

Village of Lombard

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



Minutes

Thursday, December 21, 2023

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

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

On behalf of the Village Board, Village President Giagnorio wished everyone a very Merry Christmas and Happy New Year.

III. Public Hearings

IV. Public Participation

V. Approval of Minutes

A motion was made by Trustee Brian LaVaque, seconded by Trustee Bob Bachner, that the minutes of the December 7, 2023 meeting 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

Community Relations Committee - Trustee Dan Militello, Chairperson

Economic/Community Development Committee - Trustee Anthony Puccio, Chairperson

Trustee Anthony Puccio, Chairperson of the Economic & Community

Development Committee, reported the following:

On tonight's Village Board agenda are grant requests recommended by the ECDC for approval for the proposed Kyo Ramen & Poke Bowl Restaurant which would replace the closed Lom Ling Restaurant space at 108 West St. Charles Road. They are requesting a façade grant and a restaurant forgivable loan for the interior renovations.

With the end of the existing Lombard Downtown TIF District, the ECDC considered and are recommending approval of multiple actions, including:

1. Code changes striking all references to the Downtown TIF District and referencing the Program Policies as the controlling documents;
2. Amending the provisions for the Renovation & Improvement Grant, Retail Business Grant, Restaurant Forgivable Loan Program, Business Relocation Grant, and Art Grant Programs, and adding the program eligibility for the St. Charles Road TIF- 2 East District properties;
3. Adopt a Second Amendment to the Business Retention Economic Incentive Policy to incorporate the properties previously identified within the Downtown Lombard TIF within the Key Development Sites Listing as well as amendments specific to the added downtown areas; and
4. Approve a new Downtown Grant Program Policy utilizing the Village's Economic Development Fund in lieu of the Lombard Downtown TIF Fund.

These actions will be on the January 4, 2024 Village Board agenda for consideration and approval.

Finance & Administration Committee, Trustee Andrew Honig, Chairperson

Trustee Andrew Honig, Chairperson of the Finance and Administration Committee, reported the following:

The Finance and Administration Committee met on December 11th. We welcomed our new member, Madison Verdun, to the committee.

The main item of business was to review the 2024 Risk Management and Insurance Renewal Program that was presented by staff and the Village's insurance consultant. That item was recommended by the committee and is on the agenda this evening. The Committee also reviewed the October financial report. The next meeting is scheduled for Monday, January 22nd at 6pm

Public Safety & Transportation Committee - Trustee Brian LaVaque Chairperson

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

Trustee Bob Bachner, Chairperson of the Public Works & Environmental Concerns Committee, reported the following:
 The Public Works and Environmental Concerns Committee met on Dec12th. The committee reviewed multiple change orders for existing maintenance and construction contract agreements which are on the agenda this evening. The committee also reviewed a village code text amendment pertaining to the “No Mow til Mother’s Day” program. Due to the success of the program this amendment will make this an annual program. The program is completely voluntary, but still concludes on Mother’s Day.
 Staff and the committee went over updates on the Capital Improvement Program
 Snow Management Plan and the Village Tree Planting Program.
 Our meeting was concluded with Community Development Director Bill Heniff
 and Engineer Jeff Tomasek reporting on 2023 recap of the Residential Drainage Program. There have been some successes with projects relieving some residents of backyard drainage issues. Residents with residential drainage issues should contact Village staff with concerns to see if they may qualify for assistance and grant programs.

Lombard Historic Preservation Commission - Village Clerk Liz Brezinski

VII. Village Manager/Village Board/Village Clerk Comments

VIII Consent Agenda

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Payroll/Accounts Payable

- A. [230420](#) **Approval of Village Payroll**
 For the period ending December 2, 2023 in the amount of \$1,076,017.69.
 This Payroll/Accounts Payable was approved on the Consent Agenda

- B. [230421](#) **Approval of Accounts Payable**
 For the period ending December 8, 2023 in the amount of \$903,365.16.
 This Payroll/Accounts Payable was approved on the Consent Agenda

- C. [230428](#) **Approval of Accounts Payable**
 For the period ending December 15, 2023 in the amount of \$6,444,241.37.

This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

- D. [230390](#) **Restrictions on Trucks on South Park Avenue between McGuire Drive and St. Charles Road**
Staff recommends an Ordinance Amending Article XV of the Lombard Traffic Code to restrict trucks exceeding Eight Thousand (8,000) pounds on South Park Avenue. Staff is requesting a waiver of First Reading. (DISTRICT #4)
This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda
Enactment No: Ordinance 8219
- E. [230391](#) **Amending Parking Restrictions on South Park Avenue between McGuire Drive and St. Charles Road**
Recommendation from the Public Safety & Transportation Committee to approve an Ordinance amending Article XV of the Lombard Traffic Code to establish One-Hour Customer Parking on South Park Avenue. Due to the new configuration of South Park Avenue, staff is proposing changing the parking restrictions from two-hour customer only parking to one-hour customer parking only. Staff is requesting a waiver of First Reading. (DISTRICT #4)
This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda
Enactment No: Ordinance 8220
- F-2. [230358](#) **An Ordinance Amending Title XI, Chapter 112, Section 112.41 of the Lombard Village Code In Regard to the Sale of Cocktails, Mixed Drinks and Single Servings of Wine to Go**
Pursuant to Public Act 102-0008, the Ordinance amends Section 112.41 of the Village Code to extend the service of cocktails, mixed-drinks and single servings of wine, to go, through August 1, 2028.
This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda
Enactment No: Ordinance 8222
- F. [230427](#) **Ordinance Amending Title III, Chapter 31, Article V, Section 31.58 of the Lombard Village Code in Regard to the Office of Deputy Village Treasurer**
An Ordinance authorizing the Treasurer to designate up to two subordinates to serve as Deputy Treasurers.
This Ordinance was waived of first reading and passed on second reading with suspension of the rules on the Consent Agenda

