

# Village of Lombard

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



## Minutes

**Thursday, September 19, 2024**

**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, September 19, 2024 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.

## 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

Director of Public Works Carl Goldsmith

Chief of Police Tom Wirsing

Fire Chief Rick Sander

Deputy Village Manager Nicole Aranas

Village Attorney Jason Guisinger

Executive Coordinator Carol Bauer

## III. Public Hearings

## IV. Public Participation

## V. Approval of Minutes

A motion was made by Trustee Anthony Puccio, seconded by Trustee Bernie Dudek, that the minutes of the Special Meeting of August 29, 2024 and the Regular Meeting of September 5, 2024 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

No report

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

Trustee Dan Militello, Chairperson of the Community Relations Committee, reported the following:  
The Committee met on September 9th and reviewed: (1) the UPRR Mural Program regarding the proposed concept of public art/murals for specified locations; (2) received an update on the Senior Fair scheduled for October 2nd at Madison Meadow Athletic Center; (3) staff will provide committee with nominations for Senior Man and Senior Woman of the Year.

**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**

Trustee Bob Bachner, Chairperson of the Public Works & Environmental Concerns Committee, reported the following:  
The committee met on September 10th and reviewed the following: (1) reviewed proposed amendments to the Village Board Policy regarding storm debris management as recommended by staff.

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

No report

**VII. Village Manager/Village Board/Village Clerk Comments**

Village President Keith Giagnorio noted that before the meeting three new Police Officers and three new Firefighters were sworn in as well as the new Deputy Fire Chief.

**VIII Consent Agenda**

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**Payroll/Accounts Payable**

- A. [240293](#) Approval of Accounts Payable

For the period ending September 6, 2024 in the amount of \$518,750.77.

**This Payroll/Accounts Payable was approved on the Consent Agenda**

**B. [240298](#)**

**Approval of Village Payroll**

For the period ending September 7, 2024 in the amount of \$1,066,192.73.

**This Payroll/Accounts Payable was approved on the Consent Agenda**

**C. [240299](#)**

**Approval of Accounts Payable**

For the period ending September 13, 2024 in the amount of \$4,267,392.54.

**This Payroll/Accounts Payable was approved on the Consent Agenda**

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

**D-2. [240301](#)**

**801 E. Roosevelt Road - Sebastian's Ale and Whiskey House  
Special Event - Cody Moutvic Benefit**

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 (Cody Moutvic Benefit) on September 22, 2024, located at 801 E. Roosevelt Road. (DISTRICT #6)

**waived of first reading and passed on second reading with suspension of the rules**

Enactment No: Ordinance 8286

**D. [240296](#)**

**Village Equipment to be Declared Surplus**

Ordinance approving the requests of 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 as follows: IT: four (4) Dell monitors; one (1) Pitney Bowes postage machine; one (1) Extron converter; one (1) Sony camera controller; one (1) Eclabs distribution amplifier; one (1) Videotek switcher; one (1) Extron distribution video amplifier; one (1) Kramer picture-in-picture inserter; one (1) Telex power supply; one (1) Analogway switcher mixer and logo inserter; two (2) Shure automatic microphone mixers; one (1) Panasonic digital AV mixer; one (1) AutoPatch projector; five (5) Sony video cameras; one (1) Compix inlay server; eight (8) camera stands; one (1) Panasonic digital AV mixer; two (2) Panasonic recorders; two (2) Panasonic mini TV screens; one (1) MixWizard mixer; one (1) Sony camera controller; miscellaneous cables; one (1) Asure mixer; one (1) Panasonic camcorder; Police Department: one (1) old metal shelving unit; eight (8) office chairs; eight (8) 6x3 folding tables; thirty (30) metal folding chairs; all to be recycled as all items are damaged; Finance: three (3) green fabric office chairs to be recycled.

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

Enactment No: Ordinance 8285

**Other Ordinances on First Reading**

**Ordinances on Second Reading**

- E. [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)  
  
**This Ordinance was passed on second reading on the Consent Agenda**  
  
 Enactment No: Ordinance 8287

**Resolutions**

- F. [240269](#) **Sanitary and Storm Sewer Closed Circuit Television (CCTV) Inspection and Cleaning Program, Final Change Order No. 2**  
 Reflecting a decrease to the contract with SewerTech, LLC., in the amount of -\$19,770.17. The Change Order finalizes all contract quantities. (DISTRICTS #3, #4, #5 & #6)  
  
**This Resolution was adopted on the Consent Agenda**  
  
 Enactment No: R 48-24
- G. [240279](#) **East St. Charles Road Sidewalk Improvement Project, Construction Contract**  
 Request for a waiver of bids and award of a contract to R.W. Dunteman Company in the amount of \$768,979.00. For consistency in the look of the Downtown, Staff solicited a proposal from R.W. Dunteman Company, who constructed the previous phases of the Downtown Sidewalk Project Improvements. (DISTRICT #4)  
  
**This Bid was approved on the Consent Agenda**  
  
 Enactment No: R 49-24

- H. [240281](#) **Large Diameter Combined Sewer Rehabilitation Project, Change Order No. 1**  
Reflecting an increase to the contract with Vortex Lining Systems in the amount of \$98,783.49. The increase is for additional work involving the 96-inch diameter sewer within Lombard Common Park. (DISTRICTS #1 & #5)  
**This Resolution was adopted on the Consent Agenda**  
Enactment No: R 50-24
- I. [240287](#) **641 North Main Drainage Basin Project Change Order No. 1**  
Reflecting an increase to the contract with Lima Contractors, Inc. in the amount of \$488,202.50. The revised contract amount represents the increased quantity of "non-special waste" following addition soil testing and work to sewer structures adjacent to the project limits. (DISTRICT #4)  
**This Resolution was adopted on the Consent Agenda**  
Enactment No: R 51-24
- J. [240295](#) **First Review of Executive Session Minutes - 2024**  
A resolution determining that a need for confidentiality still exists with respect to certain executive session meeting minutes.  
**This Resolution was adopted on the Consent Agenda**  
Enactment No: R 52-24

### Other Matters

- L. [240202](#) **Everbridge Mass Notification System**  
Recommendation from the Community Relations Committee to approve a three-year contract with Everbridge, Inc. in the amount of \$40,757.16. The Everbridge Mass Notification System offers the ability to quickly disseminate critical information to residents during emergencies such as natural disasters, public safety threats, and severe weather conditions.  
**This Request was approved on the Consent Agenda**
- M. [240300](#) **Agreement with Teamsters Local 700**  
Approval of a three-year Agreement between the Village of Lombard and Teamsters Local 700 representing the Police Department civilian employees beginning January 1, 2025 through December 31, 2027.  
**This Request was approved on the Consent Agenda**
- K. [240297](#) **Snowplow and Liftgate Upfit of 4 Ford F-250 Trucks**  
Request for a waiver of bids and award of a contract to Regional Truck Equipment of Addison, Illinois, in the amount of \$40,273.00. Quotes were

requested from three (3) local equipment upfitters to provide and install Western snowplows and Tommy Gate liftgates on four (4) trucks. Regional Truck Equipment proposed the lowest price.

**This Bid was approved on the Consent Agenda**

**Approval of the Consent Agenda**

**A motion was made by Trustee Dan Militello, seconded by Trustee Andrew Honig, 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)**

**Other Ordinances on First Reading**

**Ordinances on Second Reading**

- A. [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).

**For reference, the Annexation Agreement has been revised since the First Reading of the Ordinance, reflecting a reduction in the proposed number of residences, increased open space and an update to the preliminary development plan exhibits.**  
(DISTRICT #6)

The following spoke regarding the proposed Pinnacle development:  
Delali Afenya supports project;  
Anne Garcia opposed to project;  
Mannan Syed supports project;  
Umar Haque supports project;  
Shayan Khan supports project;  
Adam Johnson opposes project;  
Luis Izaguirre supports project;  
Melissa Barnett opposes project;  
Tomas Novickas supports project;  
Ken Franklin opposes project;

Terry Purkart opposes project;  
 Gail Tanzer would like more housing for middle class;  
 Kristin Dominguez opposes project;  
 Lila Wasserman Gouveia opposes project;  
 Mark Daniel, Attorney for the developer;  
 Ahmed Khan, developer of proposed Pinnacle project, spoke.

**A motion was made by Trustee Bob Bachner, seconded by Trustee Anthony Puccio, to approve the ordinance related to the annexation agreement as presented on second reading, subject to the revision that development is allowed with 45% (rather than 43%) open space, and to authorize Village staff to make the specified revisions and to finalize the ordinance, annexation and exhibits in accordance with this motion and without the need for further review or approval by the Village Board. The motion carried by the following vote:**

**Aye:** 6 - Keith Giagnorio, Brian LaVaque, Anthony Puccio, Bernie Dudek, Dan Militello, and Bob Bachner

**Nay:** 1 - Andrew Honig

Enactment No: Ordinance 8288

**B.**      [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)

**A motion was made by Trustee Dan Militello, seconded by Trustee Anthony Puccio, that the Ordinance relative to PC 24-07 for 1308-1330 S. Meyers Road - Pinnacle Single-Family Residential Planned Development be passed on second reading. The motion carried by the following vote:**

**Aye:** 5 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Dan Militello, and Bob Bachner

**Nay:** 1 - Andrew Honig

Enactment No: Ordinance 8289

**C.**      [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 **22** 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); **(this request is being withdrawn by the petitioner as their revised plan meet R2 density requirements);**
      - 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 7-22, 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 22, 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 **3.5 feet on Lots 1-6 and four (4) feet on Lots 7-22 (with extending not more than two (2) feet towards 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 **43%** 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).

**A motion was made by Trustee Brian LaVaque, seconded by Trustee Dan Militello, to approve the ordinance related to the comprehensive plan amendment, rezoning of the subject property and granting planned development approval, a conditional use and companion deviations and variances, and site plan approval, as presented on second reading, subject to the revision that the variance related to open space shall allow for development with 45% (rather than 43%) open space, and to authorize Village staff to make the specified revisions and to finalize the ordinance in accordance with this motion and without the need for further review or approval by the Village Board. The motion carried by the following vote:**

**Aye:** 5 - Brian LaVaque, Anthony Puccio, Bernie Dudek, Dan Militello, and Bob Bachner

**Nay:** 1 - Andrew Honig

Enactment No: Ordinance 8290, 8291, 8292

## Resolutions

### Other Matters

D. [240294](#) **Amendment to Village Board Policy 7.C. - Debris Management Policy**

A recommendation from the Public Works & Environmental Concerns Committee to amend the policy by revising the threshold for the Village enacting the policy related to the collection of storm debris for wind and rain events. (DISTRICTS - ALL)

**A motion was made by Trustee Bob Bachner, seconded by Trustee Dan Militello, that the Amendment to Village Policy 7.C for the Debris Management Policy be approved. The motion carried by the following vote:**

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

### X. Agenda Items for Discussion

### XI. Executive Session

### XII. Reconvene

### XIII Adjournment

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**A motion was made by Trustee Dan Militello, seconded by Trustee Anthony Puccio, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, September 19, 2024 in the Board Room of the Lombard Village Hall be adjourned at 7:23 p.m. The motion carried by the following vote:**

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