

Village of Lombard

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



Meeting Agenda

Thursday, July 20, 2023

6:00 PM

Revised July 18, 2023

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

[230239](#)

DuPage Convention & Visitors Bureau - Beth Marchetti

V. Approval of Minutes

Minutes of June 15, 2023

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. [230223](#)

Approval of Accounts Payable

For the period ending June 16, 2023 in the amount of \$1,286,712.64.

B. [230228](#)

Approval of Village Payroll

For the period ending June 17, 2023 in the amount of \$925,714.19.

- C. [230229](#) **Approval of Accounts Payable**
For the period ending June 23, 2023 in the amount of \$1,217,327.30.
- D. [230234](#) **Approval of Accounts Payable**
For the period ending June 30, 2023 in the amount of \$1,299,419.04.
- E. [230237](#) **Approval of Village Payroll**
For the period ending July 1, 2023 in the amount of \$921,852.88.
- F. [230238](#) **Approval of Accounts Payable**
For the period ending July 7, 2023 in the amount of \$812,343.45.
- G. [230249](#) **Approval of Accounts Payable**
For the period ending July 14, 2023 in the amount of \$649,526.60.

Ordinances on First Reading (Waiver of First Requested)

- H. [230164](#) **Proposed Amendments to Title 15, Chapter 150 of the Lombard Village Code - Building Code**
The Board of Building Appeals recommends approval of the following code amendments:
- Section 150.035 to require sprinklers for residences or townhomes in which the structure exceeds 4,000 square feet in area;
 - Section 150.005 addressing title change references and responsibilities;
 - Section 150.035 adding gutter requirements for accessory structures over 200 square feet in area;
 - Section 150.143 modifying the language pertaining to single-family owner requirements if the construction work is to be done by the owner;
 - Section 150.150 eliminating the need for multiple paper plan sets, referencing the IRC submittal language for submittals, changing the cost requirements for needing an architect or structural engineer with waiver provision by the Building Director, and ADA/IAC architect/engineer sealing requirements. (DISTRICTS - ALL)

Legislative History

5/3/23 Board of Building Appeals recommended to the Board of Trustees for approval

- I. [230215](#) **An Ordinance Amending Title 9, Chapter 99, Sections 99.01, 99.02, 99.05, 99.10, 99.22, 99.23 of the Lombard Village Code in Regard to Trees and Shrubs**
A recommendation of the Public Works and Environmental Concerns Committee to amend Lombard Village Code Title 9, Chapter 99, Sections 99.01, 99.02, 99.05, 99.10, 99.22, 99.23. Staff determined that changing the language from "shall" to "may" in regard to Chapter 99.22, planting of trees after tree removal, would allow us to enroll in a carbon crediting program through the Chicago Region Trees Initiative. Staff also took this opportunity to perform a more thorough examination of the Ordinance and

made additional changes, eliminating the definition of and references to Emerald Ash Borer, changed language to reflect current methods and practices for determining tree replacement costs, pruning and planting practices and permitting future planted trees to be enrolled in a carbon crediting program. Waiver of first requested.

Legislative History

6/13/23 Public Works & motion
 Environmental Concerns

J. [230217](#)

PC 23-14: 1005 N. Rohlwing Road - Crash Champions Signage

The Plan Commission submits its recommendation to approve a variation from Section 153.505(B)(6)(e) of the Lombard Sign Ordinance to allow two freestanding signs on the subject property, where a maximum of one freestanding sign is permitted. (DISTRICT #4)

Legislative History

6/19/23 Plan Commission recommended to the Corporate Authorities
 for approval subject to conditions

K. [230218](#)

PC 23-15: 530 E. North Ave. - Shahi Banquets

The Plan Commission submits its recommendation of approval of the following actions on the subject property located within the B4 Corridor Commercial District, to provide for additions to the existing building:

1. A variance for the east corner side yard setback pursuant to Section 155.416(F)(2) of Village Code to 14 feet, where 30 feet is required for the proposed porte-cochere addition;

2. A variance for a rear yard setback pursuant to Section 155.416(F)(4) of Village Code to 18 feet, where 30 feet is required for the west storeroom/office addition and increased height of the building. (DISTRICT #4)

Legislative History

6/19/23 Plan Commission recommended to the Corporate Authorities
 for approval subject to conditions

L. [230219](#)

PC 23-16: Text Amendments to Attached Garage Provisions

The Plan Commission submits its recommendation to approve text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages. (DISTRICTS - ALL)

Legislative History

6/19/23 Plan Commission recommended to the Corporate Authorities
 for approval

- M. [230226](#) **Village Equipment to be Declared Surplus****
Ordinance approving the requests of the Police and Community Development Departments to sell and/or dispose of surplus equipment as more specifically detailed in Exhibit "A" attached to the ordinance, as these items have extended beyond their useful life or are obsolete.
Police Department: three (3) wooden Neucraft 4x4 tables for disposed as damaged;
Community Development: one blue model 55 office chair with caster wheels (inventory 000525207) for disposal as damaged;
- N. [230243](#) **Amending Title XI, Chapter 112, Section 112.18(B) of the Lombard Village Code (Alcoholic Beverages)****
Ordinance amending Title XI, Chapter 112, Section 112.18(B) of the Lombard Village Code relative to the service and consumption of alcoholic liquor in connection with a temporary event at The Carlisle, 435 E. Butterfield Road, on July 15, 2023. This action is to ratify the issuance of a Class J liquor license for the temporary special event by the Liquor Commissioner. (DISTRICT #3)
- O. [230245](#) **Purchase of a New John Deere Front-End Loader and Approval of Ordinance Declaring 2014 John Deere Front-End Loader as Surplus Property****
Request for a waiver of bids and award of a contract to West Side Tractor Sales of Naperville, IL in the amount of \$127,268.70. The new loader Model 524P is available for purchase through the Sourcewell Cooperative Contract #032119-JDC. The contract price is \$209,269.70 with trade-in allowance for the current loader of \$85,000.00. Approval of an Ordinance declaring Village unit ST363, 2014 John Deere front-end loader, surplus and authorizing its sale and/or disposal. Waiver of first requested.
- O-2. [230252](#) **Purchase of One (1) Honda Accord and an Ordinance Declaring 2016 Honda Accord as Surplus Property, and Authorizing the Sale Thereof****
Request for a waiver of bids and award of a contract to Honda on Grand of Elmhurst, IL in the amount of \$28,187.26 for the purchase of one (1) Honda Accord. Staff solicited quotes for this vehicle from surrounding dealerships. The cost is \$28,187.26 with a trade-in of \$13,000. Approval of an Ordinance declaring unit PI192, a 2016 Honda Accord, as surplus and authorizing the sale and/or disposal. Staff requests a waiver of first reading.

Other Ordinances on First Reading

Ordinances on Second Reading

- P. [230162](#) **PC 23-10: 938 E. St. Charles Road**
- The Plan Commission submits its recommendation of approval of the following actions on the subject property, located within the B4 Corridor Commercial District:
1. Approval of a conditional use pursuant to Section 155.416(C)(11) of the Village of Lombard Code of Ordinances for an expansion to an existing gas station/convenience store building, with the following variations,
 2. Variance to the minimum lot area of 21,286 square feet, where 40,000 square feet is required pursuant to Section 155.416(D), and
 3. For the proposed canopy expansion, a variance to the front yard setback to 3 feet 3 inches, where 30 feet is required pursuant to Section 155.416(F)(1). (DISTRICT #4)

Legislative History

5/15/23	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
6/15/23	Village Board of Trustees	passed on first reading

Resolutions

- Q. [230180](#) **First Review of Executive Session Minutes - 2023**
- Resolution authorizing the Village Clerk to make certain Closed Session Meeting Minutes available for public inspection First Review 2023.
- R. [230227](#) **Intergovernmental Agreement Between Village of Lombard and Glenbard Township HS District No. 87**
- Resolution authorizing an Agreement between the Village of Lombard and Glenbard Township High School District No. 87 for the Village to provide paramedic services during football games held at the Glenbard East High School for the fall of 2023. (DISTRICT #2)
- S. [230230](#) **22nd Street Shared-Use Path Improvements Design Engineering Contract Amendment #1**
- Reflecting an increase to the contract with Christopher B. Burke Engineering in the amount of \$10,895.48. This amendment is for the additional design engineering services in obtaining Phase One design approval from Illinois Department of Transportation (IDOT), advanced construction of Americans with Disabilities Act (ADA) accommodations and the requirement of securing a DuPage County Stormwater Permit. (DISTRICT #3)

- T. [230231](#) **St. Charles Road Resurfacing Improvements Design Engineering Contract Amendment #1**
Reflecting an increase to the contract with Christopher B. Burke in the amount of \$134,828.23. This amendment is for a CIP project that includes roadway reconfiguration, expanded parkways, streetscape beautification, and pedestrian improvements on Park Avenue from St. Charles Road to Michael McGuire Drive. In the original design contract, the scope included potential improvements enhancing Park Avenue between St. Charles Road and Michael McGuire Dreive/Metra Station. Contract Amendment #1 will provide the design engineering necessary to create final plans and construction documents for the proposed streetscape work on Park Avenue. (DISTRICTS #1 & #4)
- U. [230235](#) **OpenGov Cartegraph Asset Management Contract**
Request for a waiver of bids and adoption of a resolution approving a contract with OpenGov in the amount of \$126,390.33. This is for a two-year contract for FY2023 and FY2024. This is to obtain unlimited users for our current Cartegraph asset management system.
- V. [230246](#) **Finley Road Shared-Use Path Improvement Design Engineering Contract**
Approving a contract with Strand Associates of Joliet in the amount of \$487,118.05 for a shared-use path on Finley Road from 22nd Street to Wilson Avenue. This path will connect to the 22nd Street Path (from 22nd Street to Meyers Road). This project is consistent with the recommended projects proposed in the Village's Bicycle and Pedestrian Master Plan. (DISTRICTS #2 & #3)
- W. [230247](#) **Arterial Sidewalk Gap Improvements Design Engineering Contract**
Approving a contract with Strand Associates of Joliet in the amount of \$441,878.01 for construction of new sidewalks along arterial roadways in the Village. This project is consistent with the goals and mission of the Village's Bicycle and Pedestrian Master Plan. (DISTRICTS #2, #3, #5 & #6)
- X. [230250](#) **Resolution Authorizing an Agreement for Occupational Health Services - Edwards Elmhurst Health**
Resolution authorizing the extension of an existing Agreement with Edwards Elmhurst Health to continue to provide occupational health services for the Village.

Other Matters

- Y. [230195](#) **Catch Basin Cleaning Project PWU-23**
Award of a contract to Veterans Vac Services of McHenry, IL, the lowest responsible bidder of four (4) bids received, in an amount not to exceed \$93,900.00. This project is designed to supplement the annual catch basin cleaning program performed by Village crews. (DISTRICTS #1, #4 & #5)
- Z. [230224](#) **Victorian Cottage, 23 W. Maple Street, Roof Replacement**
Request for a waiver of bids and award of a contract to Davis Roofing in the amount of \$46,000.00 for the removal and installation of the Victorian Cottage roof. Staff sought proposals from contractors with high quality ratings and reviews for replacement of the cedar shake roof. (DISTRICT #4)
- AA. [230225](#) **Downtown Lombard Sidewalk Project - Site Furnishings**
Request for a waiver of bids and award of a contract to NuToys Leisure Products in the amount of \$73,140.00. These items will match the items authorized for purchase by the Village Board at the May 18, 2023 meeting. Staff is recommending that the Village accept a proposal from NuToys Leisure Products for fifteen (15) steel planters, sixteen (16) bollards, eight (8) backless benches and six (6) steel trash receptacles. This purchase will be made with Downtown TIF Funds. (DISTRICT #1)
- BB. [230240](#) **Village Hall Community Room and Meeting Areas Seating**
Request for a waiver of bids and award of a contract to KI Furniture in the amount of \$25,398.00. Staff is recommending purchasing 200 chairs from KI Furniture to replace chairs from the Community Room, North Landing meeting area and Village Hall employee break room. Bid specifications were sent to the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Sourcewell. KI Furniture submitted the winning bid to Sourcewell for Office and School Furniture (OT53837BZ1). (DISTRICT #6)
- CC. [230241](#) **FY2023 Bituminous Asphalt Purchase**
Request for a waiver of bids and award of a contract to Arrow/Healy Asphalt Company, in an amount not to exceed \$206,000.00. Arrow Asphalt has submitted the lowest cost per ton for surface material. This asphalt is for our in-house paving program. (DISTRICTS - ALL)
- DD. [230244](#) **Fire Station 44 Emergency Generator Equipment Purchase**
Request for a waiver of bids and award of a contract to Cummins Corporation, in the amount of \$33,965.00. Bid specifications were sent to the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Sourcewell. Cummins Corporation submitted the winning bid to Sourcewell for Electrical Energy Power Generation Equipment contract #120617-CMM. (DISTRICT #6)

EE. [230248](#) Acoustic Sanitary Sewer Pipe Inspection and Assessment
 Award of a contract to InfoSense, Inc. of Charlotte, NC, the lowest responsible bidder of two (2) bids received, in an amount not to exceed \$63,922.32. The project is divided into three areas and will be in three phases over budget years 2023, 2024 and 2025. The data that is collected in this program has guided other sewer maintenance activities such as focused sewer cleaning and televising along with spot repairs and sewer lining. This data has made sanitary sewer maintenance activities more efficient and cost effective. (DISTRICTS #1, #4 & #5)

FF. [220405](#) PC 22-31: 244 - 376 E. St. Charles Road - Lombard Veterinary Hospital - Plat of Consolidation & Right-of-Way Dedications
 Staff request to approve a Plat of Consolidation and Right-of-Way for the Lombard Vet Hospital located at 244 - 376 E. St. Charles Road. (DISTRICT #2)

Legislative History

12/19/22	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
1/5/23	Village Board of Trustees	passed on first reading
1/19/23	Village Board of Trustees	passed on second reading
3/27/23	Recorder	Recorded

GG. [230236](#) One Year Agreement with Tyler Technologies
 Request for approval of a one-year Agreement with Tyler Technologies in the amount of \$141,327.33 for application hosting services.

HH. [230251](#) General Release and Settlement Agreement - Goodale v. Village of Lombard
 Approval of a General Release and Settlement Agreement in the amount of \$20,000 in the matter of Goodale v. the Village of Lombard.

II. [230254](#) Intergovernmental Agreement Between the Villages of Lombard and Glen Ellyn - Fire Inspection Services
 Motion to authorize the signature of the Village President and Village Clerk on an Intergovernmental Agreement (IGA) by and between the Villages of Lombard and Glen Ellyn for selected fire service activities. The IGA addresses various and enumerated coverage responsibilities for a defined area located within the Corporate Limits of Glen Ellyn, but is also within the jurisdiction of the Glenbard Fire District.

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

A. [220185](#)

Yorktown Reserve Economic Incentive Agreement

The Economic and Community Development Committee recommends approval of a performance based Economic Incentive Agreement (EIA) between the Village and Lombard Development Manager LLC, as developer, to provide for the redevelopment of the existing former Carson’s anchor store and perimeter parking lot areas generally located at 230 Yorktown Shopping Center, and comprising a 15.75-acre tract of land. The estimated developer project costs are anticipated to exceed \$200,000,000. Key components of the agreement are as follows:

1. The developer will raze the existing Carson’s retail building to construct two multiple-family residential buildings in a phased approach. The Village will provide for Butterfield Yorktown Tax Increment Financing (TIF) funds for up to 17 years, subject to compliance with the Agreement terms and in the following manner:
 - a. For Phase 1, up to \$16,000,000, plus interest, shall be available for reimbursement from increased equalized assessed valuations (EAV) and corresponding property tax revenues generated from and specifically attributable to Phase 1 of the development. The eligible incremental property taxes available for Phase 1 shall be up to 95% for the first four years and up to 75%, until the incentive figure is met or the incentive period ends.
 - b. For Phase 2, up to \$9,639,372, plus interest, shall be available for reimbursement from increased equalized assessed valuations (EAV) and corresponding property tax revenues generated from and specifically attributable to Phase 2 of the development. The eligible incremental property taxes available for Phase 2 shall be up to 50%, until the incentive figure is met or the incentive period ends.
2. A center greenspace commercial courtyard will also be constructed along with companion infrastructure improvements and exterior building façade modifications. The Village will provide for performance-based funding solely utilizing the existing Butterfield Yorktown Business District #2 funds in an amount of up to \$9,198,010, plus interest, for the project component. (DISTRICT #3)

Legislative History

5/23/22	Economic & Community Development Committee	approved by the committee
9/12/22	Economic & Community Development Committee	approved by the committee

3/13/23	Economic & Community Development Committee	approved by the committee
6/26/23	Economic & Community Development Committee	approved by the committee

Other Ordinances on First Reading

Ordinances on Second Reading

B. [230051](#) **ZBA 23-01: 327 S. Lombard Avenue (Continued from May 4, 2023 to June 15, 2023 at Request of Petitioner)**

The Zoning Board of Appeals (ZBA) submits its recommendation to approve the petitioner's request to grant a variation from Section 155.407(H) of the Lombard Code of Ordinances to allow for forty-five percent (45%) of the lot area to be preserved in open space, where a minimum of fifty percent (50%) lot area preserved in open space is required in the R2 Single-Family Residence District. (DISTRICT #5)

Legislative History

2/22/23	Zoning Board of Appeals	recommended to the Corporate Authorities for approval subject to conditions
3/16/23	Village Board of Trustees	continued
5/4/23	Village Board of Trustees	continued
6/15/23	Village Board of Trustees	passed on first reading

Resolutions

Other Matters

C. [230220](#) **PC 23-17: 999 N . Garfield and 1051 N. Garfield Street - IMG Trucking INC Off-site Parking**

On June 19, 2023 the Plan Commission recommended approval of construction of a new parking lot located at 1051 N. Garfield Street. The petitioners, 999 Garfield LLC and IMG Trucking, INC., request the Village Board remand the petition back to the Plan Commission to consider revised plans at a public hearing scheduled for August 21, 2023. (DISTRICT #4)

Legislative History

6/19/23	Plan Commission	reviewed
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X. Agenda Items for Discussion

XI. Executive Session

To Discuss: Collective Negotiating Matters

XII. Reconvene

XIII. Adjournment