

# Village of Lombard

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



## Meeting Agenda

Thursday, April 7, 2011

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

[110196](#) Budget Ordinance for Fiscal Year 2011-2012  
A Public Hearing for the purpose of hearing written and oral comments from the public concerning the proposed Village of Lombard Annual Budget for the Fiscal Year beginning June 1, 2011 and ending May 31, 2012.

**Attachments:** [Public Hearing Notice FYE 2012 \(2\).doc](#)  
[Proposed Budget Presentation.ppt](#)

## IV. Public Participation

[110186](#) Swearing-in - Probationary Patrol Officer Scott Jean

**Attachments:** [pdswearingjean.doc](#)

[110123](#) Medal of Character Excellence Award  
Request to nominate Dean Krawczykowski for the Medal of Character Excellence Award.

**Attachments:** [110123.pdf](#)

*Dean Krawczykowski was nominated by Kim Angland to receive the Medal of Character Excellence Award. Staff shared additional information regarding his nomination. Krawczykowski performed an Eagle Scout project at the Peck Homestead that included building a fence there.*

[110124](#) President's Community Service Award  
Request to nominate Brian Vogel and his staff at Rock Bottom Brewery for the President's Community Service Award.

**Attachments:** [Brian Vogel.doc](#)  
[coversheet- vogel.doc](#)  
[110124.pdf](#)

*Sandra Hill nominated Brian Vogel and his staff at Rock Bottom Brewery for their community service and cooperation to the Community Table program and the First Things First infant needs pantry. A nomination letter was presented by Sandra Hill regarding the work that was done.*

[110187](#) Proclamation - Arts Month

**Attachments:** [procdistrict44artsmonth2011.doc](#)

[110188](#) Proclamation - Alcohol Awareness Month

**Attachments:** [procalcoholawarenessmonth2011.doc](#)

[110189](#) Proclamation - National Public Safety Telecommunications Week

**Attachments:** [protelecommunicatorswk2011.doc](#)  
[110189.pdf](#)

[110190](#) Union Pacific West Line Pedestrian Tunnel Presentation

**Attachments:** [#110190.pdf](#)  
[#110190A.pdf](#)  
[West Line Presentation p.1.pdf](#)  
[West Line Presentation p.2.pdf](#)

## V. Approval of Minutes

## VI. Committee Reports

Community Relations Committee - Trustee Laura Fitzpatrick, Chairperson

Economic/Community Development Committee - Trustee Bill Ware, Chairperson

Environmental Concerns Committee - Trustee Dana Moreau, Chairperson

Finance Committee - Trustee Zachary Wilson, Chairperson

Public Works Committee - Trustee Greg Gron, Chairperson

Transportation & Safety Committee - Trustee Keith Giagnorio, 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. [110184](#) Approval of Accounts Payable  
For the period ending March 25, 2011 in the amount of \$422,280.75.
- B. [110192](#) Approval of Village Payroll  
For the period ending March 26, 2011 in the amount of \$783,209.38.

- C. [110193](#) Approval of Accounts Payable  
For the period ending April 1, 2011 in the amount of \$210,145.54.

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

- D. [110143](#) PC 11-05: 67 W. Eisenhower Lane South  
Requests that the Village take the following actions on the subject property located within the I Industrial District:  
1. A conditional use, per Section 155.420 (C) (8) of the Village of Lombard Zoning Ordinance, for a catering business. (DISTRICT #3)

**Attachments:** [110143.pdf](#)  
[APO Letter.doc](#)  
[PUBLIC NOTICE.doc](#)  
[Ordinance 6596.pdf](#)

*James Marcantonio, 21W533 Monticello Rd., Glen Ellyn, IL presented the petition. He stated that they are seeking to use the property as a catering business. He stated that all cooking will be on the lunch truck and the unit will be used to store the food and cut meat in the morning. When the process is completed, the food is transferred to the truck where it will be sold.*

*Chairperson Ryan asked if anyone was present to speak in favor or against the petition.*

*No one spoke in favor or against the petition.*

*Chairperson Ryan then requested the staff report.*

*Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the subject property is located within the Yorkbrook Industrial Park, which contains a mix of warehousing, office, light manufacturing and light industrial uses. The petitioner is seeking to occupy a 1,500 square foot tenant space for a catering business. The business will be storing, preparing and packaging food that will be sold off site on a truck. According to the petitioner, all cooking will be on the truck. However, the site will be used to make sandwiches and cut meat. The petitioner has indicated that the vehicles will be stored inside the building. Since this will function as a catering business, conditional use approval is required.*

*The petitioner is seeking to occupy a 1,500 square foot tenant space for a catering business in an existing 70,000 square foot multi-tenant industrial building. According to the information provided by the petitioner, the business will be storing, preparing and packaging food that will be sold off site on a truck. The interior of the tenant space includes an office, prep kitchen and garage area for the storage of 1 truck. The petitioner plans to only use the space to store products and make sandwiches and cut meat. All cooking would occur on the truck during the day at various locations. The truck will kept within the enclosed building during the overnight hours.*

*Pursuant to the Zoning Ordinance, catering businesses require conditional use approval within the I Industrial District. The I Industrial District also lists "Food Manufacture, Packaging & Processing" as a conditional use in the I District. As the proposed use will be selling the prepared food offsite, staff*

*considers the use a catering business. The Plan Commission may recall a similar case heard for the property at 86-88 Eisenhower Lane North (PC 04-14). That petition was approved as a "Food Manufacture, Packaging & Processing" known as Van-Lang Food Products. Similar uses have also been approved in the North Avenue Industrial Park. As the Plan Commission and the Village Board have approved similar cases in the I Industrial District, staff supports the proposed conditional use.*

*An additional item for consideration pertains to the existing dumpsters on the premises. Right now, there are several dumpsters sitting in various locations throughout the site. Staff recommends that a trash enclosure area be constructed for the petitioner's dumpster, with said enclosure being designed per Village Code (solid fence of 6 to 8 feet in height).*

*Staff finds the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use subject to the conditions noted in the staff report.*

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

*Commissioner Sweetser questioned condition #4 and asked if that comment included the multiple dumpsters scattered on the site. Mr. Stilling answered that it only applies to the dumpster that is associated with the business and it is a code requirement. Mr. Marcantonio stated that the DuPage County Health Department is also requiring that it be enclosed.*

*Commissioner Burke asked if the plans meet Health Department requirements. Mr. Stilling stated that they will need a separate permit from the Health Department which is required prior to the issuance of a building permit. Mr. Marcantonio added it has already been approved.*

**E. [110145](#)**

**PC 11-06: Text Amendments to the Lombard Zoning Ordinance**  
The Village of Lombard requests a text amendment to Section 155.413(C) of the Lombard Zoning Ordinance allowing 'Outside service areas for other permitted or conditional uses in this district' to be listed as a conditional use within the B1 - Limited Neighborhood Shopping District. (DISTRICTS - ALL)

