

# Village of Lombard

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



## Meeting Agenda

**Tuesday, December 27, 2011**

**7:30 PM**

**Rescheduled from December 15, 2011**

**Village Hall Board Room**

## **Village Board of Trustees**

*Village President: William J. Mueller*

*Village Clerk: Brigitte O'Brien*

*Trustees: Greg Gron, District One; Keith Giagnorio, District Two;*

*Zachary Wilson, District Three; Peter Breen, District Four;*

*Laura Fitzpatrick, District Five; and Bill Ware, District Six*

**I. Call to Order and Pledge of Allegiance****II. Roll Call****III. Public Hearings****IV. Public Participation**

- A. [110713](#) Swearing In - Firefighter Candidates Joseph Kaforski & Jonathan Trapani  
*Attachments:* [SwearingInDec2011.pdf](#)
- [110745](#) Proclamation - National Blood Donor Month  
*Attachments:* [procblooddrive2012.doc](#)
- [110746](#) Proclamation - Cash Dash  
*Attachments:* [PROCDASHCASH2011.doc](#)

**V. Approval of Minutes****VI. Committee Reports**

**Community Relations Committee - Trustee Keith Giagnorio, Chairperson**

**Economic/Community Development Committee - Trustee Peter Breen, Chairperson**

**Environmental Concerns Committee - Trustee Laura Fitzpatrick, Chairperson**

**Finance Committee - Trustee Greg Gron, Chairperson**

**Public Works Committee - Trustee Bill Ware, Chairperson**

**Transportation & Safety Committee - Trustee Zachary Wilson, Chairperson**

**Board of Local Improvements - Trustee Greg Gron, President**

**Community Promotion & Tourism - President William J. Mueller, Chairperson**

**Lombard Historical Commission - Clerk Brigitte O'Brien**

## VII. Village Manager/Village Board Comments

## VIII Consent Agenda

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### Payroll/Accounts Payable

- A. [110712](#) Approval of Accounts Payable  
For the period ending December 2, 2011 in the amount of \$401,352.45.
- B. [110720](#) Approval of Village Payroll  
For the period ending December 3, 2011 in the amount of \$917,399.99.
- C. [110721](#) Approval of Accounts Payable  
For the period ending December 9, 2011 in the amount of \$290,779.36.
- D. [110733](#) Approval of Accounts Payable  
For the period ending December 16, 2011 in the amount of \$569,273.25.

### Ordinances on First Reading (Waiver of First Requested)

- E. [110682](#) PC 11-24: 2100 S. Finley Road and 555 Foxworth Boulevard (Lexington Health Care/Lexington Square) (Continued from December 1, 2011)  
Requests that the Village approve amendments to Ordinances 1351, 2615, 2655, and 4361 as they relate to the Lexington Health Care Planned Development, located within the R5PD General Residence District Planned Development, and consisting of a planned development amendment to increase the number of senior citizen housing units from 271 to 300. (DISTRICT #3)

**Attachments:** [110682BOT12\\_01\\_11.pdf](#)

[Staff Report.pdf](#)

[110682BOT12\\_27\\_11.pdf](#)

[110682CoverPage12-27-11](#)

[Ordinance 6666](#)

*Mike Mallon, President of Mallon & Associates, 1755 S. Naperville Road, Wheaton, presented the petition. He stated he was here as a professional planner and to present the application on behalf of Sambell of Lombard LLC for an amendment to an existing planned development. He introduced their project team which consisted of Larry Bell, owner of Sambell of Lombard LLC, Sherry Kizer, and Clyde Hughes.*

*Mr. Mallon stated that Lexington operates 10 skilled nursing facilities and has been a fine addition to Lombard since 1983. Referring to a site plan, he noted the property is currently located at the southeast corner of Finley and Foxworth Boulevard. It consists of 6-1/2 acres and has frontage on Finley Road and along Foxworth Boulevard. Lexington was developed by a 1983 planned development consisting of a skilled nursing facility together with an approval for a second phase which would consist of a mixed use development or possible residential.*

*One year later there was an amendment to Phase 2 to allow a 230 unit senior housing development which is what currently exists today. In 1997 an amendment to the planned development was approved to increase the number of units from 230 to 271. There is a mixture of surface parking spaces and an additional 49 underground parking spaces for a total of 338 spaces with the requirement being 289 spaces.*

