

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

10th Planet Jiu Jitsu – 211B Eisenhower Lane South

January 23, 2017

Title

PC 17-04

Petitioner

10th Planet Jiu Jitsu Lombard

Wilfredo Ocasio

45 Riverwood Drive

Oswego, IL 60543

Property Owner

VK Industrial III, LP

9500 W Bryn Mawr, Suite 340

Rosemont, IL 60018

Property Location

211B Eisenhower Lane South
(06-30-205-009)

Zoning

I Limited Industrial

Existing Land Use

Multi-Tenant Industrial

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

Tami Urish

Planner I



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. This use is not an assembly function; there will not be games or tournaments held.

APPROVAL(S) REQUIRED

Per Section 155.420 (C) (18) 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 light industrial/office uses to the north, east and west in the York Brook Business Park. To the south, the land uses are also light industrial/office within the Village of Downers Grove. The property is accessed by Eisenhower Lane.

The structure, built in approximately 1977, is divided into multiple units occupied with warehouse and office functions. The tenant space is approximately 2,280 sq. ft. and is currently vacant. There are one hundred and forty-three (143) parking spaces shared between the tenants at 201-235 Eisenhower Lane South.

PROJECT STATS

Lot & Bulk

Parcel Size:	3.65 acres
Building Size:	72,887 sq. ft.
Tenant Space:	2,280 sq. ft.

Actual Setbacks

Front (north)	69 feet
Side (east)	25 feet
Side (west)	19 feet
Rear (south)	85 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use;
3. Plat of Survey, prepared by Edward J. Molloy & Associates, Ltd., dated 09/30/2005; and
4. Existing Building Plan, prepared by Ware Malcomb and provided by Venture One Real Estate, LLC.

The majority of other tenants in the building are warehouse uses with the petitioner occupying three percent (3%) of the total 72,887 square footage of the building. The petitioner's parking needs will generally be during off business hours in comparison to typical warehouse business hours.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The facility will be located within a non-sprinkler protected building and as such will be limited to an occupant load not to exceed forty-nine (49) persons. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services:

The Private Engineering Services Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	I	Light Manufacturing
South	M-2 (DG)	Restricted Manufacturing
East	I	Light Manufacturing
West	I	Light Manufacturing

The building that houses 211B Eisenhower Lane South is divided into multiple separate units occupied with warehouse and office businesses. All parking spaces are common; therefore tenants can utilize all the spaces that are along the building. There are one hundred and forty-seven (147) parking spaces in common. Parking is also allowed on Eisenhower Lane during the day. The petitioner anticipates small class sizes in the morning with two, one-hour classes offered. Three, one and one half hour classes are planned for the evening which are generally non-working hours of the neighboring tenants.

2. *Comprehensive Plan Compatibility*

The York Brook Business Park is completely developed and generally well maintained. Although described in the Comprehensive Plan, there are no specific recommendations for the types of uses that should occur within the York Brook Business Park. The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is better suited for an industrial space. Furthermore, staff finds that the proposed athletic training facility is compatible with the intent of the York Brook Business Park and ultimately the Comprehensive Plan.

3. *Zoning Ordinance Compatibility*

A conditional use permit is required and the scope of the project under consideration complies with all other zoning regulations. The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is better suited for an industrial space. The majority of other tenants in the building are warehouse uses with the petitioner occupying three percent of the total 72,887 square footage of the building. The petitioner's parking needs will generally be during off business hours in comparison to typical warehouse hours.

HISTORY

211 Eisenhower Lane South has not appeared before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees. Similar recent petitions on indoor athletic training facilities that were approved by the Village Board of Trustees are described below.

PC Case	Address	Use
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

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/warehouse structures due to their higher ceilings and open floor plans.

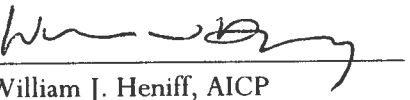
The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for an indoor athletic training facility and finds that the use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above

considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-04:

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 17-04, subject to the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 211B Eisenhower Lane North. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 17-04 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. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements; and
5. 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.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

RESPONSE TO STANDARDS BY THE PETITIONER

- 1) 10th Planet Jiu Jitsu Lombard will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. We actually help promote self-defense, anti-bullying, self confidence, and even a healthy lifestyle through the practice of martial arts.**
- 2) 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 its to be located. We don't play loud music or use any equipment in our martial art. Its strictly submission grappling. Safety is taught in our fundamentals courses.**
- 3) Area seems to be fully developed. Our use of the location should not be considered a hindrance to normal development.**
- 4) 10th Planet Lombard will work with building management to ensure public utilities; access roads, drainage and/or necessary facilities have been provided.**
- 5) 10th Planet Jiu Jitsu Lombard will be having two 1 hour class in the morning and three 1.5 hours classes in the evening. Most business in the area are closed by the time we have classes at night in which will not really affect parking. Not to many commit to morning classes so we do not foresee that being an issue as well with parking.**
- 6) We don't believe to our knowledge that our use is contrary to the current Comprehensive Plan objectives.**
- 7) We at 10th Planet Lombard are committed to conforming to all applicable regulations of the district.**

