

Village of Lombard

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



Meeting Agenda

Wednesday, March 23, 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****IV. Public Participation**

[110166](#) Proclamation - Earth Hour Day

Attachments: [procearthhour2011.doc](#)

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. [110085](#) Approval of Village Payroll
For the period ending February 26, 2011 in the amount of \$781,198.76.

- B. [110086](#) Approval of Accounts Payable
For the period ending March 4, 2011 in the amount of \$561,164.01.
- C. [110125](#) Approval of Accounts Payable
For the period ending March 11, 2011 in the amount of \$197,199.35.
- D. [110163](#) Approval of Village Payroll
For the period ending March 12, 2011 in the amount of \$781,117.55.
- E. [110164](#) Approval of Accounts Payable
For the period ending March 18, 2011 in the amount of \$672,093.49.

Ordinances on First Reading (Waiver of First Requested)

- F. [110127](#) 4x4 Pick-up Truck
Request for a waiver of bids and award of a contract to Currie Motors in the amount of \$21,932.00; and approving an ordinance declaring Village unit #SM443 as surplus and authorizing its trade-in. Waiver of first reading is requested by staff. Public Act 85-1295 does not apply.
Attachments: [110127 BOT.pdf](#)
[Ordinance 6589.pdf](#)
- G. [110082](#) Small Dump Truck
Request for a waiver of bids and award of a contract to Currie Motors in the amount of \$34,251.00; and approving an ordinance authorizing the trade-in of Village unit ST334. Staff is requesting a waiver of first reading. Public Act 85-1295 does not apply.
Attachments: [110082.pdf](#)
[Ordinance 6590.pdf](#)

Other Ordinances on First Reading

- H. [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.

- I. [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.

- J. [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.

- K.** [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.

L. [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.

M. [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 narrower 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.

N. [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.

O. [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.

Ordinances on Second Reading

- P. [110044](#) BOT 11-05: Alley Vacation/Easement Dedication - Maple/Edgewood/Lewis (3/4 Vote of the Trustees Required - 5 of 6) Vacating a portion of the unnamed public alley south of Maple Street between Edgewood Avenue and Lewis Avenue and granting of a public utility easement. (DISTRICT #5)

Attachments: [Cover Sheet.doc](#)
[DAH Memo.doc](#)
[110044.pdf](#)
[Ordinance 6591.pdf](#)

- Q.** [110045](#) BOT 11-06: Alley Vacation/Easement Dedication - Maple/Lewis/Lodge
(3/4 Vote of the Trustees Required - 5 of 6)
Vacating a portion of the unnamed public alley south of Maple Street
between Lewis Avenue and Lodge Avenue and granting of a public
utility easement. (DISTRICT #5)
Attachments: [Cover Sheet.doc](#)
 [DAH Memo.doc](#)
 [110045.pdf](#)
 [Ordinance 6592.pdf](#)
- R.** [110046](#) BOT 11-07: Alley Vacation/Easement Dedication - Maple/Lodge/Chase
(3/4 Vote of the Trustees Required - 5 of 6)
Vacating a portion of the unnamed public alley south of Maple Street
between Lodge Avenue and Chase Avenue and granting of a public
utility easement. (DISTRICT #5)
Attachments: [Cover Sheet.doc](#)
 [DAH Memo.doc](#)
 [110046.pdf](#)
 [Ordinance 6593.pdf](#)
- S.** [110048](#) BOT 11-08: Alley Vacation/Easement Dedication -
Maple/Chase/Highland (3/4 Vote of the Trustees Required - 5 of 6)
Vacating a portion of the unnamed public alley south of Maple Street
between Chase Avenue and Highland Avenue and granting of a public
utility easement. (DISTRICT #5)
Attachments: [Cover Sheet.doc](#)
 [DAH Memo.doc](#)
 [110048.pdf](#)
 [Ordinance 6594.pdf](#)
- T.** [110051](#) PC 11-03: Comprehensive Plan Amendment
The petitioner, the Village of Lombard, requests the approval of
amendments to the Village Comprehensive Plan pertaining to the
downtown area. (DISTRICTS #1 and #4)
Attachments: [DAH Committee summation.doc](#)
 [PUBLIC NOTICE 11-03.doc](#)
 [Referral Letter 11-03.doc](#)
 [Report PC 11-03.doc](#)
 [Cover Sheet.doc](#)
 [DAH referral memo.doc](#)
 [PC 11-03 presentation to PC 2.ppt](#)
 [Ordinance 6595.pdf](#)
 [110051.pdf](#)

Christopher Stilling, Assistant Director of Community Development, began a PowerPoint presentation on the petition, which was submitted to the record in its entirety. He summarized the Village's downtown planning activities from approval of the 1989 TIF District to the present and explained the geographical area covered by the proposed plan. He noted the five goals adopted by the Village Board in 2009 and explained how the Village obtained a \$100,000 grant from the RTA for the downtown plan. He summarized the planning process and mentioned who had been involved in the development of the plan. He also explained the financial analysis that was used throughout the plan and mentioned several factors that are part of the relationship between property owners and buyers.

Mr. Stilling then discussed the development concept plans for the core downtown area. The 101 S. Main Street site has a short-term concept with a temporary building and a long-term concept with a permanent multi-story building. The Hammerschmidt parcel concept shows a pair of commercial office buildings. The 7-Eleven site concept includes a new commercial building on the corner and enhancements to the existing train station access. The buildings at 10 and 14 W. St. Charles Road would have façade enhancements including new all-season outdoor dining areas. The development concept for the 100-130 W. St. Charles Road block face includes building consolidation and a new infill retail/office building. The Fifth Third Bank/Praga site shows a new outlot building, new infill building, and relocated bank drive-through lanes. The 100-108 S. Main Street site concept shows a new two-story office building and bus shelter.

Mr. Stilling then discussed several opportunities for public open space and public art. He noted that artist Richard Hunt was part of the project team and mentioned several of his suggestions for art programs.

Mr. Stilling then discussed the development concept plans for the East St. Charles Road area. The Garfield/Martha site concept shows a 15,000 sq. ft. grocer. The Martha/Craig site has two options: one that expands the existing strip center, and one that replaces it with a new three-story building. There are also two concepts for the Grace and St. Charles Road site, both of which feature uses that could be supported by market demand. The site north of Lombard Veterinary Hospital would have either single-family homes or a park. The Allied Drywall property concept has been previously presented to the Plan Commission and involved 10 single-family homes. The plan also includes a concept for a neighborhood park on the westernmost portion of the Allied Drywall property.

Jennifer Henaghan, Senior Planner, then stated that she would be discussing the sections of the plan pertaining to streetscape, façades, visual identity, and transportation. She summarized the general recommendations pertaining to streetscape and outlined the actions proposed for each of the three improvement zones, emphasizing the improvements to the Park and St. Charles intersection and the Main Street underpass.

Ms. Henaghan then discussed the façade enhancement strategies for three specific areas, noting that the recommendations could also be applied to other properties within the downtown. Suggested improvements included new awnings, signage, gooseneck lighting, and restored façades.

Ms. Henaghan explained the development of the lilac symbol that is proposed to be a signature for Downtown Lombard. She also explained the proposed

signage system.

Ms. Henaghan then discussed the proposed transportation and parking strategies. She noted the plan recommendations for improved access and circulation, including road narrowing, pedestrian improvements, bicycle routes and parking, and transit amenities. She summarized the plan's analysis of existing parking resources and the projected parking needs that would result if the development concepts were implemented. She stated which recommendations would occur in the short term to address existing deficiencies and which recommendations would occur in the long term to address future development and projected increases in Metra ridership. She concluded by summarizing the transportation and parking recommendations for East St. Charles Road, including road narrowing, a new crosswalk, minimized curb cuts, and bike trail connections.

William Heniff, Director of Community Development, spoke about the implementation of the plan and the need to make something tangible happen within a short timeframe. He referred back to the five goals set by the Village Board in 2009, noting that the Village will be flexible with regard to compatible development. In the short term we can look to improve pedestrian access and circulation within the Downtown. The Village will pursue additional partnership outreach to downtown property owners to fill vacancies. Marketing efforts will ensure that the area has a distinct feel.

Mr. Heniff identified recommended short-term and long-term actions. The Village can take a leadership role with small public streetscape improvements to enhance the downtown area. Façade improvements are highly visible and will give people a sense of investment. The proposed signage will feature Downtown Lombard's unique branding on kiosks and directional signs. There have been many public comments pertaining to transportation, and this issue will continue to be discussed and analyzed as new developments occur. He added that much of the implementation of the plan will come down to funding, and he then summarized various funding sources that the Village has and can utilize.

He concluded by stating that staff is recommending approval of the downtown plan as an amendment to the Village's Comprehensive Plan. He introduced consultant team members Konstantine Savoy of Teska Associates, Bridget Lane of Business Districts Inc., and Cindy Fish of Fish Transportation Associates.

