






## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**MEETING DATE:** May 6, 2021

**SUBJECT:** **PC 21-12, Four Paws, 740 E. St. Charles Road**

Please find the following items for Village Board consideration as part of the May 6, 2021 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-12;
3. An Ordinance granting approval of the conditional use.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the May 6, 2021 Board of Trustees agenda with a waiver of first reading requested by the petitioner.





## VILLAGE OF LOMBARD

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May 6, 2021

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Elizabeth Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
Bob Bachner, 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 21-12, Four Paws, 740 E. St. Charles Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Polka Dottie LLC, requests a conditional use pursuant to Section 155.416(C)(3) of the Lombard Village Code to allow for a kennel to operate on the subject property located within the B4 Corridor Commercial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 2021. Sworn in to present the petition was Jennifer Ganser, Assistant Director, and the petitioner Ms. Danielle Daidone.

Ms. Daidone said she is requesting to move her existing business, Four Paws, to 740 E. St. Charles Road. She said they have daycare, boarding and training. She said the business started four years ago near downtown Lombard. They are adjacent to an apartment building, and as a business had concerns on noise and odor. She said they have perfected their craft and learned the best way to operate their business. She said Four Paws is a family owned and a local business; her entire family helps operate the business. She discussed business hours of 7am to 7pm Monday through Friday and 8am to 6pm on weekends. There is no day care on Sunday. She discussed her standards for dog day care and boarding. She said she does not take new dogs for boarding. She discussed a new training program and has two trainers on staff. They work with the families on dog training if a dog is not yet suitable for day care. They also do dog grooming. She said many of her clients

have been with her for the entire four years. She doesn't do any marketing because it has all been word of mouth. She said the new space isn't to take in more dogs, but rather allow the current dogs more room to play. She said she has approximately 30 day-care dogs and 15 day-school dogs. She discussed the new location's parking and drop off and pick up. She said dogs are typically not outside past 9pm. She discussed cleaning and garbage and noted that the trash area will be enclosed. She discussed the new landscaping.

Vice Chairperson Flint asked for public comment. Mr. Craig Volpe said he owns the building next door and is concerned about noise and smell. Ms. Daidone discussed the work she does with the dogs to keep them quiet and well behaved. She discussed her existing neighbor, who had initial concerns, and said now they get along very well. She offered her contact information to Mr. Volpe.

Vice Chairperson Flint asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing to establish an animal day care/kennel business at 740 E. St. Charles Road. They plan to purchase and occupy the building. The site was formally a retail establishment, CJC Auto Parts.

Four Paws is currently located at 104 E. St. Charles Road and would close their current location to move to 740 E. St. Charles Road, should the request be approved. Four Paws went through the conditional use permit process with the Plan Commission to open their current location. The Village has not received any complaints or concerns about Four Paws at their current location.

The exterior site plan shows two outside dog play areas and both would be fenced in. The existing site is legal non-conforming in regards to parking and landscaping. The petitioner proposes to add 10' of new landscaping to the north, which would provide a buffer between the use and the single-family residential neighborhood to the north. All kennels would be inside.

Access to the site is from St. Charles Road and Highland Avenue. Drivers will enter from Highland Avenue and exit at St. Charles Road as is currently done on the premises. Six parking spaces are shown.

Staff supports the conditional use and finds the use complementary to the zoning district and the Comprehensive Plan.

Staff received one voicemail regarding the case, which is in the staff report. After the staff report was final staff received emails on the petition which were read into the public record.

Voice mail read into the public record

My name is Tom Gibbs and I live at 102 N Highland Avenue. And this is in response to public notice PC 21-12 the former CJC Auto Parts potentially purchased by a dog kennel. My only concern is the nearby neighborhood. I'm just a few doors north of this facility and I don't want to see it turned into dog walking and a canine toilet. Unfortunately, with a kennel they will need



to walk the dogs and we don't want them to be walked down the neighborhood and messing up the neighborhood. My recommendation would be to take them across the street to the Great Western Trail or to have the backyard area used for walking the dogs.

Emails read into the public record

Dear Lombard Plan Commission members,

As the owners of the building at 730, 732 & 734 E. St. Charles Road, we feel that a dog kennel would be a noise and odor nuisance to our residential tenants. There are two apartments with bedroom windows facing east onto the vacant land and building next door at 740 E. St. Charles Rd.. If a dog kennel was located next door, it would decrease the value of the apartments and deter potential renters. If we're left with vacant apartments, it would mean less property tax dollars due to vacancies.

We also have commercial tenants and the noise of constantly barking dogs would be disruptive. We've owned the building almost 20 years and have turned down potential commercial tenants that owned pet grooming/boarding businesses specifically for this reason. A business such as a dog kennel would be better suited in an area with open land that isn't in close proximity to residential neighbors.

Sincerely,

Alisa Volpe

General Managing Partner

ESC4, LLC

Ms. Ganser,

We are residents at 126 North Highland for 50 years and are opposed to a Doggie Day Care on my block. This is a quiet residential street with great and friendly neighbors.

We do not want to hear barking dogs as well as accessive traffic during the day and evening hours.

Thank You.

Michael & Marie Hickey

I would like to voice my opinion, and letter of objection, against the proposed kennel at the above address. I have read their plans for minimizing outdoor noise. While I appreciate their intentions, what they have not taken into consideration is the subject of their dogs inciting the dogs that already live in the neighborhood surrounding their proposed location. Dogs bark, they just do, and I understand that. If their dogs are being walked past homes where other dogs live, that usually incites a chain of barking as they pass by. Following the mail person is a good example of that, as she goes up and down the block, the dogs bark at every house that has a dog. Additionally, dogs that are outside at their facility will bark, no matter how hard they try to stop it. Again, that will incite the dogs already living here to bark.

We like to open windows when the weather is nice, but have been forced on occasion to close the windows and use air conditioning due to the neighborhood dogs that already live here. Dogs already live next door to us on both sides, and while our neighbors are considerate about letting their dogs bark for any length of time, I think outdoor dogs at the proposed facility will incite even more barking.

Mary Wrzesinski  
21 N. Chase Avenue

Lombard, IL

Jennifer,

I have lived at 30 N Highland Ave and am opposed to the Kennel. We have many small children and seniors who walk up and down the side walk it the summer. We don't want to hear dogs barking, the smell of animal waste and excessive traffic all day long.

Also the doc on the property floods every time we have alot of rain.

We are also concerned about the dogs getting out of the Kennel

Thank you

Pat Zeek

Hello,

My name is Javier Ruiz. I am excited to hear that Four Paws is expanding. It is great to see the village of Lombard support a great institution and business like Four Paws. Four Paws doggy day care is such a great facility and family owned business that cares about everyone else's family! So much that they are in the business of taking care of our furry family members! Four Paws is really the small business that everyone wants to work with, they are second to none in taking care of our wonderful dogs! They are such a family friendly business, and you can feel the trust and the genuine care that they provide to the dog owners in Lombard and the surrounding suburbs! I live in Naperville, and I have many options, but Four Paws really provides that old school family own business feeling that I want. Their end goal is not money, but rather to provide dog owners the needed peace of mind and assistance in care for our furry family members.

Additionally I see how the owner really supports the employees, giving a great job and technical career opportunity for her staff!

Thank you Lombard for attracting businesses like Four Paws to call Lombard home! What a great partner to have in growing the community!

Javier Ruiz

Hi Jennifer!

The owner of Four Paws, Danielle, asked me to reach out to you on her behalf which I am more than happy to!

Four Paws has been the most positive experience for my dog. The employees the owners everyone that works there, you can tell they truly love their job and the dogs.

I have never met anyone as nice as Danielle who owns her own small business. She truly cares about her clients and their dogs. I've had friends say I'm lucky to a found a place like Four Paws because of how well my dog is treated there. And I recommend them to anyone that has asked! I do hope they are able to expand because they are truly a great place and I am so lucky to have found them!!

Thank you!

Lisa & Mason 🐾



Hello,

I hope you are well.

I understand Four Paws dog daycare & boarding is looking to purchase a new building in Lombard and is undergoing the use permit process. In hopes of facilitating this approval, I'd like to share how important this business is to our family.

The owner and staff of Four Paws have become an integral part of our family, treating our two needy dogs better than we could imagine (or even do at home!). They take the time to learn our dogs' unique personalities and needs and truly love them like their own. We utilize the daycare services on a weekly basis and the boarding services on a regular basis as well. Not only is this helpful for times we go on vacation or need the dogs to get their energy out, but for important times like this coming summer when we are expecting our 3rd baby. We will look to our extended family at Four Paws to focus on caring for our furry children, so we can focus on our human children.

Because of the incredible care and services Four Paws provides, they have become quite popular in the community and actually had to limit clients because of capacity (they want to ensure they can continue to provide the appropriate attention to the clients they accept). This new building will allow them to increase their capacity and provide even higher quality service to their families.

We have researched and used other dog daycare/boarding services in the area and we feel so fortunate to have found Four Paws. Even though it is not the most convenient move for us, we will undoubtedly continue to support Four Paws and rely on them to take care of our family members.

We hope the Village of Lombard approves their use in this new space.

Please feel free to reach out with any questions.

Thank you for your time and consideration.

Best,

Lauren

Dear Jennifer,

I am writing to you in regards to Four Paws Daycare and Boarding. I have been a client since January 2017 and have used their facility for weekly daycare for my three dogs, boarding anytime we are out of town, and day school for my young and energetic puppy. In the over four years I have been taking my dogs there I have had nothing but positive experiences. My dogs are treated like family and get undivided attention and positive reinforcement from Danielle and her staff.

Four Paws is clean, professional, and well maintained. I was so impressed when I toured their space prior to taking my dogs for daycare. Danielle runs a fantastic business and has a great group of employees who are passionate about their jobs. Her client base has grown exponentially and I can totally understand, and am not at all surprised that she is out of space in her current location. It's exciting to see a locally owned business growing and thriving.

Best,

Robin Ahn,

217 S. Craig Pl.

Lombard, IL 60148

Jennifer,

I'm writing on behalf of one of Lombard's outstanding small businesses, Four Paws. I understand that, due to an ever increasing customer base, the owner is trying to relocate to a larger space to accommodate and serve the needs of the community. As a long-standing customer from Glen Ellyn, I recognize this need due to their incredible professional practice which has continued to attract customers, even throughout the Pandemic.

The owner and her staff are amazing, taking exceptional care of all customers' dogs and running a professional business in a very streamlined manner. They take great care and pride in doing their absolute best.

I trust the Village of Lombard recognizes Four Paws as a leader in the pet-care industry, and continues to support its growth and expansion.

Sincerely,  
Melissa Herbst  
Glen Ellyn

Greetings:

I'm writing to express our extreme gratitude to the team of Four Paws Doggie Day School/Care. Due to the exemplary care and special attention to detail, Zoie, our 140 pd Cane Corso, is now fully socialized and loves Everyone. We have boarded Zoie, several times and the team provides consistent updates which bring great ease to us, while we are out of town. The team has also researched Zoie's current medical condition, to also provide excellent personalized care. We are grateful for the essential services provided by Four Paws. We look forward to many more years of being apart of the Four Paws family.

Sincerely yours,  
Keith and Trina Carter

Good Evening -

I would like to write a letter to the city to let you know that Four Paws in Lombard is amazing. I simply cannot say enough good things about them. We have been using Four Paws since they have opened and every experience has been positive. The owners and staff always go the extra mile for their customers. Everyone is at Four Paws is compassionate, knowledgeable and professional to all every customers.

I love seeing them grow and I hope they can expand their business in the Lombard area. Four Paws is a great place for community and I love recommending family friends to Four Paws. Thank you for having such wonderful place for our animals to go to in Lombard.  
Kelly Steciak

Hi Jennifer,

My name is Kathryn Parker, I am emailing you on behalf of Four Paws as a very satisfied customer. I have been sending my dog to Four Paws since he was only a few months old and I have nothing but great things to say about this business. Not only do they treat their customers with respect, but they treat the dogs as if they were their own. At this point I consider Four Paws an extension of my family with the trust I have in them. Four Paws wants nothing but the best for their dogs and it is clear in every interaction I have had with them. I would highly recommend Four Paws to anyone with daycare or boarding needs for their dogs.

Kathryn Parker



Dear Jennifer,

My name is Kim Wohlfarth, I am a 10 year resident in Lombard and I am a faithful client of Four Paws!

I really want to put in a good word for them and the new exciting steps Danielle is taking with her amazing day care.

Four Paws has become a huge part of my life since the day I happened to be driving by and notice a new doggy daycare when they first opened. Danielle, her family, and all her staff have been absolutely wonderful. I honestly cannot say enough awesome things about them, but I can tell you a bit about my personal experience.

I am single, own my own decorative painting business, and live alone with my best friend Oakley - my sweet 6 year old Black Lab who is my world. Having used two other daycare facilities prior to Four Paws, I would never use another. They all care so deeply about each and every one of their human and K-9 clients!

In December 2019, I discovered some scary health issues. I could not have made it through 2020 without them and all their support. They took such good care of Oakley when I couldn't. It made my life so much easier knowing Oakley was so loved and well taken care of. We now have a second family for sure, Oakley has loved to be with the staff and all her furry friends at least 3 times, sometimes 6 days a week since the day they opened.

All the dogs are kept on a strict schedule, special groups according to size and temperament, and they are all tested before they are ever allowed to join in the fun. Careful steps are taken during drop off and pick-ups to ensure everyone is safe.

Danielle and the staff are so great, I really just wanted to put in a good word for them on their exciting new building and location! I know it will be an even more awesome place for all of our much loved fur babies to enjoy!! Wishing Four Paws all the best!!! Oakley and I love them so much, and I know all their other clients feel the same!

Sincerely,

Kim Wohlfarth

Vice Chairperson Flint opened the meeting for comments among the Commissioners.

Commissioner Sweetser said she is pleased to hear the petition and the details that went into it. She is happy so many citizens recommended the business.

Commissioner Giuliano said she appreciated all of the comments and asked if she could discuss the landscaping as a buffer. Ms. Daidone discussed how they let the dogs outside and how they are trained to go out one at a time in a calm manner. She said group management is very important for noise. She said she will be adding landscaping at the north side and throughout the property. Commissioner Giuliano said she likes the location.

Commissioner Johnston asked if Waste Management requires anything special and asked how they will deal with odor. Ms. Daidone said that dog waste is picked up immediately and thrown away. Waste Management does not require anything special to be done. At her current location she started with three pickups per week and decreased it to one to two per week. The facility is cleaned using bleach or Simple Green, depending on the surface. She said at the current location the dumpster is next to a neighboring business and they have received no complaints. Commissioner

Johnston asked if they will be walking dogs around the neighborhood. Ms. Daidone said only for a training walk. A reactive dog would not be taken out around the neighborhood.

Commissioner Walker said he appreciates her passion and the time she took to address the concerns.

Commissioner Invergo congratulated her on expanding and wanting to stay in Lombard. He said it sounds like a very controlled environment.

Commissioner Flint agreed with the previous statements.

On a motion by Commissioner Johnston, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-12 subject to the nine (9) conditions in the staff report:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where animals can roam freely;
4. The fence shall be maintained in a good state of repair at all times;
5. The landscaping at the north property shall be maintained in good condition at all times;
6. No dogs shall be allowed outside between 10:30pm and 7:00am;
7. The petitioner shall sound proof the building, as reviewed and approved by the Village;
8. That the petitioner shall be required to apply for and receive building permits prior to construction; and
9. This relief shall be valid pursuant to timing provisions in Section 155.103(F)(11)(a) and Section 155.103(F)(12) of Village Code.

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Vice Chairperson  
Lombard Plan Commission



# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Four Paws LLC – 740 E ST CHARLES ROAD

April 19, 2021

**Title**

PC 21-12

**Petitioner**

Polka Dottie, LLC  
Danielle Daidone  
543 S Michigan Avenue  
Villa Park IL 60181

**Property Owner**

CJC Auto Parts  
740 E. St. Charles Road  
Lombard IL 60148

**Property Location**

740 E. St. Charles Road  
06-04-309-029  
Trustee District #4

**Zoning**

B4

**Existing Land Use**

One story retail building

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use to allow for a kennel

**Prepared By**

Jennifer Ganser, AICP  
Assistant Director



**PROJECT DESCRIPTION**

The petitioner is proposing to establish an animal day care/kennel business at 740 E. St. Charles Road. They plan to purchase and occupy the building. Four Paws is currently located at 104 E. St. Charles Road and would close their current location to move to 740 E. St. Charles Road, should the request be approved.

Kennel uses are regulated by the Illinois Department of Agriculture.

**APPROVAL(S) REQUIRED**

The petitioner, Polka Dottie, LLC, requests a conditional use pursuant to Section 155.416(C)(3) of the Lombard Village Code to allow for a kennel to operate on the subject property located within the B4 Corridor Commercial District.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 0.55 acres  
Building Area: 8,000 sq. ft.

**Submittals**

1. Petition for a public hearing;
2. Site Pictures;
3. Response to Standards for a Conditional Use;
4. Partial Plat of Survey;
5. Interior floor plan, prepared by Chadha & Associates;
6. Exterior floor plan, prepared by Chadha & Associates;
7. Public comment, via voicemail

**EXISTING CONDITIONS**

The subject property is a one-story building. The petitioner would purchase the building and undertake internal modifications to convert it from a retail building to an animal care/kennel use.

Externally, the existing site is legal non-conforming in regards to landscaping and parking surface and design. The petitioner would improve the site by adding landscaping and fencing to the north. Access to the site is from St Charles Road and Highland Avenue.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns. They noted that some of the gravel will need to be removed to allow for drainage in this area. The business will need to have sealed waste containers, ability to wash down the turf area, and sound proofing. Additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department noted the building does not have a fire alarm or sprinkler system installed. Kennels are required to be staffed at all times, or owners must install a fire alarm or sprinkler system in every building where animals are housed. The law defines "fire alarm system" as a system that "automatically triggers notification to local emergency responders when activated." Additional comments may be forthcoming during permit review.

**Private Engineering Services:**

Private Engineering Services (PES) has no comments. Additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has no comments. Additional comments may be forthcoming during permit review.



**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R2	Single-family home
<b>South</b>	B4/R2	Great Western Trail
<b>East</b>	R2	Single-family home
<b>West</b>	B4	Vacant lot and commercial

The B4 zoning district is for commercial uses that are auto-oriented. The Zoning Code notes the B4 service area is not confined to any one neighborhood or community and is located on major commercial corridors. Staff finds that the proposed use will be complementary in the B4 District and on East St. Charles Road.

The exterior site plan shows two outside dog play areas and both would be fenced in. The existing site is legal non-conforming in regards to parking and landscaping. The petitioner proposes to add 10' of new landscaping to the north, which would provide a buffer between the use and the single-family residential neighborhood to the north.

The petitioner is requesting a conditional use for a kennel as they do board dogs. All kennels would be inside. Four Paws provides dog day care mostly, and those dogs go home each evening. They may sell ancillary retail items, however, dogs would not be for sale.

**2. Business Operations**

The petitioner addressed their business operations in the response to standards. There are detailed discussions on cleaning and noise. The business model focuses on small group of dogs and obedience training to lessen noise. Noise panels would be added to the building interior. The business has standard operating procedures for when and how cleaning occurs. An outside waste receptacle will be screened per Code. There are no special requirements for trash handling per Waste Management. The trash dumpster is shown north of the building and will be screened per Code.

Two outdoor dog play areas are proposed at a combined amount of approximately 5,100 square feet. They would be fenced by a six-foot solid wood fence along the property lines to the west. A six-foot solid wood fence is also proposed at the north side of the property near the new landscaping. This fence would extend around the outdoor play areas to contain the dogs. Dogs may be walked around the neighborhood on a limited basis.

The business is currently located at 104 E. St. Charles Road and abuts a multi-family building. The Village has not received any complaints or concerns about Four Paws at their current location.

**3. Comprehensive Plan Compatibility**

The proposed location and use as animal day care is consistent with the Comprehensive Plan's recommendation of community commercial uses "providing services extending beyond daily living needs."

4. *Sign Ordinance Compatibility*

The petitioner has not yet proposed any signage. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

5. *Site Plan: Access & Circulation*

Access to the site is from St. Charles Road and Highland Avenue. Drivers will enter from Highland Avenue and exit at St. Charles Road as is currently done on the premises. Six parking spaces are shown.

**FINDINGS & RECOMMENDATIONS**

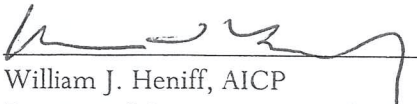
Staff finds that the proposed kennel is consistent with its surroundings, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a kennel 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 21-12:

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 21-12, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where animals can roam freely;
4. The fence shall be maintained in a good state of repair at all times;
5. The landscaping at the north property shall be maintained in good condition at all times;
6. No dogs shall be allowed outside between 10:30pm and 7:00am;
7. The petitioner shall sound proof the building, as reviewed and approved by the Village;
8. That the petitioner shall be required to apply for and receive building permits prior to construction; and
9. This relief shall be valid pursuant to timing provisions in Section 155.103(F)(11)(a) and Section 155.103(F)(12) of Village Code.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development  
c. Petitioner



Site Pictures

Gravel, north property line



Parking area





## PETITIONERS' GUIDE TO THE PLAN COMMISSION

### VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

#### SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger public health, safety, morals, comfort, or general welfare;

Four Paws is an established Dog Daycare, Boarding, Grooming, Retail and Training facility located in the Downtown Lombard District for the past 4 years. The relocation of Four Paws to 740 E. St. Charles Road, Lombard, will continue to adhere to the Standards for Conditional Uses outlined by the Plan Commission. The use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the community. Four Paws existing services to be operated out of the proposed new location are as follows: (1) **Dog Daycare**: from 7AM until 7PM (Monday through Friday) and 8AM until 6PM (Saturday) the facility will receive canines for play and care. Dog Daycare provides group play, interactive activities with the staffing and dogs, obedience training reinforcement throughout the day and nap breaks in kennels and runs along with meals. (2) **Day School**: from 9AM until 4PM (Monday through Saturday) which is essentially Daycare 2.0. The students receive: one on one training session with our head trainer, micro groups of play with dogs who are perfectly matched to their personality and play style, peanut butter kong during rest breaks, smart toy or puzzle and a report card emailed at the end of the day. (3) **Boarding**: overnight guests will engage in Daycare or Day School activities and lodge overnight in individual kennels or runs. (4) **Training**: group classes (both indoors and outdoors) ranging from obedience to agility and leash walking, private training lessons, board and train, day train and Day School. (5) **Grooming**: professional, experienced and certified Groomers will bathe dogs and perform haircuts to owner's specifications. (6) **Retail**: pet products included food, toys, beds, training equipment, toys and other fun items for at home care and enrichment.

What sets Four Paws apart from other dog-related establishments is that we are family run operation, we are not in business just to turn a profit but, rather, to partner with the families and dogs to ensure a lifelong relationship for care, and we pride ourselves on operating a clean, quiet and calm environment for our canine guests and the community. We intend to replicate our operations in this relocation building with the highest standard of care for our dogs and our neighbors. Some potential standard concerns for the operation of a dog daycare and kennel will be addressed in the design and build-out as follows:

Noise Attenuation: Through 4 years of experience and operating in the Downtown Lombard, with residential and business neighbors surrounding us, we have tried and tested proven methods for sound control. The number one sound control is based on operations itself: (1) strict policies on attendance and acceptance into the services. All dogs are required to attend on a weekly basis which promotes comfort and resolves opportunity for anxiety (which may lead to excessive barking) for the



individual dogs and the pack as they are familiar with the facility/people/routine and their pack mates. All overnight guests are required to attend daycare or day school prior to their overnight in order to accomplish the same results. During the evaluation period, we test each dog in a crate or kennel and if there is excessive barking the dog is required to do training with us prior to scheduling daycare or boarding services and if they do not then the client is denied from attending. (2) Proper rest breaks and play group placement: All dogs are susceptible to overstimulation from being too tired, so we provide 1-2 (and often 3 times for puppies) rest breaks throughout the day based on the length of time the dog will be in our care. Well rested dogs are healthier and happier. We create smaller group sizes and micro-groups (1-3 dogs that are a perfect match for play style) which will continue to do, even with a larger footprint because this is also healthier for the group and individual dogs. (3) Obedience Training: throughout the day we ask for and encourage good behaviors from all of our guests. We required one dog at a time to be let inside and outside for outdoor time. This looks like a group of 15 dogs waiting at the door until they are called in or if it is an individual dog we often walk them on a slip lead until we go outside so there is no frenzied running through the building which riles up the other dogs. (4) Noise panels for walls, where necessary, to limit reverberation of sound throughout the building. (5) Cinder Block Building: this is where we have our current boarding room and it limits noise effectively. The relocation building is all cinderblock and brick. (6) Additional Landscaping: we will add bushes on the exterior of the fenced in outdoor space which will be aesthetically pleasing and also assist in absorbing noise.

Odor Control: Our standard SOP system provides for cleaning to be completed as needed throughout the day and two (2) times with all Kennel Techs being assigned to a Zone for deep cleaning. The Zone Cards detail the cleaning required and 12pm and 7pm daily. We also have a cleaner that comes in at 5:30am daily and deep cleaning procedures for Sundays. We have multiple 5 star reviews on Google that state that the facility is very clean and smells pleasant. For the outdoor space, we had switched to turf which has proven to be more sanitary for the dogs and easier to clean and less odorous than pea gravel. At the relocation building we would keep the existing gravel and add sand to the surface and then have turf installed over. This is the best method for installation and drainage. All waste is immediately picked up and placed in an outdoor trash bin within the yard. That trash bin is double bagged and thrown in to the Waste Management receptacle daily. The turf is spot sprayed with Outdoor Simple Green solution which acts as an odor control and antibacterial cleaner. The turf and fencing is sprayed down in full 2 times a day with the same solution.

Health Requirements: Four Paws has policies in place for required vaccinations for all guests and for all services. These policies are in line with the State of Illinois code, Department of Agriculture and our insurance policy. A copy of the dogs shot records are maintained on site by physical copy and within our CRM system, Petexec. All vaccines, registration form and waivers must be completed prior to the dog's first visit to the building. Our system sends auto-reminders when vaccines are coming due to our existing clients and, once expired, the dog cannot book until the dates are current. This information is on our website and discussed with all inquiring clients. These measures are in place to ensure safety the individual dog, the pack, the staff as well as the customers and our community.

2. That 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 it is to be located.



The property is located on an industrial strip of St. Charles Road with other businesses including: Auto Repair shops, Owl Lumber yard, Safe Storage, Gas Stations, Cat Guardians (a cat rescue), Foremost Liquors, Plumbing, Insurance agencies and residential single family homes. Our current location is neighbors with an auto shop and a photography studio with a meter a mere feet between the buildings. We also have apartment units that look down into our backyard spaces for the dogs. We have not received a noise or odor complaint in our tenancy here since 2016. The relocation will position us in a more industrial part of town which is well suited for our use. The residential neighbors we are making our top priority, as we have in our existing location. We will add landscaping to enhance the property visually and upgrade with plants, bushes and cedar wood fencing so it is more in line with the residential roads versus the concrete slab it currently is. The exterior fencing for the dog yard will be pulled inward towards the building and away from the residential fencing. There will also be some landscaping in between the two fences to assist with sound attenuation.

Sound control measures will be taken to limit outdoor activity for group play during business hours. We will permit small groups outside for bathroom breaks after hours and ensure that no loud or excessive barking is permitted. All dogs will be supervised when outside and we have tools to assist dogs in remaining calm and quiet when we use the outdoor space. When a dog becomes overly excited and barks, we will use a slip lead (a leash) to walk around with them. This is 100% effective in controlling barking. If a dog is too anxious or typically gets 'the zoomies' (running around stirring up the other peaceful dogs) then we will typically have that individual go out separately for an outdoor break or we will use the slip lead to bring them inside and outside. We will not have dogs outside overnight.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

This conditional use will not impede the surrounding properties for existing permitted uses. Our goal has always been, and will remain, to be a contributing member of the community. We know all of our guests by name when they arrive as well as their owners' names and what car they drive, what time they pick up and drop off, what service they are in for and even some personal information like if they are married or have kids or how they commute to work etc. We will continue to employ methods that promote a clean and quiet operation for the benefit of our neighbors, our guests and their pet parents. We always welcome discussion from our neighbors and the community and will address any question or concern immediately. We vow to continue to work with the Village, our neighbors and our guests to ensure we are good neighbors.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

We will be adding a new HVAC rooftop unit(s) to the building as this does not presently exist. We will engage with an engineer to ensure the roof structure can support the new units. We will also have an engineer evaluate the plumbing to ensure the lines are wide enough. The turf for the outdoor space is installed over gravel (existing) and sand to provide for drainage. The outdoor spaces will be disinfected multiple times throughout the day. This is the current set up we have at our Downton Lombard location and we have not had any issues with drainage. Access roads to the building will not be modified and when we add the fencing and trash receptacle, it will be within a safe distance for cars to comfortably enter and exist as they do now. All necessary utilities, electrical, plumbing, mechanical,

including heating, ventilation and air-conditioning systems will be up and running in new and proper condition prior to our occupancy of the building.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

We will have parking spaces for our clients to utilize during pick-up and drop-off times. The average time spent at pick-up and drop-off is less than 2 minutes as we are reservation only for all services and expect clients to arrive at a certain time. Pick ups are much quicker as well since we have majority owner's payment information on file and we do not need to spend time checking folks out at the end of the day.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard;

One of the Goals of the Comprehensive Plan is to promote general economic development and business growth. We have outgrown our current location and need more spaces in order to accept more clients and allow our training and grooming departments to expand as well. We have made it a priority to stay in Lombard, as this community has shown their support throughout our 4 years here and especially during the pandemic. Our clients never stopped showing their support and communicating with us, even when we were all stuck at home during the Shelter in Place. For the support we received during the most challenging time our community and the world has faced, we vow that we will always be there for our clients and this Village. There are not too many options for a relocation of this business as the site criteria must include outdoor space for the dog's quality of care. The relocation building is large enough to grow our client base and provide adequate space for dogs to be exercised. We will be hiring more staff to match the larger GLA. We will pull more clients from the Elmhurst side of town and we will retain our Lombard and Glen Ellyn client base as the distance is less than 5 minutes from the current operation. We also support local! Whether it is getting candles and soap for our lobby from Fairy Tales or Paradiso or treating the staff to a meal from Shannon's Deli or Babcock's or having our website and branding redeveloped by Red Caffeine, we will always continue to support our neighbors as they have to us.

7. That the conditional use shall, in all respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission;

Anticipated concerns about allowing a dog daycare as a conditional use near single-family home residential properties may include noise, odor and building appearance. Besides the residential aspect of this building, this property is situated in an industrial area and more acceptable of location than mixed in with retail uses in a Downtown district. With the years of experience operating with close retail and residential neighbors, we have learned the best practices for ensuring our activities are kept clean, quiet and odorless while still providing excellent customer service and care for our canine guests. Attached in Exhibit A are photos of the current location which show interior photos and exterior photos.



