

Village of Lombard

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



Meeting Minutes

Thursday, November 18, 2010

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; 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 7:35 pm, Thursday, November 18, 2010 in the Board Room of the Lombard Village Hall. Village Clerk Brigitte O'Brien led the Pledge of Allegiance.

II. Roll Call

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

Fire Chief Mike Torrence

Executive Coordinator Carol Bauer

III. Public Hearings

None

IV. Public Participation

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[100579](#)

President's Community Service Award

Request to present the President's Community Service Award to Craig Kuelczo.

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Village President Mueller asked Trustee Laura Fitzpatrick to come to the front. Trustee Fitzpatrick stated that Craig Kuelczo was the President and Chief Pharmacist at the Lombard Pharmacy on Main Street and has been in business for 38 years. She spoke of his willingness to help so many people and his cooperation at the Village's Senior Fairs. She referred to him as an Icon. She asked Craig and Community Relations Member Pam Bedard to come to the front.

Pam Bedard stated she had nominated Craig for this award. She spoke of a time when her child was ill and he delivered the needed prescription to her home after the store had closed even though she lives at the north end of town and he had to travel south to go home. She stated everybody loves Craig.

President Mueller stated that November 27 has been declared Small Businesses Day and encouraged residents to shop at the local small businesses in the Village. He felt the small business people are there to sponsor so many of the youth events and community events. He said he encourages residents to shop Lombard and also shop Lombard small businesses.

Craig Kuelczo thanked the Village for the honor. He said this was a labor of love for 38 years and can not imagine retiring as he would lose too many friends.

[100644](#)**Proclamation - Dane Cuny Day**[Play Video](#)

Village Clerk O'Brien read the proclamation for Dane Cuny Day.

Village President Mueller asked Chief Byrne to the front. He spoke of the cake and coffee that had been held at the Village the previous week and how packed the Community Room was with people. He called Dane Cuny and his wife Joanne to the front.

Chief Byrne spoke of how last Friday was a bittersweet day. He mentioned how packed the Community Room was on that day. He indicated Dane had touched so many lives and how dedicated he was to the Village, the residents and the Police Department. He stated Dane would continue to be involved as he not only was a graduate of the FBI Academy, but was the President of the Alumni Association. He thanked Dane for his almost 34 years of service and congratulated him on his retirement.

Dane Cuny thanked the Village for the proclamation and stated he was honored to have been able to work for the Village and the Police Department. He indicated this was a humbling experience and how it was a pleasure to serve the community and the Village making it a safer place to live and work. He spoke of the many good friends he had made.

President Mueller wished Dane a happy early birthday and noted that while everyone was eating their Thanksgiving turkey, they should think about Dane as it was his birthday.

President Mueller welcomed Cody Bartolotte to the Board meeting. He stated he was a sophomore at Glenbard East and was here tonight to learn more about government as he was preparing to take his Constitution test.

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

It was moved by Trustee Gron, seconded by Trustee Giagnorio, to approve the minutes of the regular meeting of November 4, 2010. The motion carried by the following vote:

Aye: 6 - Gron, Giagnorio, 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 met. The committee discussed the Social Services position and will be making a recommendation to the Village Board regarding this position and requesting \$28,000 to fund the program. She indicated the committee does not have a budget and does not have a funding mechanism for this request. She felt the costs savings to each department would justify the cost and also fill service gaps to the residents. She asked each Trustee to read the recommendation and give it careful consideration. She touched on the Block Captain Program. The next meeting is scheduled for January 10.

Economic/Community Development Committee - Trustee Bill Ware, Chairperson[Play Video](#)

Committee, reported the committee had not met. The next meeting is scheduled for December 1.

Environmental Concerns Committee - Trustee Dana Moreau, Chairperson

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Trustee Dana Moreau, Chairperson of the Environmental Concerns Committee, reported the committee had not met. The next meeting is scheduled for November 23. She stated chickens will be the main topic and encouraged residents to come to the meeting.

Finance Committee - Trustee Zachary Wilson, Chairperson

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Trustee Zach Wilson, Chairperson of the Finance Committee, reported the committee had met. He noted the committee had discussed insurance renewal. Brian Tegtmeyer of DuComm gave an overview of the County-Wide Emergency Radio Interoperability Program and estimated costs for the program for the next ten years. The committee reviewed more credit card statements. They also reviewed the proposed Tax Levy Ordinance. He indicated there will be a special meeting of the Finance Committee on November 30 for further review of this and encouraged residents to come.

Public Works Committee - Trustee Greg Gron, Chairperson

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Trustee Greg Gron, Chairperson of the Public Works Committee, reported the committee had met. The committee discussed a policy regarding ditch and culvert maintenance. The committee approved a final balancing Change Order in the amount of \$18, 667.20 for the St. Charles Road watermain replacement. They also reviewed the first draft of the FY 2012-2021 Capital Improvement Program. He noted flooding was of major concern and that will be an on-going discussion. The next meeting is scheduled for December 14.

Transportation & Safety Committee - Trustee Keith Giagnorio, Chairperson

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Trustee Keith Giagnorio, Chairperson of the Transportation and Safety Committee, reported the committee had not met. The next meeting is scheduled for December 6.

Board of Local Improvements - Trustee Greg Gron, President

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Trustee Greg Gron, President of the Board of Local Improvements, reported the board had met. The board approved payouts for Special Assessment 217C. The next meeting is scheduled for December 9.

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

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President Bill Mueller, Chairperson of the Community Promotion and Tourism Committee, reported the committee had not met. He stated the committee meets quarterly and will meet on January 20.

Lombard Historical Commission - Clerk Brigitte O'Brien

[Play Video](#)

Village Clerk Brigitte O'Brien, member of the Historical Commission, reported the commission had not met. The next meeting is scheduled for January 18.

VII. Village Manager/Village Board Comments

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Village Manager Hulseberg reported that he had just returned from Springfield and attending the Veto Session along with three other managers and four mayors. They went to address public safety pension reform. He indicated although they did not come back with a victory, they felt they had made progress toward pension reform. He felt a pension reform bill would be coming and hoped this would make a significant difference in the future. This will not give the Village any immediate savings. He spoke of the two-tier system.

Manager Hulseberg indicated they had met with the Governor's office and they would like to see a 1% increase in income tax. This would be earmarked for education. He talked about a critical concern about money coming from the State being held up. He did not think they would know more about this until February or March.

Trustee Fitzpatrick spoke regarding Consent Agenda M, the Lombard Circulator. She spoke of the trickle-down effect of money from the State and there not being money for this project. She indicated legislators were supportive of the Circulator. She felt this was important to the residents and felt it would help increase retail sales and tourism. President Mueller spoke of the work Trustee Jack O'Brien had done on the Circulator. He talked about the support of Addison and Downers Grove and how those communities have since withdrawn from the program. He stated the Village was still wanting to move forward, but that funding was not there. He felt this was a great program for the community, the residents and businesses. He hoped that funding would come through for the program.

Trustee Giagnorio congratulated Clerk O'Brien and the Cemetery Restoration Committee for all of their work. He noted he receives compliments from so many residents as his business is so close to the cemetery. He indicated he had been on the committee for about a year. He also spoke about the great job the Park District had done at Sunset Knolls Park and noted it is no longer just a warm weather park. He spoke of the sledding hill, the ice rink for skating, and the biking and walking paths. He encouraged residents to visit the park. He reported the Park District Director Paul Friedrichs had successful back surgery and was doing well. He congratulated his daughter on her recent engagement.

President Mueller congratulated Trustee Giagnorio and his wife on the good news. He stated that he had just learned that two students from Glenbard East had won the first and second places in the Voice of Democracy essay competition sponsored by the VFW. They will compete in the State competition with an award of \$30,000 to the winner.

