

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Puckstar Hockey's Shooting Lab – 121 & 130 Eisenhower Lane South

**October 15, 2018**

#### **Title**

PC 18-33

#### **Petitioner**

Puckstar Hockey's Shooting Lab  
Dale Woltman  
23W067 Kings Ct  
Glen Ellyn, IL 60137

#### **Property Owner**

Taurus Midwest Industrial  
Portfolio I, LLC  
9500 W. Bryn Mawr, Ste. 340  
Rosemont, IL 60018

#### **Property Location**

121 and 130 Eisenhower Lane  
South  
PIN: 06-30-203-016

#### **Zoning**

IPD Limited Industrial Planned  
Development

#### **Existing Land Use**

Multi-Tenant Industrial

#### **Comprehensive Plan**

Mixed Office and Industrial

#### **Approval Sought**

Conditional Use to allow for a Learning Center (indoor athletic training facility) within the IPD Limited Industrial Planned Development Zoning District.

#### **Prepared By**

Anna Papke, AICP  
Senior Planner



**LOCATION MAP**

#### **PROJECT DESCRIPTION**

The petitioner is proposing to operate an indoor ice hockey training facility within an existing tenant space on the subject site, located in the York Brook Business Park. The facility is designed for small group and one-on-one training. This use is not an assembly function; there will not be games or tournaments held. The Zoning Ordinance classifies this as a learning center, which is a conditional use in the Industrial District.

The petitioner plans to operate initially in the tenant space at 130 Eisenhower Lane South. Should the tenant space at 121 Eisenhower Lane South become available, the petitioner may expand the business into that space. The requested conditional use is for both tenant spaces.

#### **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 IPD Limited Industrial Planned Development Zoning District.

## PROJECT STATS

### Lot & Bulk

Parcel Size:	3.78 acres
Building Size:	74,408 sq. ft.
Tenant Space:	4,140 sq. ft.

### 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 09/8/2005;
4. Existing building plan, prepared by Ware Malcomb and provided by Venture One Real Estate, LLC; and
5. Floor plan, prepared by petitioner.

## EXISTING CONDITIONS

The subject property is bounded by light industrial/office uses to all sides in the York Brook Business Park. The structure is divided into multiple units and occupied with a mixture of warehouse and office functions. The proposed tenant space is approximately 4,100 square feet.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has the following comment. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The petitioner will need a complete set of architectural plans submitted to show compliance with all applicable codes in order to obtain a permit. The sketch submitted is very basic, so Building has no comments that would prohibit a business where people play hockey in this location, but the buildout itself will need to be approved through the permit process.

### Fire Department:

The Fire Department notes that a more detailed floorplan will be required during permit review. Should the petition be approved, additional comments may be forthcoming during permit review.

### Private Engineering Services:

The Private Engineering Services Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

### Public Works:

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

### Planning Services Division:

#### 1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	I	Light industrial/office
South	I	Light industrial/office
East	I	Light industrial/office
West	I	Light industrial/office

The building that houses 121 and 130 Eisenhower Lane South is divided into multiple tenant spaces occupied with warehouse and office businesses. All parking spaces are common; therefore tenants can utilize all the spaces that are along the building. The property contains 51 marked parking spaces, with additional parking available in the rear of the building. Parking is also allowed on Eisenhower Lane during the day. The petitioner anticipates small class sizes or one-on-one coaching, with minimal traffic impacts to the area.

**2. Comprehensive Plan Compatibility**

The York Brook Business Park is completely developed and generally well maintained. The Comprehensive Plan designates the business park as suitable for mixed office and industrial uses. The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is well-suited to an industrial space. Furthermore, staff finds that the proposed hockey training facility is compatible with the intent of the Comprehensive Plan.

**3. Zoning Ordinance Compatibility**

The Zoning Ordinance provides for learning centers/athletic training facilities as conditional uses in the Industrial District. Staff has reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users of the building or the business park generally. Staff supports the request for approval of the conditional use.

**HISTORY**

The Village has approved a number of requests for conditional uses for athletic training facilities in the York Brook Business Park. These petitions are described below.

PC Case	Address	Use
PC 17-04	211B Eisenhower Lane South	Conditional use for a Learning Center (athletic training facility)
PC 15-01	86 Eisenhower Lane North	Conditional use permit for a Learning Center (athletic training facility)
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 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 18-33:

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 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 18-33, subject to 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.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

## Standards for Conditional Uses

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

One of our many company goals are to ensure the utmost safety and wellbeing of our customers. We want to make all of our customers to feel as if they have a safe place to train and know that nothing more but the best morals are being taught inside of our facilities.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

We want nothing more to be noticed as one of the class act business's within our community. We not only take pride in our company but the town and surrounding companies within.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Our establishment will not interfere with any surrounding business nor be detrimental to any property within our town.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

We will not have any more impact of using the village areas or any other village common ground and utilities.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

We are keeping the Hockey learning/training center small. Our company believes that more one on one training is better then the higher volume of player to coach ratio. This makes for a much better experience for player. With that being said there will be very minimal traffic flow with in our facility.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Our goal is to have our company be recognized as a standard within our community. We would want nothing more than to be apart of the growth and development within the community

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission

This facility will be ran by the books with no complications or bending rules. We respect all guidelines and policies as we understand how breaking those can be detrimental to not only our business but the town and surrounding businesses

