

Village of Lombard

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



Meeting Agenda

Thursday, June 16, 2011

7:30 PM

Village Hall Board Room

Village Board of Trustees

Village President: William J. Mueller

Village Clerk: Brigitte O'Brien

Trustees: Greg Gron, District One; Keith Giagnorio, District Two;

Zachary Wilson, District Three; Peter Breen, District Four;

Laura Fitzpatrick, District Five; and Bill Ware, District Six

I. Call to Order and Pledge of Allegiance**II. Roll Call****III. Public Hearings****IV. Public Participation**[110124](#)

President's Community Service Award
Request to nominate Brian Vogel and his staff at Rock Bottom Brewery for the President's Community Service Award.

Attachments: [Brian Vogel.doc](#)
[coversheet- vogel.doc](#)

[110124.pdf](#)

Sandra Hill nominated Brian Vogel and his staff at Rock Bottom Brewery for their community service and cooperation to the Community Table program and the First Things First infant needs pantry. A nomination letter was presented by Sandra Hill regarding the work that was done.

V. Approval of Minutes**VI. Committee Reports**

Community Relations Committee - Trustee Keith Giagnorio, Chairperson

Economic/Community Development Committee - Trustee Peter Breen, Chairperson

Environmental Concerns Committee - Trustee Laura Fitzpatrick, Chairperson

Finance Committee - Trustee Greg Gron, Chairperson

Public Works Committee - Trustee Bill Ware, Chairperson

Transportation & Safety Committee - Trustee Zach Wilson, Chairperson

Board of Local Improvements - Trustee Greg Gron, President

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

Lombard Historical Commission - Clerk Brigitte O'Brien

VII. Village Manager/Village Board Comments

VIII Consent Agenda

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Payroll/Accounts Payable

- A. [110364](#) Approval of Accounts Payable
For the period ending June 3, 2011 in the amount of \$426,371.01.
- B. [110395](#) Approval of Village Payroll
For the period ending June 4, 2011 in the amount of \$857,516.06.
- C. [110396](#) Approval of Accounts Payable
For the period ending June 10, 2011 in the amount of \$579,067.82.

Ordinances on First Reading (Waiver of First Requested)

- D. [110336](#) Amending Lombard Village Code - Helen M. Plum Library
Ordinance repealing the section of the Village Code as it relates to the Helen M. Plum Library.
Attachments: [Village Code Title 9 Chapter Repeal Memo.DOC](#)
[Submittal Repealing Title 9 Chapter 96 Library.doc](#)
[Ord Repealing Blg Code re Helem Plum Library 5 26 11.DOC](#)
[Ordinance 6630.pdf](#)
[110336.pdf](#)

Other Ordinances on First Reading

Ordinances on Second Reading

- E. [110269](#) PC 11-11: 23 W. Maple
Requests that the Village approve the following relief for the subject property, located within the R2 Single-Family Residence District:
 - 1. A conditional use (per Section 155.407(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum); and
 - 2. A variation from Section 155.407(F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure; and
 - 3. A variation from Section 155.210(A)(3)(b) to allow an existing twenty-nine and one-half (29.5) foot high accessory structure; and
 - 4. A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and
 - 5. A variation from Section 155.210(B)(2)(a) to allow an existing five (5) foot interior side yard setback for an accessory structure; and
 - 6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces. (DISTRICT #1)

Attachments: [APO Letter PC 11-11.doc](#)
[publichearingnot.doc](#)
[PC 11-11.pdf](#)
[DAH referral memo.doc](#)
[Report 11-11.doc](#)
[Referral Letter.doc](#)
[110269.pdf](#)
[Ordinance 6631.pdf](#)

Commissioner Flint stated that he would be recusing himself from offering any comments or voting on the petition as he may be the potential architect of the project.

George Seagraves, 314 W. Collen Drive, Lombard, provided background on the request. He stated that the Lombard Historical Society operates the museum referred to as the Victorian Cottage Museum and it is owned by the Village of Lombard. He said the Society is seeking to add a 566 square foot 2 story addition to the existing coach house. The variations being requested are necessary to accommodate existing structures on the site and he asked for their support.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the Society is seeking to construct a 566 square foot addition to the coach house located at the rear of the property. The addition is intended to improve the experience for museum visitors by providing a logical tour path with new, accessible exhibit space for visitors who cannot navigate the stairs in the Victorian Cottage Museum.

Upon completion, the coach house will house exhibit space, archives, the museum collection, an archive reading room, a restroom, and the gift shop. These improvements will allow the Victorian Cottage Museum gift shop to be converted into an exhibit room. Administrative offices would be relocated from the basement to the second floor of the Victorian Cottage Museum, and the basement and attic would be used for storage. The Society also wishes to construct an additional, small shed on the property so that the Plum shed may be converted into exhibit space or the gift shop.

