

# Village of Lombard

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



## Meeting Agenda

**Thursday, September 5, 2024**

**6:00 PM**

**Revised September 3, 2024**

**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****II. Roll Call****III. Public Hearings****IV. Public Participation****V. Approval of Minutes**

*Minutes of the Regular Meeting of August 15, 2024*

**VI. Committee Reports**

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

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

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

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

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

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

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

**VII. Village Manager/Village Board/Village Clerk Comments****VIII. Consent Agenda****Payroll/Accounts Payable**

- A.     [240263](#)           **Approval of Village Payroll**  
For the period ending August 10, 2024 in the amount of \$1,011,303.84.
- B.     [240264](#)           **Approval of Accounts Payable**  
For the period ending August 16, 2024 in the amount of \$1,730,712.21.
- C.     [240277](#)           **Approval of Accounts Payable**  
For the period ending August 23, 2024 in the amount of \$1,081,828.37.

- D. [240284](#) **Approval of Village Payroll**  
For the period ending August 24, 2024 in the amount of \$1,019,356.33.
- E. [240286](#) **Approval of Accounts Payable**  
For the period ending August 30, 2024 in the amount of \$1,026,905.65.

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

- F. [240270](#) **Amending Title 11, Chapter 112, Section 112.13 (A) of the Lombard Village Code - Alcoholic Beverages**  
An Ordinance decreasing the number of Class "GGG" liquor licenses by one (1) due to a change in ownership of Roundy's Illinois, LLC d/b/a Mariano's #543 at 345 W. Roosevelt Road, and the creation of one (1) new Class "GGG" liquor license for 1918 Winter Street Operating Co, LLC d/b/a Mariano's #543 at 345 W. Roosevelt Road, under new ownership. (DISTRICT #2)

### Other Ordinances on First Reading

- G. [240247](#) **PC 24-08: 810 E. Roosevelt Road - KFC-Restaurant:**  
The Plan Commission submit its recommendation to approve the following action on the subject property located within the B4APD Roosevelt Road Corridor District Planned Development (800-810 E. Roosevelt Planned Development): Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet. (DISTRICT #6)

Legislative History

8/19/24          Plan Commission          recommended to the Corporate Authorities  
for approval subject to conditions

### Ordinances on Second Reading

### Resolutions

- H. [240271](#) **Third Amendment to Memorandum of Understanding with the Helen Plum Library Relative to The Elmhurst Hospital Parking Lot**  
Approving a Resolution authorizing the Village President and Village Clerk to enter into a Third Amendment to the Memorandum of Understanding with the Helen Plum Library for a portion of the Elmhurst Memorial Hospital Lot. The Village will have full access to 44 spaces in the Elmhurst Hospital Lot. The current Memorandum expires August 31, 2024. The Parties have agreed to extend the Memorandum of Understanding until such time as the property is conveyed to the Lombard Park District or October 31, 2024.

(DISTRICT #1)

- I. [240278](#) **Intergovernmental Agreement with the Village of Villa Park regarding improvements to Addison Avenue**  
Approval of an Intergovernmental Agreement with the Village of Villa Park regarding the upcoming project in Villa Park that impacts a portion of roadway within Lombard's Corporate Limits. (DISTRICT #5)
- J. [240280](#) **East St. Charles Road Sidewalk Improvement Project Resident Engineering Services**  
Approving a contract with Christopher B. Burke Engineering in the amount not to exceed \$75,070.00 to include resident engineering services for the St. Charles Road Sidewalk Improvement Project. This Project is an extension of the Downtown Sidewalk Improvement Project and covers the area from Craig Street to Grace Street. (DISTRICT #4)

