

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

X Resolution or Ordinance (Blue) _____ Waiver of First Requested
_____ Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : March 23, 2026 (BOT) DATE: April 9, 2026

SUBJECT: PC 26-05: 850 DuPage Avenue - learning center (athletic training facility)

SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

The petitioner requests the Village grant a conditional use, pursuant to Section 155.420(C)(17) of the Zoning Ordinance, to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial District. (DISTRICT #4)

ACTION:

By a vote of 8-0, the Plan Commission recommended approval of the petition. Please place this petition on the April 9, 2026, Village Board of Trustees' agenda, for a first reading.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____

Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: April 9, 2026

SUBJECT: **PC 26-05: 850 N. DuPage Avenue – Learning Center (Athletic Training Facility)**

Please find the following items for Village Board consideration as part of the April 9, 2026, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 26-05
3. An ordinance granting approval of a conditional use pursuant to Section 155.420(C)(17) of the Lombard Village Code to allow for a learning center (athletic training facility) on the subject property located within the I Limited Industrial District

The Plan Commission recommended approval of this petition by a vote of 8-0. Please place this petition on the April 9, 2026, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 9, 2026

Village President
Anthony Puccio

Village Clerk
Ranya Elkhatib

Trustees

Brian LaVaque, Dist. 1
Jessica Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Anthony Puccio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 26-05: 850 N. DuPage Avenue (learning center – athletic training)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests a conditional use pursuant to Section 155.420(C)(17) of the Zoning Ordinance, to allow for a Learning Center (indoor baseball, softball, and lacrosse training facility) within the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 16, 2026. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Matthew Schmidt of Earned Run Training Academy, the petitioner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Schmidt addressed the Plan Commission. A resident of Lombard, he began Earned Run Training Academy during COVID. It now consists of five local Dads offering indoor sports lessons utilizing indoor turf, batting cages, pitching machines, strength training, training technology and private lessons. Training includes Baseball, Softball, Lacrosse, Soccer, Wrestling, Cheerleading, Speed and Agility. The business offers priority access to Lombard based athletes. This is a teaching facility that offers small groups, private lessons, and skill development. There are no spectator events, no competitions, or outside disruption to the area.

The proposed space would be a converted warehouse that consists primarily of turf for multi-use function, a meeting room for training and one-to-one meetings with trainers. There are 40 total parking spaces on site, and Earned Run is estimated to utilize 2-12 spaces at one time.

Hours of operation are 3:00p.m. to 9:00p.m. Monday - Friday and 8:00a.m. to 9:00p.m. Saturday and Sunday. Most other businesses within this industrial park operate opposite of petitioner's planned operation which would result in little or no overlap. Mr. Schmidt owns another business that is located within the same parcel.

Mr. Schmidt opened the room up to questions.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The petitioner proposes to operate an athletic training center offering indoor baseball, softball, and lacrosse instruction on the subject property, which is a warehouse and office building located in the I District. The business will offer instruction to small groups and individual students. No tournaments will be held on site.

Athletic training facilities are classified as learning centers, which are conditional uses in the Industrial District. Fire, Public Works, Building, and Engineering have reviewed the plans and have no comment on the petition. The Planning Division notes that athletic training facilities are typically low impact with respect to traffic and noise. The Village has previously approved two athletic training facilities in the North Avenue industrial area and over five such uses in the Eisenhower Lane business park. Staff finds the petition meets the standards for conditional use in the Village Code and recommends approval of the petition subject to the standards in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Johnston asked if the space would allow people to watch, like a spectator's area.

Mr. Schmidt said there is not a spectator's area for a larger group, but there will be a place where a few parents could sit and watch smaller sessions through a small window. The space cannot accommodate a large group of spectators. Parents of students attending would be allowed to come back to the training areas to watch their child's lesson.

With no further questions, Chairperson Giuliano asked for a recommendation.

On a motion by Commissioner Verson, and a second by Commissioner Johnson, the Plan Commission voted 8-0 to recommend that the Village Board approve the petition associated with PC 26-05 subject to the three (3) conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall apply for and receive building permits for proposed improvements that require a permit; and
3. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

