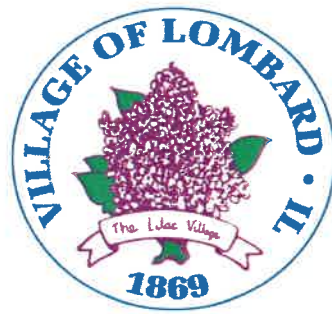


**ORDINANCE 8446
PAMPHLET**

**PC 26-05: 850 DUPAGE AVENUE – LEARNING CENTER
(ATHLETIC TRAINING FACILITY)**



**PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF APRIL, 2026, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in black ink, appearing to read "Ranya Elkhatib", is written over a horizontal line.

**Ranya Elkhatib
Village Clerk**

ORDINANCE NO. 8446

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO SECTION 155.420(C)(17) OF THE LOMBARD
VILLAGE CODE TO ALLOW FOR A LEARNING CENTER
(ATHLETIC TRAINING FACILITY) TO OPERATE ON THE
SUBJECT PROPERTY LOCATED WITHIN THE I LIMITED
INDUSTRIAL DISTRICT.**

PC 26-05: 850 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; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.420(C)(17) of the Lombard Village Code to allow for a learning center (athletic training facility) on the subject property located within the I Limited Industrial District;

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 16, 2026, 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 approval of a conditional use for a learning center (athletic training facility) is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 850 N. DuPage Avenue, Lombard, Illinois and legally described as follows:

LOT 6 OF LOMBARD BUSINESS CENTER FIRST RESUBDIVISION OF LOT 1 IN THE LOMBARD BUSINESS CENTER UNIT 4 AND OF LOT 2 IN LOMBARD BUSINESS CENTER UNIT 9, ALL BEING SUBDIVISIONS IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1977 AS DOCUMENT R77-118164, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-015 (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with 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).

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 _____, 2026.

First reading waived by action of the Board of Trustees this 23rd day of April 2026.

Passed on second reading this 23rd day of April 2026.

Ayes: Trustee Bachner, Dudek, Egan, Hammersmith, LaVaque, and Militello

Nays: None

Absent: None

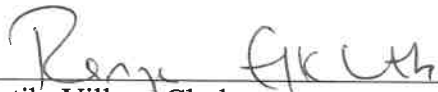
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Re: PC 26-05
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Approved by me this 23rd day of April 2026.



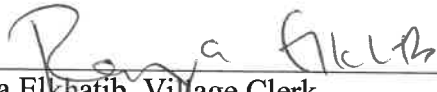
Anthony Puccio, Village President

ATTEST:



Ranya Elkhatib, Village Clerk

Published by me in pamphlet form this 24th day of April 2026.



Ranya Elkhatib, Village Clerk