

Village of Lombard

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



Minutes

Thursday, September 21, 2023

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, September 21, 2023 in the Board Room of the Lombard Village Hall was called to order at 6:00 p.m. by Village President Keith Giagnorio. Director of Public Works Carl Goldsmith led the Pledge of Allegiance.

II. Roll Call

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

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 Tom Wirsing
Deputy Chief of Police Benny Ranallo
Fire Chief Rick Sander
Deputy Village Manager Nicole Aranas
Village Attorney Jason Guisinger
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 September 7, 2023 be approved. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, and Bob Bachner

Absent: 1 - Dan Militello

VI. Committee Reports

Community Promotion & Tourism - Trustee Bernie Dudek, Chairperson

None

Community Relations Committee - Trustee Dan Militello, Chairperson

None

Economic/Community Development Committee - Trustee Anthony Puccio, Chairperson

Trustee Anthony Puccio, Chairperson of the Economic & Community Development Committee, reported:
On tonight's Village Board agenda are two items that were unanimously recommended for approval by the Economic & Community Development Committee at the September 11th meeting.
The first grant request is for the property at 10-12 S. Park Avenue and consists of façade modifications and accessibility enhancements for a ramped exterior seating area.
The second grant request is for three grants (Façade Grant, Business Improvement Grant and a Restaurant forgivable Loan) for the properties at 2-8 West St. Charles Road. The existing operator of Egg House seeks to open a dinner concept by taking the former Ash Tray space, connecting the buildings and building out a restaurant space with a 3-season room and an outside seating area.
Our next meeting of the ECDC will be on October 9th.

Finance & Administration Committee, Trustee Andrew Honig, Chairperson

None

Public Safety & Transportation Committee - Trustee Brian LaVaque Chairperson

None

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

Trustee Bob Bachner, Chairperson of the Public Works & Environmental Concerns Committee, reported:
The Public Works and Environmental Concerns Committee met on Sept 12th.
The committee reviewed and approved a few change orders which are on tonight's agenda.
The committee hit the road to view some of the bigger projects firsthand that are going on in the village. The projects the committee visited were: Public Works Fleet Facility Expansion Project; Downtown Sidewalks

Replacement Project; North Main Street Storm Water Detention Project; North Avenue Pressure Adjusting Station; North Grace Street Underground Utility improvements and Highland Avenue Concrete Rehabilitation. This is a useful tool to actually see the projects that the committee has been discussing and voting on in meetings and to see how they are progressing. Thank you to Carl and Paula for showing the committee around town.

Board of Local Improvements - Trustee Bob Bachner, President

None

Lombard Historic Preservation Commission - Village Clerk Liz Brezinski

None

VII. Village Manager/Village Board/Village Clerk Comments

Village Clerk Liz Brezinski read the following announcements:
September is National Preparedness Month. Residents are encouraged to prepare for disasters and emergencies that can happen at any time. Assess your needs and the needs of your family should disaster strike. Prepare a disaster plan, assemble an emergency kit, and designate a meeting place in the event you are separated from family members. Mark your calendars for the 17th Annual Senior Fair on Wednesday, October 4th from 9:00 am until 1:00 pm at the Madison Meadow Athletic Center. This event offers seniors free or low-cost screenings and vaccinations while also providing useful information to seniors. The Lombard Farmers Market located at 20 E. St. Charles Road is held every Tuesday from 2:00 pm until 7:00 pm and runs through mid-October. Fresh locally grown produce and hand-crafted items are featured each week.
Want to know more about Lombard's history? A new book entitled *Historic Lombard: A Celebration of Lombard's Past* is available at the Museum Gift Shop, 23 W. Maple. Start your holiday shopping early, and don't forget to purchase a book for yourself.
Take advantage of the Village's easy way to report a concern such as a pothole, street light outage, code violations and more by using the See Click Fix app on your phone or by using the on-line link.
Stay up to date on projects and events in the community by signing up for the Village's weekly E-Pride and construction updates. You can also connect on social media with Facebook, Twitter, Instagram and U-Tube. 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.

