

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue)   X   *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: Scott R. Niehaus, Village Manager  
DATE: December 29, 2014 (B of T) Date: January 8, 2015  
TITLE: PC 14-39: True Lacrosse – 131 and 120 Eisenhower Lane North  
SUBMITTED BY: Department of Community Development *MD*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant a conditional use, pursuant to Section 155.420 (C) (18) of the Zoning Ordinance, to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial District. (DISTRICT #3)

The Plan Commission recommended approval of this petition by a vote of 5-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**DATE:** January 8, 2015

**SUBJECT:** **PC 14-39; True Lacrosse – 131 and 120 Eisenhower Lane North**

Please find the following items for Village Board consideration as part of the January 8, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-39; and
3. An Ordinance granting approval of Conditional Use to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial Zoning District.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the January 8, 2015 Board of Trustees agenda with a waiver of first reading, as 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

January 8, 2015

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, 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 14-39; 131 Eisenhower Lane North**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant a conditional use, pursuant to Section 155.420 (C) (18) of the Zoning Ordinance, to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 15, 2014. Sworn in to present the petition was Jennifer Ganser, Assistant Director and Michael Gabel of True Lacrosse.

Mr. Gabel said True Lacrosse hopes to combine two facilities in Niles and Elmhurst into the proposed Lombard location. This would create a training area and allow for office space. He noted lacrosse is one of the fastest growing youth sports in the country.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Mr. Joseph Gatto, of Cushman and Wakefield spoke. His firm represents the Yorkbrook Business Park. He stated they are excited for True Lacrosse as tenant since this space has been vacant for approximately four years.

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. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. Ms. Ganser said the petitioner is looking to open an indoor athletic training facility. The petitioner would combine their current spaces from Niles and Elmhurst into Lombard. This is not an assembly function, only training. The building is divided into multiple units and staff discussed parking with property manager. This is the fourth case since 2012 for an indoor athletic training facility; all four were approved by the Village Board of Trustees.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked if there was an age range that was required of the youth participants. Mr. Gabel said this facility will be for high school age children down to approximately age nine.

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 14-39, subject to the following five (5) conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 131 & 120 Eisenhower Lane North. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 14-39 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; and
4. 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.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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## Nowakowski, Tamara

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**From:** Ganser, Jennifer  
**Sent:** Tuesday, December 23, 2014 3:18 PM  
**To:** Nowakowski, Tamara  
**Subject:** FW: PC 14-39

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**From:** Chris Koerner [<mailto:ckoerner@truelacrosse.com>]  
**Sent:** Tuesday, December 16, 2014 2:50 PM  
**To:** Ganser, Jennifer; [ahealy@truelacrosse.com](mailto:ahealy@truelacrosse.com)  
**Subject:** RE: PC 14-39

Hi Jennifer,

Yes, We would like to request a waiver of first reading.

Thank you

Chris Koerner  
CFO | True Lacrosse  
655 W Grand Avenue, Suite 130  
Elmhurst, IL 60126  
(c) 847-989-6441  
(f) 630-359-3862  
[ckoerner@truelacrosse.com](mailto:ckoerner@truelacrosse.com)  
[www.truelacrosse.com](http://www.truelacrosse.com)

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**From:** Ganser, Jennifer [<mailto:GanserJ@villageoflombard.org>]  
**Sent:** Tuesday, December 16, 2014 2:43 PM  
**To:** Chris Koerner ([ckoerner@truelacrosse.com](mailto:ckoerner@truelacrosse.com)); [ahealy@truelacrosse.com](mailto:ahealy@truelacrosse.com)  
**Subject:** PC 14-39

Please respond via email if you would like to request a waiver of first reading. This will allow your petition to have the first reading waived and go ahead with the second reading on January 8, 2015 (hence saving you time).

Thanks.

Jennifer Ganser  
Assistant Director of Community Development  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420  
(C)(18) OF THE LOMBARD ZONING ORDINANCE**

PC 14-39: 131 and 120 Eisenhower Lane North (True Lacrosse)

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 described in Section 2 below, is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.420(C)(18) of the Lombard Village Code to provide for a learning center; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on December 15, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.420(C)(18) of the Lombard Village Code to provide for a learning center.

SECTION 2: That this Ordinance is limited and restricted to the property located at 131 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

LOT 12, 13, AND 14 IN LOMBARD INDUSTRIAL PARK UNIT NO. 2, A SUBDIVISION OF A PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1972 AS DOCUMENT R72-40659, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-203-013; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

- A. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 131 & 120 Eisenhower Lane North. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 14-39 shall require an amendment to the conditional use;
- B. All business activity associated with the indoor athletic facility shall be conducted within the existing building;
- C. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
- D. 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.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2015.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2015.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2015, pursuant to a roll call vote as follows:

Ordinance No. \_\_\_\_\_  
Re: PC 14-39  
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Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk