

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT.03,2013

9:56 AM

OTHER

06-05-421-007

005 PAGES

R2013-139610

ORDINANCE NO. 6852

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420 (C) OF THE LOMBARD
ZONING ORDINANCE**

PIN: 06-05-421-007 ; (the 'Subject Property')

ADDRESS: 600-612 Western Avenue, Lombard IL 60148

Return To:

**Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a
copy of
ORDINANCE 6852

GRANTING A CONDITIONAL USE PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420 (C) OF THE LOMBARD
ZONING ORDINANCE

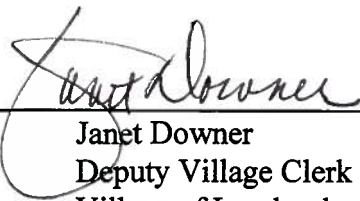
PIN: 06-05-421-007 ; (the 'Subject Property')

ADDRESS: 600-612 Western Avenue, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 15th day of August, 2013.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 29th day of August, 2013.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE NO. 6852

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 13-10: 600-612 Western 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 Title 15, Chapter 155, Section 420 (C) of the Lombard Village Code to provide for a learning center (indoor athletic training facility); and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on July 15, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 420 (C) of the Lombard Village Code to provide for a learning center (indoor athletic training facility).

SECTION 2: That this Ordinance is limited and restricted to the property located at 600-612 Western Avenue, Lombard, Illinois and legally described as follows:

LOT 2 AND THE SOUTHWEST 45 FEET AS MEASURED ON THE NORTHWEST AND SOUTHEAST LINES, OF LOT 3 IN THE B.D. KRAMER RESUBDIVISION OF ALL OF BLOCK 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 3, AND THERETOFORE VACATED CIRCLE AVENUE, LYING BETWEEN BLOCKS 1 AND 3 IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1973 AS DOCUMENT NUMBER R73-52562, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-421-007; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 600 Western Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 13-10 shall require an amendment to the conditional use;
2. All business activity associated with the learning center shall be conducted within the existing building;
3. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space and the signs shall be no more than five (5) feet from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five (5) feet from the pavement;
4. The petitioner shall ensure that the loading, unloading, and parking of vehicles shall not occur within the Village right-of-way or otherwise obstruct access to the private drive aisle; and

5. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

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

Passed on first reading this ____ day of _____, 2013.

First reading waived by action of the Board of Trustees this 15th day of August, 2013.


Passed on second reading this 15th day of August, 2013, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick, and Ware

Nays: None

Absent: None

Approved by me this 15th day of August, 2013.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet form this 16th day of August, 2013.


Sharon Kuderna, Village Clerk