

# Village of Lombard

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



## Minutes

Thursday, April 21, 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, April 21, 2022 in the Board Room of the Lombard Village Hall was called to order by Village President Keith Giagnorio at 6:00 p.m. Girl Scout Troop 55608 lead the Pledge of Allegiance. Trustee Brian LaVaque presented the Troop with a Certificate of Appreciation.

## 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  
Public Works Operations Superintendent Tom Ellis  
Chief of Police Roy Newton  
Fire Chief Rick Sander  
Director of HR Kathy Dunne  
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 Dan Militello, that the minutes of the regular meeting of April 7, 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**

No report

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

Trustee Anthony Puccio, Chairperson of the Economic & Community Development Committee, reported the following:

At the April 11 meeting of the Economic and Community Development Committee, the following actions were taken: (1) The ECDC approved an Improvement & Renovation Grant for the property at 390 E. St. Charles Road, which is proposed to be leased to Righteous Kitchen, a catering and prepared meal establishment; (2) The ECDC also recommended approval of a Retail Business Grant of up to \$20,000 for their interior improvements. This item is on tonight's Village Board agenda for consideration and approval. The next meeting of the ECDC will be on May 9, 2022 at 7:00 p.m. 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**

Bob Bachner, Chairperson of the Public Works & Environmental Concerns Committee, reported the following:

The committee discussed proposed changes to the Village tree ordinance. Along with that members reviewed the Urban Forestry Management Plan.

On January 4, the Village received a grant from the Illinois Department of Natural Resources.

A study was done on all Village property, including parkways and Village-owned open spaces. Staff performed an inventory which resulted in obtaining the total number of trees, how many open spaces, number of species, annual benefits of our trees, and also the standing value of our urban forest.

Some quick numbers as of report date February 2, 2022:

18,998 total trees; 2,330 open spaces; 140 different species

Per the report;  
Annual benefits provided was about \$3 million per year;  
Standing value of our urban forest is approximately \$28 million  
The report also described benefits of a well-maintained and healthy urban forest, such as decreasing heating and cooling costs, better air quality, storm water absorption, reducing erosion, and increasing wildlife habitat; as well as improving property values, improving quality of life and lowering crime rates.  
Through this management plan and Village ordinance, the Village will continue to improve the diversity of our trees to avoid tree issues like Emerald Ash borer and Dutch Elm disease wiping out large amounts of trees as we have seen in the past. Along with our budgeting, the Village projects planting 575 trees in 2022.  
The Public Works & Environmental Concerns Committee voted unanimously to approve the proposed tree ordinance changes and the new urban forestry management plan.

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

No report

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

Village Clerk Liz Brezinski, liaison to the Lombard Historic Preservation Commission, noted the following:

The Lombard Historic Preservation Commission met on April 19th. LHPC received a request for Local Landmark designation for 245 W. Maple St. There will be a public hearing on May 17th and finding of fact meeting on May 24th after which a determination will be made.

The second draft of the Local Landmarks brochure was reviewed.

The cemetery committee has held 2 meetings to discuss cleanup and maintenance needs. A cleanup is scheduled for this Saturday, April 23rd. The public works department is creating an informational sign for the cemetery that has been designed by HPC and LHS.

The Lombard Historical Society:

Installation of a new exhibit is underway: "Porcelain Utopia: Mid-Century Lustron Homes in Illinois"

LHS is preparing for Lilac Time events. Tours are underway and they are working with the Lombard Kiwanis to plan a historic trolley tour on May 7th.

The Carriage House addition is moving along. The concrete slab was poured in early March, followed by framing and roofing.

Holladay Properties contacted the LHS to borrow a medallion from the DuPage Theater. They are planning on making a mold of the original

medallion and creating replicas to add to the façade of the Lilac Station building.

The next regular meeting of LHPC will be held July 19th.

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

Village Clerk Liz Brezinski read the following announcements:

The Village will join other agencies by hosting National Prescription Drug Take-Back Day on Saturday, April 30 from 10:00 am until 2:00 pm where residents can safely dispose of prescription drugs at the Lombard Police facility located at 235 E. Wilson.

The Lombard Public Works Department will begin its annual hydrant maintenance program on over 900 fire hydrants beginning April 25th. Crews will conduct maintenance work in the late afternoon/early evening hours over a three-week period. This program will not cause any disruptions to water service for residents or businesses.

Lilac Time in Lombard begins April 30 with many events planned for the two-week festival. Kick off Lilac Time with the Lilac Parade Wine Walk event on April 30th. Beginning May 1st residents and visitors can submit photos of people, children, and pets enjoying a favorite Lombard location during Lilac Time as part of the Village's annual "There's No Place Like Home" photo contest. Visit downtown Lombard on May 1st for the Art & Craft Fair from 10:00 am until 4:00 pm. Mark your calendars for the Lilac Ball May 6th. Check the Village's website for information on the Garden Club/Park District lilac bush/plant sale, the Park District Mutt Strut, tours of the Museum, trolley car tours of historic homes, concerts in Lilacia Park to name just a few. Lilac Time culminates with the Lilac Parade on May 15th.

