

# Village of Lombard

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



## Meeting Agenda

**Thursday, March 1, 2012**

**7:30 PM**

**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**

[120101](#) Proclamation - Local Government Week

Attachments: [proclocalgovtweek2012.doc](#)

**V. Approval of Minutes**

**Minutes of the Special Meeting of January 11, 2012; Minutes of the Special Meetings of January 31, 2012; Minutes of the Regular Meeting of February 2, 2012 and Minutes of the Regular Meeting of February 16, 2012**

**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. [120090](#) Approval of Village Payroll  
For the period ending February 11, 2012 in the amount of \$769,322.59.
- B. [120091](#) Approval of Accounts Payable  
For the period ending February 17, 2012 in the amount of \$122,692.37.
- C. [120100](#) Approval of Accounts Payable  
For the period ending February 24, 2012 in the amount of \$769,534.73.

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

- D. [120082](#) PC 12-07: 1135 N. Garfield Street (Village of Lombard)  
The Village of Lombard requests the following actions on the subject property located in the I Limited Industrial District:
  1. A conditional use per Section 155.420(C)(30) of the Zoning Ordinance for a Planned Development to allow for multiple buildings on a single property; and
  2. A deviation from Section 155.420(G) to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted.
  3. A variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; and
  4. A variation from Section 155.709(B) to waive the perimeter lot landscaping requirements. (DISTRICT #4)

**Attachments:** [120082 BOT 3 1 12.pdf](#)

[120082Coverpage3-1-12](#)

[Ordinance 6687](#)

*Chairperson Ryan stated that the Village would be presenting the petition.*

*Michael Toth, Planner I, indicated that the Village acquired the subject property in 1989. The site has been identified in past Capital Improvement Plans (CIP) for a salt dome and for other related governmental purposes. The intent of the petition is to ensure that the Village can meet its primary responsibility of providing cost-effective and efficient services to the community. As a result, the Public Works staff has made modifications to the previous site plan requiring the need for new approvals.*

*In 2007, staff brought forward a proposal and zoning*

*petition for developing the site for Public Works purposes (PC 07-12). The proposal included plans to construct a salt dome with a height of 60.5 feet, requiring a height variation. A conditional use for two principal buildings was also sought to provide for a separate operations building that will provide indoor storage and staging functions for on-site Public Works activities. On May 3, 2007, the Village Board adopted Ordinance 6021 granted approval of the zoning actions based upon the submitted site plan.*

*In 2008, the Public Works Department revisited the approved plans and modified the plans to improve the overall site functions and efficiencies by PC 08-19. The plan was revised to relocate the salt dome from the northwest corner to the northeast corner of the subject property. Public Works indicated the new location would be more suitable for site operations and provides for better traffic flow. The storage bins were also to be relocated to the northern property line. The modifications to the plan were deemed to be a major change to the approved plan. The new plans were subsequently brought back to the Plan Commission for additional consideration and amendment to Ordinance 6021 was approved by the Village Board.*

*The Public Works Department has recently revisited the plans approved as part of PC 08-19 and again is proposing modifications to improve the overall site functions and efficiencies. A time extension associated with Ordinance 6021 was never brought forward by staff; as such, Ordinance 6021, which granted the zoning development rights, has since expired. However, the latest plan would still require a conditional use amendment as the approved site plan has changed. To accommodate the revised plan, the Village is proposing to create a planned development for the site. The project will still consist of the following elements:*

- The salt dome will serve as the primary storage center for the Village's bulk salt storage supply. The size (100' diameter, 60.5' in height) and location (northeast portion of the property) of the salt dome will remain the same as approved in 2008.*
- The operations building will provide for indoor storage of selected Public Works equipment. Office activities and all public activities and functions will*

remain at the Village Hall campus. The 2008 approval included a 3,600 square foot (60'X60') operations building; however, the proposed plans actually indicate a size reduction in the area of the operations building to 2,800 square feet (40'X70'). The operations building will also be relocated to the western portion of the property. The building design and operations will be similar to the newer Sunset Knoll Park District facility.

- Several storage bins for storage of asphalt, dirt, stone and other materials will still be provided on site, along the northern property line.
- Four calcium chloride tanks (used as an additional de-icing treatment added to traditional salt applications) are now proposed to the north of the operations building on the western portion of the subject property. The original plan included only two calcium chloride tanks.

