

USE PERMIT 08-24-5725

PICKLEBALL HAVEN
25871 ATLANTIC OCEAN DRIVE



LAKE FOREST PLANNING COMMISSION
OCTOBER 3, 2024



PROJECT DESCRIPTION

USE PERMIT TO:

- Establish / operate an indoor pickleball facility in an existing 33,656 sq. ft. industrial building with:
 - 14 Courts
 - Office Space
 - Concession Stand
 - Limited Merchandise Sales
 - Individual and Group Lessons
 - 7:00 a.m. to 10:00 p.m.
 - No tournaments



AI-GENERATED IMAGE OF PICKLEBALL COURTS



BACKGROUND

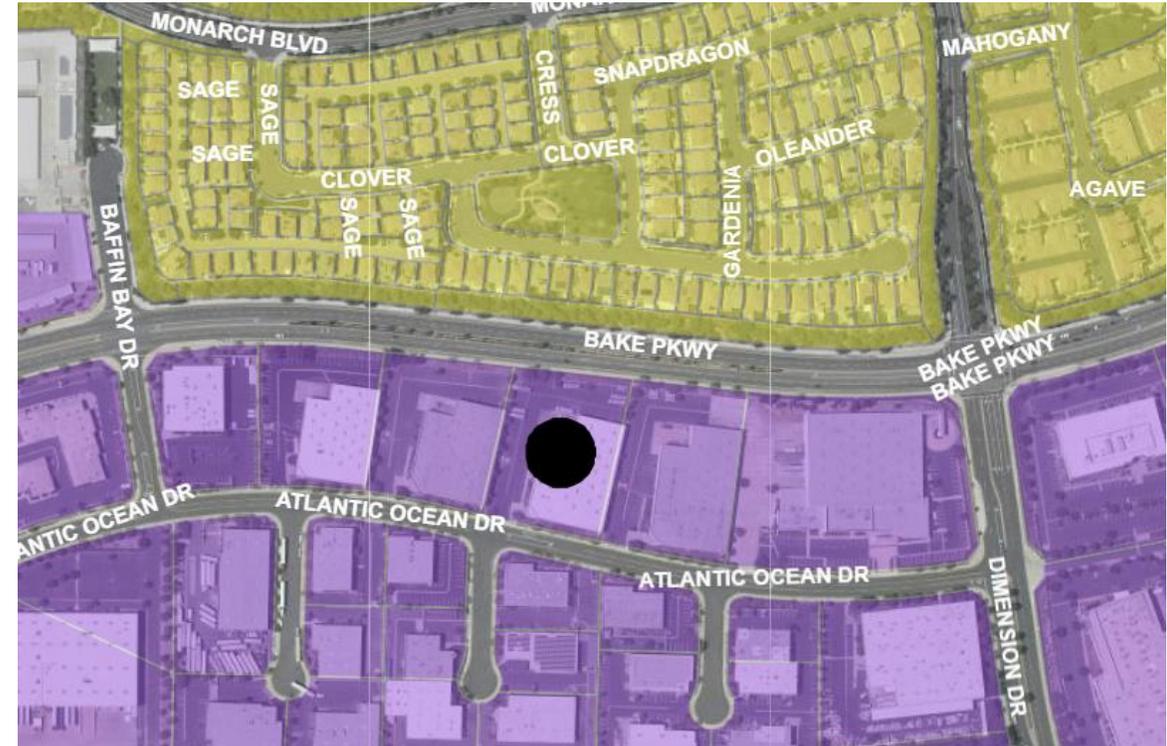


- Similar to tennis: use paddles to hit plastic ball across net
- 1/2 size of tennis courts
- Inside existing 33,656 sq. ft. industrial building
- Industrial on 3 sides; residential across Bake Parkway
- Recreational use occupied building 2011-2016



ANALYSIS

- GENERAL PLAN:
 - Consistent with *Light Industrial* Designation
 - Policies supporting healthy lifestyles, opportunities for physical activities.
- Zoning:
- Permitted subject to approval of a use permit