**Exhibit A**

Four Paws Website: <https://www.fourpawdogs.com/>

Facebook: <https://www.facebook.com/fourpawslombard>

Facility Photos of the current location at 104 E. St. Charles Road, Lombard:



Reception and lobby



Reception and lobby



Training room and micro-group play room / Boarding Room entrance and loft entrance



Outdoor Turf Yard





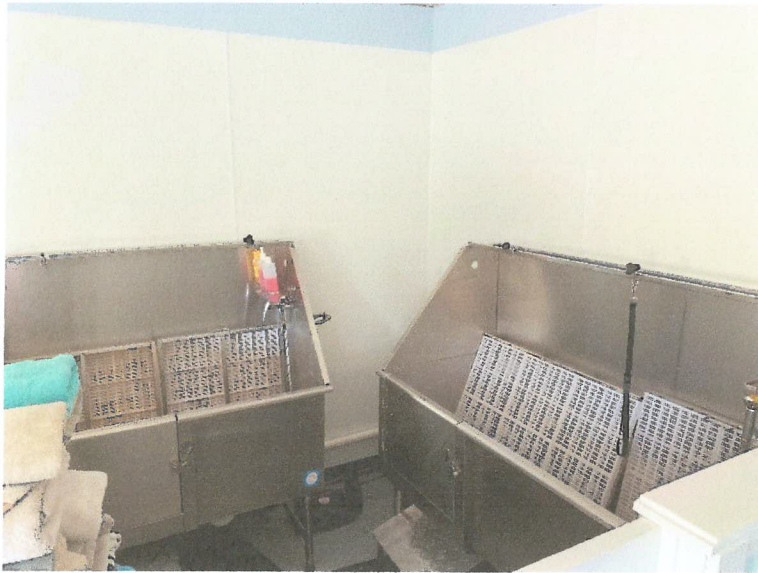
Runs in the Boarding room



Daycare play space



Grooming room



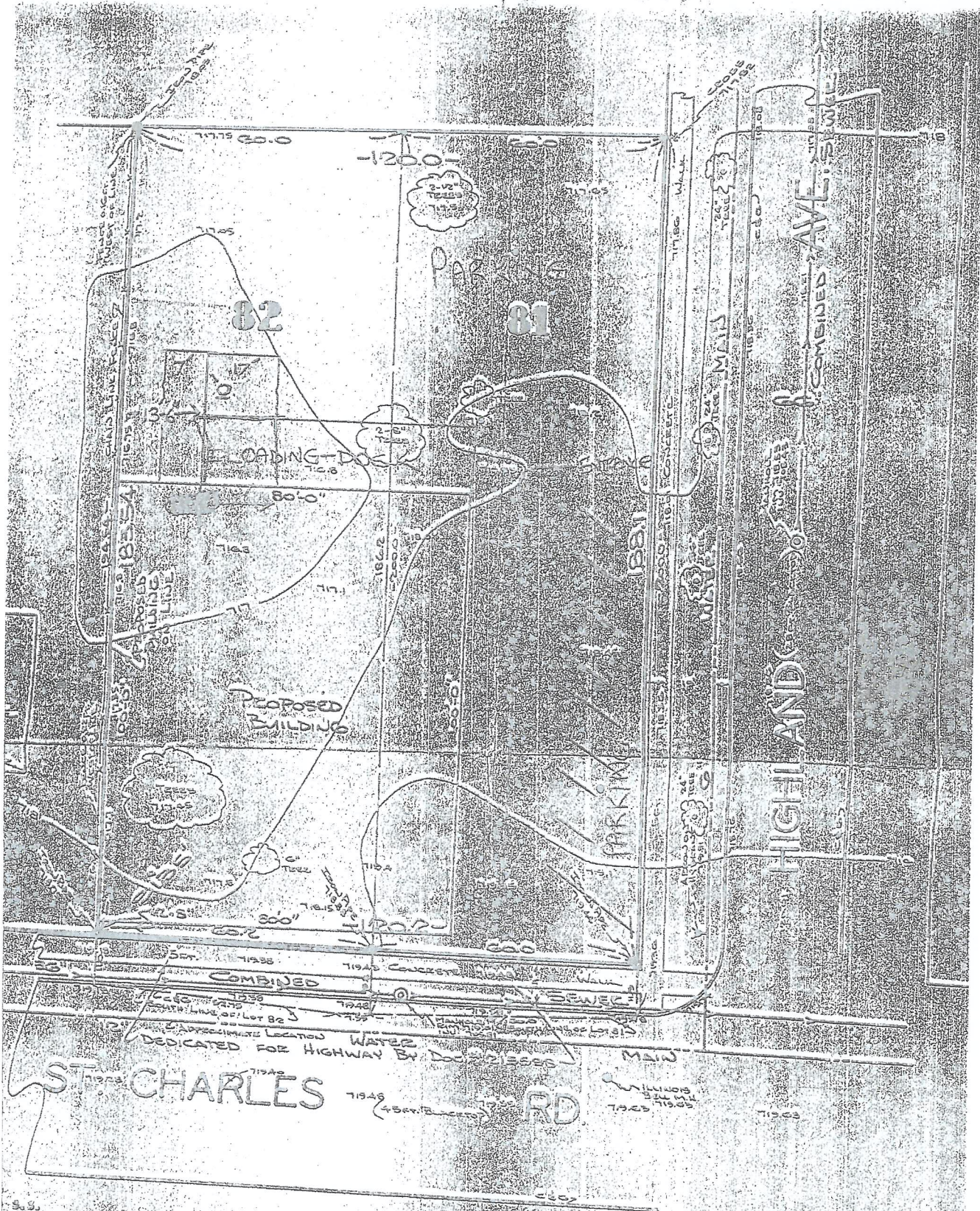
Grooming tubs





Aerial view showing the turf yard, real grass yard and the proximity to neighboring businesses and residential





5.3. THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE PLAN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF A LAND SURVEY.

AND SEAL AT SPRINGFIELD, ILLINOIS, THIS 6<sup>th</sup> DAY

A. D. 1970.

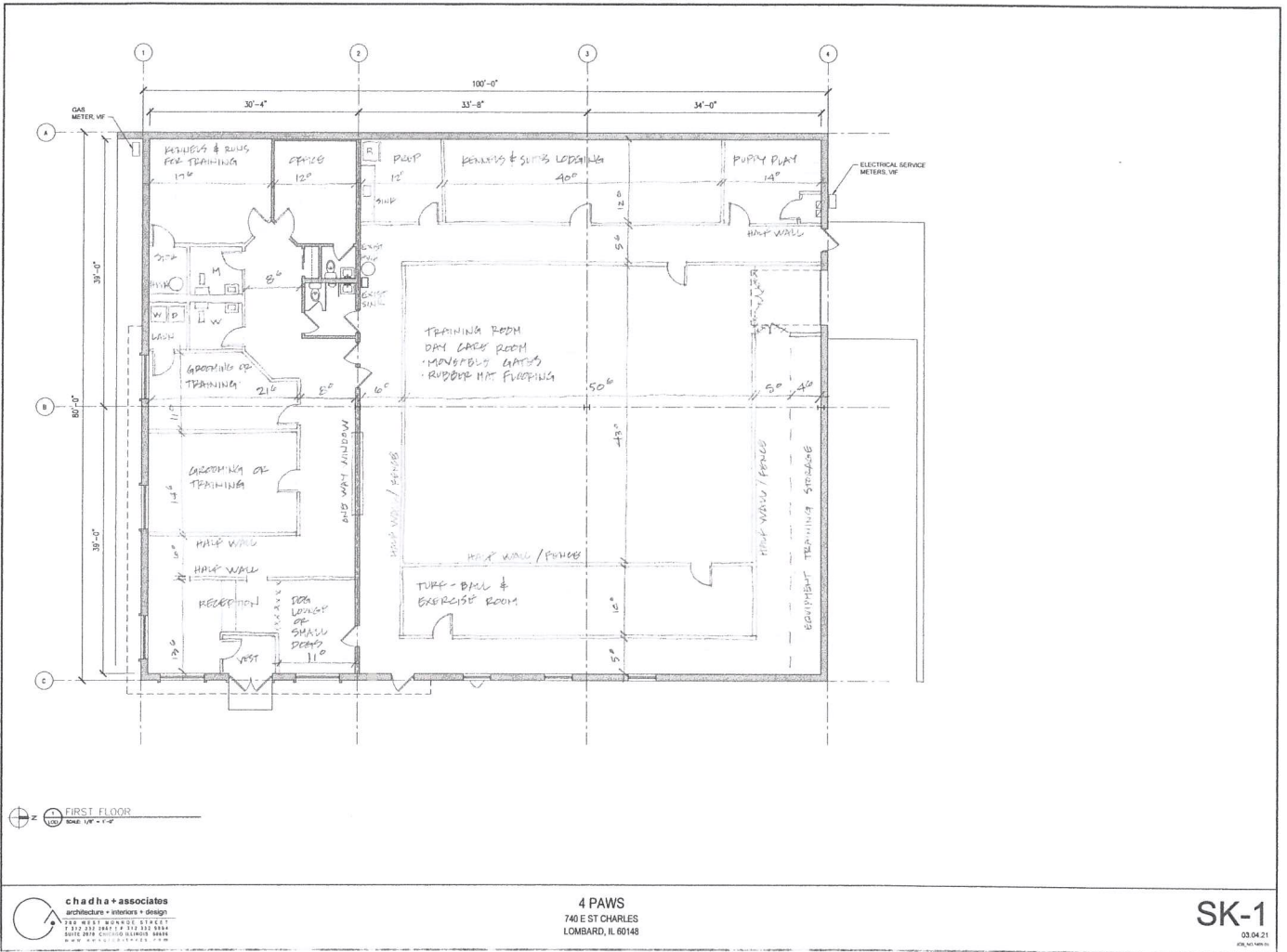
PREPARED BY: ADDISON ENGINEERING SERVICE  
 211 NORTH ADDISON ROAD  
 ADDISON, ILLINOIS 60101  
 PHONE: 333-9677

