

# Village of Lombard

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



## Meeting Agenda

**Thursday, September 17, 2009**

**7:30 PM**

**Village Hall Board Room**

### **Village Board of Trustees**

*Village President: William J. Mueller*

*Village Clerk: Brigitte O'Brien*

*Trustees: Greg Gron, District One; 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**

- [090572](#) Proclamation - Chamber Week  
*Attachments:* [procchamber2009.doc](#)
- [090573](#) Proclamation - National Campus Safety Month  
*Attachments:* [procnationalcampussafetyweek2009.doc](#)
- [090578](#) Proclamation - Breast Cancer Month  
*Attachments:* [procbreastcancer2009.doc](#)
- [090579](#) Proclamation - National Recovery Month  
*Attachments:* [procrecoverymonth2009.doc](#)
- [090594](#) Proclamation - Prostate Cancer Awareness Month  
*Attachments:* [procprostate2009.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 Dick Tross, Chairperson**

**Board of Local Improvements - Trustee Richard J. Tross, 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. [090564](#) Approval of Village Payroll  
For the period ending August 29, 2009 in the amount of \$810,641.18.
- B. [090565](#) Approval of Accounts Payable  
For the period ending September 4, 2009 in the amount of \$226,472.81.
- C. [090586](#) Approval of Accounts Payable  
For the period ending September 11, 2009 in the amount of \$340,405.84.

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

- D. [070421](#) ZBA 07-08: 1144 Woodrow Avenue  
Granting a further time extension to Ordinances 6068 and 6235 extending the life of the variance for a one-year time period (September 17, 2010). (DISTRICT #5)

**Attachments:** [apoletter 07-08.doc](#)  
[Cover Sheet.doc](#)  
[Referral Letter 07-08.doc](#)  
[Report 07-08.doc](#)  
[WTL referral memo.doc](#)  
[PUBLICNOTICE 07-08.doc](#)  
[6068.pdf](#)  
[Ordinance 6235.pdf](#)  
[Ordinance 6384.pdf](#)  
[070421.pdf](#)  
[070421.pdf](#)  
[070421.pdf](#)

*Thomas Lotter, owner of the subject property, presented the petition. He stated that his house was the original house on what used to be a larger estate. He noted that when he bought the house in 1986 the driveway used to extend all the way back to the rear property line. He mentioned that since he has owned the property, there has not been a garage. He stated that while there is room on the east side of the property to construct a garage, there is a large ginkgo tree that would have to be cut down.*

*Mr. Lotter stated that he would like to build a 1.5 car garage and a kitchen addition on the west side of the existing residence. He noted that because there isn't a lot of room in terms of width, they need to utilize the full length in order to fit both the garage and the kitchen. He mentioned that the existing first floor is approximately 4' above grade, so stairs will be needed from the garage to the first floor level. He also mentioned they would like to construct the addition at a*

*twenty seven foot (27') setback, otherwise it would be a tight squeeze in the garage and there would be just enough room for a car to fit. He stated that the additional two feet (2') will not impact the neighbor to the west because they are setback farther.*

*Chairperson DeFalco opened the meeting for public comment. No one spoke for or against the petition.*

*Chairperson DeFalco then requested the staff report.*

*Michelle Kulikowski, Planner I, presented the staff report. She stated that the residence on the subject property was constructed in 1919 on what was previously a much larger lot. She noted that in 1965, the property was subdivided and the residence was located on what was known as Lot 1 in Kettel Construction's Resubdivision. She also noted that the property was subdivided again in 1979 as a result of Dudczak Resubdivision, which created a new lot out of the northern seventy-five feet (75'). After the second resubdivision, the existing residence maintained a rear yard setback of approximately twenty nine and one-half feet (29.5'). She stated that at the time, the Zoning Ordinance only required a minimum rear yard setback of thirty feet (30'). She noted that the six inch (6") discrepancy is likely the result of a surveying or construction error.*

