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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
02/16/2021 01:46 PM

DOCUMENT # R2021-025046

ORDINANCE 7879

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A LEARNING CENTER PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)(18) OF THE LOMBARD ZONING ORDINANCE

PIN(s): 03-31-403-027

ADDRESS: -980 N. DuPage Avenue Lombard, IL 60148

**Prepared by and 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 7879

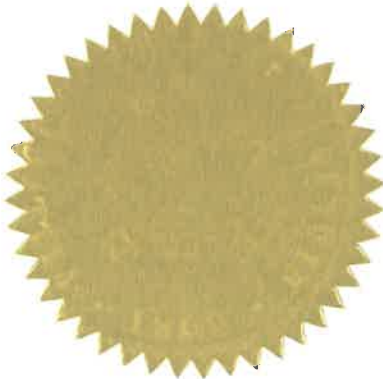
AN ORDINANCE GRANTING A CONDITIONAL
USE FOR A LEARNING CENTER PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420(C)(18) OF THE
LOMBARD ZONING ORDINANCE

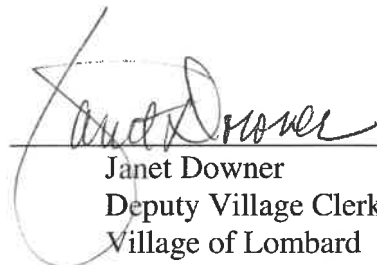
PIN(s) : 03-31-403-027

ADDRESS: 980 N. DuPage Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 5th
day of November, 2020.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 15th
day of January, 2021.





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

ORDINANCE 7879

PAMPHLET

**PC 20-24: 980 N. DUPAGE AVENUE
GREGORY BOXING DUPAGE**



PUBLISHED IN PAMPHLET FORM THIS 6TH DAY OF NOVEMBER 2020, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7879

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
LEARNING CENTER PURSUANT TO TITLE 15, CHAPTER 155,
SECTION 155.420(C)(18) OF THE LOMBARD ZONING ORDINANCE**

PC 20-24; 980 N. DuPage 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 Planned Development; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(18) of the Lombard Zoning Ordinance to allow a learning center (indoor athletic facility); and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19, 2020, 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 following conditional use for learning center (indoor athletic facility) is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 980 N. DuPage Avenue, Lombard, Illinois and legally described as follows:

LOTS 1 THROUGH 6 IN PARKWAY WEST SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-027; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use permit for a learning center (indoor athletic training facility) is exclusively for the tenant spaces at 980 N. DuPage Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 20-24 shall require an amendment to the conditional use;
2. All business activity associated with the indoor athletic facility shall be conducted within the existing building;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the learning center is not established by said date, this relief shall be deemed null and void.

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 _____, 2020.

First reading waived by action of the Board of Trustees this 5th day of November, 2020.

Passed on second reading this 5th day of November, 2020, pursuant to a roll call vote as follows:

Ayes: Trustee Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: Trustee Whittington

Approved by me this 5th day of November, 2020.

ATTEST:


Keith Giagnorio, Village President


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 6th day of November, 2020.


Sharon Kuderna, Village Clerk