

Village of Lombard

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



Minutes

Thursday, April 12, 2012

7:30 PM

Rescheduled Regular Meeting

Village Hall Community 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

The rescheduled 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 7:30 p.m., Thursday, April 12, 2012 in the Community Room of the Lombard Village Hall. Village Clerk Brigitte O'Brien led the Pledge of Allegiance.

II. Roll Call

Present 8 - William J. Mueller, Brigitte O'Brien, Greg Gron, Keith Giagnorio, Zachary Wilson, Peter Breen, Laura Fitzpatrick, and Bill Ware

Staff Present:
Village Manager David Hulseberg
Director of Finance Tim Sexton
Director of Community Development Bill Heniff
Director of Public Works Carl Goldsmith
Chief of Police Ray Byrne
Acting Fire Chief Jerry Howell
Executive Coordinator Carol Bauer

III. Public Hearings

[120165](#)

Proposed FY 2012B Budget

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, 2012 and ending December 31, 2012.

Assistant Village Attorney Jason Guisinger called the Public Hearing to order at 7:32 p.m.

Village Manger David Hulseberg provided a powerpoint presentation on the following topics: the Mission and Top 3 Priorities; how did the Village do in FY 2012; challenges facing the Village; additions and reductions to the budget; proposed Fiscal Year 2012B Budget for the General Fund, Water/Sewer Fund and Capital Improvement Program; and the Fire Year Outlook.

Assistant Village Attorney Guisinger asked if anyone wanted so speak with regard to the Village of Lombard Annual Budget for the Fiscal year beginning June 1, 2012 and ending December 31, 2012. Being that no one spoke for or against the Village of Lombard proposed 2012B Budget, the Public Hearing was adjourned at 7:42 p.m.

IV. Public Participation

[120148](#)

Proclamation - Days of Remembrance

Village Clerk Brigitte O'Brien read the proclamation for Days of Remembrance.

[120163](#)

Proclamation - Jazz Appreciation Month

Village Clerk Brigitte O'Brien read the proclamation for Jazz Appreciation Month.

[120164](#)

Proclamation - Autism Awareness Month

Village Clerk Brigitte O'Brien read the proclamation for Autism Awareness Month.

Village President Mueller indicated there was an item with regard to the electric aggregation on the agenda for approval. Village Manger Hulseberg noted that there will be two public hearings held with regard to public aggregation. One on April 19th and one on May 3rd. He spoke of adopting the Plan of Governance at this meeting. Once the Plan is adopted, then bids can be sought. He noted that residents can provide input at one of the public hearings. He spoke of a contract with NIMEC, who will serve as the Village's broker to seek electricity bids for municipal aggregation. Lonnie Morris, 209 W. Sunset, spoke with regarding to electric aggregation and felt that the Village should not limit the options to the lowest bid without looking at renewable energy and how much of the energy was renewable. she asked that the resolution not be passed at the meeting and that the renewable energy be given more consideration. She spoke of the slight cost difference, but the overall savings. She talked about the Village being in the Cool Cities Program and how renewable energy would benefit the community. Emily Prasad, 340 W. Maple, echoed what Lonnie had said, and felt that renewable energy was important. She urged the Village Board to look at renewable energy and not just the lowest price.

V. Approval of Minutes

Minutes of the Regular Meeting of March 15, 2012 and Minutes of the Special Meeting of March 28, 2012

A motion was made by Trustee Keith Giagnorio, seconded by Trustee Bill Ware, that this be approved. The motion carried by the following vote:

Aye: 6 - Greg Gron, Keith Giagnorio, Zachary Wilson, Peter Breen, Laura Fitzpatrick, and Bill Ware

VI. Committee Reports

Community Relations Committee - Trustee Keith Giagnorio, Chairperson

Trustee Keith Giagnorio, Chairperson of the Community Relations Committee, reported the committee had met. The committee discussed the lottery for the Flu Shot Program and indicated that four pharmacies had submitted requests to participate. Walgreens will be the provider of the flu shots this year at the Senior Fair. The committee also discussed SALT (Seniors and Lawmen Working Together Program) and will speak with representatives from the City of Elmhurst regarding this program. The next meeting is scheduled for May 14th.

Economic/Community Development Committee - Trustee Peter Breen, Chairperson

Trustee Peter Breen, Chairperson of the Economic & Community Development Committee, reported the committee had met. The committee discussed sidewalk right-of-way use relative to outdoor seating and dining activities. He indicated this will come to the Village Board for review on April 19th as the committee would like this put into effect for the summer. The next meeting is scheduled for May 1st.

Environmental Concerns Committee - Trustee Laura Fitzpatrick, Chairperson

Trustee Laura Fitzpatrick, Chairperson of the Environmental Concerns Committee, reported the committee had not met. She stated the first E-waste Event had been held on April 7th at the old DuPage Theatre site and will be held the first Saturday of the month through the summer. She spoke of the new partnership with Bob's Fresh and Local Produce and Shannon's. She reminded residents of the Pride Clean-up scheduled to take place on April 28th and indicated there will be 100-200 volunteers working on the Prairie Path and the Great Western Trail in an effort to eliminate the buckthorn along the paths. The next meeting is scheduled for April 24th.

Finance Committee - Trustee Greg Gron, Chairperson

Trustee Greg Gron, Chairperson of the Finance Committee, reported the committee had not met. The next meeting is scheduled for April 23rd.

Public Works Committee - Trustee Bill Ware, Chairperson

Trustee Bill Ware, Chairperson of the Public Works Committee, reported the committee had not met. The April meeting has been cancelled and the next meeting is scheduled for May 8th. At the June meeting, the committee will be taking a tour of various projects in the Village.

Transportation & Safety Committee - Trustee Zachary Wilson, Chairperson

Trustee Zach Wilson, Chairperson of the Transportation & Safety Committee, reported the committee had not met. The next meeting is scheduled for May 7th.

Board of Local Improvements - Trustee Greg Gron, President

Trustee Greg Gron, President of the Board of Local Improvements, reported the board held a special meeting on April 5th. The committee approved the Special Assessment 214B rebate. The next meeting is scheduled for May 10th.

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

President William Mueller, Chairperson of the Community Promotion & Tourism Committee, reported the committee had not met. The next meeting is scheduled for April 19th.

Lombard Historical Commission - Clerk Brigitte O'Brien

Village Clerk Brigitte O'Brien, member of the Historical Commission, reported the commission had not met. The next meeting is scheduled for April 17th.

VII. Village Manager/Village Board Comments

Village Manager Hulseberg indicated that Consent Agenda Item S (Agreement with AFSCME, Council 31, Local 89) had been pulled from the agenda. He stated that Consent Item J-2, Salary Ordinance, is a study the Village had contracted to have completed, and the study compared private and public sector jobs as they relate to the Village positions. This has resulted in a reworked salary structure. He stated the Village was fortunate to have so many exemplary employees. Trustee Giagnorio thanked Jeff Drenth and Public Works. He spoke of his in-laws having a plumbing problem on Easter and how Jeff had responded and remedied the problem. Trustee Gron stated he was concerned about Consent Item V and the

electric aggregation. He spoke of residents having the ability to "opt-out" if they did not want to go with the company the Village awarded a contract to provide electricity. He spoke of renewable energy.

Village Manager Hulseberg stated that residents may choose to "opt-out" once the Village awards a contract to an electricity provider. He spoke of looking at renewable energy and that the Village needed to move forward by approving the Plan of Governance. He stated adopting the Plan of Governance does not tie the Village's hands as far as looking at renewable energy options as well as cost.

Director of Finance Tim Sexton suggested residents look at www.pluginillinois.org link on website that literally has every Illinois electric supplier listed.

Trustee Gron asked if changes can be made to the Plan of Governance as the Public Hearings are held.

Trustee Wilson indicated that the Plan currently says "lowest cost".

It was moved by Trustee Wilson and seconded by Trustee Gron that the words "lowest cost electricity provider" be stricken from the Plan of Governance.

Trustee Breen asked about the Manager and Director of Finance being able to sign the contract.

Manager Hulseberg stated he would not sign a contract without bringing the contract to the Board.

Trustee Wilson suggested the wording be changed to the lowest cost and best provider as determined by the Village Board.

The Village Board concurred.

Village President Mueller stated that prior to coming to the Village Board meeting, he had attended the Woman of the Year event and announced that Rita Schneider had been named Woman of the Year.