*Ms. Kulikowski noted that the petitioner is proposing two options for constructing an addition. She stated that the first option is to construct the addition with a twenty-seven foot (27') rear yard setback and the other option is to construct the addition maintaining the existing building line with a twenty-nine foot (29') setback. She mentioned that the subject property is legal non-conforming with respect to the rear yard setback because at the time the property was resubdivided, it essentially met the thirty foot (30') rear yard setback requirement. She noted that the minimum rear yard setback requirement has since changed from thirty feet (30') to thirty-five feet (35'). She stated that the petitioner's preferred option is to construct the addition with a twenty-seven foot (27') rear yard setback. She noted that staff does not support a variation for this option as it will increase the degree of non-conformity. She stated that there isn't a hardship unique to the property that would necessitate a twenty-seven foot (27') setback versus a twenty nine foot (29') setback, and the request for the twenty-seven foot (27') setback is based on personal preference rather than hardship.*

*Ms. Kulikowski stated that staff supports a variation to allow the addition to be constructed at a twenty-nine foot (29') setback. She noted that staff has typically supported variation requests where the addition will be maintaining the existing building line. She mentioned that there is substantial room to construct an addition on the east side of the existing residence, but any addition would likely require the removal of the large Ginkgo tree currently existing on the property. She also noted that it is more desirable from a traffic safety standpoint to locate the driveway further from the intersection of Woodrow Avenue and Addison Avenue.*

*Chairperson DeFalco opened the meeting for discussion among the members.*

*Mr. Polley noted an error in the staff report. He stated that the property is at the northwest corner of Woodrow and Addison- not the northeast corner.*

*Chairperson DeFalco asked about the existing deck that is shown on the site plan.*

Mr. Lotter stated that a permit was issued for the deck. He referenced a plat of survey with the approval stamps from when the deck permit was issued.

Chairperson DeFalco asked whether the existing driveway would be removed after the new garage is constructed. Mr. Lotter confirmed that the driveway would be removed.

Chairperson DeFalco noted that a substantial amount of additional green space that will be provided once the driveway is removed. He noted that the ZBA has taken into consideration a "give and take" for some variation requests. He mentioned that the additional green space might substantiate an argument for granting the variation for a twenty-seven (27') setback.

Mr. Lotter stated that the driveway would need to be redone anyways. He noted that they would like to get more green space and have been slowly removing the driveway over the years.

Mr. Polley asked how the neighbors felt about the proposed addition. Mr. Lotter stated that the neighbor understands. He also noted that the neighbors have a big back yard and would still get a lot of light.

Chairperson DeFalco noted that the petitioner could build an addition without a variation, meeting the thirty five foot (35') which would have virtually the same impact on the neighbor as the proposed addition.

Mrs. Newman asked whether the addition would be a one story or two story addition. Mr. Lotter stated that the proposed addition would not be a full two stories. He noted that he would like to do a one and one half (1.5) story addition matching the existing roof line.

- E. [090566](#) Liquor License Amendment - Flattop Grill, 305 Yorktown  
Amending Title 11, Chapter 112 of the Alcoholic Liquor Code reflecting  
a change in ownership. (DISTRICT #3)

**Attachments:** [Ord Corporation Change.doc](#)  
[Ordinance 6385.pdf](#)  
[090566.pdf](#)

- F. [090589](#) Salary Ordinance - Department/Division Title Change  
Amending the Salary Ordinance to reflect Department/Division Title  
changes from the Fire Department, Building Inspectional Services  
Division to Community Development Department, Building Division.

**Attachments:** [Ordinance 6386.pdf](#)  
[090589.pdf](#)

## Other Ordinances on First Reading

## Ordinances on Second Reading

- G. [090499](#) PC 09-24: 701 E. 22nd Street  
1. Repeal Ordinance 1915A, and as amended, which established a  
conditional use for a planned development, in their entirety.

