

Staff Responses to Council Questions

April 1, 2014

9. FIRST READING

A. Motion: Award a Contract for \$3,645,081.15 to ALamp Concrete Contractors, Inc., Schaumburg, IL, for the Brook Drive & Centre Circle Roadway Reconstruction and Drainage Improvements

Are there any traffic calming elements being incorporated into this project and how were nearby property owners consulted regarding traffic calming and project construction?

Traffic calming elements were not included in the design of this project. There are relatively low traffic volumes on these roads. Due to the industrial nature of the area, truck turning movements, staging, etc. were the primary factors in the design. Staff met with the property owners and tenants, and they had a strong desire to leave the roadway widths the same. As such, the roads in this project area will remain more or less the same as they are currently. Staff took the owners/tenants' input into consideration in the construction staging plan, and staff will continue to communicate with the property owners and tenants to minimize impacts to deliveries and their normal working operations during construction.

Are there any concerns about the ability of the contractor to perform the work given the low bid price compared with the next highest bidder?

ALamp has performed several projects for the Village in the past few years, very similar to this one in size and scope, and has done so with satisfactory results. In addition, they meet all of the Village's contractual requirements. As such, staff is not concerned with their ability to perform on this project.

Is staff starting to see rising costs of construction relative to estimated/budgeted project costs? If so, how will this trend be handled if it continues?

In general, construction prices have remained relatively stable in the past few years. So far this year, with the projects that have been bid to date, there has not been overall increase in pricing over last year. Each year during budget preparation, staff looks at construction pricing trends and adjusts project budgets where necessary.

B. Motion: Award a Contract for \$2,461,438.87 to Central Blacktop Company, Inc., LaGrange, IL, for the 2014 Resurfacing (A) Project

Is there any concern that costs for this work will increase faster due to more rapidly deteriorating roadway conditions during the extreme 2013-14 winter?

This past winter was very hard on our roadway network. This contract takes much of the damage done into consideration for the included roadways, so staff does not expect an increase in this contract cost. Moving forward, staff is assessing the impact that harsher winters are having or will have on our roads in the future, and will continue to assess the appropriate treatments or changes to our maintenance procedures to address it. This is a regional issue, and Village staff will continue to

confer with surrounding communities, IDOT, and industry experts.

C. Ordinance: Grant a Stormwater Variance for 4924 Linscott Avenue

Will adjacent properties experience any increase of stormwater runoff due to the redevelopment of this parcel?

No. The builder is using grading and other measures to lessen the impact of runoff, including a driveway curb to ensure runoff flows towards the street and not to the adjacent property to the north. In addition, a drywell will be installed, which will capture runoff at the southwest portion of the property. The Village code requires this type of treatment when the new impervious surface exceeds 2,500 SF of impervious area, and although the new impervious area is only proposed to be 470 SF, the property owner has opted to include it to help mitigate current drainage concerns.

If the Council were to deny the variance request, what options would be available to the petitioner?

The petitioner could fill the portion of the lot to make the garage higher, and the driveway leading to it. This would put the garage about two feet higher than the neighbor's property line elevation, which would probably necessitate a retaining wall. Compensatory storage would also need to be provided, and due to lot constraints would most likely be in the form of an underground structure.

On page 2 of the minutes of the SWFPOC meeting, the developer mentions installing a dry well. Could staff please explain what a dry well is and how it works?

A dry well is one type of Post Construction Best Management Practice (BMP) that help with water quality and reduce runoff volume. A dry well is basically a big hole in the ground, lined with filter fabric, and filled almost to the surface with large rock. Water that is directed to the dry well infiltrates into the ground (water quality), and reduces runoff by reducing the amount of water before it can runoff the property. The Village's Storm Water Utility encourages the use of dry wells and other BMP's by providing an incentive for their construction.

E. Ordinance: Establish No Parking Regulations on Certain Portions of Concord Drive

What are the parking restrictions on the north side of Concord west of Springside and along the park property?

On the north side of Concord along the park property there are no parking restrictions. West of the park property the parking restriction on the north side of Concord is "no parking 8am to 11am"

How was this petition initiated and why?

This item was initiated by staff as a result of the installation of corner bulb-outs and restriping to reduce traffic speed.

G. Ordinance: Amend Certain Liquor License Classifications

Does the liquor license at Standard Market in Westmont allow shoppers to consume alcohol throughout the entire store?

Westmont's ordinance creating this license classification does not allow shoppers to consume alcohol throughout the entire store - it restricts alcohol to the wine bar and restaurant areas. However, in June 2013 the Village granted Standard Market (via letter) temporary permission to extend the physical area for the consumption of alcohol to the general retail sales area of the grocery store as well. This temporary permission is to be re-evaluated in June 2014.

Has Lemon Tree ever requested or received this ability to consume throughout the premises?

Lemon Tree has never requested or received permission to consume throughout the premises.

Are there any other nearby establishments staff is aware of that have this type of license that allows customer to consume alcohol throughout a grocery store?

Staff is aware of a grocery store in Chicago (Eataly) that allows this.

Online Comments

There is one online comment this week (attached).

rRemarks for 4/1/14 Village Council Meeting			
Agenda Section	Agenda Item	Comment	Commenter
General Comment	--	I suggest the Village Council think about what type or style of fence (poultry wire, hardware cloth, picket, stockade, or chainlink) can be used for the chicken pen outside of the chicken coops. Allowing the use of a CHICKEN TRACTOR (moveable pen) is not a good idea. How do the coop owner's neighbors know where the chickens will be on any given day? I suggest there be a limit on the height of the fence used for the chicken pen.	Wayne Enerson 4805 Cross St. Downers Grove, IL 60515