

# Village of Lombard

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



## Minutes

**Monday, April 19, 2021**

**7:00 PM**

**Village Hall**

## **Plan Commission**

***Commissioners:***

***Ruth Sweetser, Stephen Flint,  
Leigh Giuliano, Bill Johnston,  
Kevin Walker and Tony Invergo  
Staff Liaison: Jennifer Ganser***

**NOTICE OF MEETING MODIFICATION DUE TO COVID-19**

In light of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, and pursuant to Public Act 101-0640, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission being physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster.

Pursuant to Governor Pritzker's Executive Order 2020-07, as extended by Executive Orders 2020-18, 2020-33 and 2020-39, 2020-44, 2020-52, 2020-55, 2020-59, 2020-71, 2020-74, 2021-01, 2021-04 and pursuant to Public Act 101-0640, which suspend the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, members of the Plan Commission may be participating in the meeting through a virtual meeting platform.

Physical attendance at this public meeting will be capped to a maximum capacity of 50 persons in total, inclusive of Village officials, staff and consultants (whose physical attendance will be given precedence), with strict social distancing requirements in place. While the public is welcome to attend the meeting, and provide comments, in person, given capacity limitations and the COVID-19 pandemic, residents are invited to view and participate remotely through the means offered below. Interested parties may also view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at [www.villageoflombard.org/220/view-meetings-live](http://www.villageoflombard.org/220/view-meetings-live).

All interested persons will be given the opportunity to participate in the public hearing via telephone or submission of public comments or evidence in advance of the meeting

- email to [communitydevelopment@villageoflombard.org](mailto:communitydevelopment@villageoflombard.org)
- calling and leaving a voicemail at 630-620-5760
- letter mail to:

Community Development Department

Attn: Plan Commission

Village of Lombard

255 E. Wilson Avenue

Lombard IL 60148

Persons interested in participating in the hearing via telephone shall contact the Village in advance by any of the above methods to obtain information necessary for telephonic participation in the hearing. The Village requests that comments be submitted to the Village by 4:00 p.m. on Monday, April 19, 2021.

Notwithstanding this request, all comments received before the public comment

portion of the public hearing will be read into the public meeting record. The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible.

## Call to Order

*Vice Chairperson Flint called the meeting to order at 7:00 p.m*

## Pledge of Allegiance

*Vice Chairperson Flint led the Pledge of Allegiance*

## Roll Call of Members

**Present** 6 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

*Also present: Jennifer Ganser, AICP, Assistant Director of Community Development,*

*Commissioners: Ruth Sweetser, Kevin Walker, Leigh Giuliano, and Bill Johnston attended remotely.*

*Vice Chairperson Flint called the order of the agenda.*

*Ms. Ganser read the Rules of Procedures as written in the Plan Commission*

## Public Hearings

### [210129](#)

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

The Plan Commission transmits its recommendation to approve the above-referenced petition. Polka Dottie LLC, (petitioner) 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. (DISTRICT #4)

*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.*

*Voicemail 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.*

**recommended to the Corporate Authorities for approval subject to conditions**

**Aye:** 6 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Commissioner Sweetser, seconded by Commissioner Invergo, the minutes of the March 15, 2021 meeting be approved. The motion carried by the following vote:**

**Aye:** 5 - Ruth Sweetser, Stephen Flint, Bill Johnston, Kevin Walker, and Tony Invergo

**Abstain:** 1 - Leigh Giuliano

### **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**

*Ms. Ganser explained there will be a future training session for the Plan Commission. In the past the training would be conducted during a regular scheduled Plan Commission meeting. If there are petitions scheduled for the regular scheduled Plan Commission meeting, then a Special meeting may be scheduled.*

### **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**

### *1. Southwest corner of Route 53 and Pleasant Lane*

*Ms. Ganser referred to a memo on the southwest corner of Route 53 and Pleasant Lane. It is currently unincorporated DuPage County. The property to the west and south are in Lombard. The Village has received inquiries from developers looking to purchase, annex, and connect to public utilities. The property to the north annexed in 2019, and is under construction as townhomes. She said the Comprehensive Plan recommends low to medium housing like a townhome development. She noted there are multiple property owners. She showed an aerial photograph of Patrick Drive that starts at the existing subdivision to the west. The Village Board has said in the past that they would like Patrick Drive to connect and extend to the east. She said the Comprehensive Plan and Annexation Strategies document encourages redevelopment on a large scale and planned. She asked the Plan Commission for feedback if they agree that Patrick Drive should connect to the new subdivision and if the Plan Commission concurs with staff and the Comprehensive Plan that whole sale development is preferred.*

*Commissioner Johnston asked about the cost of annexation. He said a wholesale development would have better flow and yield a better plan. Ms. Ganser said the developer would incur all costs, such as connecting and extending water and sewer.*

*Commissioner Flint said a cohesive development would be better. He said it may be more economical for the developer to do as one large development. He said he agrees that Patrick Drive should connect.*

*Ms. Ganser noted the property is zoned single-family under DuPage County and the property could be purchased and used as single-family.*

*Commissioner Sweetser said she agrees that connection to Patrick Drive is important. She believes a more comprehensive approach is better.*

*Commissioner Walker said it makes sense to continue Patrick Drive. He asked how the annexation process works. Ms. Ganser explained the process.*

*Commissioner Sweetser discussed the value of the property and access to Route 53. Commissioner Flint said that the traffic would need to be reviewed. Ms. Ganser said Patrick Drive could also help with traffic flow.*

*Commissioner Invergo said the extension of Patrick Drive would eliminate a parcel. Ms. Ganser said it would take up space. Commissioner Flint said it would allow for more frontage.*

## **Adjournment**

**A motion was made by Commissioner Invergo, seconded by Commissioner Sweetser, to adjourn the meeting at 8:25 p.m. The motion passed by an unanimous vote.**

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*Stephen Flint, Vice Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*