*Mr. Mallon displayed an underlying zoning map and noted the surrounding land uses and their current zoning. He stated that their request is to increase their bed count by 28 units or 10.7 percent to allow either additional independent or assisted living units. They would be converting the 2-person units into 1-person units on the third floor. Lastly, he stated that the proposed conversion would not have any impact on the surrounding properties or parking.*

*Clyde Hughes, 665 W. North Avenue, Lombard, stated that they just wrapped up the remodeling of the first and second levels. As the second floor was being completed, they realized that there was additional demand to increase the number of single units up to the 3rd level. He described the conversion and how they would split the units in half, move the kitchens and replace bathrooms. He noted that 87 is the average age of their residents and this conversion will make their surroundings smaller and more manageable. The assisted living units will have a nurses station with personnel available 24/7, a dining room on each floor, activities on each floor and the common areas will be located in the middle of the buildings. All existing utilities and services will remain.*

*Concluding, Mr. Mallon indicated that they are requesting this amendment because the planned development as it currently exists is capped at 271 units. The Comprehensive Plan is consistent with the proposed use. He referenced their submitted responses to the 5 standards for a modification to the planned development and mentioned that while he wouldn't read them, he wanted them noted for the record. Lastly, he referred to the condition in the staff report. He requested that it be modified so that they are not limiting this to the third floor but could be open to any floor in the building as long as the unit number stayed under the 300 units being requested.*

*Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.*

*Chairperson Ryan then requested the staff report.*

*Jennifer Henaghan, Senior Planner, presented the staff report indicating that it was being submitted into the record in its entirety.*

*The petitioner wishes to increase the number of units within the Lexington Square building from 271 to 300. A planned development amendment is required because previous planned development approvals for this building have capped the maximum number of units at 271. The increased number of units would be achieved through the reconfiguration of units by converting existing double occupancy units into two single occupancy units. This will allow Lexington to provide additional assisted living units. No exterior changes are proposed. She noted the Fire Department comment that the plan reconfiguration must be consistent with the current use and occupancy classification. No additional zoning relief is necessary, and the development will continue to provide parking in excess of the number of spaces required by the Zoning Ordinance.*

*Staff finds that all of the Standards for Planned Developments, as submitted by the petitioner, have been met, in that no expansion or change in use is proposed, and the existing buildings are compatible with the surrounding development. The proposed uses and relief are consistent with the Comprehensive Plan and the surrounding land uses.*

*Ms. Henaghan stated that staff recommended approval subject to the one condition in the staff report. She clarified the condition in that staff recognizes the plans are conceptual in nature and the condition should not be construed as to limit their ability to do other improvements on other floors so long as the number of units is capped at 300.*

*Chairperson Ryan then opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked for clarification on the condition in the staff report wanting to know how many actual units they will have by the time they complete the conversion of the existing units. Ms. Henaghan answered 300 – currently they have near 271 so they will add approximately 30 more units.*

*Commissioner Burke asked the petitioner if they were asking for the ability to do this plan on any of the floors or if they were looking to do some improvements to each of the 3 floors. Mr. Mallon answered that the plan is to focus on the 3rd floor. They are asking for the modification to the condition so it provides the applicant flexibility in the future. If there are less than 300 units done after the 3rd floor, then they could convert some on the 4th or 5th floor. He commented that it has been a while since the last time they made a request to increase the number of units. So by providing flexibility and not limiting it to the 3rd floor, this would allow them to make changes over time but not exceed the 300 unit cap.*

*Continued to 12/27/2011*

## **Other Ordinances on First Reading**

- F.     [050656](#)     PC 05-41: 1301 North Lombard Road  
Granting a fourth time extension to Ordinance 5794, amended by Ordinances 5964, 6122, and 6432 for a 2-year time period (January 5, 2014) relative to the O'Hare/DuPage Business Park Planned Development. (DISTRICT #1)