120177

Northern Illinois Municipal Electric Cooperative (NIMEC)

Authorizing the Northern Illinois Municipal Electric Cooperative (NIMEC) to serve as the broker for the Village of Lombard with regard to obtaining bids from electrical providers and authorizing the Village Manager or Director of Finance to approve a contract with the lowest cost provider.

strike "lowest cost electricity provider" from the resolution

Aye: 6 - Greg Gron, Keith Giagnorio, Zachary Wilson, Peter Breen, Laura Fitzpatrick, and Bill Ware

Enactment No: R 78-12

VIII Consent Agenda

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Payroll/Accounts Payable

- A. [120142](#) **Approval of Village Payroll**
For the period ending March 10, 2012 in the amount of \$767,136.01.
This Payroll/Accounts Payable was approved on the Consent Agenda
- B. [120143](#) **Approval of Accounts Payable**
For the period ending March 16, 2012 in the amount of \$320,067.10.
This Payroll/Accounts Payable was approved on the Consent Agenda
- C. [120144](#) **Approval of Accounts Payable**
For the period ending March 23, 2012 in the amount of \$496,034.01.
This Payroll/Accounts Payable was approved on the Consent Agenda
- D. [120161](#) **Approval of Village Payroll**
For the period ending March 24, 2012 in the amount of \$774,134.75.
This Payroll/Accounts Payable was approved on the Consent Agenda
- E. [120162](#) **Approval of Accounts Payable**
For the period ending March 30, 2012 in the amount of \$580,479.03.
This Payroll/Accounts Payable was approved on the Consent Agenda
- F. [120176](#) **Approval of Accounts Payable**
For the period ending April 6, 2012 in the amount of \$284,811.79.
This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

- G. [120146](#) **Amending Title 11, Chapter 112 of the Lombard Village Code**
Revising the Class A/B II & A/B III liquor license categories to reflect the 2011 sales certification for DMK Burger Bar and Roundheads Pizza. (DISTRICTS #2 & #3)

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

Enactment No: Ordinance 6701
- H. [120156](#) **Intergovernmental Agreement with NIPAS**
Ordinance approving an Intergovernmental Agreement with the Northern Illinois Police Alarm System (NIPAS).

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

Enactment No: Ordinance 6702

- I. [120168](#) **Amending Title 11, Chapter 112 of the Lombard Village Code**
Revising the Class O-I liquor license category to reflect a corporate name change for Hyatt Place, 2340 S. Fountain Square Drive.
(DISTRICT #3)
- This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda**
- Enactment No: Ordinance 6703
- J. [120174](#) **Amending Title 11, Chapter 112 of the Lombard Village Code**
Revising the Class "F" liquor license category to reflect a change in ownership for Famous Liquors, 105 E. Roosevelt Road. (DISTRICT #6)
- This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda**
- Enactment No: Ordinance 6704
- *J-2. [120182](#) **Salary Ordinance**
Approving rates of pay for Village Employees effective June 1, 2011.
- This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda**
- Enactment No: Ordinance 6705

Other Ordinances on First Reading

- K. [120111](#) **Village of Lombard Fire Life Safety Code - Title 15, Chapter 150**
Granting approval of text amendments to Title 15, Chapter 150, Sections 150.102 through 150.113 of the Lombard Village Code and to provide for the adoption of the National Fire Protection Association (NFPA) Life Safety Code.
- This Ordinance was passed on first reading on the Consent Agenda**
- Enactment No: Ordinance 6709
- L. [120104](#) **Village of Lombard Building Code - Title 15, Chapter 150**
Granting approval of text amendments to Title 15, Chapter 150, Sections 150.001 through 150.092 and Sections 150.140 through 150.999 of the Lombard Village Code and to provide for the adoption of the 2012 International Energy Code, the 2009 International Plumbing Code and the Federal and State Accessibility Codes.
- This Ordinance was passed on first reading on the Consent Agenda**
- Enactment No: Ordinance 6710
- M. [120118](#) **Budget Ordinance for FY 2012-B**

Adopting the FY 2012-B Annual Budget for the Village of Lombard.