Mr. Stilling summarized each of the requests and stated that staff finds the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use and variations subject to the conditions noted in the staff report.

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

Commissioner Olbrysh stated that he did not have any questions or comments regarding the petition nor did he have any problems with any of the variations.

Commissioner Cooper asked for a timeline for construction. Mr. Seagraves stated that they are in the process of selecting an architect and hope to kick off their fundraising in November. They have already received one grant and expect to get started in the Spring, 2012.

- F. [110302](#) Amending Title 11, Chapter 112 of the Lombard Village Code
Reducing the Class "L" liquor license category by one due to the closure
of The Room Nightclub. (DISTRICT #3)

Attachments: [orddecre closure.doc](#)
[memoDecrease closure.doc](#)
[AgendaForm.doc](#)
[Ordinance 6632.pdf](#)
[110302.pdf](#)

Resolutions

- G.** [110287](#) 2011 Concrete Rehabilitation and Utility Cuts Patching Change Order No. 3
Authorizing a decrease in the amount of \$2,161.81 to the contract with G & M Cement Construction.
Attachments: [110287 BOT 6-16-11.pdf](#)
 [R 5-12.pdf](#)
 [110287.pdf](#)
 [Change Order 3 Final G&M Cement.pdf](#)
Dratnol: reviewed the item with the committee members.
- *H.** [110318](#) Great Western Trail Bridges, Resident Engineering
Approving a contract with Thomas Engineering Group LLC in the amount of \$911,722.01. (DISTRICTS #4 & #5)
Attachments: [R 10-12.pdf](#)
 [110318.pdf](#)
 [Contract M-06-03.pdf](#)
 [Thomas MFT.pdf](#)
- *I.** [110334](#) Great Western Trail Bridges Design Engineering Amendment No. 2
Reflecting an increase of \$144,359.00 to the contract with Bollinger, Lach & Associates. (DISTRICTS #4 & #5)
Attachments: [110334 BOT 6-19-11.pdf](#)
 [R 11-12.pdf](#)
 [Amendment 2 Bridges.pdf](#)
- J.** [110337](#) 2011 Sewer Televising Final Balancing Change Order No. 3
Authorizing a decrease in the amount of \$4,583.03 to the contract with United Septic. (DISTRICTS - ALL)
Attachments: [110337 BOT 6-16-11.pdf](#)
 [R 6-12.pdf](#)
 [Change Order 3- United Septic.pdf](#)
Dratnol: reviewed with committee members.
- K.** [110390](#) Emergency Notification System - CodeRed
Recommendation from staff and the Emergency Planning Team that the Village enter into a three year agreement with Emergency Communications Network for the purchase of the CodeRed System at a cost of \$17,500.00 with services to commence July 1, 2011. (DISTRICTS - ALL)
Attachments: [110390.pdf](#)
 [R 7-12.pdf](#)
 [CODERED Service Agreement.pdf.pdf](#)

- *L. [110391](#) Great Western Trail Bridge ComEd Pole Relocation - Construction
As part of the Great Western Trail Bridges Project, ComEd will need to relocate electric lines in the Great Western Trail right-of-way including electric lines crossing the UP Railroad. ComEd has estimated that the cost of relocation will be \$401,260. They require 50% construction deposit with a final invoicing at completion. The cost of relocating the utilities is an eligible reimbursable item for Grade Crossing Protection Funding at 90%. (DISTRICTS #4 & #5)
Attachments: [R 12-12.pdf](#)
[Letter about relocation.pdf](#)
[110391.pdf](#)
[110391BOT08-18-11.pdf](#)
[R 16-12.pdf](#)
[ComEd Agreement.pdf](#)
[110391CoverSheet.pdf](#)
- M. [110392](#) 2011 Driveway Apron, Curb, & Sidewalk Restoration Program Final Balancing Change Order No. 1
Authorizing a decrease in the amount of \$21,735.40 to the contract with Strada Construction. (DISTRICTS - ALL)
Attachments: [R 8-12.pdf](#)
[Change Order 1 Strada.pdf](#)
[110392.pdf](#)
Dratnol: final balancing change order. The contract is set up with specific amounts for resident portion and Village portion. Discussion ensued regarding 50/50 program. Arnold: this contract expires in the middle of the year? Dratnol: the contract is based on the fiscal year. Goldsmith: the CIP does not roll over funds. Kaforski: would like to carry this over to 2012. Further discussion ensued regarding budgets and money being allocated for specific contracts. Goldsmith: would need to bring a change order to the Village board to carry some of the dollar amounts forward. Arnold: ever thought about putting a sealing on the concrete? Dratnol: alot of times they do put a treatment on the concrete.
- N. [110404](#) DuPage County Case Z10-076 (Pin Oak Community Center)
Resolution of Objection to a request for a conditional use for a religious institution at the property located at 807 W. Roosevelt Road, 1208 and 1210 Lawler, 1S055 Valley Road and Lots 3-5 Glenbard Acres in unincorporated DuPage County.
Attachments: [BOT Memo.doc](#)
[SUBMIT.doc](#)
[R 9-12.pdf](#)
[110404.pdf](#)