PARKING

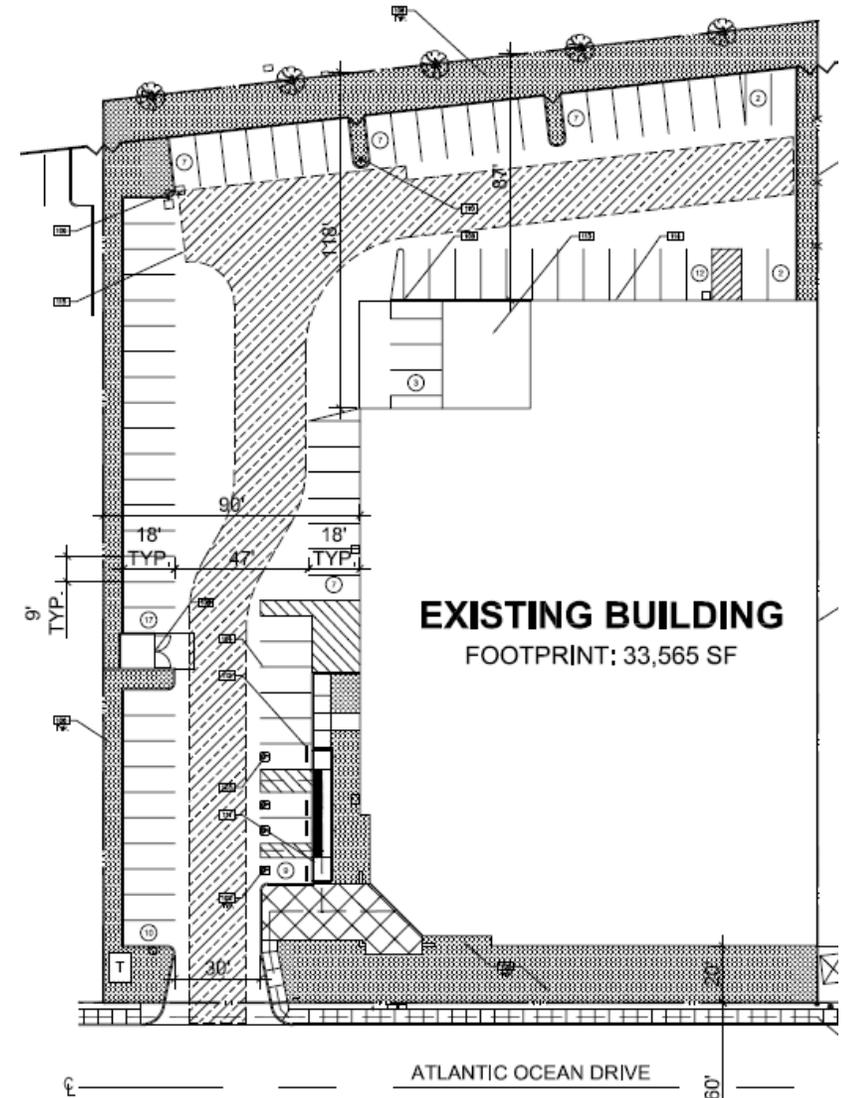
Parking Subject to Planning Commission

Proposed:

- 83 parking spaces to serve:
 - 14 courts @ 5.1 spaces/court
 - 2,535 sq. ft. of office @ 1/250 sq. ft. (LFMC standard)

Parking Analysis by LSA:

- LFMC Tennis Club standard: 3/court + 1/250 office = 30 space surplus
- ITE Standard:
 - Tennis Court: 3.17/court
 - Tennis Club: 3.93/court + 1/250 office = 16 space surplus



NOISE

- Staff Referenced Multiple Sources:
 - Yale University Data
 - Recent Urban Crossroads Noise Study
 - HUD STE Ratings
- Determined Indoor Pickleball Should Comply with Noise Ordinance with Doors Closed



STAFF RECOMMENDATION

APPROVE WITH CONDITIONS:

- All uses and activities inside the building
- Parking lot shall be used only for parking
- All exterior doors kept closed
- No Tournaments
- All parking accommodated on-site

