

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**3/8/2016**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Special Use for a sports and physical training business at 5221 Thatcher Road	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

An ordinance has been prepared for a Special Use to operate a sports and physical training business at 5221 Thatcher Road.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2015-2017 include *Strong, Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**

This item was discussed at the March 1, Village Council meeting. Staff recommends approval on the March 8, 2016 Active Agenda.

**BACKGROUND**

Property Information and Zoning Request

The petitioner is requesting Special Use approval to operate a 6,228-square-foot sports and physical training business at 5221 Thatcher Drive, zoned M-1 Light Manufacturing. The property is part of a 44,256-square-foot multi-tenant office/light industrial building that is currently occupied with a mix of uses including offices, light manufacturing, and service uses. The petitioner is not proposing any changes to the existing building or the site other than an interior buildout. Core 1, Inc. works with athletes and adults to improve their sports performance or injury recovery. The majority of the clients are junior high/high school athletes, with adult fitness classes taking place after 5 pm. Core 1 received a Special Use in 2013 to operate their current business at 1422 Brook Drive in Downers Grove.

Compliance with the Zoning Ordinance

The property is zoned M-1, Light Manufacturing. Per Section 28.5.010.A of the Zoning Ordinance, the proposed sports and physical training business is classified as a personal improvement service use. This use is an allowable Special Use in the M-1 zoning district.

### Compliance with the Comprehensive Plan

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for a Light Industrial/Business Park use. The proposed use is consistent with the Plan's recommendation for more contemporary uses within the existing business park. The proposal is also consistent with the Plan's emphasis to retain and expand existing businesses.

### Public Comment

There was one attendee from the condominium building to the south who expressed concerns regarding noise, traffic generation, parking overflow, and loitering. The petitioner responded that many of their clients are students dropped-off and picked-up by parents. The business activities would be contained within the tenant space.

### **ATTACHMENTS**

Ordinance

Aerial Map

Staff Report with attachments dated February 1, 2016

Draft Minutes of the Plan Commission Hearing dated February 1, 2016

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: \_\_\_\_\_ Applicant \_\_\_\_\_ DATE: \_\_\_\_\_ March 8, 2016 \_\_\_\_\_  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: \_\_\_\_\_ 16-PLC-0001 \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 5221 THATCHER ROAD TO PERMIT A SPORTS AND PHYSICAL TRAINING FACILITY", as presented.



**SUMMARY OF ITEM:**

Adoption of the attached ordinance will authorize a special use for 5221 Thatcher Road to permit a sports and physical training facility.

**RECORD OF ACTION TAKEN:**

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**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AUTHORIZING A SPECIAL USE  
FOR 5221 THATCHER ROAD TO PERMIT  
A SPORTS AND PHYSICAL TRAINING FACILITY**

WHEREAS, the following described property, to wit:

LOTS 50, 51 AND 52 IN ELLSWORTH PARK, UNIT SIX, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 16, 1975, AS DOCUMENT R75-70358, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5221 Thatcher Road, Downers Grove, IL 60515  
PIN 08-11-408-019

(hereinafter referred to as the "Property") is presently zoned "*M-1, Light Manufacturing*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.5.050.E.4 of the Zoning Ordinance be granted to allow a sports and physical training facility classified as a personal improvement service; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on February 1, 2016 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in this particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to allow a sports and physical training facility classified as a personal improvement service.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated February 1, 2016, and such plans and documents attached to the report except as such plans may be modified to conform to the Village codes and ordinances.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk



0 37.5 75 Feet

5221 Thatcher Road - Location Map







**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
FEBRUARY 1, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-PLC-0001 5221 Thatcher Road	Special Use for a Sports and Physical Training Business	Scott Williams Planner

**REQUEST**

The petitioner is requesting Special Use approval to relocate a sports and physical training business to 5221 Thatcher Road.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

**OWNER:** Michael Androwich  
Midwest Industrial Funds  
9450 W. Bryn Mawr Avenue, Suite 550  
Rosemont, IL 60018

**APPLICANT:** Jim Wnek  
Core 1 Inc.  
25244 Pastoral Dr.  
Plainfield, IL 60585

**PROPERTY INFORMATION**

**EXISTING ZONING:** M-1, Light Manufacturing  
**EXISTING LAND USE:** Multi-tenant office and light industrial  
**PROPERTY SIZE:** 2.79 acres  
**PINS:** 08-11-408-019

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	M-1, Light Manufacturing	Light Industrial/Business Park
<b>SOUTH:</b>	R-6, Residential Apartment/Condo 6	Office/Corporate Campus
<b>EAST:</b>	M-1, Light Manufacturing	Light Industrial/Business Park
<b>WEST:</b>	M-1, Light Manufacturing	Light Industrial/Business Park

## **ANALYSIS**

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### **SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Property Flyer
4. Plat of Survey
5. Tenant Space Buildout
6. Special Use Approval Criteria
7. Owner Letter of Authorization

### **PROJECT DESCRIPTION**

The petitioner is requesting Special Use approval to open a 6,228-square-foot sports and personal training business at 5221 Thatcher Drive. The property is part of a 44,256-square-foot multi-tenant office/light industrial building located at the 90 degree bend in Thatcher Road south of Hitchcock Avenue and west of Walnut Avenue. The property is zoned M-1, Light Manufacturing. A sports and personal training business is classified as a personal improvement service per Section 5.050.E.4 of the Zoning Ordinance.

The petitioner is not proposing any changes to the existing building or the site other than an interior buildout. The 6,228-square-foot tenant space is part of an 8-unit 44,256-square foot building with a total of 126 parking spaces. The multi-tenant building is currently occupied with a mix of uses including offices, light manufacturing, and service uses, with three currently vacant tenant spaces. The proposed use works with athletes and adults to improve their sports performance or injury recovery by appointment only. The hours of operation are between 8:30am-9:00pm Monday through Friday, and 9am-noon Saturday and Sunday. The majority of the clients are junior high/high school athletes, with adult fitness classes taking place after 5 pm.

Core 1, Inc. has been located in Downers Grove for the past 5 ½ years. The petitioner received Special Use approval in 2013 for its current 1422 Brook Drive location, but as the business continues to grow, a larger space is needed. Staff is not aware of any issues caused by the use at the current location.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for a Light Industrial/Business Park use. The proposed sports and personal training use supports the Plan's goal for a diversified light industrial/business park.

The Comprehensive Plan recognizes that light industrial/business park properties contain a wide variety of uses. The proposed use is consistent with the Plan's recommendation for more contemporary uses within the existing business park. The proposal is also consistent with the Plan's emphasis to retain and expand existing businesses as the applicant is requesting approval to relocate to a larger space. Staff finds that the proposal is consistent with the Comprehensive Plan.

### **COMPLIANCE WITH THE ZONING ORDINANCE**

The property is zoned M-1, Light Manufacturing. Per Section 28.5.010.A of the Zoning Ordinance, the proposed personal improvement service use is an allowable Special Use in the M-1 zoning district. The petitioner is not proposing to make any changes to the building or the site. The property will continue to meet all requirements of the Zoning Ordinance.



## **PARKING AND TRAFFIC**

The proposed use will not have a negative impact on the existing parking and traffic patterns in the area. The minimal truck loading that occurs onsite is located on the other side of the building (to the east), and is separated from most of the car parking.

Staff review of existing tenant space (40% office – 60% light industrial) reveals that approximately 76 parking spaces are required, with 126 parking spaces provided. As such, there is adequate available parking for the proposed use. Also, the property owner stated that a specific number of parking spaces are allocated for each tenant and at this time, the current tenants are either at or below their parking share. Since many of the petitioner's clients are under the age of 18, staff anticipates the majority of the parking needs will be short term pick-up and drop-off. Additionally, most of the trips generated by the use will occur during early evening hours when most other businesses have already closed.

For these reasons, staff finds there is adequate parking for the proposed use. Parking for the multi-tenant building will be monitored and revisited when the remaining vacant units become occupied.

## **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Suburban Life*. Staff has not received any comments regarding the proposal at this time.

## **FINDINGS OF FACT**

The applicant is requesting a special use approval for a sports and personal training use. Staff believes the proposed use meets the standards for granting a special use as outlined below:

### **Section 28.12.050.H Approval Criteria – Special Uses**

*No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:*

- 1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*  
The zoning of this property is M-1, Light Manufacturing. Under Section 5.010 of the Zoning Ordinance, personal improvement service uses are listed as an allowable Special Use in the M-1 zoning district. This standard has been met.
- 2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*  
The proposed sports and personal training business provides a desirable service that contributes to the general welfare of the community. The proposed use also supports the Comprehensive Plan's goal for a diversified light industrial/business park economic base. The petitioner is requesting special use approval to expand the business and to relocate to a larger space. This standard has been met.
- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*  
The proposed use is currently operating in Downers Grove and does not present a detriment to the health, safety or general welfare of the surrounding properties. The proposed sports and personal training use is similar in nature to other uses, such as a dance school or a medical office use, which are permitted without the need for special use approval. The proposal is also less intense than other permissible special

16-PLC-0001, 5221 Thatcher Road  
February 1, 2016

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uses, such as recycling collection facilities and vehicle repair/maintenance shops. This standard has been met.