Other Matters

- O. [110399](#) Cross Connection and Grease Control Programs
Request for a waiver of bids and award of a contract to Aqua Backflow, Inc. in an amount not to exceed \$54,933.00 to provide inspection services and program record keeping. Public Act 85-1295 does not apply.
Attachments: [Cross Connection Program & Grease Control Program Contact.pdf](#)
[110399.pdf](#)
- P. [110394](#) Contract with Exelon Energy Company
Ratifying a contract with Exelon Energy Company for the provision of electrical energy for street lighting. (DISTRICTS - ALL)
Attachments: [Electric-NIMEC Contract Ratification 6-11.doc](#)
[Exelon Street Lighting Contract 060711.pdf](#)
[Electric Memo- Ratification Street Lights - NIMEC 6-11.doc](#)
[exelon_energy.pdf](#)
[Schedule 1.pdf](#)
[110394.pdf](#)
- Q. [110397](#) Temporary Signage - Taste of Lombard
Request for the use of public rights-of-way and public property for the display of temporary directional signs associated with the Taste of Lombard. (DISTRICTS #1, #2, #4, #5 & #6)
Attachments: [Taste of Lombard Signage 2011.doc](#)
[TasteOfLombard2011.doc](#)
[110397.pdf](#)
- R. [110398](#) Sacred Heart Germanfest
Request for the use of public rights-of-way and public property for temporary signage (banners) for the period July 6 through July 17, 2011. (DISTRICTS #1 & #4)
Attachments: [Germanfest Signage 2011.doc](#)
[Germanfest Signage 2011.doc](#)
[110398.pdf](#)
- *S. [110403](#) Appointments - Economic and Community Development Committee
Request for concurrence in the appointment of Matthew Phillips for a two year term to fill a vacancy created by the resignation of Martin Carroll; appointment of Jodee Baker to fill a term created by the vacancy of Jonathan Grant; the appointment of Matthew Pike to fill a vacancy created by the resignation of James Hogan and the appointment of student member Jolie-Grace Wareham for a one year term.

Attachments: [appointmentmemoecdc06092011.doc](#)
[submitecdcappts682011.DOC](#)
[Appointments 6-16.pdf](#)
[110403.pdf](#)
[110403 appointment.pdf](#)

***T. St. Charles Road at Lincoln (Moved to IX-C)**

***U. [110405](#)** Appointment - Community Relations Committee
Request for concurrence in the appointment of Sharon Vish to the
Community Relations Committee for fill a vacancy on the committee.

Attachments: [110405.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**A. [110277](#)**

SPA 11-02ph: 85 Yorktown Center

Requests Site Plan Approval with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and
2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet. (DISTRICT #3)

Attachments: [APO Letter SPA 11-02ph.doc](#)
[publichearingnot.doc](#)
[SPA 11-02ph.pdf](#)
[DAH referral memo.doc](#)
[Reflet SPA 11-02ph.doc](#)
[110277.pdf](#)
[Ordinance 6633.pdf](#)

Jerry Cohen, General Manager of Yorktown, presented the petition. He stated that the proposed signage is compatible with Yorktown's standards, and it provides a clear indication of the bank's presence. He believes the additional signage is necessary to provide safer access to the bank.

Timothy Meseck, The Architects Partnership, presented the proposed plans and summarized the petition. They are requesting a total of four wall signs because traffic may approach the site from four different directions, and the additional signage will allow for better visibility and efficient use of the roadways.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak for or against the petition.

Jennifer Henaghan, Senior Planner, presented the staff report. The property at 85 Yorktown Shopping Center is currently improved with the Firestone building. This building will be demolished and replaced with a new, single-story Chase bank with four drive-through lanes. Both the bank and drive-through are permitted by right under by the Yorktown Planned Development, so no public hearings are required for the construction of the building or the proposed use. However, the petitioner is requesting signage relief to allow four wall signs totaling 168 square feet.