This Ordinance was passed on first reading on the Consent Agenda

Enactment No: Ordinance 6711

N. [120119](#)

Parkside Avenue Right-of-Way Vacation

Authorizing the vacation of a portion of the public right-of-way on the north side of Parkside Avenue between Park Avenue and Main Street to Metra for the installation of a pedestrian underpass at the train station. (DISTRICT #1)

This Ordinance was passed on first reading on the Consent Agenda

Enactment No: Ordinance 6712

*O. **PC 12-09: 640-685 N. Charlotte Street and 2-23 E. LeMoyne Avenue (Moved to IX-A)**

Ordinances on Second Reading

P. [120085](#)

ZBA 12-01: 91 S. Chase 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 #5)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 6706

Resolutions

Q. [120153](#)

Water System Network Analysis

Approving a contract with Alfred Benesch & Company in the amount of \$61,257.20 for Design Engineering services.

This Resolution was adopted on the Consent Agenda

Enactment No: R 73-12

R. [120155](#)

717 E. Butterfield Road

Authorizing signatures of the Village President and Clerk on a Plat of Easement Abrogation for a part of an existing 30' watermain easement located on the property at 717 E. Butterfield Road and known as the Chick-fil-A development. (DISTRICT #3)

This Resolution was adopted on the Consent Agenda

Enactment No: R 74-12

S. [120157](#)

Agreement with AFSCME, Council 31, Local 89

Approving an Agreement between the American Federation of State, County and Municipal Employees (AFSCME) Council 31, Local 89 and the Village of Lombard.

This item was removed from the agenda

T. [120158](#)

Health Insurance Agreement

Authorizing approval of an Agreement with BlueCross BlueShield of Illinois for Fiscal Year 2012b/2013 Health Insurance Programs.

This Resolution was adopted on the Consent Agenda

Enactment No: R 76-12

U. [120166](#)

Finley Road Pavement Rehabilitation - Phase 1, Resident Engineering Services

Authorizing a contract with Baxter and Woodman in an amount not to exceed \$306,532.00 to provide Resident Engineering services. (DISTRICTS #1, #2, & #6)

This Resolution was adopted on the Consent Agenda

Enactment No: R 77-12

V. [120177](#)

Northern Illinois Municipal Electric Cooperative (NIMEC)

Authorizing the Northern Illinois Municipal Electric Cooperative (NIMEC) to serve as the broker for the Village of Lombard with regard to obtaining bids from electrical providers and authorizing the Village Manager or Director of Finance to approve a contract with the lowest cost provider.

This Resolution was was amended and adopted on the Consent Agenda as amended.

Enactment No: R 78-12

Other Matters

W. [120145](#)

Gasoline and Diesel Fuel Purchase

Request for a waiver of bids and authorization to purchase fuel from Heritage FS, Inc. through the DuPage County Joint Purchase Contract.

This Bid was approved on the Consent Agenda

X. [120159](#)

Lift Station Improvements, Purchase of Back-up Generator

Request for a waiver of bids and authorization to purchase a back-up generator from Cummins NPower at a cost of \$32,609.00. Public Act 85-1295 does not apply. (DISTRICT #1)

This Bid was approved on the Consent Agenda

- Y. [120154](#) **1005 N. Rohlwing Road**
Motion accepting a Grant of Easement Plat for sanitary sewer located on the property at 1005 N. Rohlwing Road and known as DuPage Auto Body. (DISTRICT #1)
This Request was approved on the Consent Agenda
- *Z. [110730](#) **85 Yorktown Shopping Center (Chase Bank)**
Motion approving an amended stormwater and BMP easement on Lot 2 at 85 Yorktown Shopping Center and known as the Chase Bank development. (DISTRICT #3)
This Request was approved on the Consent Agenda
- *AA. [120180](#) **Lombard Lions Club White Can Days Event Signage**
Request to place temporary banners on Village owned properties for the promotion of the Lions Club White Can Days event from April 9, 2012 through April 23, 2012. (DISTRICT #6)
This Request was approved on the Consent Agenda

Approval of the Consent Agenda

A motion was made by Trustee Zachary Wilson, seconded by Trustee Peter Breen, to Approve the Consent Agenda The motion carried by the following vote

Aye: 6 - Greg Gron, Keith Giagnorio, Zachary Wilson, Peter Breen, Laura Fitzpatrick, and Bill Ware

