

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)

X

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *DAH*

DATE: January 2, 2009 (BOT) Date: January 15, 2009

TITLE: PC 08-33: Text Amendments to the Zoning Ordinance and
PC 08-34: 700-710 W. Hill Avenue (21 W140 Hill Avenue) (Bellyrub
Club)

SUBMITTED BY: Department of Community Development *MD*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the
above-mentioned petitions. These petitions request:

PC 08-33: A text amendment to Section 155.420(C) of the Lombard Zoning Ordinance (and
other sections where needed for clarity) allowing "Animal Day Care Facility" and "Kennels" to
both be listed as a conditional use within the I - Limited Industrial District.

PC 08-34: That the Village grant a conditional use, pursuant to Section 155.420(C) of the
Zoning Ordinance to allow an "Animal Day Care Facility" within the I - Limited Industrial
District. (DISTRICT #1)

The Plan Commission recommended approval of these petitions with conditions.
Please place this item on the January 15, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager *David A. Hulseberg* _____
Date _____
Date *1/6/09* _____

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: David A. Hulseberg, Village Manager
FROM: William Heniff, AICP *WH*
Director of Community Development
DATE: January 15, 2009

SUBJECT: PC 08-33 & PC 08-34: 700-710 W. Hill Avenue (21W140 Hill Avenue)

Attached please find the following items for Village Board consideration as part of the January 15, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-33;
3. IDRC report for PC 08-34;
4. An Ordinance granting approval of text amendments to the Zoning Ordinance to allow Animal Day Care Facilities and Kennels in the I - Limited Industrial District;
5. An Ordinance granting approval of a conditional use to allow an Animal Day Care Facility on the subject property; and,
6. Plans associated with the conditional use petition.

As both petitions are directly related to one another, the Plan Commission decided to hear both petitions as one. The Plan Commission recommended approval of the zoning actions associated with both petitions.

VILLAGE OF LOMBARD
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Lombard, Illinois 60148-3931
(630) 620-5700 Fax (630) 620-8222
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January 15, 2008

Mr. William J. Mueller,

Village President, and

Board of Trustees

Village of Lombard

Subject: PC 08-33 & PC 08-34: 700-710 W. Hill Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petitions. The petitioner is requesting text amendments to the Zoning Ordinance to allow Animal Day Care Facility and Kennels in the I – Limited Industrial District and companion conditional use approval to allow Animal Day Care Facility on the subject property located in the I – Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 15, 2008. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

Sue Aikman, owner of The Bellyrub Klub, 21 W140 Hill Avenue, Glen Ellyn, presented the petition. She mentioned that she is requesting a text amendment to allow animal daycare facilities and kennels in the I industrial district as well as for the granting of a conditional use for an animal daycare facility. Her business, The Bellyrub Klub, is a limited liability corporation which includes a retail component, offers dog training and daycare. She stated her educational background and credentials. Of all the services they offer, she indicated that training is one of the most important as behavioral issues are usually the reason people give up or decide to keep their dogs. This service not only trains the dog but it increases the health and well-being of the animal.

Also offered are a variety of classes including agility and the K9 good citizen. The good citizen award class is supported and given by the American Kennel Association. It is designed to promote good manners for dogs in conjunction with teaching the owners responsibility. As a team they become certified – good dog/good owner. They also offer hands-on seminars, which run approximately 2-3 hours, as well as workshops which cover a variety of topics.

"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 responsible governmental services to the people of Lombard."

David A. Hulseberg
Village Manager

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Village President
William J. Mueller
Village Clerk
Bridite O'Brien

The daycare component is another important part of the business. Not only does it provide the animals with a great environment but it benefits them in that they have an opportunity to learn, socialize and play while developing their motor skills and self-control. It also increases canine communication. Having these opportunities also provide a benefit to the customer. When the animal is picked up from daycare, they already have had lots of attention and are tired. So, when they arrive home, the customer can begin their household duties instead of dealing with a bored animal that has slept all day.

Ms. Aikman then explained that the retail component of their business deals with the sale of a variety of basic items including training items, toys, ropes, leashes and collars.

Her staff is comprised of three employees and herself as well as volunteers who are also interested in animals. The staff's responsibilities include the cleanliness of the facility including the outside of the building, taking care of the animals and ensuring they are well cared for, the safety and overall health and well-being of the animals, the drop off and pick up of the animals and interaction with the customers either by answering questions about the services provided, classes, or selling retail items. Her intention is to have the business grow which will increase their list of responsibilities.

Indicating why she chose to get into the field, she presented a number of facts and statistics which confirm that the pet industry is booming, how it is developing and the direction it might take in the future:

- Owners spend \$43.4 billion on pets
- In 2008 the majority of growth was due to high-end products and services for dogs such as daycare, dog spas, luxury gifts for dogs, pet insurance and pet trusts
- Memorializing pets has become a growing industry
- 30% of owners already memorialize their animals
- 70-80% will take animals with them in a disaster situation
- 70% buy treats and toys of which \$66 is spent on treats and \$41 is spent on toys
- 26% own dog beds
- The average age most responsible for purchasing and taking care of animals are 46 year old females.

Concluding, Ms. Aikman indicated that pets have made their way into families in different fashions. In order to fill a void empty nesters are filling their houses with animals as their own children are growing and leaving. Baby boomers are choosing to have animals in place of children. Money is generated from these types of clientele. The pet industry has been insulated from the recession and there are no signs indicating that it won't continue to grow.

