

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

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 : January 29, 2026 **(BOT) DATE:** February 5, 2026
SUBJECT: PC 26-03: 68 Eisenhower Lane North – Learning Center
(Athletic Training Facility)
SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

The Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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 soccer training facility) within the I Limited Industrial District. (DISTRICT #3)

The Plan Commission recommended approval of this petition by a vote of 8-0. Please place this petition on the February 5, 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: February 5, 2026

SUBJECT: **PC 26-03: 68 Eisenhower Lane North – Learning Center (Athletic Training Facility)**

Please find the following items for Village Board consideration as part of the February 5, 2026, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 26-03
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 February 5, 2026, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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February 5, 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 26-03: 68 Eisenhower Lane North (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 soccer 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 January 26, 2026. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Ryan Keefe, 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. Keefe introduced himself as the director of Flow Academy and presented the petition. He explained that Flow Academy plans to offer one-on-one and small group soccer training classes on the subject property. There would be no tournaments and all activities would be inside the building.

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 soccer 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 six athletic training facilities in the Eisenhower Lane business park. Staff finds the petition meets the standards for conditional uses 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 Ali asked about the ratio of teachers to students, and the age of the students. Mr. Keefe said teacher: student ratios would be 1:1 or 2:3. Students would be six to 18 years old.

Commissioner Sweetser said the proposed business was a worthy endeavor. She asked about plans for athlete development. Mr. Keefe said the business would present coaching philosophies and concepts to students as part of the training program.

On a motion by Commissioner Spreenberg, and a second by Commissioner Sweetser, the Plan Commission voted 8-0 to recommend that the Village Board approve the petition associated with PC 26-03 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 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).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

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 26-03: 68 Eisenhower Lane North

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 January 26, 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 68 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

LOT 10 (EXCEPT THE WEST 65 FEET THEREOF AND EXCEPT THE SOUTH 109.93 FEET THEREOF) IN LOMBARD INDUSTRIAL PARK UNIT NO. 2, A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1972 AS DOCUMENT NO. R72-40869, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-202-014 (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 26-03
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Approved this _____ day of _____, 2026.

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatib, Village Clerk

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

Elizabeth Brezinski, Village Clerk