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

Other Ordinances on First Reading

- *A. [120139](#) **PC 12-09: 640 - 685 N. Charlotte Street and 2 - 23 E. LeMoyne Avenue**
Requests that the Village take the following actions for the subject properties located in the R2PD Single-Family Residence District, Planned Development:
1. An amendment to Ordinances 4566 & 4772, for the Providence Glen Planned Development, to provide exceptions to the minimum rear yard setback requirements of the R2 Single-Family Residence District. This amendment would allow for a further deviation from Section 155.407(F)(4), as amended by Ordinance 5083, to reduce the rear yard setback from thirty-five (35) feet to fifteen (15) feet within the Providence Glen Planned Development, for purposes of constructing attached one-story screen porches (three season rooms).
 2. A variation from Section 155.508(C)(6)(a) (Planned Development

Standards) to allow the rear yards on the perimeter of the planned development to be less than that required in the abutting zoning district and underlying subject properties. (DISTRICT #4)

Director of Community Development Bill Heniff indicated the petitioner had constructed a three-season room in 2011. Subsequently, the petitioner went before the Zoning Board of Appeals to request a variation and the petition was denied. The petitioner then came to the Village Board and it was suggested that he work with staff to explore some alternatives and/or look at relaxing standards in the development. The Plan Commission reviewed this matter and concerns were raised. The matter was then forwarded to the Village Board with a recommendation for denial. He spoke of a draft ordinance for the Board's consideration that would affect the fifteen properties to the east side of the development.

James Donovan, 700 N. Garfield, indicated his home is behind the subject property and felt the homes were close enough as it is. He talked about how the code was amended years ago for the development and was opposed to this request and felt this would effect his property value.

Matt Berberich, 661 N. Charlotte, asked for the support of the Village Board with his request. He apologized for not following the correct process and spoke of his son's medical condition as the reason for building the three season room. He spoke of working from his heart and not his mind.

Kim Berberich, 661 N. Charlotte, echoed her husband's sentiments and spoke of how difficult it is when your child has a medical condition and you feel helpless.

Trustee Breen indicated he had received more feedback on this item than any other item since he had been on the Village Board. He spoke of the lots in the development being smaller than the standard Lombard lots. He talked about the tall trees and 6-foot fence to the rear of the property and that the homes on those lots are set closer to the street. He felt that people should be able to use their property as they see fit and about enhancements to the neighborhood. He stated initially he had urged the Village Board to reject the request for a variation to allow the three-season room. He felt that the Trustee in the district can be of assistance in getting an issue approved. The board recommended the homeowner work with staff and see what changes can be made to the code. He spoke of the construction occurring before receiving a permit. He stated that he had noted previously if you do not like a law, that you try and change it. He talked about the petitioner paying double fees, about inspections needing to be done and about stronger penalties. He asked for the Board's support of the targeted amendment. He stated there was only one person who had objected to the request. He spoke of taking legal action against the petitioner, and about this incident sending a strong message to the residents. He moved passage of an ordinance

granting a Planned Development Amendment to Ordinance 4566 and Ordinance 4722 with companion variations and deviations for PC 12-09, Providence Glen Planned Development.

Trustee Wilson indicated he was troubled by this request and although he felt homeowners should be able to do what they want to their property, it should be within the code and the proper process be followed. He stated he had a hard time supporting this at this time.

Trustee Giagnorio asked the petitioner if he was the President of the Homeowner's Association.

Matt Berberich indicated he was and had been since the development was built.

Trustee Giagnorio asked if this addition was against the rules of the development and if he had met with building department staff prior to building the addition.

Matt Berberich stated the addition was not against the homeowners rules, and he did not meet with Village staff prior to building the addition.

Trustee Giagnorio questioned the petitioner with regard to not meeting with the building division, and not obtaining a permit prior to construction.

Matt Berberich indicated he would never do this again, and now realizes the importance of meeting with staff and your local trustee. He stated he would be an advocate for the Village with regard to the process to follow. He spoke of the expense involved with additional fees.

Trustee Wilson questioned if the homeowners rules did not say you need to be in compliance with local codes.

Matt Berberich indicated he did not know.

Trustee Gron questioned the setback from 35 down to 15 feet and the open space.

Director Heniff indicated the property is still in compliance with the open space requirements.

Trustee Gron indicated he had an issue with the request. He felt the change in the code should be good for everyone and not just for a few select homes. He said he was an advocate for the environment, and that is why he moved to Lombard so his neighbor was not three feet away. He stated he does not care for high density. He spoke of over-building on lots and spoke about flooding. He talked about the neighbor seeing a massive house with a screen porch for a view. He spoke of compromise. He talked about a front porch on his home and the amount of people who sit in a small area and enjoy the porch. He talked about going through the permit process.

Director Heniff thought the original deck was 400 square feet.

Matt Berberich stated the deck was 300 square feet.

Trustee Ware indicated he had issues with the request, but that he did sympathize with the petitioner. He spoke of a bandaid approach to the situation and changing the code. He felt the code change should

apply to everyone and not just a few homes. He stated he could not support the request.

Trustee Fitzpatrick indicated the lot still had 50% permeable ground, and should not be an issue with regard to flooding

Trustee Breen stated he has seen the photos, the Board has spoken of the set-back, they have talked about the houses on the east side of Charlotte being set forward on their lots, and that those residents can barely see the addition. He noted he had heard his colleagues' opinions. He indicated the Plan Commission had not seen this proposed amendment, and suggested having the Plan Commission review it.

Trustee Breen withdrew his first motion.

Trustee Breen moved that the proposed amendment be forwarded to the Plan Commission for review and consideration, and that the Plan Commission recommendation be brought back to the Village Board, seconded by Trustee Fitzpatrick.

President Mueller spoke of the Plan Commission meeting of May 21st for this to be considered.

President Mueller introduced former Village Clerk Lorraine G. Gerhardt who was in the audience and had attended the Woman of the Year event earlier in the evening. He noted that the Community Room had been named in her honor.

moved passage of an ordinance granting a Planned Development Amendment to Ordinance 4566 and Ordinance 4722 with companion variations and deviations for PC 12-09, Providence Glen Planned Development.

referred to the Plan Commission

Aye: 5 - Keith Giagnorio, Zachary Wilson, Peter Breen, Laura Fitzpatrick, and Bill Ware

Nay: 1 - Greg Gron

Ordinances on Second Reading

Resolutions

Other Matters

X. Agenda Items for Discussion

A. 120175 1S601 Finley Road - Ken Loch Golf Course

Request to discuss and give direction on a redevelopment proposal and companion Comprehensive Plan amendment for multiple family development in lieu of open space. (UNINCORPORATED)

President Mueller advised that this item had not gone to the Plan Commission and was being brought to the Village Board for discussion purposes. He stated no action would be taken at this time. Trustee Wilson spoke of this being private property and felt the owner could sell the property and proceed with development. He stated the Village had wanted to keep this area as open space.

Bob Schillerstrom, 2300 Cabot Lane, Lisle, indicated he is employed by Ice Miller and was representing Donven Homes with regard to the potential development of the Ken Loch property. He spoke of the property being unincorporated. He thanked the Village for the opportunity to present their proposal for the property, and receive feedback from the Village Board. He stated they would look to have the property annexed if the proposal were to move forward and to change the zoning to R-5. He spoke of the development of the property including 256 apartments and 103 townhomes. He spoke of financial benefits to the Village. He talked about stormwater detention and drainage. He felt open space was important and this proposal did try and keep as much open space as possible.

Don Stevens, President and owner of Donven Homes, indicated his office is located in Countryside and he lives in Burr Ridge. He stated his company is a medium-sized development company in the western suburbs. He spoke of his credentials and those of his son Scott. He indicated he met the owners of Ken Loch a few years ago, and they had talked about developing the property. Due to the declining market at the time, development was not pursued. He stated he has spoken to the owners of Ken Loch, and felt that this proposal would be beneficial to the community.

Terry Smith, Land Planner with BSB Design, 3436 N. Kamiutt, Arlington Heights, indicated the Ken Loch property is 31 acres and bordered by Finley Road, Four Seasons Park, the Cove Landing development, and Elizabeth Street. He stated there is an entrance at Oak Creek to the property. He noted there was gently rolling topography and lots of trees. Wetland areas are on the east side of the property and feed into a pond. He spoke of the land use with row homes, town homes and rental units, and that a public street would separate the two areas. He described the buildings and positioning on the property and noted a clubhouse would also be built.

