

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**

Wednesday, October 3, 2018  
7:00 PM  
City Hall Council Chambers  
1702 Plainfield Road

AGENDA

1. Call to Order
2. Roll Call
3. Regular Meeting:

A. Public Hearing

**Case: PZC 2018-07                      7879 Lemont Road                      (Club Fusion)**

Petitioner Club Fusion, as lessee of a portion of the building at 7879 Lemont Road, seeks approval of a special use zoning permit to operate an indoor volleyball recreation business.

4. Correspondence
5. Old Business
6. New Business
7. Approval of Minutes:            August 1, 2018
8. Next Meeting:                    October 17, 2018
9. Public Comments                [On any topic related to planning and zoning]
10. Adjournment

**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**October 3, 2018**

**Case**

PZC 2018-07      7879 Lemont Road      (Club Fusion)

**Issue Statement**

Petitioner seeks approval of a special use zoning permit to operate an indoor volleyball recreation business in a portion of the building at 7879 Lemont Road.

**General Information**

Petitioner / Lessee:	William Milborn, owner, Club Fusion Inc.
Property Owner / Lessor:	Darien Real Estate LLC
Property Location / PIN#:	7879 Lemont Road / 09-29-302-065
Zoning / Land Use:	Site:            ORI / warehouse (Panattoni) South:        ORI / underground utility (NIGAS) West:         B-2 (Woodridge) / undeveloped West:         ORI (Woodridge) / self storage (Cubesmart) North:        ORI / forest preserve East:         R-3 / forest preserve
Comprehensive Plan:	Future Land Use:      Municipal Government
Size of Subject Site:	Lot = 751 feet x 676 = 11.65 acres Building = 580 feet x 320 feet = 185,600 square feet
Natural Features:	Parkway trees, detention pond with natural grasses
Transportation:	On-site parking, with two driveways onto Lemont Road, with left-turn and right-turn lanes on Lemont Road

**Zoning Provisions**

Section 5A-2-2-6(G): Special Use Standards

**Development History and Proposal**

The City approved the site plans of the Panattoni Development Company for a warehouse project at 7879 Lemont Road in June 2016. The development has been built and sold to a company called Darien Real Estate LLC. There is one tenant in the building now. Bestview International, doing business as Tile & Top, wholesaling kitchen cabinets and flooring, has leased 69,800 square feet or about the south 1/3 of the building. Rest of the building is vacant.

Club Fusion has locations in Batavia, Huntley, Crystal Lake, and a practice facility in Darien. Their business model is to provide volleyball training to youth grades 4-12 and sponsor AAU teams traveling to national tournaments. Club Fusion has a lease pending for 30,960 square feet. Their plan would include 2 sand volleyball courts, 4 hard surface volleyball courts, fitness training room, showers, concessions, and offices. Their operational plan is to providing practice and training sessions after school 4:30 – 9:30 with up to 4 coaches and 4 employees. Most youth would be dropped off and picked up by parents. There is no provision for audience viewing.

**Petitioner Documents** (attached to this memo)

1. Petition
2. Floor Plan
3. Letter regarding special use criteria

**Staff Documents** (attached to this memo)

4. Photo - aerial of neighborhood
5. Photo – front corner of building
6. Site Plan
7. Club Fusion website excerpts
8. Special Use Standards

**Plan Review**

Existing parking spaces on site is 202. Code requires 1 space per 3,000 square feet of warehouse space, which for the entire building would total 62 spaces. Code requires 1 space per 1,000 square feet of recreational space, which for Club Fusion would total 31 spaces. Drop-off traffic may peak at 15-25 vehicles and would probably concentrate just before 4:30 and before 7:00 and utilize the turn lanes on Lemont Road and on-site parking aisles for circulation.

**Recommendation**

Identify relevant facts and discuss findings for each special use standard. Make motion to recommend to City Council to approve or deny. Add conditions if warranted.

**Pending Meeting Schedule**

Planning and Zoning Commission:	October 3, 2018
Municipal Services Committee:	October 22, 2018
City Council:	November 5, 2018

CITY OF DARIEN, ILLINOIS, Community Development Department

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

Staff Use Only	
Case No.:	2018-07
Date Received:	8/31/18
Fee Paid:	\$ 585
Check No.:	25408
Hearing Date:	10/3/18

PETITIONER INFORMATION

Club Fusion, Inc (New Wave)

William Milborn

4008 Brookspur Tr. Crystal Lake IL 60012

815-703-5373

N/A

bmilborn@clubfusionvb.org

Darien Real Estate, LLC

9450 W. Bryn Mawr (Suite 550)

773-355-3028

N Patel - Alister Lee Associates.com

PROPERTY INFORMATION

7879 S. Lemont Rd. Darien, IL. 60561

09-29-302-051

± 11,494

Office, Research & Light Industrial

Provide legal description on a separate sheet and attach, such as the plat of survey.