The stormwater detention facility is located to the southeast corner of the site, and will filter stormwater before it is passed into the wetland area further to the southeast corner of the site. The latest design will employ inlet filters with oil skimmer materials in each catch basin, which will provide for an additional stormwater quality benefit. The current pond and the proposed design meet the previous condition of approval that required adherence to federal, county and local stormwater requirements.

The plan shows a designated parking area for Village vehicles. Since this site will not be open to the public, parking spaces are not planned for non-Village vehicles. Vehicles and/or equipment will be parked on an asphalt or concrete surface in accordance with Section 94.05(J) of the Lombard Code of Ordinances. Site lighting fixtures will be attached to the salt dome building.

As noted, the Village is requesting to create the site as a Planned Development. As variations are being requested as part of this petition and the subject property meets the minimum lot area and width requirements, the project is required to be established as a planned development under the requested zoning actions. The establishment of a planned development allows for a more unified and cohesive development. Therefore, staff supports this request.

*The 2007 and 2008 petitions and the current petition include a variation from Section 155.417 to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted. The proposed salt dome plan will be conical in shape and is typical of domes constructed in surrounding municipalities. Other than salt storage, no other functions will be provided for within the building.*

*The height variation request is a function of the ultimate need to provide a sufficient salt storage facility to serve the overall needs of the community. With the additional storage facility, the Village may also be able to ensure that sufficient salt supplies for the entire year are readily available at a competitive price. During storm events, the dome may provide additional flexibility to Village crews salting streets on the north side of town. This may also indirectly reduce the overall traffic demand around the Village Hall complex during storm events as well. Overall, staff supports the height request based upon the reasons included within the response to standards.*

*Section 155.420(L)(2) of the Zoning Ordinance requires storage yards to be screened by a solid fence no less than six feet (6') in height and no more than eight feet (8') in height. The proposed plan includes a chain link fence around the perimeter of the subject property, mostly for security purposes. As the proposed chain link fence is not considered by Code to be of solid construction (with or without slats) a variation from the screening requirements around a storage yard is required. The subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard. Furthermore, solid fencing on the west side would have little benefit given the layout of the adjacent properties' building. The relief included within the petition is intended to ensure that the Village continues to meet its public service obligation while providing for a more effective use of the property. Staff finds that the*

*standards for the variation have been met and supports this request.*

*As with all new development activity in the I District, the project requires perimeter lot landscaping improvements. Per Section 155.709(B) of the Zoning Ordinance, the Village would be required to provide shade trees along the perimeter of the property line. The number of trees required would be the equivalent of one tree for every seventy-five (75) feet of lot line length, approximately 23 trees. The intent of the perimeter lot landscaping requirement is to provide physical and visual separation between individual properties. The subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. Staff finds that the existing buffering provided on the subject property provides sufficient separation and therefore supports the variation based upon the reasons included within the response to standards.*

*Mr. Toth recited Section 155.217 of the Zoning Ordinance and indicated that it provides a blanket exemption for essential Village governmental services. However, the Village has traditionally developed Village-owned properties in conformance with the provisions of the Zoning Ordinance or sought relief accordingly. Staff has also used the public hearing process as a means to solicit public input regarding Village development proposals so that the final development plan addresses neighbor's concerns.*

*Section 155.420(B)(28) of the Zoning Ordinance lists "public utility and service uses" as permitted uses within the I Limited Industrial District. The relief included within the petition is intended to ensure that the Village continues to meet its public service obligation while providing for a more effective use of the property.*

*The property is bordered by light industrial uses to the south and west. As noted in the previous petitions, staff finds that the proposed use will be compatible with other types of uses found within the North Avenue Business Park area and within the I District. The proposed site plan attempts to address the land use compatibility issues in*

*the following respects:*

*The Comprehensive Plan calls for this area to be developed with light industrial land uses. The Village selected the subject property for the salt dome, as the use of the property would function similarly to other light industrial uses and activities.*

*Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or against the petition.*

*Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no comments.*

*Christopher Stilling, Assistant Director of Community Development, requested that a third condition be added which would give the Plan Commission site plan approval authority for the site.*

- E. [120086](#) Amending Title 11, Chapter 112 of the Lombard Village Code Increasing the Class "C" liquor license category granting a liquor license to Gong Khlang, Inc. d/b/a Thai Sawasdee Restaurant, 845 E Roosevelt Road. (DISTRICT #6)

**Attachments:** [120086 BOT 03012012.PDF](#)  
[120086Coverpage3-1-12](#)  
[Ordinance 6688](#)

- F. [120088](#) Ordinance Amending EMS Fees  
Ordinance Amending Title 9, Chapter 91, Section 91.21 (A) of the Lombard Village Code with regard to fees for emergency medical services.

**Attachments:** [120088Body.pdf](#)  
[120088Ord.pdf](#)



- G. [120094](#) Ordinance Amending Title I, Chapter 10 of the Village Code - Village Code Violations  
Amending Village Code to bring our ordinance into compliance with the new requirements adopted by the Illinois Supreme Court.  
**Attachments:** [pdvillagecodeviolations120094.doc](#)  
[pdcodeviolationsktjmemo120094.doc](#)  
[pdcodeviolationsmemo120094.doc](#)  
[pdcodeviolationsord120094.doc](#)  
[120094BOT3-1-12](#)  
[Ordinance 6690](#)
- H. [120098](#) Amending Title 11, Chapter 112 of the Lombard Village Code  
Increasing the Class "U" liquor license category granting a liquor license to True Star Inc. d/b/a Rokki Japanese Cuisine, 719 E Roosevelt Road. (DISTRICT #6)  
**Attachments:** [120098 BOT 03012012.PDF](#)  
[120098Coverpage3-1-12](#)  
[Ordinance 6691](#)
- I. [120103](#) Amending Title 11, Chapter 119 of the Lombard Village Code  
With regard to Food Handler Licenses and the limitation of alcoholic liquor service. (DISTRICTS - ALL)  
**Attachments:** [120103 BOT 03012012.PDF](#)  
[Ordinance 6692](#)  
[120103Coverpage3-1-12](#)

### Other Ordinances on First Reading

### Ordinances on Second Reading

- J. [120015](#) Boundary Line Agreement with the Village of Glen Ellyn (Continued from February 2, 2012)  
Authorizing the execution of a Boundary Line Agreement with the Village of Glen Ellyn.  
**Attachments:** [120015 BOT 1 19 12.pdf](#)  
[120015Coverpage1-19-12](#)  
[Boundary Agreement with Glen Ellyn](#)  
[Glen Ellyn Ordinance](#)  
[Ordinance 6693](#)
- K. [120054](#) Ridge Avenue, No Parking Request  
Recommendation from the Transportation & Safety Committee to implement No Parking on the east side of North Ridge Avenue from

## 901-905. (DISTRICT #1)

**Attachments:** [120054 BOT 2-16-12](#)  
[120054Coverpage2-16-12](#)  
[Ordinance 6694](#)

Kalisik reviewed the item. The problem is trucks parking on the roadway where it is too difficult for other trucks to make the turn to make their deliveries. Menolascino related an incident where an officer wrote a ticket to a driver for parking too close to a crosswalk. The truck driver then said he wouldn't move because he already got the ticket, so he can stay there all day. Three hours later a truck trying to make the turn side-swiped the parked truck. Chairperson Wilson asked if it will be a tow zone. Menolascino answered that it will be a parking ticket only.

Kalisik commented that the business owners have been happy since the temporary signs were installed. Corso asked if staff anticipates the problem moving down the street. Kalisik replied that he has spoken with all of the businesses and other than stating that they don't want the entire street posted no parking, they have not complained at all. Discussion ensued regarding the specific types of businesses that occupy the immediate area. Schaefer asked if there was a history for the other no parking areas. Kalisik said it was the same situation, those businesses have minimal frontage and access points where trucks need to back in and can't make it if there's a vehicle parked. Chairperson Wilson asked if the entire street should be signed. Schaefer said he was thinking that, but realized we probably don't want to put it in unless the business owner are asking for it. Chairperson Wilson asked if the closure of the Ardmore Avenue bridge in Villa Park added to the truck traffic. Menolascino answered that it didn't, however, the toll increase has.

Menolascino reported that the signs that were installed on Grace Street and in the Lombard Lagoon area have had a positive effect. The Police Department has not written any tickets yet, they're still giving warnings, but the have not received any calls from the area residents.

## Resolutions

- L. [120087](#) DuPage Mayors and Managers Legislative Program  
Resolution approving the 2012 DuPage Mayors and Managers  
Legislative Program.