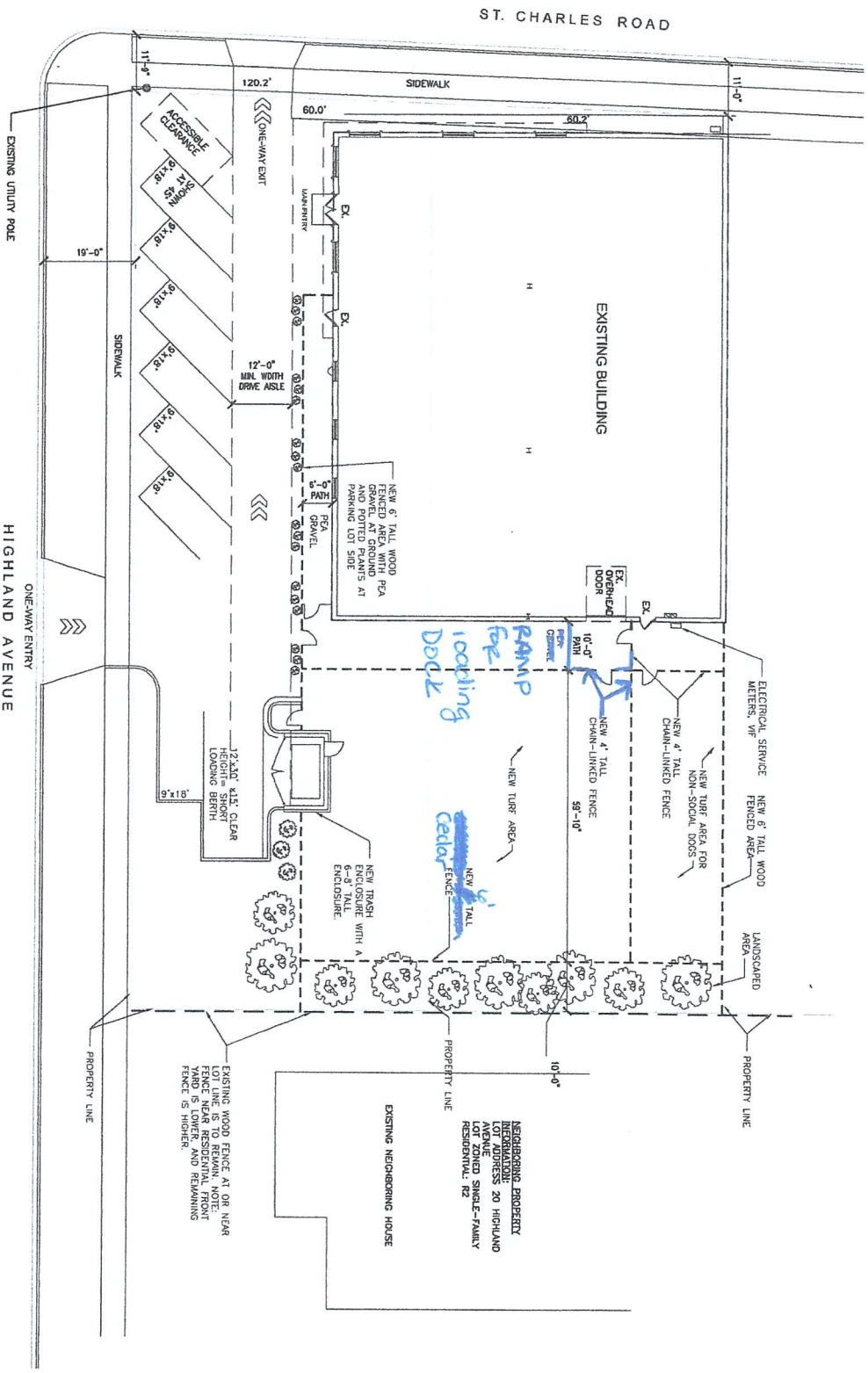
*[Signature]*



LAND SURVEYOR NO. 1306









Vicemail received Tuesday, March 30, 2021

My name is Tom Gibbs and I live at 102 N Highland Avenue. And this is in response to public notice PC 21-12 the former CJC Auto Parts potentially purchased by a dog kennel. My only concern is the nearby neighborhood. I'm just a few doors north of this facility and I don't want to see it turned into dog walking and a canine toilet. Unfortunately, with a kennel they will need to walk the dogs and we don't want them to be walked down the neighborhood and messing up the neighborhood. My recommendation would be to take them across the street to the Great Western Trail or to have the backyard area used for walking the dogs.

## Emails received before the Plan Commission Public Hearing

Dear Lombard Plan Commission members,

As the owners of the building at 730, 732 & 734 E. St. Charles Road, we feel that a dog kennel would be a noise and odor nuisance to our residential tenants. There are two apartments with bedroom windows facing east onto the vacant land and building next door at 740 E. St. Charles Rd.. If a dog kennel was located next door, it would decrease the value of the apartments and deter potential renters. If we're left with vacant apartments, it would mean less property tax dollars due to vacancies.

We also have commercial tenants and the noise of constantly barking dogs would be disruptive. We've owned the building almost 20 years and have turned down potential commercial tenants that owned pet grooming/boarding businesses specifically for this reason. A business such as a dog kennel would be better suited in an area with open land that isn't in close proximity to residential neighbors.

Sincerely,  
Alisa Volpe  
General Managing Partner  
ESC4, LLC

Ms. Ganser,

We are residents at 126 North Highland for 50 years and are opposed to a Doggie Day Care on my block. This is a quiet residential street with great and friendly neighbors.

We do not want to hear barking dogs as well as accessive traffic during the day and evening hours.

Thank You.

Michael & Marie Hickey

I would like to voice my opinion, and letter of objection, against the proposed kennel at the above address. I have read their plans for minimizing outdoor noise. While I appreciate their intentions, what they have not taken into consideration is the subject of their dogs inciting the dogs that already live in the neighborhood surrounding their proposed location. Dogs bark, they just do, and I understand that. If their dogs are being walked past homes where other dogs live, that usually incites a chain of barking as they pass by. Following the mail person is a good example of that, as she goes up and down the block, the dogs bark at every house that has a dog. Additionally, dogs that are outside at their facility will bark, no matter how hard they try to stop it. Again, that will incite the dogs already living here to bark.

We like to open windows when the weather is nice, but have been forced on occasion to close the windows and use air conditioning due to the neighborhood dogs that already live here. Dogs already live next door to us on both sides, and while our neighbors are considerate about letting their dogs bark for any length of time, I think outdoor dogs at the proposed facility will incite even more barking.

Mary Wrzesinski  
21 N. Chase Avenue  
Lombard, IL



Jennifer,

I have lived at 30 N Highland Ave and am opposed to the Kennel. We have many small children and seniors who walk up and down the side walk it the summer. We don't want to hear dogs barking, the smell of animal waste and excessive traffic all day long.

Also the doc on the property floods every time we have a lot of rain.

We are also concerned about the dogs getting out of the Kennel

Thank you

Pat Zeek

Hello,

My name is Javier Ruiz. I am excited to hear that Four Paws is expanding. It is great to see the village of Lombard support a great institution and business like Four Paws. Four Paws doggy day care is such a great facility and family owned business that cares about everyone else's family! So much that they are in the business of taking care of our furry family members! Four Paws is really the small business that everyone wants to work with, they are second to none in taking care of our wonderful dogs! They are such a family friendly business, and you can feel the trust and the genuine care that they provide to the dog owners in Lombard and the surrounding suburbs! I live in Naperville, and I have many options, but Four Paws really provides that old school family own business feeling that I want. Their end goal is not money, but rather to provide dog owners the needed peace of mind and assistance in care for our furry family members.

Additionally I see how the owner really supports the employees, giving a great job and technical career opportunity for her staff!

Thank you Lombard for attracting businesses like Four Paws to call Lombard home! What a great partner to have in growing the community!

Javier Ruiz

Hi Jennifer!

The owner of Four Paws, Danielle, asked me to reach out to you on her behalf which I am more than happy to!

Four Paws has been the most positive experience for my dog. The employees the owners everyone that works there, you can tell they truly love their job and the dogs.

I have never met anyone as nice as Danielle who owns her own small business. She truly cares about her clients and their dogs. I've had friends say I'm lucky to have found a place like Four Paws because of how well my dog is treated there. And I recommend them to anyone that has asked! I do hope they are able to expand because they are truly a great place and I am so lucky to have found them!!

Thank you!

Lisa & Mason 🐶

Hello,

I hope you are well.

I understand Four Paws dog daycare & boarding is looking to purchase a new building in Lombard and is undergoing the use permit process. In hopes of facilitating this approval, I'd like to share how important this business is to our family.

The owner and staff of Four Paws have become an integral part of our family, treating our two needy dogs better than we could imagine (or even do at home!). They take the time to learn our dogs' unique personalities and needs and truly love them like their own. We utilize the daycare services on a weekly basis and the boarding services on a regular basis as well. Not only is this helpful for times we go on vacation or need the dogs to get their energy out, but for important times like this coming summer when we are expecting our 3rd baby. We will look to our extended family at Four Paws to focus on caring for our furry children, so we can focus on our human children.

Because of the incredible care and services Four Paws provides, they have become quite popular in the community and actually had to limit clients because of capacity (they want to ensure they can continue to provide the appropriate attention to the clients they accept). This new building will allow them to increase their capacity and provide even higher quality service to their families.

We have researched and used other dog daycare/boarding services in the area and we feel so fortunate to have found Four Paws. Even though it is not the most convenient move for us, we will undoubtedly continue to support Four Paws and rely on them to take care of our family members.

We hope the Village of Lombard approves their use in this new space.

Please feel free to reach out with any questions.

Thank you for your time and consideration.

Best,

Lauren

Dear Jennifer,

I am writing to you in regards to Four Paws Daycare and Boarding. I have been a client since January 2017 and have used their facility for weekly daycare for my three dogs, boarding anytime we are out of town, and day school for my young and energetic puppy. In the over four years I have been taking my dogs there I have had nothing but positive experiences. My dogs are treated like family and get undivided attention and positive reinforcement from Danielle and her staff.

Four Paws is clean, professional, and well maintained. I was so impressed when I toured their space prior to taking my dogs for daycare. Danielle runs a fantastic business and has a great group of employees who are passionate about their jobs. Her client base has grown exponentially and I can totally understand, and am not at all surprised that she is out of space in her current location. It's exciting to see a locally owned business growing and thriving.

Best,



Robin Ahn,  
217 S. Craig Pl.  
Lombard, IL 60148

Jennifer,

I'm writing on behalf of one of Lombard's outstanding small businesses, Four Paws. I understand that, due to an ever increasing customer base, the owner is trying to relocate to a larger space to accommodate and serve the needs of the community. As a long-standing customer from Glen Ellyn, I recognize this need due to their incredible professional practice which has continued to attract customers, even throughout the Pandemic.

The owner and her staff are amazing, taking exceptional care of all customers' dogs and running a professional business in a very streamlined manner. They take great care and pride in doing their absolute best.

I trust the Village of Lombard recognizes Four Paws as a leader in the pet-care industry, and continues to support its growth and expansion.

Sincerely,  
Melissa Herbst  
Glen Ellyn

Greetings:

I'm writing to express our extreme gratitude to the team of Four Paws Doggie Day School/Care. Due to the exemplary care and special attention to detail, Zoie, our 140 pd Cane Corso, is now fully socialized and loves Everyone. We have boarded Zoie, several times and the team provides consistent updates which bring great ease to us, while we are out of town. The team has also researched Zoie's current medical condition, to also provide excellent personalized care. We are grateful for the essential services provided by Four Paws. We look forward to many more years of being apart of the Four Paws family.

Sincerely yours,  
Keith and Trina Carter

Good Evening -

I would like to write a letter to the city to let you know that Four Paws in Lombard is amazing. I simply cannot say enough good things about them. We have been using Four Paws since they have opened and every experience has been positive. The owners and staff always go the extra mile for their customers. Everyone is at Four Paws is compassionate, knowledgeable and professional to all every customers.

I love seeing them grow and I hope they can expand their business in the Lombard area. Four Paws is a great place for community and I love recommending family friends to Four Paws. Thank you for having such wonderful place for our animals to go to in Lombard.  
Kelly Steciak

Hi Jennifer,

My name is Kathryn Parker, I am emailing you on behalf of Four Paws as a very satisfied customer. I have been sending my dog to Four Paws since he was only a few months old and I

have nothing but great things to say about this business. Not only do they treat their customers with respect, but they treat the dogs as if they were their own. At this point I consider Four Paws an extension of my family with the trust I have in them. Four Paws wants nothing but the best for their dogs and it is clear in every interaction I have had with them. I would highly recommend Four Paws to anyone with daycare or boarding needs for their dogs.

Kathryn Parker

Dear Jennifer,

My name is Kim Wohlfarth, I am a 10 year resident in Lombard and I am a faithful client of Four Paws!

I really want to put in a good word for them and the new exciting steps Danielle is taking with her amazing day care.

Four Paws has become a huge part of my life since the day I happened to be driving by and notice a new doggy daycare when they first opened. Danielle, her family, and all her staff have been absolutely wonderful. I honestly cannot say enough awesome things about them, but I can tell you a bit about my personal experience.

I am single, own my own decorative painting business, and live alone with my best friend Oakley - my sweet 6 year old Black Lab who is my world. Having used two other daycare facilities prior to Four Paws, I would never use another. They all care so deeply about each and every one of their human and K-9 clients!

In December 2019, I discovered some scary health issues. I could not have made it through 2020 without them and all their support. They took such good care of Oakley when I couldn't. It made my life so much easier knowing Oakley was so loved and well taken care of. We now have a second family for sure, Oakley has loved to be with the staff and all her furry friends at least 3 times, sometimes 6 days a week since the day they opened.

All the dogs are kept on a strict schedule, special groups according to size and temperament, and they are all tested before they are ever allowed to join in the fun. Careful steps are taken during drop off and pick-ups to ensure everyone is safe.