2. Approve a major plat of resubdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.
3. Approve a new conditional use for a planned development exclusively for the 701 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:
  - a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') to provide for an existing overhead corridor and foundation walls;
  - b. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building.
  - c. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to fifty-five feet (55') for an existing four-story office building.
  - d. A deviation from Section 155.412 (I) to reduce the minimum required open space from thirty-five percent (35%) to approximately twenty seven percent (27%) of the lot area.
  - e. A planned development variation from Section 155.508 (C)(7) to allow for the property to not provide an additional twenty-five percent (25%) open space beyond that which is required in the underlying O Office Zoning District.
  - f. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.
  - g. A variation from Section 155.210 (A) to allow for an increase in the maximum height for two (2) accessory structure (existing parking garages), as originally set forth in Ordinance 2590.
  - h. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') for an existing parking garage.
  - i. A deviation from Section 155.602 (A)(3)(e) to allow for a reduction in the parking lot front yard setback requirement from thirty feet (30') to twenty-seven feet (27') for an existing parking lot.
  - j. A variation from Section 155.706 (B) to not require interior parking lot landscaping for all existing parking lots.
  - k. A variation from Sections 155.706 (C) and 155.709 (B) to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.
  - l. A variation from Section 155.206 (B) (2) (b) to allow an existing monopole microwave tower to be one-hundred twenty foot (120') instead of the maximum allowed height of forty-five feet (45'), as originally set

forth in Ordinance 2590.

m. A variation from Section 155.206 (A) (4) (b) to allow for two (2) existing ground mounted dishes and one (1) existing ground mounted antenna, for a total of three (3) instead of the maximum permitted one (1) ground mounted antenna tower or dish.

4. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.

5. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.

(DISTRICT #3)

**Attachments:** [apoletter 09-24.doc](#)

[Cover Sheet.doc](#)

[DAH referral memo.doc](#)

[Referral Letter 09-24.doc](#)

[Report 09-24.DOC](#)

[PUBLIC NOTICE 09-24.doc](#)

[6387 Repeal.pdf](#)

[6388 Major Plat.pdf](#)

[6389 CU 701.pdf](#)

[6390 CU 747.pdf](#)

[DAH referral memo2.doc](#)

[Ordinance 6389.pdf](#)

[Ordinance 6387.pdf](#)

[Ordinance 6388.pdf](#)

[090499.pdf](#)

*Michael Roth, 22300 Cabot Dr, Suite 455, Lisle, IL presented the petition. He stated that he represents the owners of the property at 747 E. 22nd Street, however he would be speaking on behalf of both property owners. He also introduced Dan Cobb, attorney representing the owners for 701 E. 22nd Street.*

*Mr. Roth outlined the request and indicated this is not to build new construction other than what has been here for 25 years. The 2 properties are at 701 and 747 E. 22nd. He stated that both properties are improved with a four story office building. He then directed everyone's attention to an aerial which highlights the current improvements.*

*Mr. Roth then explained the various ordinances that were approved over the last 25 years that granted the existing buildings. He started by saying that the original development was approved by an annexation agreement in 1975 under Ordinance 1915A. Over the years, the plan and ordinances were amended to allow for what currently exists today. In 1983 the parcel was divided via an assessment division and the single Planned Development currently governs both properties. He said that the 2 owners of the properties treat each parcel as separate lots. He stated that the Village and owners believe a separation should occur.*



*Mr. Roth explained that both owners are seeking to repeal all the original ordinances and grant 2 new planned developments for each parcel. He stated that the deviations were all originally granted and that the request is to just codify what was originally approved. He said that the deviations and variations are to merely allow the present improvements.*

*Mr. Roth explained that the only change would be for a new parking garage for the property at 747 E. 22nd Street. He stated that this was originally granted as part of the previous approvals. He indicated that currently, the parking is not shared and the owners of 747 E. 22nd Street are underparked. He agreed that any new structure proceed as site plan approval and that it would be aesthetically attractive.*

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

*Gary Green, Vice President of Operations of Northern Baptist Seminary, spoke and stated their property is located directly south of the site. He said that he appreciates the opportunity to talk about the petition. He stated that Northern Baptist Seminary have been in Lombard since 1963 and have had a number of campus improvements and expansions and understands the process. He indicated that they have some questions, however most have been answered. He also mentioned the letter they provided to the Commissioners. He said that they have a few questions that have not been answered:*

- 1. The first question relates to the new parking lot deck that may be built on the 747 E. 22nd Street property.*
- 2. The second question relates to the 0' perimeter landscaping and the closeness to their seminary. He asked that the Commissioners take a look at the issue and provide the 5' setback.*

*Mr. Roth responded by stating that they are asking to locate the parking structure in the same location where the surface parking lot presently exists and would be immediately adjacent to the other parking structure. He also stated that there is a good deal of vegetation that exists between the parking lot and the seminary's property. He felt that matching the building lines and décor was more important than maintaining the 5' setback. This won't propose an undue hardship as they are only asking for the plan that was approved by the Village. A 0' setback is a better plan given there is sufficient screening.*

*Christopher Stilling, Assistant Director of Community Development, stated that the setback relief was for the western lot line and not the southern lot line, adjacent to the Northern Baptist Seminary property. Mr. Stilling said that the minimum 25' setback to the south would be provided as this meets Village Code.*

*Mr. Roth then responded to the standards for conditional use for a planned development and standards for variations. He stated that these properties existed well and fit in with the Comprehensive Plan and zoning rules and the same uses will continue. He said that they feel they meet the standards and are asking for a positive recommendation.*

*Commissioner Olbrysh asked what percentage of the 747 E. 22nd Street building represents 128,000 square feet. Mr. Stilling stated approximately 55%.*

*Vice Chairperson Flint then requested the staff report.*

*Christopher Stilling, Assistant Director, presented the staff report. Mr. Stilling asked that the Commissioners take separate action for each property. He then stated that staff drafted the IDRC report to submit to the public record in its entirety. The Subject Property, commonly known as the "Mid-Con Planned Development", is zoned OPD Office Business District Planned Development and was approved by Ordinance 1915A in 1975, as amended from time to time. The site is currently improved with 2 four (4) story office buildings and related surface parking and parking structures. Following the original approvals, the property was divided via an assessment division and two (2) different owners now control each property and their related buildings (701 E. 22nd Street & 747 E. 22nd Street). The original planned development was uniformly approved for both parcels. The current owners wish to repeal the original planned development ordinance and related zoning relief and create their own planned developments for each building/parcel. This request is intended to allow each lot by itself to be in compliance with Village Code. No new structures or changes are being proposed, other than what was previously granted by the Village.*

*In order to facilitate this request, each property will be required to receive the necessary zoning approvals to memorialize previously granted development rights and to allow for all existing improvements on the subject property. Please note that the building at 747 E. 22nd Street may construct a three-story parking deck over the existing surface parking lot at the rear of the property, at a later date. As this improvement and zoning relief was previously granted under the original planned development, the proposed new planned development would include those same rights.*

*Mr. Stilling explained that on December 11, 1975 the Lombard Board of Trustees approved Ordinance No. 1915, which provided for the annexation of the site, a rezoning to the Office Business District (now O Office District) and planned development approval. Modifications to the initial planned development were approved over the years.*

*Mr. Stilling stated that the petitioners, owners of both properties, are seeking to repeal the original planned development ordinance and related zoning relief noted above; and create their own separate planned developments for each newly created lot. No new structures or changes are being proposed other than what was previously approved. The proposal is only intended to allow each property, with their respective improvements, the necessary Village Code approvals to allow each use to continue in its current condition. As such, this petition was reviewed in the context of the new development regulations. The petitioner is requesting numerous zoning actions to facilitate the development as proposed. Staff believes that the zoning actions set forth in this petition satisfactorily addresses outstanding zoning and property ownership issues for these properties.*

*Mr. Stilling explained that establishing a conditional use for a planned development for each property is an appropriate way to address the unique site constraints and address separate ownership issues that currently exist. As proposed, each property would receive their own planned development and be governed by new ordinances. This is necessary to memorialize previously granted development rights and to allow for all existing improvements on the subject property.*

*With reference to the 701 E. 22nd Street Property, Mr. Stilling outlined a few of the deviations and variations associated for the site. He stated that the proposed*

