

# Village of Lombard

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



## Minutes

**Thursday, March 17, 2022**

**6:00 PM**

**Village Hall Board Room**

## **Village Board of Trustees**

*Village President Keith Giagnorio*

*Village Clerk Liz Brezinski*

*Trustees: Brian LaVaque, District One; Anthony Puccio, District Two;  
Bernie Dudek, District Three; Andrew Honig, District Four;  
Dan Militello, District Five; and Bob Bachner, District Six*

## I. Call to Order and Pledge of Allegiance

The regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, March 17, 2022 in the Board Room of the Lombard Village Hall was called to order by Village President Keith Giagnorio at 6:00 p.m. The Pledge of Allegiance was led by Director of Public Works Carl Goldsmith.

## II. Roll Call

8 - Keith Giagnorio, Elizabeth Brezinski, Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

Staff Present:  
Village Manager Scott Niehaus  
Director of Finance Tim Sexton  
Director of Community Development Bill Heniff  
Director of Public Works Carl Goldsmith  
Chief of Police Roy Newton  
Fire Chief Rick Sander  
Assistant Village Manager Nicole Aranas  
Village Attorney Jason Guisinger  
Assistant Village Attorney Jonathan Priest  
Executive Coordinator Carol Bauer

## III. Public Hearings

## IV. Public Participation

## V. Approval of Minutes

A motion was made by Trustee Andrew Honig, seconded by Trustee Anthony Puccio, that the minutes of the regular meeting of March 3, 2022 and the minutes of the special meeting of March 10, 2022 be approved. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

## VI. Committee Reports

### Community Promotion & Tourism - Trustee Bernie Dudek, Chairperson

No report

**Community Relations Committee - Trustee Dan Militello, Chairperson**

Trustee Dan Militello, Chairperson of the Community Relations Committee, reported the following:  
The committee met and received an update on communications for 2021. The committee was given an overview of the 2021-2024 Strategic Plan, and reviewed options and suggestions for the 2022 Lilac Time photo contest.

**Economic/Community Development Committee - Trustee Anthony Puccio, Chairperson**

Trustee Anthony Puccio, Chairperson of the Economic & Community Development Committee, reported the following:  
At last Monday's Economic and Community Development Committee meeting, the following actions were taken:  
The ECDC heard a presentation from Carl Goldsmith relative to the proposed Downtown Sidewalk Rehabilitation Program. This project is intended to utilize Tax Increment Financing (TIF) funds and such planning efforts have been shared with the ECDC in the past. The ECDC unanimously voted to concur with the Public Works & Administration Committee on the project.  
The ECDC also recommended approval of text amendments to the Village's Farmer's Markets provisions which offered clarity edits and striking time provisions.  
The ECDC also recommended approval of a First Amendment to the adopted Lombard Business Retention Economic Incentive Policy. Staff also offered an update regarding the pending Heritage Cadillac Economic Incentive Request and other past incentive requests.  
The next meeting of the ECDC will be on April 11 at the Village Hall.

**Finance & Administration Committee, Trustee Andrew Honig, Chairperson**

No report

**Public Safety & Transportation Committee - Trustee Brian LaVaque Chairperson**

No report

**Public Works & Environmental Concerns Committee - Trustee Bob Bachner, Chairperson**

No report

**Board of Local Improvements - Trustee Bob Bachner, President**

No report

**Lombard Historic Preservation Commission - Village Clerk Liz Brezinski**

No report

**VII. Village Manager/Village Board/Village Clerk Comments**

Village Clerk Liz Brezinski read the following announcements:

Today is St. Patrick’s Day, and if you are out celebrating the wearing of the green, please remember to have a designated driver. The Lombard Police Department in cooperation with other police agencies, will have added patrols out enforcing impaired and distracted driving as well as other violations.