**Attachments:** [Ordinance 6597.pdf](#)

[110145.pdf](#)

[PUBLIC NOTICE .doc](#)

*Michael Toth, Planner I, presented the petition. The Village of Lombard is requesting a text amendment to allow 'Outside service areas for other permitted or conditional uses in this district' to be listed as a conditional use within the B1 - Limited Neighborhood Shopping District.*

*From a land use perspective, it is staff's opinion that the proposed use is suitable for the B1 District. The Zoning Ordinance describes the B1 - Limited Neighborhood Shopping District as an area intended to provide convenience shopping for persons residing in adjacent residential areas, and to permit only such uses as are necessary to satisfy those basic shopping needs which occur daily or frequently and so require shopping facilities in relative proximity to places of residence. As such, the proposed use is consistent with the intent of the*

*B1 District. Lastly, staff believes that the B1 District does not differ from the B2 - General Neighborhood Shopping District with regard to adjacency to residential properties and potential impacts on such residential properties.*

*The proposed use is intended to function only as an ancillary use to any business that is legally established within the applicable zoning district. An outside service area can range in the types of activities associated with such use. A restaurant providing outdoor dining could be classified as having an 'outside service area'. As a restaurant is a permitted use in the B1 District, an outside service area would be permissible as a conditional use. The outdoor storage area of related product could also be classified as an outside service area, as long as the use is lawfully established. Designating an outside service area as a conditional use allows for each plan to be assessed on a case-by-case basis. For example, if the outdoor storage area of related product were to be proposed, the conditional use process would allow staff to examine any necessary screening elements associated with such use. Staff notes that an outside service area does not allow for 'Outside display and sales of products the sale of which is a permitted or conditional use in such district' as such use is a separate and distinct use (not in the B1 District).*

*Similar to the B2 District, the B1 District is already limited to the types of businesses that would not interfere with the residents living in close proximity. Staff has reviewed the list of permitted and conditional uses offered in the B1 District and believes there to be no uses (permitted or conditional) that would create a nuisance by utilizing an outside service area.*

*Furthermore, staff is recommending approval of PC 11-06.*

*Chairperson Ryan opened the meeting to the Commissioners.*

*Commissioner Sweetser stated that the request seems reasonable.*

**F. [110148](#)**

PC 11-07: 939 S. Main St. (LaFrance Café)

Requests that the Village grant a conditional use, pursuant to Section 155.413(C) of the Zoning Ordinance to allow 'Outside service areas for other permitted or conditional uses in this district' on the subject property in the B1 - Limited Neighborhood Shopping District. (DISTRICT #6)

**Attachments:** [110148.pdf](#)

[APO Letter.doc](#)

[PUBLIC NOTICE.doc](#)

[Ordinance 6598.pdf](#)

*Ben Mchabcheb, 1015 S. Leslie Lane, Villa Park presented the petition. He stated that his request was to have more space. He stated that he does not have a big outdoor café and wants a European look. His plan is to include approximately two tables and four chairs. He is a small business and he is requesting this in order for a few people to be able to sit outside.*

*Chairperson Ryan opened the meeting for public comment.*

*There was no one to speak in favor or against the petition.*

*Chairperson Ryan then requested the staff report.*

*Michael Toth, Planner I, presented the staff report. LaFrance Café is requesting a conditional use for an 'Outside service areas for other permitted or conditional uses in this district' in the B1 - Limited Neighborhood Shopping District. The petitioner is requesting such approval to be able to provide outdoor dining at their location. If approved, the petitioner would place two tables, with two chairs each, directly in front of their business. This petition assumes approval of PC 11-06, which would establish 'Outside service areas for other permitted or conditional uses in this district' as a conditional use in the B1 - Limited Neighborhood Shopping District. If PC 11-06 is not approved, this petition cannot be considered, as presented.*

*The site currently provides a total of 19 parking spaces. The Zoning Ordinance requires a specific amount of handicap accessible parking spaces based on the number of required parking spaces. As 10 regular parking spaces are required on the subject property - one accessible parking space is required per Code. According to the proposed plans, two regular parking spaces would be reconfigured into one accessible space, which would fulfill the required amount of handicap accessible parking on site. A total of 18 parking spaces would then be provided, which would equate to a surplus of eight spaces.*

*There are currently three dumpsters located in the southeast portion of subject property, which is the rear parking lot. Section 155.710 of the Zoning Ordinance requires that all dumpsters be screened by solid wood fence (or equivalent) to a height of not less than six (6) feet, but not more than eight (8) feet. As the subject business utilizes at least one of the unscreened dumpsters, the requirements of Section 155.710 of the Zoning Ordinance shall be applied as a condition of approval.*

*The petitioner is proposing to place two tables (with two chairs each) directly in front of their business. The tables would be placed on the five (5) foot wide curb, directly adjacent to the building (between the building and west parking lot). The curb itself, which is four (4) inches in height, is currently the only barrier that exists between the adjacent parking spaces and the proposed outdoor dining area. To provide another barrier between the adjacent parking spaces and the proposed outdoor dining area, a condition of approval will require that two parking stops be placed on the two adjacent parking spaces.*

*Office uses abut the subject property to the north and south while single-family residences abut the subject property to the east and west. LaFrance Café is located in a multi-tenant building, which is shared with one other restaurant use, Zak's Pizza. As part of a separate petition, staff is proposing to include 'Outside service areas for other permitted or conditional uses in this district' as a conditional use in the B1 - Limited Neighborhood Shopping District. If that petition is approved, staff believes that such use is consistent with the intent of the B1 District. The amount of tables and chairs is minimal and will have little impact on adjacent properties.*

*LaFrance Café is currently open for breakfast, lunch and dinner. The hours of operation are currently as follows: (Tuesday through Saturday 9am - 2pm & 5pm - 9pm, Sunday 9am - 2pm). Staff notes that climate would also be a factor in the usage of the outdoor dining area. Staff did notice that the parking area adjacent to Main Street is typically full. Staff did recommend that additional signage be placed on the property, which informs patrons of additional parking in the rear of the building. Staff notes that this is a recommendation only and will not be considered a condition of approval.*

*The Comprehensive Plan recommends Office at this location. The current use of the property (restaurant), as well as the proposed use, are both listed as a compatible use to office uses. As such, the proposed use is compatible with the Comprehensive Plan.*

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

*Commissioner Burke stated that clarification should be made for enforcement purposes limiting the property to two tables with two chairs each. He added that is what the submitted drawing shows.*

**G. [110150](#)**

**PC 11-08: 435 E. Butterfield Road**

**Requests approval of the following variations from Sections 153.303 (B) (9) and 153.237 (E) to provide for more than one temporary sign per street frontage and to exceed thirty-two (32) square feet in area for property located within the O Office District. (DISTRICT #3)**

