



# Village of Lombard

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

## Minutes

### Plan Commission

*Donald F. Ryan, Chairperson*  
*Commissioners: Ronald Olbrysh, Martin Burke,*  
*Ruth Sweetser, Andrea Cooper, Stephen Flint and*  
*John Mrofcza*  
*Staff Liaison: Jennifer Ganser*

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Monday, September 19, 2016

7:30 PM

Village Hall - Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:30 p.m.*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

**Present** 6 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint  
**Absent** 1 - Martin Burke

*Also present: Jennifer Ganser, Assistant Director of Community Development; Anna Papke, Sr. Planner, and Jason Guisinger, legal counsel to the Plan Commission.*

*Chairperson Ryan called the order of the agenda.*

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

### Public Hearings

[160400](#)

#### **PC 16-19: Text Amendment to the Zoning Ordinance - Animal Day Care Facility**

Requests a text amendment to Section 155.418 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) allowing "Animal Day Care Facility" to be listed as a conditional use within the B5 Zoning District. (DISTRICT #4)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, Anna Papke, Senior Planner and the petitioners, Danielle Daidone and Amy Pawlik of 4Paws K9 Training LLC.*

*Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine; and, hearing none, he proceeded with the petition.*

*Ms. Daidone presented the petition and started with a background of herself and Ms. Pawlick. She said that they started conceptualizing 4 Paws seven years ago. She said that 4 Paws will offer a mix of services including dog daycare, boarding, training, retail products and in the future grooming. Their brand of dog care will be at the highest caliber, providing the best quality of care in an upscale facility. They have secured a lease and have been working on the designs. She stated that the pet industry spent \$60 billion in 2015. Due to the upward trend of the pet industry, this business concept in this location would benefit both 4 Paws and the Village tremendously. After reading the Comprehensive Plan, 4 Paws could help revitalize the downtown area, spruce up the surroundings and bring traffic to the area. This location, being near the Downtown Lombard area, would attract many consumers from the local area and the surrounding towns. She said they will completely reface the façade of the building and add landscaping to enhance the look of the street. Ms. Daidone concluded that dog daycare is a subset of animal boarding and kennels and that you can't have one without the other.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. She said that the petitioner has submitted this request along with a companion request for a conditional use for animal day care at 104 E. St Charles Road. The petitioner would like to open a doggy day care business in the B5 District. Currently that use is listed as a conditional use in the Industrial District. Therefore, a text amendment is required.*

*As noted by the petitioner, animal day care was added to the zoning ordinance as a conditional use in the I Industrial District for the Bellyrub Klub which is now closed. Other similar uses approved in Lombard include Wiggles N Wags that was permitted for animal training.*

*Currently, in the B5 District Animal Hospitals and Kennels are*

*conditional uses. Permitted uses include pet grooming services and pet shops. Staff finds that Animal Day Care is a similar and companion use and therefore staff can support Animal Day Care as a new conditional use in the B5 District.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked about the explanation regarding having animals overnight. She referred to the staff report and quoted "This would allow for animals to be kept at the site during the day, being dropped off in the morning, and picked up in the evening". She said that in the next petition, it is noted that the facility would be boarding overnight and asked if this will be covered. Ms. Ganser explained you are allowed to have ancillary uses to your business.*

**A motion was made by Commissioner Cooper, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

[160401](#)

**PC 16-20: 4Paws K9 Training LLC, 104 E. St. Charles Road**

Requests that the Village grant a conditional use, pursuant to Section 155.418(C) of the Zoning Ordinance, to allow for an Animal Day Care Facility in the B5 Zoning District. (DISTRICT #4)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, Anna Papke, Senior Planner and the petitioners, Danielle Daidone and Amy Pawlik of 4Paws K9 Training LLC.*

*Chairperson Ryan read the Plan Commissions procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.*

*Ms. Pawlik presented the petition regarding their request for a conditional use. She said the three main concerns that were brought to their attention were the parking, noise and smell. With regards to parking, she said they met with the Lombard Police Department and staff relative to drop-offs and pick-ups. She said it was determined that there is no need to change the parking regulations. Should there be traffic issues in the future, the Transportation and Safety Committee would review the proposed changes.*

*Regarding the concerns about the noise, she explained that she is a*

*professional dog trainer and she strives to make a dog as calm and compliant as possible. She said if a dog is barking excessively, then that dog needs some sort of attention, and it is their duty as their caretakers to address the issue promptly and effectively. If the dogs are being properly supervised and cared for, excessive barking should not even be an issue. She explained that one measure to keep the noise level down is that they will have small play groups under the supervision of a professional dog trainer. Also, there will be no groups of dogs outside the facility between 10pm and 7am.*

*Ms. Pawlik addressed the concern about the smell and explained that good housekeeping and cleaning procedures will help remove any potential for kennel or cage odor issues. She said that they pride themselves on keeping a very clean, quiet, and peaceful environment. They will employ the highest standard of sanitation procedures to ensure safety for the dogs, customers and staff.*

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

*Martin Blaszczyk said they are the owners of the business at 108 St. Charles Rd. He said they photograph small children and are concerned if a dog starts barking. He explained his concerns with the smell and the ventilation. He addressed the potential for diseases to spread, flies in the area and the noise. He said he is worried about the traffic and parking issues as well as the issue of standing rain water and the smell of urine.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the questions and concerns.*

*Ms. Daidone addressed the issue of noise. She explained that they have done extensive research regarding noise attenuation and highlighted several of the materials and solutions they are implementing to assure as little noise as possible with no interruptions to neighboring businesses. She said that not only will they implement preventative measures for noise but will address any concerns that their neighbors may have. She said the trash will be emptied often and they discussed the trash with Waste Management. Ms. Pawlik said safety is number one for their dogs and customers. They will help their customers, if needed. As they are established they'll have standard procedures for drop off and pick up.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety as well as an email received. The petitioner is proposing to establish an animal day care business at 104 E St. Charles Road. A double row of arborvitae would be planted along the north property line to enhance the buffer. As this property line abuts residential, a transitional landscape yard of ten feet (10') will need to be maintained. The existing site is legal non-conforming and has zero parking spaces. Access to the site is from St. Charles Road. Clients will utilize on-street parking or the Metra commuter lot (free after 11AM Monday-Friday) for drop-off and pick-up. Dogs are allowed outside in the dog run/play area, which is fenced. Dogs will not be walked around the neighborhood as a normal occurrence. Ms. Ganser reviewed the staff responses to the email of objection. She noted that there are three Village Codes that address animal waste. Staff supports the petition.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked about dog walking. Ms. Ganser said the Village cannot prevent people from walking dogs, though per the staff report the petitioner has noted that dog walking is not part of their business and they will only walk dogs on a rare occasion.*

*Commissioner Cooper clarified that there is on-street parking on St. Charles Road on that side of the street.*

**A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to recommend to the Corporate Authorities approval of this petition subject to following seven (7) 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. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal day care is not established by said date, this relief shall be deemed null and void;**
- 4. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where animals can roam freely;**
- 5. The north property line and the dog run/play area shall be maintained with a six foot (6') foot solid fence. The fence shall be maintained in a good state of repair at all times;**
- 6. No dogs shall be allowed outside between 10:30pm and 7:00am;**
- 7. The petitioner shall sound proof the building per the attached submitted materials or an approved equal, as reviewed and approved by the Village.**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

## **Business Meeting**

*The business meeting convened at 8:03 p.m.*

## **Approval of Minutes**

**On a motion by Commissioner Olbrysh, and seconded by Commissioner Mrofcza, the minutes of the August 29, 2016 meeting were approved. The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

## **Public Participation**

*There was no public participation.*

## **DuPage County Hearings**

*There were no DuPage County hearings.*

## **Chairperson's Report**

*The Chairperson deferred to the Assistant Director of Community Development.*

## **Planner's Report**

*Ms. Ganser referred to the Notice of Landmark Site Designation for 128-132 W. St. Charles Road. She stated that Village Ordinance requires that when a property has been designated as a Landmark Site, notice must be given to the Plan Commission.*

## **Unfinished Business**

*There was no unfinished business.*

## **New Business**

*There was no new business.*

## **Subdivision Reports**

*There were no subdivision reports.*

## **Site Plan Approvals**

*There were no site plan approvals.*

## **Workshops**

### *Oakview Estates Phase II Development Options*

*Ms. Ganser introduced the workshop session regarding Oakview Estates. She said that the workshop is to discuss the exterior design of the building. She presented the staff memo and explained that in 2004 a multiple-family residential development was approved at 400-500 East St. Charles Road, as part of the Oakview Estates Planned Development. The development consisted of two 40-unit condominium buildings. Phase II of the project never occurred and a bank has acquired the property through foreclosure proceedings. Recognizing the past and existing market conditions, the bank has been exploring development options and staff did an earlier workshop on this site in July 2015 regarding townhomes. The Plan Commission was conceptually supportive of such idea.*

*At the meeting Commissioner Sweetser recommended that the façade of the townhomes incorporate the façade of the phase one building. Staff took the information gathered in the first workshop and have used it in recent discussions with an interested developer.*

*Ms. Ganser referred to the site plan noting that there are two buildings; each building has four (4) units.*

*The first option for elevations used the look and feel of the existing condo building. While staff felt that the design did mirror the existing building there were concerns. Staff noted that option 1 appears more industrial in nature and did not fit with the overall neighborhood.*

*The architect went back to the drawing board and presented staff with option 2. Staff feels this design uses some elements of the existing condominium building without having an industrial feel. The townhomes look residential in nature and still fit with Oakview Estates and the overall neighborhood.*

*Staff is bringing this item to the Plan Commission for informational purposes and discussion as a workshop session. Specifically, staff would like to solicit input regarding the design and the two options.*

*Commissioner Sweetser said option 2 is wonderful and Commissioner Flint and Mrofcza agreed. Commissioner Olbrysh said he also liked option 2 and asked about the parking. Ms. Ganser explained that each townhome unit would have a two car garage and there is the parking field on the western edge of the property. Commissioner Cooper asked if there are rooftop terraces. Ms. Ganser said yes.*

*Ms. Ganser concluded that the Plan Commission case and public hearing petition is intended to be brought forth at an upcoming meeting.*

## **Adjournment**

**A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to adjourn the meeting at 8:09 p.m. The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*