

JULY 15, 2013

Title

PC 13-10

Petitioner

Teno Geritano
742 S. Harvard Ave.
Villa Park, IL 60181

Property Owner

Dan Harris
P.O. Box 761
Itasca, IL 60143

Property Location

600-612 Western Ave.
(06-05-421-007)
** Proposed Tenant: 600 Western Ave.*

Zoning

I Limited Industrial

Existing Land Use

Multi-Tenant Industrial Building:
Essential Home Inc. (606)
Bellyrub Klub Dog Daycare (612)

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

Matt Panfil, AICP
Senior Planner



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, primarily for baseball/softball. There will be batting and pitching cages as well as an open area for fielding. Approximately 1,100 square feet of the space will be used as an office/waiting room/video room.

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 Union Pacific Railroad tracks to the north and light industrial uses to the south, east, and west. There are two access points, one near the east and the other near the west property lines. Western Ave. terminates approximately 630 feet to the east.

The structure, built in 1954, is divided into three separate units. At present, unit 600 is vacant while units 606 and 612 are both occupied. Unit 612, The Bellyrub Klub Dog Day Care, also occupies approximately 2,100 square feet of the eastern portion of the lot with an outdoor dog run.

PROJECT STATS

Lot & Bulk

Parcel Size:	1.4 acres 63,000 sq. ft.
Building Size:	27,250 sq. ft.
Tenant Space:	10,600 sq. ft.
Lot Coverage:	Approx. 99%

Setbacks

Front (south)	27 feet
Side (east)	94 feet
Side (west)	94 feet
Rear (north)	1 foot

Parking Spaces

Supply:	30, 2 Accessible
Demand:	24, 1 Accessible (Warehouse)

Submittals

1. Petition for Public Hearing
2. Response to Standards for Conditional Use
3. Proof of Ownership
4. Plat of Survey / Site Plan, prepared by Modern Project Management, Inc., dated 1/22/1998 and submitted 6/4/2013.

INTER-DEPARTMENTAL REVIEW

Building Division:

A full review will be conducted during the building permit review process.

Fire Department:

The proposed use is restricted to a specific occupant load not to exceed forty-nine (49) persons at all times. Any anticipated or actual deviation or event that exceeds the maximum allowable occupant load would require the facility to meet all Village code and ordinance requirements for assembly use occupancy.

Private Engineering Services:

1. The primary parking area functions as a one-way drive aisle. Therefore, it is important to ensure that stacking does not occur along the angled parking spaces during peak drop-off/pick-up times.
2. Within the dead-end parking lot at the west side of the site there must be adequate space for maneuvering so as to prevent cars from backing out of the parking lot into the right-of-way.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	R-2	Union Pacific Railroad Right-of-Way & Single Family Residential
South	I	Lumber Supplier
East	I	Light Manufacturing
West	I	Landscape Contractor

If this petition is approved, two of the structure's three units would be occupied by tenants that generate minimal long-term parking demand, but have a higher number of short-term drop-offs/pick-ups. This concern is further complicated by the dead-end parking lot and the narrow one-way drive aisle. The petitioner has stated that facility will be open from

approximately 4:30 PM to 9:30 PM on weekdays and from approximately 10:00 AM 7:00 PM on weekends. The petitioner estimates the peak hours will be on weekdays between 6:30 PM to 8:30 PM. The Bellyrub Klub closes at 6:30 PM on weekdays so there should be minimal overlap of peak drop-off/pick up hours. The petitioner has also indicated that students schedule thirty (30) or sixty (60) minute sessions. At this time, the petitioner does not anticipate more than ten (10) students per session

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends light industrial uses, defined as manufacturing, assembly, production, storage, and distribution and warehousing, for the subject site. The St. Charles Road Light Industrial Area is specifically described in the Comprehensive Plan as comprised of heavy commercial and light-industrial land uses, which are encouraged to continue throughout the area. The proposed use is not a traditional light industrial use, but the space required of the equipment and training activities associated with the use is better suited for a structure with an open and more easily customizable floor plan.

3. *Zoning Ordinance Compatibility*

While the site itself is nonconforming in several aspects, and a conditional use permit is required, the scope of the project under consideration complies with all other zoning regulations.

4. *Site Plan: Access & Circulation*

The site plan / plat of survey indicates that there are two (2) accessible parking spaces at the far southwest corner of the lot. 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 should be revised accordingly. Furthermore, the correct accessible parking dimensions and signage is required.

SITE HISTORY

Rezoning

On August 2, 1973 the subject site was rezoned from R-1 Single Family Residence to M-1 Limited Manufacturing District.

PC 80-11 (606 Western Ave. – Computer Bus Systems):

On August 28, 1980 the subject site was granted a conditional use permit for a garage for internal storage, repair, and servicing of motor vehicles.

PC 91-24 (600 Western Ave.):

On December 19, 1991 the subject site was granted a conditional use permit for boat sales, repair, and outdoor storage. On January 22, 1992, and in conjunction with the conditional use permit, the site was also granted variations for: (a.) the storage of boats within a fenced area but visible above the fence; (b.) a reduction of the perimeter lot and foundation landscaping; and (c.) reduction of the required public improvements along Western Avenue.

PC 98-10 (600-612 Western Ave.):

On June 4, 1998 the subject site was granted a conditional use permit for auto repair and outside storage of motor vehicles. Companion variations were also granted for: (a.) a reduction in the amount of required

perimeter and parking lot landscaping required and (b.) to not provide curbing. Permission was also granted to use part of the Village right-of-way for parking.

PC 09-09 (612 Western Ave. – The Bellyrub Klub):

On May 21, 1999 the subject site was granted a conditional use permit for an animal day care 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 / warehousing 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 13-10:

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 13-10, subject to the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 600 Western Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 13-10 shall require an amendment to the conditional use; and
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.) two (2) 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 ensure that the loading, unloading, and parking of vehicles shall not occur within the Village right-of-way or otherwise obstruct access to the private drive aisle.
5. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in blue ink, appearing to read 'William J. Heniff', is written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner

Standards for Conditional Use

- 1. The nature of the business at 600 Western Avenue in Lombard will not be detrimental to or endanger the public health, safety, morals comfort or general welfare of the community. The nature of the sports training facility will operate under the safest of conditions and provide an atmosphere that will enhance the current area in Lombard.**
- 2. The property at 600 Western will in no way interfere with or diminish the local property with in the neighborhood it is located in. The hours of operation (primarily at night until 9:30 and on weekends until 7pm) will be conducted inside the facility operations. The ample parking provided with the business will allow customers easy access to the facility and will not interfere with any neighborhood or adjacent business services. The sports training facility (T's Training Facility) will enhance the area by bringing additional customers into the community of Lombard.**
- 3. The establishment of T's Training Facility will not impede any development or improvements to the surrounding property. All business related to T's Training Facility will work with or through the nature of the business enhance the surrounding properties and their business.**
- 4. No public facilities, access roads or drainage will be affected through the opening of the business at 600 Western Ave.**
- 5. Due to the amount of parking provided with the facility, it will not cause any traffic congestion to public streets.**

- 6. The nature of the business at 600 Western is a Sports Training Facility and is not going to interfere with or impede the Comprehensive Plan for the Village of Lombard.**

- 7. The nature of the business is a sports training facility that will incorporate training for all sports. Primarily designed for baseball and softball through the available batting/pitching cages and an open area for fielding. The facility will also incorporate other sports training such as football, wrestling, speed and strength training. Athletes from multiple ages will have opportunities to increase their development in their specific sport or overall athleticism. The success of the training facility will be through the central location of the facility and the fact there is no facility within a 5 mile radius that offers such training. T's Training Academy will provide local teams in all sports the opportunity to train in their own back yard and not have to travel for miles to train. T's Training Academy will offer top of the line training facilities that meet the upmost safety and precautionary standards. All equipment and use of the equipment will be monitored and used by qualified staff and members of the training facility.**