*new lot is 278,784 square feet in area. Pursuant to the Zoning Ordinance, the maximum Floor Area ratio (FAR) is 0.35 or 97,574 square feet of principal building and accessory structures. The existing building is 214,000 square feet and the combined building area for both parking garages is 75,893 resulting in a total FAR of 1.04. Therefore a deviation from the maximum allowed FAR is required. Since the improvements already exist on site, staff supports this request.*

*Mr. Stilling explained the parking variation for 701 E. 22nd Street by stating that Ordinance 2590 allowed for the property to provide for one off-street parking space per 400 square feet of office space (or 2.5 spaces per 1,000 square feet). In 2000, the Village Board approved PC 00-27 (Ordinance 4837) for an amendment to the planned development to allow for a second parking garage on the property. This was because the property owner at that time recognized that the existing parking supply for the site did not meet the actual demand for the existing office building. Prior to the amendment, there were 601 parking spaces on the site for a 214,000 square foot office building, which calculates to a parking ratio of 2.8 spaces per 1,000 square feet. With the addition of the new parking garage, the total number of on-site parking spaces is 903 spaces. This results in a ratio of 4.2 spaces per 1,000 square feet, meeting current code. Although the property currently meets the minimum parking requirements of the Zoning Ordinance, the property owner wishes to still maintain their rights to the 2.5 spaces per 1,000 square feet of building area, as previously established by Ordinance 2590. It is important to note that there is no shared parking for both buildings. As this relief was previously granted, staff has no objections to this relief.*

*Mr. Stilling then explained the requested deviations and variations associated with the 747 E. 22nd Street property. He said that the proposed new lot is 592,620 square feet in area. Pursuant to the Zoning Ordinance, the maximum FAR is 0.35 or 207,417 square feet of principal building and accessory structures. The existing building is 210,000 square feet. The property owner also has rights to construct a three-story parking garage where the current surface parking is located. In order to maintain those rights, the FAR relief includes the future parking structure. As a result, the combined building area for both the existing building and future parking garage is 498,750 resulting in a FAR of 0.84. Therefore a deviation from the maximum allowed FAR is required. Since the improvements already exist on site and the rights to construct the new garage were previously granted, staff has no objections to this request.*

*Mr. Stilling addressed the parking variation relief for the 747 E. 22nd Street property by stating that Ordinance 2590 allowed for the entire property to provide for one off-street parking space per 400 square feet of office space (or 2.5 spaces per 1,000 square feet). At the time the property was developed, it was under the same ownership and parking was shared. When the property was divided via an assessment division and sold to different owners, shared parking between both properties was no longer provided. As a result, the property at 747 E. 22nd Street has a total of 320 parking spaces resulting in a ratio of 1.52 spaces per 1,000 square feet of building area. Ordinance 2590 requires that a minimum of 2.5 spaces per 1,000 square feet of building area be provided. Therefore the existing property does not provide adequate parking to meet the previous relief granted. The original planned development approvals (Ordinance 1915, as amended by Ordinance 2189 & 2590) granted the rights to construct a parking deck on this property. The property owner is requesting to maintain the rights to have parking at the ratio of 2.5 spaces per 1,000 square feet of building area.*

*Staff supports this request, provided that until a parking deck is constructed, the most the building can be occupied by a tenant is 128,000 square feet of floor area. This is to ensure that the minimum 2.5 spaces per 1,000 square feet is met.*

*With regards to the Sign Ordinance, Mr. Stilling said no additional signage is proposed as part of this request. The existing sign for 701 E. 22nd Street meets the Sign Code and the property at 747 E. 22nd Street currently has no signage. Previous signage relief had been granted in the past via Site Plan Approval. Those signs have since been removed. Staff recommends that any new signage meet the current provisions of the Sign Ordinance. Signage not meeting the Sign Ordinance shall be subject to Site Plan Approval.*

*Mr. Stilling talked about the development compatibility with the Subdivision and Development Ordinance by stating that the existing development includes two tracts of land that were created by an assessment division in 1989. The proposed major plat of subdivision is intended to create 2 lots of record. The property owners for both properties are seeking a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street. This variation is necessary to accommodate the shared access between both lots. The proposed lot will exceed the minimum lot width and area requirements of the underlying zoning district. Staff recommends that the plat be approved.*

*Mr. Stilling said that staff finds that both requests meet the standards for conditional use, standards for conditional use for a planned development with deviations and standards for variations, and that staff recommends approval of both requests, subject to the conditions in the staff report.*

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

*Commissioner Sweetser wanted to confirm what the setback would be for a new parking deck. Mr. Stilling stated that code requires a minimum setback of 25 feet.*

*Commissioner Olbrysh stated that he agrees with the staff report. Initially, he thought the deviations seemed to be monumental until you realize that we are allowing the existing site to continue in its current condition. He asked if there are parking permits for the 701 E. 22nd Street property. Mr. Stilling stated that Village Code does not require permits.*

*Commissioner Cooper asked if they change the plan, can we require them to meet the landscaping requirements. Mr. Stilling stated that any major change would require Plan Commission review and that can be reviewed at that time.*

**H. [090500](#)**

**PC 09-24: 747 E. 22nd Street**

1. Repeal Ordinance 1915A, and as amended, which established a conditional use for a planned development, in their entirety.
2. Approve a major plat of resubdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.
3. Approve a new conditional use for a planned development exclusively for the 747 E. 22nd Street property, with the following

variations and deviations from the Zoning Ordinance:

a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a) and to reduce the west interior side yard setback from ten feet (10') to zero feet (0') to provide for an overhead corridor and foundation walls;

b. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.

c. A variation from Section 155.210 (A) to allow for an increase in the maximum height for an accessory structure from seventeen feet (17') to thirty-six feet (36') for parking garage(s) to be constructed on the subject property, as previously granted through Ordinance 2590.

d. A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.

e. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the west interior side yard setback from ten feet (10') to zero feet (0') for proposed new parking garage, as previously granted through Ordinance 2590.

f. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building and a future parking garage.

g. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to sixty-nine feet (69') for an existing four-story office building.

4. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.

5. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.

(DISTRICT #3)

**Attachments:** [apoletter 09-24.doc](#)  
[Cover Sheet.doc](#)  
[DAH referral memo.doc](#)  
[PUBLIC NOTICE 09-24.doc](#)  
[Referral Letter 09-24.doc](#)  
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[6387 Repeal.pdf](#)  
[6388 Major Plat.pdf](#)  
[6389 CU 701.pdf](#)  
[6390 CU 747.pdf](#)  
[DAH referral memo2.doc](#)  
[Ordinance 6390.pdf](#)  
[Ordinance 6387.pdf](#)  
[Ordinance 6388.pdf](#)  
[090500.pdf](#)

- I. [090555](#) Title 3, Chapter 30, Section 30.24 (F) - Transportation & Safety Committee  
Amending Title 3, Chapter 30, Section 30.24 (F) allowing the Transportation and Safety Committee the responsibility of reviewing, reporting upon and making recommendations on issues associated with the Circulator.

**Attachments:** [Ordinance 6391.pdf](#)  
[Circulator-TandS.doc](#)  
[Cover Sheet for T and S amending code.doc](#)  
[090555.pdf](#)

## Resolutions

- J. [090542](#) FY 2009 Asphalt Paving and Patching, Final Balancing Change Order No. 3  
Authorizing a decrease of \$38,905.00 to the contract with Brother's Asphalt Paving. (DISTRICTS - ALL)  
**Attachments:** [090542.pdf](#)  
[R 30-10.pdf](#)  
[Change Order 3 Brothers..pdf](#)  
*Dratnol reviewed with committee members.*
- K. [090567](#) FY 2010 Asphalt Patching and Paving Change Order No. 1  
Reflecting an increase to the contract with R.W. Dunteman Company in the amount of \$240,280.31. (DISTRICTS - ALL)

**Attachments:** [R 31-10.pdf](#)  
[Change Order 1 R.W Dunteman.pdf](#)  
[090567.pdf](#)

*Dratnol: explained the additions to the contract that are the cause of this change order increase.*

- L. [090577](#) Voluntary Separation and Release Agreement  
Voluntary resignation of the Public Works Custodian which is consistent with Village Board direction provided during the FY2010 budget process.

**Attachments:** [R 32-10.pdf](#)  
[090577.pdf](#)

- M. [090590](#) Conversion of the Helen M. Plum Memorial Library to a Public Library District  
Resolution needed to convert the Helen M. Plum Memorial Library to a public library district. (DISTRICT #1)

**Attachments:** [Resolution Library Conversion-Village.doc](#)  
[Resolution Library Conversion-Library.doc](#)  
[Library Resolution Submittal.DOC](#)  
[R 33-10.pdf](#)  
[Plum Library Docs.pdf](#)  
[090590.pdf](#)

- N. [090591](#) Community Development Block Grant (CDBG) - Village Board Room Accessibility Improvements  
Authorizing the Director of Community Development to submit a Community Development Block Grant Application seeking financing assistance for accessibility improvements to the Village Board Room. (DISTRICT #6)

**Attachments:** [R 34-10.pdf](#)  
[CDBG Board Cover.doc](#)  
[CDBG grant - Village Hall Board Room2009.doc](#)  
[090591.pdf](#)

### Other Matters

- O. [090071](#) Recommendation of the Public Works Committee - Illicit Discharge Detection and Elimination Code (Ordinance/Agreement)  
Request to amend Title 5, Chapter 50, Sections 50.001 and 50.036 of the Lombard Village Code with regard to illicit discharges into the stormwater system and approval of an Intergovernmental Agreement with DuPage County.

**Attachments:** [R 35-10.pdf](#)  
[Ordinance 6392.pdf](#)  
[DuPage Resolution & Agree. SM-0010-09.pdf](#)  
[090071.pdf](#)

*Gorman: reviewed this item with the committee members present. Discussion ensued. Gorman: County does the testing, investigation, etc. and then turns it over to us for prosecution. This is dry weather testing.*

- P. [090587](#) 1000 Rohlwing Road (Jaycees Haunted House and Signage)  
Motion granting an extension of a temporary special event permit for the Jaycees Haunted House for the period from October 9 to October 31, 2009 and allowing the use of temporary signage in the public right-of-way to November 1, 2009. (DISTRICT #1)



**Attachments:** [hauntedhouse2009.doc](#)  
[BOT MemoJaycees2009.doc](#)  
[090587.pdf](#)

- Q. [090599](#) Annexation Strategies Plan Update - 2009 (Tabled November 5, 2009)  
Request to adopt the 2009 Annexation Strategies Plan Update.

**Attachments:** [annexationstrategy2009.doc](#)  
[DAH BOTmemo.doc](#)  
[Annexation Strategy Study 2009.pdf](#)  
[ECDCmemo.doc](#)  
[090599.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. [090588](#) Downtown Landscape Enhancement Recommendations Report  
Review, discussion and adoption of the Downtown Landscape  
Enhancement Recommendations Report. (DISTRICTS #1 and #4)

**Attachments:** [Downtown Landscape Enhancement Report.doc](#)  
[HDG Landscape Presentation to Board.pdf](#)  
[DAH Hitchcock Design planting report2.doc](#)  
[September 09.doc](#)  
[Downtown Landscape Enhancement Recommendations.doc](#)  
[DAH Hitchcock Design planting report 1.21.10.doc](#)  
[Downtown landscape enhancement report final.doc](#)  
[090588.pdf](#)  
[090588.pdf](#)

- B. **090592** Disaster Drill  
Presentation by the Fire Department on the Disaster Drill scheduled for  
September 29.
- C. **090593** FY 2009-2010 Budget

Presentation by the Finance Department regarding an update of the FY 2009-2010 Village of Lombard budget.

**XI. Executive Session**

**XII. Reconvene**

**XIII Adjournment**

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