

Village of Lombard

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



Meeting Agenda

Thursday, April 1, 2021

6:00 PM

Revised March 30, 2021

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, APRIL 1, 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 Public Act 101-0640, which created new Section 7(e) of the Open Meetings Act, and as a Disaster Declaration has been 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. In this regard, members of the Village Board may be participating in the meeting through a virtual meeting platform.

Physical attendance at this public meeting will be capped to a maximum capacity of 50 persons in total, inclusive of Village officials, staff and consultants (whose physical attendance will be given precedence), with strict social distancing requirements in place. While the public is welcome to attend the meeting, and provide comments, in person, given capacity limitations and the COVID-19 pandemic, residents are invited to view and participate remotely through the means offered below. 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, April 1, 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, other than in person, or wish to listen to the meeting by telephone should contact the Village by 5:00 p.m. on Thursday, April 1st 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, other than in person, or listen to the meeting by telephone by 5:00 p.m. on Thursday, April 1st, 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.

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 March 18, 2021

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. [210101](#) **Approval of Village Payroll**
For the period ending March 13, 2021 in the amount of \$898,782.98.
- B. [210102](#) **Approval of Accounts Payable**
For the period ending March 19, 2021 in the amount of \$937,586.51.

- C. [210108](#) **Approval of Accounts Payable**
For the period ending March 26, 2021 in the amount of \$928,231.50.

Ordinances on First Reading (Waiver of First Requested)

- D. [210072](#) **PC 21-10: 1060 North DuPage Avenue - Conditional Use for an Athletic Learning Center - 10th Planet Lombard**
The Plan Commission transmits for your consideration its approval recommendation regarding the petitioner's request for a zoning conditional use pursuant to Section 155.420(C)(18) of the Lombard Village Code to allow for an athletic learning center to operate on the subject property in the I-Industrial District. (DISTRICT #1)

Legislative History

3/15/21	Plan Commission	recommended to the Corporate Authorities for approval
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- E. [210105](#) **Amending Title XI, Chapter 112, Section 112.13(A) of the Lombard Village Code - Alcoholic Beverages**
Ordinance increasing the number of authorized licenses in the Class "C" liquor license category by one and granting a Class "C" liquor license to Tsuki Sushi Inc. d/b/a Tsuki Sushi at 1005 E. St. Charles Road. (DISTRICT #5)

Other Ordinances on First Reading

- F. [210062](#) **PC 21-09: Text Amendment to Chapter 154 of Village Code - Fees in lieu of public improvements and public improvements in ROW's not controlled by the Village of Lombard**
The Plan Commission submits, for Village Board approval, its recommendation to amend Section 154.308 of, and add a new Section 154.309 to, the Lombard Village Code, relative to the payment of a fee in lieu of constructing required public improvements, and the construction of public improvements in regard to rights-of-ways that are not under the jurisdiction of the Village. (DISTRICTS - ALL)

Legislative History

2/9/21	Public Works & Environmental Concerns	recommend to the Board of Trustees for Approval
3/15/21	Plan Commission	recommended to the Corporate Authorities for approval

G. [210073](#)**PC 21-11: Apartment Building, 215 S. Westmore Meyers Road**

The Plan Commission transmits for your consideration its approval recommendation regarding the petitioner's request for the following for a property located within the R4 Limited General Residential District:

1. A variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code;
 2. A variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code;
 3. A variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section 155.709(B) of Village Code; and
 4. A variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code.
- (DISTRICT #5)

Legislative History

3/15/21

Plan Commission

recommended to the Corporate Authorities
for approval subject to conditions**Ordinances on Second Reading****H.** [200403](#)**An Ordinance Authorizing an Economic Incentive Agreement for the Hoffmann Development, Comprising a Part of the Butterfield-Yorktown TIF District and a Part of the Butterfield Road/Yorktown Business District No. 2 of the Village of Lombard, Illinois**