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.     [220139](#)           **Approval of Accounts Payable**  
For the period ending April 8, 2022 in the amount of \$88,452.74.  
**This Payroll/Accounts Payable was approved on the Consent Agenda**
- B.     [220146](#)           **Approval of Village Payroll**

For the period ending April 9, 2022 in the amount of \$870,429.49.

**This Payroll/Accounts Payable was approved on the Consent Agenda**

C. [220147](#)

**Approval of Accounts Payable**

For the period ending April 15, 2022 in the amount of \$1,181,396.10.

**This Payroll/Accounts Payable was approved on the Consent Agenda**

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

D. [200152](#)

**PC 20-11: 130-144 E. St. Charles Road - Time Extension**

The petitioner is requesting approval of an Ordinance extending the time period to start construction of the proposed project for an additional twenty four -month period until June 18, 2024. (District #4)

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

Enactment No: Ordinance 8047

E. [220129](#)

**Amending Village Code Title 11, Chapter 112 - Alcoholic Beverages**

Ordinance amending Title XI, Chapter 112 Section 112.13(A) of the Village Code reflecting an increase in the Class "A/B-III-VG" liquor license category by one (1) for YTEG Lombard, Inc. d/b/a Roadhouse 38 located at 275 W. Roosevelt Road. (DISTRICT #2)

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

Enactment No: Ordinance 8048

F. [220130](#)

**Amending Village Code Title 11, Chapter 112 - Alcoholic Beverages**

Amending Title 11, Chapter 112 Section 112.13(A) reflecting an increase in the Class "C" liquor license category by one (1) for Mensyoku USA Inc. d/b/a Kitakata Ramen Ban Nai located at 2820 S. Highland Avenue, Unit D. (DISTRICT #3)

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

Enactment No: Ordinance 8049

**Other Ordinances on First Reading**

**Ordinances on Second Reading**

G. [220106](#)

**Text Amendments to Chapter 125 of Village Code - Farmer's Markets:**

The Economic & Community Development Committee (ECDC) submits its recommendation to approve Text Amendments to Chapter 125 of the Village Code, pertaining to Farmers Markets. The proposed Amendments pertain to applicant requirements, edits for clarity and striking time provisions, as the time limitation would be reviewed individually as part of the requisite permit application for the market. (DISTRICTS - ALL)

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

Enactment No: Ordinance 8050

H. [220107](#)

**An Ordinance Approving a Lombard Business Retention Economic Incentive Policy - First Amendment:**

The Economic & Community Development Committee recommends that the Village Board approve a Business Retention Economic Incentive Policy First Amendment. The First Amendment would add Eastgate Shopping Center to the identified list of Key Development Sites. (DISTRICTS - ALL)

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

Enactment No: Ordinance 8051

I. [220128](#)

**Amending Title XI, Chapter 110 and 112 of the Village Code - Video Gaming Fees and Terminals**

Ordinance amending Title XI, Chapter 110, Article 1, Section 110.11, Subsection (B) of the Village Code to reflect an increase of the annual video gaming terminal fee from \$25 to \$250 and Chapter 112, Article II, Section 112.18, Subsection (D)(4) to permit up to six (6) video gaming terminals per licensed establishment as permitted by State law. (DISTRICTS - ALL)

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

Enactment No: Ordinance 8052

## Resolutions

J. [220138](#)

**Downtown Retail Business Grant; 390 E. St. Charles Road (Righteous Kitchen)**

The Economic & Community Development Committee recommends approval of a Downtown Retail Business Grant Program for 390 E. St. Charles Road (Righteous Kitchen). The Applicant is relocating their business and is seeking to do interior renovations such as plumbing, electric, HVAC, and painting. All work consists of interior improvements. The property is located in TIF 1 West. The project is grant eligible up to \$20,000. (DISTRICT #1)

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

Enactment No: R 23-22

### Other Matters

- K.**     [220131](#)     **Tree Planting**  
Request for a waiver of bids and award of contract to Suburban Tree Consortium in an amount not to exceed \$222,500.00. Suburban Tree Consortium represents 48 member communities. This organization handles the tree planting bid process in accordance with State of Illinois law. As a member, the Village must commit to a lead-time of five (5) years for the purchase of trees grown based upon projected orders for trees. (DISTRICTS - ALL)  
**This Bid was approved on the Consent Agenda**
- L.**     [220149](#)     **Street Light Disconnect Project**  
Award of a contract to Thorne Electric, Inc., the lowest responsible bidder of two (2) bids received, in the amount of \$510,048.83 to retrofit the remaining one hundred ten (110) existing lighting controllers with an external master disconnect switch. (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

