

Village of Lombard

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



Meeting Agenda

Thursday, January 7, 2021

6:00 PM

Village Hall Board Room

Village Board of Trustees

Village President Keith Giagnorio

Village Clerk Sharon Kuderna

*Trustees: Dan Whittington, District One; Anthony Puccio, District Two;
Reid Foltyniewicz, District Three; Andrew Honig, District Four;
Dan Militello, District Five; and Bill Ware, District Six*

NOTICE IS HEREBY GIVEN THAT THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD WILL HOLD A REGULAR VILLAGE BOARD MEETING ON THURSDAY, JANUARY 7, 2021, AT 6:00 P.M. AT THE LOMBARD VILLAGE HALL, BOARD ROOM, 255 EAST WILSON AVENUE, LOMBARD, ILLINOIS.

NOTICE OF MEETING MODIFICATION DUE TO COVID-19

In light of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, the Village President has determined that an in-person meeting of the Village Board, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Village Board having to be physically present at a meeting when some members of the Village Board are participating remotely, is not practical or prudent because of the disaster.

Pursuant to Governor Pritzker's Executive Order No. 2020-07, as extended and modified by Executive Orders 2020-18, 2020-33, 2020-039, 2020-44, 2020-52, 2020-55, 2020-59, 2020-71 and 2020-74 which suspend the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, members of the Village Board may be participating in the meeting through a virtual meeting platform.

Physical attendance at this public meeting will be restricted solely to specified Village officials, staff and consultants. Residents may view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at www.villageoflombard.org/220/view-meetings-live.

Public comments may be submitted in advance of the meeting on the Village website at www.villageoflombard.org/publiccomment, via email to communications@villageoflombard.org or by calling and leaving a voicemail at (630) 620-5929. The Village requests that written comments be submitted to the Village by 4:00 p.m. on Thursday, January 7, 2021. Notwithstanding this request, all written comments received before the public comment portion of the agenda will be read into the public meeting record.

Individuals who wish to speak during the live meeting, or wish to listen to the meeting by telephone should contact the Village by 5:00 p.m. on Thursday, January 7th by calling (630) 620-5929, on the Village website at www.villageoflombard.org/publiccomment or via email to communications@villageoflombard.org. Individuals who sign up to speak during the live meeting, or listen to the meeting by telephone by 5:00 p.m. on Thursday, January 7th, will receive information about how to join the meeting by e-mail or phone, based upon their request, after the sign-up time ends.

The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible.

A copy of the agenda for said Regular Village Board meeting is attached hereto.

I. Call to Order and Pledge of Allegiance

II. Roll Call

III. Public Hearings

IV. Public Participation

V. Approval of Minutes

Minutes of the Regular Meeting of December 17, 2020

VI. Committee Reports

Community Promotion & Tourism - Trustee Andrew Honig, Chairperson

Community Relations Committee - Trustee Dan Militello, Chairperson

Economic/Community Development Committee - Trustee Anthony Puccio, Chairperson

Finance & Administration Committee, Trustee Reid Foltyniewicz, Chairperson

Public Safety & Transportation Committee - Trustee Dan Whittington, Chairperson

Public Works & Environmental Concerns Committee - Trustee Bill Ware, Chairperson

Board of Local Improvements - Trustee Bill Ware, President

Lombard Historic Preservation Commission - Village Clerk Sharon Kuderna

VII. Village Manager/Village Board/Village Clerk Comments

VIII. Consent Agenda

Payroll/Accounts Payable

- A. [200410](#) **Approval of Accounts Payable**
For the period ending December 18, 2020 in the amount of \$699,842.67.
- B. [210003](#) **Approval of Village Payroll**
For the period ending December 19, 2020 in the amount of \$827,716.30.

- C. [210004](#) **Approval of Accounts Payable**
For the period ending December 23, 2020 in the amount of \$591,734.32.

Ordinances on First Reading (Waiver of First Requested)

- D. [210001](#) **Village Equipment to be Declared Surplus**
Ordinance approving the request of the Fire Department to dispose of surplus equipment as more specifically detailed in Exhibit "A" attached to the Ordinance, to be sold at auction, sold for scrap, or recycled as these items have extended beyond their useful life or are obsolete to include: Honda EU2000i generator/light Serial # EAAJ-1140026; Honda EU2000i generator/light Serial # EACT-1229552; Honda EU2000i generator/light Serial # EAAJ-1714840; Mercury Floor Scrubber Model #15050; Ramfan Smoke Ejector Model EFI 150 Serial # 15899; Ramfan Smoke Ejector Model EFC150x Serial# 26512; Ramfan Smoke Ejector Model EFC150x Serial # 26503, with all of the aforementioned items to be sold at auction.