**Attachments:** [dmmclegactionprogrammemo.doc](#)  
[submitdmmclegactionprogram.DOC](#)  
[resdmmclegaction2012](#)  
[120087BOT3-1-12](#)  
[R 63-12](#)  
[2012 Legislative Action Program](#)

- M. [120092](#) Participation in Suburban Tree Consortium  
Expressing intent to continue participation in the Suburban Tree Consortium for the purchase of parkway trees. (DISTRICTS - ALL)

**Attachments:** [120092 BOT 3-1-12](#)  
[R 64-12](#)  
[120092Coverpage3-1-12](#)

- N. [120095](#) French Market Agreement - 115 E. St. Charles Road  
Authorizing the signatures of the Village President and Clerk on a French Market Operators' Agreement relative to the operation of the French Market at 115 E. St. Charles Road (Hammerschmidt Parking Lot). (DISTRICT #4)

**Attachments:** [120095 BOT 3 1 12.pdf](#)  
[R 65-12](#)  
[120095Coverpage3-1-12](#)  
[French Market Agreement 2012](#)

- O. [120102](#) Buckingham Orchard Subdivision  
Accepting public street, sidewalk, streetlights, sanitary sewer, storm sewer, watermain and fire hydrants at the Buckingham Orchard Subdivision. (DISTRICT #1)

**Attachments:** [120102 BOT 3 1 12.pdf](#)  
[120102Coverpage3-1-12](#)  
[R 66-12](#)

## Other Matters

- P. [120089](#) Maple Street Watermain Replacement Project  
Award of a contract to John Neri Construction, the lowest responsible bid of six bidders, in the amount of \$261,490.20. Bid in Compliance with Public Act 85-1295. (DISTRICT #5)

**Attachments:** [120089 BOT 3-1-12](#)  
[120089Coverpage3-1-12](#)  
[PO #069677 John Neri.pdf](#)  
[Contract WA 11-03](#)

- Q. [120099](#) Tree Planting  
Request for a waiver of bids and authorization to purchase trees from

the Suburban Tree Consortium in the amount of \$58,000.00. Public Act 85-1295 does not apply.

**Attachments:** [120099 BOT 3-1-12](#)  
[120099Coverpage3-1-12](#)

- R. [120096](#) Grant of Easement - 70 Yorktown (Westin Hotel and Convention Center)  
Request to approve a Grant of Easement for a portion of public  
watermain along the main parking lot of the hotel. (DISTRICT #3)

**Attachments:** [120096 BOT 3 1 12.pdf](#)  
[120096Coverpage3-1-12](#)  
[Grant of Easement 65 Yorktown Center](#)

- S. [120097](#) 70 Yorktown (Westin Hotel and Convention Center)  
Accepting public watermain and fire hydrants, sanitary sewer main and  
lift station, and public traffic signal at 70 Yorktown for the project known  
as the Westin Hotel and Convention Center. (DISTRICT #3)

**Attachments:** [120097 BOT 3 1 12.pdf](#)  
[120097Coverpage3-1-12](#)  
[R 67-12](#)

- T. [120109](#) Contract with Exelon Energy Company  
Ratification of the electricity contract for water pumping executed by the  
Director of Finance on February 14, 2012, locking in the price for a  
three-year period with an anticipated savings of \$35,000 - \$40,000 per  
year.

**Attachments:** [120109BOT03-1-12.pdf](#)  
[120109Coverpage3-1-12](#)  
[Exelon Agreement 2012](#)

- U. [120110](#) Appointment - Community Relations Committee  
Request for concurrence in the appointment of Gladys Piper to the  
Community Relations Committee to fill a vacancy created by the  
resignation of Cindy Wellwood-Burke with a term to May 2013.

**Attachments:** [submitcommunityrelations02222012.doc](#)  
[appointmentcommunityrelationsmemo02222012.doc](#)  
[120110BOT3-1-12](#)  
[Appointment 3-2-12](#)

**IX. Items for Separate Action**

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

**Other Ordinances on First Reading**

**Ordinances on Second Reading**

**Resolutions**

**Other Matters**

**X. Agenda Items for Discussion**

**XI. Executive Session**

**To Discuss: Information Regarding the Appointment, Employment, Compensation, Discipline, Performance or Dismissal of a Specific Employee or Specific Employees of the Village**

**XII. Reconvene**

**XIII Adjournment**

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