Mr. Savoy stated that he is a principal with Teska Associates and served as the project manager. He stated his appreciation for the opportunity to work in Lombard and said he sees tremendous opportunities for the downtown. He then introduced Nicole Nutter of the RTA and Ryan Richter of Metra. He noted that the team involved people working from many different disciplines to address the issues. He stated the plan identifies 130,000 sq. ft. of new, long-term development opportunities within the downtown core area and 60,000 sq. ft. of development potential along East St. Charles Road. The overall goal and theme of the plan is to reclaim Downtown Lombard as a pedestrian-oriented place, which is a fundamental idea to guide the work going forward.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition or had any questions or comments.

Art Frierichs, 248 N. West Road, asked about the Great Western Trail bridge project. Mr. Heniff stated that this project was advanced approximately 10 years ago and is currently in the final engineering stage. This project received federal

funding and is scheduled to begin later this year. While the bridges are not a part of the downtown plan, the plan does include numerous connections to the Great Western Trail.

Mary Mae Meyer, 414 W. Windsor Avenue, explained the development of the lilac symbol proposed in the plan and attested to its authenticity. She stated that it is a fabulous marketing opportunity for the downtown.

Paul Henry, 350 W. Grove Street, asked why no large-scale projects were included in the plan. Mr. Heniff stated that the plan is designed to be a flexible document so that the Village can respond to favorable development opportunities as they present themselves. Mr. Henry noted that the plan focuses on private investment and asked if the Village would take a lead on any projects. Mr. Heniff stated that the seven sites included within the plan represent a wide range of property and projects types, and that the Village could extend TIF dollars in support of making a development happen.

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

Commissioner Cooper commended the team that worked on the plan for their speed and dedication. The last page sums up what this plan is creating and noted the many options available due to the street grid, amenities, and businesses. She agreed that the heart of downtown is the Park Avenue & St. Charles Road intersection and asked if the Metra underpass would be constructed this year. Mr. Heniff briefly explained the project and stated that work may begin this year but construction will largely occur in 2012.

Commissioner Cooper stated that she liked the volunteer plaza being moved to a better location and she likes the options shown for improving the viaduct, specifically the plans for lighting and art. The mural and the gateway signage could be implemented quickly. Mr. Heniff noted that the Village will need to work with Union Pacific as they are the owners of the viaduct.

Commissioner Cooper expressed her support for the road diet concept and explained how it would mitigate the hazards experienced by pedestrians on Main Street between the Prairie Path and downtown. The road diet concept on St. Charles Road would be outstanding. She asked about the intended audience for the sculpture park. Mr. Heniff stated that it would consist of larger pieces for viewing by people on the train and driving by on St. Charles Road, but small pieces can be incorporated elsewhere in the downtown.

Commissioner Cooper explained an ordinance in Ann Arbor, Michigan that requires a percentage of all public improvements be dedicated to the arts and noted how this had a visual impact on the community. Mr. Heniff stated that the Village has previously negotiated with business partners to acquire art pieces rather than pursuing a mandate.

Commissioner Cooper stated that the proposed streetscape improvements are good, but there is an issue with the species of tree that is currently being planted within the downtown. Mr. Heniff stated that the Village Arborist will look at the type of tree to ensure it is appropriate.

Commissioner Cooper asked why the site at the northeast corner of St. Charles and Elizabeth was not called out in the plan. Mr. Heniff stated that there is a standing approval for a mixed-use senior housing development on the site.

Commissioner Cooper suggested that the plan make greater mention of environmental awareness such as the mention of permeable pavers. Mr. Heniff stated that the plan's focus on reusing existing buildings and infrastructure and enhancing transit is very green. Mr. Savoy stated that they can add in language to the plan to strengthen the Village's support of green issues.

Commissioner Burke commended staff on the plan, stating that it is thorough and well-presented. He noted concerns about the road diet concept due to the Village's limited north-south roadways. He believed that reducing lanes will increase congestion and discourage people from coming downtown. Mr. Heniff stated that the road diet has been made less prominent within the plan and noted that a traffic analysis would need to be completed to determine what its impact would be. He added that there might be greater opportunities for increasing on-street parking and sidewalk width along East St. Charles Road.

Chairperson Ryan noted that traffic within the downtown area is impacted by the inability to make left turns onto or off of IL Route 53. Mr. Heniff stated that the Village Board recently authorized a study of the Madison and Route 53 intersection for a possible traffic signal, which could relieve traffic on St. Charles Road.

