

Village of Lombard

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



Meeting Minutes

Thursday, September 3, 2009

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, Richard J. Tross, District Two,
Zachary Wilson, District Three, Dana Moreau, District Four, Laura Fitzpatrick, District
Five and Bill Ware, District Six*

I. Call to Order and Pledge of Allegiance

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The regular meeting of the President and Board of Trustees of the Village of Lombard was called to order by Village President William J. Mueller at 7:32 pm Thursday, September 3, 2009 in the Board Room of the Lombard Village Hall. Village Clerk Brigitte O'Brien led the Pledge of Allegiance.

II. Roll Call

[Play Video](#)

Present: Village President William J. Mueller, Village Clerk Brigitte O'Brien, Trustee Greg Gron, Trustee Richard J. Tross, Trustee Zachary Wilson, Trustee Dana Moreau, Trustee Laura Fitzpatrick and Trustee Bill Ware

Staff Present:

Village Manager David Hulseberg

Chief of Police Ray Byrne

Fire Chief Ed Seagraves

Director of Finance Tim Sexton

Director of Community Development Bill Heniff

Director of Public Works Carl Goldsmith

Executive Coordinator Carol Bauer

III. Public Hearings

None

IV. Public Participation

Proclamation - Knights of Columbus Candy Days

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Village Clerk Brigitte O'Brien read the proclamation for Knights of Columbus Candy Days.

President Mueller called Ed Schumann and other members of the Knights of Columbus to the front and presented the proclamation to them.

Ed Schumann thanked the Village and reminded residents of Candy Days on September 18 and 19 from 7 am to about 4 pm. He indicated last year they made \$7,200 after expenses.

President Mueller asked residents to support both Christ the King and the Father Boecker Councils by contributing. He said the Knights will be out there shaking their cans.

Ed Schumann presented President Mueller with candy.

Proclamation - National Payroll Week

[Play Video](#)

Village Clerk Brigitte O'Brien read the proclamation for National Payroll Week. Village President Mueller indicated no one was in the audience to accept the proclamation so it would be mailed.

Proclamation - Constitution Week[Play Video](#)

Village Clerk Brigitte O'Brien read the proclamation for Constitution Week. President Mueller called Peggy Becker, Illinois State Chairperson of the Daughters of the American Revolution, and other members to the front to accept the proclamation. Peggy Becker introduced the other members and thanked the Village. She noted that the Daughters of the American Revolution were instrumental in getting the bill passed in Congress proclaiming a week in September as Constitution Week. She stated there were approximately 175,000 active members in 50 states and in 22 other countries as well. She spoke about all the pins that she was wearing and indicated they represented projects she had been involved in and offices she had held.

*** Proclamation - Always Remember 9-11**[Play Video](#)

Village Clerk Brigitte O'Brien read the proclamation Always Remember 9-11. President Mueller called Fire Chief Ed Seagraves to the front to accept the proclamation. Chief Seagraves reminded residents of the ceremony to be held at Fire Station One on September 11 beginning at 8:45 am. He stated the ceremony will include the bell ringing which the Fire Department has done since 2002. He also advised residents that on Friday at Glenbard East before the game there will be a special ceremony recognizing fire and police personnel. He noted that Glenbard will be playing the number one team in the State Wheaton-Warrenville. President Mueller called Police Chief Ray Byrne and Public Works Director Carl Goldsmith to the front. He noted that police, fire and public works personnel were all important in the work that was done on September 11. He thanked all the personnel in those departments for their work. Chief Byrne encouraged residents to come to the game at Glenbard East.

V. Approval of Minutes[Play Video](#)

It was moved by Trustee Ware, seconded by Trustee Fitzpatrick, to approve minutes of the regular meeting of August 20, 2009 as amended. The motion carried by the following vote:

Aye: 6 - Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

VI. Committee Reports**Community Relations Committee - Trustee Laura Fitzpatrick, Chairperson**[Play Video](#)

Trustee Laura Fitzpatrick, Chairperson of the Community Relations Committee, reported the committee had not met. She stated she and Joelyn Kott met with the Tri-Town Y staff. She noted that letters would be going out to the high schools asking for recommendations of students willing to serve on the Village committees. She reminded residents of the Senior Fair on October 9. She welcomed the two new members. The next meeting is scheduled for September 16.