President Mueller spoke of a Black Friday event being held at Culvers the day after Thanksgiving. 10% of all sales will go to the Salvation Army. He encouraged residents to visit Culvers that day.

President Mueller stated that the McDonalds store in Yorktown had relocated to Highland Avenue at the north entrance to the mall. He indicated this was one of the first new style McDonalds stores being built in the country and that it had been built in 60 days. Opening date is November 26, Black Friday. He wished all of the residents a Happy Thanksgiving from the Board, staff and employees.

VIII. Consent Agenda

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Payroll/Accounts Payable

- A. [100622](#) **Approval of Accounts Payable**
For the period ending November 5, 2010 in the amount of \$1,724,534.93.

This Matter was approved on the Consent Agenda.

- B. [100635](#) **Approval of Village Payroll**
For the period ending November 12, 2010 in the amount of \$845,583.37.

This Matter was approved on the Consent Agenda.

- C. [100636](#) **Approval of Accounts Payable**
For the period ending November 12, 2010 in the amount of \$180,551.79.

This Matter was approved on the Consent Agenda.

Ordinances on First Reading (Waiver of First Requested)

- D. [060590](#) **PC 06-28: 300 West 22nd Street (Covington/Cove Landing Planned Development)**
Granting a fourth 12-month time extension to Ordinance 5950, as amended by Ordinances 6112, 6277 and 6413 for the property located at 300 W. 22nd Street and known as the Hunter's Woods Development. (DISTRICT #3)

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

Enactment No: Ordinance 6413

Other Ordinances on First Reading

- E. [100596](#) **ZBA 10-12: 544 S. Highland Ave**
Requests that the Village grant a variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over front porch to be set back to twenty-two and a half (22.5) feet where twenty-five (25) feet is required in the R2 Single-Family Residence District. (DISTRICT #5)

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

- F. [100618](#) **Garbage Collection and Disposal Test Amendments**
Staff recommendation to amend the Village Code to reflect the definitions and fee rates in the Solid Waste contract that was approved on August 19, 2010. The amendments would also set a 30-day time limit for dumpsters kept on properties unless regularly serviced or associated with building permits.

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

Ordinances on Second Reading

- G. [100346](#) **PC 10-09: Text Amendments to the Sign Ordinance (Sandwich Board Signs)**
The Village of Lombard requests text amendments to Section 153.234 of the Lombard Sign Ordinance amending the provisions for Sandwich Board Signs. (DISTRICTS - ALL)
- This Matter was passed on second reading on the Consent Agenda.**
- Enactment No:** Ordinance 6549
- H. [100549](#) **Pleasant Lane School**
Recommendation from the Transportation & Safety Committee limiting parking on one side of Charlotte north and south of Pleasant Lane School and designating Berkshire as a one-way street during school hours. (DISTRICT #4)
- This Matter was passed on second reading on the Consent Agenda.**
- Enactment No:** Ordinance 6550
- I. [100550](#) **Glenbard East High School**
Recommendation from the Transportation & Safety Committee extending parking limitations on Elizabeth Street from Harrison to Madison. (DISTRICT #2)
- This Matter was passed on second reading on the Consent Agenda.**
- Enactment No:** Ordinance 6551
- J. [100568](#) **PC 10-19: 11 S. Eisenhower Lane**
Requests that the Village approve a conditional use to allow a contractors material storage yard for the subject property located within the I - Limited Industrial District along with the following variations:
1. A variation from Section 155.210(A)(3)(b) of the Lombard Zoning Ordinance to allow an accessory structure to exceed seventeen (17) feet.
 2. A variation from Section 155.420(J) of the Lombard Zoning Ordinance to reduce the required transitional building setback from forty-five (45) feet to twenty (20) feet.
 3. A variation from Section 155.420(J) of the Lombard Zoning Ordinance to reduce the required transitional landscape yard from thirty (30) feet to twenty (20) feet.
 4. A variation from Section 155.205(A)(3)(c)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from ten (10) feet to fifteen (15) feet. (DISTRICT #3)
- This Matter was passed on second reading on the Consent Agenda.**
- Enactment No:** Ordinance 6552

Resolutions

- K. [100621](#) **St. Charles Road Watermain Replacement Final Balancing Change Order No. 2**
Reflecting an increase of \$18,667.20 to the contract with ALamp Concrete Contractors, Inc. (DISTRICT #1)
- This Matter was adopted on the Consent Agenda.**
- Enactment No:** Resolution 48-11
- L. [100628](#) **Great Western Trail Bridges, Amendment to the Intergovernmental Agreement with DuPage County**
Authorizing the signatures of the President and Clerk on Amendment No. 1 to the Agreement. (DISTRICTS #1, #4 & #5)
- This Matter was adopted on the Consent Agenda.**
- Enactment No:** Resolution 49-11
- M. [100634](#) **Lombard Circulator - Letter of Postponement**
Authorizing the signature of the Village President on a letter to the Regional Transportation Authority (RTA) relative to the denial of Year Two funding for the Lombard Circulator.
- This Matter was adopted on the Consent Agenda.**
- Enactment No:** Resolution 50-11
- N. [100640](#) **Change Order #1 for Alternate Asphalt Mix Supplier**
Reflecting an increase of \$11,968.72 to the contract with DuPage Materials Company. (DISTRICTS - ALL)
- This Matter was adopted on the Consent Agenda.**
- Enactment No:** Resolution 51-11

Other Matters

- O. [100637](#) **Sidewalk Snow & Ice Removal Contract**
Award of a contract to Beverly Snow & Ice, Inc., the lowest responsible bidder of four bids, in an amount not to exceed \$30,970. Bid in compliance with Public Act 85-1295. (DISTRICTS #1, #2, #4, #5 & #6)
- This Matter was approved on the Consent Agenda.**
- P. [100638](#) **Catch Basin Cleaning**
Award of a contract to National Power Rodding Corp., the lowest responsible bidder of three bids, in the budgeted amount of \$50,000. Bid in compliance with Public Act 85-1295. (DISTRICTS - ALL)

This Matter was approved on the Consent Agenda.

Q. [100639](#)

Water & Sewer Systems Supplies

Award of a contract to Ziebell Water Service Products of Elk Grove Village, the only bidder, in the budgeted amount of \$50,000. Bid in compliance with Public Act 85-1295. (DISTRICTS - ALL)

This Matter was approved on the Consent Agenda.

R. [100602](#)

Recycling Education Grant, Glenbard East High School

Recommendation from the Environmental Concerns Committee to approve a request in the amount of \$350.00. (DISTRICT #2)

This Matter was approved on the Consent Agenda.

S. [100603](#)

Recycling Education Grant, Glenn Westlake Middle School

Recommendation from the Environmental Concerns Committee to approve a request in the amount of \$714.03 or lower if the number of lids requested is incorrect. (DISTRICT #3)

This Matter was approved on the Consent Agenda.

T. [100604](#)

Recycling Education Grant, Manor Hill

Recommendation from the Environmental Concerns Committee to approve a request in the amount of \$340.00 or 20 books, whichever is less. (DISTRICT #3)

This Matter was approved on the Consent Agenda.

U. [100606](#)

Recycling Education Grant, Pleasant Lane

Recommendation from the Environmental Concerns Committee to approve a request in the amount of \$650.00. (DISTRICT #4)

This Matter was approved on the Consent Agenda.

V. [100629](#)

Fire Pension Report

Accept and file the 2010 Municipal Compliance Report from the Fire Pension Fund as prepared by Lauterbach & Amen.

This Matter was approved on the Consent Agenda.

