

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: September 21, 2009

FROM: Department of
Community Development

PREPARED BY: Jennifer Henaghan, AICP
Senior Planner

TITLE

PC 09-27; 850 N. DuPage Avenue: 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
1117 N. Main Street
Lombard, IL 60148

Property Owner: The Marsons Group LLC
850 N. DuPage Avenue
Lombard, IL 60148

Relationship of Petitioner: Tenant

PROPERTY INFORMATION

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

Size of Property: Approximately 1.09 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

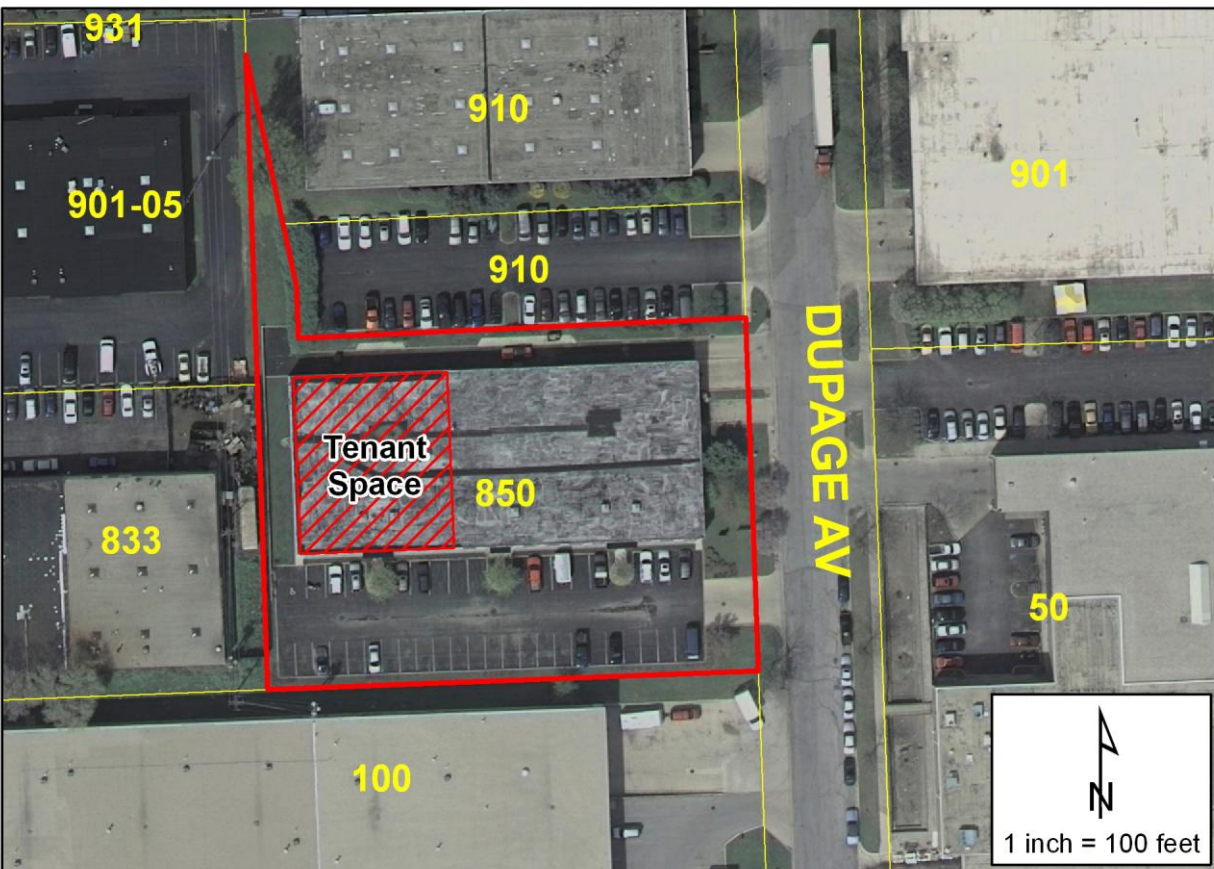
This report is based on the following documents filed on August 21, 2009 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Tenant space layout, prepared by The Marsons Group LLC.

DESCRIPTION

The petitioner is proposing to operate an indoor athletic training facility within the I Limited Industrial District. This establishment, The Olympian Centre, focuses on training individuals in Olympic sports including boxing, judo, taekwondo, and wrestling. The facility is currently located at 1117 N. Main Street (as approved by PC 07-21).

Aerial View of Property



INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The certifications for this property's backflow prevention devices are out of date and the property owner has not responded to the Village's multiple requests to bring the building into compliance with Cross Connection Control Ordinance 51.08. This deficiency should be remedied prior to occupancy.

PRIVATE ENGINEERING SERVICES

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

BUILDING

The Building Division has the following comments:

- The inclusion of any type of spectator viewing would classify the proposed business as an assembly use, which will likely require the tenant space to be sprinklered. The petitioner must submit detailed plans to the Fire Department for further review of sprinklering and exiting requirements.
- The interior buildout of the space must conform to all current building and fire codes of the Village and all provisions of the Illinois Accessibility Code are to be addressed.
- Permits are to be obtained and plans from a licensed architect are to be submitted for review and approval.

FIRE

The Fire Department notes that an athletic training facility would be defined as an Assembly Use. It is this change of use that creates the comments listed below.

1. Village Ordinance 150.030, Section 903.2 (7) (b) states; when a change of use of a building of 2,000 s.f. or more is changed to an Assembly Use an automatic fire sprinkler system shall be installed.
2. This Assembly use would require a main entrance/exit of sufficient size to accommodate one-half of the occupant load.
3. Exiting and egress for this building must be addressed as follows:
 - a. Assembly use for events will require a minimum of 2 separate and remote exits with a minimum clear width of 40 inches and a 200 foot maximum travel distance to any exit.
 - b. Assembly use for training and exercise will require a minimum of 2 separate and remote exits with a minimum clear width of 32 inches and a 200 foot maximum travel distance.
4. The Assembly Use portions of this occupancy must be separated from the existing Industrial Use areas by a fire barrier construction with a fire resistance rating of 2 hours.
5. Accessibility requirements for building and site.

PLANNING

Background

In 2007, the Village Board approved a Text Amendment to the Zoning Ordinance adding athletic training facilities as a conditional use within the I Limited Industrial District. Subsequently, conditional use approval was granted to The Olympian Centre for the property located at 1117 N. Main Street. The petitioner is now seeking to relocate their existing business to 850 N. DuPage Avenue. The space is approximately 7,800 square feet in area and the petitioner has indicated that the new location will better suit their needs.

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 uses within the building include a warehousing/distribution facility and a steel cutting die manufacturer. Many of the 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. 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 (41 spaces where only 34 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 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 09-27, subject to the following conditions:

1. All comments noted in this IDRC report shall be satisfactorily addressed prior to the issuance of a Certificate of Occupancy/Zoning Certificate.
2. The petitioner shall submit detailed plans to the Fire Department for further review of sprinklering and exiting requirements.
3. The building and property shall be brought into compliance with Cross Connection Control Ordinance 51.08.
4. All business activity associated with the athletic training facility shall be conducted within the existing building.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

WJH:JH
H:\CD\WORDUSER\PCCASES\2009\PC 09-27\Report 09-27.doc