Economic/Community Development Committee Trustee Bill Ware, Chairperson

[Play Video](#)

Trustee Bill Ware, Chairperson of the Economic & Community Development Committee, reported the committee met on September 2. He stated that staff had given the committee an update on downtown and the Roosevelt Road area. Staff also provided a preview of the properties available for lease in the downtown area and showed how the information can be accessed on the website. There was also an update from Lombard Town Centre. He welcomed new members. The next meeting is scheduled for October 7.

Environmental Concerns Committee - Trustee Dana Moreau, Chairperson[Play Video](#)

Trustee Dana Moreau, Chairperson of the Environmental Concerns Committee, reported the committee met on August 25. She reminded residents of the Recycling Extravaganza scheduled for September 19 at the Village complex from 9 am to 3 pm. She gave a list of items that can be brought for recycling as well as those items that are not being accepted and indicated the list was also available on the Village website. The committee is looking at ways of upgrading the Village's status with the Clean Air Program by reducing emissions. She noted the Village had made great strides. The committee is also looking at a community-wide garage sale. She reminded residents to look at options for making their homes green such as solar panels. The next meeting is scheduled for October 27.

Finance Committee - Trustee Zachary Wilson, Chairperson[Play Video](#)

Trustee Zach Wilson, Chairperson of the Finance Committee, reported the committee had not met. He welcomed the new members. The next meeting is scheduled for September 15.

Public Works Committee - Trustee Greg Gron, Chairperson[Play Video](#)

Trustee Greg Gron, Chairperson of the Public Works Committee, reported the committee had not met. The next meeting is scheduled for September 8.

Transportation & Safety Committee - Trustee Dick Tross, Chairperson[Play Video](#)

Trustee Dick Tross, Chairperson of the Transportation & Safety Committee, reported the committee had not met. The next meeting is scheduled for September 14.

Board of Local Improvements - Trustee Richard J. Tross, President[Play Video](#)

Trustee Dick Tross, President of the Board of Local Improvements, reported the board had not met. The next meeting is scheduled for September 10.

Community Promotion & Tourism - President William J. Mueller, Chairperson[Play Video](#)

President Bill Mueller, Chairperson of the Community Promotion & Tourism Committee, reported the committee had not met. The next meeting is scheduled for September 17.

Lombard Historical Commission - Clerk Brigitte O'Brien[Play Video](#)

commission had not met. The next meeting is scheduled for October 20.

VII. Village Manager/Village Board Comments

Village Attorney Tom Bayer introduced a new associate from his office who will be attending the Village Board meetings - Jason Guisinger.

Trustee Moreau thanked Trustee Gron for all of his hard work over the years with the Environmental Concerns Committee and the Recycling Extravaganza.

President Mueller reminded residents of the Prairie Days event sponsored by the Park District, the Historical Society and the Garden Club to be held on Sunday, September 20 from 11 am to 3 pm at Greenfield and Elizabeth.

Trustee Moreau noted there will be activities for the children and displays from various organizations. Raffle tickets are available for the beautifully painted rain barrel. She noted residents can attend the recycling extravaganza on the 19th and Prairie Days on the 20th.

Trustee Gron thought Klein Creek would have a display set up.

President Mueller advised the Garden Club will have clay pots for sale that the members have painted. He reminded everyone of the Blood Drive at the Village Hall on September 22 from 1:30 pm - 7 pm and to call Carol Bauer to make an appointment. All donors will receive a sweatshirt. The YMCA will hold their Wine Tasting event on September 12 from 3 pm - 7 pm at 20 West Wines on St. Charles Road. The cost is \$20. The Farmers' Market continues on Tuesday from 8 am - 2 pm. There are two more Cruise Night events on Saturdays in downtown Lombard. He noted that summer was not over.

Trustee Wilson stated he had attended the Christ the King 50th anniversary celebration and opening of the day care facility.