Danielle and the staff are so great, I really just wanted to put in a good word for them on their exciting new building and location! I know it will be an even more awesome place for all of our much loved fur babies to enjoy!! Wishing Four Paws all the best!!! Oakley and I love them so much, and I know all their other clients feel the same!

Sincerely,

Kim Wohlfarth

### **Emails received after the Plan Commission Public Hearing**

Hello my name is Eric spartz, I was born and raised in Lombard, I graduated from Glenbard east high school in 2009, my family has been very active in the village, as well as volunteer camps in Lombard such as TLC camp for the last 16 years. Today I am a sworn in professional union firefighter paramedic for the Lisle Woodridge fire protection district. Four paws, for my family has been a vital, necessary and valuable business to me as I own a 2 year old hound dog named Banks. Working as a fire fighter my shifts are 24 hours long sometimes even 48 hours at a time;



this puts me in a unique position owning a pet, as I was in the utmost need to find a day care that I felt comfortable to bring banks for extended care while I went to the firehouse. Finding care for a pet, can be a cautious journey as we all love our dogs like our own family and children, for me, especially as I have personal work related mental injuries from traumatic life events, banks actually cares for me emotionally more than I care for him, so finding the right place for him was paramount. If we rewind to the beginning of the pandemic when shelter in place orders began, I was still going to work, not only just going to work but wearing surgical masks, N95's , gowns, gloves, face shields the whole 9 yards; responding to a myriad of respiratory and fever like symptoms all over our district in droves as the men and women of our own firehouse tried our best to stay protected and healthy; we did the best we could, we did the most we could, we were under massive pressure, we worked under a microscope from medical direction higher powers as well as scrutinized and tracked everywhere we went everything we did and every procedure performed by the fire district, hospitals alike, and the CDC. We were scared. My unique position was I still needed to find care for banks as I was not governed by the stay at home order; in the hour that I needed it most four paws was there. Not only were they supportive of my career and available to care for banks, they became our family, Banks is part Danielle's dog as well; in the tragic case I ever needed to find a family for banks I would look no further I know where I would bring him. Because the pandemic caused a low census at Fourpaws some nights, when banks was the only dog that needed care, instead of sheltering him at her business , Danielle went above and beyond and even brought my dog to her home, To care for him to take care of him and love love him like her own, her family flocked to banks; The energy was undeniable that this was the right place for banks. Again banks is not just a normal dog he's a companion that cares for me on my hard days, this relationship I built with forepaws was an act of god for me, in a time that I debated what I was going to do and how would banks ever receive the care he needs while I was on shift. Fourpaws is an incredible business they are family oriented, And everybody that I run across who takes their dogs to them rave about How amazing they are, this is a hidden Gem right in downtown Lombard. Fourpaws provides a safe environment, They offer a multitude of services outside of daycare including grooming and training also fun events and a hilarious social media presence ( honestly find the videos of " nap time " I don't know how they do it but you can see a room filled with various dogs laying down, sleeping all At one time like they spread sleeping dust in the day play area. It's incredible) Fourpaws runs an impeccable business taking care of your family like their own. Lombard would be lucky to have this business expand into an area they deserve. Feel free to contact me for further questions. 630-xxx-xxxx Or Espartz@ Thank you for your time , Eric Spartz FFPM LWFD badge 174.

My name is Mike Stalzer my adress is 215 N Highland and I think having a dog kennel on the old CJC location will be a problem in the neighborhood. Thank you

Dear Jennifer,

My name is Taylor Sullivan. I know you don't know me but what I have learned over the last few months is that if you can speak up for a kind soul do it before its too late.I

I need to voice a few things about a business named Four Paws, but first a little about me. I am emergency room nurse at CDH for the last 5 years. I am also a soon to be Nurse Practitioner in

clinical's in emergency department and primary care. Having a dog was a choice and my BF and I love our puppy to death. Banks is are baby boy hound dog that is as sweet as pie. I have to say that without four paws we would have had to give him up in all honesty. I have worked non stop for the last 2 and half years juggling full time employment on the front line of COVID as well as being a full time student and enduring clinical it leaves very little time for a dog when your BF works 24hrs on and 48hrs off on the front lines as well. Without Four Paws we would of had to consider giving him up. But Danielle and her family and employees has gone above and beyond for us and our baby boy. Banks loves four paws like a second home and most importantly we trust in four paws that they care for our baby boy as we would at home. I can go to work and clinical's and have complete confidence that Banks is safe and being cared for by the best. I would hope if nothing more that Danielle can have more space to help out more people just like us. There are so many people that look for good doggie day cares. It would hurt me if I heard that this hard working, determined women who is trying to help and support families loves ones would not be able to get the space she needs. That just seems cruel. She always has a friendly face and welcoming to all. So please if there is any more I can do or say. Please call me or email me. 630-xxx-xxxx or taylorannsullivan@. Do it for the puppies, do it for the front line workers, do it for four paws. Because Danielle always fines a solution and she should be given this space. Do it for the additional people that she will bring into the community that will help the fellow businesses.

Kind Regards,  
Taylor Sullivan

Hello Jennifer,

I am writing on behalf of one of Lombard's small businesses - Four Paws. I understand the owner, Danielle, is looking to expand her business, and I think this is great for both us long-term clients, the Village and potential new clients by offering a bigger facility. We all know that the pet industry has only grown in recent years, and shows no sign of doing anything but continuing to grow.

I understand some of the neighbors may be a bit hesitant to welcome a dog business close by, but I can speak from experience that Danielle and her staff are very attentive to all their guests whether they are daycare pups or boarders. They will not allow endless barking or be inconsiderate of keeping all areas clean.

I appreciate your time and feel free to let me know if I can help in any other way.

Best regards,  
Heather Heggemann



## Kohn, Jeannie

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**From:** Ganser, Jennifer  
**Sent:** Monday, April 26, 2021 8:26 AM  
**To:** Kohn, Jeannie  
**Subject:** FW: Waiver of first - 740 E. St. Charles Road

For the BOT packet

**From:** Danielle Daidone <dadaidone@gmail.com>  
**Sent:** Saturday, April 24, 2021 8:34 AM  
**To:** Ganser, Jennifer <GanserJ@villageoflombard.org>  
**Subject:** Waiver of first - 740 E. St. Charles Road

### **Please be cautious**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

If you and the board feel this will be acceptable, I would like to request the waiver of first right for my conditional use request for the above referenced property for the use of a dog kennel. I am anticipating a closing date for the property sale to occur in early May. I would also like to begin work as soon as possible and I am hoping to get building permits into you for review shortly.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,  
Danielle

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A KENNEL FOR  
THE PROPERTY AT 740 E. ST. CHARLES ROAD WITHIN THE B4 CORRIDOR  
COMMERCIAL DISTRICT**

**(PC 21-12: Four Paws, 740 E. St. Charles Road)**

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 B4 Corridor Commercial District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use as set forth in Section 1 below; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on April 19, 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 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 pursuant to Section 155.416(C)(3) of the Lombard Village Code to allow for a kennel to operate on the subject property located within the B4 Corridor Commercial District., is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.



SECTION 2: That this Ordinance is limited and restricted to the property at 740 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 81 AND 82 (EXCEPT THE PART THEREOF DEDICATED FOR HIGHWAY PURPOSES) IN ROBERTSON'S ST. CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT 157522, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-04-309-029

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

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where animals can roam freely;
4. The fence shall be maintained in a good state of repair at all times;
5. The landscaping at the north property shall be maintained in good condition at all times;
6. No dogs shall be allowed outside between 10:30pm and 7:00am;
7. The petitioner shall sound proof the building, as reviewed and approved by the Village;
8. That the petitioner shall be required to apply for and receive building permits prior to construction; and
9. This relief shall be valid pursuant to timing provisions in Section 155.103(F)(11)(a) and Section 155.103(F)(12) of Village Code.

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.

Ordinance No. \_\_\_\_\_  
Re: PC 21-12  
Page 3

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk