

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

2XL POWERLIFTING LLC; 144 EISENHOWER LANE NORTH

August 17, 2026

Title

PC 26-16

Petitioner

2XL Powerlifting LLC
1141 S. Main St
Lombard, IL 60148

Property Owner

Yorkbrook
10275 W Higgins Rd #810
Rosemont, IL 60018

Property Location

144 Eisenhower Lane North
PIN: 06-30-203-013

Zoning

I Limited Industrial District

Existing Land Use

Storage/office building

Comprehensive Plan

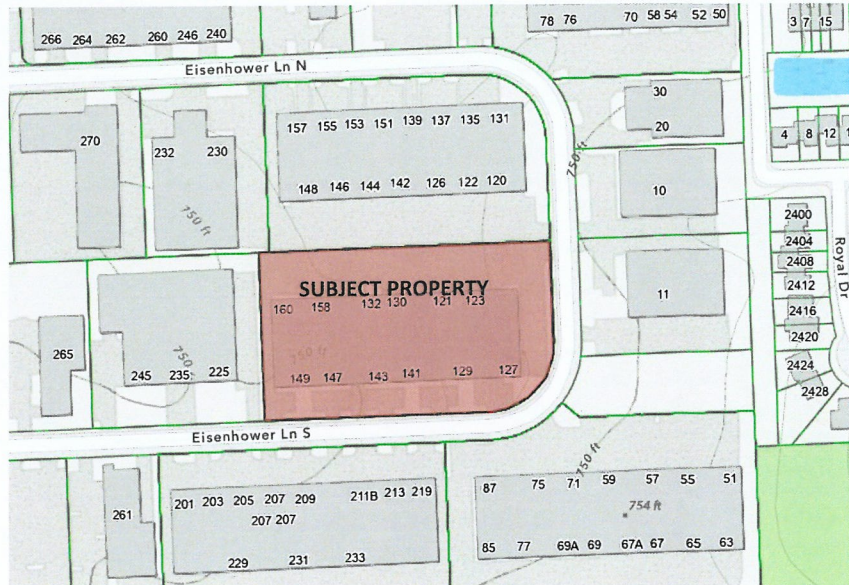
Mixed Office and Industrial

Approval Sought

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

Prepared By

Joanna Wu
Economic Development Specialist/
Senior Planner



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 144 Eisenhower Lane N is designed for small group and one-on-one training. This use is not an assembly function. 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 (athletic training facility) within the I Limited Industrial District.

EXISTING CONDITIONS

The subject property known as 120-157 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 4,167 square feet located in the south part of the building.

PROJECT STATS

Lot & Bulk

Parcel Size: 159,430 SF
Building Size: 72,036 SF
Parking Spaces: ~105 includes
3 ADA spaces

Submittals

1. Petition for a public hearing, dated 7/14/26;
2. Project narrative and response to Standards, prepared by the petitioner;
3. Land title survey, prepared by Edward J Molloy & Associates, dated 2016;
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 has no comment on the petition. Additional comments may be forthcoming during 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 Public Works Department 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 Yorkbrook Business Park at 120-157 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 the subject property in a different tenant space 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 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 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 105 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 26-03	68 Eisenhower Lane North	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 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 26-16:

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 26-16, 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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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 strength training business for strength athletes and special needs (special Olympics, autism, and similar) for all ages. This will be a safe space to strength train while providing the strongest of morals, comfort, and general welfare for our clients and community. There will be no detriment or endanger to public health, safety, morals, comfort or the general welfare of 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 strength/powerlifting related businesses. The businesses will primarily run in the afternoon to evening hours when participants are generally available (after school and after work). 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, clients 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.