**Attachments:** [APO Names 05-41.doc](#)  
[Cover sheet.doc](#)  
[ORDINANCE 05-41 final.doc](#)  
[publichearnot.doc](#)  
[ReferralLetter 05-41.doc](#)  
[Report 05-41.doc](#)  
[WTL referral memo.doc](#)  
[Cover sheet2.doc](#)  
[WTL referral memo time ext.doc](#)  
[ORD 5964.pdf](#)  
[Ord 5964.pdf](#)  
[Cover sheet3.doc](#)  
[Ord 2nd time Extension 05-41.doc](#)  
[WTL referral memo time ext PC 05-41.doc](#)  
[61220001.pdf](#)  
[Ord 5794.pdf](#)  
[Cover sheet3rd time extension.doc](#)  
[DAH referral memo 3rd time ext PC 05-41.doc](#)  
[Ordinance 6432.pdf](#)  
[050654.pdf](#)  
[050656.pdf](#)  
[060656.pdf](#)  
[050656.pdf](#)  
[050656BOT12\\_27\\_11.pdf](#)  
[050656Coverpage12-27-11](#)  
[Ordinance 6669](#)

*Prior to the start of the public hearing Commissioner Martin Burke recused himself from the petition. He stated that he has a business involvement with the project. He noted that after the Plan Commission and Village Board approved the project earlier this year, his employer, Location Finders International, acquired the property from the previous developer. His firm then contacted one of its clients, Walter E. Smithe, as to whether they would be interested in locating their business on the subject property. With their petition now being brought forward to the Village for consideration, he is removing himself from considering this petition.*

*Mark Smithe, petitioner, stated that his business Walter E. Smithe Furniture is proposing to construct their corporate headquarters on the subject property. He noted that the proposal will be for a single building of 179,000 square feet in size, with a future expansion of 53,000 square feet on the property. The site will have 42,000 square feet of office space for their headquarters. They anticipate 225 additional employees and 30 delivery contractors will be located out of the site.*

He then discussed the zoning actions requested as part of the petition. He stated the additional fence height is requested to screen the contractor's yard west of the property. The additional fence height is intended to minimize the amount of dust that blows onto the subject property. He then noted that they are requesting an amendment to the proposed use list to allow for temporary retail sales on the site. The intent of this request is to allow for special clearance events.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, reiterated the requested actions, summarized the project and submitted the IDRC report to the public record in its entirety. In August, 2005, the Village Board approved a conditional use for a planned development for the subject property (PC 05-17). A condition of this approval was a requirement that any future developers of the property seek site plan approval from the Village for their respective project.

Since the Village Board approved the petition, a substitute developer has acquired the property and is now seeking to develop the entire property with a single user (Walter E. Smith Furniture). The development proposal attempts to follow the guidelines established by the planned development approval and follows the single-user building concept.

As a refinement to the development petition, the petitioner is also seeking relief for perimeter fence height requirements. Also, this petition includes provisions to allow temporary retail sales on the property, which would require an amendment to the planned development approval.

Regarding the Inter-departmental Review Comments, he noted that the engineering comments related to the construction project are under separate cover and were given directly to the petitioner.

In the initial planned development approval, three plans were approved in order to provide maximum development flexibility. The current proposal being brought forward is the single building option. The initial phase proposes a single 184,500 square foot building, of which 25,000 square feet of the building will be used for office purposes. The plan includes a truck dock for 27 small and 6 full docks and a single drive-in door. Parking for 304 cars is also proposed for the initial phase. Future phases will include an additional 53,000 square feet of building space as well as 20 additional docks and parking for 156 additional spaces. The primary use of the property will be the warehouse/distribution activities. Although furniture manufacturing will be done elsewhere, there may be minor furniture repair activities that may occur on the site as well.

The plans also depict future development activity that may occur. The plan shows an additional 53,000 square feet of warehouse spaces as well as additions to the parking lots and loading docks. From staff's perspective, knowing the future development plans for the property is also advantageous, so all facets of the site design could be considered early in the review process.

Staff also finds the idea of the property to be occupied by a single entity to be desirable. First, all infrastructure improvements can be completed at once, rather than in phases. Second, cross-access, parking and property maintenance

issues will either not be a concern or will be more easily addressed.

He noted that the site plan approval process provides the ability of the Plan Commission to review, approve, deny or modify the individual components within the overall development.

He then described the proposed project elements. The office area is located on the north side of the building. Short loading docks for local delivery vehicles and long receiving berths are located along the east and south sides of the building. The building's design and orientation maximizes the available space on the property and incorporates the existing wetland site constraints. The plan proposes to segregate automobile parking and truck delivery functions. Moreover, among the automotive parking areas, the north parking lot will be for office employees while the east lot will be for truck delivery staff.

The petitioner has submitted building elevations depicting pre-cast concrete exterior walls with additional glass and masonry treatments at the office entrance on the north elevation. This treatment is typical of most modern hi-cube warehouse/distribution facilities. Trash collection will be addressed with a compactor to be located on one of the east loading dock areas.

The petitioner prepared a concept landscape plan. The plan shows landscape improvements for those areas that may be developed at a later date. The plan conceptually meets the provisions of the Zoning Ordinance, except as varied as part of the planned development approval. The plan does not show landscaping within the wetland area - the final plant materials and maintenance requirements will be established by DuPage County as part of the wetland review process.

While the final light pole fixtures have not been selected by the petitioner to date, the light poles and fixtures to be utilized for all private roadway lighting and parking lot lighting should be uniform. The petitioner intends to meet this request. The petitioner shall provide complete specifications and photometric plans for the fixtures. The lighting plan shall be reviewed and approved by the Village as part of a building permit submittal prior to installation.

The plan has been reviewed to ensure that truck and emergency vehicle turning movements can be met. The plan intends to minimize conflict points between truck loading/circulation and customer/employee parking areas. The main entrance drive into the property may include a guardhouse and/or additional lanes to segregate the truck operations from automotive traffic.

To ensure proper traffic flow to the eastern parking lot, staff recommends that the parking spaces be reconfigured to allow for a direct access aisle linking the southern access aisle to the entrance drive proposed south of the building.

About 400 employees are proposed to be based out of the building or work on-site. Most of the on-site activities will be during daytime hours.

Regarding the Lombard Road improvements, the petitioner as new property owner, will fulfill the obligations set forth in the initial development approvals, including constructing a new cul-de-sac bulb at the current roadway terminus of Lombard Road and full street improvements shall be made in front of the Haney & Sons property. He also noted that the Village Board has approved the first vacation of Lombard Road as provided for in the development agreement.



*Mr. Heniff then stated that in the original planned development plan proposal, the detention was proposed to be located on an unutilized portion of the Commonwealth Edison property southeast of the subject property and on property located in unincorporated DuPage County. The petitioner's current proposal will utilize the Commonwealth Edison property immediately south of the proposed building and within the planned development boundaries. The detention relocation will supplant the previously approved parking/storage area as conceptualized in the initial plans. As this area is within Lombard's corporate limits, stormwater detention requirements will be reviewed and approved by Village staff. The rights to construct the detention on the Commonwealth Edison property will be memorialized through a permanent stormwater detention easement granted to the subject property owner.*

*The final development agreement outlines the types of uses that would be permitted through the conditional use process or prohibited within the development. The planned development use list does not provide for retail activities as a permitted or conditional activity. Staff notes that occasionally warehouse uses for retail establishments have requested approval for temporary sales events. These requests have been made to the Village for seasonal sales, overstock sales or liquidation sales. As retail activities are not listed as permitted uses within the underlying zoning district and hence, their respective certificates of occupancy/zoning certificates, the business entity would need to apply to the Village for a special event permit to allow for the sales activity. The proposed use list amendment would allow for temporary retail sales as a permitted ancillary use to the office/warehouse activities on the property.*

*Immediately west of the subject property are heavy industrial contractor's yards. As the petitioner's use is a light industrial/office use, they would like to increase the permitted fence height along the west property line. The proposed solid wood fence will provide a visual screen and noise buffer to the subject property. Moreover, a higher fence may help reduce some of the dust that can be created through the adjacent neighbor's business operations.*

*At this point in time, the petitioner has not determined the final signage package for the project. As such, if their future plans require additional relief, the petitioner will be required to apply for another site plan approval from the Plan Commission.*

*The Comprehensive Plan identifies the site for industrial uses. The proposed site plan will meet both of these provisions and will meet the recommendations of the Comprehensive Plan.*

*Regarding compatibility with adjacent uses, the proposed development is surrounded on three sides (north, south and west) by industrial activity. Staff finds that the proposed office/warehouse development as a type of light industrial use will be compatible with the adjacent industrial uses. On the east side of the subject property is property owned by the DuPage County Forest Preserve District and is part of the Fullerton Woods Forest Preserve. In discussions with the District, they envision their property remaining as passive regional open space. To ensure that encroachments do not occur into the District property (a common occurrence elsewhere in the County), the petitioner is proposing to install a ten-foot high chain link fence along the eastern property line. Moreover, the petitioner has been working with DuPage County to ensure that the development meets the County's wetland buffer requirements on the subject property as well as the adjacent Forest Preserve property. At the request of the District, he read their correspondence they submitted relative to*