In recognition of March being Illinois Severe Weather Preparedness Month, the Village is sharing tips and safety information relative to preparing in the event of severe weather. During any weather emergencies, the Village will provide residents with updated information via the Village website, Facebook, and Twitter. Make sure your family has a plan in the event of severe weather and sign up for alerts from your local weather forecast office.

In addition, residents can sign up for Smart 911, a free public safety service that provides additional information to first responders should they be called to your home for an emergency. With 72% of 911 calls being made from mobile phones and with cell phone numbers not listed with an address, precious time can be lost in determining where the call originated. Information can be included on the number of residents at the home, information on pets and locations of bedrooms. Visit [www.villageoflombard.org/smart911](http://www.villageoflombard.org/smart911).

For additional information on events in the community as well as information on all Village services, please check the Village website at [www.villageoflombard.org](http://www.villageoflombard.org).

**VIII Consent Agenda**

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**Payroll/Accounts Payable**

- A. [220093](#) **Approval of the Village Payroll**  
For the period ending February 26, 2022 in the amount of \$869,136.31.  
**This Payroll/Accounts Payable was approved on the Consent Agenda**
  
- B. [220094](#) **Approval of Accounts Payable**  
For the period ending March 4, 2022 in the amount of 446,662.44.  
**This Payroll/Accounts Payable was approved on the Consent Agenda**

- C. [220108](#)      **Approval of Accounts Payable**  
For the period ending March 11, 2022 in the amount of \$371,382.02.  
This Payroll/Accounts Payable was approved on the Consent Agenda

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

- D. [220092](#)      **Village Equipment to be Declared Surplus**  
Ordinance approving the request of the Public Works and Police Departments to sell and/or dispose of surplus equipment as more specifically detailed in Exhibit "A" attached to the ordinance, as these items have extended beyond their useful life or are obsolete to include:  
Public Works Department: assorted 3M materials and tools associated with temporary line striping and road markings; 3M surface prep material/adhesive (used/half pail); two (2) boxes of 3M traffic marking reflectors; approximately eighteen (18) boxes of yellow or white traffic tape, assorted sizes of large format traffic tape; traffic tape roller with weights; rolling cart used to apply the 3M adhesive; walk-behind Rustoleum aerosol spray cart; 3M vinyl used for sign making; assorted colors and lengths and widths; two (2) hydraulic post pounders; hydraulic saw (make and model unknown); large steel cabinet sliding drawers; six (6) stainless steel "pay boxes"; steel cable 3/8, unsure on length, 50-100ft approximately; miscellaneous nuts and bolts, anchors, and chain binders; stackable tool box; CORTY 5231 hot/cold pressure washer, natural gas/electric; two (2) Wausau hydraulic sectional plows, and assorted repair parts; Graphtec plotter. All items to be sold at auction. Police Department: six (6) office work stations (PD Records) which include: eighteen (18) separation walls 6'x3', eight (8) desks, seven (7) 2-drawer file cabinets, seven (7) L-shaped counter tops, three (3) Large 5-drawer with upper sliding storage file cabinets 7'x 3', seven (7) two drawer 4'x3' file cabinets; six (6) Indiana Cash Drawer, spring loaded lockable w/keys; S/N 2371643, 2371620, 2371656, 2371637, 2371669, 23716, on serial number not legible; two (2) standard size, 2-drawer file cabinets; one (1) 4'x3' 2 shelf bookshelves; one (1) 4'x3' 3 drawer file cabinet; one (1)4'x3' 5 drawer file cabinet; eleven (11) various wire file racks; items to be sold at auction.

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

Enactment No: Ordinance 8038

- E. [220099](#)      **Amending Title 11, Chapter 112, of the Lombard Village Code - Alcoholic Beverages**  
Amending Title 11, Chapter 112, Section 112.02 of the Lombard Village Code, Section 112.02 to modify the definition of "wine" so that the definition includes sake and adding to the definition that wine contains

more than one half (0.5) percent and not more than twenty-one (21) percent alcohol by volume.