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

#### Other Ordinances on First Reading

- A.**     [210360](#)     **An Ordinance Authorizing a Business Retention Economic Incentive Agreement for Heritage Cadillac, Inc., located at 303 W. Roosevelt Road.**  
The Ordinance approves an Business Retention Economic Incentive Agreement between the Village and Heritage Cadillac, Inc., an Illinois corporation (the "Business Owner") and associated with a parcel of approximately 8.13 acres in area and located at 303 West Roosevelt Road (the "Property"). The Business Owner seeks to make capital improvements to the Property consisting of demolition and building a new motor vehicle sales showroom, building electric motor vehicle



infrastructure, installation electric vehicle charging stations and parking lot storm sewer and paving improvements. The estimated costs of the project range from \$5,500,000 to over \$7,000,000. The Village will reimburse the Developer from funds established within the Village Economic Development Fund, which was approved by Ordinances 7990 through 7992 in October, 2021. Fund availability shall be available in an amount not to exceed 50 percent of the eligible project costs or \$3,500,000, whichever is less, over the 20 year life of the Agreement. Reimbursements shall be solely performance based and based upon a tiered schedule of vehicles sold on the premises and subject to other performance measures and obligations. The incentive request was introduced to the Economic & Community Development Committee at their November 8, 2021 meeting and the ECDC directed staff and Village Counsel to prepare a final Agreement for Village Board consideration. As the incentive exceeds the ten year incentive policy limitation provision, the request is being placed on Items for Separate Action. (DISTRICT #2)

Director of Community Development Bill Heniff provided an overview of a power point presentation relative to the Business Retention Economic Incentive Agreement for Heritage Cadillac.

In the audience from Heritage Cadillac were: Steve Johnson, Counsel for Heritage Cadillac and Wayne Balogh, Financial Officer with Heritage Cadillac.

Trustee Brian LaVaque asked a representative from Heritage Cadillac how sales are pacing this year as we come out of the pandemic.

Wayne Balogh responded that sales are down as everyone is dealing with supply chain issues, but is confident that by the beginning of 2023, sales should be on track to sell 100+ units per month.

Trustee Bernie Dudek asked for clarification on how the incentive program is handled should Heritage move/cease doing business in Lombard.

Director of Community Development Bill Heniff explained that if business activity ceases, future payments are eliminated.

**A motion was made by Trustee Anthony Puccio, seconded by Trustee Andrew Honig, that the Ordinance authorizing a Business Retention Economic Incentive Agreement for Heritage Cadillac, Inc. located at 303 W. Roosevelt Road 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

## **Ordinances on Second Reading**

**B. [220096](#)****PC 22-06: 320 N. Charlotte Street - Minor Plat of Resubdivision with Associated Lot Width Variance**

The Plan Commission submits its recommendation to approve a request for a Minor Plat of Resubdivision with variations from the minimum lot width requirements of Section 155.407 (E) of the Lombard Zoning Ordinance within the R2 Single-Family Residence Zoning District.

The proposed Minor Plat of Resubdivision would create two (2) buildable lots where one (1) currently exists:

Lot 1, the northern lot, will have a lot width of 53.75 feet and will be 11,848 square feet in area and

Lot 2, the southern lot, will have a lot width of 53.33 feet and be 11,795 square feet in area. (DISTRICT #4)

John Novak, petitioner for the resubdivision, spoke relative to the parcel located at 320 N. Charlotte that he requested be subdivided into two lots. He noted the square footage of the lots will be larger than many lots in the area. He also stated the storm water will be directed into the Village's storm sewer system lessening any water issues for neighboring homes.

**A motion was made by Trustee Bob Bachner, seconded by Trustee Brian LaVaque, that the Ordinance relative to PC 22-06: 320 N. Charlotte for a minor plat of resubdivision with associated lot width variance be passed on second reading. The motion carried by the following vote:**

**Aye:** 4 - Brian LaVaque, Anthony Puccio, Dan Militello, and Bob Bachner

**Nay:** 2 - Bernie Dudek, and Andrew Honig

Enactment No: Ordinance 8053

**Resolutions****Other Matters****X. Agenda Items for Discussion****XI. Executive Session**

**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, April 21, 2022 in the Board Room of the Lombard Village Hall be recessed to Executive Session at 6:38 p.m. for the purpose of discussion of Collective Negotiating Matters. The motion carried by the following vote:**

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

## XII. Reconvene

The recessed regular meeting of the President and Board of Trustees of the Village of Lombard held in the Board Room of the Lombard Village Hall was called to order by Village President Keith Giagnorio at 6:51 p.m.

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

## XIII Adjournment

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**A motion was made by Trustee Dan Militello, seconded by Trustee Brian LaVaque, that the regular meeting of the President and Board of Trustees of the Village of Lombard be adjourned at 6:52 p.m. The motion carried by the following vote:**

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