

# **Village of Lombard**

*Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org*



## **Minutes**

**Monday, January 23, 2023**

**7:00 PM**

**Village Hall**

## **Plan Commission**

***Commissioners:***

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,  
Kevin Walker, Tony Invergo,  
Alissa Verson and Robert Spreenber  
Staff Liaison: Jennifer Ganser***

## Call to Order

*Commissioner Giuliano called the meeting to order at 7:00 p.m*

## Pledge of Allegiance

*Commissioner Giuliano led the Pledge of Allegiance*

## Roll Call of Members

**Present** 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Robert Spreenberg, and Alissa Verson

**Absent** 1 - Tony Invergo

*Also present: Jennifer Ganser, AICP Associated Director of Community Development, and Anne Skrodzki, Legal Counsel to the Plan Commission.*

*Commissioner Giuliano called the order of the agenda.*

*Ms. Ganser read the Rules and Procedures as written by the Plan Commission*

## Appoint an Acting Chair

*A motion was made by Commissioner Spreenberg, seconded by Commissioner Johnston to appoint Commissioner Leigh Giuliano Acting Chair. The motion passed by an unanimous vote.*

## Public Hearings

[230018](#)

### **PC 23-01: 1280 S. Finley Road - Day Care**

The petitioner requests a conditional use pursuant to Section 155.417(G) (2)(b)(iii) of the Lombard Village Code to allow for a day care center to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #2)

*Sworn in to present the petition were Giovanni Giraldo, Alexandra Corredar, and Karen Giraldo the petitioners, and Jennifer Ganser, Assistant Director.*

*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. Corredar said she and her family has lived in Lombard since 2004. They started the day care center in 2005 in their home. They have a wait list and are struggling with adequate space. Mr. Giraldo discussed the success of their program and noted the investment they would make in the building and landscaping. Ms. Giraldo noted this is her parent's business and as a realtor she understands that home buyers look for houses with good schools and good day care centers nearby.*

*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. Ganser presented the IDRC report for PC 23-01, which was entered into the public record in its entirety. The petitioner proposes to operate a day care center with an outdoor play area. The day care will be approximately 5,000 square feet with approximately 1,864 square feet outside that will be fenced. The petitioner proposes to buy the property. Cross access was established between 1280 S. Finley Road and 515 W Roosevelt Road. 1280 S Finley Road does not have direct access onto Roosevelt Road or Finley Road.*

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

*Commissioner Johnston asked what the capacity will be and Ms. Ganser said the petitioner noted 72 children. She explained that the Fire Department will verify this.*

*Commissioner Sweetser asked for clarification on the hours of operation. Ms. Corredar said the teachers will start earlier and stay later to clean and get the classrooms ready. Commissioner Sweetser asked about the cross access and drop off/pickup. Ms. Ganser clarified that the cross access is recorded against the property. Ms. Giraldo said that security is important and they will have parking spaces for drop off/pickup.*

*Commissioner Verson asked if they will repave the parking lot and the petitioner said yes.*

*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 Johnston, and a second by Commissioner Verson, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 23-01, subject to the following three (3) 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; and
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

The motion carried by the following vote:

**Aye:** 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Robert Spreenberg, and Alissa Verson

**Absent:** 1 - Tony Invergo

## Business Meeting

### Approval of Minutes

A motion was made by Commissioner Spreenberg, seconded by Commissioner Sweetser, that the minutes of the December 19, 2022 meeting be approved.

The motion carried by the following vote:

**Aye:** 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Robert Spreenberg, and Alissa Verson

**Absent:** 1 - Tony Invergo

### Public Participation

There was no Public Participation.

### DuPage County Hearings

There was no DuPage County Hearings

### Chairperson's Report

The Chairperson deferred to the Director of Community Development.

### Planner's Report

There was no Planner's Report.

## **Unfinished Business**

There was no Unfinished Business.

## **New Business**

There was no New Business.

## **Subdivision Reports**

There was no Subdivision Reports.

## **Site Plan Approvals**

There was no Site Plan Approvals.

## **Workshops**

There was no Workshops.

## **Adjournment**

**A motion was made by Commissioner Johnston, seconded by Commissioner Verson, to adjourn the meeting at 7:28 p.m. The motion passed by an unanimous vote.**

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*Leigh Giuliano, Commissioner  
Lombard Plan Commission*

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*Jennifer Ganser, AICP, Assistant Director  
Community Development*