Steve Hovany, President of Strategy Planning Association, 202 Gareth Lane, indicated there would be 360 units with a market value of \$68.4 million and an equalized assessed value of \$22.2 million. He stated

this would generate \$1.48 million in property taxes with \$116,000 coming to the Village. He spoke of \$339,000 in annual fees being generated by the projected 736 residents. He stated this is based on each resident generating \$450 in revenue. He spoke of the money that would be generated for School Districts #44 and #87. He talked about the positive impact this would have on the community on a continuing basis. He stated that housing construction will lead the country out of the recession, and spoke of the large impact the \$52.8 million construction of the project will have on the community over the next three years. He talked about \$36 million in salaries, 844 full-time jobs and \$22 million in building materials. The new families will have an average income of \$75,000 annually and a total income of \$27.35 million. He felt the apartments would work to attract employers to the community. He spoke of taking vacant properties and bringing them into revenue-producing properties. He talked of the golf course industry declining.

Bob Schillerstrom indicated that the rental apartments will be designed to have the potential to be turned into condominiums at some point. He felt this proposed development would be beneficial to the Village. Trustee Wilson moved that the Village consider the proposed development of the Ken Loch property.

President Mueller indicated the Board can not take any formal action on this proposal at this time. He spoke of this being open space. Director Heniff stated that in the 2010 Comprehensive Plan update, that Ken Loch was designated as open space/golf course. He stated staff was looking to get direction from the Village Board, and to ascertain if the Village Board felt this proposal was worthwhile to look at further, and consider a change to the Comprehensive Plan. He stated there would need to be a Public Hearing regarding the annexation, zoning and Plan updates. He asked what the Board felt was the appropriate use for the site. He stated the property is unincorporated, and if the property were to be developed into single-family-homes, they would be on 40,000 square foot lots on wells and septic or could go to 10,000 square foot lots with annexation and sewer and water. He stated 25 homes would be proposed on the site with sewer and water. His question to the Village Board was do they want to consider making a change to the Comprehensive Plan to allow for development.

President Mueller stated the first step was to determine if the Village Board wanted to consider a change to the Comprehensive Plan or leave the Plan as is and this property to remain as open space. Trustee Wilson indicated he did not want this to be another DuPage Theatre site.

Trustee Fitzpatrick felt this was private property, and felt that unless the Village or Park District were going to purchase the property, that the Village could not dictate to the owner.

Assistant Village Attorney Guisinger indicated no formal action should

be taken, but the Village Board can give a consensus.

Trustee Gron questioned if the Board was giving consensus on the proposed plan or on open space.

President Mueller indicated the Village Board should only give direction with regard to the Plan amendment.

Trustee Breen commended the developer, and felt there was no harm in Village staff looking at the various options. He noted this was private property and spoke of potential annexation. He felt staff should provide the pros and cons, and spoke of the development as a high end development to the community.

President Mueller indicated the Board would need to decide if an amendment would be possible to the Comprehensive Plan.

Trustee Breen felt all of the options should be on the table for review.

President Mueller asked if staff should come to the Board with recommendations and options for consideration.

Trustee Fitzpatrick suggested discussing at a workshop.

Director Heniff indicated that staff would look broad-based and include different possibilities, and that this can be brought to the Village Board.

Trustee Ware felt the Village should not be in the real estate business, and felt the Village should not be in a position to tell a property owner what he or she can sell their property for as far as development.

The consensus of the Village Board was to move forward in looking at the Comprehensive Plan with staff to provide various possibilities and input as to the fiscal picture to be brought back to the Village Board.

XI. Executive Session

The Executive Session was cancelled due to the lateness of the meeting.

XII. Reconvene

XIII Adjournment

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The Rescheduled Meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, April 12, 2012 in the Community Room of the Lombard Village Hall was recessed at 9:45 p.m.

A motion was made by Trustee Greg Gron, seconded by Trustee Keith Giagnorio, that this be adjourn. The motion carried by the following vote:

Aye: 6 - Greg Gron, Keith Giagnorio, Zachary Wilson, Peter Breen, Laura Fitzpatrick, and Bill Ware