#### Other Matters

- K. [240272](#) **Bulk Salt Purchase for Road Salt**  
Request for a waiver of bids and award of a contract to Morton Salt, Inc. in the amount of \$295,600.00 The Village has participated in DuPage County Department of Transportation's salt bid. Morton's Salt, Inc. was the lowest bidder and will be the provider of bulk road salt for the County's contract.
- L. [240282](#) **Village Hall Board Room Acoustic Paneling**  
Request for a waiver of bids and award of a contract to BOS Haworth, in the amount of \$29,945.80. Bid specifications were sent to BOS Haworth, who is a member of OMNIA Partners, a group contract procurement firm. BOS Haworth is coupled with Snowsound USA providing a unique sole source product in acoustic materials. (DISTRICT #6)
- M. [240283](#) **Fire Department Stations 44 and 45 Bathroom Remodels**  
Request for a waiver of bids and award of a contract to Perfection Flooring, Inc., in the amount of \$74,599.20. Request for proposals were sent to multiple contractors. Staff received three (3) quotes, with Perfection Flooring, Inc. being the lowest. This remodel will consist of removal and installation of tile throughout both the men's and women's bathrooms and changing areas at both Fire Stations. (DISTRICTS #3 & #4)
- N. [240290](#) **Cummins Diesel Powered Portable Generator Purchase**  
Request for a waiver of bids and award of a contract to Cummins Sales and Service of Hodgkins, Illinois in the amount not to exceed \$172,895.00. Staff is proposing this purchase to replace the 1994 Katolight 220W generator and to serve as back up to the permanent generators installed at the stations.

- O. [240291](#) **Appointment - Community Relations Committee**  
Request for concurrence in the appointment of Beth Gunzel to the Community Relations Committee with a term to May 2025 filling a vacancy created by the resignation of Ahmed Ali.

## IX. Items for Separate Action

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

- A. [240261](#) **800 E. Roosevelt Road - Noon Whistle Brewing Special Event**  
Amending Title XI, Chapter 112, Section 112.18(B) of the Lombard Village Code with regard to alcoholic beverages, providing for the sale and consumption of beer in connection with a temporary event (Oktoberfest) on September 21, 2024, located at 800 E. Roosevelt Road. Staff requests a waiver of first reading. (DISTRICT #6)

### Other Ordinances on First Reading

- B. [240262](#) **BOT 24-01; 1308 -1330 S. Meyers Road - Pinnacle at Meyers Subdivision, Annexation Agreement**  
The petitioner, Afsar Developers, LLC, requests that the Village approve an annexation agreement for the properties at 1308-1330 S. Meyers Road. (two-thirds of Corporate Authorities vote required for approval (5 of 7) per 65 ILCS 5/11-15.1-3). (DISTRICT #6)  
[Enter body here.]
- C. [240292](#) **BOT 24-01: 1308 - 1330 S Meyers Road - Pinnacle at Meyers Subdivision, Annexation Request**  
The Petitioner requests that the Village approve an ordinance annexing the properties at 1312 - 1330 S. Meyers Rd, The property at 1308 S. Meyers Rd within the proposed development area is already within the Corporate Limits of the Village. (DISTRICT #6)
- D. [240183](#) **PC 24-07: 1308-1330 S. Meyers Road - Pinnacle Single-Family Residential Planned Development**  
The Plan Commission submits its recommendation to the approve the following actions on the subject property (1308-1330 S. Meyers Road), located within the Village of Lombard R1 Single-Family Residence District (1308 S. Meyers Road) and the DuPage County R-3 Single Family Residence District (1312-1330 S. Meyers Road)
1. Approve a Comprehensive Plan Map amendment for the subject properties from Estate Residential to Low Density Residential;
  2. For the property at 1308 S. Meyers Road, approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R2 Single-Family Residence District;

3. For the properties located at 1312-1330 S. Meyers Road, in conjunction with a request for approval of an annexation agreement and annexation into the corporate limits of the Village of Lombard, upon annexation, approve a map amendment to rezone the property from the R0 Single-Family Residence District to the R2 Single-Family Residence District;
4. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the subject properties to provide for development of 24 detached single-family residences, including relief from the following standards, as set forth more fully as follows:
  - a. Pursuant to Section 155.407(G)(2) of Village Code, approve a conditional use for building height not to exceed 38 feet or three stories;
  - b. Approve the following deviations and variations from Chapter 155 of Village Code (the Zoning Ordinance):
    - i. Pursuant to Section 155.407(D), a deviation in order to allow a development with a density of 6.14 dwelling units per acre where a density of 5.8 dwelling units per acre is allowed within the areas of Lots 1-24 and Outlot A as depicted in the Planned Development Site Plan (this will allow 24 dwelling units where 22.7 dwelling units are allowed, or 106% of the allowed density in the R2 District);
    - ii. Pursuant to Section 155.407(E), which requires a minimum lot width of 60 feet, deviations in order to allow individual lot widths less than 60 feet as depicted in the Planned Development Site Plan;
    - iii. Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to allow front yards of 20 feet on Lots 1-6 and 24 feet on Lots 7-24, as provided for in the Planned Development Site Plan and proposed preliminary plat of subdivision;
    - iv. Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to allow corner side yards of one (1) foot on Lot 7 and Lot 24, as provided for in the Planned Development Site Plan;
    - v. Pursuant to Section 155.407(F)(3), which requires an interior side yard of six (6) feet, deviations in order to allow interior side yards of three (3) feet (eaves of two (2) feet not closer than one (1) foot from the lot line) on all lots, as provided for in the Planned Development Site Plan;
    - vi. Pursuant to Sections 155.510(A)(1) and Section 155.407(H), deviations in order to allow open space

- to be calculated across all parcels in the planned development rather than on a parcel-by-parcel basis, and to allow a development with 39% open space where 50% open space is required;
- vii. Pursuant to Section 155.210 and 155.210(A)(2)(b), a variation in order to allow an above-ground utility cabinet before the principal building and allow the cabinet in front of the south and east walls of the building on Lot 6;
  - viii. Pursuant to Section 155.205(A)(1)(c), a variation in order to allow, as shown in the Landscape Plan and Planned Development Fence Plan, a 6-foot fence on Outlot A at all locations (a portion of the north fence extends along the abutting front yard to the north) except near the Meyers Road and 14th Street driveways where a 4-foot fence is depicted;
  - ix. Pursuant to Section 155.711, variations in order to allow innovative landscaping per the submitted Landscape Plan;
- c. Approve the following variations from Chapter 154 of Village Code (the Subdivisions and Development Ordinance):
- i. Pursuant to Section 154.304(D)(2) and Section 154.306(D)(2), variations in order to allow public improvements to the School Street and 14th Street rights-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;
  - ii. Pursuant to Section 154.304(D)(3), Section 154.306(D)(3) and Section 154.309, variations in order to allow improvements to the Meyers Road right-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;
  - iii. Pursuant to Section 154.407(A) and Section 154.503(D), variations in order to continue the existing widths of all abutting rights-of-way and pavement widths thereof;
  - iv. Pursuant to Section 154.506(D), variations in order to permit 24 lots with frontage on the private streets within the subdivision;
  - v. Pursuant to Section 154.510 and Section 150.301, variations in order to permit the driveways onto Meyers Road and onto 14th Street as depicted in the preliminary engineering plans and Planned Development Site Plan provided that the gate shall remain operable to allow entry by all vehicles without

- access control so as not to stack vehicles over the sidewalk or cause backing movements;
- vi. Such other variations from Chapter 154, including those which exclude final landscape treatment from public improvements required to be completed prior to the initiation of the final ten percent (10%) of units but only to the extent required on lots that have not been certified for occupancy, as deemed necessary and appropriate;
- d. Approve the following deviation from Chapter 153 of Village Code (the Sign Ordinance):
    - i. Pursuant to Section 153.232(B), a deviation in order to allow each subdivision sign at a height of six (6) feet, where a height of four (4) feet is permitted; and
- 5. Approve a preliminary plat of subdivision pursuant to Section 154.203(D).

Legislative History

6/17/24

Plan Commission

recommend to the Corporate Authorities for approval with conditions

## Ordinances on Second Reading

## Resolutions

## Other Matters

## X. Agenda Items for Discussion

## XI. Executive Session

*To Discuss: Collective Negotiating Matters*

*To Discuss: Pending Litigation*

*To Discuss: Review of Executive Session Minutes to Determine Whether the Need for Confidentiality Still Exists as to Those Executive Session Minutes Which Have Not Previously Been Made Available for Public Inspection*

## XII. Reconvene

## XIII. Adjournment