

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


X Resolution or Ordinance (Blue) X Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 27, 2022 **(BOT) Date:** January 5, 2023

SUBJECT: PC 22-26: 1300 S. Main Street Suite N – Off Leash K9 Training

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

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Sections 155.417(G)(2) of the Lombard Village Code to allow for an animal training facility to operate on the subject property located within the Roosevelt Road Corridor B4A District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the January 5, 2023 Board of Trustees agenda with a request for a waiver of first reading due to a previous lack of a quorum at Plan Commission meetings in November.

Fiscal Impact/Funding Source:


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

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



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

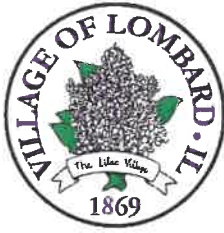
MEETING DATE: January 5, 2023

SUBJECT: **PC 22-26, 1300 S. Main Street, Suite N**

Please find the following items for Village Board consideration as part of the January 5, 2023 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-26; and
3. An Ordinance granting approval of a conditional use pursuant to Lombard Village Code to allow for an animal training facility on the subject property located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the January 5, 2023 Board of Trustees agenda with a request for a waiver of first reading due to a lack of a quorum at two scheduled Plan Commission meetings in November.



VILLAGE OF LOMBARD

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(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

January 5, 2023

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan 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 22-26, 1300 S. Main Street, Suite N

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Sections 155.417(G)(2) of the Lombard Village Code to allow for an animal training facility to operate on the subject property located within the Roosevelt Road Corridor B4A District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 19, 2022. Sworn in to present the petition were Alyssa De La Cuba, petitioner and Anna Papke, Senior Planner.

Acting Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Ms. De La Cuba said she represents the business and the Chicago location. She said off leash has 140 locations. She said they are focused on private training, there are no group classes.

Acting Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Acting Chairperson Giuliano asked for the staff report.

Ms. Papke presented the IDRC report for PC 22-26, which was entered into the public record in its entirety. The petitioner proposes to operate an animal training facility for training dogs and their owners. She said the training is all inside and is one on one training. No exterior improvements are necessary. Currently the tenant space, suite N, is vacant. The property is part of the Omni Plaza shopping center and there is an animal hospital at the center currently. Staff supports the petition.

Acting Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Johnston asked if its only dogs and Ms. De La Cuba said only dogs.

Commissioner Sweester asked what primary training. Ms. De La Cuba said it is manners, walking, distractions and things of that nature.

Acting Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Spreenberg, and a second by Commissioner Johnston, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-26, subject to the following five (5) 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. The primary training of animals shall take place inside the building only;
4. That the petitioner shall be required to apply for and receive building permits prior to construction; and
5. 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

Leigh Giuliano, Acting Chairperson
Lombard Plan Commission

November 21, 2022

Title

PC 22-26

Petitioner

Alyssa De La Cuba
10620 Altgeld St.
Northlake IL 60164

Property Owner

Omni Partners
1263 S. Highland Ave. # 2W
Lombard IL 60148

Property Location

1300 S. Main St., Suite N
06-19-201-018
Trustee District #2

Zoning

B4A – Roosevelt Road Corridor
District

Existing Land Use

Multi-tenant strip shopping center

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use, pursuant to Sections 155.417(G)(2) of the Lombard Village Code to allow for animal training to operate on the subject property located within the Roosevelt Road Corridor B4A District.

Prepared By

Tami Urish, Planner I



PROJECT DESCRIPTION

The petitioner is proposing to use the space for private sessions inside the building to train a client and their dog at 1300 S. Main St., Suite N.

APPROVAL(S) REQUIRED

The petitioner, Ms. De La Cuba for Off Leash K9 Training, requests a conditional use pursuant to Section 155.417(G)(2) of the Lombard Village Code to allow for animal training to operate on the subject property located within the B4A Roosevelt Road Corridor District.

EXISTING CONDITIONS

The subject property is currently developed with a multi-tenant commercial strip shopping center. The petitioner proposes internal modifications only with the exception of signage.

Direct access to the site is from Main Street and other access from Roosevelt Road through cross access with the shopping center to the west. Parking is available in front of the strip center as shared with all tenants.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.60 acres
Building Area: 39,500 sq. ft.
Suite N Area: ~ 1,160 sq. ft.

Submittals

1. Petition for a public hearing dated 10/18/2022;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of Survey, prepared by ALTA/ACSM Land Title Survey dated 7/5/2000; and
4. Interior floor plan, prepared by Randy B. Pruyn, NCARB, ALA, dated 9/14/2022;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. The petitioner will need a separate building permit for the proposed work shown in the submitted floor plans. Additional comments may be forthcoming during permit review.

Fire Department:

Private Engineering Services (PES) has no comments. 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*

	Zoning Districts	Land Use
North	B4A	Office and bank buildings
South	R2, R5	Single- and multi-family residences
East	B4A	Strip shopping center
West	B4APD	Strip shopping center

The subject property is located on the Roosevelt Road commercial corridor. The proposed animal training facility is compatible with surrounding uses in the B4A zoning district along both Main Street and Roosevelt Road.

In consideration of neighboring tenants and property owners, the primary training of dogs (and/or any animals) shall take place within the building as indicated by the applicant in the standards response. Staff notes that an animal hospital and kennel was recently approved and still in operation within the same building.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial uses in this area. The proposed use is consistent with this designation.

3. Zoning Compatibility

Staff has reviewed the petitioner’s request and finds the proposed animal training will not create any undue impacts on neighboring properties. Other veterinary hospitals, kennels and doggie daycare businesses are located in similar business districts within the Village. The proposed training is far less intensive than these uses. Staff finds the proposed use is consistent with the standards for conditional uses.

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.

SITE HISTORY

PC 15-08

Conditional use for outdoor dining area (Wing Brothers restaurant).

PC 20-22

Conditional use for tattoo studio.

PC 20-25

Conditional use for an animal hospital and kennel.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed animal training 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 animal training 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 22-26:

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 22-26, 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. The primary training of animals shall take place inside the building only;

4. That the petitioner shall be required to apply for and receive building permits prior to construction;
and
5. 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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN ANIMAL TRAINING FACILITY PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417(G)(2) OF THE LOMBARD CODE OF ORDINANCES

PC 22-26; 1300 S. Main Street, Suite N

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 Roosevelt Road Corridor B4A District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.417(G)(2) of the Lombard Zoning Ordinance to allow an animal training facility; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on December 19, 2022, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for an animal training facility is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1300 S. Main Street, Suite N, Lombard, Illinois and legally described as follows:

That part of the east 592.0 feet of the northeast ¼ of section 19, township 39 north, range 11, east of the third principal meridian, which lies north of the north line of Rebecca Road, and the north line of Rebecca Road extended west, as per melody lane estates unit No. 1 (excepting therefrom the north 337.80 feet thereof and except that part dedicated for Main Street as per said Melody Lane estates unit No. 1), in DuPage County, Illinois.

Parcel Number: 06-19-201-018 (the “Subject Property”).

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. The primary training of animals shall take place inside the building only;
4. That the petitioner shall be required to apply for and receive building permits prior to construction; and
5. 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 _____, 2023.

First reading waived by action of the Board of Trustees this _____ day of _____, 2023.

Passed on second reading this _____ day of _____, 2023.

Ordinance No. _____
Re: PC 22-26
Page 3

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2023.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2023.

Elizabeth Brezinski, Village Clerk