Other Ordinances on First Reading

Ordinances on Second Reading

Resolutions

- E. [200409](#) **Suburban Tree Consortium**
A resolution expressing intent to continue participation in the Suburban Tree Consortium for the purchase of parkway trees. (DISTRICTS - ALL)
- F. [210006](#) **MFT General Maintenance Resolution for Fiscal Year 2021**
Resolution appropriating \$2,324,000 of MFT funds for FY2021 Public Works Operations Salt Purchase, Anti-Icing Materials, and Overtime Wages; FY2021 Tree Trimming and Tree Removal, ROW Beautification, Snow Hauling, Traffic Signal Modernization Program, Traffic Signal Maintenance, and General Local Streets Resurfacing. (DISTRICTS - ALL))

Other Matters

- G. [210002](#) **Approval of Development Services Inspection Consultant Services - Thomas Engineering Group**
Staff requests that the Village Board approve a professional services contract with Thomas Engineering Group to continue to perform engineering inspection activities on behalf of the Village Community Development Department for the 2021 calendar year.

- H. [210007](#) **Revisions to the Human Resources Manual**
Request for approval of an amendment to the Human Resources Manual in regard to the extension of COVID-19 related emergency paid sick leave for non-union regular full-time and regular part-time employees, with a sunset of June 30, 2021.

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

Other Ordinances on First Reading

- A. [200407](#) **PC 20-28 and PC 20-29; Helen Plum Public Library 401-425 South Main Street**

The Plan Commission transmits its recommendation to approve the petitioner's requests as follows:

PC 20-28, The petitioner requests that the Village approve the following text amendments to the Village Code:

1. A text amendment to Section 155.419(C) of the Village Code to add "cultural facilities/institutions" to the list of conditional uses in the B5A Downtown Perimeter District; and
2. A text amendment to Section 155.602, Table 6.3 of the Village Code (and any other relevant sections for clarity) to amend the parking requirements for libraries from three spaces per 1,000 square feet gross floor area to two spaces per 1,000 square feet gross floor area. (DISTRICT #5)

There are Two (2) Ordinances associated with PC 20-28 and the Text Amendments Referenced Above - Each Ordinance requires a separate vote:

- An Ordinance approving a text amendment to Title XV, Chapter 155, Section 155.419(C) of the Lombard Village Code.
- An Ordinance approving a text amendment to Title XV, Chapter 155, Section 155.602, Table 6.3, of the Lombard Village Code.

PC 20-29, The petitioner requests the following actions on the subject property, located within the B3 Community Shopping District:

3. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;
4. Pursuant to Section 155.419(C) of the Village Code, establish a new

planned development for the subject property with the following zoning relief:

- a. Pursuant to Section 155.419(C) of the Village Code, as amended per PC 20-28 above, grant a conditional use for a cultural facility/institution (library);
- b. Pursuant to Section 155.419(C) of the Village Code, grant a conditional use for a drive-through establishment/service;
- c. Pursuant to Section 155.419(C) of the Village Code, grant a conditional use for an outside service area;
- d. Pursuant to Section 155.419(G)(2) of the Village Code, grant a conditional use for a building that is 43 feet in height;
- e. Pursuant to Section 153.508 of the Village Code, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
- f. Pursuant to Section 153.508 of the Village Code, grant a deviation to allow a freestanding sign with 33 square feet of surface area, where a sign with 20 square feet of surface area is permitted;
- g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a) of the Village Code, grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required; and
- h. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of the Village Code, as site plan approval is not being considered concurrent with the approval of the planned development; and

5. Repeal all zoning relief previously granted to the subject property.

There are Three (3) Ordinances associated with PC 20-29 and the Actions Referenced Above - Each Ordinance requires a separate vote:

- An Ordinance granting approval of a planned development with companion conditional uses, deviations and variations from the Lombard Village Code.
- An Ordinance repealing previously approved zoning relief for the

property located at 401-425 S. Main Street, Lombard, Illinois.

- An Ordinance approving a map amendment (rezoning) to the Lombard Zoning Ordinance Title XV, Chapter 155 of the Lombard Village Code.