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

Enactment No: Ordinance 8039

F. [220109](#)

**Purchase of Six (6) New Ford Interceptor Utility Vehicles and an Ordinance Declaring Certain Municipal Vehicles as Surplus, and Authorizing the Sale Thereof**

Request for a waiver of bids and award of a contract to Currie Motors of Frankfort in the amount of \$226,086.00. The vehicles will be purchased through the Suburban Purchasing Cooperative (SPC), of which the Village is a member. Approval of an Ordinance declaring units PP757, a 2018 Ford Interceptor Utility, PP758, a 2018 Ford Interceptor Utility, PP759, a 2018 Ford Interceptor Utility, PP760 a 2018 Ford Interceptor Utility, PP762, a 2020 Ford Interceptor Utility and PP763, a 2020 Ford Interceptor Utility as surplus and authorizing their sale at public auction. Staff request a waiver of first reading.

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

Enactment No: Ordinance 8040

### Other Ordinances on First Reading

G. [220049](#)

**PC 22-04: 820 N. Ridge Avenue - Auto Sales**

The Plan Commission transmits its recommendation to approve a conditional use pursuant to Section 155.420(C)(21) of the Lombard Village Code to allow for a motor vehicle repair business to operate on the subject property located within the I Limited Industrial District. (DISTRICT #1)

**This Ordinance was passed on first reading on the Consent Agenda**

### Ordinances on Second Reading

### Resolutions

H. [220103](#)

**Fire Protection Services Automatic Mutual Aid Agreement with the Village of Downers Grove**

A resolution authorizing an Intergovernmental Agreement between the Village of Lombard and the Village of Downers Grove providing for automatic mutual aid in regard to fire protection services and equipment.

**This Resolution was adopted on the Consent Agenda**

Enactment No: R 16-22

- I. [220105](#) **Joint Public Safety Facility Expansion Project for the Village Municipal Complex**  
Approving a contract with FGM Architects in the amount of \$88,400.00 for professional services related to the Phase One Feasibility Study Analysis and Space Needs Assessment. (DISTRICT #6)  
**This Resolution was adopted on the Consent Agenda**  
Enactment No: R 17-22

### Other Matters

- J. [220083](#) **FY2022 Sidewalk and Curb Improvement Program**  
Award of a contract to Schroeder & Schroeder, Inc. in the amount of \$281,348.00. This contract was competitively bid by the Village of Woodridge on February 2, 2022 through the Municipal Partnering Initiative (MPI). The 2022 bid includes two extensions of one year. (DISTRICTS - ALL)  
**This Bid was approved on the Consent Agenda**
- K. [220090](#) **FY2022 Crack Sealing/Pavement Preservation Program**  
Award of a contract to SKC Construction, Inc., the lowest responsible bidder of three (3) bids received, in the amount of \$91,262.00. This contract was competitively bid by The Village of Woodridge on February 1, 2022 through the Municipal Partnering Initiative (MPI). Each municipality may exercise the option to extend the contract a fixed price for 2023 and 2024. (DISTRICTS - ALL)  
**This Bid was approved on the Consent Agenda**

### Approval of the Consent Agenda

**A motion was made by Trustee Brian LaVaque, seconded by Trustee Bob Bachner, to Approve the Consent Agenda The motion carried by the following vote**

**Aye:** 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

### IX. Items for Separate Action

- A-1. [220098](#) **Amending Title 11, Chapter 112 of the Lombard Village Code - Alcoholic Beverages**  
Amending Title 11, Chapter 112, Section 112.12(A) of the Lombard Village Code, Section 112.12(A) amends the Class "S" liquor license category description by removing the limits on spirits sold for consumption on the licensed premises and permitting a licensee to offer a limited menu to the public during business hours on Mondays,

Tuesdays, and Wednesdays, and until 4:00 p.m. on Thursdays. A full menu is required at all other times.

**A motion was made by Trustee Dan Militello, seconded by Trustee Anthony Puccio, that the Ordinance amending Title 11, Chapter 112 of the Lombard Village Code relative to Alcoholic Beverages be waived of first reading and passed on second reading with suspension of the rules. The motion carried by the following vote:**

**Aye:** 5 - Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

**Abstain:** 1 - Brian LaVaque

Enactment No: Ordinance 8041

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

### **Other Ordinances on First Reading**

Trustee Bernie Dudek read the following statement:

Two weeks ago, we were at the beginning of what I hoped would be a substantive dialogue to find a common ground between three groups with different agendas. At the heart of the debate is the creation of the Norbury Crossings subdivision, and primarily the extension of Norbury Avenue from 18th Street to 20th Street in District 3. The homeowners of Yorkshire Woods repeatedly expressed valid concerns about the safety and well-being of their children. The developer of Norbury Crossings, United Home Builder's Bob Mueller, is eager to begin construction on what he describes as his legacy subdivision; one he has worked tirelessly with the county and the Village to plan. And the Village comes to the table with their own safety, strategic planning, and policy concerns. And two weeks later I could not be happier to say we have laid the groundwork for a true compromise. There has been a series of meetings and conversations facilitated by the Village and everyone has come together in the spirit of good faith. And this is a true compromise - each party is willing to give up something so that no one has to give up everything.

In short, Norbury Avenue will be extended from 18th Street to 20th Street, but several actions will be taken to maintain safety and integrity for Yorkshire Woods residents. The primary one being the construction of a traffic calming Island that will regulate traffic flow between Yorkshire Woods and Norbury Crossing at 18th Street. Details are still being finalized but United Home Builders will construct the island and the Yorkshire Woods HOA will be responsible for construction costs, maintenance, landscaping, and upkeep of the island. The only Village expense will be the addition of two (2) caution traffic signs at 17th and



20th Streets and a follow-up post development traffic study after Norbury Crossing construction is approximately 75 percent completed. There are several other additional unrelated items that have been discussed regarding the proposed Norbury Crossings development that have likewise tentatively been resolved between all parties and I will defer to village representatives to speak on those if anyone is curious.

As, I have said, final details are still being worked out, but as Trustee of District 3, I can say I support this compromise and will vote in favor of it tonight when we read Agenda Items 9A, B, and C.

Once again, I would really like to thank and express appreciation to the Yorkshire Woods neighbors, Bob Mueller, and our Village representatives, including Village Manager Scott Niehaus, Public Works Director Carl Goldsmith, Director of Community Development Bill Heniff, Fire Chief Richard Sander, and Police Chief Roy Newton for all the time and energy they invested in this. I said it last meeting and I will say it again tonight - this is the way local government is supposed to work. Thank you.

A. [220072](#)

**BOT 22-01: 14, 101, 104 and 112 E. 20th Street - Norbury Crossings Subdivision, Annexation Agreement.**

The Petitioner Robert H. Mueller/United Home Builders, Inc. requests that the Village grant approval of an ordinance authorizing the execution of an annexation agreement in regard to the subject property (two-thirds of Corporate Authorities vote required for Corporate Authorities vote required for approval (5 of 7) per 65 ILCS 5/11-15.1-3). The proposed annexation agreement has been amended since first reading to include a provision requiring the developer to cooperate with the Village and Yorkshire Woods in the construction of a landscape island in the Norbury Avenue right-of-way within the Yorkshire Woods subdivision. (DISTRICT #3)

**A motion was made by Trustee Bernie Dudek, seconded by Trustee Bob Bachner, that the Ordinance relative to BOT 22-01: 14, 101, 104 and 112 E. 20th Street - Norbury Crossings Subdivision Annexation Agreement be passed on first reading. The motion carried by the following vote:**