**Attachments:** [110150.pdf](#)

[APO Letter.doc](#)

[PUBLICNOTICE.doc](#)

[Ordinance 6599.pdf](#)

*Bill Apostolou, 700 N Laramie, Chicago, IL, presented the petition. He stated that he is the general manager at the Carlisle. They are requesting the additional signage because they host 3 large functions in a calendar year and the existing signage provisions are too small to accommodate their needs. He indicated that since they are on a frontage road, the existing signage has not been effective. They are asking for additional signage affixed to their building.*

*Chairperson Ryan asked if anyone was present to speak in favor or against the petition.*

*No one spoke in favor or against the petition.*

*Chairperson Ryan then requested the staff report.*

*Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the use consists of a large meeting and gathering facility for private single event activities such as weddings, formal balls, business luncheons and dinners and the like. On rare occasion (such as Easter Sunday, Mother's Day and New Year's Eve), the facility is opened for large scale dining activities generally open to the public, similar to a traditional restaurant. The petitioner is seeking two variations from the Sign Ordinance to provide for additional temporary signage and an increase in permissible sign area.*

*The Carlisle Banquet facility has existed on the subject property since 1976. In 1993, an 18 foot high free-standing sign variation height request was approved for the site to provide for the existing sign on the premises (Ordinance 3720). In the 1980s, Butterfield Road was grade separated at Highland Avenue. Access to the site is provided via a single frontage road access point at Fairfield Avenue to the east. The attached aerial map shows the subject property and the adjacent street network. The petitioner is currently seeking approval of two variations pertaining to temporary banner signage associated with their special*



dining events at their facility:

*They are specifically requesting approval for two banner signs to be placed on the property at one time, as only one is permitted by right. As noted in the attached standards for variations, the subject property has a number of unique geographical limitations that present unique advertising challenges for the property. These challenges include access exclusively from an abutting dead-end frontage road and the physical configuration and design of Butterfield Road abutting and near the subject property.*

*More importantly, the subject property is not platted and the existing banquet hall orientation is not aligned perpendicular to the adjacent roadway, creating challenges for placing signage on the property that is readable to the public. The Sign Ordinance does not allow for free-standing banner signs; the only legally permissible location to place the temporary signs are on the building or adjacent freestanding sign. Therefore, the petitioner is proposing to affix the banner signs on the existing convex fence north of the drive-up ramp in front of the building, instead of attaching the signs to poles or other temporary devices. Affixing the sign to the building also minimizes its prominence along the frontage road.*

*The petitioner is also looking for additional relief for the overall permissible square footage of a given temporary sign. As noted, the primary advertising message is for traffic on Butterfield Road, which the driving lanes are between seventy feet (70') and one hundred seventy feet (170') from the front elevation. Visibility for eastbound traffic is also further obscured by the entrance ramp from Highland Avenue to Butterfield Road, while westbound motorists must look past up to seven distinct lanes of traffic. Moreover, given the prevailing speed of the adjacent Butterfield Road traffic is between 45 and 55 miles per hour, temporary message signs would not be as readable and would therefore be ineffective in conveying the message. The request for up to sixty (60) square feet in sign area would allow for readability at higher prevailing speeds.*

*Staff finds the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use subject to the conditions noted in the staff report.*

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

*Commissioner Sweetser asked how long a temporary sign can be up. Mr. Stilling stated that a temporary sign can be up for a 120 days in a calendar year.*

*Commissioner Burke asked if their request to have a sign 3-4 times per year is adequately addressed in the petition. Mr. Stilling stated that code allows up to 8 permits per calendar year. Since they may have it up 4 times per year, each sign could be allowed to be up 30 days each.*

H. [110179](#)

One Ford Escape

Request for a waiver of bids and award of a contract to Currie Motors in the amount of \$18,909.00; and approving an ordinance declaring Village Unit VH16 as surplus property and authorizing its sale at auction.

Waiver of first reading is requested by staff. Public Act 85-1295 does

not apply.

**Attachments:** [110179 BOT.pdf](#)  
[Ordinance 6600.pdf](#)

### Other Ordinances on First Reading

- I. [110139](#) Water and Sewer Rates FYE 2012  
Three Ordinances amending the Village Code as it relates to water and sewer rates for FYE 2012.

**Attachments:** [Ord. Water Rates 2012.doc](#)  
[Ord. Sewer Rates 2012.doc](#)  
[Ord. Sewer Only Service Charge 2012.doc](#)  
[Water-Sewer Submittal Sheet 2011.doc](#)  
[Ordinance 6609.pdf](#)  
[Ordinance 6610.pdf](#)  
[Ordinance 6611.pdf](#)  
[110139.pdf](#)

- J. [110141](#) PC 11-04: 55 W. 22nd Street, Suite 200  
Requests the following actions on the property located within OPD Office Planned Development District:  
1. A conditional use per Section 155.412 (C) (18) of the Village of Lombard Zoning Ordinance for a trade school. (DISTRICT #3)

**Attachments:** [APO Letter.doc](#)  
[Cover Sheet.doc](#)  
[DAH referral memo.doc](#)  
[PUBLIC NOTICE.doc](#)  
[Referral Letter.doc](#)  
[REPORT 11-04.doc](#)  
[110141.pdf](#)  
[Ordinance 6612.pdf](#)

*Janet Gilbreath, 23W134 Shurebrook Lane, Glen Ellyn and Hana Malik, 1S125 Ingersoll Lane, Villa Park, IL presented the petition. Ms. Gilbreath provided a brief summary of their personal background and experience. Hana and she are partners and seeking to start a nursing school in August. They selected this site to train LPN's and they will do the teaching. It will be a one-year nursing program with a maximum of 24 students in the building at one time. There will be classroom activities and theoretical coursework on site. Clinical work will occur outside the facility.*

*Ms. Malik provided some additional information about the layout of the facility stating that there will be only one classroom. She further stated that the primary use of this location is for theoretical instruction only. There will be no blood, by-products, chemicals or any type of bio-hazardous materials used on site.*

*Chairperson Ryan asked if anyone was present to speak in favor or against the*

*petition.*

*No one spoke in favor or against the petition.*

*Chairperson Ryan then requested the staff report.*

*Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the Illinois College of Nursing (ICN) is requesting a conditional use for a trade school in the OPD Office Planned Development District. The primary use of the space will be for office purposes; however, they will have up to 24 nursing students there for theoretical coursework only. They have indicated that all technical training will be provided elsewhere.*

*The petitioner is seeking to occupy a 2,554 square foot office space in an existing three (3) story office building. Another trade school, the Illinois Center for Broadcasting, used to be located in this building, however they relocated to 455 Eisenhower Lane in 2008. The facility will primarily be used for administrative offices; however there will be one lecture room and a study area for up to twenty-four (24) students. According to the petitioner, only theoretical coursework will be occurring onsite. The clinical training is held elsewhere at hospitals and other healthcare facilities. The O Office district lists both "trade schools" and "colleges and universities" as separate conditional uses. As the proposed use is specific and specialized to nursing, staff considers the use a "trade school". The petitioner has stated that at maximum capacity will be twenty-four (24) students and three (3) employees. They have indicated that classes will be scheduled from 8AM to 2:30PM on weekdays. Staff supports the requested conditional use for the Illinois College of Nursing as it will be a relatively low-impact user and it is compatible with the other tenants on the property. Furthermore, this location has a history of being used for trade schools.*

*Staff finds that the existing building has sufficient parking to accommodate the proposed use. The subject property is currently improved with a total of 236 parking spaces. The existing building requires a minimum of 208 parking spaces. The proposed use requires 26 spaces (1 space per student and 2 spaces for every 3 employees) for a total required parking of 234 spaces (surplus of 2 parking spaces).*

*Staff believes the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use subject to the conditions noted in the staff report.*

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

*Commissioner Sweetser stated that this use will be a welcome addition to the Village of Lombard. She also asked about accreditation. Ms. Malik indicated that they are working on that now.*

*Commissioner Burke asked staff to clarify condition #3. He questioned if staff was just referring to the occupancy comment. Mr. Stilling answered that they will need a life safety inspection noted by the Bureau of Fire Prevention and once they submit for a building permit there might be other comments generated.*

- K. [110167](#) ZBA 11-01: 533 N Columbine Ave  
Requests that the Village grant a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to four and one half (4.5) feet where six (6) feet is required within the R2 Single-Family Residence District. (DISTRICT #1)

**Attachments:** [apoletter 11-01.doc](#)  
[Cover Sheet.doc](#)  
[DAH referral memo.doc](#)  
[PUBLICNOTICE 11-01.doc](#)  
[Referral Let.doc](#)  
[Report 11-01.doc](#)  
[110167.pdf](#)  
[Ordinance 6613.pdf](#)

*Chris Ikmanis, 533 N. Columbine Ave., presented the petition. Mr. Ikmanis stated that his family currently resides in a raised ranch on the subject property. He then stated that half of his basement is actually his garage. He added that because he has a subterranean garage, there is a flooding problem. Mr. Ikmanis stated that the only way to fix the flooding problem is to close off the garage. He added that his house is already set back further than both of his neighbors and the drainage problem would be fixed if they built the new at-grade garage.*

*Chairperson DeFalco asked if there was anyone present to speak in favor or against the petition. Hearing none, Chairperson DeFalco requested the staff report.*

*Michael Toth, Planner I, presented the staff report. The property contains a raised ranch with a partial subterranean attached garage. The petitioner plans to close off the existing garage and construct an at-grade attached garage. The proposed garage would maintain the existing building line of the existing residence, which is set back 4.85 feet from the northern property line. The Zoning Ordinance requires that the new construction meet an interior side yard setback of six feet (6'). Therefore, a variation is necessary.*

*The petitioner is proposing to construct a 462 square foot (22'X21') attached garage on the western elevation of the existing residence. The proposed attached garage would maintain the building line of the existing residence, which is set back 4.85 feet from the northern property line (at its closest point). Staff notes that the existing home is slightly angled from the northern property line; therefore, the degree of non-conformity would be slightly increased. However, the increase in non-conformity would equate to less than two (2) inches. These setback deficiencies can be attributed, in part, to the width of the lot being fifty (50) feet. This lot width would be considered substandard by current Zoning Ordinance requirements that lots in the R2 - Single-Family District be sixty feet (60') in width. As the proposed garage is less than 500 square feet, it meets the square footage setback required of front entry attached garages. Staff has also reviewed the front setback provisions for detached single-family residences. When considering the average of the neighboring property's setbacks (36' & 25'), the required front yard setback on the subject property would be required to be no less than thirty and one-half (30.5) feet. As the attached garage addition would place the structure thirty-five (35) feet from*

*the front property line, staff finds that the proposed attached garage meets the front yard setback requirement.*

*Listed below are several ZBA cases in which similar variation requests were made where the addition holds the setback of the existing residence. Examples of these variations include:*

- 1) The property at 219 W. Hickory received approval of a variation to reduce the required interior side yard setback from six feet (6') to two and one-half feet (2.5') for an attached garage (ZBA 06-14).*
- 2) The property at 259 N. Garfield received approval of a variation to reduce the required interior side yard setback from nine feet (9') to 7.88 feet for a second story addition holding the previously developed exterior wall of the residence (ZBA 07-12).*
- 3) The property at 217 N. Craig Place received approval of a variation to reduce the required interior side yard setback from nine feet (9') to 7.9 feet for a sunroom at the rear of the home holding the previously developed exterior wall of the residence (ZBA 08-03).*
- 4) The property at 126 S. Lombard received approval of a variation to reduce the required interior side yard setback from six feet (6') feet to four and one-half feet (4.5') for an addition that held the previous setback line (ZBA 09-04).*
- 5) The property at 148 W. Park received approval of a variation to reduce the required interior side yard setback from six feet (6') feet to three feet (3') for an addition that held the previous setback line (ZBA 10-11).*

*Staff finds that this petition meets the Standards for Variations. The proposed location for the addition and garage are due to the existing configuration of improvements on the lot. The proposed attached garage would be constructed along the same building line as the existing legal non-conforming residence and would only slightly increase the degree non-conformity. Lastly, the southern portion of the neighboring property (directly to the north of the subject property) is improved with a driveway. As such, that residence (539 N. Columbine) has a side yard setback greater than six (6) feet. Furthermore, the separation between the subject principal structure and that of the neighbor to the north would be greater than twelve (12) feet, as demonstrated in Illustration 2.*

*Concluding, Mr. Toth stated that staff is recommending approval of ZBA 11-01, subject to the five conditions outlined in the staff report.*

*Chairperson DeFalco then opened the meeting for discussion by the ZBA members.*

*Mr. Ikmanis stated that the garage will actually be 23'X21'.*

*Mr. Toth asked if the width was being increased.*

*Mr. Ikmanis responded, yes.*

*Mr. Toth stated that the garage would still be less than 500 square feet and not be any closer to the property line so that is not an issue.*

*Chairperson DeFalco stated that at one point the staff report refers to the neighbor to the east as being more than twelve (12) feet from the subject property when it is actually the neighbor to the north. He stated this is only a typo because the staff report does indicate that it is the neighbor to the north.*

*Mr. Toth stated that he will correct this typo in the staff report.*

*Mr. Tap asked if the property to the north would be affected by the drainage as the garage would be built at-grade.*

*Chris Ikmanis stated that the garage would actually sit lower than the neighboring property to the north.*

*Mr. Toth stated that the Private Engineering Services Division surveyed the area and added a comment in the staff report.*

*Chairperson DeFalco read the five conditions associated with the case.*

- L.     [110168](#)     Budget Ordinance for Fiscal Year 2011-2012  
Adopting the FY 2011-2012 Annual Budget for the Village of Lombard.  
**Attachments:**   [Budget ORD2012.doc](#)  
                          [Budget Submittal Sheet 2012.doc](#)  
                          [Ordinance 6614.pdf](#)  
                          [110168.pdf](#)
- M.     [110185](#)     Liquor License Amendment - Sales Certifications  
Amending Title 11, Chapter 112 of the Village Code reflecting changes  
in the Class A/B II and A/B III liquor licenses for Holy Mackerel, TGI  
Fridays and Greek Islands. (DISTRICT #3)  
**Attachments:**   [ordsalecert 2.doc](#)  
                          [memosalecert.doc](#)  
                          [Agenda Form.doc](#)  
                          [Ordinance 6615.pdf](#)  
                          [110185.pdf](#)

### Ordinances on Second Reading

- N.     [090079](#)     PC 09-04: 528 E. Madison Street (Lombard Mennonite Church)  
Granting a further time extension to Ordinance 6321 as amended by  
Ordinance 6455 extending the time period for construction of the  
conditional use for an additional twelve month period (April 16, 2012).  
(DISTRICT #5)

**Attachments:** [apoletter.doc](#)  
[Cover Sheet.doc](#)  
[DAH referral memo contin.doc](#)  
[DAH referral memo.doc](#)  
[PUBLIC NOTICE 09-04.doc](#)  
[Referral Letter 09-04.doc](#)  
[REPORT 09-04.doc](#)  
[WTL referral memo.doc](#)  
[Ordinance 6321.pdf](#)  
[BOT\\_ext\\_528 E Madison.doc](#)  
[Cover Sheet ext 1.doc](#)  
[Ordinance 6455.pdf](#)  
[090079.pdf](#)  
[090079.pdf](#)  
[Letter.pdf](#)  
[Cover Sheet ext 2.doc](#)  
[BOT\\_ext\\_528 E MadisonII.doc](#)  
[090079.pdf](#)  
[Ordinance 6601.pdf](#)

*Peter Graber, 537 N Craig Place, Lombard, IL 60148, presented the petition. Mr. Graber stated that the church was seeking the expansion to allow for 3 things; Sunday school classroom space, larger fellowship area and expanded worship area. He further indicated that the church has been considering the expansion for the last 4 years. Mr. Graber further stated that the church held a neighborhood meeting on March 5th with the adjacent neighbors. He said that area residents expressed concern with 3 items; exterior lighting, use of the facility & activities and landscaping.*

*Nevin Hedlund, 7985 Lake Street, River Forest, IL was introduced as the petitioner's architect. Mr. Hedlund referenced a scale model they had prepared which highlights the proposed addition. He stated that much of the addition would not be seen from Madison Street. Mr. Hedlund said that the proposed addition would have setbacks consistent with the existing building and that the proposed addition is proposed to meet the existing needs of the facility. He stated that the church has a stable population with 183 members which matches the required parking. The fellowship space is needed to accommodate tables and chairs so that the members can be in the same room. The addition would be attached to the lower level. It would include 3 classrooms, coat area, kitchen area and storage area. This would match the existing church's needs. Mr. Hedlund referenced the elevations showing a colored rendering. He stated that the elevations would match the existing materials. With reference to engineering issues, Mr. Hedlund indicated that their plan was a work in progress and that they feel they can address all the issues, per staff's request. He said the entire building would be sprinklered. The church has been at their location since 1954 and wishes to stay in Lombard.*

*Vice Chairperson Flint opened the meeting for public comment.*



*Michelle Vossen, 561 S Fairfield, Lombard, IL 60148 stated that she lives directly north of the church and represents many of the neighbors to the north. She said they were concerned about the flooding and referenced several photos she brought highlighting the flooding issues. She also stated that she wanted to make sure that the neighbors had the ability to provide input for any future expansions. She said she likes having them as neighbors and hopes to continue the good relationship.*

*John Lata, 555 S Fairfield, Lombard, IL 60148 stated he lives to the north and he said they experience a lot of flooding as a result of the existing parking lot. He said he does not object to the expansion and just wanted to make sure that the proper drainage is being provided.*

*Mr. Hedlund responded to the neighbor's comments stating that the church plans to add a detention facility to the north which will control the water. He referenced the petitioner's engineering plan which shows a detention facility directly north of the proposed addition. He stated that the detention would not only satisfy the proposed addition, but it would potentially alleviate some of the existing issues from the parking lot. He indicated that staff provided some comments about the engineering plans. He said they are experienced in handling the water issues like this site and thinks this will be a benefit.*

*Michelle Vossen, 561 S Fairfield, Lombard, IL 60148 asked where the detention pond was in relation to the parking lot and that the majority of the water flow is from the parking lot and that the proposed detention location would not alleviate their concerns.*

*Mr. Hedlund responded by saying they want to address the issues and they believe, with staff's help, they will do so and that is their goal.*

*Commissioner Burke asked if the petitioner has to meet the requirement of the DuPage Stormwater Ordinances. Staff replied, yes.*

*Commissioner Cooper asked how the petitioner could address the neighbors concerns about collecting some of the water from the parking lot.*

*Mr. Hedlund discussed their preliminary engineering and grading stating that they do plan to provide some slope from the parking to the detention pond to capture some of the water. He said they are not capturing it all, but they could revise it to capture more.*

*Vice Chairperson Flint then requested the staff report.*

*Christopher Stilling, Assistant Director, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The petitioner is proposing to construct a 5,500 square foot building addition to the northwest portion of the existing church on the subject property. The addition will serve as an area of congregation (fellowship hall) and will not create any additional seating for the principal use of the facility, which is the church. As the use is currently operating under legal non-conforming status and expansion of the legal non-conforming structure is being proposed, the petitioner is seeking a conditional use for a religious institution to allow the property to operate in compliance with the Zoning Ordinance.*

*Under the guidance of staff, the petitioner is also seeking conditional use*

*approval to establish the subject property as a planned development. The planned development process will provide both the Village and the Church with the ability to review future development plans through a site plan approval process and general parameters can be established to effectuate future development on the property.*

*As the property is cumulatively over one (1) acre and is currently an assortment of assessment plats, the petitioner is seeking major plat of subdivision to establish the subject property as a lot of record.*

*Mr. Stilling stated that staff provided the Commissioners with comments from the Public Works and Building and Fire Departments for inclusion into the IDRC.*

*The Comprehensive Plan identifies this site for Public and Institutional Uses. As the existing religious institution is the principal use of the property, the use of the property adheres to the recommendation of the Comprehensive Plan. The petitioner's site modifications are consistent with the existing institutional nature of the property.*

*The subject property is zoned R2 Single Family Residence District, which generally allows single-family development. The subject property is predominantly surrounded by single family residences; however, a learning center (Creative Montessori Learning Center) is located directly north of the subject property and a public park is located to the south across Madison Street. Religious institutions have historically been considered to be compatible with single family residential uses. Therefore, staff finds the use of the property to be compatible.*

*The proposed building addition will meet all of the bulk requirements of the underlying R2 - Single Family Residential District; as such, staff is supportive of the proposed addition as depicted on the site plan. The pastoral residence on the southeast portion of the subject property is currently located 2.87 feet from the eastern property line where six feet is required. This existing residence would remain legal non-conforming. Any future expansion of this residence would either have to meet the current zoning requirements or seek a variation for the side yard setback.*

*Establishing a planned development for the Lombard Mennonite campus is consistent with other religious institution uses within the Village. The Village previously established planned developments for St. Pius in 2007, St. John's in 2005 and Christ the King in 2004. Multiple principal buildings are only allowed in the R2 Single Family Residential District properties through approval of a planned development (Section 155.208(B) of the Zoning Ordinance). As currently configured, the church, parking lot and pastoral residence are all located on different assessment plats. As such, consolidating the three (3) separate parcels into one lot of record and establishing a planned development would allow Lombard Mennonite to function as a unified campus from a zoning perspective.*

*The Zoning Ordinance requires religious institutions to provide one parking space per three seats in the worship area. The petitioner has indicated to staff that the church has 183 seats, which would require the site to provide 61 parking spaces. According to the site plan, 61 spaces are provided on site, including the required (3) accessible spaces. The proposed building addition is intended to serve as an ancillary space only. The worship area itself will*

remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, no additional parking is required on the premises as part of this addition.

As previously noted, the only improvements proposed for the property specifically relate to the proposed building addition located on the northwest side of the existing structure. At its closest point, the building addition would be setback approximately 33.98' from the western property line. This is consistent with the setbacks of the existing building. As required by Code, the petitioner is also proposing a detention facility to accommodate the addition, as the current property does not have stormwater detention.

The petitioner has submitted conceptual building elevations for the proposed addition. The exterior of the proposed addition will be of masonry construction with a cast stone base, which is consistent with the existing building. The use of clerestory windows will be prominent on the north and west elevations to allow for a greater amount of natural lighting.

During a site visit, it was discovered that the dumpster located on eastern portion of the subject property (next to the garage) was not properly screened per Section 155.710 of the Lombard Zoning Ordinance. According to the Section 155.710 of the Zoning Ordinance, the dumpster shall be screened with a solid six (6) foot fence on all four sides. As the subject dumpster does not have screening on any side, a condition of approval shall require the dumpster to meet all screening provisions set forth in the Zoning Ordinance.

The petitioner has submitted responses to the standards. It is important to note that the standards regarding Planned Deviations are not applicable to this petition and that staff supports their responses provided that response to standard #7 be changed to indicate the legal non-conforming setbacks. Furthermore staff is recommending approval of PC 09-04, subject to the conditions outlined.

In reference to the conditions of approval, Mr. Stilling stated that staff would like to add a condition 4 to read, The existing single family residence located at the southeast corner of the site shall be permitted with respect to the east side yard setback as a legal non-conforming structure.

Vice Chairperson Flint then opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated that she wants to make sure the items raised by the residents are addressed. She asked if there was anything extra planned with regards to lighting.

Mr. Stilling indicated that if they plan to add anything else, they would have to meet the requirements of the Zoning Ordinance.

Commissioner Olbrysh asked about building lighting.

Mr. Hedlund indicated that some lighting over doors would be provided, however it would be shielded to prevent going over onto adjacent properties.

Commissioner Olbrysh asked if the old building and new building would be sprinklered.

*Mr. Stilling indicated that they both would be sprinklered.*

*Commissioner Cooper raised the issues about fire access as it relates to the proposed detention area. She asked if what is shown is sufficient and if not, would the Plan Commission see revised plans prior to proceeding.*

*Mr. Heniff responded by stating that the petitioner would be required to revise their plans as part of their final engineering review.*

*Commissioner Cooper made a motion to continue the item to the April 20, 2009 Plan Commission meeting in order to see the revised plans. As there was no second, the motion failed.*

**O. [110059](#)**

**Village of Lombard Building Code - 2009 International Code Amendments**

Approving text amendments to adopt Title 15, Chapter 150 (Building Code) of the Lombard Village Code to provide for the adoption of the 2009 International Building and Fire Codes and local amendments. (DISTRICTS - ALL)

**Attachments:** [2009 Inter Amendmnt Highlights.pdf](#)

[Referral Letter 2009 Building Code Amendments.doc](#)

[DAH continue memo.doc](#)

[Cover Sheet Building Code.doc](#)

[Ordinance 6602.pdf](#)

[110059.pdf](#)

*Keith Steiskal presented an overview of the 2009 International Code Amendments. He mentioned that staff took this opportunity to arrange the ordinances in a more user-friendly format.*

*Staff discussed the use of annual permits that will allow permits to be issued under special circumstances where work continues throughout the year as the need arises. The annual permit had been previously deleted from Title 15, Chapter 150 but has now been left in the code.*

*A requirement that has been added; 6 gallon water heaters be used to provide hot water to a sink only. John Cullen mentioned that if that heater was a great distance away, the water would not be warm enough by the time it reached the sink. Mr. Cullen requested the possibility of adding that recirculating lines will be allowed. Chris Heneghan will check with the State Plumbing Inspector to see if this will be part of the new State Plumbing Code.*

*Chuck Riforgiate presented an overview of the 2009 International Fire Code Amendments. One aspect of the 2009 Fire Code specifies that all non-sprinklered hospitals, nursing homes and child care facilities, including existing buildings, require automatic sprinkler protection. William Heniff inquired as to how the Fire Department is planning to retrofit all existing buildings. Mr. Riforgiate mentioned that there would be a "set" target date for compliance, and that by 2013 all dormitories be sprinklered.*

*Mr. Steiskal recommended that language be added to the ordinance stating that hospitals, nursing homes, and child care facilities will only be required to be sprinklered as set by forth by current ordinance or as part of an additional*

*alteration or new construction or as otherwise adopted by the State of Illinois.*

*Mr. Heniff questioned if private residential home daycare providers would be included in this requirement. Mr. Riforgiate stated that only childcare facilities would be required to be sprinklered.*

*Mr. Riforgiate noted another improved safety benefit of the 2009 Fire Code would be that all new high-rise buildings require photo luminescent exit pathway markings inside of the building at all emergency exits and stairwells.*

*Marty Igoe questioned when this requirement would go into effect. Staff stated as soon as the ordinance passes.*

- P. [110060](#) Text Amendments to the Title 15, Chapter 150 of the Lombard Village Code (Roof Inspections)  
Approving text amendments to Title 15, Chapter 150, of the Village Code to add Section 150.092(H) requiring inspections for bowstring roofs. (DISTRICTS - ALL)**

**Attachments:** [Cover Sheet Bowstring Roofs.doc](#)  
[Referral Letter bowstring roofs.doc](#)  
[Bowstring handout.pdf](#)  
[Ordinance 6603.pdf](#)  
[110060.pdf](#)

*Mr. Steiskal presented information about causes of wood bowstring roof collapses. Staff is concerned that with about 12 of these type roofs in town and several collapses in other areas of the country, we should address the issue. Staff explained how the two firemen in Chicago died after a bowstring roof collapsed and gave examples of some other bowstring collapses. He also discussed the location and nature of bowstring truss roofs on selected Lombard buildings. Staff proposed an inspection be conducted of these roofs by 12/31/2011 and every ten years after that. The inspection would be conducted by a structural engineer and be at the expense of the building owner.*

*Bob Mueller asked where the ten year time limit between inspections came from. He asked if more often would be better.*

*Mr. Steiskal stated that every ten years would control costs and direction would be given to the engineers performing the inspections that the next inspection would not take place for another ten years. The engineer may then make note of anything that he/she would want re-evaluated in 2 years, 5 years, etc.*

*Mr. Mueller agreed that direction to the engineer performing the inspection would be sufficient.*

- Q. [110061](#) Text Amendments to Title 15, Chapter 150 of the Lombard Village Code (Parking Structure Inspections)  
Approving text amendments to Title 15, Chapter 150 of the Village Code adding Section 150.092(G) requiring inspections for elevated parking structures. (DISTRICTS - ALL)

**Attachments:** [Bowstring & Parking Structure handout.pdf](#)  
[Referral Letter Parking Garages.doc](#)  
[Cover Sheet Parking Structures.doc](#)  
[Ordinance 6604.pdf](#)  
[Exhit 6604.pdf.doc](#)  
[110061.pdf](#)

*Mr. Steiskal presented information about three parking garage collapses in the past three years in major cities. The causes were discussed as well as an inspection program that would require all elevated parking structures be inspected by a structural engineer by 12/31/2012. Staff explained that this is a more costly inspection compared to the bowstring truss inspection, and as such will require additional time for building owners to budget for.*

*Mr. Mueller asked where the ten year amount came from.*

*Staff explained the attachment failures, or concrete pre-cast panel failures that are typical of collapses are failures that do not typically happen in a short amount of time.*

*Staff also explained that engineers will be given direction as with the bowstring trusses to keep in mind that the next inspection will not be for another ten years.*

*Mr. Mueller agreed that as long as the engineer knew up front that they needed to note what may need to be checked before the next inspection in ten years, he felt comfortable.*

*Staff agreed to make that direction to the engineers clear.*

*Mr. Mueller proposed the question as to how the Village of Lombard will enforce these inspections. Staff stated that letters will be sent out along with copies of the new ordinance. Proof of inspections will have to be provided to the Village of Lombard, Building Division staff.*

- R. [110083](#) Charlotte Street, Wilson Avenue to Morningside Avenue  
Recommendation from the Transportation & Safety Committee to remove existing No Parking restrictions from the east side of the street. (DISTRICTS #5 & #6)

**Attachments:** [110083 T&S 3-7-11.pdf](#)  
[110083 BOT.pdf](#)  
[Ordinance 6605.pdf](#)

*Kalisik reviewed the item.*

*Kalkanian, 723 S Charlotte*

*Mr. Kalkanian stated that he loves the street the way it is. When he was purchasing a house, he passed up other houses because Charlotte is a beautiful*

wide street. He has lived there over 20 years. He explained that he went to the neighbors and got responses from them. The resident at 729 came up with an idea of signing it No Parking from 8 a.m.-10 a.m. or 11:00 a.m., that way kids can't park there, but it wouldn't be a problem for people living there. There are only 3-4 cars that are the problem, that park right at the corner. After the snow in February the snow was so high they didn't want to hug the curb, so they were parking a good 2-3' away from the curb on either side and that was probably the main problem. The road width was reduced by 6-7' because of the snow. Today you could easily fit a Sherman tank through there. Mr. Kalkanian went on to explain that his wife grew up on Princeton in Villa Park. It's a narrow street and you can only park on one side, but coming out of the driveway you still have to do a 15-point turn. No matter what time it is, there's always a car parked across the street. He asked that the Committee thought it over more or look at the situation in nicer weather. He reiterated that he would like the parking to be left as is. Mr. Kalkanian also thanked Frank Kalisik for looking into it and taking the time to investigate instead of just installing No Parking.

Rick Deleon,

Mr. Deleon stated that he has lived there 32 years. In 32 years there hasn't been a problem. Now we have one snow and it's a catastrophe. When the snow plow came there was one pass made down the middle. He explained that he went through there tonight and there's 2 cars parked across from each other and he got through there no problem. It is high school kids. Mr. Deleon said that he stopped and talked to one of the kids today and asked him to park on the other side of the street and he said sure. Before we go installing signs all over the neighborhood we should talk to these kids. They are willing to move their car. We're telling the high school kids, who are Lombard residents too, that they can't park on the street. Someone should go look at it without the snow.

Bob Biddle, 821 S Charlotte

The idea is to stop parking on the north west corner in the first 100'. It's from the corner of Harrison to the first driveway. When the car is parked there and the school bus is there, there are problems. There needs to be 30' of no parking from 7 a.m.-9 a.m. On the 800 block the no parking signs are not enforced. He explained that it was not his intention for there to be no parking on the entire block.

Schaefer commented that there are multiple issues. It was snow related and an isolated incident and we are perhaps going too far with signage. He was more concerned about the bus going down Charlotte, he felt that they should be going down the east-west street.

Kalisik explained that in the area bounded by Madison, Roosevelt, Finley and Grace, this committee can just make a recommendation to sign no parking during school days.

Mr. Deleon interjected that he has grand kids and wants them to be able to park there.

Difino asked if there is any problem with parking with school activities in the evening. The residents said there was not.

Sherretz pointed out that if the parking between Wilson and Harrison is not as the signs are posted, if it were posted on only one side of the street they would park closer towards Wilson. Sherretz suggested that the ordinance should be corrected.