Legislative History

12/21/20 Plan Commission recommended to the Corporate Authorities
for approval subject to conditions

B. [200316](#)

PC 20-12, PC 20-13, PC 20-14, PC 20-15, and PC 20-16: Hoffmann Group 600-690 E. Butterfield Road

The Plan Commission transmits its recommendation to approve the petitioner's request as follows:

PC 20-12: Hoffmann Group Master Plan for the property located at 600-690 E. Butterfield Road

1. Amend the Village of Lombard Comprehensive Plan changing the Land Use Recommendation for the subject property from Public and Institutional to Mixed Use Commercial and Office.
2. Approve a Map Amendment to rezone the subject property from the O Office District to the B3 Community Shopping District.
3. Repeal Ordinance Nos. 4362, 4691, and 6060 in their entirety, which established the Northern Baptist Theological Seminary Planned Development on the subject property.
4. Establish a new planned development for the subject property, pursuant to Section 155.415 (C) of the Village Code, and grant approval of land use exceptions, text amendments, variations and deviations, including relief from the following standards, as set forth more fully as follows:
 - a. Chapter 154 of the Village Code (i.e., the Lombard Subdivision and Development Ordinance):
 - (i) A variance pursuant to Section 154.506(D) for lots without public street frontage for lots 2 through 7 as shown on the preliminary subdivision plat;
 - (ii) A variance pursuant to Sections 154.506(F) and (G) to allow for alternate lot designs that are not radial in nature;
 - (iii) A variance pursuant to Section 154.415(E) for minimum

lot width of less than 100 feet in width to provide for a private street; and

- (iv) For purposes of the planned development, zoning setbacks and signage regulations, establish the yards abutting the private roadway designated on the preliminary subdivision plat as Lot 6 as the requisite front yard.

b. Chapter 155 of the Village Code (i.e., the Lombard Zoning Ordinance)

- (i) A text amendment to establish a “Golf Driving Range and ancillary retail uses” as a defined land use and a conditional use within the B3 Community Shopping District;
- (ii) A deviation from Section 155.415 (H) requiring all lots to have a minimum of ten percent (10%) of open space;
- (iii) A variation from Section 155.602(A)(10)(d) relative to the lighting and photometric requirements for all lot lines internal to the planned development;
- (iv) For Lot 4 on the preliminary resubdivision plat, a use exception as provided for within Section 155.508(B) to provide for multiple-family residential buildings as a permitted use subject to Site Plan Approval;
- (v) For Lot 4 on the preliminary resubdivision plat, a use exception provided for within Section 155.508(B)(3) to provide for a land use exception for a proposed multiple-family land use representing more than forty (40) percent of the gross floor area of a planned development;
- (vi) For Lot 4 on the preliminary resubdivision plat, a deviation to provide for a principal building of up to one-hundred feet (100') in height, where a maximum height of thirty feet (30') is permitted.
- (vii) For Lot 7 on the preliminary resubdivision plat, establish the property for public municipal uses and facilities, as defined by Section 155.800 et. seq., as an essential government service use, and subject to the provisions of Section 155.217(A).

- c. Chapter 153 of the Village Code (i.e., the Lombard Sign Ordinance)
- (i) For Lot 6 on the preliminary resubdivision plat, variations from Section 153.226 to provide for Off-Premises Signage, in the following respects and subject to Site Plan Approval:
- (1) variations from Section 153.226(B) to allow off-premise signs as the principal use of a zoning lot;
 - (2) variations from Section 153.226(C) to provide for more than one off-premise sign to be located on a zoning lot;
 - (3) variations from Section 153.226(D) to allow for an off-premise sign to exceed 125 square feet in sign surface area per sign face;
 - (4) variations from Section 153.226(F) to provide for off-premise signs to be located within a requisite yard; and
 - (5) variations from Section 153.226(H) to provide for off-premise signs to be located closer than a minimum of 100 feet from any other off-premise or freestanding sign.
5. Approve a preliminary plat of resubdivision.
6. Pursuant to Section 154.602 of the Village Code, approve a Development Agreement for the subject property.
7. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, as site plan approval is not being considered concurrent with the approval of the planned development.
(DISTRICT #3)

There are Six (6) Ordinances associated with PC 20-12 and the Actions Referenced above - Each Ordinance requires a separate vote:

- An Ordinance amending Ordinance No. 6947, adopted May 15, 2014, amending the comprehensive plan for the Village of Lombard, Illinois.
- An Ordinance approving a map amendment (rezoning) to the Lombard Zoning Ordinance, Title XV, Chapter 155 of the Lombard, Village Code.
- An Ordinance approving a Text Amendment to Title XV, Chapter 155, Section 155.415(C) of the Lombard Village Code.
- An Ordinance repealing in their entirety Ordinance Nos. 4362, 4691, and 6060 Which established the Northern Baptist Theological Seminary planned development, located at 600-690 e. Butterfield Road, Lombard, Illinois.
- An Ordinance approving a Preliminary Plat of Resubdivision for the property at 600-690 E. Butterfield Road. Lombard, Illinois.
- An Ordinance granting a Conditional Use for a Planned Development with associated zoning, subdivision and signage relief within the B-3 Community Shopping district

**PC 20-13: Hoffmann Group; Lot 1 Fuel Center located at 600-690
E. Butterfield Road**

8. Grant the following conditional uses pursuant to Section 155.415(C) of Village Code:
 - a. A conditional use pursuant to Section 155.415(C)(9) for gasoline sales and gasoline sales associated with a secondary or ancillary use;
 - b. A conditional use pursuant to Section 155.415(C) for one “drive through” for a car wash and two “drive throughs” for two fast-food restaurants;
 - c. A conditional use pursuant to Section 155.415(C) for outside display and sales of products for the gas station; and
 - d. A conditional use pursuant to Section 155.208(C) for more than one principal structure on a lot of record.
9. Grant a deviation pursuant to Section 155.415(F)(4) of the Village Code for a rear yard setback of 8 feet where 30 feet is required for the car wash building.

10. Grant the following sign variances from Chapter 153 of Village Code (i.e., the Lombard Sign Ordinance):
- a. A variance to Section 153.505(B)(6)(e) for two freestanding signs where one is allowed;
 - b. A variance to Section 153.505(B)(6)(f) for freestanding signs of less than 100 feet apart;
 - c. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Village Code requirements in regard to area, with motor fuel and produce rate signs that exceed nine square feet and an automatic changeable copy sign component that exceeds 16 square feet;
 - d. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Village Code requirements in regard to area and an automatic changeable copy component that exceeds 16 square feet; and

11. A variance to Section 153.226 to provide for off-premises signage associated with Golf Social (Lot 2) (DISTRICT #3)

There is One (1) Ordinance associated with PC 20-13 and the Conditional Uses, Deviation and Variations Referenced above - The Ordinance requires a separate vote:

- An Ordinance granting zoning and signage relief for the proposed Lot 1 of the Hoffmann Group Planned Development within the B3-Community Shopping District.

PC 20-14: Hoffmann Group; Lots 2 and 3 Golf Social located at 600-690 E. Butterfield Road

12. Grant a conditional use pursuant to Section 155.415(C) of the Village Code for “golf driving range and ancillary retail uses” use per proposed Text Amendment set forth within PC 20-12;
13. Grant conditional uses for off-site parking on proposed Lot 3 on the preliminary resubdivision plat as well as the property at 70 Yorktown Shopping Center;
14. Grant the following variations and deviations from the provision, of Chapters 153 and 155 of the Village Code, to provide for the

proposed Golf Social and Moretti's Restaurant land uses on Lot 2 on the preliminary resubdivision plat:

- a. A variation from Sections 155.415(F)(3) and 155.508(C)(6)(a) to allow a setback of 0 feet to provide for a pedestrian walkway from the subject property to the adjacent property at 70 Yorktown Shopping Center;
- b. A variance pursuant to Sections 155.415(F)(3) and (4), and 155.508(C)(6)(a) for the golf nets on west side, and the Golf Social building on the west side of Lot 2 on the preliminary resubdivision plat;
- c. A deviation to Section 155.415(G) for a building that will exceed two stories or 30 feet in height for the poles, netting, and radio telemetry pole up to 180 feet in height;
- d. A deviation pursuant to Section 155.415(G) for a building height of up to 65 feet plus cupola for the Golf Social building;
- e. A variance pursuant to Section 155.709 to reduce the perimeter lot landscaping on the west side of Lot 2 on the preliminary resubdivision plat;
- f. A variance pursuant to Section 155.603 (A)(1) and a deviation from Section 155.415(F) to allow for a loading dock area and building to be located ten (10) feet from Lot 6 on the preliminary resubdivision plat, where thirty (30) feet is required;
- g. A variance to Section 153.505(B)(19)(a)(1) to provide for two wall signs (Golf Social and Moretti's) of six hundred sq. ft. in area on a lot with no front footage;
- h. A variance to Section 153.505(B)(4)(a)(i) to provide for a canopy sign Moretti's of one hundred and twenty sq. ft. in area on a lot with no front footage

There is One (1) Ordinance associated with PC 20-14 and the Conditional Uses, Deviations and Variations Referenced Above - The Ordinance requires a separate vote:

- An Ordinance granting zoning and signage relief for proposed Lots 2 and 3 of the Hoffmann Group Planned Development within the B3-Community Shopping District.

PC 20-15: Hoffmann Group; The Lombard Public Facilities Corporation (LPFC)/Westin/Harry Caray's property at 70 Yorktown Shopping Center

15. Pursuant to Sections 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the property at 70 Yorktown Shopping Center, as previously approved through Ordinance Nos. 3962, 4310, 5396, 5397, and 6059, in the following respects:
 - a. Amend the parking demand requirements as previously approved through Ordinance Nos. 5396 and 5397, to provide for a modified interpretation of the off-street parking requirements as provided for within Section 155.602(C), Table 6.3 of the Village Code for a "Hotel/Convention Hall";
 - b. Approve a further variation from Section 155.415 (F)(3) of the Village Code, as previously varied by Ordinance No. 6059, to allow a setback of 0 feet to provide for a pedestrian walkway from the subject property (600-690 E Butterfield Rd.) to the 70 Yorktown shopping center property to the East of 600-690 East Butterfield Road;
 - c. Amend the allowable wall signage approved through Ordinance No. 5397 to allow for an additional wall sign of four-hundred (400) square feet (for Golf Social) and a modified wall sign on the parking garage;
 - d. Grant a conditional use for Off-Site Parking, as set forth within Sections 155.602(A)(3)(b) and 155.415 (C) of the Village Code, for the use and benefit of the property at 600-690 E Butterfield Road;
 - e. Grant a variation from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road;
 - f. Approve a further deviation from Section 153.505(B)(19) of the Village Code to allow for a thirteenth wall sign, where eleven signs were permitted pursuant Ordinance No. 5397 and a

twelfth sign permitted via SPA 07-06ph. (DISTRICT #3)

There is One (1) Ordinance associated with PC 20-15 and the Planned Development Amendments Referenced Above - The Ordinance requires a separate vote:

- An Ordinance granting Planned Development Amendments and zoning and signage relief for the Lombard Public Facilities Corporation (LPFC)/Westin/Harry Caray’s property at 70 Yorktown shopping center within the B3- Community Shopping District.

PC 20-16: Hoffmann Group; The Target property located at 60 Yorktown Shopping Center

16. Pursuant to Sections 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the property at 60 Yorktown Center, as approved through Ordinance Nos. 3692, 4039, and 5741, in the following respects:
 - a. Amend the previously approved development plans for the 60 Yorktown Center property to provide for a modified access drive based upon the submitted plans, along with deviations and variation to provide for a zero-foot (0’) setback from the perimeter yard requirement to accommodate such modified access drive;
 - b. Approve a variance from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road with a variance for the freestanding sign to be sixty-four (64) square feet where fifty (50) square feet is required per Section 153.505(B)(6) (b) of the Village Code; and
 - c. Approve a variance from Section 153.505(B)(6)(f) of the Village Code for freestanding signs to be located less than one-hundred feet (100’) apart. (DISTRICT #3)

There is One (1) Ordinance associated with PC 20-16 and the Planned Development Amendments Referenced above - The Ordinance requires a separate vote:

- An Ordinance granting a Planned Development Amendments and zoning and signage relief for the Target property at 60 Yorktown shopping center within the B3- Community Shopping District.

Legislative History

10/19/20	Plan Commission	continued
11/2/20	Plan Commission	recommend to the Corporate Authorities for approval with conditions

Ordinances on Second Reading**Resolutions****Other Matters****C. [200338](#)****Proposed Hoffmann 600 Lombard LLC Economic Incentive Agreement - for Discussion Purposes Only**

Review and discuss the parameters for the proposed Hoffmann 600 Lombard LLC Economic Incentive Agreement, as recommended by the Economic & Community Development Committee, relative to the redevelopment of the property located at 600-690 E. Butterfield Road.

Legislative History

10/12/20	Economic & Community Development Committee	approved
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X. Agenda Items for Discussion**XI. Executive Session****XII. Reconvene****XIII. Adjournment**