Enactment No: Ordinance 8221

Other Ordinances on First Reading

Ordinances on Second Reading

G. [220185](#) Yorktown Reserve Economic Incentive Agreement - First Amendment:

A recommendation from the Economic and Community Development Committee to approve a First Amendment to the previously approved economic incentive agreement between the Village and Lombard Development Manager LLC. The amendment would modify various established benchmarks and timelines, as well as providing for an amended funding dispersal approach for the proposed greenspace (Business District #2 funding source) elements. (DISTRICT #3)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8223

H. [230350](#) Text Amendments to Sections 150 of the Village Code: Miscellaneous Amendments

The Board of Building Appeals recommends approval of the following code amendments to the Lombard Building Code (Title 15, Chapter 150 of Village Code):

1. Applying the provisions of Section 150.040 to all construction projects;
2. Clarifying bedroom door minimum widths;
3. Adding bridging requirements for floor joists;
4. Clarifying when permits are required for residential driveway repairs and replacements;
5. Amendments to reference IRC requirements for plan submittals; and
6. Striking provisions set forth within Chapter 150.160 through 150.207 pertaining to unsafe structures, as those provisions are already addressed within the International Property Maintenance Code (IPMC). (DISTRICTS - ALL)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8224

I. [230351](#) Text Amendments to Village Code of Ordinances - Section 150.105 Valet Trash Service

The Board of Building Appeals recommends approval of a new Section 105.6.51 added to the International Fire Code for Valet Trash Service. Valet trash is a service that collects a limited amount of

occupant-generated combustible trash or recyclable materials left outside of a dwelling units for scheduled pick-up.

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8225

J. [230353](#)

Text Amendments to Section 152.24 of the Village Code - Address Sizing on Buildings

The Board of Building Appeals recommends approval of a Text Amendment to Chapter 152, Article II of Village Code. The amendment proposes to reduce confusion by adopting the size provisions referenced within the 2018 International Property Maintenance Code (IPMC) to be the standard and will provide the best opportunity for emergency response personnel and visitors to properly identify specific buildings. (DISTRICTS - ALL)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8226

K. [230372](#)

PC 23-22 Text Amendments to Village Code - Landscape Requirements

The Plan Commission submits its recommendation to approve the text amendments to the following sections of the Village Code:

1. Amend Section 155.706 of the Village Code, Parking lot landscaping, to reference tree species in conformance with Section 99.04 of Village Code.
2. Amend Section 155.707 of the Village Code, Transitional yard landscaping, to reference tree species in conformance with Section 99.04 of Village Code; and to amend and clarify the requirements for transitional landscape yard improvements.
3. Amend Section 155.709 of the Village Code, Perimeter lot landscaping, to reference tree species in conformance with Section 99.04 of Village Code; and to clarify requirements for properties adjacent to detention ponds, wetlands, floodplains or similar.
4. Amend Section 155.712 of the Village Code, Changes to approved landscape plans, to clarify that approved landscape plans must be maintained by current and future property owners for the life of the development. (DISTRICTS - ALL)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8227

L. [230373](#)

PC 23-23 Text Amendments to Village Code - Exterior Lighting

The Plan Commission submits its recommendation to approve the text amendments to Village Code Section 155.417(G)(14), and any other relevant sections for clarity and consistency, as it pertains to exterior

lighting in the B4A Roosevelt Road Corridor District. (DISTRICTS - ALL)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8228

M. [230374](#)

PC 23-24 Text Amendments to Village Code - Wall Signage

The Plan Commission submits its recommendation to approve the text amendments to Village Code Sections 153.506 and 153.507, and any other relevant sections for clarity and consistency. The proposed text amendments clarify the total amount of wall signage permitted on properties with more than one street frontage in the B5 Central Business District and the B5A Downtown Perimeter District. (DISTRICTS - ALL)

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8229

N. [230398](#)

FY 2024 Salary Ordinance

Ordinance setting rates of pay and salaries for Village of Lombard employees effective January 1, 2024.

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8230

O. [230402](#)

Ordinance Adopting the Human Resources Policy for Paid Leave Benefits

Ordinance adopting the Paid Leave Benefits Policy for Village employees that is required by State Statute.