**Aye:** 7 - Keith Giagnorio, Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

B. [220073](#)

**BOT 22-01: 14, 101, 104 and 112 E. 20th Street - Norbury Crossings Subdivision, Annexation.**

The Petitioner requests that the Village approve an ordinance annexing the subject property. (DISTRICT #3)

**A motion was made by Trustee Bernie Dudek, seconded by Trustee Andrew Honig, that the Ordinance relative to BOT 22-01: 14, 101, 104 and 112 E. 20th Street - Norbury Crossings Subdivision Annexation be passed on first reading.**

**The motion carried by the following vote:**

**Aye:** 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

**C. [220028](#)****PC 22-01: Norbury Crossings Subdivision - 14, 101, 104 and 112****E. 20th Street**

The Plan Commission transmits its recommendation regarding the above-referenced petition. The petitioner request that the Village take the following actions by ordinance on the subject property, located within the DuPage County R-4 Single Family Residence District:

1. Upon annexation approve a map amendment from the R0 Single Family Residence District to the R2 Single-Family Residence District (Lombard);
2. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the property, including relief from the following standards, as set forth more fully as follows:
  - a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
    - i. For Outlot A, a variation to allow an outlet with a frontage width of zero feet abutting an improved public street, where 20 feet is required;
    - ii. For Outlot C, a variation to allow an outlet with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and
    - iii. For Outlot D, a variation to allow an outlet with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.
  - b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
    - i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
    - ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
    - iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;
    - iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
    - v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
    - vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;
  - c. Pursuant to Section 155.407(E) of Village Code, approve deviations for lot width as follows:
    - i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
    - ii. For Lot 9, allow a lot width of 51.3 feet where 60

feet is required;

- d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;
  - e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
    - i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 SF of lot coverage, with the remaining lot area being provided as open space; and
3. Approve a preliminary plat of subdivision.  
(DISTRICT #3)

**A motion was made by Trustee Bernie Dudek, seconded by Trustee Brian LaVaque, that the Ordinance relative to PC 22-01: Norbury Crossings subdivision - 14, 101, 104 and 112 E. 20th Street be passed on first reading. The motion carried by the following vote:**

**Aye:** 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

**D. [220029](#)**

**PC 22-02: Oak View Estates - 400 E. St. Charles Road (The petitioner has requested this matter be continued to the May 5, 2022 Village Board Meeting)**

The Plan Commission submits its recommendation that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488 and amended by Ordinance No. 7342. For the subject property, change the land use from attached single-family (townhomes) to multiple-family dwellings. (DISTRICT #4)

Trustee Andrew Honig read the following statement:

The Village of Lombard received correspondence this morning relative to the proposed New Directions housing development petition at 400 E. St. Charles Road which is scheduled for consideration on tonight's Village Board agenda.

The correspondence offered representations pertaining to parking and access rights, which may have a subsequent impact upon the proposed development rights on the subject property, and the recommendation that was offered at the February 21, 2022 Plan Commission public hearing.

As such, it would be prudent to review the matter in greater detail so that the Village and the petitioner would be able to properly respond. Per the received request by the petitioner and in concurrence by Village staff, I

move that the Village Board continue all matters associated with PC22-02 to the April 7, 2022 Village Board meeting.

**A motion was made by Trustee Andrew Honig, seconded by Trustee Dan Militello, that the Ordinance relative to PC 22-02: Oak View Estates - 400 E. St. Charles Road be continued to the April 7th Village Board meeting. The motion carried by the following vote:**

**Aye:** 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

### **Ordinances on Second Reading**

### **Resolutions**

### **Other Matters**

## **X. Agenda Items for Discussion**

## **XI. Executive Session**

## **XII. Reconvene**

## **XIII Adjournment**

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**A motion was made by Trustee Andrew Honig, seconded by Trustee Anthony Puccio, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, March 17, 2022 in the Board Room of the Lombard Village Hall be adjourned at 6:22 p.m. The motion carried by the following vote:**

**Aye:** 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner