

Village of Lombard

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



Minutes

Thursday, June 16, 2022

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, June 16, 2022 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.

Village President Keith Giagnorio indicated that Trustee Brian LaVaque had submitted a request to be allowed to attend the Village Board remotely due to work commitments. All Village Board members concurred with the request of Trustee LaVaque.

II. Roll Call

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

Staff Present:
Village Manager Scott Niehaus
Director of Finance Tim Sexton
Director of Community Development Bill Heniff
Assistant Director of Public Works Dave Gorman
Chief of Police Roy Newton
Fire Chief Rick Sander
Village Attorney Jason Guisinger
Executive Coordinator Carol Bauer

III. Public Hearings

IV. Public Participation

[220216](#)

Recognition - Citizens Life-Saving Award

Fire Chief Rick Sander spoke of the life-saving efforts of three medical professionals all Lombard residents (Andrea Wagner, Gail Dukes, and Samantha Cihak) who all happened to be at a local grocery store when a customer Richard Kassal suffered cardiac arrest while shopping. These women recognized the need for lifesaving measures including performing CPR until a Lombard Police Officer Anthony Markas arrived with an AED that was administered. Paramedics then arrived to continue CPR and transport the subject to the hospital . Because of all of the

efforts of these individuals, the patient survived and is here tonight to personally express appreciation to each of them. Awards were given to the three women along with the Paramedics.

Chief of Police Roy Newton then introduced Police Officer Anthony Markas who responded to the call and administered the AED and presented him with a life saver award. He noted that all of these individuals used their training and skills and together they helped save the life of an individual who had suffered a medical emergency.

V. Approval of Minutes

A motion was made by Trustee Andrew Honig, seconded by Trustee Anthony Puccio, that the minutes of the Special Meeting of May 26, 2022 be approved. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

VI. Committee Reports

Community Promotion & Tourism - Trustee Bernie Dudek, Chairperson

Trustee Bernie Dudek, Chairperson of the Community Promotion & Tourism Committee, reported the following:

The Community Promotions and Tourism Committee met on June 7. Our primary topic of discussion regarded the American Rescue Plan Funding Lombard has received and how we can assist our hotel and hospitality sector with these federal funds. Previously, our committee created and distributed a survey to our 10 local Lombard hotels to gauge factors such as current capacity and recovery status as well as what their continuing challenges and relief needs are. Staff also held a related recent conference call with several Lombard hotel managers. Our Committee reviewed the survey results as well as notes on the conference call and will be preparing a recommendation of ARPA grant guidelines going forward for further review by the Committee and eventually, Board approval.

Additionally, Beth Marchetti with the DuPage Convention and Visitors Bureau provided a presentation on DCVB's existing tourism matching grant program to share how their program is being used locally to be considered for additional funding and to ensure we are not duplicating or overlapping the existing program.

Finally, we considered and approved a grant to the Lombard Area Chamber of Commerce for their 2022 Farmers Market series. This grant comes from our Hotel/Motel funds and will be used to cover expenses related to Public Works. It's really great to have a farmers market return to Lombard and for those who are interested, the market will be held every Tuesday from 2 to 7 pm from now until October 22 at the 20 East

St. Charles parking lot. Stop by for good deals, live music, and family activities.

Community Relations Committee - Trustee Dan Militello, Chairperson

No report

Economic/Community Development Committee - Trustee Anthony Puccio, Chairperson

No report

Finance & Administration Committee, Trustee Andrew Honig, Chairperson

No report

Public Safety & Transportation Committee - Trustee Brian LaVaque Chairperson

No report

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

No report

Board of Local Improvements - Trustee Bob Bachner, President

No report

Lombard Historic Preservation Commission - Village Clerk Liz Brezinski

No report

VII. Village Manager/Village Board/Village Clerk Comments

Village Clerk Liz Brezinski read the following announcements:
Please join us this Saturday from 6:00 pm to 10:00 pm as we kick off the 23rd season of Cruise Nights in downtown Lombard. This is a family-friendly free event that features cool cars, live music, a Kids' Corner and so much more. Cruise Nights is held every Saturday through August 27th (except for July 4th weekend). See the complete schedule for entertainment on the Village website.

Lombard is now home to a Farmer's Market scheduled every Tuesday through October 18th from 2:00 pm to 7:00 pm and is located on St. Charles Road just east of Main Street. Please stop by for fresh produce, vendors and live music.

