

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

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: William T. Lichter, Village Manager

DATE: May 30, 2007 (BOT) Date: June 7, 2007

TITLE: PC 07-21: 1117 N. Main Street

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition 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.

(DISTRICT #4)

The Plan Commission recommended approval of this petition.

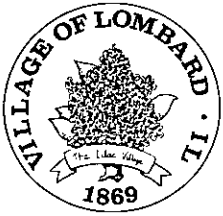
The petitioner is requesting a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>W. T. Lichter</i>	Date	<i>5/30/07</i>

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: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP,
Assistant Village Manager/Director of Community Development *dah*

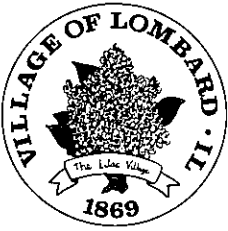
DATE: June 7, 2007

SUBJECT: PC 07-21: 1117 N. Main Street

Attached please find the following items for Village Board consideration as part of the June 7, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-21;
3. An Ordinance granting approval of a conditional use for an athletic training facility in the I Limited Industrial District.

The petitioner requests a waiver of first reading of the aforementioned ordinance.



VILLAGE OF LOMBARD

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Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

June 7, 2007

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 07-21: 1117 N. Main Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a conditional use for a learning center (athletic training facility) in the I Limited Industrial District. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 21, 2007.

Peter Becker, 519 Cardinal Avenue, Oswego, presented the petition. He stated that he is requesting a conditional use that would allow his company to operate an athletic training facility within the I Limited Industrial District. He stated that he would be happy to answer any questions.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan requested the staff report. Jennifer Backensto, Planner II, stated that 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.

The Fire Department/Bureau of Inspectional Services commented that any construction within the facility will need to comply with the current building and fire codes of the Village and, 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.

Ms. Backensto stated that 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 proposed use is also in compliance with the recommendations of the Comprehensive Plan in that the Plan suggests that industrial properties attract diverse tenants. 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.

Ms. Backensto stated that 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.

Chairperson Ryan opened the meeting for comments from the Plan Commission.

Commissioner Nelson asked if the facility would be a boxing center. The petitioner responded that both he and his business partner were Team USA Greco-Roman wrestlers and Illinois National coaches. They had originally sought to open a wrestling facility, but due to Chicago's bid for the 2016 Olympics, the International Olympic Center saw a training need for other sports. They have solidified a roster of instructors for boxing, judo, and taekwondo. By incorporating all of these sports, they will become a more international type of facility. He added that the subject property meets the traffic patterns of what they desired for their clientele.

Commissioner Nelson asked if the facility would be open for public viewing. The petitioner stated that there would be bleachers for viewing and open practices and demonstration competitions.

Commissioner Sweetser asked if any activities would occur outdoors. The petitioner stated that the training facilities would be fully encapsulated within the building. It would be possible that someone would go jogging outside as part of a training regimen, but that would not be part of their program.

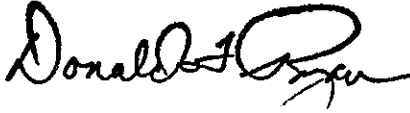
Chairperson Ryan asked if anyone would stay at the facility overnight. The petitioner stated that there would be no residential component.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use complies with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of PC 07-21.

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Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald F. Ryan". The signature is fluid and cursive, with the first name "Donald" and last name "Ryan" being clearly legible.

Donald F. Ryan
Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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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

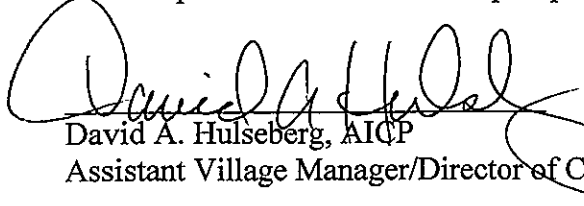
Staff finds that the proposed use meets the Standards for Conditional Uses. The property was developed in 1989 and no exterior improvements are proposed. The indoor nature and primary operating hours of the business will not conflict with the surrounding uses and there is a surplus of parking on the 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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Responses to the Conditional use ordinance

The Olympian Centre is designed to train individuals from all backgrounds, age groups and economic segments interested in pursuing the Olympic amateur sports of Judo, Wrestling, Boxing and Tae Kwondo. While this will be the emphasis of the Centre there will also be a strong focus on the fostering of basic strength and fitness for the beginner and residents of the area. The Olympian Centre has the ability and is currently negotiating with the Olympic Training Center to be the Midwest hub for the aforementioned sports.

The backgrounds of the founders of the Olympian Centre, Peter Becker and Eric Wetzel, both multiple wrestling All-Americans and previous US wrestling team members, coupled with their connections to the United States Olympic Training Center in Colorado Springs, allows the Olympian Centre and the Village of Lombard to become a premier training facility for national as well as international athletes. This focus has come to fruition with the City of Chicago being awarded the right to bid for the 2016 Olympics.

We look to Lombard as site for the Olympian Centre because of the commitment of the Village to form partnerships in the community to better serve its residents and to constantly improve upon its structured growth. Furthermore, the exceptional geographical location of highways and businesses in the area will make it easier for visitors from outside of the community, state and country to feel comfortable visiting the Village of Lombard.

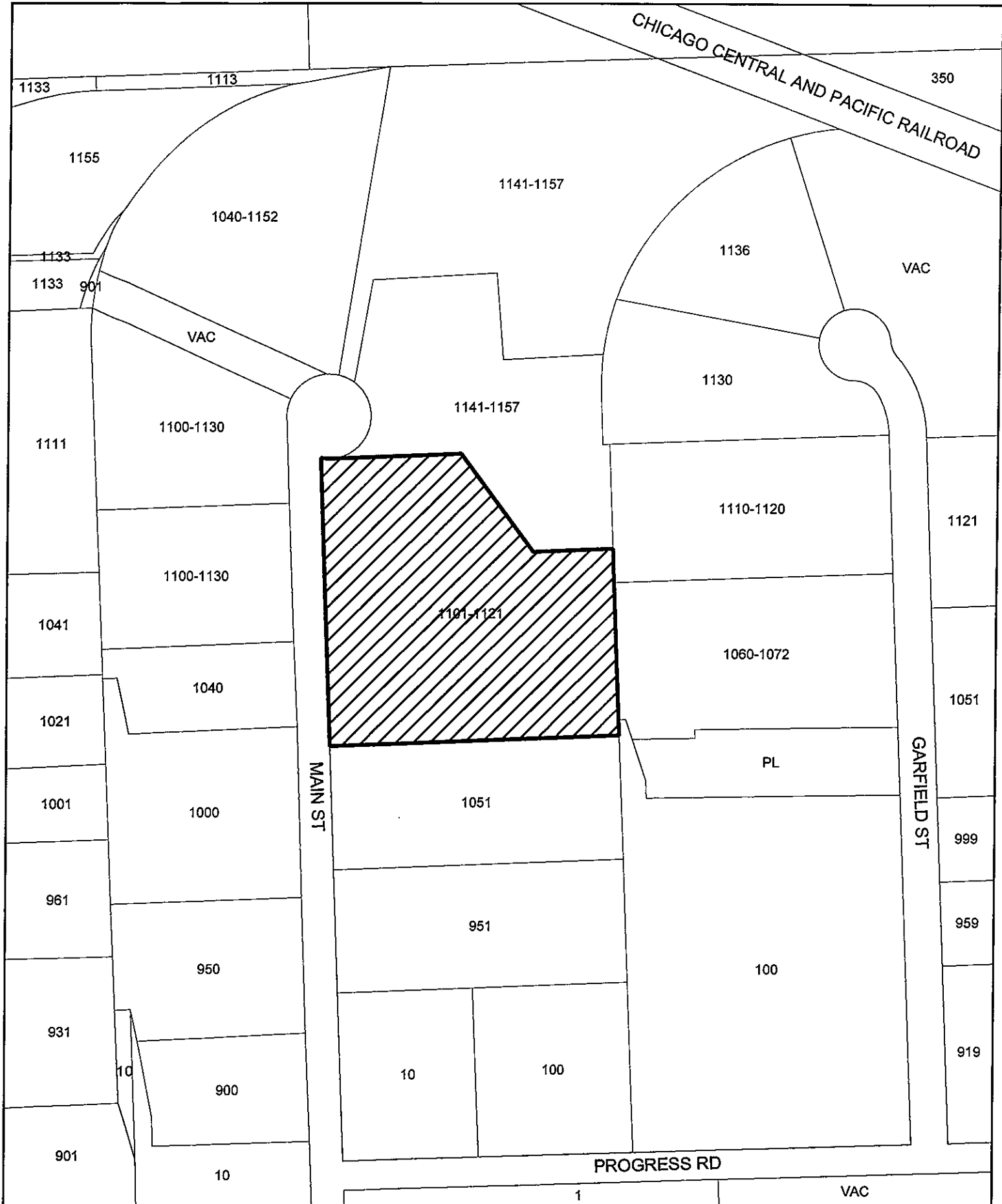
1. The establishment will not be detrimental to or endanger the public safety, health, morals, comfort, or general welfare. In fact we believe it will be most beneficial in all of these areas. The public safety and health will be the paramount considerations of the Olympian Centre. Peter Becker and Eric Wetzel have extensive knowledge and experience in safe amateur sport training and believe in promoting these through proper sport teaching and guidance. Moreover, the Olympian Centre will have a constant staff of personnel to establish safe standards and ensure they are continuously met. Morality and comfort of the community will be improved through the Olympian Centre's philosophy that amateur Olympic sports promote honor in self-improvement, strengthen understanding and friendship of peoples through competitive sport, and build a peaceful and better community by educating youth through sport practiced without discrimination of any kind. Overall, we believe the above enhances the general welfare and economy of the Lombard community to pursue values and goals that have been established over the 3,000 years of Olympic Games.
2. The Olympian Centre will have no negative impact on the property or the surrounding industry in the vicinity. The Olympian Centre will be a tenant within a one-story building with no impact on the uses and enjoyment of the surrounding or adjacent property. Primarily operating during workday hours (as defined under paragraph 5), the surrounding property's uses and enjoyment will not be

obstructed or hindered by the Olympian Centre's principal nighttime business. Other than adding increased notoriety, the surrounding industry's' property values will be unaffected, if not increased, by the presence of the Olympian Centre.

3. The Olympian Centre will not impede any current or future uses of the property or its surrounding properties. Again, the Olympian Centre will be a tenant within a one-story building with no impact on the development and improvement of the surrounding property. Primarily operating during workday hours, the surrounding property development and improvement will not be obstructed or hindered by the Olympian Centre's principal nighttime business.
4. Primarily operating as a training establishment, the Olympian Centre will not demonstrate a need for improvement in utilities, access roads, drainage and/or other adequate facilities currently provided in the premises and surrounding property; nor will the Olympian Centre impede the surrounding industry's current or future use of the aforementioned.
5. Traffic and parking were at our foremost concern when looking for a facility. While the center will be open from 7 am to 10 pm Monday thru Friday. The vast majority of our practitioners will be attending evening practices that begin at 5pm. The early morning individuals (7-11am) will be limited to instructors and private lessons. The gym will be closed to the public for private training from 11am till 4pm reopening at 4pm for setup for the night classes. The adjacent tenants of the building vacate the premises roughly at 5:00 pm, leaving ample parking for the Olympian Centre's intended evening practitioners, thereby negating the need for expansion of current parking. The portion of Main Street adjacent to the premises is primarily used by industry during workday hours, and coupled with the close proximity to a recently expanded North Avenue, ingress and egress from the premises will have minimal impact on traffic congestion in the public streets.
6. It seems obvious that with the current developments which have and are currently taking place in the Village of Lombard, that the ability to have a training center of this caliber, which will bring more positive publicity and promotion to the city, would be in direct line with the objectives of the village. The Olympian Centre will not cause undue congestion or over-crowding and will strive to secure safety from fire, flood or other danger. The character and the social and economic stability of the Village will be improved by the Olympian Centre's presence in the community which will also benefit the overall development of the Village. Uses of the land and buildings will not be affected nor will the Olympian Centre cause any pollution or degradation to water tables, natural resources or land values.
7. The Olympian Centre will not have an adverse affect upon adjacent buildings or tenants nor will it invade others' privacy. Current exterior signage, landscaping, lighting, and parking areas will remain unchanged and will not be affected by the Olympian Centre nor will the Centre produce any noise pollution. As the current space is unoccupied, the Olympian Centre will promote efficient use of the land. Smoke pollution will not be a issue nor will there be any increase in the fire hazard risk. In short, we are confident that the Olympian Centre will conform to all regulations of the district in which it will be located.

Location Map

PC 07-21





"peter becker"
<bandbconsultinggroup@msn
.com>

05/28/2007 08:06 PM

To <BackenstoJ@villageoflombard.org>

cc

bcc

Subject Re: Boxing training facility

Hello Jennifer,

Please waive the first reading of the ordinance to allow us to get our leases signed and equipment order. We have been waiting on final approval to do this and it will take 8 weeks to get everything in place.

Thanks

Peter Becker

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.418 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 07-21: 1117 N. Main Street)

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 defined 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 418 (C) 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 May 21, 2007 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 418 (C) of the Lombard Village Code to provide for a learning center.

Ordinance No. _____
Re: PC 07-21
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SECTION 2: That this Ordinance is limited and restricted to the property located at 1117 N. Main Street, Lombard, Illinois and legally described as follows:

Lots 8 and 9 in Lombard Industrial Park Unit One, a resubdivision in the Southwest Quarter of Section 32, Township 40 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Number: 03-32-302-018; (the "Subject Property").

SECTION 3: 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this _____ day of _____, 2007, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved by me this _____ day of _____, 2007.

William J. Mueller. Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Ordinance No. _____
Re: PC 07-21
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Published in pamphlet from this _____ day of _____, 2007.

Brigitte O'Brien, Village Clerk