Chairperson Ryan then opened the meeting for public comment. The following made comments in favor of the petition:

Felicia Figlewicz, 21 W 115 22nd Street, Lombard, stated that she has lived at that address for 15 years. She has 3 dogs and owns a wholesale meat company in Chicago. It has been in business for 80 years and services 5-star restaurants. She works 10-hour days, is recently divorced, and has no children. If it weren't for The Bellyrub Klub she couldn't have dogs. She mentioned other daycare facilities she has used, which have been located near or on her way to her place of business, and how overcrowded and impersonal they are. There was a lot of controversy with the way care was being given but she doesn't worry about that now. She has someone come and retrieve her dogs and she picks them up after work. She spends a lot of money on her dogs. They have participated in almost everything there including behavior and agility classes, training, and plan on doing the good citizenship award class. She asked the Commissioners to give the petitioner positive consideration.

Kathy Bright, 235 West Arboretum, Lombard, stated that she has lived at that address since they were built and is a new dog owner, adopting from a shelter rescue. She has taken her dog to a daycare in Downers Grove and it was wrong. She works and she is her household so there is no one she can leave her dog with. She loves the Bellyrub Klub because they are passionate in what they do. Her dog gets to socialize and gets great care. They maintain a good proportion of staff to dogs. Their staff really cares about the dogs, they provide a clean environment and their philosophy brings out the best in him – she is a big fan of the place. They are very knowledgeable and are a great resource when it comes to getting information about food and behavior. We are all happy and they are an excellent business.

Ross Green, 26 Walnut Road, Glen Ellyn, stated that he lives one block from The Bellyrub Klub. He is an empty nester, baby boomer and all the things previously mentioned. They recently rescued a dog through The Bellyrub Klub. He and his wife work endless hours and they take their dog there. The business provides a clean and humane environment and the employees are great. It is nothing but a great experience.

Chairperson Ryan then requested the staff report for PC 08-33.

Michael Toth, Planner I, presented the staff report. Mr. Toth stated that the petitioner is currently operating a canine training facility in the I – Limited Industrial District. There are currently no uses (permitted or conditional) that would allow such an activity in the I – Limited Industrial District; as such, the petitioner is requesting text amendments to the Zoning Ordinance to allow an “Animal Day Care Facility” as a conditional use in the I - Limited Industrial District. The petitioner has also filed for a companion conditional use approval for an Animal Day Care Facility to allow for such a use on the subject property.

Michael Toth stated that as an adjunct to the aforementioned request, staff would also like to petition for approval to also list “Kennels” as a conditional use in the I - Limited Industrial District. Staff believes this use to be most appropriate within an industrial area.

The principal activity associated with the petitioner's business is the training of animals, more specifically, canines. There are other canine training facilities located in Lombard; however, canine training facilities currently have no land use designation.

Mr. Toth stated, by definition, the Animal Day Care Facility is a broad use that contains a number of separate and distinct uses. Other uses that would fall under the newly-created Animal Day Care Facility land use would be the grooming, exercise and socialization of animals. Boarding, breeding, the care and sale of animals are uses that are classified under the existing Kennel use, which is also being proposed to be added as a conditional use within the I-Limited Industrial District. This amendment is being offered by staff to ensure consistency within the Zoning Ordinance. As there are many similarities between an Animal Day Care Facility and Kennel (notably the boarding of animals), staff believes that it is important to specifically distinguish any differences between both uses in order to clarify the intent of creating the Animal Day Care Facility use.

Michael Toth stated that in staff's opinion, the proposed uses are more appropriate for the I-Limited Industrial District. According to the description of the I - Limited Industrial District, the appreciable noise and waste of the proposed animal uses would inherently classify those uses as being more appropriate for an industrial zoning district.

Michael Toth stated that counsel made the recommendation to change the definition of Animal Day Care Facility to read: *any premises where three or more animals, over three months of age, at any one time, are accepted for grooming, training, exercise or socialization, provided that overnight boarding is not permitted.*

Chairperson Ryan then opened the meeting for questions and comment among the Commissioners. The Commissioners had no comments.

Commissioner Olibrysh made the following motion for approval of the conditional use associated with PC 08-33, which was seconded by Commissioner Sweetser.

After due consideration of the petition and the testimony presented, the Plan Commission found by a 5-0 vote that the proposal complies with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and recommend to the Corporate Authorities approval of PC 08-33.

Chairperson Ryan then requested the staff report for PC 08-34.

Michael Toth, Planner I, presented the staff report. The petitioner is currently utilizing the westernmost tenant space of the commercial/industrial strip center located on the subject property as a canine training facility. The petitioner is requesting conditional use approval to

continue use of their canine training business (as currently operated), which would be defined by the Zoning Ordinance as an "Animal Day Care Facility":

Michael Toth stated that the subject tenant space is 2,100 square feet, which includes an open area for the training and daycare of the animals, a staging area for the animals where they are placed before they enter the training area, a "timeout" area where the animals are placed when experiencing behavioral problems, an ancillary retail sales area and second floor. The Bellyrub Klub has three employees – one full-time (petitioner) and two part-time employees. The principal function of the subject business is the daytime training and supervision of canines. The typical operation involves customers dropping off dogs in the morning and picking them up in the evening. In addition, they do offer joint classes in the evening with the canine and respective owner.

Michael Toth stated that the Comprehensive Plan calls for this area to be developed with light industrial land uses. As there will be waste removal and minimal noise disturbances associated with the presence of the canines, the proposed uses could be considered light industrial by nature.

Michael Toth stated that the Zoning Ordinance requires a minimum of three (3) spaces for each use in the Business and Industrial Districts. As there are five businesses located within the center, a minimum of fifteen (15) parking spaces would be required for the entire subject property.

Michael Toth stated that as a condition of approval of PC 07-06 (Hill Avenue Auto Repair), the subject property was to be modified to incorporate all of the parking lot improvements depicted on the site plan that was prepared by the Village and based upon the original 1976 site approval. The aforementioned site plan provided nine (9) parking spaces on the subject property. As a condition of approval to PC 07-06, the parking lot was to be striped in accordance with the approved site plan. Upon inspection conducted on November 24, 2008, staff found that the parking portion of the plan had not been fully addressed. Upon staff's inspection, there were found to be only eight (8) striped spaces. As a condition of approval for the subject conditional use, this petition shall be held to the same condition of approval relative to the parking plan that provides nine (9) striped spaces on-site. As of December 4, 2008 staff is following up with Code Enforcement to address the deficiencies that involve the auto repair operator.

Michael Toth stated that during the same site inspection, staff has noticed vehicles being parked on the gravel right of way along Hill Avenue. Staff recommends as conditions of approval that all vehicles on the subject property must A) be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances and B) parked on the subject property only. If the property owner or tenants want to increase the area for parking, then it must be paved. However, staff notes that any expansion of the parking lot may require that storm water detention be provided.

Chairperson Ryan then opened the meeting for questions and comment among the Commissioners.

Commissioner Olibrysh asked the petitioner how long they have been operating their business. Ms. Aikman replied that they have been operating at that location since 2007.

Commissioner Cooper asked the petitioner what the size of the dog run is. Ms. Aikman replied that there is no dog run, but the animals do get walked in a particular area.

Commissioner Cooper asked the petitioner who cleans up after the dogs. Ms. Aikman replied that the property owner cleans the building, but the dog areas get cleaned by the staff at the Bellyrub Klub.

Commissioner Cooper asked staff if they are required fifteen (15) parking spaces. Mr. Toth replied that per the approved 1976 site plan, they are only required nine (9) parking spaces.

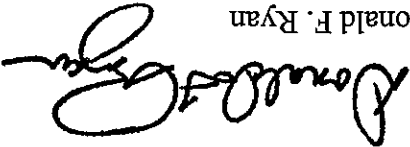
Commissioner Sweetser made the following motion for approval of the conditional use associated with PC 08-34, which was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found by a 5-0 vote that the proposal complies with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and recommend to the Corporate Authorities approval of PC 08-34; subject to the following conditions:

1. That the petitioner shall satisfactorily address the comments included within the IDR/C report.
2. That the subject property be modified to incorporate all of the parking lot improvements required as part of Ordinance 5991 (PC 07-06) and depicted on the site plan prepared as an exhibit and made a part of the recommendation of approval.
3. That all vehicles on the subject property must be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances.
4. That all vehicles associated with the subject business must be parked on the subject property. In no case shall vehicles be parked on the right of way or adjacent properties.
5. All dumpsters located on the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan

Lombard Plan Commission

c. Petitioner

Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Michael S. Toth
Planner I

TITLE

PC_08-33: Text Amendments to the Zoning Ordinance: The petitioner requests a text amendment to Section 155.420(C) of the Lombard Zoning Ordinance (and other sections where needed for clarity) allowing "Animal Day Care Facility" and "Kennels" to both be listed as a conditional use within the I - Limited Industrial District.

GENERAL INFORMATION

Petitioner:

Sue Aikman
710 Hill Ave.
Lombard, IL 60148

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on November 11, 2008:

1. Public Hearing Application.
2. Response to Standards for Text Amendments

DESCRIPTION

The petitioner is currently operating a canine training facility in the I - Limited Industrial District. There are currently no uses (permitted or conditional) that would allow such an activity in the I - Limited Industrial District; as such, the petitioner is requesting text amendments to the Zoning Ordinance to allow an "Animal Day Care Facility" as a conditional use in the I - Limited Industrial District. The petitioner has also filed for a companion conditional use approval for an Animal Day Care Facility to allow for such a use on the subject property.

As an adjunct to the aforementioned request, staff would also like to petition for approval to also list "Kennels" as a conditional use in the I - Limited Industrial District. Staff believes this use to be most appropriate within an industrial area.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Department of Public Works has no comments on the petition.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

BUILDING & FIRE

The Fire Department/Bureau of Inspectional Services has no comments at this time.

PLANNING

Table 1 illustrates how the different animal uses are *currently* being regulated in the Zoning Ordinance (note: there are no animal uses listed as either a permitted or conditional use within the O, CR or any residential districts).

Uses	B1	B2	B3	B4	B4A	B5	B5A	I
Animal Hospitals and Kennels	-	C	-	C	C	C	C	-
Animal Day Care Facilities	-	-	-	-	-	-	-	-
Pet Grooming Services (not including animal hospitals or overnight visits)	P	P	P	P	P	P	P	-
Pet Shops	-	-	P	P	P	P	P	-

Table 1

"C" = Conditional Use, "P" = Permitted Use, "-" = Prohibited Use

The principal activity associated with the petitioner's business is the training of animals, more specifically, canines. There are other canine training facilities located in Lombard; however, canine training facilities currently have no land use designation. Staff has not reviewed animal uses in the context of other zoning districts. If an Animal Day Care Facility (or any other similar use) were to be proposed in any zoning district other than the I - District, a full Code review would be conducted.

