

Village of Lombard

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



Meeting Agenda

Thursday, September 18, 2025

6:00 PM

Revised September 16, 2025

Village Hall Board Room

Village Board of Trustees

Village President Anthony Puccio

Village Clerk Ranya Elkhatab

*Trustees: Brian LaVaque, District One; Jessica Hammersmith, District Two;
Bernie Dudek, District Three; Patrick Egan, 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 September 4, 2025

VI. Committee Reports

Community Promotion & Tourism - Trustee Patrick Egan, Chairperson

Community Relations Committee - Trustee Jessica Hammersmith, Chairperson

**Economic/Community Development Committee - Trustee Brian LaVaque,
Chairperson**

Finance & Administration Committee, Trustee Dan Militello, Chairperson

Public Safety & Transportation Committee - Trustee Bernie Dudek, Chairperson

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

Lombard Historic Preservation Commission - Village Clerk Ranya Elkhatib

VII. Village Manager/Village Board/Village Clerk Comments**VIII. Consent Agenda****Payroll/Accounts Payable**

- A. [250314](#) Approval of Accounts Payable**
For the period ending September 5, 2025 in the amount of \$2,375,387.22.
- B. [250318](#) Approval of Village Payroll**
For the period ending September 6, 2025 in the amount of \$1,092,849.50.
- C. [250319](#) Approval of Accounts Payable**
For the period ending September 12, 2025 in the amount of \$1,754,324.04.

Ordinances on First Reading (Waiver of First Requested)

- D. [250135](#) **Amending Title XI, Chapter 112, Section 112.13 (A) of the Lombard Village Code - Alcoholic Beverages**
An Ordinance decreasing the number of Class "F" liquor licenses by one (1) and increasing the number of Class "F" by one (1) due to the Licensee, Jay Hari, Inc d/b/a Royal Liquor, no longer conducting business at 338 S. Main Street and issuance of a new Class "F" to Jay Hari, Inc. d/b/a Royal Liquor conducting business at a new location, 594 S. Main Street, Lombard, IL. (DISTRICT #1)
- E. [250248](#) **An Ordinance Amending Title V, Chapter 50, Section 50.039 of the Lombard Village Code in regard to Limitations on Certain Discharges for Industrial Wastewater Pretreatment Standards and Requirements**
Approving an Ordinance amending the Code in relation to Industrial Pretreatment Standards and the establishment of local limits for specific discharges. These changes are mandated by the USEPA in accordance with the limits established for the Glenbard Wastewater Authority operating permit. The Village Board of Trustees adopted revised local limits at the August 21, 2025 meeting, however, the local limit for fats, oils and grease (FOG) were inadvertently omitted from the Ordinance. (DISTRICTS - ALL)

Legislative History
8/21/25 Village Board of Trustees waived of first reading and passed on second reading with suspension of the rules
- F. [250310](#) **23 W. Maple Street - Lombard Historical Society - Murder Mystery Night**
Ordinance amending Title XI, Chapter 112, Section 112.18(B) of the Lombard Village Code with regard to alcoholic beverages, granting a Class J liquor license providing for the sale and consumption of beer and wine in connection with a temporary event (Murder Mystery Night) on September 27, 2025, located at 23 W. Maple Street. (DISTRICT #1)

Other Ordinances on First Reading**Ordinances on Second Reading**

- G. [250273](#) **PC 25-12: Fairfield Court Townhomes**
The Plan Commission submits its recommendation to approve the following action on the subject property located within the R4 Limited General Residential District: a variation to allow a front yard setback of 25 feet for an attached single-family dwelling (townhome), where a front yard setback of 30 feet is required pursuant to Section 155.409(F)(3)(a) of the Village Code of Ordinances. (DISTRICT #3)

Legislative History

8/18/25	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
9/4/25	Village Board of Trustees	passed on first reading

Resolutions**H. [250283](#)****South Park Avenue Pedestrianization Project, Final Balancing
Change Order No. 3**

Reflecting a decrease to the contract with R.W. Dunteman Company in the amount of \$108,635.58. This Change Order is based upon final measured quantities. (DISTRICT #1)

Legislative History

9/9/25	Public Works & Environmental Concerns	recommended to the Board of Trustees for approval
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I. [250292](#)**Butterfield Road Water Main Evaluation and Rehabilitation
Project, Final Balancing Change Order No. 1**

Reflecting an increase to the contract with Sheridan Plumbing & Sewer in the amount of \$171,499.81. The Change Order is based upon field measured quantities as well as additional access pits. (DISTRICT #3)

Legislative History

9/9/25	Public Works & Environmental Concerns	recommended to the Board of Trustees for approval
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J. [250304](#)**Large Diameter Combined Sewer Rehabilitation Project, Change
Order No. 5**

Reflecting a decrease to the contract with Vortex Lining Systems in the amount of -\$321,480.54. The pay items in Change Order No. 5 are primarily related to items that would address potential underground conditions or quantities that were included as contingency items. (DISTRICTS #1 & #5)

Legislative History

9/9/25	Public Works & Environmental Concerns	recommended to the Board of Trustees for approval
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K. [250305](#)**Lombard Meadows Phase IV, Hawthorne Circle & Cherry Lane,
Change Order No. 1**

Reflecting an increase to the contract with John Neri Construction Company in the amount of \$139,527.82. The revised contract amount accounts for field-measured quantities of all contract pay items to date. (DISTRICT #6)

Legislative History

9/9/25	Public Works & Environmental Concerns	recommended to the Board of Trustees for approval
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L. [250307](#)**Highland Avenue Sewer Separation, Change Order No. 1**

Reflecting an increase to the contract with John Neri Construction Company in the amount of \$211,472.95. The revised contract amount accounts for field measured quantities of current contract pay items and new authorized unit prices. (DISTRICT #5)

Legislative History

9/9/25

Public Works &
Environmental Concernsrecommended to the Board of Trustees for
approval**M. [250316](#)****Sewer Root Treatment Change Order No. 1**

Reflecting an increase to the contract with Duke's Root Control, Inc. in the amount of \$9,344.83. The Change Order is for additional quantities of root treatment identified during the annual sewer flushing and clean program. (DISTRICTS - ALL)

M-2. [250322](#)**Agreement with Glenbard East School District 87 for the School Resource Officer**

Intergovernmental Agreement replaces one that was signed in 2008. The new agreement makes necessary changes to come into compliance with the Illinois Compiled Statutes as well as other updates including funding by Glenbard East High School District 87.

Other Matters**N. [250301](#)****Waive Bids - Approve Purchasing Vehicle Parts from Brad Manning Ford for Village Vehicles**

Request for a waiver of bids and approval of the purchase of vehicle parts from Brad Manning Ford for Village vehicles in an amount not-to-exceed \$40,000.00.

O. [250308](#)**Main Street Booster Station Generator Purchase**

Request for a waiver of bids and award of a contract to Cummins NPower LLC in an amount not to exceed \$83,635.00. The Village has standardized on Cummins generators since 2001. The units have demonstrated reliable performance and the manufacturer has provided consistent support. Fleet Services personnel have received specialized training in Cummins equipment maintenance.

O-2. [250323](#)**Lot No. 2 Lombard South Water Tower Utility Relocation**

Request for a waiver of bids and award of a contract to Baxter & Woodman/Boller Design Build Team in an amount not to exceed \$394,370.00. Staff determined that it is in the best interest of the Village to have Baxter & Woodman/Boller Design Build Team be the sole contractor for the tower site for both the utility relocation and the water tower construction. This way there is only one contractor on site and will remain the party responsible and liable for all aspects of the construction.

P. [250267](#) 2024 Annual Comprehensive Financial Report and Management Letter

Recommendation from the Finance & Administration Committee recommending the Village Board accept and place on file with the Village Clerk the FY 2024 Annual Comprehensive Financial Report and Management Letter.

Legislative History

9/3/25 Finance & Administration approved
Committee

Q. [250294](#) **NeoGov Insight Contract**

Request for concurrence in the award of a three-year contract in the amount of \$63,124.80 for with NeoGov Insight to provide an applicant tracking system which will centralize the entire hiring process from job posting to candidate selection.