W. [100641](#)

Police Department Pension Report

Accept and file the 2010 Municipal Compliance Report from the Police Pension Fund as prepared by Lauterbach & Amen.

This Matter was approved on the Consent Agenda.

Passed The Consent Agenda

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

Aye: 6 - Gron, Giagnorio, 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

- A. [100643](#) **Downtown Revitalization Project Guidebook "The Plan"**
Request to review and discuss the Lombard Downtown Revitalization Project Guidebook with referral of specific elements contained therein to the affected standing committees for their review and recommendation. (DISTRICTS #1, #4 and #5)

[Play Video](#)

Manager Hulseberg indicated this was a result of the Village Board authorizing a contract with Teska and Associates and was following a six-month process. Director Community Development Bill Heniff indicated that there had been extensive work that began in June 2009. He spoke of workshops that had been held and input received from the community that was used to develop the plan. He introduced Kon Savoy, Teska Associates, to give an overview of the plan. Kon Savoy stated that he and his associates had enjoyed working with the Village of this project. He felt there was a great future for the Village to embrace for downtown. He stated he hoped he and his colleagues could continue the relationship with the Village staff to help and assist in implementation of the plan. He stated this plan will still need to go before the Plan Commission. Mr. Savoy thanked Trustees Dane Moreau and Greg Gron for their participation in the working group along with the LTC, the RTA, Metra and Pace representatives. He also introduced the various representatives from organizations involved in the process. He

thanked the Village staff for their assistance and input which was instrumental in developing the plan before the Village Board.

Mr. Savoy spoke of the focus of the Village and felt the Village should build on the previous planning documents and vision process that had been done. He stated this was an implementation guide and this could be taken tomorrow and projects started. He referred to this as a how-to manual for the downtown revitalization for the next five to ten years. He spoke of the community outreach that had been done, the two public open houses that had been held, the website which included documents and a blog area for residents to respond. He stated the Village should reclaim the downtown area and make it a pedestrian-friendly place and felt pedestrians should have priority over automobiles. He stated that this will not all happen overnight, but that this was an idea that needs to be imbedded in everything. He spoke of more streetscape and more planters and that this needed to be an attractive place for people to feel comfortable. Mr. Savoy stated that a core area had been identified and that seven key sites were in the core area.

Site 1, the theater site located at 101 S. Main Street. He felt there were two options for the site. He stated the nature of the site and the potential for long-term development to happen at the site were taken into consideration. There were also short term opportunities. The short-term was to develop the site into a temporary commercial site with an open outdoor farmers market including festivals throughout the year. He felt activity needed to be created and this was an investment in the community. This would create a civic plaza and retain a public and civic presence at the site. Long term this site could accommodate a commercial office and multiple purpose development with parking on site.

Site 2, the Hammerschmidt site was one of the highest sites that the Village owned. He felt this was a great market opportunity for two buildings two stories high for office use.

Site 3, the 7-Eleven site located at Main and St. Charles, should be considered for a restaurant as an anchor to that corner with the relocation of the park at that location as an expansion of the splash park on St. Charles Road.

Site 4, the 10-14 W. St. Charles Road site, could be developed as a restaurant or entertainment facility.

Site 5, 134-118 W. St. Charles Road, could be used as retail and office. He stated they do not have the size, but suggested consolidating the buildings. He felt they were under-utilized.

Site 6, the Fifth-Third Bank site, could be developed into a two-story restaurant and office building with outdoor seating, adjacent parking. He felt this was a modest improvement.

Site 7, 100-108 S. Main Street, was recommended as a transit hub for the Circulator and other transportation. He spoke of a pedestrian underpass. He spoke of the proximity to the hospital and the Lombardian. He suggested a two-story office building and felt this was a high priority.

Mr. Savoy spoke about East St. Charles Road and that being the gateway to the downtown area as you proceed west. He talked about the site at Garfield and Martha and suggested a one-story building at that location. He spoke about Martha and Craig and the improvements to the shopping area on the north side of St. Charles Road. He spoke of adding 6-8,000 square feet and expanding the development character of the area. The redevelopment of this site could be a mixed use with retail and office and two stories in nature. He spoke of the Old Ice House site with a commercial and office use. He also spoke of storm water detention for this site. A garden center was suggested for this location. The remaining site would be the animal hospital site. Four single-family residences behind the hospital was suggested. Another option was a dog park with additional storm water detention. He touched on a bikeway and connections to the downtown. He spoke of the Allied Drywall site and the possibility of additional residences. He talked about relocation of the community park to this area and that this could be a nice focal point. This would open access to the Great Western Trail. He spoke of visibility to the trail and storm water benefits. He stated that the plan was

developed from community input and that the group was not in a vacuum when the plan was developed. He introduced Bridget Lane and asked her to give an overview on the financial analysis.

Bridget Lane indicated they identified realistic projects that will appeal to the market with the goal of quick implementation. She felt this was a project that could be accomplished with this economy. She stated an 8-10 hour project can make a difference. She spoke of identifying projects that can identify with the market. She talked about having a willing seller meeting a willing buyer to negotiate and compromise. She talked about \$180,000 income per year for years 1 through 5 and \$350,000 income per year for years 6 through 12. She also spoke about the pay-as-you-go estimated income of \$3.4 million for the downtown area. She spoke about the east area of downtown and the pay-as-you-go income of \$2.6 million. She talked about the Hammerschmidt site and about small businesses expanding. She felt two office buildings with 20,000 square foot each could be marketed for that site. She suggested building on existing assets, improving connectivity between travel modes, improving walkability and pedestrian safety, and improving the bicycle network to the downtown area.

Bridget Lane felt this plan was designed to work with the market and private investors. She spoke about smaller stores opening and providing specialty or variety of foods other than the 7-Eleven. She talked about the transportation element and the guiding principles to pedestrian and bicycle traffic. She talked about connecting the north and south bike trails and having them meet in downtown. She talked about a crosswalk at Lincoln, a pedestrian tunnel at Park, a crosswalk at Martha, marked bicycle routes along Park Avenue, St. Charles and Main Street and a new bus layover at Main and Parkside. Bridget Lane spoke about parking being a key issue and parking needs short-term, mid-term and long-term. She touched on parking strategies and methodology. She spoke of a parking structure north of St. Charles Road and about the number of existing parking spaces. She stated this was not just about creating spaces, but utilizing the existing spaces efficiently. She spoke about building on the 2009 Landscape Enhancements Plan design done by Hitchcock in 2009. The recommendations were: expand pedestrian areas; reduce cross lengths; make connections to destinations; improve materials; centralize destinations; identify downtown as a special place; and improve the comfort of the pedestrian experience. The Hitchcock Plan identified three zones including primary, secondary and tertiary. The primary zone was the core area and it was recommended to focus energy on the heart of the hub at St. Charles and Park. She talked about short-term recommendations with visual enhancement. She stated the viaduct was the gateway, reducing the ramping, introducing art on the walls, adding ironwork on the concrete areas. The second zone was St. Charles Road including the mid-block crossings and public open space. The tertiary zone included the sculpture park, the gateway at Grace and St. Charles and streetscape. She spoke on the short-term recommendations including the narrowing of Michael McGuire Drive. This may cause difficulty with businesses and deliveries.

Brigitte Lane spoke about the facade improvements program which can be accomplished cheaply. She talked about developing this with the Historical Society and analyzing old photographs which would give a range of improvements. This would be an easy project with a contractor and a building permit. She touched on larger remodelings.

Bridget Lane spoke on community identity and that by 2013 downtown Lombard would be the Village's premier destination for family and friends. She talked about downtown being an attractive place for people to meet. She talked about the draft symbol of the downtown quadrant and how it evolved into the flower petals or lilac florets representing families with the four petals and the core being the friends. She felt this was an identity and image that can be shared. Various examples were shown of signage being used throughout the Village.