This Ordinance was passed on second reading on the Consent Agenda

Enactment No: Ordinance 8231

Resolutions

P. [230404](#)

Snow and Debris Hauling Change Order No. 2

Reflecting an increase to the contract with Nagel Trucking & Materials, Inc. in the amount of \$16,402.10. Change Order #2 is needed due to additional hauling of spoils from emergency excavation repairs. (DISTRICTS - ALL)

This Resolution was adopted on the Consent Agenda

Enactment No: R 67-23

Q. [230411](#)

22nd Street Junction Chamber Change Order No. 2

Reflecting an increase to the contract with John Neri Construction Company in the amount of \$17,780.00. This Change Order is our Final Balancing of pay items and quantities along with an increase of scope in the form of replacing an additional sanitary manhole that is in close

proximity to the junction chamber. (DISTRICT #3)

This Resolution was adopted on the Consent Agenda

Enactment No: R 68-23

R. [230414](#) Asphalt Roadway Program Change Order No. 1 and Final Balancing

Reflecting an increase to the contract with Brothers Asphalt Paving, Inc. in the amount of \$93,386.93. Staff included the drainage and utility structures be adjusted and for the Petromat grindings removal. (DISTRICTS - ALL)

This Resolution was adopted on the Consent Agenda

Enactment No: R 69-23

S-2. [230418](#) 108 W. St. Charles Road (Kyo Ramen & Poke Bowl Restaurant)

The Economic & Community Development Committee recommends approval of a Resolution for the following grant requests associated with proposed owner/tenant exterior and interior improvements:

1. A Downtown Renovation and Improvement Grant (Façade Grant) for the proposed façade modifications in an amount not to exceed \$18,841 or 50% of the eligible costs, whichever is less, for modifications to the exterior façade of the commercial building.
2. A Restaurant Forgivable Loan for the proposed interior buildout modifications to the currently vacant building in an amount not to exceed \$83,196 or 33.3% of the eligible costs, whichever is less, for interior modifications to the existing restaurant space.
3. Pursuant to the Programs, applicable Village building permit fees in an amount not to exceed the respective grant caps of \$1,500 for each of the two grants. (DISTRICT #1)

Enactment No: R 71-23

S-3. [230429](#) Downtown Sidewalk Project, Resident Engineering Contract Amendment One

Approving a Contract Amendment with Thomas Engineering Group in the amount of \$199,777.84 to include resident engineering services for the Park Avenue Pedestrianization project. This project includes roadway reconfiguration, expanded parkways, streetscape beautification and pedestrian improvements on Park Avenue from St. Charles Road to Michael McGuire Drive. (DISTRICTS #1 & #4)

This Resolution was adopted on the Consent Agenda

Enactment No: R 72-23

S. [230417](#) South Park Avenue Pedestrianization Project Change Order No. 1

Reflecting an increase to the contract with R.W. Dunteman Company in the amount of \$204,443.65. This Change Order includes changing the original design of asphalt roadway surface to concrete. Also included is the work required to replace the water main on South Park Avenue. It was discovered that the water main was in critical condition and staff recommended replacing the main now to both reduce the risk of future water main breaks and to ensure we would not have to excavate for a water main replacement within the project limits. (DISTRICT #3)

This Resolution was adopted on the Consent Agenda

Enactment No: R 70-23

Other Matters

- T.** [230409](#) **HVAC Maintenance Contract**
Request for a waiver of bids and award of a contract to Season Comfort in the amount of \$29,578.00. This is the second of two possible one-year extensions of the contract and will expire December 31, 2024. (DISTRICTS #3, #4, #6)
This Bid was approved on the Consent Agenda
- U.** [230410](#) **Cleaning Contract, Village Hall and Public Works**
Request for a waiver of bids and award of a contract to Advanced Cleaning Systems, Inc. in an amount not to exceed \$31,000.00. This is the third and final extension of this contract and will expire December 31, 2024. (DISTRICT #6)
This Bid was approved on the Consent Agenda
- V.** [230419](#) **2024 Risk Management & Insurance Renewal Program**
Recommendation from the Finance & Administration Committee to approve the 2024 Insurance Program with Option 2 which increases the liability self-insurance retention from \$100,000 to \$200,000 for each occurrence and reducing the Village's insurance cost by \$30,000.
This Request was approved on the Consent Agenda
- W.** [230413](#) **Appointments - Lombard Historic Preservation Commission**
Request for concurrence in the appointments of Chelsey Alsobrook to fill a vacancy created by the resignation of Rita Schneider with a term to 2027; Mandy vonBokern to fill a vacancy created by the passing of Marcy Novak with a term to 2027; Randy Pruyn to fill a vacancy created by the resignation of Brigitte O'Brien with a term to 2025; Sandi Smith to fill a vacancy created by the resignation of Lynn O'Donnell with a term to 2027; Heather Parris to fill a vacancy created by the passing of Pat Poskocil with a term to 2025; Leslie Sulla to fill a vacancy created by the resignation of Jason Sanders with a term to 2025.

This Appointment was approved on the Consent Agenda

Approval of the Consent Agenda

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

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 Anthony Puccio, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, December 21, 2023 in the Board Room of the Lombard Village Hall be adjourned at 6:16 p.m. The motion carried by the following vote:

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