Beginning June 16th and running through July 5th, the Lombard Police Department will be stepping up traffic enforcement for the upcoming July 4th holiday focused on impaired drivers, seat belt and cell phone violations. Be sure to designate a sober driver if you plan on drinking.

The 4th of July Fireworks event will be held on Monday, July 4th at Madison Meadow Park and will begin at approximately 9:30 pm. In the event of inclement weather, the event may be rescheduled. Follow the Village's Facebook or Twitter pages for updates.

The July 7th Village Board meeting is cancelled. The next Village Board meeting will be July 21st at 6:00 pm.

The next Village Blood Drive is scheduled for Wednesday, July 13th at Yorktown from 9:00 am until 2:00 pm. Be a hero, donate blood, it saves lives.

On behalf of the Village Board and staff, we want to wish each of you a happy and safe July 4th holiday.

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.

Village President Keith Giagnorio wished all fathers a Happy Father's Day.

VIII Consent Agenda

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Payroll/Accounts Payable

- A. [220201](#) **Approval of Village Payroll**
For the period ending May 21, 2022 in the amount of \$870,238.75.
This Payroll/Accounts Payable was approved on the Consent Agenda
- B. [220202](#) **Approval of Accounts Payable**
For the period ending May 27, 2022 in the amount of \$994,457.38.
This Payroll/Accounts Payable was approved on the Consent Agenda
- C. [220203](#) **Approval of Accounts Payable**
For the period ending June 3, 2022 in the amount of \$697,328.44
This Payroll/Accounts Payable was approved on the Consent Agenda
- D. [220210](#) **Approval of Village Payroll**

For the period ending June 4, 2022 in the amount of \$1,012,183.62.

This Payroll/Accounts Payable was approved on the Consent Agenda

E. [220211](#)

Approval of Accounts Payable

For the period ending June 10, 2022 in the amount of \$1,305,971.45.

This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

F. [220132](#)

Local Landmark Request: 245 W Maple Street

The Historic Preservation Commission (HPC) is recommending the Village Board approve an Ordinance designating 245 W. Maple as a landmark site. (DISTRICT #1)

This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda

Enactment No: Ordinance 8066

G. [220158](#)

PC 22-11: 747 E. Roosevelt Road - Midwest Car Connect

The Plan Commission submits its recommendation to approve an Ordinance and grant the petitioner's requests for a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda

Enactment No: Ordinance 8067

H. [220160](#)

PC 22-12: 303 W. Roosevelt Road - Heritage Cadillac

The Plan Commission submits its recommendation to approve an Ordinance and grant the petitioner's requests that the Village take the following action on the subject property located within the B4APD Planned Development (Heritage Cadillac Planned Development): Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Village Code, amend the Heritage Cadillac Planned Development, as established by Ordinance No. 5309 and amended by Ordinance No. 5375, to approve a site plan that changes the location of the showroom building by more than 10 feet, based upon the submitted plans. (DISTRICT #2)

This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda

Enactment No: Ordinance 8068

I. [220194](#)

PC 22-10: 266 E. Roosevelt Road - Osano Hookah Lounge

The Plan Commission submits its recommendation to approve an

Ordinance and grant the petitioner's, Osano Lounge's, request of a conditional use pursuant to Section 155.417(G)(2)(b)(xii) of the Lombard Village Code to allow for a smoking establishment (in conformance with the Illinois Smoke Free Act, 410 ILCS 82/1 et seq.) to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda

Enactment No: Ordinance 8069

Other Ordinances on First Reading

Ordinances on Second Reading

Resolutions

- J. [220205](#) **Resolution Appointing Jeff Tomasek as Stormwater Administrator**
Jeff Tomasek has been newly hired as Private Development Engineer within the Department of Community Development, and will also be assuming the role of Stormwater Administrator for the Village. Request for approval of a resolution formally designating Jeff Tomasek as the Stormwater Administrator per the provisions of the DuPage County Stormwater and Flood Plain Ordinance.

This Resolution was adopted on the Consent Agenda

Enactment No: R 30-22

- K. [220207](#) **First Review of Executive Session Minutes - 2022**
Resolution authorizing the Village Clerk to make certain Closed Session Meeting Minutes available for public inspection First Review 2022.

This Resolution was adopted on the Consent Agenda

Enactment No: R 31-22

Other Matters

- L. [220209](#) **FY2022 Surface Treatment Program**
Award of a contract to Denler, Inc., the lowest responsible bidder of three (3) bids received, in the amount of \$122,487.00. The Surface Treatment Program is designed to extend the life of asphalt pavements through the application of a rejuvenating agent that penetrates into the pavement. (DISTRICTS - ALL)

This Bid was approved on the Consent Agenda

- M. [220208](#) **DuPage Mayors and Managers Conference Membership**

Request for concurrence in approving the 2022-2023 annual membership dues in the amount of \$37,511.93 for the DuPage Mayors and Managers Conference.

This Request was approved on the Consent Agenda

Approval of the Consent Agenda

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

Aye: 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

A-1. [220214](#)

800 E. Roosevelt Road - Noon Whistle Brewing Special Event - Summerfest

Ordinance 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 (Summerfest) on July 9, 2022 located at 800 E. Roosevelt Road. (DISTRICT #6)

Trustee Brian LaVaque indicated he would be abstaining from voting on this matter to be open and transparent as he has on occasion worked at this establishment.

A motion was made by Trustee Anthony Puccio, seconded by Trustee Dan Militello, that the Ordinance relative to 800 E. Roosevelt Road - Noon Whistle Brewing Special Event for Summerfest be waived of first reading and passed on second reading with suspension of the rules. The motion carried by the following vote:

Aye: 5 - Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

Abstain: 1 - Brian LaVaque

Enactment No: Ordinance 8070

Other Ordinances on First Reading

A. [220029](#)

PC 22-02: 400 E St. Charles Road - New Directions Housing

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, approve an Ordinance amending the Oakview Estates Planned Development, as established by Ordinance No. 5488 and amended by Ordinance No. 7342. For the subject property, the amendment would change the land use from attached single-family (townhomes) to multiple-family dwellings.

(DISTRICT #4)

A motion was made by Trustee Anthony Puccio, seconded by Trustee Bernie Dudek, that PC 22-02: Oak View Estates - 400 E. St. Charles Road, be continued to July 21, 2022. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

B. [220097](#)

PC 22-05: 855 E. Roosevelt Road (Usmania Prime)

Restaurant/Banquet Facility

The Plan Commission submits its recommendation to approve an Ordinance granting petitioner's Safa Enterprises, LLC's request that the Village take the following actions on the subject property located within the B4A Roosevelt Road Corridor District, to provide for the construction of a new principal building:

1. A conditional use under Sections 155.103(F) and 155.417(G)(2)(a)(vii) of the Zoning Ordinance to allow a restaurant, including entertainment and dancing when conducted as part of the restaurant operations and secondary to the principal use;
2. A conditional use under Sections 155.103(F) and 155.417(G)(2)(c)(vii) of the Zoning Ordinance to allow a building containing a restaurant as a principal use that will exceed 40 feet in height;
3. A conditional use under Sections 155.103(F) and 155.417(G)(10)(b) of the Zoning Ordinance to allow outdoor display and sales on a seasonal or periodic basis in the row of parking along the south elevation of the building and in the rooftop area;
4. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.602(C)(Table 6.3) which require 112-132 parking spaces in order to allow 116 parking spaces to serve dining areas not to exceed those shown in the plans and to allow a reduction of eight (8) of these spaces for seasonal outdoor cultural events according to the conditional use noted in Item 3;
5. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.603(A) which does not require a loading space, but which requires a voluntary loading space to be constructed with a maneuvering apron (155.603(A)(2)(a)(ii)) in order to allow three (3) employee parking spaces at the entry to a loading zone (155.603(A)(6));
6. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12), 155.417(G)(14) and 155.602(A)(10)(d) which requires parking lot lighting to be directed away from

the lot lines and to fall below certain maximum intensities in order to avoid these requirements for lighting adjacent to the access easement serving the subject property and the easterly adjacent property;

7. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.706(B)(2)(c) in order to allow landscape islands on the west elevation of the building to host two rickshaws and have less than the number of required shade trees and ground cover;
8. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.417(G)(14) which requires lighting to shine down in order to permit evening lighting designed to articulate landscape features and the rickshaws as approved by the Director of Community Development and provided that no perimeter landscaping within 100 feet of the south lot line is articulated with such lighting;
9. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.707(B)(4)(d) which requires transition yard areas not planted with trees or shrubs to be maintained as lawn in order to permit the south lot line to be maintained with all trees and understory plant material to remain in the wetland, flood way and floodplain reflected in the plans (affects south transition yard except east +/-45 feet);
10. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.708 which requires a ten-foot foundation landscaping area on all sides of a building in order to allow development with a five-foot foundation landscaping area on the north and west sides and no foundation landscaping area on the east and south;
11. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Article XI which imposes several detailed landscaping requirements in Sections 155.701 through 155.710 in order to accomplish innovative landscaping shown in the two-sheet landscape plan on file with the Village for the benefit of natural areas on the site and to the south as well as residential neighbors to the south; and

12. Approval of a site plan and landscaping plan under Section 155.103(I) and Section 155.702 of the Zoning Ordinance. (DISTRICT #6) As the subject property is partially situated within a Special Management Area (floodplain), any final approval actions by the Village Board is subject to DuPage County Stormwater and Floodplain Ordinance review and approval.

Director of Community Development Bill Heniff provided a Power Point overview for the proposed development.

Tom Novickas stated that the reason for his concerns is that he truly

cares about the community.

Theresa Ann Purkaft stated she was concerned about the noise traveling out of the building and the "blanket" permit for festivals that would bring additional noise.

Director of Community Development Bill Heniff spoke relative to the concerns about sound and noise and noted the Plan Commission recommended no amplified sound outside as well as time restrictions for outdoor bazaars.

Joe Purkart also spoke about sound traveling especially with the permanent event permit.

Mark Daniel, Attorney for the developer, spoke about the proposed development.

Trustee Bob Bachner read the following statement:

The Lombard Plan Commission, Village staff, as well as myself have spent many hours going over this development. In terms of process, there were many points of contact and input with residents of the surrounding area including:

- A preliminary open house meeting which was not required by code but which were agreed to by the developer;
- Three (3) Planning Commission meetings;
- Individual phone calls and meetings between residents and staff; and
- Individual phone calls and meetings between residents and elected officials

This extensive process of public input is consistent with the Village's goals of providing openness and transparency. In addition, it should be noted that the continuances and additional meetings of the Plan Commission were held to ensure that all of the public comments could be received in a respectful manner without being forced during one or two late night sessions of the Plan Commission. I applaud and commend all of those involved including the residents, developer, Plan Commission and staff.

Tonight's Village Board Agenda item and how it was written is a product of the above mentioned process. While the banquet facility itself is a permitted use, certain aspects of the project are only allowed conditionally. As a result, the Plan Commission recommendation was subject to twelve (12) specific conditions being met. Please allow me to highlight a few of those key conditions that were the result of citizen input and agreement by the developer:

- A requirement that parking lot lighting be directed away from the lot lines to reduce the impact on neighboring residential property;
- A requirement to allow innovative landscaping for the benefit of natural areas on the south side of the property pending review and approval of DuPage County;
- Installation of additional fencing to screen vehicle headlights from

the adjacent properties in the event that additional trees cannot be planted for screening purposes;

- Limitations on the hours of operation and restriction of outdoor music by the venue operators which can be found in conditions 4,5,6 and 9 as recommended by the Plan Commission;
- A requirement that the entire project only be permitted subject to final review and approval of a stormwater management plan by DuPage County.

In summary, the Village's planning process has resulted in multiple changes from the original site plan submitted. Four of the conditions/changes were a direct result of resident input in the process. In addition, the plan is leaving a large portion of the property preserved for green space, wildlife, and flood plain purposes.

As result, I wish to communicate that as Trustee for District 6, I support this development in that it will be a great business addition to the Roosevelt corridor and it will be contributing to the business and cultural fabric of the area and the entire community.

Village Board members asked questions relative to the proposed development.

A motion was made by Trustee Bob Bachner, seconded by Trustee Anthony Puccio, that the Ordinance relative to PC 22-05, 855 E. Roosevelt Road (Usmania Prime) Restaurant/Banquet facility be passed on first reading. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner

Ordinances on Second Reading

Resolutions

Other Matters

X. Agenda Items for Discussion

XI. Executive Session

XII. Reconvene

XIII Adjournment

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A motion was made by Trustee Andrew Honig, seconded by Trustee Dan Militello, that the regular meeting of the President and Board of Trustees of the

Village of Lombard held on Thursday, June 16, 2022 in the Board Room of the Lombard Village Hall be adjourned at 7:05 p.m. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Andrew Honig, Dan Militello, and Bob Bachner