*this petition into the record.*

*Chairperson Ryan opened the hearing for discussion and questions by the Plan Commission.*

*Commissioners Olbrysh and Sweetser discussed potential encroachments into the District's property. Mr. Heniff noted that most of the District's comments pertain to construction activity, which will be addressed as part of the permit review and inspection processes.*

*Commissioner Sweetser asked if the proposed 10 foot high fence needs to be conditioned in their approval. Mr. Heniff stated that as the submitted plans depict the fence on their plans, staff can require the fence as part of their construction project. Therefore, it does not need to be placed as an additional condition.*

*Commissioner Olbrysh asked about the Lombard Road vacation. Mr. Heniff stated that the final development agreement provided for the right-of-way to be vacated to the adjacent property owner, but if the Village requests after a 20-year period, the right-of-way will be rededicated back to the Village.  
R2006-038996*

## Ordinances on Second Reading

- G.**     [110680](#)     Ordinance Amending Section 51.02 of the Lombard Village Code Recommendation by Village Staff to amend Section 51.02 of the Lombard Code to allow for the use of irrigation wells for the purpose of landscape irrigation on properties zoned CR Conservation Recreation in excess of 25 acres. (DISTRICTS - ALL)

**Attachments:**   [110680 BOT 12-1-11](#)

[110680CoverPage12-1-11](#)

[Ordinance 6667](#)

- H.**     [110681](#)     PC 11-23: 404 East North Avenue Requests that the Village grant conditional uses pursuant to Section 155.416(C)(16), (17) and (18) of the Lombard Zoning Ordinance to allow motor vehicle repair, sales and service in the B4 Corridor Commercial Shopping District. (DISTRICT #4)

**Attachments:**   [110681BOT12\\_01\\_11.pdf](#)

[Ordinance 6668](#)

*Gary Grossman, President of Windy City Motorsports, 2566 Lincoln Ave, Long Grove, IL, stated that he was before the Plan Commission to petition for a special use permit for the sale and service of used autos. They have been in business for almost 20 years, starting in 1991 in Bloomingdale and then moved to Schaumburg in 1995. They mostly provide internet based sales and sell cars to local and overseas buyers. They want to move to this location and keep their core business while increasing their exposure. He mentioned how other people have requested this use before at this location and had issues with the neighborhood. He noted that they do not let people test drive their cars unless an employee is with them. The type of cars they sell are eclectic and he exemplified the broad base of cars. We have never had an issue with any of the Villages where they conduct business.*

*Relative to the building, Mr. Grossman stated that it is old and needs repair. They have plans and have turned them over to the Village. Outside they will repave the parking lot and paint the building to make it more attractive. On the inside they will remove a non-load bearing wall in order to get cars from Grace Street to the opposite side of the building.*

*Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one in the audience spoke in favor or against the petition.*

*Chairperson Ryan then requested the staff report.*

*Michael Toth, Planner I, presented the staff report. The petitioner, Windy City Motorsports, wishes to establish an automobile dealership on the subject property. The dealership will serve as a sales destination and will include the service and repair of vehicles associated with the sales business. In doing so, the petitioner will be utilizing the existing building and sales lot on the subject property. The sales, service and repair of motor vehicles are all considered conditional uses in the B4 Corridor Commercial Shopping District. As the previous motor vehicle sales, service and repair business (European Auto Exchange), has not operated on the subject property in over a one-year timeframe, the previous conditional use has lapsed and a conditional use is required to reestablish such use.*

*Windy City Motorsports currently operates in Schaumburg as an internet-based car dealer whose sales derive mainly from out-of-state and overseas clientele. They are looking to move their business to a new site that will allow them to continue their online sales component, but also provide a showroom and sales lot. They plan to operate the site in a similar manner which would include a sales portion as well as a service and repair component. They plan to sell high-end and classic cars. The service and repair portion of the business would exist to service and prepare cars for sale and also conduct warranty work.*

