throwing business is not established by said date, this relief shall be deemed null and void.

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: _____

Ordinance No. _____

Re: PC 18-23

Page 3

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