*As part of the motion the Committee directed staff to revisit the intersection and determine the exact limits of the needed no parking that the residents are referring to and to eliminate from the Code No Parking at anytime on the east side of Charlotte from Wilson to Morningside.*

S. [110084](#)

300 S. Westmore-Meyers Road

Recommendation from the Transportation & Safety Committee to replace two 2-Hour Parking signs with two 10-Minute Parking signs. (DISTRICT #5)

**Attachments:** [110084 T&S 3-7-11.pdf](#)

[110084 BOT.pdf](#)

[Ordinance 6606.pdf](#)

*Kalisik reviewed the item. Nolan asked where the employees park. Kalisik answered that some park in the County parking lot for the Illinois Prairie Path. A lot of the employees use that as well as Division Street. However, it's full a lot of the time. There were four vehicles out there which seemed to be abandoned or did not have right the licensing, so staff called the Sheriff's Department. Parking is competitive.*

T. [110087](#)

Pleasant Lane School, Berkshire Avenue

Recommendation from the Transportation & Safety Committee to prohibit parking on the north side of Berkshire Avenue between Charlotte and Garfield Streets from 8:00 a.m. to 4:00 p.m. on school days. (DISTRICT #4)

**Attachments:** [110087 T&S 3-7-11.pdf](#)

[110087 BOT.pdf](#)

[110087 BOT revised memo.pdf](#)

[Ordinance 6607.pdf](#)

*Kalisik reviewed the item. Schwarz agreed that it does make sense to issue no parking on north side of Berkshire so parents aren't dropping off children on the north side of street. General discussion ensued regarding changing Berkshire from Main to Garfield to one-way eastbound. Schwarz suggested trying the no parking and see how it works out. Leave as two-way traffic for now.*

U. [110134](#)

Text Amendments to Title 15, Chapter 150 of the Lombard Village Code (Hazardous Material Monitoring and Tracking Program)

Approving text amendments to Title 15, Chapter 150, of the Village Code adding Sections 150.1.2 and 105.6 establishing an Operational Permit Program and Fee Structure relative to monitoring hazardous materials. (DISTRICTS - ALL)

**Attachments:** [DAH Memo Haz Mat.pdf](#)

[Haz Mat Handout.pdf](#)

[Referral Letter FD Operational Permits.doc](#)

[Cover Sheet Operational Permits.doc](#)

[Ordinance 6608.pdf](#)

[110134.pdf](#)

*Mr. Riforgiate reviewed the Operational Permit Program of the 2009*



*International Fire Code indicating this would provide that a system would be in place to effectively manage hazardous materials which are used, handled, stored, possessed and/or located in businesses within the Village of Lombard.*

*Mr. Igoe asked where the information regarding hazardous materials would be coming from. Mr. Riforgiate stated that the list of materials would come from the businesses and that the material safety data sheets (MSDS) would come from the manufacturers.*

## Resolutions

- V. [110165](#) DuPage County Case Z10-098 - 1S438 S. Highland Road  
(Christadelphian Church)  
Resolution of Objection for a conditional use for an electronic message  
center sign in the R-4 Single Family Residential District.  
(UNINCORPORATED)

**Attachments:** [R 93-11.pdf](#)

[110165.pdf](#)

*Michael Toth, Planner I, presented the petition. DuPage County has received a filing for a public hearing for a conditional use for an automatic changeable copy sign for an unincorporated property located at 1S438 S. Highland Rd (Christadelphian Church). As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.*

*Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition. Staff has informed the County that this matter is being brought forward to the Plan Commission and the Village Board for consideration.*

*Staff has reviewed the proposed plans associated with the above mentioned petition. For clarity purposes, the Village of Lombard's Sign Ordinance recognizes Electronic Message Center signs as Automatic Changeable Copy signs. Therefore this petition will reference the proposed sign as an Automatic Changeable Copy sign. While DuPage County's Zoning Ordinance permits electronic message board signs as a conditional use, the Village of Lombard's Sign Ordinance has specific parameters for which an Automatic Changeable Copy sign is allowed. Staff notes the submitted signage plans do not provide all applicable sign dimensions. Based upon staff's interpretation of the proposed plans, the sign does not meet the following Village of Lombard Codes:*

*1. Pursuant to Lombard Sign Ordinance, Automatic Changeable Copy signs are allowed only in the CR, B3, B4, B4A, and B5 zoning districts on properties with a minimum of 500 feet of lot frontage. If the subject property were to be annexed into the Village of Lombard it would be designated with an R0 - Single Family Residence zoning classification. The subject property has a total frontage of approximately 100 lineal feet. Therefore, these aforementioned provisions would not be met.*

*2. The Village of Lombard Sign Ordinance states that changeable message boards shall be located between twelve (12) and fifteen (15) feet above grade at the edge of the right-of-way. According to the submitted plans, the proposed sign would be below the twelve (12) foot minimum height requirement.*

*Staff finds that the proposed sign is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed sign be approved by the County, the sign would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.*

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

*Commissioners. The Commissioners had no comments.*

- W. [110182](#) North Main Street LAPP Resident Engineering Amendment No. 1  
Authorizing an increase in the amount of \$25,876.35 to the contract with  
Thomas Engineering Group. (DISTRICTS #1 & #4)  
**Attachments:** [110182 BOT.pdf](#)  
[R 94-11.pdf](#)
- X. [110191](#) Annual Geotechnical Engineering/Construction Testing Services  
Contract  
Authorizing a one-year contract with an additional one-year option to  
renew with Testing Service Corporation in the amount of \$35,000.00,  
with Terracon Consultants, Inc. in the amount of \$35,000.00 and with  
Seeco Consultants in the amount of \$35,000.00.  
**Attachments:** [#110191.pdf](#)  
[R 95-11.pdf](#)  
[R 96-11.pdf](#)  
[R 97-11.pdf](#)  
[Contract M-12-01 Seeco.pdf](#)  
[Contract M-12-01 Testing Service Corp.pdf](#)  
[Contract # M-12-01 Terracon.pdf](#)
- \*X2. [110204](#) Public Safety Employee Benefits Act  
Resolution urging the Illinois State Legislature to amend the Public  
Safety Employees Benefits Act (PSEBA) with regard to a specific  
definition of the term "catastrophic injury".  
**Attachments:** [R 98-11.pdf](#)  
[110204.pdf](#)

## Other Matters

- Y. [110177](#) Maintenance of Traffic Control Equipment  
Award of a contract to Meade Electric, the lowest responsible bid of two  
bidders, in the amount of \$64,939.00. Bid in compliance with Public Act  
85-1295.  
**Attachments:** [110177.pdf](#)  
[Meade Traffic Signal Maintenance.pdf](#)  
[Change Order 1-Meade Electric](#)
- Z. [110197](#) Vehicle Storage Garage Floor Contract  
Request for a waiver of bids and award of a contract to Floorcare USA,  
Inc. for repair of the entire floor in the Vehicle Storage Garage in an  
amount not to exceed an additional \$140,580.00. Public Act 85-1295  
does not apply. (DISTRICT #6)

**Attachments:** [#110197.pdf](#)  
[Contract Floorcare.pdf](#)

- \*ZZ. [110201](#) Appointment - Historical Commission  
Request for concurrence in the appointment of Richard Anstee to fill a vacancy on the Historical Commission created by the resignation of Pravin Patel until 2013.

**Attachments:** [apptmemohist2011.doc](#)  
[submmithistcomappt2011.doc](#)  
[110201.pdf](#)

## **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**

## **XII. Reconvene**

## **XIII Adjournment**

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