Kon Savoy gave an early action summary including pursuing development of the Hammerschmidt property; pursuing improvements to the 10-14 W. St. Charles Road sites; pursuing consolidation of the 104-106 St. Charles Road sites; pursuing

development options for the Fifth/Third/Praga, North Main and W. St. Charles sites; designing and installation of priority streetscape elements; pursuing facade improvements; pursuing economic development and parking strategies; and designing and installation of priority signage system. He spoke of long-term and short-term implementation.

Trustee Ware felt the report and presentations were well done. He inquired about the parking structure and asked if this was a parking garage.

Kon Savoy indicated it was a three story parking garage.

Trustee Ware questioned the pedestrian underpass.

Manager Hulseberg stated as the Village continued to move forward, staff will continue to review the drawings.

Trustee Moreau stated she was happy with the plan and that feedback from residents was used and she appreciated the comments that residents had made. She spoke about numbers being realistic with the market conditions.

Kon Savoy stated this information was still available on the website.

Trustee Fitzpatrick inquired about the development site at St. Charles and Elizabeth and if there was a concept for that location.

Kon Savoy stated this is an evolving issue and was being developed. He noted this may be an open opportunity if the development does not move forward. He stated the plan did not address that location.

Bridget Lane stated this was an important property to stay on top of and this was to be developed residentially. She noted this was in private ownership.

Trustee Fitzpatrick questioned office space and the market with condos and multi-family developments.

Bridget Lane stated condos were the weakest in the market. She felt more restaurants should be developed downtown. She talked about daytime population supporting restaurants. She talked about small business owners building the daytime market. She spoke on employees being able to take the train to downtown.

Trustee Gron stated this was a challenging document and everyone had spent a lot of time on it. He questioned the plaza at St. Charles and the tracks.

Kon Savoy stated that area was significant and it should sparkle and it should be made special. He felt once this was developed, the streetscapes were expanded, the area became more pedestrian friendly, and this became a special district, that that will spill over to St. Charles Road and to Main Street.

Trustee Moreau questioned what was to be done with the document.

Director Heniff stated the document should be sent to the various Village committees for review and comment. Staff will be looking to them to provide commentary. He felt this eventually should be adopted into the Comprehensive Plan. This will also be referred to the Plan Commission after the other committees reviewed. He felt this would take about two months. He felt this should go to all standing committees.

Trustee Giagnorio asked how much discussion there had been with property owners.

Kon Savoy stated that was very much a part of the program and that they had spent the better part of a day.

Director Heniff noted that before this plan was made available, that input had been received from business owners. They met with individuals as well as groups.

President Mueller stated he felt the plan was a good one, but was concerned about implementing this with the current economy not moving. He spoke of the Hammerschmidt development and the 10-14 St. Charles Road development. He stated the Village has looked at this for years. He talked about various businesses such as Starbucks being looked at for the downtown, but that this did not move forward. He felt the Village needed to do something right away. He talked about planters. He spoke about the crosswalks he had suggested for the downtown area and that they had been voted down at the committee level. Now they are in the plan. He talked about the bike path and the proposed Lilac Bike Path bringing the bike paths to downtown. The committee has since been disbanded as the Village did not have the money to move forward on that plan and how the Village had a committee that is now disbanded. He

was surprised that the consultant had not looked at more of the surrounding area. He talked about what is a downtown and how in Europe you see town squares that include churches, libraries and historical sites. He felt that Lombard had all of those things. He suggested looking at the areas toward the Prairie Path and looking at the areas surrounding the downtown including the churches, library and historic site. He talked about developing the theater site into a Community Center. He talked about interest from other agencies and not having to wait for a developer to build at that location. He felt the plan lacked direction for the Village to start something immediately instead of waiting for the economy to turn around. He stated he wanted the Village to do something next year. He talked about the Village beginning to crawl and get something done. He talked about the Hammerschmidt property and a parking garage. He questioned \$25,000 per parking stall in the garage and how much that was for 350 stalls. He stated the Village did not have that kind of money. He stated this was another study to go on the shelf unless the Village can take some little things and move forward. He stated studies are good, but wanted to move forward today. He asked how the Village can generate interest in downtown.