REQUEST

Brief description of the request(s):

- Variation
- Special Use
- Simple Variation
- Rezoning

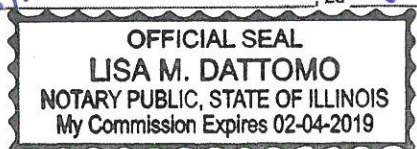
31,000 sq. ft. of building leased to my company Club Fusion / New Wave Volleyball. Use will be for the purpose of training junior volleyball players (ages 10-18) on hard court, sand and with fitness training provided by MFC Sports Per. Players will attend and join club from community and surrounding communities.

I, Penny Liu, Manager, Darien Real Estate LLC do hereby certify that I am the owner of record (or one of the owners of record of the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

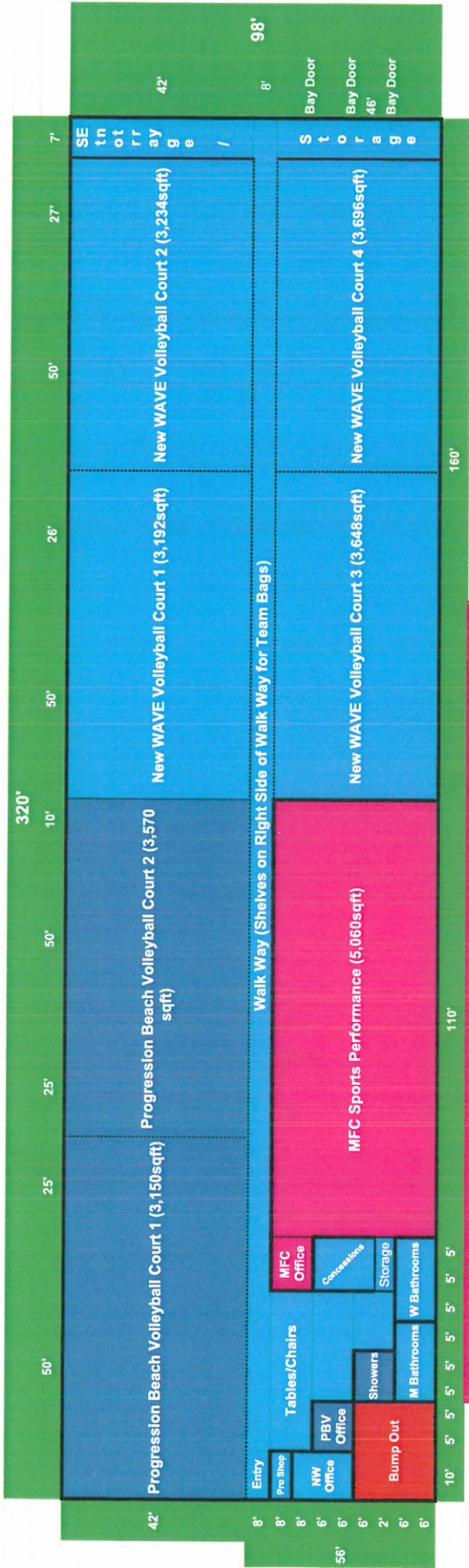
[Signature]

Subscribed and sworn to before this 31 day of August, 2018

[Signature] Notary Public



- Library District
- School District
- Fire District
- Park District



MFC Sports Performance	Total SQFT: 5,200 (includes 5,060-Main Area and 140-Office Space)
Progression Volleyball	Total SQFT: 6,920 (Includes 6,720-2 Sand Volleyball Courts, 140-Showers and 140-Office Space)
New WAVE Volleyball	Total SQFT: 18,840 (includes 14,400-4 Indoor Courts/Storage, 360-Bathrooms, 1,180-Concessions Room and Area, 200-1 Offices, 2,560-Walkway/Storage Area, 60-Lobby Storage, 80-Pro Shop and 80-Entry Way)
	Total SQFT: 30,960
	Total BO SQFT: 400

5

Steve Manning  
City Planner, AICP  
City of Darien  
1702 Plainfield Rd.  
Darien, IL 60561