VIII. Consent Agenda

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Payroll/Accounts Payable

- A. Approval of Accounts Payables**
For the period ending August 14, 2009 in the amount of \$340,784.93.
- This Matter was approved on the Consent Agenda.**
- B. Approval of Village Payroll**
For the period ending August 15, 2009 in the amount of \$803,086.54.
- This Matter was approved on the Consent Agenda.**
- C. Approval of Accounts Payable**
For the period ending August 21, 2009 in the amount of \$1,514,294.54.
- This Matter was approved on the Consent Agenda.**
- D. Approval of Accounts Payable**

For the period ending August 28, 2009 in the amount of \$747,897.59.

This Matter was approved on the Consent Agenda.

Ordinances on First Reading (Waiver of First Requested)

E.

Text Amendments to the Village Building Code

Approving Text Amendments to Title 3, Chapter 32 and Title 15, Chapter 150 of the Village Code of Lombard relative to the shift of roles and responsibilities of the Building staff to the Community Development Department.

This Matter was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda.

Enactment No: Ordinance 6372

Other Ordinances on First Reading

F.

PC 09-24: 701 E. 22nd Street

1. Repeal Ordinance 1915A, and as amended, which established a conditional use for a planned development, in their entirety.
2. Approve a major plat of resubdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.
3. Approve a new conditional use for a planned development exclusively for the 701 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:
 - a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') to provide for an existing overhead corridor and foundation walls;
 - b. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building.
 - c. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to fifty-five feet (55') for an existing four-story office building.
 - d. A deviation from Section 155.412 (I) to reduce the minimum required open space from thirty-five percent (35%) to approximately twenty seven percent (27%) of the lot area.
 - e. A planned development variation from Section 155.508 (C)(7) to allow for the property to not provide an additional twenty-five percent (25%) open space beyond that which is required in the underlying O Office Zoning District.
 - f. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.
 - g. A variation from Section 155.210 (A) to allow for an increase in the maximum height for two (2) accessory structure (existing parking garages), as originally set forth in Ordinance 2590.
 - h. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') for an existing parking garage.
 - i. A deviation from Section 155.602 (A)(3)(e) to allow for a reduction in the parking lot front yard setback requirement from thirty feet (30') to twenty-seven feet (27') for an existing parking lot.

- j. A variation from Section 155.706 (B) to not require interior parking lot landscaping for all existing parking lots.
- k. A variation from Sections 155.706 (C) and 155.709 (B) to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.
 - l. A variation from Section 155.206 (B) (2) (b) to allow an existing monopole microwave tower to be one-hundred twenty foot (120') instead of the maximum allowed height of forty-five feet (45'), as originally set forth in Ordinance 2590.
 - m. A variation from Section 155.206 (A) (4) (b) to allow for two (2) existing ground mounted dishes and one (1) existing ground mounted antenna, for a total of three (3) instead of the maximum permitted one (1) ground mounted antenna tower or dish.
- 4. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.
- 5. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance. (DISTRICT #3)

This Matter was passed on first reading on the Consent Agenda.

G.

PC 09-24: 747 E. 22nd Street

1. Repeal Ordinance 1915A, and as amended, which established a conditional use for a planned development, in their entirety.
2. Approve a major plat of subdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.
3. Approve a new conditional use for a planned development exclusively for the 747 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:
 - a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a) and to reduce the west interior side yard setback from ten feet (10') to zero feet (0') to provide for an overhead corridor and foundation walls;
 - b. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.
 - c. A variation from Section 155.210 (A) to allow for an increase in the maximum height for an accessory structure from seventeen feet (17') to thirty-six feet (36') for parking garage(s) to be constructed on the subject property, as previously granted through Ordinance 2590.
 - d. A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.
 - e. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the west interior side yard setback from ten feet (10') to zero feet (0') for proposed new parking garage, as previously granted through Ordinance 2590.
 - f. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building and a future parking garage.
 - g. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to sixty-nine feet (69') for an existing four-story office building.
4. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.
5. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance. (DISTRICT #3)

This Matter was passed on first reading on the Consent Agenda.

- H. Title 3, Chapter 30, Section 30.24 (F) - Transportation & Safety Committee**
Amending Title 3, Chapter 30, Section 30.24 (F) allowing the Transportation and Safety Committee the responsibility of reviewing, reporting upon and making recommendations on issues associated with the Circulator.

This Matter was passed on first reading on the Consent Agenda.

Ordinances on Second Reading

- I. ZBA 06-21: 820 E. St. Charles Road**
Granting a further time extension to Ordinance 5935, as amended by Ordinances 6094 and 6247, relative to the approval of a reduction in the minimum required lot area for the property located at 820 E. St. Charles Road. (DISTRICT #4)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6373

- J. PC 05-42: 218-226 W. St. Charles Road (The Pointe at Lombard)**
Ordinance granting a further time extension to Ordinance 5816, as amended by Ordinances 5973, 6141, and 6327 relative to the property located at 218-226 W. St. Charles Road. (DISTRICT #1)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6374

- K. ZBA 08-13: 1008 S. Lewis**
Granting a time extension to Ordinance 6234 extending the time period for construction of the variation for an additional twelve month period (August 20, 2010). (DISTRICT #6)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6375

- L. PC 09-10: 404 East North Avenue**
Requests that the Village grant a conditional use pursuant to Section 155.416(C)(4) and (5) of the Lombard Zoning Ordinance to allow automobile service and automobile repair in the B4 Corridor Commercial Shopping District. (DISTRICT #4)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6376

- M. PC 09-17: Text Amendments to the Zoning Ordinance**
The petitioner (Lux Chateau) requests text amendments to Section 155.417(G)(2) and Section 155.802 of the Lombard Zoning Ordinance (and other sections where needed for consistency within the Zoning Ordinance, clarity with the Smoke Free Illinois Act or

as deemed appropriate) to allow for "Smoking Establishments" to be listed as a conditional use within the B4A - Roosevelt Road Corridor District. (DISTRICTS #2 and #6)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6376

N. PC 09-18: 1221 S. Main (Lux Chateau)

Requests that the Village grant a conditional use, pursuant to amended Section 155.417(G)(2) of the Zoning Ordinance to allow a "Smoking Establishment" within the B4A - Roosevelt Road Corridor District. (DISTRICT #6)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6378

O. PC 09-22: 555 E. Butterfield Road (Comar Offices Planned Development)

Requests that Village grant approval of the following actions for the subject property located within the O-Office District:

1. A conditional use to establish the subject property as a planned development, pursuant to Section 155.502(F)(3), with the following deviations:
 - a. A deviation from Section 153.502(B)(5)(b) of the Sign Ordinance to increase the maximum allowable area of a freestanding sign from thirty (30) square feet to ninety-eight (98) square feet.
 - b. A deviation from Section 153.502(B)(5)(c) of the Sign Ordinance to increase the maximum allowable height of a freestanding sign from six (6) feet to twenty (20) feet.
 - c. A deviation from Section 153.502(B)(5)(f) of the Sign Ordinance to decrease the minimum allowable distance of a freestanding sign from a property line from ten (10) feet to two (2) feet. (DISTRICT #3)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6379

P. Going Out Of Business Sales

Amending Title 11, Chapter 120 of the Lombard Village Code with regard to Going Out of Business Sales.

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6380

Q. Oak Creek Drive, No Parking

Staff request to establish a No Parking zone to reduce a vehicular line of sight issue. (DISTRICT #3)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6381

- R. North Chase Avenue, Parking Issue**
Committee recommendation to remove No Parking restrictions on the east side of the street for the length of the business at 730 E. St. Charles Road. (DISTRICT #4)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6382

- S. St. Charles Rd. East of Garfield, Additional Parking**
Committee recommendation to allow on-street parking on the north side of the 100 block of E. St. Charles Road. (DISTRICT #4)

This Matter was passed on second reading on the Consent Agenda.

Enactment No: Ordinance 6383

Resolutions

- T. 2S350 Glen Avenue - DuPage County ZBA Case Z09-037 (Shah) Resolution of Objection**
Request for a variation to reduce the interior side yard setback to 0.38 feet from the required 6.1 feet to allow for an existing shed in an R-4 Single Family Residence District. (UNINCORPORATED)

This Matter was adopted on the Consent Agenda.

Enactment No: Resolution 27-10

- U. Intergovernmental Agreement with Regard to the Expansion of the Parking Lot in Sunset Knoll Park**
Authorizing the signatures of the Village President and the Village Clerk on an Intergovernmental Agreement with the Lombard Park District and Glenbard High School District No. 87. (DISTRICT #2)

This Matter was adopted on the Consent Agenda.

Enactment No: Resolution 28-10

- V. Intergovernmental Agreement - Sidewalk Segment Project - Community Development Block Grant (CBDG)**
Authorizing the signature of the Village Manager on an Agreement with the County of DuPage regarding the installation of certain sidewalk segments in the 1100 S. Block west side of Westmore-Meyers Road, the 1100 S. Block east side of Westmore-Meyers Road and the 1000 E. Block north side of Roosevelt Road. (DISTRICT #6)

This Matter was adopted on the Consent Agenda.

Enactment No: Resolution 29-10

Other Matters

- W. Watermain Connection Services 1218, 1310, and 1314 S. School Street; 831 E. 13th Street and 828 E. 14th Street (BOT 08-01 through BOT 08-05)**
Request for a waiver of bids and approval of a contract with Russ's Plumbing & Sewer in the amount of \$20,750. (DISTRICT #6)

This Matter was approved on the Consent Agenda.

- X. FY2010 Road Salt Purchase**
Request for a waiver of bids and award of a contract to North American Salt Company in the amount of \$352,038.00. Public Act 85-1295 does not apply.

This Matter was approved on the Consent Agenda.

- Y. 2009 Civic Center Reservoir Facility Pump & Motor Rehabilitation**
Award of a contract to Water Well Solutions, the lowest responsible bidder of four bids, in the amount of \$212,197.50. Bid in compliance with Public Act 85-1295. (DISTRICT #6)

This Matter was approved on the Consent Agenda.

- Z. Recycling Extravaganza, Recycler Agreements**
Request to approve agreements with Acme Refining, Exide Technologies and CRI of Tennessee to provide recycling services.

Passed The Consent Agenda

It was moved by Trustee Tross, seconded by Trustee Moreau, to approve the Consent Agenda. The motion carried.

- AA. Appointments - Community Relations Committee**
Request for concurrence in the appointment of Barbara Jo Johnson and Griselda Corral.

This Matter was approved on the Consent Agenda.

- BB. Appointments - Economic & Community Development Committee**
Request for concurrence in the appointment of Brenda Gannon and David Irion.

This Matter was approved on the Consent Agenda.

- *CC. Appointments - Environmental Concerns Committee**
Request for concurrence in the appointment of Jason Cooper and Stef Durdic.

This Matter was approved on the Consent Agenda.

***DD.**

Appointments - Finance Committee

Request for concurrence in the appointment of Michael Corso and Barbara Alverado.

This Matter was approved on the Consent Agenda.

Passed The Consent Agenda

This approval includes suspension of the rules, waive first reading and pass on second reading, waive competitive bidding and award contracts, approve and adopt resolutions as needed for the preceding items as read by the Clerk on the Consent Agenda

It was moved by Trustee Tross, seconded by Trustee Moreau, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

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

None

President Mueller noted that the Fire Department had their new ambulance on display in front of the Village Hall.

Fire Chief Seagraves noted that this new unit makes 5 ambulances in the Fire Department.

President Mueller spoke about the live broadcasts of the Village Board and Plan Commission meetings. He stated the Village had new equipment in hopes of providing

better information to the residents. He stated that Lombard had only one cable channel until now and that residents can watch the meetings on Comcast TV channel 6 or on AT&T channel 99. He thanked Kate Burke and other staff.

Reconvene

XII. Adjournment

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The regular meeting of the President and Board of Trustees held on Thursday, September 3, 2009 in the Board Room of the Lombard Village Hall was adjourned at 8:20 pm.

It was moved by Trustee Ware, seconded by Trustee Gron, adjourn. The motion carried by the following vote:

Aye: 6 - Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware