

Village of Lombard

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



Meeting Agenda

Thursday, April 7, 2022

6:00 PM

Revised April 5, 2022

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 March 17, 2022

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

Board of Local Improvements - Trustee Bob Bachner, President

Lombard Historic Preservation Commission - Village Clerk Liz Brezinski

VII. Village Manager/Village Board/Village Clerk Comments

VIII. Consent Agenda

Payroll/Accounts Payable

- A. [220114](#) **Approval of Village Payroll**
For the period ending March 12, 2022 in the amount of \$859,523.33.
- B. [220115](#) **Approval of Accounts Payable**
For the period ending March 18, 2022 in the amount of \$1,155,987.67.

- C. [220119](#) **Approval of Accounts Payable**
For the period ending March 25, 2022 in the amount of \$1,403,955.48.
- D. [220126](#) **Approval of Village Payroll**
For the period ending March 26, 2022 in the amount of \$863,859.74.
- E. [220127](#) **Approval of Accounts Payable**
For the period ending April 1, 2022 in the amount of \$558,727.52.

Ordinances on First Reading (Waiver of First Requested)

Other Ordinances on First Reading

- F. [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 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)

Legislative History

3/14/22 Economic & Community approved by the committee
Development Committee

- G. [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)

Legislative History

3/14/22 Economic & Community approved
Development Committee

Ordinances on Second Reading

- H. [220049](#) **PC 22-04: 820 N. Ridge Avenue - Auto Sales**
The Plan Commission transmits its recommendation to approve a conditional use pursuant to Section 155.420(C)(21) of the Lombard Village Code to allow for a motor vehicle repair business to operate on the subject property located within the I Limited Industrial District. (DISTRICT #1)

Legislative History

2/21/22 Plan Commission recommended to the Corporate Authorities
for approval subject to conditions

3/17/22 Village Board of Trustees passed on first reading

Resolutions

- I. [220074](#) **Resolution Authorizing an Addition to the Village of Lombard Financial Policies Regarding an Economic Development Fund Policy**
 Recommendation of the Finance & Administration Committee approving an addition to the Village Financial Policies regarding funds in the Economic Development Reserve to be encumbered upon approval of an incentive agreement in accordance with provisions of the agreement. Total incentive agreements should not exceed the amount of the unencumbered funds in the Economic Development Fund Reserve.
- Legislative History**
- 2/28/22 Finance & Administration Committee approved
- J. [210145](#) **Downtown Improvement & Renovation Grant; 135 S Main Street (Brust Funeral Home) - Time Extension**
 The petitioner is requesting approval of a Resolution extending the time period to finish construction of the proposed project for an additional nine-month period until February 20, 2023. (DISTRICT #4)
- Legislative History**
- 5/10/21 Economic & Community Development Committee recommended to the Board of Trustees for approval
- 5/20/21 Village Board of Trustees adopted
- 7/12/21 Recorder Recorded
- K. [220118](#) **North Grace Street Underground Utility Improvements, Professional Engineering Services**
 Approving a contract for the design and preparation of bid documents related to sanitary sewer and water main improvements with Civiltech Engineering, Inc of Itasca in an amount not to exceed \$214,320.40. (DISTRICT #4)
- L. [220122](#) **Resolution Authorizing the Signature of the Village President on a Fireworks Display Agreement with the Lombard Park District**
 Resolution authoring the Village President to sign a Fireworks Display Agreement with the Lombard Park District to allow for the provision of a fireworks display at Madison Meadows Park on July 4, 2022. (DISTRICT #6)

- M. [220123](#) **Resolution Authorizing the Signature of the Village President on a Fireworks Production Agreement with Mad Bomber Fireworks Productions**
Request for a waiver of bids and approval of a Resolution authorizing the signature of the Village President on a Fireworks Production Agreement with Mad Bomber Fireworks Productions in the amount of \$42,000 for the provision of a fireworks display at Madison Meadow Park on July 4, 2022.

Other Matters

- N. [220095](#) **Water & Sewer System Supplies Bid**
Award of a contract to Core & Main LP, the lowest qualified bidder of three (3) bids received, in an amount not to exceed \$105,310.70. The award will be a single purchase of materials, such as fire hydrants, pipe, valves, etc. for FY2022.
- O. [220120](#) **Gasoline and Diesel Fuel Purchase**
Request 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). This is the third and final contract extension.
- P. [220125](#) **FY2022 Sewer Lining Program Contract**
Request a waiver of bids and award of contract to Hoerr Construction in the amount of \$105,859.26. This is the first year of two possible one-year extensions of the contract. (DISTRICT #1).
- Q. [220121](#) **GovTemps, USA Contract for Temporary Employee Services**
Request for a waiver of bids and award of a three-year contract to GovTemps, USA to provide temporary employee services on an as-needed basis in an amount not to exceed \$120,000 per year.

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

Other Ordinances on First Reading

- A. [220029](#) **PC 22-02: Oak View Estates - 400 E. St. Charles Road (The petitioner has requested this matter be continued to the May 5, 2022 Village Board Meeting)**
The Plan Commission submits its recommendation that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488 and amended by Ordinance No. 7342. For the subject property, change the land use from attached single-family (townhomes) to multiple-family dwellings. (DISTRICT #4)

Legislative History

1/24/22	Plan Commission	continued
2/21/22	Plan Commission	recommended to the Corporate Authorities for approval with conditions
3/17/22	Village Board of Trustees	continued

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 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)

Legislative History

3/21/22	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
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B-2. [220128](#) Amending Title XI, Chapter 112 of the Village Code - Alcoholic Beverages

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 to permit up to six (6) video gaming terminals per licensed establishment as permitted by State law. (DISTRICTS - ALL)

Ordinances on Second Reading

C. [220072](#) BOT 22-01: 14, 101, 104 and 112 E. 20th Street - Norbury Crossings Subdivision, Annexation Agreement.

The Petitioner Robert H. Mueller/United Home Builders, Inc. requests that the Village grant approval of an ordinance authorizing the execution of an annexation agreement in regard to the subject property (two-thirds of Corporate Authorities vote required for Corporate Authorities vote required for approval (5 of 7) per 65 ILCS 5/11-15.1-3). The proposed annexation agreement has been amended since first reading to include a provision

requiring the developer to cooperate with the Village and Yorkshire Woods in the construction of a landscape island in the Norbury Avenue right-of-way within the Yorkshire Woods subdivision. (DISTRICT #3)

Legislative History

3/3/22	Village Board of Trustees	continued
3/17/22	Village Board of Trustees	passed on first reading

D. [220073](#)

BOT 22-01: 14, 101, 104 and 112 E. 20th Street - Norbury Crossings Subdivision, Annexation.

The Petitioner requests that the Village approve an ordinance annexing the subject property. (DISTRICT #3)

Legislative History

3/3/22	Village Board of Trustees	continued
3/17/22	Village Board of Trustees	passed on first reading

E. [220028](#)

PC 22-01: Norbury Crossings Subdivision - 14, 101, 104 and 112 E. 20th Street

The Plan Commission transmits its recommendation regarding the above-referenced petition. The petitioner request that the Village take the following actions by ordinance on the subject property, located within the DuPage County R-4 Single Family Residence District:

1. Upon annexation approve a map amendment from the R0 Single Family Residence District to the R2 Single-Family Residence District (Lombard);
2. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the property, including relief from the following standards, as set forth more fully as follows:
 - a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
 - i. For Outlot A, a variation to allow an outlot with a frontage width of zero feet abutting an improved public street, where 20 feet is required;
 - ii. For Outlot C, a variation to allow an outlot with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and
 - iii. For Outlot D, a variation to allow an outlot with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.
 - b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
 - i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
 - ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
 - iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;

- iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
- v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
- vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;
- c. Pursuant to Section 155.407(E) of Village Code, approve deviations for lot width as follows:
 - i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
 - ii. For Lot 9, allow a lot width of 51.3 feet where 60 feet is required;
- d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;
- e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
 - i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 SF of lot coverage, with the remaining lot area being provided as open space; and
- 3. Approve a preliminary plat of subdivision.
(DISTRICT #3)

Legislative History

1/24/22	Plan Commission	recommend to the Corporate Authorities for approval with conditions
3/3/22	Village Board of Trustees	continued
3/17/22	Village Board of Trustees	passed on first reading

Resolutions

Other Matters

X. Agenda Items for Discussion

XI. Executive Session

To Discuss: Collective Negotiating Matters

XII. Reconvene

XIII. Adjournment