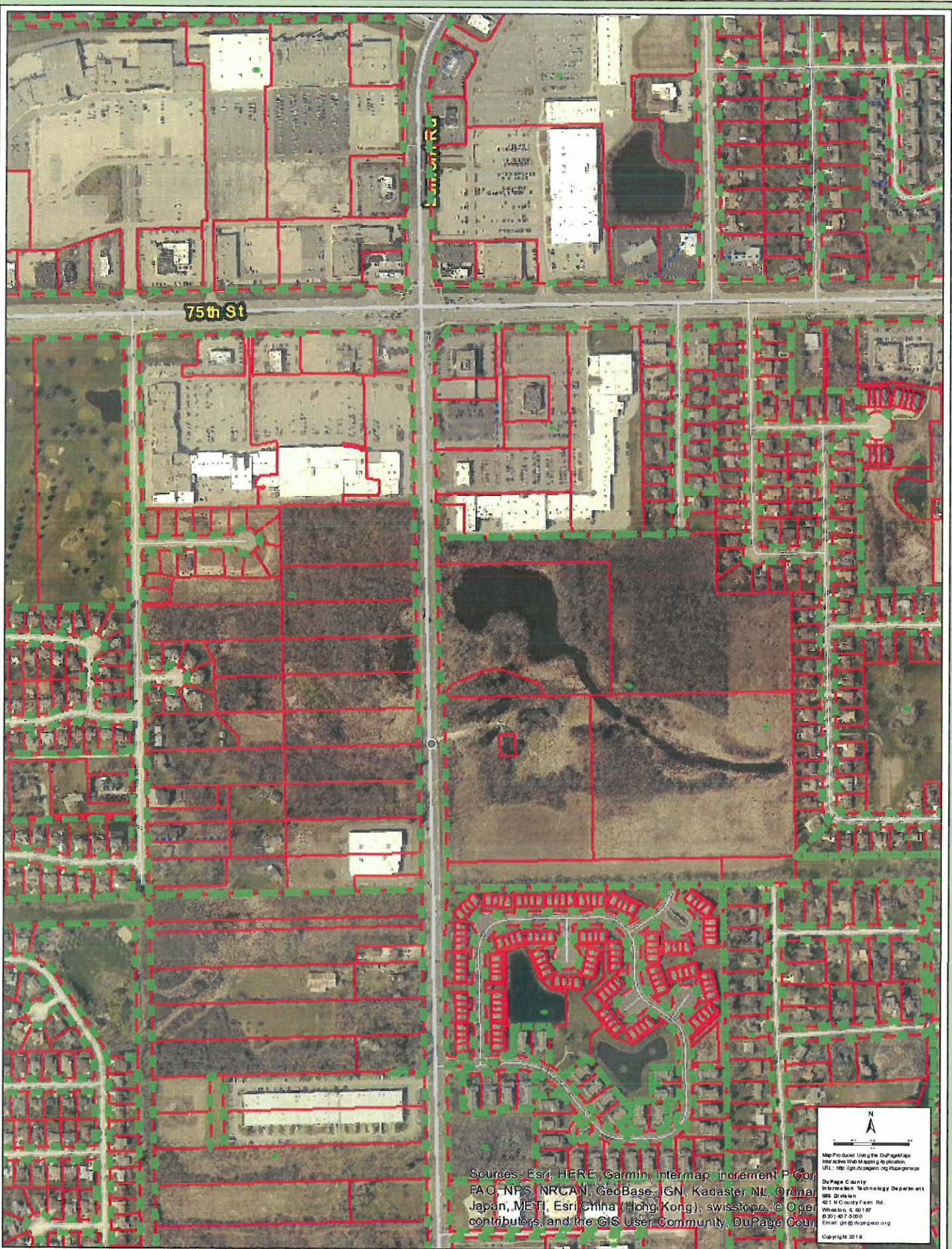
### **Special Use Criteria**

1. The special use (Volleyball / Fitness Training) will be a significant facility upgrade for community athletes versus current facility location. This facility will be a one stop volleyball / fitness training environment for the community.
2. The special use (Volleyball / Fitness Training) will not impose any danger to public health, safety or general welfare.
3. The special use (Volleyball / Fitness Training) will have no negative impact to surrounding properties, nor decrease any property values.
4. The special use (Volleyball / Fitness Training) will not impede normal and orderly development and improvement of surrounding property.
5. The special use (Volleyball / Fitness Training) will not have any negative architectural design effect to landscape effect that would have an undesirable effect on the immediate structures or have any negative effect on current property values.
6. The special use (Volleyball / Fitness Training) will have adequate utilities, access roads, drainage as it relates to the current structure.
7. The special use (Volleyball / Fitness Training) will not have a negative to current traffic flow in this location.
8. It is agreed by special use (Volleyball / Fitness Training) to abide and conform to applicable regulations by the city council of Darien.



Bill Milborn

Owner Club Fusion, Inc  
New Wave Volleyball  
11104 S. Grant Hwy.  
Marengo, IL. 60152



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community, DuPage County, Illinois

Map Produced Using the DuPageMaps Interactive Web Mapping Application  
URL: <http://gis.dupageco.org/dupagemaps>

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630) 407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)

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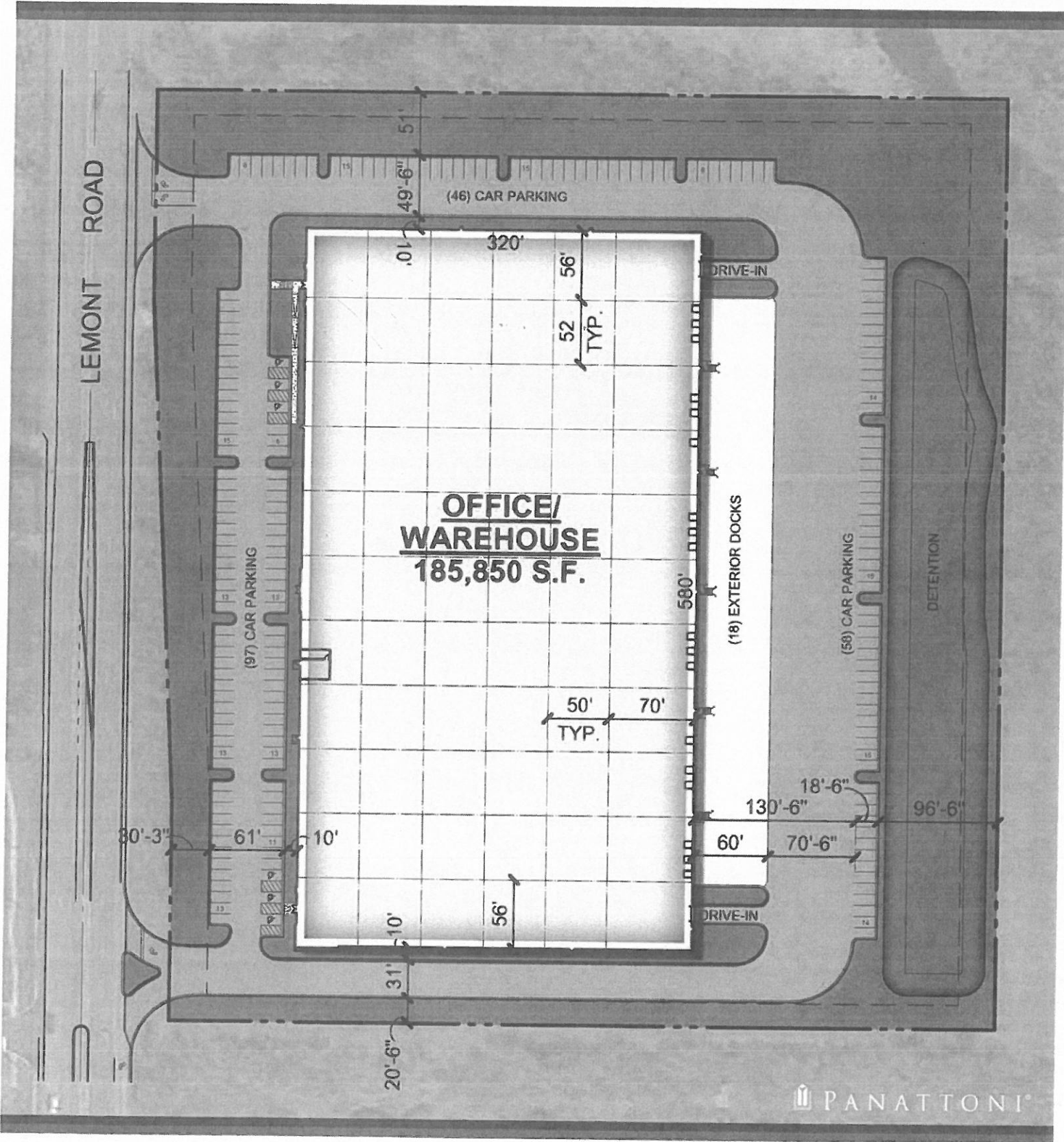


09/25/2018 02:49



7879 LEMONT ROAD  
Darien, Illinois

185,850 SF (DIVISIBLE)  
Available for Lease



PANATTONI

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION:

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Principal  
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jjanda@lee-associates.com

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.

Club Fusion is proud to offer 3 convenient locations in northern Illinois. Please pick the location that best fits your location and programming.

### Batavia Location

National & Select Indoor Programs, Beach Programs, Camps/Clinics & Lessons

### Huntley Location

National & Select Indoor Programs, Beach Programs, Camps/Clinics & Lessons

### Crystal Lake Location

Travel & Select Indoor Programs & Youth Academy

### Fusion Volleyball Academy

Youth Academy Programs are offered in Batavia, Marengo, Crystal Lake. Coming soon to more locations!!



**3**

### Convenient Locations

Club Fusion has 3 locations in Northern Illinois and also manages New Wave in Darien.

**12**

### National Championships

Club Fusion brought home 9 National Championship in the last 7 years!

**46**

### 2018 Recruits

Club Fusion once again one of the top recruited clubs in the country according to RichKern.com!

For practice & tournament schedules, team rosters, Camps, lessons, & More choose A location





# CITY OF DARIEN

In the County of DuPage and the State of Illinois  
Incorporated 1969

## SPECIAL USE STANDARDS

Zoning Code Section 5A-2-2-6(G)

No special use shall be recommended to the City Council by the Plan Commission, nor approved by the City Council, unless findings of fact have been made on those of the following factors which relate to the special use being sought:

1. That the special use is deemed necessary for the public convenience at the location specified.
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.
8. That the special 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 by the City Council pursuant to the recommendations of the Plan Commission and the Planning and Development Committee.

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
August 1, 2018**

**PRESENT:** Lou Mallers, Chairperson, Robert Cortez, Robert Erickson, Brian Gay, Brian Liedtke, Ralph Stompanato, Steven Manning - City Planner

**ABSENT:** Michael Desmond, John Laratta, Mary Sullivan

Chairperson Mallers called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present and swore in the audience members wishing to present public testimony.

**REGULAR MEETING:**

**A. Workshop - Procedures**

Steve Manning provided the Committee with excerpts from a publication from the Illinois Municipal League entitled “Zoning Handbook”. He stated it is a good summary, restatement, and reinforcement of many of the concepts we have covered in our previous workshops.

A revised ‘Hearing Discussion Outline’, which is tab 10 in the Manual of Procedures, was presented. Mr. Manning said one of the main objectives during a hearing is to have thorough discussion of how the facts and findings of the case align with the decision criteria in order to come to some consensus on the reasons for approving or denying the petition. Those reasons should be stated clearly and be subject to questioning by the petitioner and the audience. Then after such discussion the motion can be made which should contain the reasons. It is a rigorous process, but it should result in fair decisions that everyone will understand.

The current and proposed ‘Decision Criteria for Variations’ were discussed. Mr. Manning recounted that these proposed criteria were developed over several PZC workshops to address the actual issues brought up in most cases. The intent was to use plain language that petitioners could understand and that were also based on state statutes and case law. Some Commissioners have said that other criteria that we have not yet anticipated may make sense depending on the unique circumstances of a future case. There was general agreement that the proposed criteria we are considering here are well worded to address most situations that we face and we should try to put them into our code now. If other criteria are proposed, even if for one case, the PZC should evaluate for fairness.

**Commissioner Erickson made a motion and it was seconded by Commissioner Stompanato to recommend to the City Council to consider an amendment to the Zoning Code to adopt the proposed Decision Criteria for Variations as presented.**

**Upon roll call vote, THE MOTION CARRIED 6-0.**

Mr. Manning reported that the process for such an amendment would involve a motion by City Council to authorize a public hearing by PZC and then the City Attorney would be asked for input. All Commissioners would then get another chance to review and revise the criteria before it is set back to City Council for final approval.

**CORRESPONDENCE**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**APPROVAL OF MINUTES**

None

**NEXT MEETING**

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, August 15, 2018 at 7:00 p.m.

**PUBLIC COMMENTS (On any topic related to planning and zoning)**

There was no one in the audience wishing to present public comment

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Gay made a motion and it was seconded by Commissioner Liedtke. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:23 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

\_\_\_\_\_  
**Elizabeth Lahey**  
**Secretary**

\_\_\_\_\_  
**Lou Mallers**  
**President**