

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Gregory Boxing – 980 N. DuPage Avenue

October 19, 2020

Title

PC 20-24

Petitioner

Gregory Boxing
85 Woodland Dr.
Oak Brook, IL 60523

Property Owner

Chicago Industrial TT, LLC
9500 W. Bryn Mawr #840
Rosemont, IL 60018

Property Location

980 N. DuPage Avenue
03-31-403-027
Trustee District 1

Zoning

I – Industrial District

Existing Land Use

Multi-tenant office and warehouse

Comprehensive Plan

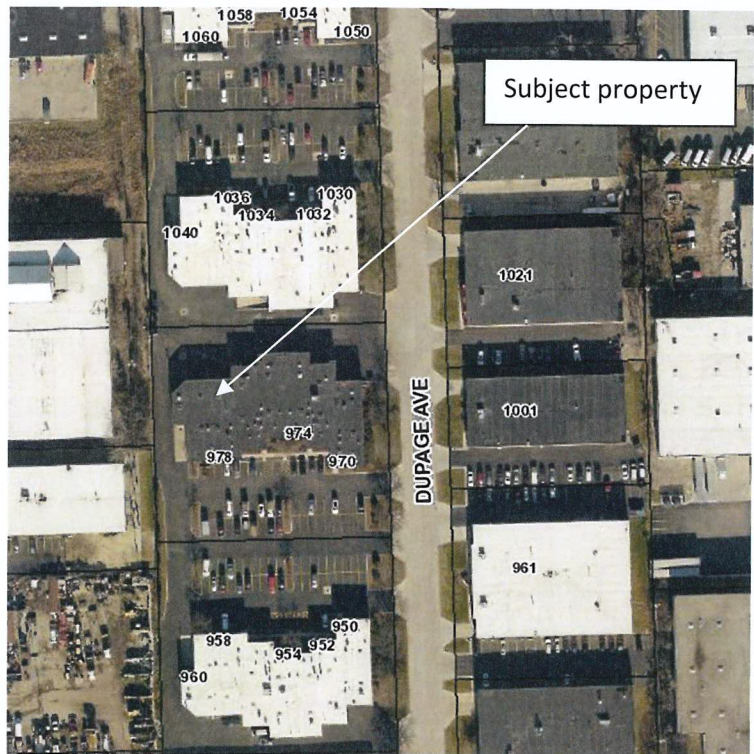
Mixed Office and Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(18) of the Village Code, to allow for a learning center in the Industrial District.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a zoning conditional use to allow for a learning center to operate on the subject property within the Industrial District.

The subject property is a tenant space in a multi-tenant warehouse. The petitioner, Gregory Boxing, is proposing to use the space for a boxing training center. The petitioner operates an existing boxing training center at 200 E. Howard Suite 218, Des Plaines, Illinois 60018. The proposed boxing center at 980 N. DuPage will be a second location.

APPROVAL(S) REQUIRED

The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(18) of the Lombard Village Code to allow for a learning center to operate on the subject property located within the Industrial District.

EXISTING CONDITIONS

The subject property is currently developed with a multi-tenant office and warehouse.

PROJECT STATS

Lot & Bulk

Parcel Size: 59,241 sq ft
Building Area: 23,702 sq. ft.
Unit Area: 1,500 sq. ft.

Submittals

1. Petition for a public hearing, dated September 21, 2020;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of survey, prepared by PLCS Land Surveyors, dated January 17, 2014.
4. Floor plan, provided by petitioner.
5. Business statement and menu of services provided by petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments will be forthcoming during permit/occupancy review.

Fire Department:

The Fire Department has no comments regarding the petition. Additional comments will be forthcoming during permit/occupancy review.

Public Works/Private Engineering Services:

Public Works and Private Engineering Services (PES) have no comments regarding the petition. Additional comments will be forthcoming during permit/occupancy review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	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 980 N. DuPage Ave. 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 47 parking spaces and two handicap accessible marked parking spaces, with additional parking available to the south with shared cross access parking within the complex under the same ownership (see plat of survey, lot 6). The petitioner anticipates small class sizes or one-on-one coaching, with minimal traffic impacts to the area.

2. *Comprehensive Plan Compatibility*

The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is suited for an industrial space. Furthermore, staff finds that the proposed athletic training facility is compatible with the intent of the area and ultimately the Comprehensive Plan.

3. Zoning 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 property has not appeared before the Plan Commission however similar petitions for learning centers/athletic training facilities in industrial districts have appeared before the Plan Commission and were subsequently approved. Below is a list of recent petitions:

PC Case	Address	Use
PC 18-33	130 Eisenhower Lane South	Conditional use for a Learning Center (athletic training facility)
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

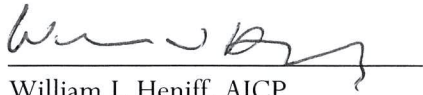
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a tattoo studio in the B4A District and finds that the proposed 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 20-24:

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 Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 20-24, subject to the following conditions:

1. The conditional use permit for a learning center (indoor athletic training facility) is exclusively for the tenant space at 980 N. DuPage Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 20-24 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. 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

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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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;

Response: We are operating a business to serve the citizens of the Village of Lombard and surrounding area, through fitness and positive emotional reinforcement. This is a majority non-contact fitness environment by design. We give discipline, determination, dedication, and desire. Our members get honor, courage, loyalty and respect from our training and culture. Our goal is to franchise our concept and offer a veteran or first responders a solution to their retirement into civilian life. Our members are made up of veterans and first responders. Our founder is a retired Marine and Law Enforcement instructor. I hold certification for Catholic diocese related to coaching children and pledge to have the safest environment possible for our families. We demand a clean and safe environment inside and outside of our building. We ask the children to wear sports appropriate workout clothing, no Pokeman T shirts, etc. We play music that is positive always and there is no swearing around anyone from our staff. Our competitive boxing training is done in the back portion of the gym, no one wants to see people fight during their non-contact workout. We intend to have 200-225 members at the Lombard location, 10% or less will be competitive boxers. We are a fitness club for families and will honor the communities we serve.

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;

Response: We will not disturb the immediate business in the area and will maintain the outside of our space. We will not block or disturb the driveways, streets or sidewalks around our space.

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;

Response: We have no intention of negatively effecting the surrounding area and expect low traffic counts for our classes. The average number of people in our hourly class is 12, and our largest class is 30 people. Most people travel together, we typically use 10 parking spaces at the peak of our class day at 6:30pm and on Saturday's when the other businesses are closed.

Response to Standards for a Conditional Use

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

Response: we are occupying an existing unit with utilities, access roads, and drainage are in place to my knowledge.

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;

Response: Our primary class times for adults are from 5:30-8:30pm Monday through Friday. Saturday from 8:00- 1:00pm. The kid's classes are mostly pick up and drop off at 4:30pm Monday through Friday. We are in a similar manufacturing office park in Des Plaines and have never come close to a parking issue because our club is open when the other businesses are closed.

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

Response: We believe our business plan will benefit the village and citizens 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 planning commission.

Response: It is our intention to comply upfront and any time during our lease term to any regulations or recommendations made by the planning commission.

Submitted by Petitioner