Trustee Brian LaVaque gave a shout out to the Lombard Falcons.

VIII Consent Agenda

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Payroll/Accounts Payable

- A. [230299](#) **Approval of Accounts Payable**
 For the period ending September 8, 2023 in the amount of \$261,467.61.
 This Payroll/Accounts Payable was approved on the Consent Agenda

- B. [230312](#) **Approval of Village Payroll**
 For the period ending September 9, 2023 in the amount of
 \$1,012,448.93.
 This Payroll/Accounts Payable was approved on the Consent Agenda

- C. [230313](#) **Approval of Accounts Payable**
 For the period ending September 15, 2023 in the amount of
 \$1,270,833.84.
 This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

- D. [230304](#) **Purchase of New Single Axle Dump Truck with Snow Plow and Salt Spreader and Approval of Ordinance Declaring 2013 Dump Truck as Surplus Property**
 Request for a waiver of bids and award of a contract to Rush Truck Centers of Northern Illinois, in the amount of \$274,992.92. The International chassis is available for joint purchase from Rush Truck Centers through Sourcwell Contract #060920-NAV. The dump body, plow and salt spreader are also available for joint purchase with Monroe Truck Equipment through Sourcwell Contract #062222-AEB. Approval of an Ordinance declaring Unit ST342, a 2013 International dump truck with plow and salt spreader, as surplus and authorizing their sale and/or disposal. Staff requests 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 8190

Other Ordinances on First Reading

Ordinances on Second Reading

- E. [230216](#) **PC 23-13: 2001 S Highland Avenue - (Sonesta Suites/Churchwick Partners)**
The Plan Commission submits its recommendation of approval of the following actions on the subject property, located within the B3 Community Shopping District:
1. A Comprehensive Plan amendment to High Density Residential from Community Commercial;
 2. A map amendment (rezoning) to the R5 General Residence District;
 3. A variance for minimum lot area (density) for 29.57 dwelling units per acre, where 24.2 dwelling units per acre are required pursuant to Section 155.410(D)(4)(a)
 4. A variance for minimum open space of 35%, where a minimum of 40% is required pursuant to Section 155.410(I)(4),
 5. A variance to provide 1.2 spaces per dwelling unit, where 1.5 spaces per dwelling unit are required, pursuant to Section 155.602, Table 6.3. (per the petitioner's amended site plan, this variance is no longer needed and is removed from the request). (DISTRICT #3)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8191, 8192, 8193

- F. [230269](#) **ZBA 23-06: 525 S. Edson Avenue**
The Zoning Board of Appeals submits its recommendation to approve a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the required interior side yard setback from six feet (6') to three and five tenths feet (3.5') for the subject property located within the R2 Single-Family Residence Zoning District. The requested relief is for an addition to an existing nonconforming single-family residence located on the subject property. (DISTRICT #1)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8194

Resolutions

- G. [230287](#) **North Avenue Pressure Adjusting Station Rehab & Building Replacement Design/Build Contract, Change Order #1**
Requesting a contract time extension of 99 days. The revised contract time represents delays related to ComEd service drop request and supply chain issues for various Mechanical/Electrical components. (DISTRICT #4)

This Resolution was adopted on the Consent Agenda

Enactment No: R 45-23

H. [230289](#)

Manhole Rehabilitation Program, Change Order #2

Reflecting a decrease to the contract with Structured Solutions, L.L.C. in the amount of \$7,250.56. This decrease represents the final field measured quantities for the pay items within the contract. (DISTRICTS - ALL)

This Resolution was adopted on the Consent Agenda

Enactment No: R 46-23

I. [230294](#)

North Grace Street Utility Improvements, Change Order #2

Reflecting an increase to the contract with John Neri Construction Company, in the amount of \$58,442.50. The revised contract amount represents field-measured quantities for contract pay items associated with the water and sewer improvements and supplemental pricing for work not covered by existing pay items. (DISTRICT #4)