Trustee Moreau indicated she did not want to see the study sit on the shelf, but wanted some short-term tactical items so the Village can move forward.

Kon Savoy stated this was a very abbreviated presentation and that the plan contained a whole chapter on implementation. She questioned a Strategic Planning Session and the budget.

President Mueller indicated that possibly the Board will see some recommendations once the Plan goes to the committees for review. He again stated he wanted to see something done immediately.

Trustee Fitzpatrick stated the Board had approved a landscape plan for downtown and questioned the status.

Director of Public Works Goldsmith indicated that three items on the plan had been addressed and that two items would be addressed in the spring.

President Mueller felt that some fall plantings like mums should have been planted in the flower boxes downtown. He spoke of the areas at Main and St. Charles and Park and St. Charles. He felt the Village did not have the funds to move forward. He felt the Village had to do small things.

Trustee Fitzpatrick asked if the brick pavers could be power washed.

President Mueller questioned if the Village still owned the large vacuum.

Director Goldsmith indicated it was not operational.

Trustee Ware felt the Village needed to do something sooner than later. He felt the pedestrian walkway would be a huge project and very costly. He felt it would be beneficial.

President Mueller stated that in the 1990's the Village had received a proposal from the Union Pacific about closing McGuire Drive and making a pedestrian walkway. He indicated this would also take two businesses because of the grading required. This also required a wall to be built blocking other businesses. At that time, the Board felt this would hurt the other businesses. He stated the current plan may be better than the plan from back then. He did not want to adversely affect businesses.

Trustee Gron suggested that the Village Board members make a trip to Winfield to see the concept.

President Mueller stated that Winfield does not have McGuire Drive and stores within 25 feet of the tracks.

President Mueller asked if the Board members were in concurrence with forwarding the Plan to the committees for review and comment.

Bridget Lane suggested that the board members read the Action Plan that spoke of the relationship between property owners and new businesses included in the Plan. She felt this was the place for small business and could generate the vitality that the downtown needed. She felt the Village needed to concentrate on improvements. She noted that small businesses were on the road to recovery. She spoke of downtown Wauconda.

President Mueller questioned the amount of funding. He spoke of the success of Roselle. He talked about the Village's \$100,000 restaurant grants and that the Village can not get businesses to participate even with that being offered. He questioned if the property owners were charging too much in rent and felt if the business was receiving a \$100,000 grant, they could charge \$20 per square foot instead of \$12. He referred to the Village possibly shooting itself in the foot with the loan program. He felt the Village's loan program was very generous and that is was the best program of all of the other communities.

XI. Executive Session

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The regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, November 18, 2010 in the Board Room of the Lombard Village Hall was recessed to Executive Session at 9:32 pm for the purpose of discussion of Information Regarding the Appointment, Employment, Compensation, Discipline, Performance or Dismissal of a Specific Employee or Employees of the Village.

It was moved by Trustee Moreau, seconded by Trustee Gron, to recess to Executive Session. The motion carried by the following vote:

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

XII. Reconvene

The recessed 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 9:58 pm, Thursday, November 18, 2010 in the Board Room of the Lombard Village Hall. Upon roll call by Village Clerk Brigitte O'Brien the following were:

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

XIII. Adjournment

The regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, November 18, 2010 in the Board Room of the Lombard Village Hall was adjourned at 9:59 pm.

It was moved by Trustee Giagnorio, seconded by Trustee Fitzpatrick, adjourn to The motion carried by the following vote:

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