

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)

TO : PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE : March 23, 2026 **(BOT) DATE:** April 9, 2026
SUBJECT: PC 26-04: 408 S. Main Street - day care center
SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

The petitioner requests the Village grant a conditional use, pursuant to Section 155.415(C)(4) of the Zoning Ordinance, to allow for a day care center within the B3 Community Shopping District. (DISTRICT #1)

ACTION:

By a vote of 8-0, the Plan Commission recommended approval of the petition. Please place this petition on the April 9, 2026, Village Board of Trustees' agenda, for a first reading.

Fiscal Impact/Funding Source:

Review (as necessary)

Finance Director _____ Date _____

Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: April 9, 2026

SUBJECT: **PC 26-04: 408 S. Main Street – Day Care Center**

Please find the following items for Village Board consideration as part of the April 9, 2026, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 26-04
3. An ordinance granting approval of a conditional use pursuant to Section 155.415(C)(4) of the Lombard Village Code to allow for a day care center on the subject property located within the B3 Community Shopping District

The Plan Commission recommended approval of this petition by a vote of 8-0. Please place this petition on the April 9, 2026, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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April 9, 2026

Village President
Anthony Puccio

Village Clerk
Ranya Elkhatib

Trustees

Brian LaVaque, Dist. 1
Jessica Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, 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. Anthony Puccio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 26-04: 408 S. Main Street (day care center)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests the Village grant a conditional use, pursuant to Section 155.415(C)(4) of the Zoning Ordinance, to allow for a day care center within the B3 Community Shopping District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 16, 2026. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Brittany Kubish, Carrie Settepani, and Frank Lazzara of Little Sprouts Learning Garden, the petitioners.

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

Ms. Kubish addressed the Plan Commission. Little Sprouts Learning Garden will be a boutique early child education center serving infants, toddlers, and two-year-olds. The program focuses on early literacy, sensory exploration, social/emotional development, and nature-based learning in a small, structured, and highly supervised environment.

The program will offer limited enrollment to ensure quality care and minimal impact on the surrounding community. Operating hours will consist of standard weekday business hours to support working families. Childcare centers do not experience concentrated traffic surges. Families arrive and depart gradually with a few spurts.

The petitioners will consolidate the two lots, the north and south lot which the building is on. The plan is to use the nine parking spaces located in the lot parallel to Main Street and directly north of the building. These spaces will be designated specifically for Little Sprouts' parents. Staff will park in the southernmost lot. The parking plan takes into consideration the other businesses that operate out of this property, a dentist's office and hair salon. There is also one apartment located within the building.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The petitioner proposes to operate a day care center on the subject property, which is a multi-tenant commercial building in the B3 District. The day care center will occupy the northeast corner of the building. Other tenants in the building include a salon and dental office. A playground will be constructed in the grass area north of the building and the petitioner will make interior modifications to the tenant space.

Day care centers are conditional uses in the B3 District. The Fire Department and Building Division have reviewed the plans and provided comments on required interior modifications. The petitioner is aware of these requirements, which will be reviewed during permitting. The Planning Division finds the petition meets the standards for conditional uses in the Village Code. The petitioner has noted that they will manage pick up and drop off of students so that it traffic does not block drive aisles and does not stack into Main Street; this is noted as a condition of approval in the staff recommendation. Finally, the subject property is two separate parcels. Should this petition be approved, the petitioner will consolidate the parcels into one lot of record. Staff recommends approval of the petition subject to the standards in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Johnston asked if there is a plan to prepare meals for children.

Ms. Kubush said they will provide meals. Once the conditional use is approved, there is a plan to partner with catering companies. All food and meals will arrive fully prepared, cut and ready to eat according to DCFS standards. All items will be packaged in biodegradable single use containers. There will be no need for dish washing. Food items to be delivered daily.

Commissioner Sweetser asked regarding the children's welfare, what kinds of licensing or certifications will be required of staff. Additionally what kind of plans will you establish prior to opening for "what if" scenarios.

Ms. Kubish said that regarding staff or a child catching an illness, it is a requirement of DCFS to follow up with IDPH. Any illness symptom will not be allowed, including a runny nose. All staff will complete allergen training for food allergies. They will also obtain required food handlers licensing for childcare centers, including the managers' requirement to hold a certification through the Health Department.

Commissioner Johnston asked what the size of the staff would be.

Ms. Kubish said there will be five lead teachers and additional support staff. They plan to have additional people cleared with DCFS to work that they may never need to use but have as backup substitutes to avoid closures due to staff illness.

Commissioner Johnston asked what the child capacity will be.

Ms. Kubish said there will not be more than 24 children.

Chairperson Giuliano noted that DCFS was mentioned often and asked if foster children would be a target population because it is difficult to find childcare for foster children in this neighborhood.

Ms. Kubish stated that it could be. The petitioners plan to attend further DCFS meetings and hope to obtain more information. There are many options to target to be able to best serve the community.