This Resolution was adopted on the Consent Agenda

Enactment No: R 47-23

I-2. [230297](#)

Downtown Improvement & Renovation Grant 10-12 S. Park Avenue

A recommendation from the Economic and Community Development Committee to approve:

1. A Downtown Renovation & Improvement Grant request of up to \$50,000 for the proposed façade reconstruction improvements; and
2. A Downtown Renovation & Improvement Grant request to exterior accessibility improvements of \$18,100 for the proposed exterior patio area. (DISTRICT #1)

This Resolution was adopted on the Consent Agenda

Enactment No: R 48-23

I-3. [230298](#)

Grove Tavern Restaurant (2-8 W. St. Charles Road)

Recommendation from the Economic and community Development Committee to approve the following grants:

1. A Downtown Renovation and Improvement Grant of up to \$50,000 for the proposed façade modifications and related eligible components; and
2. A Restaurant Forgivable Loan of up to \$100,000 and a Downtown Retail Business Grant of up to \$20,000 for the proposed tenant

modification and build out of the existing vacant building at 6 W. St. Charles Road and ancillary and related tenant modifications in the 2 West St. Charles restaurant space. (DISTRICT #1)

This Resolution was adopted on the Consent Agenda

Enactment No: R 49-23

Other Matters

J-2. [230212](#)

National Citizens Survey

Recommendation from the Community Relations Committee to contract Polco to conduct a Village wide resident survey. The cost for this assessment is \$22,000 and includes the primary survey administration, data collection, analysis, and report generation.

This Request was approved on the Consent Agenda

J. [230310](#)

22nd Street Manhole Improvements Construction Contract

Award of a contract to John Neri Contruction Company, Inc. of Addison, Illinois, the lowest responsible bidder of two (2) bids received, in the amount of \$258,700.00. This project includes improvements to the 22nd Street Chamber where the force mains tie into the gravity sewer. (DISTRICT #3)

This Bid was approved on the Consent Agenda

Approval of the Consent Agenda

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

Aye: 5 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, and Bob Bachner

Absent: 1 - Dan Militello

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. [220320](#) **Feasibility Analysis for a Joint Public Safety Facility *** To View the PresentationReferenced click here**

<https://www.villageoflombard.org/DocumentCenter/View/8283/VBoT-Public-Safety-Feasibility-Presentation-92123>

The Village has completed its evaluation of a Joint Public Safety Facility to address operational and facility deficiencies. The report and recommendation from FGM Architects were presented to the Public Safety & Transportation Committee at their September 6, 2023 meeting. The Committee unanimously voted to accept the recommendations and have the report and recommendations presented to the Village Board of Trustees for consideration. Staff and the Committee recommend that the Village Board of Trustees accept the FGM Architects report and recommendation and utilize the findings as a roadmap for future facility improvements. (DISTRICT #6)

Director of Public Works Carl Goldsmith, gave an overview of a Power Point presentation.

Village Manager Scott Niehaus apologized for the technical difficulties resulting in the Power Point not being available on the screen. He stated the feasibility study and Power Point would be made available for the residents and Village Board.

Trustee Brian LaVaque, Chairperson of the Public Safety & Transportation Committee, reported the committee had been reviewing the proposed public safety facility and options. He noted the project is important for the benefit of the Police and Fire personnel, and is very much needed due to the aging police and fire stations.

Village Manager Scott Niehaus noted that tonight was only a step in the process and this would be a motion to accept the study; but there would be a lot more to be done before any decisions were made.

A motion was made by Trustee Anthony Puccio, seconded by Trustee Andrew Honig, that the feasibility study for a joint public safety facility be approved. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, and Bob Bachner

Absent: 1 - Dan Militello

X. Agenda Items for Discussion

XI. Executive Session

XII. Reconvene

XIII Adjournment

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A motion was made by Trustee Brian LaVaque, seconded by Trustee Bob Bachner, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, September 21, 2023 in the Board Room of the Lombard Village Hall be adjourned at 6:33 p.m. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, and Bob Bachner

Absent: 1 - Dan Militello