

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

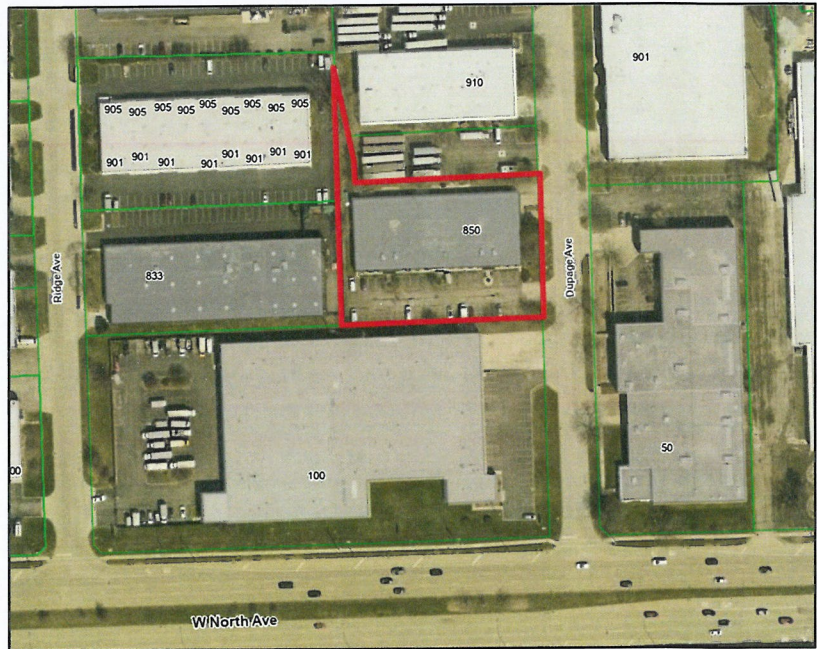
Light Industrial

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

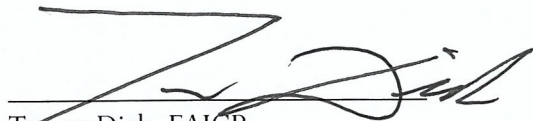
Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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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CONDITIONAL USE PERMIT APPLICATION

850 N. DuPage Avenue, Lombard, Illinois

Business Description

The proposed use is an athletic training and education facility specializing in speed training, baseball, softball, and lacrosse instruction. This is a teaching-only facility focused on skill development through private lessons, small group training, and team skills sessions. No competitions, tournaments, games, or spectator events will be held at this location.

Training Services

The facility will offer instruction in the following areas: speed and agility training, baseball hitting and pitching mechanics, softball training, lacrosse skills development, and general athletic footwork and mechanics. Training sessions will consist of private lessons and small group instruction, with occasional team skills training. Typical session sizes range from 1 to 8 athletes.

Hours of Operation

Monday through Friday: 3:00 PM to 9:00 PM

Saturday and Sunday: 8:00 AM to 9:00 PM

Employees

The business will employ 1 to 3 part-time coaches at any given time.

Location

The business will occupy Suites 1 and 2 within the building located at 850 N. DuPage Avenue, Lombard, Illinois.

Parking and Circulation

The property contains 38 standard parking spaces and 2 handicap-accessible spaces, for a total of 40 spaces. The athletic training facility anticipates requiring between 2 and 10 parking spaces during typical operations, with a maximum of approximately 12 spaces during peak periods.

The business operations are highly compatible with the existing tenants and will not create parking conflicts. Suite 3 is occupied by a real estate office with 3 employees that closes daily at 4:00 PM. Suites 5 and 6 house businesses with a combined 8 employees that also close at 4:00 PM Monday through Friday. Neither of these tenants operates on weekends.

Because the athletic training facility's primary weekday hours (3:00 PM to 9:00 PM) begin as the other tenants are closing, and because the facility's weekend hours do not

overlap with any other tenant operations, parking demand from this business will not conflict with other uses in the building. Even during the brief overlap period on weekday afternoons, the combined parking demand of all tenants would remain well within the 40-space capacity of the property. The staggered schedules ensure adequate parking availability at all times and eliminate any potential circulation or congestion issues.

Standards for Conditional Uses

Section 155.103 (F)(8) of the Lombard Zoning Ordinance

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;

The athletic training facility is an educational use focused on youth skill development in a supervised, controlled environment. The facility will operate with trained coaching staff and poses no risk to public health, safety, morals, comfort, or general welfare.

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;

The facility's hours of operation (weekday afternoons/evenings and weekends) complement the existing tenants' daytime schedules, ensuring no conflicts in parking or building use. The professional, education-focused nature of the business is consistent with the character of the commercial district and will not diminish property values.

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;

The athletic training facility will occupy existing vacant suites within an established commercial building and requires no exterior modifications. The use will not impede development or improvement of surrounding properties.

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

The property is an existing commercial building with all necessary utilities, access roads, and drainage already in place. No additional infrastructure is required.

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;

The property has an established access point on N. DuPage Avenue with adequate ingress and egress. The facility's staggered hours relative to other tenants and low traffic volume (typically 2 to 12 vehicles at any time) will not create congestion on public streets.

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

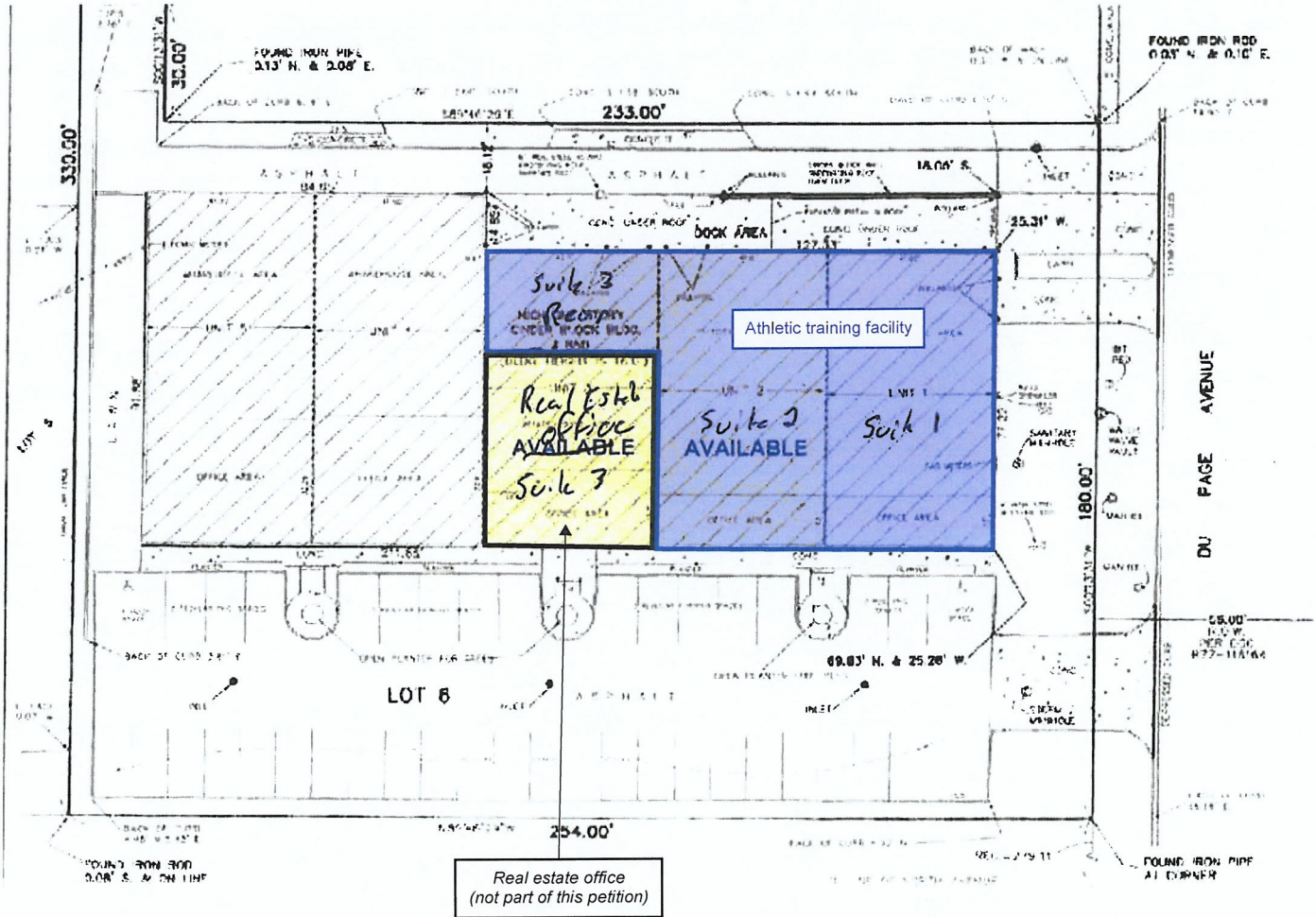
The proposed athletic training facility supports the Village's objectives by activating vacant commercial space, providing youth enrichment services to the community, and maintaining the commercial character of the district.

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.

The athletic training facility will comply with all applicable regulations of the zoning district, including parking requirements, signage standards, and building codes. The applicant will adhere to any additional conditions recommended by the Plan Commission.

TWO UNITS AVAILABLE FOR LEASE

850 N. DUPAGE AVENUE, LOMBARD, ILLINOIS



FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

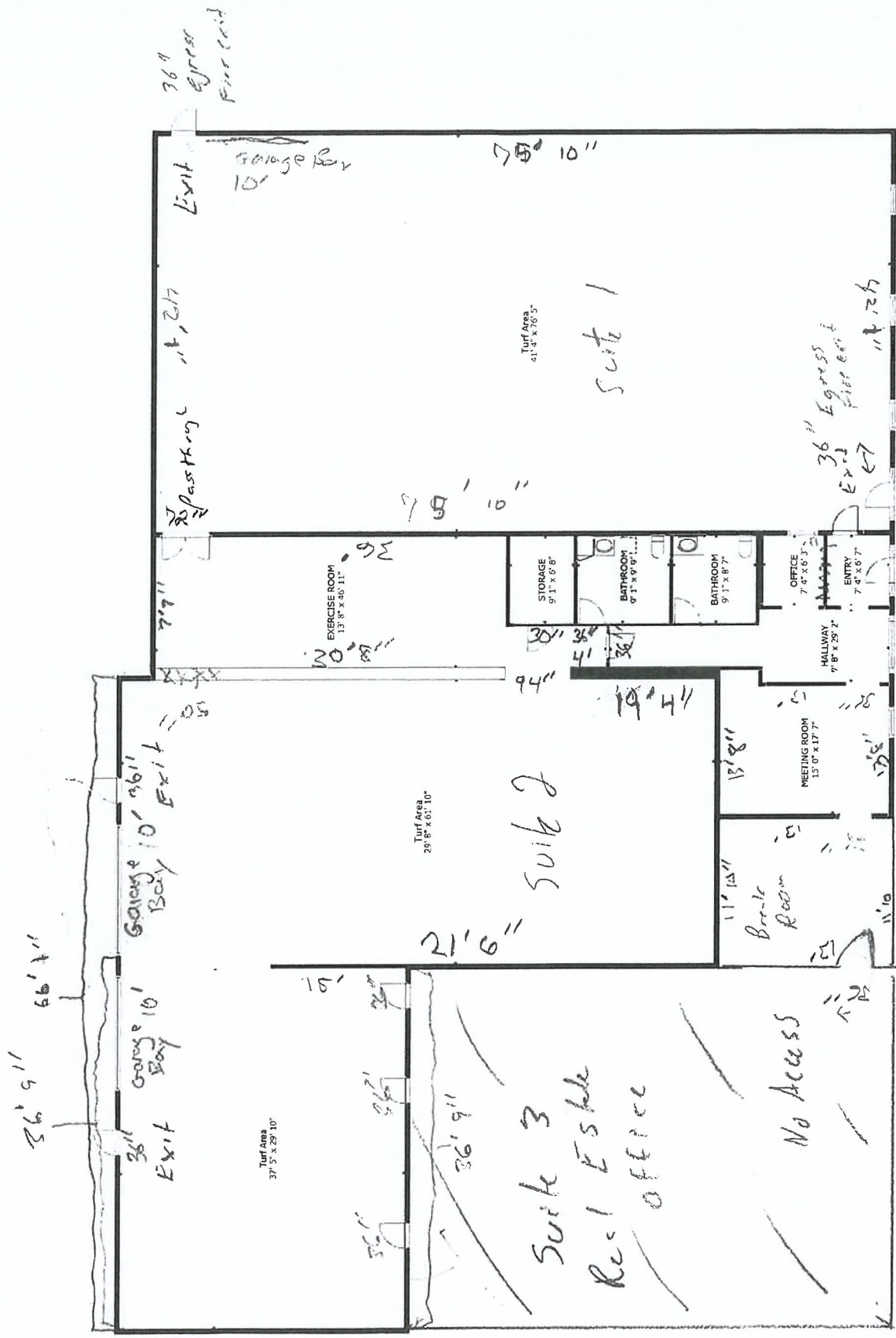
CHRIS MERGENTHALER

Associate

cmergenthaler@darwinrealty.com

970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

Submitted subject to error, change in status or withdrawal without notice



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 6,430 sq.ft.
 EXCLUDED AREAS : GARAGE 1,116 sq.ft.
 TOTAL : 6,430 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Add All dimensions
 Add All door sizes and locations
 Add All Space dimensions