*Conditional uses for the subject property were approved in March 1999 (PC 99-06 Ordinance 4599) and in November 2000 (PC 00-46, Ordinance 4907) for motor vehicle sales. In October of 2008, the prior occupant of the property, European Auto Exchange, received a conditional use for motor vehicle sales (PC 08-05 Ordinance 6161).*

*In March 2009, the Village discovered that a vehicle lift had been installed inside the garage door at the northern side of building on the subject property. The inspector was informed that the lift was being used for oil changes and minor vehicle service. As the Zoning Ordinance lists motor vehicle service and repair as conditional uses, staff contacted the petitioner informing them that conditional uses would be required for the motor vehicle repair and service function. The petitioner also acknowledged that some minor vehicle repairs were being performed at the facility and later applied for conditional use approval for the service and repair functions. In September, 2009 (PC 09-10 Ordinance 6376) European Auto Exchange received conditional use approval for automobile service and repair, but was limited to vehicles for sale by their dealership and the personal automobiles of their customers. Staff has confirmed with the current petitioner that the motor vehicle service and repair function shall not be open to the public.*

*Similar to European Auto Exchange, Windy City Motorsports is proposing to service vehicles which are for sale on the lot and to service vehicles which have*

*been sold and are under warranty.*

*Motor vehicle service and repair service are both distinct uses within the Zoning Ordinance and are defined as follows:*

*MOTOR VEHICLE REPAIR is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of vehicles.*

*MOTOR VEHICLE SERVICE is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire É-X-balancing, and car washes. Automobile services generally do not include activities which require overnight storage of vehicles and specifically do not include body work, painting, or repair of major components.*

*The Comprehensive Plan recommends Community Commercial at this location. As the use on the property will remain commercial retail with an added service component, the proposed use complies with the recommendation of the Comprehensive Plan.*

*The proposed use is compatible with the surrounding land uses. The North Avenue corridor is a high volume corridor with commercial and industrial sites on the north side of the street and residential sites on the south side of the street with intermittent areas of commercially zoned property. Unincorporated single-family residential properties abut the subject property to the north.*

*The residential properties north of the site are screened by an eight-foot (8') board on board fence. Additional landscaping is also required along the northern property line. The landscaping requirement is a carry-over condition (per the approved plan) of the previous tenant, European Auto Exchange, and will include a row of evergreen shrubs along the northern property line. European Auto Exchange did satisfactorily address the required parkway trees on the subject property.*

*As a condition of approval, the petitioner shall limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours. This condition is also a carry-over of PC 08-05 (Ordinance 6161), which prevents the lot from becoming a motor vehicle storage lot. There are a total of eighty-eight (88) parking spaces located on the subject property. Sixty-six (66) of those spaces are reserved for the automobiles for sale on the lot. The remaining twenty-two parking spaces are reserved for visitor parking. The seventy (70) car condition is based upon those sixty-six (66) allocated spaces and the small number of cars being showcased in the interior portion of the building.*

*As a condition of Ordinance 6161, the petitioner was required to install a "no left turn" sign on the LaLonde Avenue driveway, in order to prevent vehicles from being test driven within the adjacent residential neighborhood to the north. This sign was installed on the property; however, staff continued to receive*

complaints from property owners to the north about test drives occurring within the residential neighborhood. As a result, a condition of PC 09-10 prohibited vehicles from the subject property which are for sale, being serviced, or being repaired from being driven for testing purposes in the residential neighborhood north of the subject property. Staff notes that this condition would remain in effect as part of this petition and another condition will be added stating, "The "no left turn" sign located on LaLonde Ave. shall be properly maintained."

As a condition of PC 08-05, the petitioner was required to submit a Plat of Consolidation to make the subject property a single lot of record. The previous petitioner submitted the plat and received comments for revisions; however, a final copy of the plat was never submitted for recording.

The conditions in PC 08-05 also required the petitioner to install sidewalks along all surrounding public rights-of-way for the length of the property. The Subdivision and Development Ordinance requires that these sidewalks be installed. Currently, only one sidewalk exists along North Avenue. Grace Street and LaLonde Avenue currently have no improved sidewalks. Staff is working with the petitioner to develop plans for the installation of the remaining sidewalks.

Staff is recommending approval of the petition subject to the nine conditions in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Olbrysh asked if the log of unregistered vehicles is a new requirement. Mr. Toth stated that it was a requirement of the prior tenant. Mr. Stilling stated that staff is currently looking into this issue. Mr. Toth stated that because they have an online inventory of vehicles, they always have that information available at all times.

Commissioner Sweetser asked about the hours of operation. Mr. Grossman stated that they will be open Monday through Friday 10 a.m. to 7 p.m. and Saturday from 10 a.m. to 5 p.m. He added that they may stay open until 9 p.m. two days a week.

Commissioner Flint referenced the 'no left turn' sign. He asked staff if there was any kind of penalty if they don't obey the signage. Mr. Toth stated that the conditional uses could be revoked.

## Resolutions

- I. [110718](#) Closed Session Meeting Minutes  
Authorizing the Village Clerk to make certain closed session meeting minutes available for public inspection. (Second Review 2011)
- Attachments:** [110718 BOT 12272011.PDF](#)  
[110718CoverPage12-15-11](#)  
[R 52-12](#)

## Other Matters

- J. [110699](#) 2012 Insurance Program  
Recommendation from the Finance Committee to approve the 2012 Insurance Renewal.  
**Attachments:** [2012 renewal letter.docx](#)  
[2012 Village Insurance Renewal Memo.docx](#)  
[Lombard 2012 Renewal Options Spreadsheet.xlsx](#)  
[Insurance Renewal 12 Submittal](#)  
[110699BOT12-15-11](#)  
*The Village's Risk Management Consultant, Mike Nugent, reviewed various options listed in his letter provided to the Finance Committee and his spreadsheet analyzing the costs for the 2012 insurance renewal. Option #3 is cheaper but claims do not get paid until they are adjudicated. Option #2 provides the same coverage as we currently have and is 14.7% lower than what we are currently paying.*
- L. [110706](#) Police Vehicles Purchase (Continued from December 27, 2011)  
Request for a waiver of bids and award of a contract to Currie Motors in the amount of \$49,700 for the purchase of one Police Interceptor Sedan and one Police Interceptor Utility vehicle. Public Act 85-1295 does not apply.  
**Attachments:** [110706 BOT 12-27-11](#)  
[110706Coverpage12-27-11](#)  
[110706 BOT 1-19-12](#)  
[110706Coverpage1-19-12](#)
- K. [110730](#) 85 Yorktown Shopping Center (Chase Bank)  
Motion approving an amended stormwater and BMP easement on Lot 2 at 85 Yorktown Shopping Center and known as the Chase Bank development. (DISTRICT #3)  
**Attachments:** [Chase Bank Easement BMP Lot 1.pdf](#)  
[Chase Bank Easement BMP Lot 2.pdf](#)  
[110730BOT12-27-11](#)  
[110730 BOT 4 12 12.pdf](#)  
[110730CoverPage4-12-12](#)

## IX. Items for Separate Action

### Ordinances on First Reading (Waiver of First Requested)

- A. [110736](#) Ordinance Amending the Budget Ordinance (2/3 Vote Required)  
Ordinance amending the budget ordinance to provide the First Tier Supplemental Debt Service Reserve Fund with an amount sufficient to pay the shortfall on the debt service for the Lombard Public Facilities Corporation Series 2005-A Bonds, due January 1, 2012.

- Attachments:** [LPFC Debt Shortfall Appropriation 1-1-12.docx](#)  
[LPFC Debt Shortfall Appropriation.docx](#)  
[LPFC\\_Summary\\_Memorandum11\\_29\\_11.pdf](#)  
[LPFC Sikich Report.pdf](#)  
[LPFC Debt Shortfall Cover Sheet.docx](#)  
[request.pdf](#)  
[110736BOT12-27-11](#)  
[Power Point](#)

**Other Ordinances on First Reading**

**Ordinances on Second Reading**

**Resolutions**

**Other Matters**

**X. Agenda Items for Discussion**

- A. [110741](#) Resolution Defining Meeting and Adopting Procedures of Electronic Attendance at Meetings  
Adopting rules that conform with the requirements and restrictions of the Open Meetings Act.

- Attachments:** [110741 BOT 12272011.PDF](#)  
[Updated Resolution](#)  
[R 53-12](#)

**XI. Executive Session**

**XII. Reconvene**

**XIII Adjournment**

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