

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: May 21, 2007

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner II

TITLE

PC 07-21; 1117 N. Main Street: The petitioner requests that the Village grant a conditional use, pursuant to Section 155.418 (C) of the Zoning Ordinance, to allow for an athletic training facility within the I Limited Industrial District.

GENERAL INFORMATION

Petitioner: The Olympian Centre
519 Cardinal Avenue
Oswego, IL 60543

Property Owner: SLJ Properties LLC
1945 Techny Road
Northbrook, IL 60062

Relationship of Petitioner: Tenant

PROPERTY INFORMATION

Existing Land Use: Multi-tenant industrial office/warehouse building

Size of Property: Approximately 5.25 acres

Comprehensive Plan: Recommends Light Industrial

Existing Zoning: I Limited Industrial District

Surrounding Zoning and Land Use:

North: I Limited Industrial District – developed with industrial uses

South: I Limited Industrial District – developed with industrial uses

East: I Limited Industrial District – developed with industrial uses

West: I Limited Industrial District – developed with industrial uses

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on April 23, 2007 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Mackie Consultants, dated October 12, 1989
4. Site Plan, prepared by Cawley Chicago Commercial Real Estate.
5. Tenant space layout, prepared by petitioner.

DESCRIPTION

The petitioner is proposing to operate an indoor athletic training facility within the I Limited Industrial District. The proposed establishment, called The Olympian Centre, will focus on training individuals in amateur Olympic sports including boxing, judo, taekwondo, and wrestling.

These types of facilities are not listed within the I District as either permitted or conditional uses, therefore, this petition may only be approved if the Village Board adopts the text amendments proposed in PC 07-20.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has no objections, comments or changes.

PRIVATE ENGINEERING SERVICES

From an engineering or construction perspective, PES has no comments.

BUILDING & FIRE

The Fire Department/Bureau of Inspectional Services has the following comments:

- Any construction within the facility will need to comply with the current building and fire codes of the Village.
- Depending on the number of occupants in the facility, the fire suppression and fire alarm systems may need to be upgraded to meet current standards.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with light industrial land uses. The property as developed complies with the recommendations of the Comprehensive Plan. The Plan's recommendations for the North Avenue Industrial Area and light industrial areas in general are primarily focused on guidelines for new developments. However, the Plan does suggest that industrial properties attract diverse tenants. In that respect, the proposed use is also in compliance with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is surrounded by light industrial uses on all sides. Other tenants occupying the subject property include a variety of "light" industrial uses, largely warehousing and distribution. The majority of trips generated by the proposed training facility will occur after 5:00 p.m., which is after the typical operating hours of the surrounding businesses. Staff finds that an athletic training facility is compatible with the surrounding land uses.

Compatibility with the Zoning Ordinance

Staff finds that the proposed use meets the Standards for Conditional Uses. The property was developed in 1989 and no exterior improvements are proposed. The indoor nature and primary operating hours of the business will not conflict with the surrounding uses and there is a surplus of parking on the site (211 spaces where only 123 spaces are required by Code). The training facility will conform to the I District requirements in all other respects.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does not meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 07-21.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:JB

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