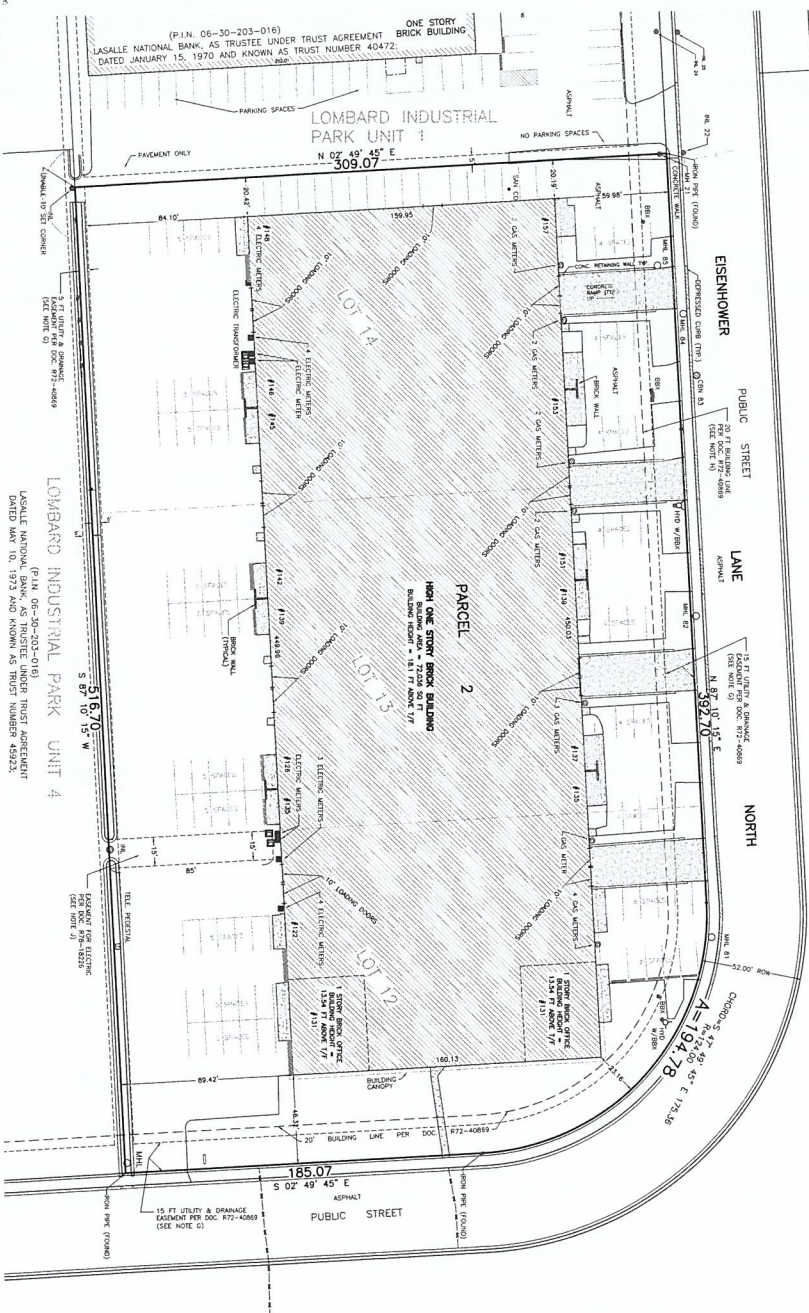
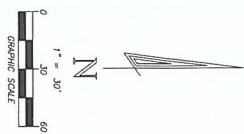
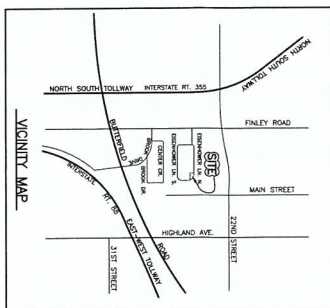
Response: The conditional use will conform to all applicable regulations of the district. We will adhere to all guidelines and policies along with any legal standards in operation.

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1236 MARK STREET, BENISEVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

OF

PARCEL 2:
LOTS 12, 13 AND 14 IN LOWARD INDUSTRIAL PARK UNIT NO. 2, A SUBDIVISION OF A 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 R72-40669, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 120 - 157 EISENHOWER LANE NORTH, LOMBARD, ILLINOIS



DRAFTED BY:
PAGE: 1 OF 1
ORDER NO.: 160009(120N)
FILE: 30-39-11
PROJECT NO.: 671

(P.L.N. 06-30-203-016)
USALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT
DATED MAY 10, 1973 AND KNOWN AS TRUST NUMBER 45923;

I, THOMAS A. WOLK, of the County of Santa Clara, State of California, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County, and that said original is now on file in the office of the County Clerk of said County.

THOMAS A. WOLK
 County Clerk

I, JAMES L. HARRIS, County Auditor of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County, and that said original is now on file in the office of the County Auditor of said County.

JAMES L. HARRIS
 County Auditor

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY, THIS 27TH DAY OF JANUARY, A.D. 1905.

DEEMING A. MCDONALD, Notary Public in and for the State of California.
 My Commission Expires on _____

RECORDED IN BOOK NO. 144 PAGE 103

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SURVEYOR'S NOTES

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TABLE 4.—ITEM 4, STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 156,389 SQUARE FEET OR 3.590 ACRES

TABLE 4.—ITEM 6(a) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS, SURROUNDING AND BEING PROVIDED WITH ADEQUATE CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIALS OF LOHARD ZONING MAP FINDS THE PROPERTY TO BE IN ZONE "I" LIMITED RESIDENTIAL, DISTRICT.

TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

TABLE A - ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN

TABLE A - ITEM 11(a) STATEMENT REGARDING EXISTING UTILITIES: SUPPLYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

ADJOINING OWNER, AS OBTAINED FROM THE DISTANCE COUNTY TREASURER'S WEBSITE.

TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURFACING TRAILS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SIGNATURE

TABLE 2. ITEM 21 STATEMENT RECORDING PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MAXIMUM AMOUNT OF \$1,000,000 TO BE IN USE AS A SOLID WASTE DUMP, SLUDG OR SANITARY LANDFILL.

EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF
J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY
THAT THE REALTY ASSOCIATES FUND VII, L.P., A DELAWARE LIMITED PARTNERSHIP,

CHICAGO TITLE INSURANCE COMPANY;
THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE
2011 ANNUAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL
SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(b), 9,
(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 21 OF SAID DETAIL REQUIREMENTS, AND THAT SAID MAP
COMPLETED ON JANUARY 14, 2016, HEREONAS BE SHOWN IN FIELD AND DEED, PARTS THE
SIGNED AT BENSINGTON, ILLINOIS THIS 27TH DAY OF JANUARY, A.D. 2016.

EDWARD J. MULLOY AND ASSOCIATES, LTD.
AN ELNORS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910
Edward J. Mulloly
THOMAS A. MULLOY

LEONARD PROFESSIONAL DATA SOLUTIONS INC. 3300
LEONARD BLVD. SUITE 200, FARMERS BRANCH, TX 75234
(817) 440-1000 FAX (817) 440-1001
WWW.LEONARDPROFESSIONAL.COM
ISSUED 30, 2016 AND IS RESIDUAL
INCOME OPPORTUNITY
RENEWAL DATE 30, 2017
UNBROSSED SEAL (OPRINGS APRIL 30, 2017 AND IS RENEWABLE)
LICENCE NO. 104-002910

For Lease

Yorkbrook Business Park

144 Eisenhower Lane

Lombard, IL | [Property Website](#)

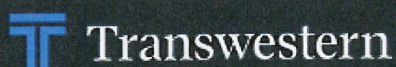
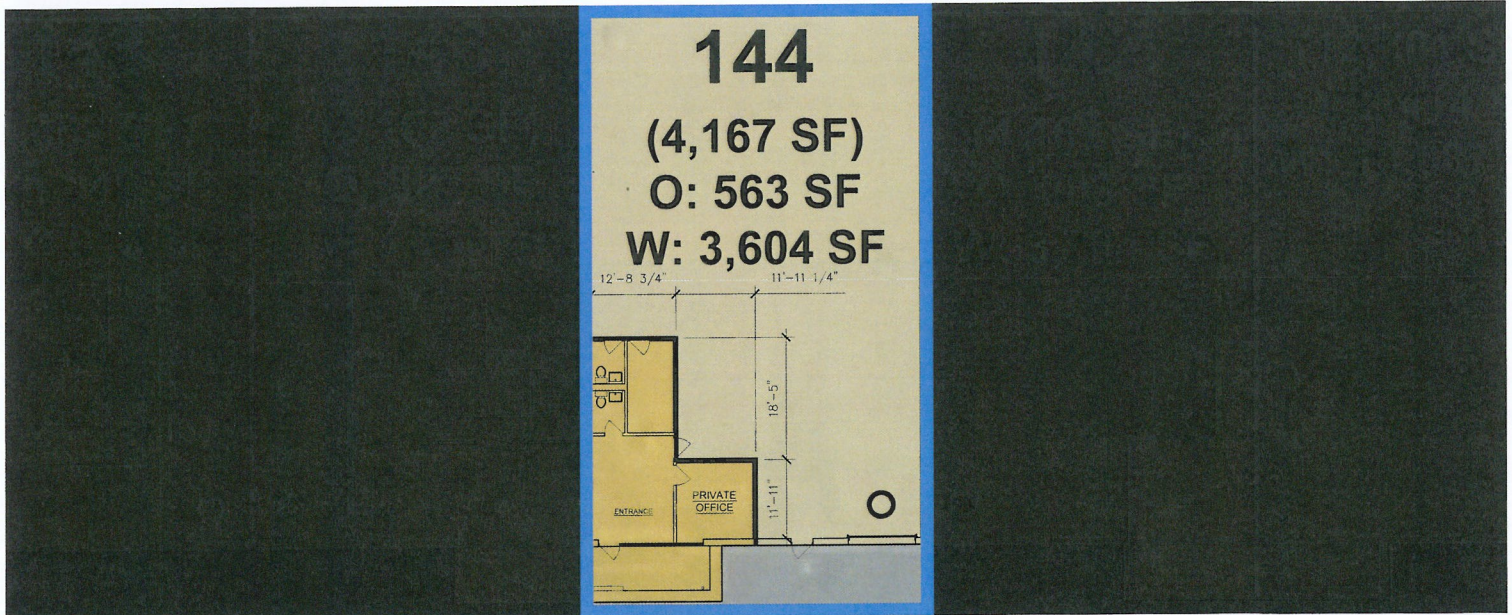


PROPERTY HIGHLIGHTS

Building Size	74,705 SF
Available Size	4,167 SF
Office Size	563 SF
Ceiling Height	16'
Loading	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

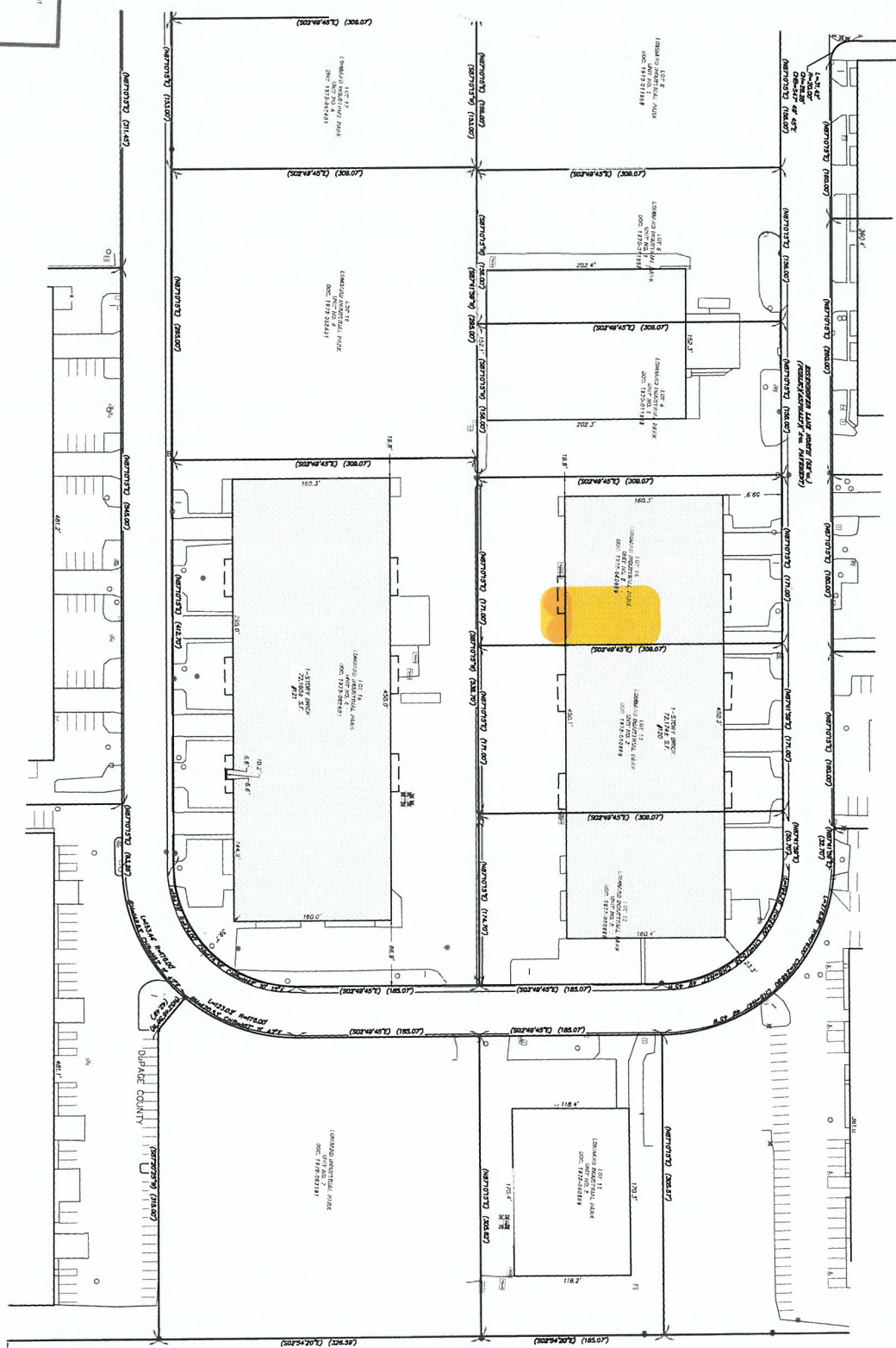


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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

[illegible]

SHEET 2 OF 2

SURVEY COORDINATED BY:



300 BYRDIUM CENTER DRIVE, SUITE 148, IRVINE, CALIFORNIA 92618 | FIELDSTUDY@ORIGINS-GLOBAL.COM | PHONE: (949) 478-1167

DATE	REVISION HISTORY	DWG. PROJECT NO. / JOB NO. 24-591244 2428501
XX/XX/XXXX		SCALE: 1" = 50'
		DRAWN BY: SES
		APPROVED BY: GSM

Circulation Plan

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 nature of the special needs groups many of our clients are dropped off by private small bus and leave. This will further assist in our parking and congestion concerns.