The Ordinance approves an Economic Incentive Agreement between the Village and Hoffmann 600 Lombard, LLC, and Illinois limited liability company (the "Developer"), pursuant to which the Developer will acquire title to an approximately 27.55 acres parcel of property, located at 600-690 East Butterfield Road (the "Property") and redevelop the Property with a project consisting of a Golf Social location, a full-service sit down restaurant (e.g. Moretti's Italian restaurant), a fuel center, related ancillary retail and service commercial uses, potentially up to 400 future multifamily dwelling units, and a connection road between Butterfield Road and 22nd Street (the "Project"), with the projected costs of the Project, including the costs of the acquisition of the Property, being estimated to be \$159,000,000, and the Village will reimburse the Developer for TIF and Business District Eligible Redevelopment Costs incurred by the Developer in furtherance of the Project, in the principal amount of not to exceed \$27,500,000, over a 16 year period, with said reimbursement to be made solely from a portion of the TIF incremental revenues generated by the Property, and from a portion of the general sales taxes, business district sales taxes, places for eating taxes and amusement taxes that are

generated by the businesses that operate on the Property as part of the Project. In the event that the Property is removed from Lombard Business District No. 2 at a future date (which has been requested by the Developer), the reimbursement to the Developer will occur over an 18 year period, and business district sales taxes will not be used as part of the reimbursement. (DISTRICT #3)

Legislative History

12/14/20	Economic & Community Development Committee	approved with conditions
3/11/21	Economic & Community Development Committee	approve as amended
3/18/21	Village Board of Trustees	passed on first reading

Resolutions

- I. [210099](#) **Water & Sewer System Supplies, Change Order No. 1**
Reflecting a decrease of \$22,500.00 to the contract with Core & Main LP. After awarding a contract to Core & Main, the vendor requested that their bid for Category X - Fire Hydrants, Extensions, Repair Kits and Repair Parts be withdrawn as they misquoted pricing for this category.
- J. [210106](#) **FY21 Sanitary Sewer Investigation Program - Olde Towne Area**
Approving a contract with Baxter & Woodman in the amount of \$75,647.00. Baxter & Woodman is part of the current Public Works Design Engineering Short List and was selected for this contract based on performing similar sanitary sewer overflow investigations in 2020.
- K. [210109](#) **MFT General Maintenance Supplemental Resolution for Fiscal Year 2021**
Authorizing the use of MFT funds for the purchase of salt, local streets resurfacing, street light pole & fixture replacement and lighting panel electrical disconnects. This Supplemental Resolution appropriates the use of \$1,248,650.00 of Motor Fuel Tax Funds and Rebuild Illinois Bond Funds from the Village's MFT account; bringing the total 2021 appropriation to \$3,572,650.00.

Other Matters

- L. **210079 - 2021-2022 Bulk Salt Purchase for Road Salt (this item has been removed from the agenda)**
- M. [210100](#) **Water & Sewer System Supplies Bid**
Request for a waiver of bids and award of a contract to Ziebell Water Service Products in the amount of \$32,000.00. Originally awarded on February 18, 2021 to Core & Main LP, that contractor has since asked to have their bid for Category X withdrawn, thereby reducing their contract amount from \$49,500.00 to \$27,000.00.

- N. [210103](#) **Gasoline and Diesel Fuel Purchase**
Requesting a waiver of bids and award of a contract to Gas Depot. The price for gasoline is the low rack average daily OPIS price plus (0.0090) per gallon for delivery. The price for diesel is the low rack average daily OPIS price plus (0.0145) per gallon for delivery. This purchase will be made through a joint fuel purchase (DuPage County bid #19-011-DOT).
- O. [210104](#) **Sensus Omni Register Head Replacement**
Request for a waiver of bids and award of a contract to Core & Main LP in an amount not to exceed \$37,760.00 for the purchase of Sensus Omni register head replacements. Core & Main is the local distributor of Sensus meters and equipment.
- P. [210110](#) **Granicus One-year Contract Extension**
Staff recommendation to approve a one year agreement with Granicus for Legistar agenda management and supporting broadcast services. Staff is asking for the Village Board approval of this one year contract in the amount of \$30,454.06, no increase over the 2020 contract amount.

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

X. Agenda Items for Discussion

XI. Executive Session

To Discuss: Pending Litigation

XII. Reconvene

XIII. Adjournment