

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

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

**SUBJECT:** PC 22-29: 919 N. Garfield Street – Mortuarial Services

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

**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 Section 155.420(C)(19) of the Lombard Village Code to allow for a building expansion of an existing mortuarial services business to expand on the subject property located within the I Limited Industrial 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 for first reading.

**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 22-29, 919 N. Garfield Street

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 22-29; and
3. An Ordinance granting approval of a conditional use pursuant to Section 155.420(C)(19) of the Lombard Village Code to allow for a building expansion of an existing mortuarial services business to expand on the subject property located within the I Limited Industrial 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 for first reading.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://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 22-29, 919 N. Garfield Street**

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 Section 155.420(C)(19) of the Lombard Village Code to allow for a building expansion of an existing mortuarial services business to expand on the subject property located within the I Limited Industrial 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 Diane Duncan, petitioner 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. Duncan said she represents the business at 919 N Garfield. She said the property is zoned I. In 2001, the business was approved with a conditional use. They are requesting an expansion for storage, office, loading, and two additional cremation machines. She said the parking area would be relocated.

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 22-29, which was entered into the public record in its entirety. The petitioner proposes to expand their mortuarial services business with an 8,400 square foot building addition consisting of a larger cremation operations area. Parking will be relocated on the property and will exceed Code. The petitioner has met with DuPage County regarding stormwater management and special management buffer requirements. The subject property is currently improved with a mortuarial services business. The business received their original entitlements in 2001. All setbacks and bulk requirements meet Code. No additional viewing areas are being added and employment is expected to stay the same. Cremation is regulated by the State of Illinois under the Crematory Regulation Act and the Environmental Protection Agency.

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

Commissioner Spreenbergh asked what the viewing areas are. Mr. Frank Vosicky said the witness room is to witness the cremation. That is not changing.

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 Invergo, 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 satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. The project must meet all requirements of the State of Illinois as well as all Village of Lombard performance standards in Section 155.421.
4. A plat of abrogation shall be submitted for the existing public utility and drainage easement in the footprint of the proposed building addition.
5. The recommendations from IDNR, as discussed in the letter dated October 24, 2022, shall be observed and followed.

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Acting Chairperson  
Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

919 N Garfield Street

December 19, 2022

### Title

PC 22-29

### Petitioner

Gleason Architects  
765 Heartland Drive  
Sugar Grove IL 60554

### Property Owner

Donnellan Lombard LLC  
10045 Skokie Blvd  
Skokie IL 60077

### Property Location

919 N Garfield  
03-32-301-023, Trustee District  
#1

### Zoning

I Limited Industrial

### Existing Land Use

Mortuary

### Comprehensive Plan

Light Industrial

### Approval Sought

Requests approval of an  
expansion of a conditional use

### Prepared By

Jennifer Ganser, AICP  
Assistant Director



LOCATION MAP

### PROJECT DESCRIPTION

The petitioner proposes to expand their mortuorial services business with an 8,400 square foot building addition consisting of a larger cremation operations area. Parking will be relocated on the property and will exceed Code. The petitioner has met with DuPage County regarding stormwater management and special management buffer requirements.

### APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.420(C)(19) of the Lombard Village Code to allow for a building expansion of an existing mortuorial services business to expand on the subject property located within the I Limited Industrial District.



## PROJECT STATS

### Lot size

Parcel Size: 1.88 acres

### Submittals

1. Petition for a public hearing, submitted;
2. Response to Standards;
3. Letter from IDNR dated October 24, 2022;
4. Plat of Survey, prepared by Regional Land Services, dated August 23, 2022;
5. Proposed Site Plan, prepared by Advantage Consulting Engineers, dated November 1, 2022;
6. Architectural Plans and Elevations, prepared by Gleason Architects, dated November 2, 2022

## EXISTING CONDITIONS

The subject property is currently improved with a mortuarial services business. The business received their original entitlements in 2001.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division notes the following.

1. Fire Suppression system is required. Water service may have to be upsized to accommodate this. If the water service does need to be replaced to the fire suppression, they will need to replace the domestic water service with a new larger one to accommodate both domestic water and suppression, if possible. If the existing services are sufficient for the new addition, nothing further would need to be done.
2. A trench drain and triple basin may be needed if they plan to bring trucks inside.
3. Additional comments may be forthcoming during permit review.

### Fire Department:

The Fire Department notes the building will need to have a fire alarm and sprinkler system installed in the addition. Additional comments may be forthcoming during permit review.

### Public Works:

The Department of Public Works has the following comments.

1. Parkway trees are required along Garfield Avenue per §154.206. Placement on private property will be an acceptable option in this case.
2. It appears that the proposed building addition will abut the existing conservation easement. No construction or other prohibited actions as stated on the plat of easement may be undertaken without the expressed approval of DuPage County Stormwater Management.
3. There is also an existing public utility and drainage easement in the footprint of the proposed building addition. The Department of Public Works has no objection to abrogating that portion of the easement that is directly north of the detention basin since is in place solely for a privately-owned storm sewer that is proposed to be removed. It is presumed that the roof drainage will be directed into the pond via downspouts.
4. The base flood elevation is 693'. As such, it appears that the building addition will comply with the Flood Protection Elevation of the BFE+2' per Village Code §151.04.
5. Additional comments may be forthcoming during permit review.

**Private Engineering Services:**

Private Engineering Services (PES) has the following comments.

1. There is an existing storm sewer draining the eastern parking lot. The building expansion should mimic the same drainage pattern and collect all gutter flow to drain to pipes and discharge to the existing detention basin (if this cannot be accomplished with downspouts alone).
2. All underground utilities should be shown on the plans with the correct line style scale (they are currently all too small and it's difficult to differentiate each utility).
3. Stormwater calculations should be included to show how much additional detention is required and what is proposed with the pond expansion. This should include the revised release rate for the pond outfall (include information on the existing restrictor).
4. Proposed contours should extend into the proposed parking lot.
5. Constructing the new parking lot with permeable pavers may eliminate the need to expand the pond.
6. 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**

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	I	Industrial
<b>South</b>	I	Industrial
<b>East</b>	IPD and CR	School of Expressive Arts and Learning and wetlands
<b>West</b>	I	Industrial

In consideration that the surrounding land uses are mostly industrial the expansion is compatible with surrounding land uses. The crematorium received their original approvals at this location in 2001.

**2. Comprehensive Plan Compatibility**

The Comprehensive Plan shows this area as Industrial. An expansion of a current business is consistent with the Comprehensive Plan.

**3. Zoning Ordinance Compatibility**

Mortuarial services were added to the Code in 2001 (PC 01-13) as a conditional use in the Industrial District. At the time, staff noted this use includes services such as the temporary storage and transportation of the deceased, packaging and shipping of the deceased remains, embalming and preparation of the deceased, cremation and cremation viewing. Also, in 2001, 919 N. Garfield Street (PC 01-14) received approvals for a mortuarial services business.

The petitioner proposes a building addition of 8,400 of square feet to the east and would also relocate parking. All setbacks and bulk requirements meet Code. No additional viewing areas are being added and employment is expected to stay the same. There are five employees. Therefore, additional parking is not required. The expansion would be used for a future crematorium with two additional machines. Cremation is regulated by the State of Illinois under the Crematory Regulation Act and the Environmental Protection Agency. Hours of operation are currently from 7:30am to 4pm.

The petitioner reached out to IDNR regarding endangered species in the area. IDNR has provided a letter with construction recommendations.

A transitional landscape yard is provided for on the east where the property abuts CR zoning. That landscaping will remain.

#### **4. *Site Plan: Access & Circulation***

Access and circulation would stay the same. Parking is being relocated to the south of the building. The number of parking spaces meet Code. Existing lighting may be moved during the parking lot relocation and the applicant would submit a photometric plan at that time.

### **SITE HISTORY**

#### **PC 01-14**

Ordinance 5009 approving a conditional use for a mortuarial services business.

### **FINDINGS & RECOMMENDATIONS**

Staff finds that as the proposed major amendment 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 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 22-29:

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 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 22-29, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. The project must meet all requirements of the State of Illinois as well as all Village of Lombard performance standards in Section 155.421.
4. A plat of abrogation shall be submitted for the existing public utility and drainage easement in the footprint of the proposed building addition.
5. The recommendations from IDNR, as discussed in the letter dated October 24, 2022, shall be observed and followed.

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  
EXPANSION OF A MORTUARIAL SERVICES BUSINESS  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.420(C)(19) OF THE LOMBARD CODE OF ORDINANCES**

PC 22-29; 919 N. Garfield 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 I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(19) of the Lombard Zoning Ordinance to allow for an expansion of a mortuarial services business; 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 hospital and kennel 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 919 N. Garfield Road, Lombard, Illinois and legally described as follows:

Ordinance No. \_\_\_\_\_  
Re: PC 22-29  
Page 2

LOT 3 IN PROGRESS BUSINESS CENTER, BEING A RESUBDIVISION OF PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT 7, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-023 (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. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. The project must meet all requirements of the State of Illinois as well as all Village of Lombard performance standards in Section 155.421.
4. A plat of abrogation shall be submitted for the existing public utility and drainage easement in the footprint of the proposed building addition.
5. The recommendations from IDNR, as discussed in the letter dated October 24, 2022, shall be observed and followed.

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.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ordinance No. \_\_\_\_\_  
Re: PC 22-29  
Page 3

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk