

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

FLOW ACADEMY; 68 EISENHOWER LANE NORTH

January 26, 2026

Title

PC 26-03

Petitioner

Flow Academy LLC
Colfax Avenue
Clarendon Hills IL 60514

Property Owner

Yorkbrook
10275 W Higgins Rd #810
Rosemont IL 60018

Property Location

68 Eisenhower Lane North
PIN: 06-30-202-014

Zoning

I Limited Industrial District

Existing Land Use

Storage/office building

Comprehensive Plan

Mixed Office and Industrial

Approval Sought

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

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to operate an indoor soccer training facility within an existing tenant space on the subject site, located in the Yorkbrook Business Park. The unit at 68 Eisenhower Lane N is designed for small group and one-on-one training. This use is not an assembly function; there will not be games or tournaments held. The Zoning Ordinance classifies this 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 soccer training facility) within the I Limited Industrial District.

EXISTING CONDITIONS

The subject property known as 50-88 Eisenhower Lane N is bounded by light industrial/office in the Yorkbrook Business Park and residential uses in Arboretum Park, Highland Lakes and Club Croix townhome/condominium developments. The structure is divided into multiple units and occupied with a mixture of warehouse and office functions. The proposed tenant space is approximately 5,400 square feet located in the north part of the building.

PROJECT STATS

Lot & Bulk

Parcel Size: 162,914 SF
Building Size: 64,800 SF
Parking Spaces: ~144 includes
7 ADA spaces

Submittals

1. Petition for a public hearing, dated 12/30/25;
2. Project narrative and response to Standards, prepared by the petitioner;
3. NV5 Company land title survey, prepared by GRS Group, dated 2024;
4. Yorkbrook Business Park leasing materials – Floor Plan;
5. Yorkbrook Business Park leasing materials – Circulation Plan

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 notes any modifications or additions to the fire alarm system will require a permit separate for any construction permits. Additional comments may be forthcoming during any permit review.

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	R4PD	Arboretum Park townhomes
South	I	Office and warehouse buildings
East	R4PD	Club Croix, Highland Lakes
West	I	Office and warehouse buildings

The subject property is located in the Yorkbrook Business Park at 50 – 88 Eisenhower Lane N. The building is divided into multiple tenant spaces occupied with a mixture of offices, warehousing, and other general industrial land uses. A conditional use for an indoor athletic training facility was approved for a nearby property at 121 and 130 Eisenhower Lane in 2018 (PC 18-33). This indoor training facility had a similar use for hockey training.

2. *Comprehensive Plan Compatibility*

The Yorkbrook Business Park is completely developed and generally well maintained. The Comprehensive Plan designates the business park as suitable for mixed office and industrial uses. The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is well-suited to an industrial space. Furthermore, staff finds that the proposed soccer 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 the business park generally. Staff supports the request for approval of the conditional use.

4. *Access and Circulation*

All parking spaces are common; therefore tenants can utilize all the spaces that are along the building. The property contains approximately 144 marked parking spaces. The petitioner anticipates small class sizes or one-on-one coaching, with minimal traffic impacts to the area.

SITE HISTORY

The subject property has not appeared before the Plan Commission. However, a number of conditional uses for learning centers have been approved in the Yorkbrook Business Park.

PC Case	Address	Use
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 permit for a Learning Center (athletic training facility)
PC 14-39	131 Eisenhower Lane North	Conditional use permit for a Learning Center (athletic training facility)
PC 14-16	123 Eisenhower Lane South	Conditional use permit for a Learning Center (athletic training facility)
PC 13-10	600-612 E. Western Avenue	Conditional use permit for a Learning Center (athletic training facility)
PC 12-11	270 Eisenhower Lane North	Conditional use permit for a Learning Center (athletic training facility)

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 26-03:

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 26-03, 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
Director of Economic Development and Planning
c. Petitioner

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Description of the Business

Flow Academy

Flow Academy has been founded as a private training business to provide professional soccer training with a unique business model. The business model will limit the group sizes of lessons to 4 to 6 players per session to provide a maximum level of impact in our players' soccer future. The business will offer private training in a 1 to 1 capacity as well as group training. The business will function with a membership focus to lower costs and provide access to children that want to improve in their soccer dreams.

Operating Hours - Weekdays M-F - 4-9pm / Weekends Sat-Sun - 9-3pm

Employees - 1 to 4 employees at any point due to the nature of the business.

Maximum Participants - 6 participants to any one hour time frame

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Response: The business will operate as a, 1 to 1 private soccer training business, that will help grow the game of soccer while fostering physical activity for children. This will be a safe space to train soccer while providing the strongest of morals, comfort, and general welfare for our customers and community. There will be no detriment or endanger to public health, safety, morals, comfort or the general welfare to the Lombard community.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

Response: In the immediate vicinity there are no other soccer related businesses. The business will primarily run in the afternoon to evening hours when the children and families are out of school. We aim to have a strong reputation in the business community.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Response: There will be no impediment to the orderly development or improvement of surrounding property. The business will operate inside the property.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

Response: All public utilities, access roads, drainage and or necessary facilities have already been provided and are suitable to the current demands of the conditional use.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Response: Due to the nature of the business model, customers will be limited to private training groups rather than large group training, so minimal parking and traffic will occur.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Response: The conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. We seek to assist in the growth of the local community.

7. That the conditional 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 pursuant to the recommendations of the Plan Commission.

Response: The conditional use will conform to all applicable regulations of the district. We will adhere to all guidelines and policies along with any legal standards in operation.

SHEET 1 OF 2

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SHEET 1 OF 2

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO CGH2402977LD, WITH AN EFFECTIVE DATE OF JUNE 28, 2024

[illegible]

167

SURVEYOR'S CERTIFICATE

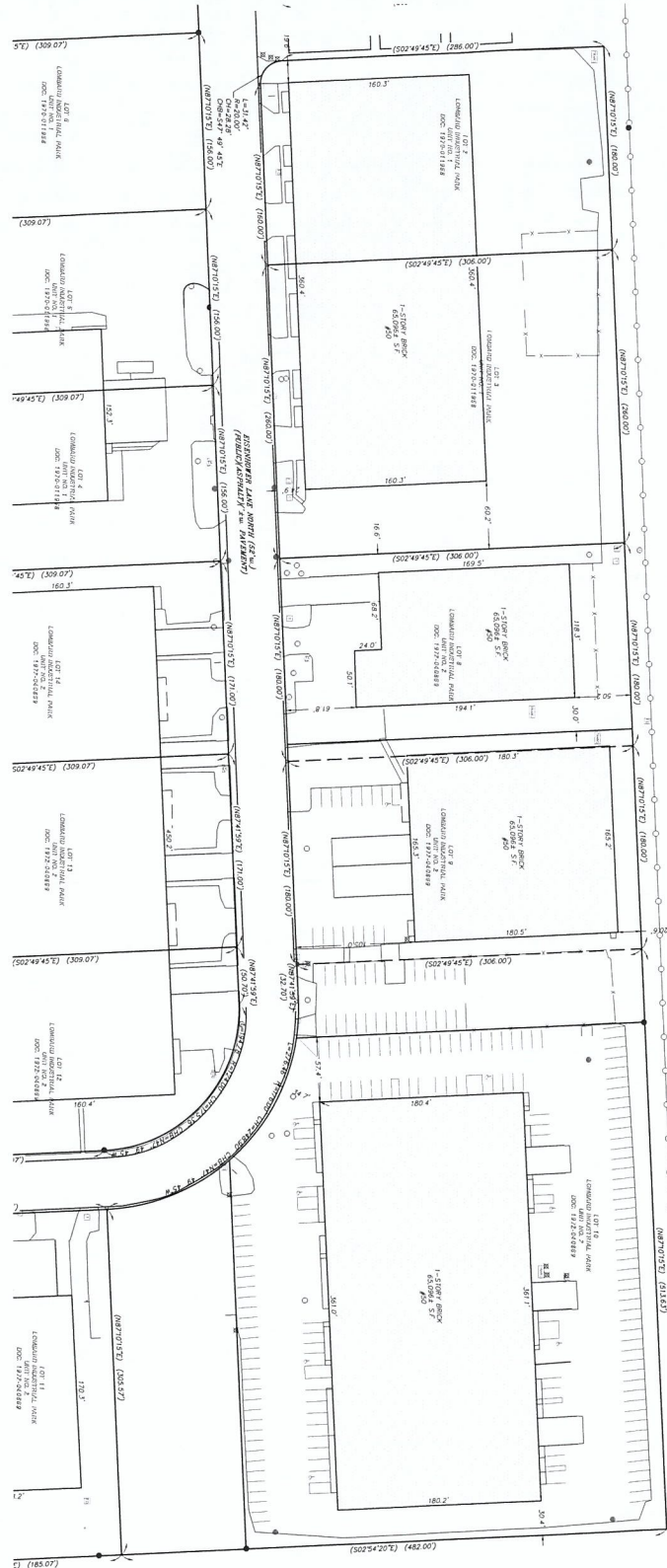
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SURVEY COORDINATED BY:



300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEYOR@GCS-GLOBAL.COM | PHONE: 330-779-1167

DATE	REVISION HISTORY	CMS PROJECT NO 24-69104 3	/ JOB NO 2428401
xx/xx/xxxx		SCALE 1" = 50'	
		DRAWN BY SES	
		APPROVED BY: GSM	

GRS PROJECT NO. / JOB NO. 24-691043 / 2428401
SCALE 1" = 50'
DRAWN BY SES
APPROVED BY: GSM

For Lease

Yorkbrook Business Park

68 Eisenhower Lane

Lombard, IL | [Property Website](#)

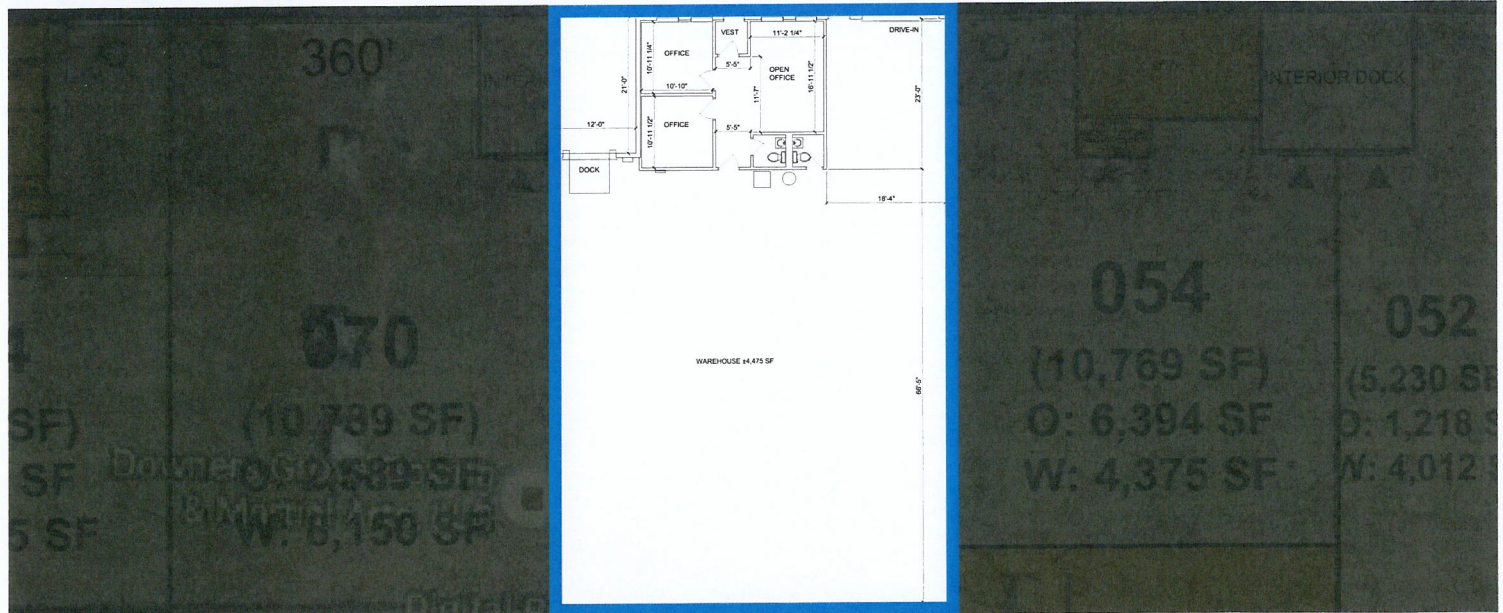


PROPERTY HIGHLIGHTS

Building Size	64,800 SF
Available Size	5,406 SF
Office Size	679 SF
Ceiling Height	15'
Loading	1 Dock / 1 DID
Lease Rate	Subject to Offer



- HVAC maintenance & repairs included in lease rate
- Immediate access to I-355 and I-88
- Adjacent to Oakbrook restaurants and retail
- High-image office area
- Professionally owned and managed business park with on-site property management



**JUSTIN
LERNER, SIOR**

EXECUTIVE VICE PRESIDENT
justin.lerner@transwestern.com
847.588.5665

**JOE
KARMIN, SIOR**

EXECUTIVE VICE PRESIDENT
joe.karmin@transwestern.com
847.588.5670

**ROSS
LEHRMAN**

SENIOR VICE PRESIDENT
ross.lehrman@transwestern.com
847.588.5671

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

Circulation Plan

1. Based on the site of the property, circulation of vehicles can happen in two ways. Due to the nature of the private training business, each class is limited in size which will limit circulation, traffic, and car parking needs. Additionally, due to the proximity of shopping, many of our current clients drop off their children with car pooling and leave. This will further assist in our parking and congestion concerns.

