

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

The Katus Group – 123 Eisenhower Lane South

July 21, 2014

Title

PC 14-16

Petitioner

The Katus Group
324 Woodstock Avenue
Glen Ellyn, IL 60137

Property Owner

The Realty Associates Fund
VII, LP
410 Eisenhower Lane North
Lombard IL 60148

Property Location

123 Eisenhower Lane South
(06-30-203-016)

Zoning

I Limited Industrial

Existing Land Use

Multi-Tenant Industrial
Building

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.

APPROVAL(S) REQUIRED

Per Section 155.420 (C) (20) 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 north, south, east, and west in the Eisenhower Lane Business Park. The property is accessed by Eisenhower Lane.

The structure, built in approximately 1974, is divided into multiple units occupied with warehouse and office functions.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.7 acres
162,539 sq. ft.

Building Size: 72,000 sq. ft.

Tenant Space: 6,000 sq. ft.

Lot Coverage: Approx. 44%

Actual Setbacks

Front (south) 59 feet

Side (east) 64 feet

Side (west) 20 feet

Rear (north) 86 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use; and
3. Plat of Survey, prepared by Edward J. Molloy & Associates, Ltd., dated 09/06/2005; and
4. Existing Site/Floor Plan, prepared by A&M Architects, LLC dated 03/06/14.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

Use and operation of this facility must meet all of the fire and life safety code requirements as required by the adopted codes and ordinances of the Village with regard to an Assembly Use. Planning Staff followed up with the Fire Department as the proposed student count would not be enough for an assembly use.

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	I	Light Manufacturing
South	I	Light Manufacturing
East	I	Light Manufacturing
West	I	Light Manufacturing

The building that houses 123 Eisenhower Lane South is divided into multiple separate units occupied with warehouse and office functions. Staff has discussed parking concerns with the property manager. The existing tenants only use about 1-2 spaces per business and have hours between 7 a.m. to 3 or 4 p.m. Monday thru Friday. There are usually no cars parked in the lot on the weekends. All parking spaces are common. There are fifteen (15) spots in common on the east side of the property and eight (8) in the lot to the south, mostly dedicated to 123 Eisenhower Lane South. Parking is also allowed on Eisenhower Lane during the day. The petitioner proposes hours of operations from 3pm to 9pm Monday through Friday, 8am to 6pm on Saturday, and closed on Sundays. At this time, the petitioner does not anticipate more than five to ten students using the facility at one time and three employees at start up. The hours provided show there would be minimal overlap with the hours of the existing tenants.

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 zero accessible parking spaces. Per the Illinois Accessibility Code, accessible parking must be placed on level pavement on the shortest accessible route to an accessible entrance. The accessible route, which may include a curb ramp or curb cut, must be installed as close as possible to the accessible entrance it serves. The site's parking lot striping will need to be revised accordingly to include one accessible space. Furthermore, the correct accessible parking dimensions and signage would be required.

AREA HISTORY

123 Eisenhower Lane South has not appeared before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees. Similar recent petitions on Eisenhower Lane that were approved are described below.

PC Case	Address	Use
PC 14-12	67 W Eisenhower Lane South	Conditional use permit to allow food and dairy manufacture, packaging, and processing
PC 12-11	270 Eisenhower Lane North, Unit #8	Conditional use permit for a Learning Center (athletic training facility)
PC 11-05		Conditional use permit for a catering business
PC 10-19	11 S Eisenhower Lane	Conditional use permit to allow a material storage yard
PC 09-07	355 Eisenhower Lane South	Conditional use permit to allow a private school
PC 08-17	139 Eisenhower Lane North	Conditional use permit to allow food manufacturing, packaging, and processing
PC 07-15	246 Eisenhower Lane North, Units 1-3	Conditional use permit to allow an outdoor equipment and material storage yard
PC 06-22	151 Eisenhower Lane North	Conditional use permit to allow a concrete and cast

		stone fabrication facility
PC 06-07	270 Eisenhower Lane North, Units 1-3	Conditional use permit to allow automobile repair
PC 04-36	315 Eisenhower Lane South	Conditional use permit to allow outdoor storage of motor vehicles (trailers) within the I – Limited Industrial District and a variation to allow stored equipment to be visible over a 10-foot high fence.
PC 04-32	11 Eisenhower Lane South	Conditional use permit to allow a concrete and cast stone fabrication facility
PC 04-14	88 Eisenhower Lane North	Conditional use permit to allow food manufacturing, packaging, and processing

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 14-16:

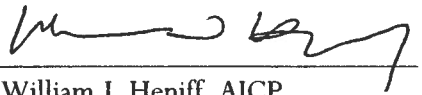
Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-16, subject to the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 123 Eisenhower Lane South. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 14-16 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 parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) one (1) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently

mounted in the center of the sixteen (16) foot wide accessible parking space and the signs shall be no more than five (5) feet from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five (5) feet from the pavement;

4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; 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 USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F) (8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

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;
The Katus Group's fitness facility will not be detrimental to the public health, safety, morals, comfort or general welfare. In fact, it will provide another opportunity for the public to get fit and enjoy a healthier lifestyle.
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;
The Katus Group's fitness facility will not interfere with any properties in the surrounding vicinity and should actually increase the property values in the neighborhood by cleaning up the facility from its current state.
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;
The Katus Group's fitness facility will not impede any normal developments or improvements in the surrounding area.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
The Katus Group's fitness facility will work with the building owners to ensure adequate public utilities, access roads drainage and/or necessary facilities will be provided as needed or as directed by the Village of Lombard.
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;
The Katus Group's fitness facility will take appropriate action to ensure proper ingress and egress to the facility.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
To the best of our knowledge, The Katus Group's fitness facility is not contrary to the objectives of the current plan for the Village of Lombard.
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
The conditional use of The Katus Group's fitness facility shall conform to the applicable regulations of the district in which it is located.