R. [250315](#) DuPage Mayors and Managers Conference Membership

Request for concurrence in approving the 2025-2026 annual membership dues in the amount of \$28,813.90 for the DuPage Mayors and Managers Conference.

S. [250317](#) Increase to 2025 Contract with MGT America Consulting, LLC

Motion to authorize the Village Manager or Human Resources Director to increase the contract with MGT of America Consulting, LLC by \$25,000 for temporary employee services as needed in an amount not to exceed \$145,000 for 2025.

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

S-2. 250320

800 E. Roosevelt Road - Noon Whistle Brewing Special Event

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 3-day temporary event (Oktoberfest) on October 3, October 4, and October 5, 2025, located at 800 E. Roosevelt Road. (DISTRICT #6)

Other Ordinances on First Reading

Ordinances on Second Reading

A. [250277](#)

BOT 25-01: 25-01: 1308-1330 S. Meyers Road - Amendment to Annexation Agreement - Pinnacle at Meyers Subdivision

Pursuant to State Statutes (65 ILCS 5/11-15.1-1 through 5/11-15.1-5), the Village is required to hold a public hearing prior to entering into an amended annexation agreement related to real property to be annexed to the Village. (two-thirds of Corporate Authorities vote required for approval (5 of 7) per 65 ILCS 5/11-15.1-3).

Legislative History

8/21/25	Village Board of Trustees	passed on first reading
9/4/25	Village Board of Trustees	tabled

B. [250254](#)

PC 25-10: 1308-1330 S. Meyers Road (Pinnacle)

The Plan Commission submits its recommendation to approve the following actions on the subject property (1308-1330 S. Meyers Road), located within the Village of Lombard R2PD Single-Family Residence District Planned Development (Pinnacle Planned Development)

1. Amend the approvals previously requested through Plan Commission petition PC 24-07, and granted by Ordinance No. 8292, as follows:
 - a. Pursuant to Section 155.504 of Village Code, approve the following major changes to the Pinnacle Planned Development:
 - i. Amendment to provide for development of 11 detached single-family residences, where the previous approval provided for 22 detached single-family residences;
 - ii. Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to adjust the prior relief granted for 22 lots and allow front yards of 28 feet on Lots 1-3 and 25 feet on Lots 4-11, as provided for in the Planned Development Site Plan and preliminary plat of subdivision;
 - iii. Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to adjust the prior relief granted for 22 lots and allow corner side yards of nine (9) feet on Lot 4, and ten (10) feet on Lot 11, as provided for in the Planned Development Site Plan (all dimensions measured to the lot line shared with Outlot A);
 - iv. Pursuant to Section 154.506(D), variations in order to permit 11 lots with frontage on the private

- streets within the subdivision, where the previous approval provided this relief for 22 lots;
- v. 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 3, where previously this relief was granted relative to the same location on prior Lot 6;
- b. Elimination of the following relief approved by Ordinance 8292:
- i. Pursuant to Section 155.407(E), deviations to allow individual lot widths less than 60 feet;
 - ii. Pursuant to 155.407(F)(3), deviations to allow interior side yards of less than six (6) feet;
- c. Preservation of the following relief approved by Ordinance 8292:
- i. 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;
 - ii. 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 45% open space where 50% open space is required;
 - iii. 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;
 - iv. Pursuant to Section 155.711, variations in order to allow innovative landscaping per the submitted Landscape Plan;
 - v. 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;
 - vi. 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;
- vii. 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;
 - viii. 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;
 - ix. 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;
 - x. 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
2. Approve a revised final plat of subdivision pursuant to Section 154.203(D) of Village Code. (DISTRICT #6)

Legislative History

7/28/25	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
8/21/25	Village Board of Trustees	passed on first reading
9/4/25	Village Board of Trustees	tabled

Resolutions**Other Matters****X. Agenda Items for Discussion****XI. Executive Session****XII. Reconvene****XIII. Adjournment**