## **RECOMMENDATIONS**

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The proposal is consistent and compatible with the Comprehensive Plan, the Zoning Ordinance, and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding 16-PLC-0001 subject to the following condition:

1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development

SP:sw  
-att



0 37.5 75 Feet

5221 Thatcher Road - Location Map





Dear Village of Downers Grove,

Our names are Jim Wnek and Jeff Jourdan, we are the owners of Core1inc. We are a Physical Therapy and Sports / Personal Adult Fitness Training Company located in Downers Grove. We have been a tenant for 5 1/2 years located at 1434B Brook Dr. Downers Grove IL 60515 for 3 years and at 1422 Brook Dr. Downers Grove IL for 2 1/2 years. Our website: [www.CORE1inc.com](http://www.CORE1inc.com). Our phone number is 630-973-8626.

We have since grown and our in need of larger space. The landlord and I have agreed on a new lease in a new space 6228 square feet located at 5221 Thatcher Rd. Downers Grove IL 60515. The space we are in now is unit 1422 Brook Dr. is 3200 square feet.

- The zoning placed on the building is for M-2 therefore we will need to apply for a special use occupancy permit.

We have gone through this same process 2 1/2 years ago so we are familiar.

We received the application and submitted all information. Please consider our application for Special Occupancy Use. If we have forgotten to include any information please let us know and we will submit the information needed as soon as possible.

Thank you in advance for your help.

Jim Wnek and Jeff Jourdan

CORE1inc.

Special Use Permit Application Info for 5221 Thatcher Rd Downers Grove IL for Core1inc.

- 7. Provide a narrative addressing the following standards for approval for a Special Use:**

**H.**

**Section 12.050.H**

**Approval Criteria**

**No special use may be recommended for approval or approved unless the respective review or decision making body determines that the proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:**

- 1. that the proposed use is expressly authorized as a special use in the district in which it is to be located;**

Core 1 activities are in the same general character as uses permitted in the M2 zoning district. Permitted uses which have the same general character as Core 1 include day care centers and dance schools. As such, Core 1 would be an allowable Special Use per Section 28.906(h) of the Zoning Ordinance.

- 2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;**

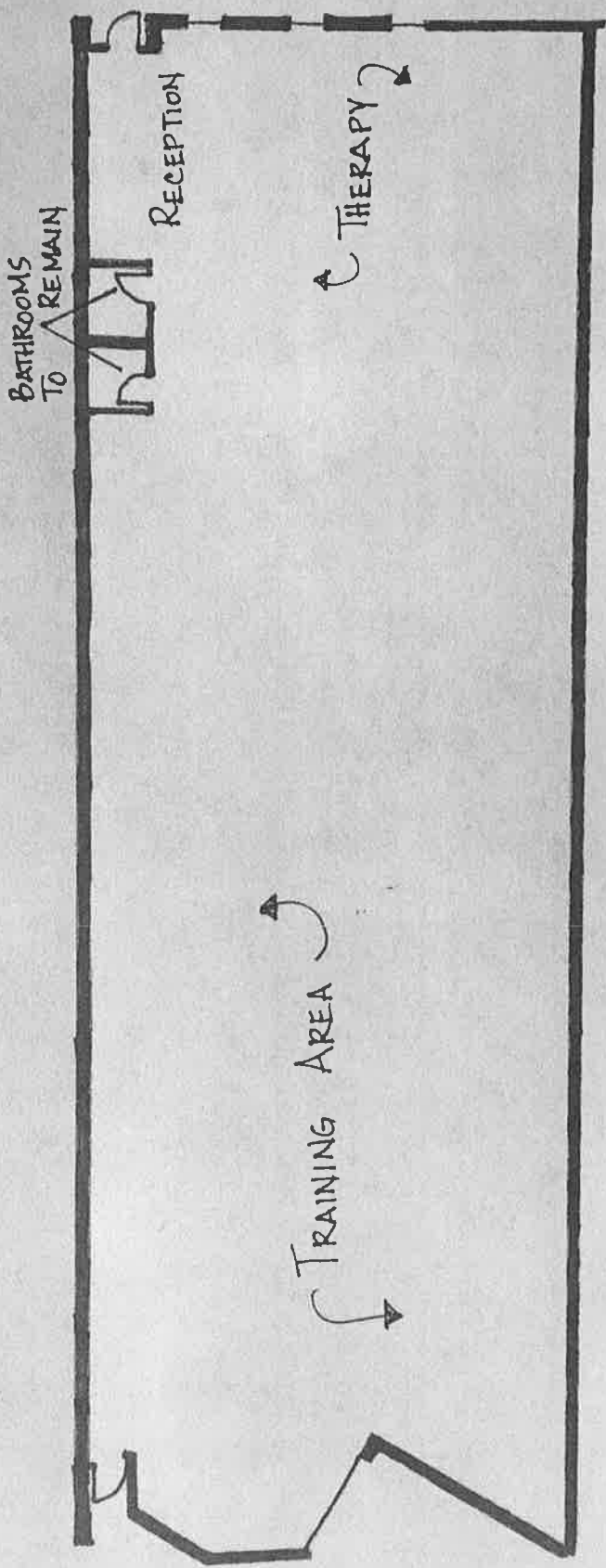
We have been in Downers Grove for 5 and 1/2 years (at a different address 1434B and 1422 Brook Dr.) which required a special use permit and was granted. We serve junior high, high school and collegiate athletes and adults. We provide sport specific training to athletes and fitness training to adults. We also provide physical therapy services to injured athletes helping them recover from surgery or injuries.

- 3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity**

CORE1inc. is a personal fitness/sports training and physical therapy services company. Residents will not be harmed from the nature of our business.







PROPOSED LAYOUT FOR CORE 1 INC.  
5221 THATCHER RD.

NOTES:

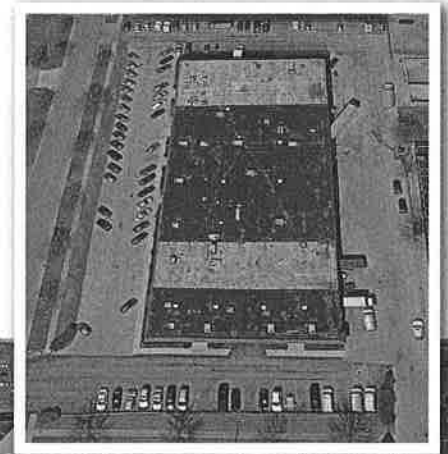
1. ALL EXISTING WALLS TO BE REMOVED.
2. ONLY EXISTING BATHROOMS TO REMAIN.



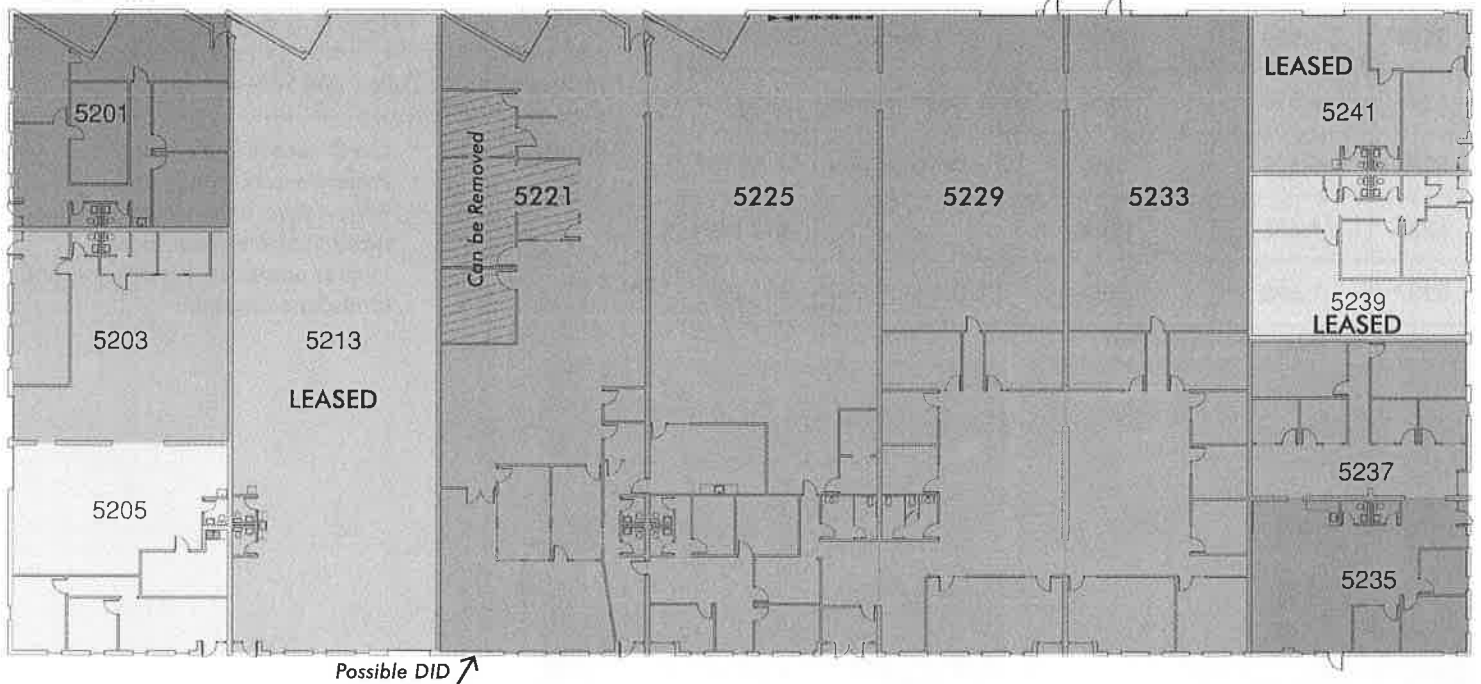
# 5201 - 5241 THATCHER ROAD

DOWNERS GROVE | ILLINOIS

## AVAILABLE FOR LEASE



Floor Plan ← N



Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
9450 W. Bryn Mawr Avenue, Suite 550  
Rosemont, IL 60018  
Phone # (773) 355-3000

**FOR MORE INFORMATION:**  
MICHAEL J. ANDROWICH | Principal  
773.355.3008 direct | mandrowich@lee-associates.com  
MICHAEL J. ANDROWICH, JR | Associate  
773.355.3047 direct | mjandrowich@lee-associates.com

**OWNED & MANAGED BY:**  
**MIDWEST INDUSTRIAL FUNDS**  
REAL ESTATE INVESTMENT & DEVELOPMENT

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**FILE 16-PLC-0001** - A petition seeking approval of a Special Use to permit sports and personal training. The property is currently zoned M-1, Light Manufacturing. The subject property is located on Thatcher Road, south of Hitchcock Avenue and west of Walnut Avenue, commonly known as 5221 Thatcher Road, Downers Grove, IL (08-11-408-019). Jim Wnek and Jeff Jourdan, Core 1 Inc., Petitioners, and Michael Androwich of Midwest Industrial Funds, Agent of the Owner.

Planner Scott Williams summarized that Core 1 Inc. was seeking a special use for a sports and physical training business at the above-referenced address which was classified as a personal improvement service. The site was located on the overhead map noting the area is mainly zoned M-1 Light Manufacturing with some R-6 zoning to the south. Mr. Williams reminded the commissioners that Core 1 Inc. did go through this same process in the village two years ago but was now expanding its business to this location. A site plan and floor plan were reviewed. He noted many improvements were already made to the property and shared the variety of businesses found at the site. On-site parking, with improvements noted, was also reviewed.

Mr. Williams reported the proposal was consistent with the village's comprehensive plan as well as the village's zoning code.

Comments/questions from the commissioners followed. Mr. Cronin inquired as to how much of the building was leased currently, wherein Mr. Williams stated the owner said there were two more vacant spaces left.

Mr. Jeff Jourdan, 291 S. Illinois, Glen Ellyn, IL, was sworn in and stated his growing business was moving from the north side of the village to the south side of the village and he was happy to be in the village. Most of his clientele came from the two high schools, Benet, Glenbard West and students from Lockport.

The chairman opened up the meeting to public comment.

Mr. Paul Bartosek, 5300 Walnut Ave., Downers Grove said he lives across the street from the property. He voiced concern about noise generated by the business, the traffic that will be generated, and parking overflow.

Mr. Jourdan responded that noise would be minimal with possible music, and any noise would not be any more than what existed currently. As for traffic, Mr. Jourdan stated that vehicles would most likely be dropping off/picking up students at the site. He did not regularly bring in teams for training and, if he did, it would be later in the evening. He hoped to continue to stay in the village.

Public comment was closed and discussion was entertained.

Mr. Thoman pointed out the subject's address was toward the middle of the entire building and not near Cameo Towers. He stated he was pleased to see the business stay in the village. Mr. Cozzo also added that these types of businesses were appearing more often and being located within the light industrial parks because of the adequate space and available parking.

Ms. Hogstrom agreed, stating the vacant space was being re-used. Mrs. Rabatah also concurred, and believed the nearby residents should find some comfort knowing that the business owner was currently in the village and did not want to jeopardize the safety of his young athletic clients.

**WITH RESPECT TO FILE 16-PLC-0001, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITION:**

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

**SECONDED BY MR. COZZO. ROLL CALL:**

**AYE: MRS. RABATAH, MR. COZZO, MR. CRONIN, MS. GASSEN, MS. HOGSTROM, MR. QUIRK, MR. THOMAN, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0**