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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
05/10/2021 10:37 AM

DOCUMENT # R2021-073324

ORDINANCE 7938

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): 03-31-403-035

ADDRESS: 1060 N. DuPage Avenue, Lombard, IL

**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 7938

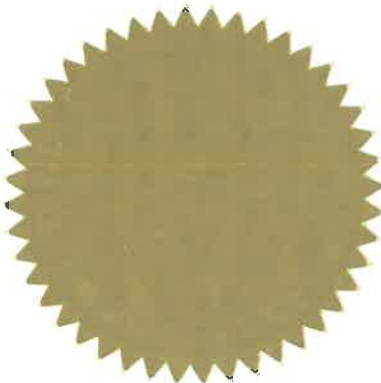
AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A LEARNING CENTER PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.420(C)(18) OF THE
LOMBARD ZONING ORDINANCE

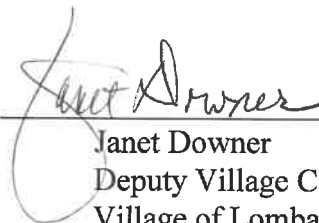
PIN(s) : 03-31-403-035

ADDRESS: 1060 N. DuPage Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 1st
day of April, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 30th
day of April 2021.






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

**ORDINANCE 7938
PAMPHLET**

**PC 21-10: 1060 NORTH DUPAGE AVENUE
CONDITIONAL USE FOR AN ATHLETIC LEARNING CENTER
10TH PLANET LOMBARD**



**PUBLISHED IN PAMPHLET FORM THIS 2ND DAY OF APRIL 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**


Sharon Kuderna
Village Clerk

ORDINANCE NO. 7938

**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 21-10; 1060 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 March 15, 2021, 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 1060 N. DuPage Avenue, Lombard, Illinois and legally described as follows:

PARCEL 1:

LOT 1 IN FIRST PARKWAY RESUBDIVISION OF LOT 7 IN PARKWAY WEST SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1987 AS DOCUMENT R87-031063, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR THE BENEFIT OF LOT 1 FOR INGRESS AND EGRESS OVER THE PARKING LOT DRIVEWAYS AND SERVICE DRIVEWAYS LOCATED IN LOT 2 AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R87-030583.

PARCEL 3:

PERPETUAL EASEMENT FOR THE BENEFIT OF LOT 1 FOR INGRESS AND EGRESS OVER THE PARKING LOT DRIVEWAYS AND SERVICE DRIVEWAYS LOCATED IN LOT 6 IN PARKWAY WEST SUBDIVISION AFORESAID AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R87-011984.

Parcel Number: 03-31-403-035; (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 1060 N. DuPage Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 21-10 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 _____, 2021.

First reading waived by action of the Board of Trustees this 1st day of April, 2021.

Passed on second reading this 1st day of April, 2021, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

Ordinance No. 7938

Re: PC 21-10

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Approved by me this 1st day of April, 2021.


Keith Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 2nd day of April, 2021.


Sharon Kuderna, Village Clerk