Commissioner Flint complimented the work of the project team and the community on the plan. He stated that it is important for the document to be flexible and implementation of the plan should begin quickly.

Commissioner Cooper asked what strategies would be used to create a safe sidewalk environment on South Main Street if the road diet concept is not advanced. Mr. Heniff stated that additional green space could be added to separate pedestrians from vehicles.

Resolutions

- U. [110090](#) 2010 North Avenue Standpipe Exterior Painting Project Additional Work Request, Change Order No. 1 - Final
Authorizing a decrease to the contract with Tecorp, Inc. in the amount of \$44,825.00 due to the project being halted when additional corrosion was found on the roof that was beyond the scope of the project.
(DISTRICT #1)

Attachments: [110090 BOT.pdf](#)

[R 83-11.pdf](#)

[Change Order 1 Final Tecorp WA 10-02B.pdf](#)

Dratnol reviewed both change orders for the North Avenue standpipe. Frerichs asked Dratnol to explain what a standpipe is and how it works.

- V. [110091](#) 2010 North Avenue Standpipe Exterior Painting Project, Change Order No. 1 - Final
Authorizing a decrease to the contract with Tecorp, Inc. in the amount of \$16,058.24, and also decreasing the contract time by 125 days due to the stoppage of work when significant corrosion was found on the roof of the North Avenue Standpipe. (DISTRICT #1)

Attachments: [110091 BOT.pdf](#)
[R 84-11.pdf](#)
[Change Order 1 final Tecorp.pdf](#)

Discussion ensued regarding the need for the standpipes.

- W.** [110107](#) Three Cruise Nights Parking License Agreements
Resolution authorizing the signatures of the President and Village Clerk on three license agreements authorizing Village use of parking lots at 118, 126 and 211 W. St. Charles Road for 2011 Cruise Night parking. (DISTRICT #1)
Attachments: [botmemolicenseagreement.doc](#)
 [coverletterlicenseagrmnts.doc](#)
 [licenseagreefamilyhealthcncr.doc](#)
 [licenseagreementfifththird.doc](#)
 [licenseagreeVandenbroucke.doc](#)
 [resolutionlicenseagreements.doc](#)
 [License Agreement Curise Nights Fifth Thrid bank.pdf](#)
 [License Agreement Curise Nights Vandenbroucke.pdf](#)
 [License Agreement Curise Nights Lombard Family Health Center.pdf](#)
 [R 85-11.pdf](#)
 [110107.pdf](#)
- X.** [110108](#) Cruise Nights Temporary Parking Restrictions
Resolution temporarily limiting parking along St. Charles Road between Main Street and Lincoln Avenue and along Park Avenue between Orchard Terrace and Michael McGuire Drive for 2011 Cruise Nights. (DISTRICT #1)
Attachments: [botmemolimitingparking.doc](#)
 [coverletterpkg.restrictions.doc](#)
 [resolutionlimitingparking.doc](#)
 [R 86-11.pdf](#)
 [110108.pdf](#)
- Y.** [110109](#) Participation in Suburban Tree Consortium
Expressing intent to continue participation in the Suburban Tree Consortium for the purchase of parkway trees.
Attachments: [R 87-11.pdf](#)
 [110109.pdf](#)
- Z.** [110136](#) 115 E. St. Charles Road - Farmer's Market Operators' Agreement
Authorizing the signatures of the Village President and Clerk on a French Market Operator's Agreement with Lombard Town Centre. (DISTRICT #4)

Attachments: [R 88-11.pdf](#)
[Cover Sheet2011.doc](#)
[DAH memo for Operators Agreement2011.doc](#)
[110136.pdf](#)
[French Market Operators Agreement 2011.pdf](#)

- AA.** [110138](#) Legislative Action Program
Resolution adopting the DuPage Mayors and Mangers Conference
Municipal Legislative Positions and Priorities for the 2011 Legislative
Session.
Attachments: [dmmclegactionprogramres2011.doc](#)
[dmmclegprioritiesmemoforagenda3142011.doc](#)
[submitdmmclegactionprogram.DOC](#)
[R 89-11.pdf](#)
[Legislative Action Program 2011.pdf](#)
[110138.pdf](#)
- BB.** [110146](#) FY2011 Snow and Debris Hauling Change Order No. 1
Authorizing an increase to the contract with Marcott Enterprises, Inc. in
the amount of \$33,312.50 for snow and debris hauling. (DISTRICTS -
ALL)
Attachments: [R 90-11.pdf](#)
[110146.pdf](#)
[Document Pending 110146](#)
- CC.** [110152](#) FY2011 Sidewalk Snow and Ice Removal Change Order No. 2
Authorizing an increase to the contract with Beverly Snow and Ice
Removal, Inc. in the amount of \$3,000.00 for sidewalk snow and ice
removal. (DISTRICTS - ALL)
Attachments: [R 91-11.pdf](#)
[Change Order 2 Beverly Snow&Ice.pdf](#)
[110152.pdf](#)
- DD.** [110153](#) Health Insurance Program
Authorizing approval of an Agreement with BlueCross BlueShield of
Illinois for FY 2011/2012 Health Insurance Programs.
Attachments: [ResolutionBCBS11-12.doc](#)
[R 92-11.pdf](#)
[Benefit Program Application.pdf](#)
[Health Care Account Plan & Benefit Program Application.pdf](#)
[110153.pdf](#)