Chairperson Giuliano asked staff if there was any opportunity for an easement north of the parking lot to the east of the grass patch that goes to traffic signal at E. Hickory St.

Ms. Papke said there is no formal cross access easement in place, but it could be discussed between the two property owners. If the path is not blocked in any way, it can be utilized informally.

Chairperson Giuliano noted there is a row of parking on the property line along that border with a vehicle parked within the proposed easement in the ariel view in the staff report.

Attorney Skorzki wanted to clarify the record from a previous question: DCFS is the regulatory authority for daycare centers. DCFS promulgates all the operational rules that this entity would need to follow.

Commissioner Johnson asked about the overall layout of the facility, noting that the infant room appears to be significantly larger than the toddler and two-year old rooms. What is driving this size difference?

Ms. Kubish said that all the room sizes are determined based on the square footage per child. For infants, the state requirement is 75 sq ft per child which includes a sleeping area for each child. For toddlers and two-year old children, the requirement is less at 55 sq ft per child. The two-year-old and toddler rooms include a bathroom, and the two-year-old room has access to the outdoor play area, so she wanted to provide a bit more room.

Commissioner Verson stated that she lives within the public notification boundary of this petition and asked if she can still vote as a commissioner or will she need to abstain her vote.

Attorney Skorzki stated that Commissioner Verson can vote if she feels that she can make an impartial judgment of this case and fulfill her role. Commissioner Verson confirmed she can make an impartial judgment of the petition.

With no further questions or comments, Chairperson Giuliano asked for a recommendation.

On a motion by Commissioner Spreenberg, and a second by Commissioner Flanigan, the Plan Commission voted 8-0 to recommend that the Village Board approve the petition associated with PC 26-04 subject to the six (6) conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That customer loading and unloading activities shall not block drive aisles in the parking lot on the subject property, and shall not block traffic in the Main Street right-of-way;
4. That the petitioner shall apply for and receive building permits for the proposed improvements;
5. That the submitted plat of consolidation shall be recorded upon approval of this petition and prior to issuance of a building permit for the playground; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

March 16, 2026

Title

PC 26-04

Petitioner

Brittany Kubish
146 S. 3rd Avenue
Lombard, IL 60148

Property Owner

Lazzara Family LP
1360 N. Foxdale
Addison, IL 60101

Property Location

408 S. Main Street
PINs: 06-07-404-053 and 06-07-404-054

Zoning

B3 Community Shopping District.

Existing Land Use

Multi-tenant commercial building

Comprehensive Plan

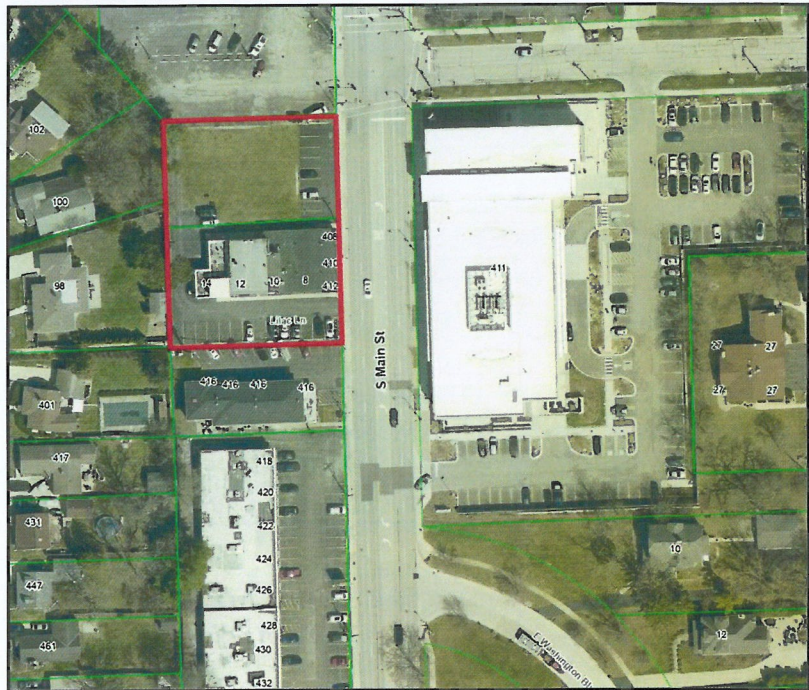
Community Commercial

Approval Sought

Approve a conditional use for a day care center on the subject property.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property consists of two parcels of property: the multi-tenant commercial building and parking lot at 408-412 S. Main Street; and the adjacent parcel to the north, which contains nine parking spaces. The petitioner proposes to operate a day care center in the northeast corner of the multi-tenant building (the spaces formerly occupied by The Ladies Room and Upholstery World). The petitioner will make interior modifications to the tenant space. The petitioner proposes to construct an outdoor play area in the grass area north of the tenant space.

Day care centers are conditional uses in the B3 District, requiring approval through the Plan Commission public hearing process.

APPROVAL(S) REQUIRED

The petitioner requests the Village grant a conditional use, pursuant to Section 155.415(C)(4) of the Zoning Ordinance, to allow for a day care center within the B3 Community Shopping District.

PROJECT STATS

Lot & Bulk

Parcel Size: 28,314 SF
Building Size: 5,800 SF
Parking Spaces: 23

Submittals

1. Petition for a public hearing, dated 1/20/26;
2. Response to standards, prepared by the petitioner;
3. Boundary survey, prepared by Greater Illinois Title Company, Incl, dated 8/29/22;
4. Parking circulation narrative and plan, prepared by the petitioner; and
5. Floor plan, site plan, and playground plan prepared by the petitioner.

EXISTING CONDITIONS

The subject property consists of two parcels, and is developed with a multi-tenant commercial building and associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. They will need to perform a radon test for this space as required by the State of Illinois.
2. The space must meet the daycare requirements from the State Fire Marshal (attached).
3. They must install tamper resistant electrical receptacles/outlets.
4. Smoke and carbon monoxide detection is required throughout.

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The space will need to meet the State Fire Marshal Life Safety Code for New Day Care Centers (attached).
2. The space will need a complete fire alarm.

Private Engineering Services:

Private Engineering Services has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The development will need to comply with the locally-amended DuPage County Stormwater Ordinance, found in Chapter 151 of the Lombard Code of Ordinances.

Public Works:

The Department of Public Works has no comment on the petition. 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	B3	Shopping center
South	B3	Multifamily building
East	B5A	Helen Plum Library
West	R2	Single-family residences

The subject property is located on the Main Street commercial corridor. Day care centers are conditional uses in the B3 District. The area around the subject property contains a mixture of retail and service businesses, residential uses, and public institutional uses (Helen Plum Library). As a service business, the proposed day care center would be compatible with surrounding land uses.

2. *Comprehensive Plan Compatibility*

The subject property is designated Community Commercial in the Comprehensive Plan. Day care centers are consistent with this designation.

3. *Zoning Compatibility and Request for Conditional Use for a Day Care Center in the Office Planned Development District*

The proposed day care center will be one tenant in a multi-tenant commercial building. Other tenants in the building include a salon and a dental office. The petitioner will retrofit an approximately 2,000-square-foot space with classroom space, restrooms, and a kitchen. A fenced outdoor play area is proposed in the grass area north of the building.

The subject property currently contains 23 parking spaces (14 to the south of the building, nine to the north of the building). The petitioner states that caregivers dropping off and picking up children will be required to park in a parking spot to bring children into the center. Loading and unloading will not be permitted in the drive aisles. The petitioner intends to manage arrival and departure times of clients to minimize disruption to other tenants. The staff recommendation includes a condition of approval that prohibits blocking of traffic in the drive aisles and the Main Street right-of-way.

4. *Plat of Consolidation*

The subject property consists of two parcels of property. The petitioner is required to consolidate the two parcels into one lot of record to construct the proposed playground. The petitioner has submitted a plat of consolidation, which has been reviewed by staff and will be recorded with the DuPage County Recorder's office should this petition be approved.

SITE HISTORY

The property has not appeared before the Plan Commission previously.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a day care center and finds that the petition **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 26-04:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition 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 26-04, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That customer loading and unloading activities shall not block drive aisles in the parking lot on the subject property, and shall not block traffic in the Main Street right-of-way;
4. That the petitioner shall apply for and receive building permits for the proposed improvements;
5. That the submitted plat of consolidation shall be recorded upon approval of this petition and prior to issuance of a building permit for the playground; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

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ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO SECTION 155.415(C)(4) OF THE LOMBARD
VILLAGE CODE TO ALLOW FOR A DAY CARE CENTER TO
OPERATE ON THE SUBJECT PROPERTY LOCATED WITHIN
THE B3 COMMUNITY SHOPPING DISTRICT.**

PC 26-04: 408 S. Main Street

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 B3 Community Shopping District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.414(C)(4) of the Lombard Village Code to allow for a day care center on the subject property located within the B3 Community Shopping District;

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 16, 2026, 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 approval of a conditional use for a day care center is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 408 S. Main Street, Lombard, Illinois and legally described as follows:

LOT 5 IN BLOCK 4 IN GREEN VALLEY, LOMBARD, BEING A SUBDIVISION OF SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1944, AS DOCUMENT 465288, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-07-404-053 and 06-07-404-054 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That customer loading and unloading activities shall not block drive aisles in the parking lot on the subject property, and shall not block traffic in the Main Street right-of-way;
4. That the petitioner shall apply for and receive building permits for the proposed improvements;
5. That the submitted plat of consolidation shall be recorded upon approval of this petition and prior to issuance of a building permit for the playground; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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 _____, 2026.

First reading waived by action of the Board of Trustees this ____ day of _____, 2026.

Ordinance No. _____
Re: PC 26-04
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Passed on second reading this ____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2026.

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatib, Village Clerk

Published in pamphlet from this ____ day of _____, 2026.

Ranya Elkhatib, Village Clerk