By definition, the Animal Day Care Facility is a broad use that contains a number of separate and distinct uses. Other uses that would fall under the newly-created Animal Day Care Facility land use would be the grooming, exercise and socialization of animals. A kennel is defined as *any business, premises, or portion thereof, in which more than three (3) dogs or other domestic animals over three (3) months of age are boarded for compensation, bred, cared for, or kept for sale*. Boarding, breeding, the care and sale of animals are uses that are classified under the existing Kennel use, which is also being proposed to be added as a conditional use within the I-Limited Industrial District. This amendment is being offered by staff to ensure consistency within the Zoning Ordinance. As there are many similarities between an Animal Day Care Facility and Kennel (notably the boarding of animals), staff believes that it is important to specifically distinguish any differences between both uses in order to clarify the intent of creating the Animal Day Care Facility use.

In staff's opinion, the proposed uses are more appropriate for the I-Limited Industrial District. The Zoning Ordinance describes the I-Limited Industrial District as an area intended to provide an environment suitable for industrial activities that do not create appreciable nuisance or hazards, or that require a pleasant, hazard-and- nuisance-free environment. According to the description of the I-Limited Industrial District, the appreciable noise and waste of the proposed animal uses would inherently classify those uses as being more appropriate for an industrial zoning district.

Standards for Text Amendments

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. The standards and the petitioner's and staff comments are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

The proposed amendments would be uniformly applied to the I-Limited Industrial District as a conditional use. All similar use proposals in the I-Limited Industrial District would be subject to the conditional use process. From a land use perspective, there are uses in the I-Limited Industrial District that are similar to the proposed use as they generate waste and produce minimal noise disturbances.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The I Limited Industrial District is intended to provide an environment suitable for industrial activities that do not create appreciable nuisance or hazards, or that require a pleasant, hazard-and- nuisance-free environment.

While the I Limited Industrial District is intended as a major employment generating area and will create significant traffic and other impacts, the types of activities associated with the proposed use may be more suitable for the I-Limited Industrial District. There may be waste removal and minimal noise disturbances associated with the presence of animals, which would be better suited for an industrial area.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed text amendment would not create any non-conforming situations as the proposed use has previously not existed as a permitted or conditional use within the I-Limited Industrial District.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment will make the ordinance more permissive by right, as it relates to animal care in the I – District. However, the amendments will allow any similar use proposals to petition for a conditional use without requiring the companion text amendment approval.

5. *The consistency of the proposed amendment with the Comprehensive Plan.*

As there will be waste removal and minimal noise disturbances associated with the presence of animals, the proposed uses could be considered light industrial by nature. The subject use could be applied to all light industrial properties throughout the Village; however, discretion as to whether a particular site is suitable for such a use would be determined by the conditional use process.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending its Zoning Ordinance to address evolving circumstances presented by petition or to clarify the intent of the Ordinance provisions. In 2007, text amendments to the Lombard Zoning Ordinance were adopted to allow athletic training facilities and/or learning centers to be listed as a conditional use within the I Limited Industrial District. This amendment is similar in scope as it demonstrates an evolving I – Limited Industrial District, which now includes quasi-industrial uses.

Proposed Text Amendments

The following are the proposed text amendments for the Zoning Ordinance and Code of Ordinances. Proposed changes to the Zoning Ordinance is denoted by underlining new text.

SECTION 155.418 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS

(B) Permitted Uses

The following uses shall be permitted in the I District:

- (1) Bedding manufacturing
- (2) Boot and shoe manufacturing
- (3) Cabinet Making
- (4) Carpet manufacturing
- (5) Cloth products manufacturing

- (6) Contractors, architects, and engineers offices and shops
- (7) Dry cleaning plants and operations primarily serving satellite drop-off dry cleaning establishments in other districts.
- (8) Electronic and scientific precision instruments manufacturing
- (9) Exterminating services
- (10) Film Processing; not including retail sales or commercial studios
- (11) Furniture upholstery & Refinishing
- (12) Fur processing
- (13) Laboratories, including research and testing laboratories
- (14) Laundries, including truck route laundries, linen supply, and diaper services
- (15) Light machinery production and repair e.g. household appliances & business machines etc. - appliances, business machines, etc.
- (16) Lithographing
- (17) Mail order houses
- (18) Mechanical Parts Reconditioning
- (19) Mini-Warehouses
- (20) Musical instruments manufacturing
- (21) Offices
- (22) Orthopedic and medical appliance manufacture
- (23) Packing Material Manufacturing
- (24) Parking lots, commercial and lots other than accessory, and subject to the provisions of Section 155.600 of this Ordinance
- (25) Pottery and ceramics manufacture
- (26) Printing and publishing establishments

(27) Public utility and service uses

(28) Radio and television stations and towers

(29) Rope, cord, and twine manufacture

(30) Sheet Metal Stamping and Fabrication

(31) Sign Contractors

(32) Sporting goods manufacture

(33) Storage Centers

(34) Tool & Die

(35) Warehousing, storage, and distribution facilities

(36) Wearing Apparel Manufacture

(37) Woodworking and wood products manufacture

(38) Automated Envelope Merging Process

(39) Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

(C) Conditional Uses

Subject to the provisions of Section 155.103 (F) in this Ordinance, the following conditional uses may be allowed:

(1) Adult uses (including but not limited to adult book stores, adult cabarets, adult theaters, and adult video stores) subject to the adult use:

(a) not being located within 500 feet of a zoning district which permits (or allows as a conditional use) residential development, educational or religious institutions, parks, or playgrounds;

(b) not being located within 1,000 feet of another adult use (distances to be measured from property lines);

(c) being conducted in a manner that prohibits the observation of any material depicting, describing or relating to any specified sexual activities or specified anatomical areas by display, decorations, signs, show window or other opening from any public way.

- (2) Animal Day Care Facility
- (3) Automobile repair
- (4) Automotive service
- (5) Banks
- (6) Building material sales and storage
- (7) Carriage and express facilities
- (8) Catering Services
- (9) Clubs and lodges, nonprofit and fraternal
- (10) Compost collection facility
- (11) Concrete and cast stone fabrication and molding
- (12) Contractors, architects, and engineers equipment and material storage yards
- (13) Cosmetics production
- (14) Dairy products processing or manufacture
- (15) Food manufacture, packaging, and processing
- (16) Gasoline sales
- (17) Glass products production
- (18) Heliports, private or commercial
- (19) Learning centers (no outdoor component)
- (20) Kennels
- (21) Metal Plating, Forging, or Casting

- (22) Mortuarial Services
- (23) Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
- (24) Outpatient medical and dental offices and clinics
- (25) Paper products manufacture
- (26) Parks and playgrounds
- (27) Planned developments in conformance with Section 155.500 of this Ordinance
- (28) Plastic extruding
- (29) Recreation buildings or community centers
- (30) Recycling collection centers
- (31) Restaurants
- (32) Schools: public and/or private elementary, middle and high
- (33) Soap manufacture
- (34) Stadiums, auditoriums, and arenas - open or enclosed
- (35) Outside Storage of Motor Vehicles
- (36) Trade school
- (37) Other manufacturing, processing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in Subsection 155.418(C), above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat.
- (38) Four (4) story buildings within one hundred feet (100') of residentially-zoned property or a minor or major arterial street and buildings which are forty feet (40') to forty-five feet (45') in height and which are within one hundred (100') of a residentially-zoned property or a minor or major arterial street.
- (39) Accessory uses and buildings incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

SECTION 155.802 RULES AND DEFINITIONS

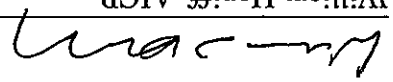
ANIMAL DAY CARE FACILITY any premises where three or more animals, at any one time over three months of age, are accepted for grooming, training, exercise or socialization, provided that overnight boarding is not permitted.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 08-33.

Inter-Departmental Review Group Report Approved By:



William Heniff, AICP
Director of Community Development

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

FROM: Department of Community Development
PREPARED BY: Michael S. Toth
Planner I

TITLE

PC 08-34: 700-710 W. Hill Avenue (21W140 Hill Avenue) (Bellyrub Klub): The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420(C) of the Zoning Ordinance to allow an "Animal Day Care Facility" within the I - Limited Industrial District.

GENERAL INFORMATION

Petitioner: Sue Alkman
710 Hill Ave.
Lombard, IL 60148

Property Owner:

L. Vincent Cuyler
87 Baybrook Lane
Oak Brook, IL 60523

PROPERTY INFORMATION

Existing Zoning: I – Limited Industrial District

Existing Land Use: Office/warehouse building

Size of Property: Approximately 24,786 square feet

Comprehensive Plan: Recommends Light Industrial

SURROUNDING ZONING AND LAND USE

North: Union Pacific Railroad

South: Unincorporated DuPage County property zoned I-1 Light Industrial District – developed with industrial uses

East: CR Conservation Recreation District – developed with a wastewater treatment plant

West: I Limited Industrial District – developed with light industrial uses and a cellular tower

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on November 11, 2008:

1. Public Hearing Application.
2. Response to Standards for Conditional Uses.
3. Plat of Survey, submitted by the petitioner.
4. Site Plan, submitted by the petitioner.

DESCRIPTION

The petitioner is currently utilizing the westernmost tenant space of the commercial/industrial strip center located on the subject property as a canine training facility. Such a use is currently not permissible as a permitted or conditional use in the I – Limited Industrial District; however, the companion text amendment filed in association with this petition (PC 08-33) would allow the aforementioned use to be subject to conditional use approval. The petitioner is requesting conditional use approval to continue use of their canine training business (as currently operated), which would be defined by the Zoning Ordinance as an “Animal Day Care Facility”.

Special Note: This petition assumes approval of PC 08-33. If PC 08-33 is not approved, this petition cannot be considered as it is currently proposed.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Engineering Division

Public Works Engineering has no comments regarding this request.

Utilities Division

- 1) Bellyrub Klub was inspected by the Village’s cross connection inspector and was notified that they had to install a vacuum breaker on the laundry tub and on the west sillcock. To date, they have not provided proof that they have completed this work.
- 2) Also, their water meter is not accessible. These deficiencies should be corrected prior to the Village approving the conditional use variation.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

BUILDING & FIRE

Upon review of the above request for a conditional use for a dog training facility, the Fire Department/Bureau of Inspectional Services has the following comments:

- 1) Facility must be in compliance with current building/electrical/plumbing codes as pertains to the facility and its use.
- 2) All fire and life safety matters must also be up to current codes with regards to egress requirements and fire prevention.

PLANNING

The subject property was annexed into the Village of Lombard in the early 1970's as vacant land. The property was originally part of a larger lot that included the adjacent parcel to the west and was known as 21W200 Hill Avenue. In 1972, the property was subdivided and the adjacent parcel to the west became known as 21W200 and the subject property was known as 21W140 Hill Avenue. In 1975, a variation was granted for the subject property (ZBA 75-10) to reduce the side yard setback on the west side of the property in order to allow for the construction of a storage facility. New addresses were assigned when the building was being built. However, the 21W140 address continued to be used after the building was completed. The subject lot is now improved with a commercial/industrial strip center.

The petitioner is currently operating a canine training facility in the westernmost tenant space within the strip center. The petitioner opened their establishment without receiving a zoning certificate from the Village. The subject tenant space is 2,100 square feet, which includes an open area for the training and daycare of the animals, a staging area for the animals where they are placed before they enter the training area, a "timeout" area where the animals are placed when experiencing behavioral problems, an ancillary retail sales area and second floor. The Bellyrub Klub has three employees – one full-time (petitioner) and two part-time employees. The principal function of the subject business is the daytime training and supervision of canines. The typical operation involves customers dropping off dogs in the morning and picking them up in the evening. In addition, they do offer joint classes in the evening with the canine and respective owner.

The dogs are walked on a strip of grass adjacent to the right of way along Hill Avenue. The Bellyrub Klub provides clean up bags for employees and customers to properly dispose of any

waste located in the area. The Bellyrub Klub and property owner have established a strict agreement to keep the subject property free of canine waste.

Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with light industrial land uses. As there will be waste removal and minimal noise disturbances associated with the presence of the canines, the proposed uses could be considered light industrial by nature.

Compatibility with the Surrounding Land Uses

The property is primarily surrounded by light industrial uses. Staff finds the proposed use to be compatible with the surrounding land uses.

Compatibility with the Zoning Ordinance

The petitioner has not proposed any building expansions at this time. The property does not meet the current front yard and side yard setback requirements for the I Limited Industrial District. A variation was granted in 1975 to reduce the side yard setback to the west property line to zero feet (0'). The building is setback approximately twenty feet (20') from the front property line, but is considered legal non-conforming as the front yard setback at the time the building was constructed was twenty feet (20').

Parking

As the subject business is located within an office/warehouse building that contains multiple tenants, there is a shared parking arrangement between all tenants. The general parking requirement for industrial/warehouse uses is one (1) space per 1,000 square feet of gross floor area. However, Section 155.602(A)(1) requires a minimum of three (3) spaces for each use in the Business and Industrial Districts. As there are five businesses located within the center, a minimum of fifteen (15) parking spaces would be required for the entire subject property.

As a condition of approval of PC 07-06 (Hill Avenue Auto Repair), the subject property was to be modified to incorporate all of the parking lot improvements depicted on the site plan that was prepared by the Village and based upon the original 1976 site approval. The aforementioned site plan provided nine (9) parking spaces on the subject property. As a condition of approval to PC 07-06, the parking lot was to be striped in accordance with the approved site plan. Upon inspection conducted on November 24, 2008, staff found that the parking portion of the plan had not been fully addressed. Upon staff's inspection, there were found to be only eight (8) striped spaces. As a condition of approval for the subject conditional use, this petition shall be held to the same condition of approval relative to the parking plan that provides nine (9) striped spaces on-site. As of December 4, 2008 staff is following up with Code Enforcement to address the deficiencies that involve the auto repair operator.

During that same site inspection, staff has noticed vehicles being parked on the gravel right of way along Hill Avenue. Staff recommends as conditions of approval that all vehicles on the subject property must A) be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances and B) parked on the subject property only.

If the property owner or tenants want to increase the area for parking, then it must be paved. However, staff notes that any expansion of the parking lot may require that storm water detention be provided.

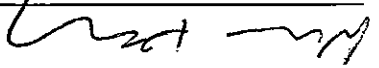
FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested conditional use **comply** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 08-34; subject to the following conditions:

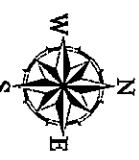
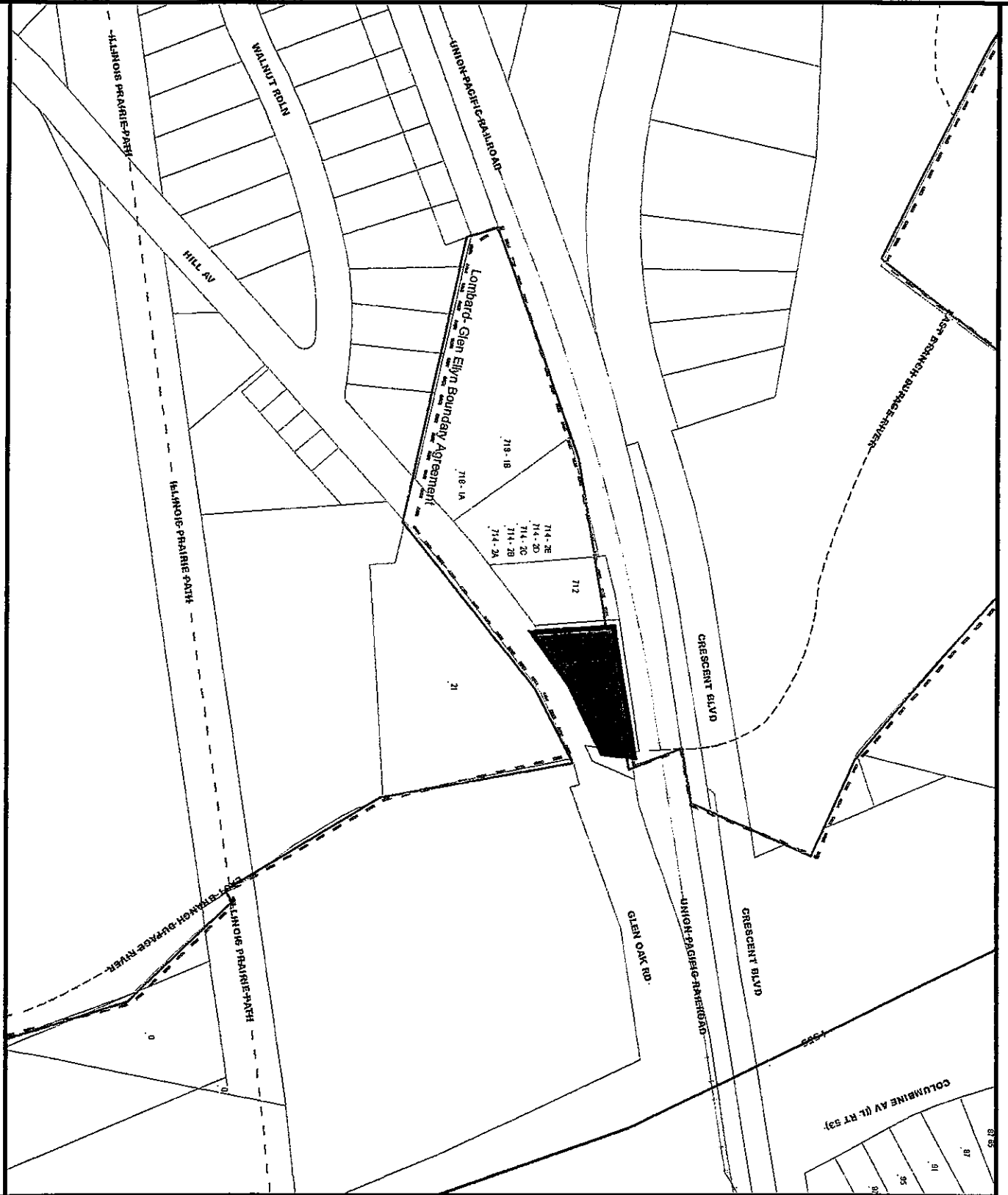
1. That the petitioner shall satisfactorily address the comments included within the IDRRC report.
2. That the subject property be modified to incorporate all of the parking lot improvements required as part of Ordinance 5991 (PC 07-06) and depicted on the site plan prepared as an exhibit and made a part of the recommendation of approval.
3. That all vehicles on the subject property must be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances.
4. That all vehicles associated with the subject business must be parked on the subject property. In no case shall vehicles be parked on the right of way or adjacent properties.
5. All dumpsters located on the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.

Inter-Departmental Review Group Report Approved By:



William Heniff, AICP
Director of Community Development

PC 08-34: 710 Hill Ave



• Active Cases

Centerline

JURIS

--- RIVER

---+ RXR

— TOLLWAY

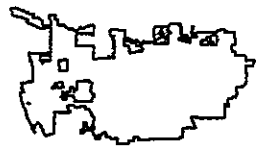
--- TRAIL

--- Boundary Agreement

▭ Parcels

▭ Trustee Boundaries

264 ft



November 29, 2008

Michael S. Toth

Planner I

Department of Community Development
255 East Wilson Ave.
Lombard, IL, 60148

RE: Case No. PC 08-34

Parcel Number: 05-12-207-038

Dear Mr. Toth,

We are the owners of the property directly across the street (south) of the subject property. We request that the petition be denied for the following reasons:

1. there isn't sufficient exterior dog runs
2. even now, they are walking the dogs along the public ROW
3. Who will clean up after the dogs do their "thing"?
4. the traffic on Hill Ave moves very fast
- a. Danger to dogs
- b. Danger to walkers
- c. Danger to motorists
5. parking is a problem

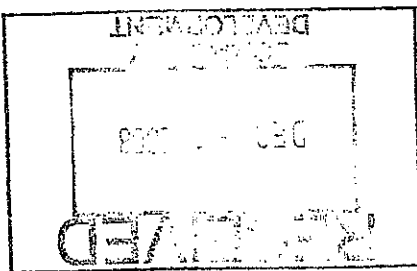
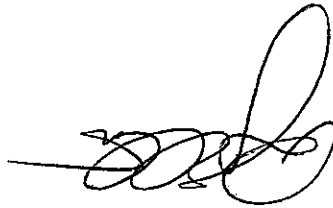
They sometimes park on our side of the street
Please consider these concerns.

Thank you.

R. J. Elliot

21W151 - 21W235 Hill Ave

Glen Ellyn, IL 60137





December 2, 2008

Chairperson of the Plan Commission
Village of Lombard
255 E. Wilson Avenue
Lombard, Illinois 60148

Re: Public Hearing Notice on proposed Animal Day Care Facility
Case # PC 08-34

Dear Chairperson:

The Forest Preserve District of DuPage County recently received notice of a proposed project on the property located at 21W140 Hill Avenue. We appreciate receiving timely notification of such projects that may have an impact on our nearby property, and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project, and does not have any comments at this time. We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward.

Please call me at (630) 933-7684 if you have any questions.

Sincerely,

Marcia Thomas
Land Preservation Specialist

cc: Kevin Stough, Director of Land Preservation

ORDINANCE

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 08-33: Animal Day Care Facilities and Kennels in the I - Limited Industrial District)

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, Section 155.102 (E)(13) of the Zoning Ordinance directs the Director of Community Development to initiate a review of the provisions established within the Zoning Ordinance; and

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and

WHEREAS, as the Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on December 15, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; 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, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 155, Section 420, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

SECTION 155.418 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS

(B) Permitted Uses

The following uses shall be permitted in the I District:

- (1) Bedding manufacturing
- (2) Boot and shoe manufacturing
- (3) Cabinet Making
- (4) Carpet manufacturing
- (5) Cloth products manufacturing
- (6) Contractors, architects, and engineers offices and shops
- (7) Dry cleaning plants and operations primarily serving satellite drop-off dry cleaning establishments in other districts.
- (8) Electronic and scientific precision instruments manufacturing
- (9) Exterminating services
- (10) Film Processing; not including retail sales or commercial studios
- (11) Furniture upholstery & Refinishing
- (12) Fur processing
- (13) Laboratories, including research and testing laboratories
- (14) Laundries, including truck route laundries, linen supply, and diaper services
- (15) Light machinery production and repair e.g. household appliances & business machines etc. - appliances, business machines, etc.
- (16) Lithographing
- (17) Mail order houses
- (18) Mechanical Parts Reconditioning

- (19) Mini-Warehouses
- (20) Musical instruments manufacturing
- (21) Offices
- (22) Orthopedic and medical appliance manufacture
- (23) Packing Material Manufacturing
- (24) Parking lots, commercial and lots other than accessory, and subject to the provisions of Section 155.600 of this Ordinance
- (25) Pottery and ceramics manufacture
- (26) Printing and publishing establishments
- (27) Public utility and service uses
- (28) Radio and television stations and towers
- (29) Rope, cord, and twine manufacture
- (30) Sheet Metal Stamping and Fabrication
- (31) Sign Contractors
- (32) Sporting goods manufacture
- (33) Storage Centers
- (34) Tool & Die
- (35) Warehousing, storage, and distribution facilities
- (36) Wearing Apparel Manufacture
- (37) Woodworking and wood products manufacture
- (38) Automated Envelope Merging Process

(39) Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

(C) Conditional Uses

Subject to the provisions of Section 155.103 (F) in this Ordinance, the following conditional uses may be allowed:

(1) Adult uses (including but not limited to adult book stores, adult cabarets, adult theaters, and adult video stores) subject to the adult use:

(a) not being located within 500 feet of a zoning district which permits (or allows as a conditional use) residential development, educational or religious institutions, parks, or playgrounds;

(b) not being located within 1,000 feet of another adult use (distances to be measured from property lines);

(c) being conducted in a manner that prohibits the observation of any material depicting, describing or relating to any specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public way.

(2) Animal Day Care Facility

(3) Automobile repair

(4) Automotive service

(5) Banks

(6) Building material sales and storage

(7) Cartage and express facilities

(8) Catering Services

(9) Clubs and lodges, nonprofit and fraternal

(10) Compost collection facility

(11) Concrete and cast stone fabrication and molding

- (12) Contractors, architects, and engineers equipment and material storage yards
- (13) Cosmetics production
- (14) Dairy products processing or manufacture
- (15) Food manufacture, packaging, and processing
- (16) Gasoline sales
- (17) Glass products production
- (18) Heliports, private or commercial
- (19) Learning centers (no outdoor component)
- (20) Kennels
- (21) Metal Plating, Forging, or Casting
- (22) Mortuarial Services
- (23) Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
- (24) Outpatient medical and dental offices and clinics
- (25) Paper products manufacture
- (26) Parks and playgrounds
- (27) Planned developments in conformance with Section 155.500 of this Ordinance
- (28) Plastic extruding
- (29) Recreation buildings or community centers
- (30) Recycling collection centers
- (31) Restaurants
- (32) Schools: public and/or private elementary, middle and high
- (33) Soap manufacture

(34) Stadiums, auditoriums, and arenas - open or enclosed

(35) Outside Storage of Motor Vehicles

(36) Trade school

(37) Other manufacturing, processing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in Subsection 155.418(C), above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat.

(38) Four (4) story buildings within one hundred feet (100') of residentially-zoned property or a minor or major arterial street and buildings which are forty feet (40') to forty-five feet (45') in height and which are within one hundred (100') of a residentially-zoned property or a minor or major arterial street.

(39) Accessory uses and buildings incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

SECTION 2: That Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

SECTION 8: RULES AND DEFINITIONS

SECTION 155.802 RULES AND DEFINITIONS

ANIMAL DAY CARE FACILITY any premises where three or more animals, over three months of age, at any one time, are accepted for grooming, training, exercise or socialization, provided that overnight boarding is not permitted.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2009.

First reading waived by action of the Board of Trustees this _____ day of _____, 2009.

Passed on second reading this _____ day of _____, 2009.

Ayes: _____
Nayes: _____
Absent: _____

Approved this _____ day of _____, 2009.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this _____ day of _____, 2009.

Brigitte O'Brien, Village Clerk



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

(PC 08-34: 700-710 W. Hill Ave (21W140 Hill 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 Properties 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)(2) of the Zoning Ordinance, to allow an Animal Day Care Facility at the property described below in Section 2; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on December 15, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein, subject to 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 from Section 155.420 (C)(2) of the Zoning Ordinance, to allow for an Animal Day Care Facility is hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: The approval granted in Section 1 above shall be limited and restricted to the property located at 700-710 W. Hill Avenue, Lombard, Illinois and legally described as follows:

LOT 2 IN "VILLA PARK KITCHENS RESUBDIVISION", OF PART OF LOT 11 IN THE ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 11, 1972 AS DOCUMENT NO. R72-47323 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 05-12-207-038

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address the comments included within the IDR/C report.
2. That the subject property be modified to incorporate all of the parking lot improvements required as part of Ordinance 5991 (PC 07-06) and depicted on the site plan prepared as an exhibit and made a part of the recommendation of approval.
3. That all vehicles on the subject property must be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances.
4. That all vehicles associated with the subject business must be parked on the subject property. In no case shall vehicles be parked on the right of way or adjacent properties.
5. All dumpsters located on the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2009.

First reading waived by action of the Board of Trustees this _____ day of _____, 2009.

Passed on second reading this _____ day of _____, 2009, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2009.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this _____ day of _____, 2009

Brigitte O'Brien, Village Clerk