

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 : March 23, 2021 (BOT) Date: April 4, 2021

SUBJECT: PC 21-10: 1060 N DuPage Avenue – Conditional use for a learning center/athletic training center

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development

For WH

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(18) of the Lombard Village Code to allow for a learning center/athletic training center to operate on the subject property located within the Industrial District.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the April 1, 2021, Board of Trustees agenda with a waiver of first reading requested by the petitioner.

Fiscal Impact/Funding Source:

Review (as necessary):
Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: April 1, 2021

SUBJECT: **PC 21-10, 1060 N. DuPage Avenue – Conditional use for a learning center/athletic training center**

Please find the following items for Village Board consideration as part of the April 1, 2021, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-10; and
3. An Ordinance granting approval of a conditional use for a property located at 1060 N. DuPage Avenue.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the April 1, 2021, Board of Trustees agenda with a waiver of first reading requested by the petitioner.

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

10th Planet Lombard, 1060 N. DuPage Avenue

March 15, 2021

Title

PC 21-10

Petitioner

10th Planet Lombard
1301 S. Finley Road
Lombard, IL 60148

Property Owner

Chicago Industrial TT, LLC
9500 W. Bryn Mawr #340
Rosemont, IL 60018

Property Location

1060 N. DuPage Avenue
03-31-403-035
Trustee District 1

Zoning

I – Industrial District

Existing Land Use

Multi-tenant office and warehouse

Comprehensive Plan

Mixed Office and Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(18) of the Village Code, to allow for a learning center in the Industrial District.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a zoning conditional use to allow for a learning center to operate on the subject property within the Industrial District.

The subject property is a tenant space in a multi-tenant warehouse. The petitioner, 10th Planet Lombard, is proposing to use the space for a martial arts training center. The petitioner previously obtained a conditional use for a learning center at 211B Eisenhower Lane South (PC 17-04) on February 2, 2017. This location is being closed and proposed relocation to 1060 N. DuPage Avenue.

APPROVAL(S) REQUIRED

The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(18) of the Lombard Village Code to allow for a learning center to operate on the subject property located within the Industrial District.

EXISTING CONDITIONS

The subject property is currently developed with a multi-tenant office and warehouse.

PROJECT STATS

Lot & Bulk

Parcel Size:	59,055 sq ft
Building Area:	19,316 sq. ft.
Unit Area:	5,679 sq. ft.

Submittals

1. Petition for a public hearing, dated February 8, 2021;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of survey, prepared by PLCS Land Surveyors, dated February 20, 2018.
4. Floor plan dated April 2, 2015, provided by property owner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division offers the following comments:

1. The space will need two bathrooms (unisex) with at least one ADA compliant.
2. At least one ADA parking space directly in front of the main entrance will be required.
3. Gyms have different ventilation requirements from a warehouse or general office, so they will need to make sure they are aware of this as they budget.

Additional comments will be forthcoming during permit/occupancy review.

Fire Department:

The Fire Department has no comments regarding the petition. Additional comments will be forthcoming during permit/occupancy review.

Public Works:

Public Works has no comments regarding the petition.

Private Engineering Services:

Public Works and Private Engineering Services (PES) have no comments regarding the petition.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Light industrial/office
South	I	Light industrial/office
East	I	Light industrial/office
West	I	Light industrial/office

The building that houses 1060 N. DuPage Ave. is divided into multiple tenant spaces occupied with warehouse and office businesses. All parking spaces are common; therefore, tenants can utilize all the spaces that are along the building. The property contains 43 parking spaces and two handicap accessible marked parking spaces, with additional parking available to the south with shared cross access parking within the complex under the same ownership. The petitioner anticipates small class sizes or one-on-one coaching, with minimal traffic impacts to the area.

2. *Comprehensive Plan Compatibility*

The proposed use is not a typical light industrial use, but the space required of the equipment associated with the use is suited for an industrial space. Furthermore, staff finds that the proposed athletic training facility is compatible with the intent of the area and ultimately the Comprehensive Plan.

3. *Zoning 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.

HISTORY

The property has not appeared before the Plan Commission however similar petitions for learning centers/athletic training facilities in industrial districts have appeared before the Plan Commission and were subsequently approved. Below is a list of recent petitions:

PC Case	Address	Use
PC 20-24	980 N. DuPage Avenue	Conditional use for a Learning Center (athletic training facility)
PC 18-33	130 Eisenhower Lane South	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, Unit #8	Conditional use permit for a Learning Center (athletic training facility)

FINDINGS & RECOMMENDATIONS

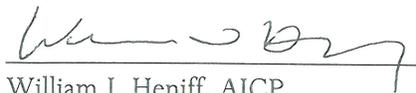
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a learning center in the Industrial District and finds that the proposed use **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 21-10:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit 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 21-10, subject to the following conditions:

1. The conditional use permit for a learning center (indoor athletic training facility) is exclusively for the tenant space 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; and
4. 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:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\PCCASES\2021\PC 21-10\PC 21-10_IDRC Report.docx

RESPONSE TO STANDARDS BY THE PETITIONER

- 1) 10th Planet Jiu Jitsu Lombard will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Our goal is actually to do the opposite. We actually look to help promote self-defense, anti-bullying, self-confidence, and a healthy lifestyle through practice of martial arts and community.
- 2) 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 its to be located. We don't play loud music or use any equipment in our martial art. Its strictly submission grappling. Safety is taught in our fundamental's classes.
- 3) Area seems to be fully developed. Our use of the location should not be considered a hindrance to normal development.
- 4) 10th Planet Jiu Jitsu Lombard will continue to work with building management to ensure public utilities; access roads, drainage and/ or necessary facilities have been provided.
- 5) 10th Planet schedule hasn't changed much from the last time. 10th Planet Lombard Jiu Jitsu will be having three 1-hour class in the morning and five 1.5-hour classes in the evening. Most business in the area are closed by the time we have night classes which will not hinder parking. Morning class are only 1 hour and usually not many commit to morning class so we don't foresee that being an issue either.
- 6) We don't believe to our knowledge that or use is contrary to the current Comprehensive Plan Objectives.
- 7) We at 10th Planet Lombard are committed to conforming to all applicable regulations of the district.

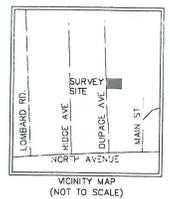
GRAPHIC SCALE

(IN FEET)
1" = 15'

LEGEND

- Storm CB
- Telephone Pedestal
- Utility Pole
- Electric Meter
- Gas Meter
- Bumper Post
- Unclassified Manhole
- Cut Notch

GREMLEY & BIEDERMANN
 Division of
PLCS Corporation
 LICENSE NO. 16-003332
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 FAX: (773) 284-4844 EMAIL: INFO@PLCS-SURVEY.COM

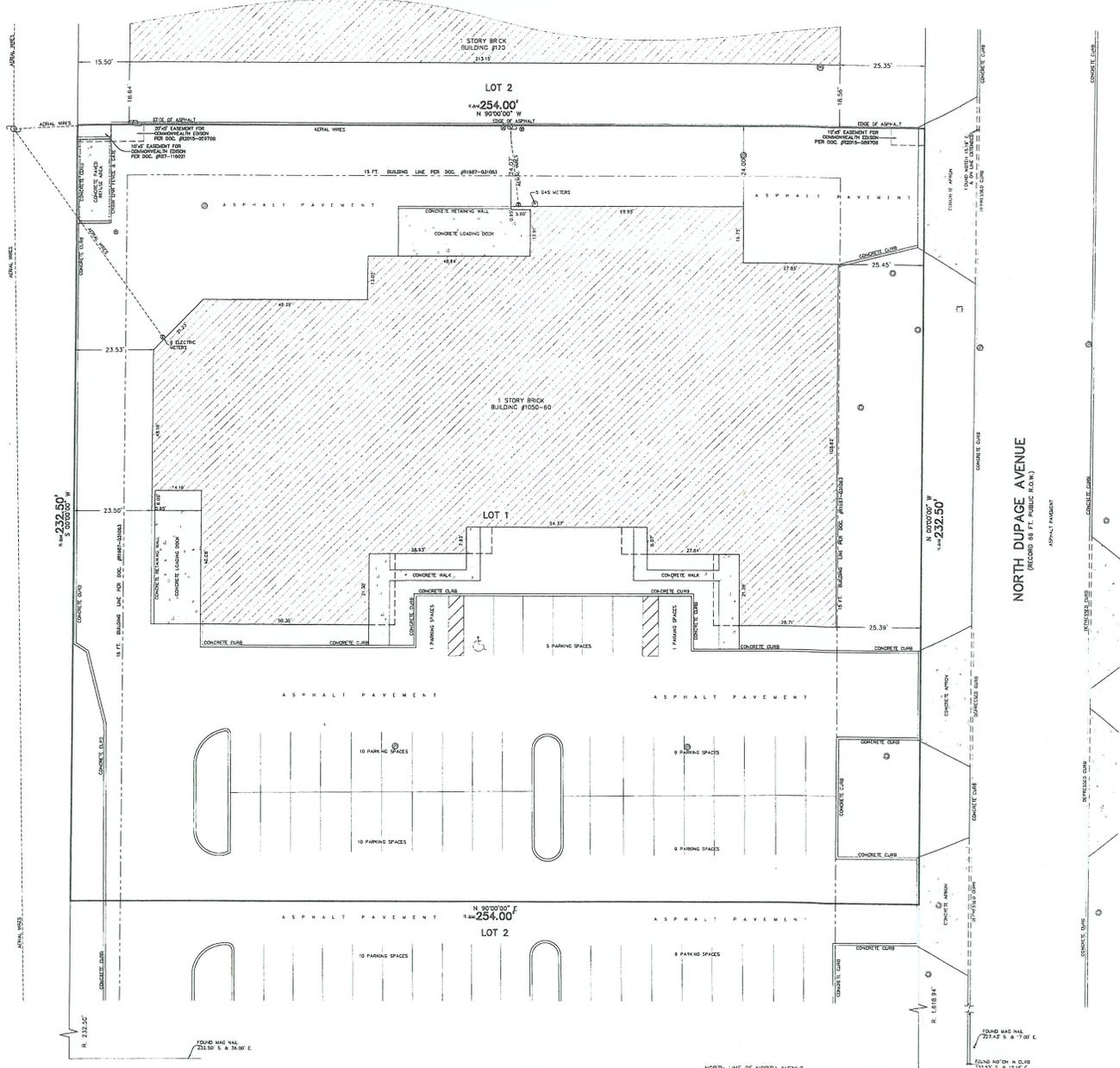


ALTA / NSPS Land Title Survey

PARCEL 1:
 LOT 1 IN FIRST PARKWAY RESUBDIVISION OF LOT 7 IN PARKWAY WEST SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1937 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 ON LOT 2 AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R87-030683.

PARCEL 3:
 PERPETUAL EASEMENT FOR THE BENEFIT OF LOT 1 FOR INGRESS AND EGRESS OVER THE PARKING LOT DRIVEWAYS AND SERVICE DRIVEWAYS LOCATED ON LOT 6 IN PARKWAY WEST SUBDIVISION ACCORDING AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R87-011984.
 CONTAINING 59,055 SQUARE FEET OR 1.35 ACRES MORE OR LESS.



SURVEY NOTE:
 This Survey was prepared based on CHICAGO TITLE INSURANCE COMPANY Title Commitment 180029490 Effective Date: FEBRUARY 16, 2016 as to matters of record.

SCHEDULE B:

B 18. Grant of easement recorded January 26, 1917 as document R87-011985 made by Parkway Bank & Trust Co., as Trustee under Trust agreement dated May 17, 1908 and known as Trust number 7236 (grant) and Parkway Bank & Trust Co., as Trustee under Trust agreement dated May 17, 1908 and known as Trust number 7235 (grant) granting a perpetual easement for ingress and egress over the parking lot driveways and service driveways. (NOT PLOTTABLE - BLANKET EASEMENT)

B 19. Terms, provisions and conditions contained in Grant of Easement dated January 19, 1987 and recorded March 5, 1987 as document R87-030683, made by Parkway Bank & Trust Company, as Trustee under Trust agreement dated January 12, 1987 and known as Trust Number 8132 (grant) by Parkway Bank & Trust Company, as Trustee under Trust Agreement dated January 12, 1987 and known as Trust number 8133. (granted for the purpose of ingress and egress over parking lot driveways and service driveways. (NOT PLOTTABLE - BLANKET EASEMENT)

B 20. Building lines as shown on plat of First Parkway Resubdivision, shorsaid, as follows:
 15 feet along the north and west lines and 25 feet along the east line of 1/4 1'.
 Shown on the survey of Robert G. Biedermann, professional licensor (PLOTTED)

T 21. A non-exclusive grant of easement to Continental Cablevision, the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Lombard, their respective successors and assigns, as set forth in the certificate on the plat of First Parkway Resubdivision, recorded March 5, 1987 as document R87-031063, and as shown by dashed lines on the plat and the width of which are shown on the plat and marked "easement" (no permanent buildings or other structures are to be erected or maintained upon said easement, (NO EASEMENTS ARE SHOWN ON PLAT)

SCHEDULE B CONT.:

V 22. Easement in favor of the Commonwealth Edison Company, and further respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded August 4, 1987 as document no. R87-118021, affecting the north 1/2 of the west 1/4 of Lot 7 of Parkway west subdivision, and as shown on the survey of Robert G. Biedermann, professional licensor survey no. 1802, of Gremsley & Biedermann, as plotted no. 2014-1000-006, dated April 28, 2014. (PLOTTED)

V 23. Easement in favor of Commonwealth Edison Company, and further respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document no. R021-040976, affecting the north 1/2 of the west 1/4 of the east 1/2 of the west 1/2 of the land. (PLOTTED)

To:
 Taurus Investment Holdings, LLC, a Massachusetts limited liability company,
 Taurus Midwest Industrial Portfolio LLC, a Delaware limited liability company,
 Capital One National Association, as Administrative Agent, its successors and/or assigns as their respective interests may appear
 and Chicago Title Insurance Company.

CERT NAMES ADDED MAY 22, 2016 PER ORDER #2016-2544 [RL]

ORDERED BY: HAZEL KEM & BERMAN, LLC
 ADDRESS: 1050-1060 N DUPAGE AVE
 GREMLEY & BIEDERMANN
 PLCS CORPORATION
 LICENSE NO. 16-003332
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 FAX: (773) 284-4844 EMAIL: INFO@PLCS-SURVEY.COM

CHECKED: [initials]
 DRAWN: [initials]

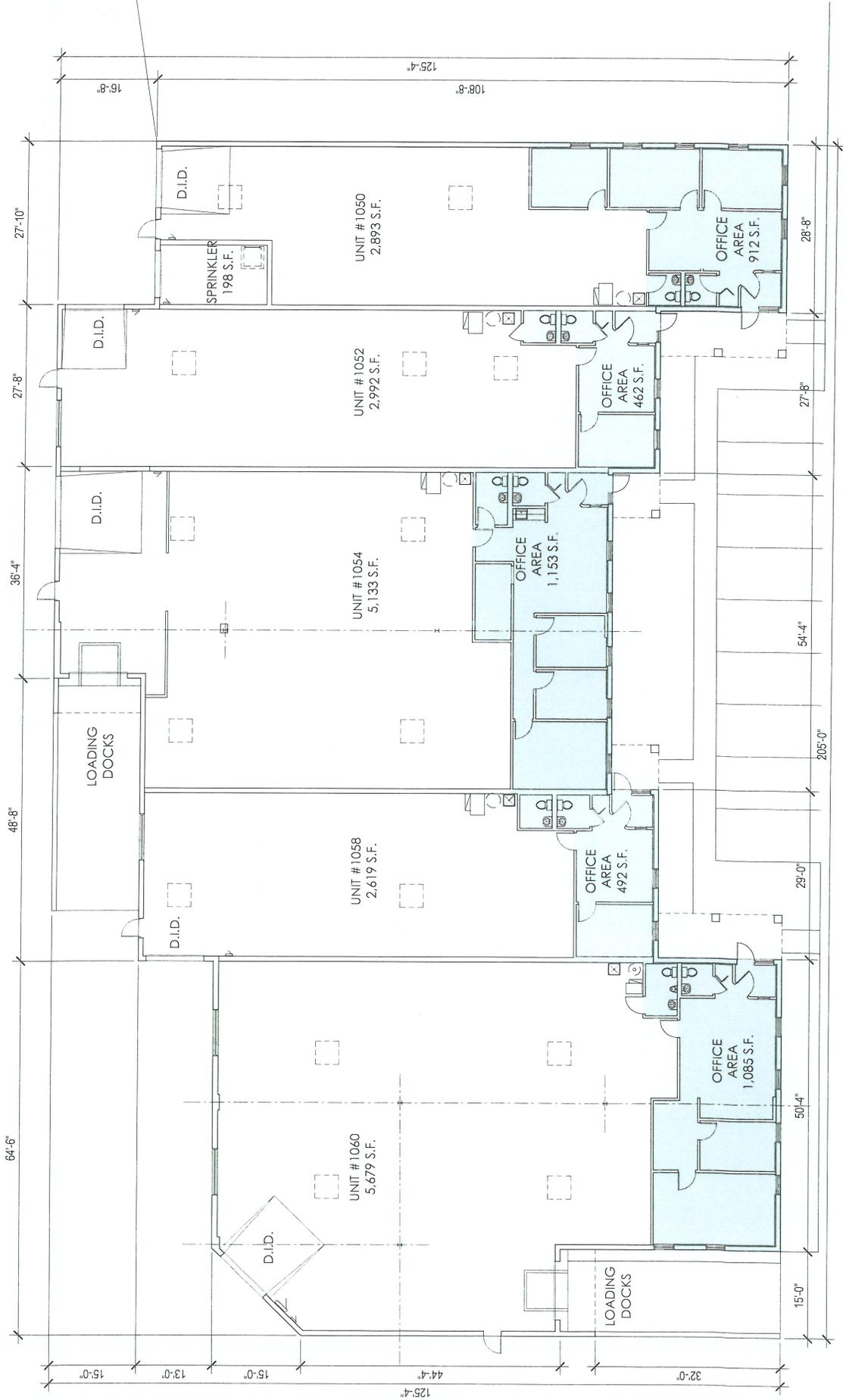
DATE: FEBRUARY 20, 2016
 PAGE NO: 1 OF 1
 SCALE: AS SHOWN

2018-25088-006

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2016
 Note R & M denotes Record and Measured distances respectively
 Distances are marked in feet and decimal parts thereof. Compare at points BEFORE building by same, and at once report any differences BEFORE opening to same.
 For easements, building lines and other restrictions not shown on survey plat refer to your contract, deed, contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement unless THIS PLAT
 Unless otherwise noted herein the Bearing, Elevation, Datum and Coordinate Datum F used is ASSUMED.

SURVEY NOTES:
 PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP DUPAGE COUNTY, ILLINOIS, MAP NO. 17050307H.
 EFFECTIVE DATE DECEMBER 16, 2004.
 BEGINNING TABLE A ITEM 44 THERE IS AN UNRECORDED EVIDENCE OF EGRESS EASEMENT

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 14, 16 and 20 of Table A thereof.
 The field work was completed on FEBRUARY 20, 2016.
 Date of Plat: May 24, 2016
 By: [Signature]
 GREMLEY & BIEDERMANN
 PLCS CORPORATION
 4505 NORTH ELSTON AVENUE
 CHICAGO, ILLINOIS 60630
 LICENSE NO. 16-003332



1 FLOOR PLAN
 1/16" = 1'-0"



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 1, 2021

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, 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. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 21-10, 1060 N. DuPage Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(18) of the Lombard Village Code to allow for a learning center/athletic training center to operate on the subject property located within the Industrial District.

The Plan Commission conducted a public hearing for this petition on March 15, 2021. Sworn in to present the petition were: Jennifer Ganser, Assistant Director of Community Development; and Wilfredo Ocasio, the petitioner.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Ocasio described his business of teaching self-defense and stated that he is applying for a conditional use to open an athletic training center.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to operate an athletic training facility for martial arts at 1060 N. DuPage Avenue in the Limited Industrial Zoning District. The business would be considered a

learning center which is listed as a conditional use. Staff has reviewed the petition and does not believe the proposed use will create any undue impacts on neighboring properties. The learning center is similar to other learning centers that have been approved in Industrial Districts. The petitioner was previously approved for a conditional use of a learning center at 211B Eisenhower Lane South in 2017. The petitioner proposes to close this location and relocate the business to 1060 N DuPage Avenue. Staff finds the petition meets the standards for conditional uses and recommends approval of the petition. No public comments were submitted to the Village.

Vice-Chair Flint opened the meeting for comments among the Commissioners.

Commissioner Sweetser commented that the use of learning centers in industrial districts seems to be working well judging by the number of them that have opened recently and welcomed the addition.

Commissioner Johnston thanked the petitioner for choosing Lombard for his business.

Commissioner Walker and Commissioner Invergo had no questions or comments.

On a motion by Commissioner Sweetser, and a second by Commissioner Johnston, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-10, subject to the following four (4) conditions:

1. The conditional use permit for a learning center/indoor athletic training facility is exclusively for the tenant space 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.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice-Chairperson
Lombard Plan Commission
c. Lombard Plan Commission

ORDINANCE NO. _____

**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.

Ordinance No. _____
Re: PC 21-10
Page 2

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;

Ordinance No. _____
Re: PC 21-10
Page 3

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 _____ day of _____, 2021.

Passed on second reading this _____ day of _____, 2021.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2021.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2021.

Sharon Kuderna, Village Clerk