Other Matters

- EE.** [110081](#) North Avenue Standpipe Roof Replacement
Request for a waiver of bids and authorization for staff to negotiate a design-build contract with Chicago Bridge & Iron. (DISTRICT #1)
Attachments: [110081.pdf](#)
 [#110081.pdf](#)
 [Contract # WA-10-02 \(C\) .pdf](#)
 [Contract Bond C&BI.pdf](#)
- FF.** [110110](#) Tree Planting
Request for a waiver of bids and award of a contract to Suburban Tree Consortium in the amount of \$10,000.00. Public Act 85-1295 does not apply.
Attachments: [110110.pdf](#)
- GG.** [110140](#) FY2011 Traffic Signal Maintenance
Request for a waiver of bids and award of a contract to Meade Electric Company in the amount of \$32,142.25 for emergency repair work due to lightning damage. Public Act 85-1295 does not apply. (DISTRICTS - ALL)
Attachments: [110140.pdf](#)
- HH.** [110158](#) Police Department Bullet Proof Vests Replacement
Request for a waiver of bids and award of a contract to Steicher's in the amount of \$21,303 with 50% of the cost being paid by a grant from the U.S. Department of Justice. Public Act 85-1295 does not apply.
Attachments: [110158.pdf](#)
- II.** [110005](#) Sustainability Award Program (Green Award Program)
Recommendation from the Environmental Concerns Committee for approval of a proposed policy to establish an award program.
Attachments: [#110005.pdf](#)
 [#110005A.pdf](#)
 [110005 BOT.pdf](#)

Gorman: reviewed draft with committee. Moreau: need to keep this very broad for the first year. Gorman: will go out as a press release once the board approves. Moreau: for the first year we should just go with a plaque for the award.
- JJ.** [110092](#) Proposed Commercial Corridor Snow Removal Policy
Recommendation from the Public Works Committee to approve the proposed policy.
Attachments: [110092 BOT.pdf](#)
 [110092.pdf](#)
- KK.** [110135](#) 27 W. Grove Street
Motion to approve a Plat of Easement for stormwater detention on the property located at 27 W. Grove Street and known as Grove Park

Condominiums. (DISTRICT #1)

Attachments: [Submit.doc](#)

[BOT memo.doc](#)

[110135.pdf](#)

[Order Approving Execution by reciever of Plat of Easement.pdf.pdf](#)

- LL. [110155](#) Flexible Benefit Plan Agreement
Request to renew the Flexible Benefit Plan Agreement with Discovery Benefits.
Attachments: [110155.pdf](#)
- MM. [110157](#) Dental Insurance
Request to extend a contract with Humana Dental Insurance Company through May 31, 2013.
Attachments: [110157.pdf](#)
- NN. [110160](#) Life Insurance
Request to approve a contract with Mutual of Omaha to provide Life Insurance through May 31, 2013.
Attachments: [110160.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

- A. [110079](#) After Action Review
Report from the Public Works Department with regard to the January 31
- February 4, 2011 Blizzard.
Attachments: [#110079.pdf](#)
[110079 BOT.pdf](#)
- *B. [110181](#) Glenbard Wastewater Authority
Approval of an Intergovernmental Agreement with the Village of Glen
Ellyn. Staff recommends that the Village Board approve the attached
Intergovernmental Agreement subject to approval of the same IGA by
the Glen Ellyn Village Board of Trustees at their April 25, 2011 meeting.
Attachments: [Glenbard Wastewater Authority.pdf](#)
[proposed revised iga.pdf](#)
[110181 BOT.pdf](#)
[110181.pdf](#)
[110181.pdf](#)

XI. Executive Session

XII. Reconvene

XIII Adjournment

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