Private Engineering and Public Works had a number of comments that will need to be addressed as part of the building permit process. Planning found that the proposed land use is compatible with the surrounding business uses. However, the Village's traffic consultant reviewed the proposed site plan and made a number of comments and suggestions with regard to site access and circulation. These comments and suggestions are incorporated into the recommended conditions of approval.

The Comprehensive Plan recommends Regional Commercial land uses for the Yorktown Center Planned Development. The proposed bank is consistent with this recommendation. However, the Comprehensive Plan specifically states that signage for outlots should be consistent and coordinated with the overall signage program for the development and complement, rather than compete for, motorists' attention. The degree of the proposed signage relief does not comply with this recommendation. The planned development for the Yorktown Center does not address exterior signage. Therefore, the exterior signage at Yorktown is regulated by the current Zoning and Sign Ordinance. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission as part of a site plan approval application.

The petitioner is proposing a freestanding sign along Butterfield Road, which is permitted by right, and a total of four wall signs. The south elevation facing Butterfield would have a 58- square foot channel letter sign, and the other three elevations that face Yorktown internally would each have a 37-square foot channel letter sign. The total area of all four wall signs is approximately 168 square feet, which exceeds the maximum total 160-square foot sign area that would be permitted by right for all wall signs on the property. The property has only one frontage along a public street, which entitles it to a single wall sign.

Although in the past the Village has granted signage deviations for a number of businesses along the ring road, those businesses had unique site considerations that do not apply to the subject property. The proposed building would be located only 80 feet from Butterfield Road, a regional arterial roadway that is traversed by more than 47,000 vehicles per day. Due to its placement on the lot (and within Yorktown Center) that offers high visibility and access to a signalized intersection, the proposed building would effectively function as a sign in and of itself. There are no unique site considerations in this case that would warrant the need for additional signage above and beyond what is already permitted by the Sign Ordinance.

The regulations of the Zoning Ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirm each of the seven standards set forth in the Lombard Zoning Ordinance. Staff finds that there is no physical hardship associated with the property. The design and layout of the petitioner's property is typical of many of the B3 Community Shopping District parcels throughout the Village, and the proposed building would be highly visible from the adjacent public right-of-way. The petitioner can meet code and communicate the services and products that are available at the bank by installing alternative signage that is consistent with the Sign Ordinance, including a single 100-square foot wall sign and a freestanding sign of up to 125 square feet.

Staff also finds that the conditions are not unique to the subject property or the B3 Community Shopping District. In further consideration of the overall Yorktown Center planned development, there is nothing unique to this property to warrant the requested relief. In summary, staff recommends that this petition be denied as it has not met the Standards for Variations.

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

Commissioner Burke stated that the request is not out of the ordinary from past approvals. He noted that the signage along Butterfield would not be visible from the interior of Yorktown.

Commissioner Sweetser stated that, since not all traffic would be coming from Butterfield, at least one additional sign would be warranted.

Commissioner Olbrysh stated that something is needed for the interior of the site.

Commissioner Burke asked if the petition could be continued to allow the petitioner to work with staff. Christopher Stilling, Assistant Director of Community Development, stated that staff can only support what is allowed by code.

Chairperson Ryan stated that one sign is not appropriate given the precedent that has been set in Yorktown. He suggested that the Plan Commission make a recommendation.

George Wagner, legal counsel, stated that if the Plan Commission wants to allow a total of two signs, staff and the petitioner should work out the location of the two signs.

Commissioner Burke asked the petitioner which two wall signs would have the highest priority. Tina Calhoun of Chase Bank indicated that the sign on the west side of the building could be foregone, if necessary.

Commissioner Cooper stated that three signs would be a good middle ground between the request and code.

Commissioner Burke repeated his request for the petitioner to identify the two most important wall signs. Ms. Calhoun stated that, if there were to be only two wall signs, the east elevation and south elevation would be their preference.

- B.** [110400](#) Village Board Policy
Approving a Village Website Transparency Policy for the Village Board Policy Manual.

Attachments: [submitwebsitetransparencypolicy2011.pdf](#)
[boardpolicy transparency682011.pdf](#)
[110400BOT6-16-11.pdf](#)

- *C.** [110331](#) St. Charles Road at Lincoln
A request to install a mid-block pedestrian crossing. (DISTRICT #1)

Attachments: [110331.pdf](#)

Kalisik reviewed the item. Schaefer stipulated the T&S Committee has been consistent with recommending against mid-block crosswalks as a policy. There was no rebuttal.

X. Agenda Items for Discussion

XI. Executive Session

XII. Reconvene

XIII Adjournment

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