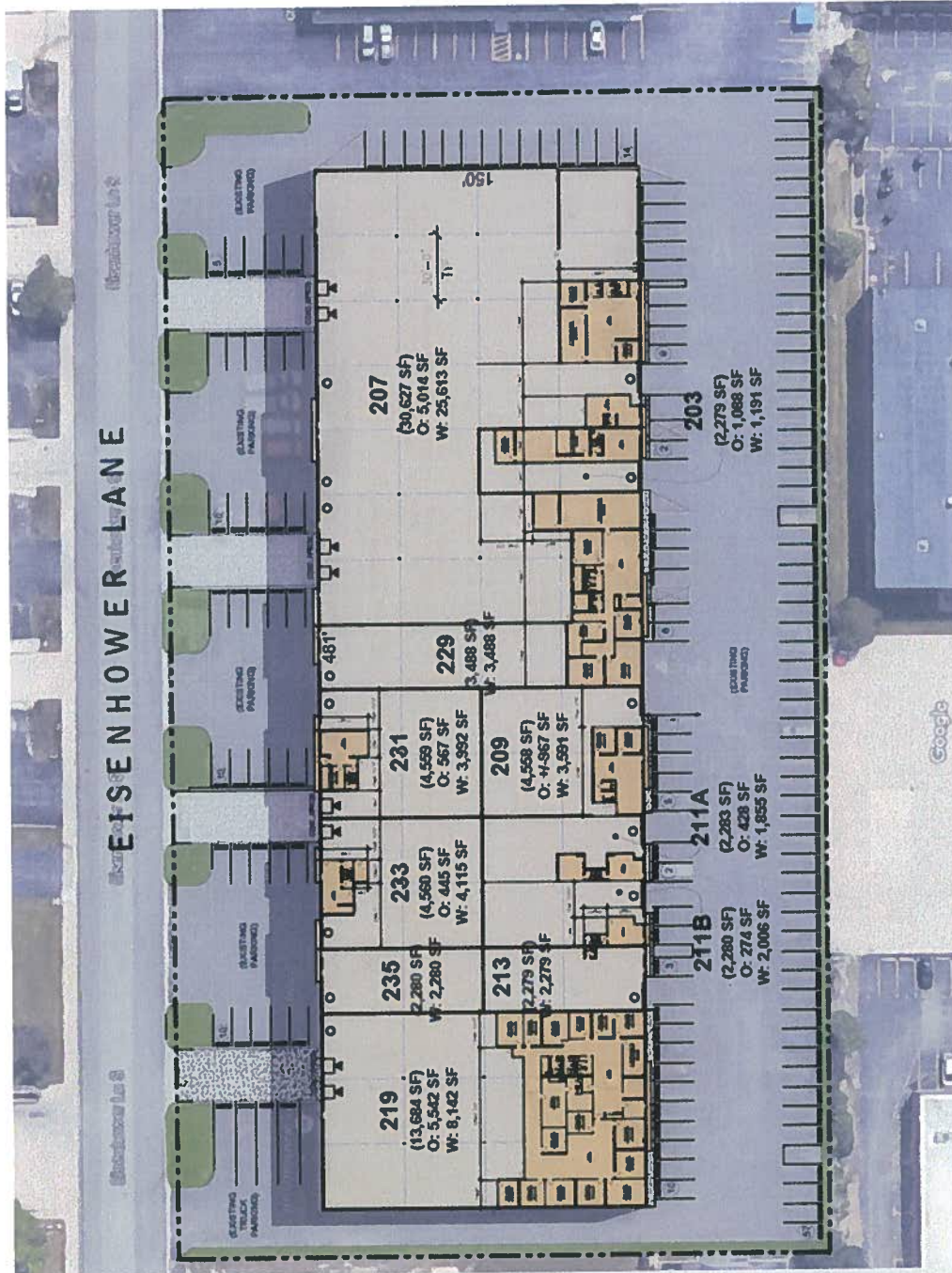
EXISTING BUILDING PLAN

PROJECT DATA:

BUILDING AREA	15,448 SF
OFFICE	57,433 SF
WAREHOUSE	72,887 SF
TOTAL	
DOCK DOORS	8 POSITIONS
DRIVE-IN DOORS	14 POSITIONS
AUTO PARKING	143 STALLS

SITE LEGEND:

- OFFICE
- WAREHOUSE
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR



Existing Building Plan

203 Eisenhower Lane
Lombard, Illinois

VENTURE ONE
REAL ESTATE, LLC

WARE MALCOMB

SHEET #7