850 N. DuPAGE AVENUE

March 16, 2026

Title

PC 26-05

Petitioner

Robert Kud
584 S. Finley Road
Lombard, IL 60148

Property Owner

Marvin A. Cichlar
332 Highridge Road
Lombard, IL 60148

Property Location

850 N. DuPage Avenue
PIN: 03-31-403-015

Zoning

I Limited Industrial District

Existing Land Use

Storage/office building

Comprehensive Plan

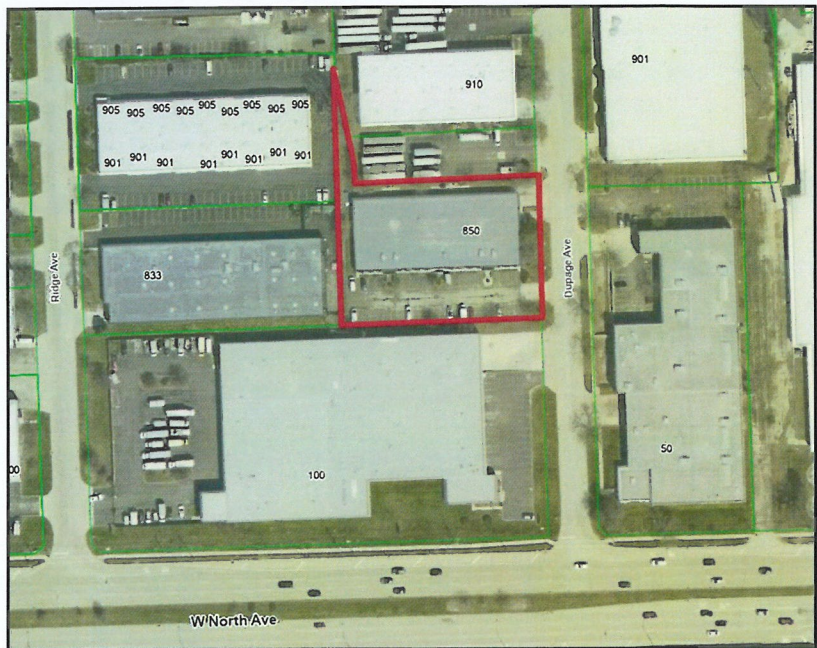
Light Industrial

Approval Sought

Approve a conditional use for a learning center (indoor athletic training facility) within the I Limited Industrial Zoning District.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes operate an indoor athletic training facility within an existing tenant space on the subject property located in the North Avenue industrial area. The business will offer instruction in baseball, softball, and lacrosse to small groups and individual students. No tournaments or competitions will be held on site. The Zoning Ordinance classifies this land use as a learning center, which is a conditional use in the Industrial District.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use, pursuant to Section 155.420(C)(17) of the Zoning Ordinance, to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial District.

EXISTING CONDITIONS

The subject property is developed with a multitenant warehouse/office building and associated parking lot. The building contains five tenant spaces. The athletic training facility will occupy suites 1 and 2 plus a portion of suite 3.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.09 acres
Building Size: 20,000 SF
Parking Spaces: 40, including
2 ADA spaces

Submittals

1. Petition for a public hearing, dated 01/31/26;
2. Project narrative and response to Standards, prepared by the petitioner;
3. ALTA/ACSM land title survey, prepared by Gentile and Associates, Inc., dated 3/18/25;
4. Site plan showing location of tenant space, prepared by the petitioner; and
5. Floor plan, prepared by the petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comment on the petition. Additional comments may be forthcoming during any permit review.

1. During the permit process, separate permits are required for any modifications, changes or additions to the fire alarm or sprinkler system.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Office and warehouse buildings
South	I	Office and warehouse buildings
East	I	Office and warehouse buildings
West	I	Office and warehouse buildings

The subject property is located in the North Avenue industrial area. The building is divided into multiple tenant spaces occupied with a mixture of offices, warehousing, and other general industrial land uses. The Village has approved two conditional uses for indoor athletic training facilities in this area: a boxing training facility at 980 N. DuPage Avenue (PC 20-24); and a martial arts training facility at 1060 N. DuPage Avenue (PC 21-10).

2. Comprehensive Plan Compatibility

The subject property is designated Light Industrial in the Comprehensive Plan. The proposed use is not a typical light industrial use, but the space required for the equipment associated with the use is well-suited to an industrial space. Staff finds that the proposed athletic training facility is compatible with the intent of the Comprehensive Plan.

3. Zoning Ordinance Compatibility

The Zoning Ordinance provides for learning centers/athletic training facilities as conditional uses in the Industrial District. Staff has reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users of the building or to the North Avenue industrial area. Staff supports the request for approval of the conditional use.

4. Access and Circulation

Parking spaces on the subject property are available for all building tenants. The petitioner will offer training to small groups or individual students. Staff anticipates this business will generate minimal traffic impacts to the area.

5. Athletic Training Facilities in the Light Industrial District

The Village has approved the following conditional uses for athletic training facilities in the Light Industrial District.

PC Case	Address	Use
PC 26-03	68 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 21-10	1060 N. DuPage Avenue	Conditional use for a learning center (athletic training facility)
PC 20-24	980 N. DuPage Avenue	Conditional use for a learning center (athletic training facility)
PC 18-33	121/130 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 17-04	211B Eisenhower Lane South	Conditional use for a learning center (athletic training facility)
PC 15-01	86 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 14-39	131 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 14-16	123 Eisenhower Lane South	Conditional use for a learning center (athletic training facility)
PC 13-10	600-612 E. Western Avenue	Conditional use for a learning center (athletic training facility)
PC 12-11	270 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)

SITE HISTORY

PC 18-23: Conditional use for axe throwing establishment.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a Learning Center (indoor athletic training facility) and finds that the petition **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 26-05:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 26-05, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall apply for and receive building permits for proposed improvements that requires a permit; and
3. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:


Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

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VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
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 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE : March 23, 2026 **(BOT) DATE:** April 9, 2026
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SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

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ACTION:

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Fiscal Impact/Funding Source:

Review (as necessary)

Finance Director _____ Date _____

Village Manager _____ Date _____



MEMORANDUM

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April 9, 2026

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1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
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3. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

March 16, 2026

Title

PC 26-05

Petitioner

Robert Kud
584 S. Finley Road
Lombard, IL 60148

Property Owner

Marvin A. Cichlar
332 Highridge Road
Lombard, IL 60148

Property Location

850 N. DuPage Avenue
PIN: 03-31-403-015

Zoning

I Limited Industrial District

Existing Land Use

Storage/office building

Comprehensive Plan

Light Industrial

Approval Sought

Approve a conditional use for a learning center (indoor athletic training facility) within the I Limited Industrial Zoning District.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

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EXISTING CONDITIONS

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PROJECT STATS

Lot & Bulk

Parcel Size: 1.09 acres
Building Size: 20,000 SF
Parking Spaces: 40, including
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Submittals

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3. ALTA/ACSM land title survey, prepared by Gentile and Associates, Inc., dated 3/18/25;
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INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comment on the petition. Additional comments may be forthcoming during any permit review.

1. During the permit process, separate permits are required for any modifications, changes or additions to the fire alarm or sprinkler system.

Private Engineering Services:

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Public Works:

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Planning Services Division:

The Planning Services Division (PSD) notes the following:

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2. ***Comprehensive Plan Compatibility***

The subject property is designated Light Industrial in the Comprehensive Plan. The proposed use is not a typical light industrial use, but the space required for the equipment associated with the use is well-suited to an industrial space. Staff finds that the proposed athletic training facility is compatible with the intent of the Comprehensive Plan.

3. ***Zoning Ordinance Compatibility***

The Zoning Ordinance provides for learning centers/athletic training facilities as conditional uses in the Industrial District. Staff has reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users of the building or to the North Avenue industrial area. Staff supports the request for approval of the conditional use.

4. ***Access and Circulation***

Parking spaces on the subject property are available for all building tenants. The petitioner will offer training to small groups or individual students. Staff anticipates this business will generate minimal traffic impacts to the area.

5. ***Athletic Training Facilities in the Light Industrial District***

The Village has approved the following conditional uses for athletic training facilities in the Light Industrial District.

PC Case	Address	Use
PC 26-03	68 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
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PC 20-24	980 N. DuPage Avenue	Conditional use for a learning center (athletic training facility)
PC 18-33	121/130 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 17-04	211B Eisenhower Lane South	Conditional use for a learning center (athletic training facility)
PC 15-01	86 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 14-39	131 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)
PC 14-16	123 Eisenhower Lane South	Conditional use for a learning center (athletic training facility)
PC 13-10	600-612 E. Western Avenue	Conditional use for a learning center (athletic training facility)
PC 12-11	270 Eisenhower Lane North	Conditional use for a learning center (athletic training facility)

SITE HISTORY

PC 18-23: Conditional use for axe throwing establishment.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a Learning Center (indoor athletic training facility) and finds that the petition **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 26-05:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 26-05, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall apply for and receive building permits for proposed improvements that requires a permit; and
3. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:


Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

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ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO SECTION 155.420(C)(17) OF THE LOMBARD
VILLAGE CODE TO ALLOW FOR A LEARNING CENTER
(ATHLETIC TRAINING FACILITY) TO OPERATE ON THE
SUBJECT PROPERTY LOCATED WITHIN THE I LIMITED
INDUSTRIAL DISTRICT.**

PC 26-05: 850 N. DuPage Avenue

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.420(C)(17) of the Lombard Village Code to allow for a learning center (athletic training facility) on the subject property located within the I Limited Industrial District;

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 16, 2026, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the approval of a conditional use for a learning center (athletic training facility) is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 850 N. DuPage Avenue, Lombard, Illinois and legally described as follows:

LOT 6 OF LOMBARD BUSINESS CENTER FIRST RESUBDIVISION OF LOT 1 IN THE LOMBARD BUSINESS CENTER UNIT 4 AND OF LOT 2 IN LOMBARD BUSINESS CENTER UNIT 9, ALL BEING SUBDIVISIONS IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1977 AS DOCUMENT R77-118164, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-015 (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall apply for and receive building permits for proposed improvements that requires a permit; and
3. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2026.

First reading waived by action of the Board of Trustees this ____ day of _____, 2026.

Passed on second reading this ____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 26-05
Page 3

Approved this _____ day of _____, 2026.

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatib, Village Clerk

Published in pamphlet from this _____ day of _____, 2026.

Ranya Elkhatib, Village Clerk