

# **Village of Lombard**

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



## **Minutes**

**Thursday, January 17, 2019**

**7:00 PM**

**Village Hall Board Room**

## **Village Board of Trustees**

*Village President Keith Giagnorio*

*Village Clerk Sharon Kuderna*

*Trustees: Dan Whittington, District One; Mike Fugiel, District Two;*

*Reid Foltyniewicz, District Three; Bill Johnston, District Four;*

*Robyn Pike, District Five; and Bill Ware, 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, January 17, 2019 in the Board Room of the Lombard Village Hall was called to order at 7:00 p.m. by Village President Keith Giagnorio. Director of Public Works Carl Goldsmith led the Pledge of Allegiance.

## II. Roll Call

8 - Keith Giagnorio, Sharon Kuderna, Dan Whittington, Mike Fugiel, Reid Foltyniewicz, Bill Johnston, Robyn Pike, and Bill Ware

### 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 Roy Newton  
Fire Chief Richard Sander  
Assistant Village Manager Nicole Aranas  
Executive Coordinator Carol Bauer

Village President Keith Giagnorio thanked two Lombard residents Stephen Spapperi and Justin Mueller and Lombard Police Officer Dan Herrera who came to the aid of a 96-year-old woman who had lost control of her car at the intersection of Grace and St.Charles causing the car to become stuck on the tracks. Shortly after she was rescued from the vehicle, a Metra train struck the car. The driver was not injured. He talked about the bravery of these three individuals.

## III. Public Hearings

## IV. Public Participation

Newly-elected State Representative Terra Costa Howard introduced herself to elected officials and staff and spoke of working with the Village of Lombard and Lombard residents.

Julie Kowalski-Schmidt spoke relative to the proposed Library and hoped the Library and the Park District could come to agreement relative to the Library. She spoke relative to the residents voting for the Library

referendum two years ago. She urged the Village to intervene between the Library and the Park District.

## V. Approval of Minutes

A motion was made by Trustee Mike Fugiel, seconded by Trustee Bill Johnston, that the minutes of the regular meeting of January 3, 2019 be approved. The motion carried by the following vote:

**Aye:** 6 - Dan Whittington, Mike Fugiel, Reid Foltyniewicz, Bill Johnston, Robyn Pike, and Bill Ware

## VI. Committee Reports

### Community Promotion & Tourism - Trustee Mike Fugiel, Chairperson

None

### Community Relations Committee - Trustee Robyn Pike, Chairperson

None

### Economic/Community Development Committee - Trustee Bill Johnston, Chairperson

None

### Finance & Administration Committee, Trustee Reid Foltyniewicz, Chairperson

None

### Public Safety & Transportation Committee - Trustee Dan Whittington, Chairperson

None

### Public Works & Environmental Concerns Committee - Trustee Bill Ware, Chairperson

None

### Board of Local Improvements - Trustee Bill Ware, President

None

**Lombard Historic Preservation Commission - Village Clerk Sharon Kuderna**

Village Clerk Sharon Kuderna, Liaison to the Historic preservation Commission, reported the following:

The Historic Preservation Commission met on January 8th. A complete National Register application for Lilacia Park presented by RATIO was reviewed and discussed. The Historical Society had 12,000 visitors in 2018, an increase of 2,000 from the previous year. Peck Portrait Exhibit opens in June. The Peck Exhibit Kick-off reception is Thursday, March 14th at 6:30pm at Chicago Golf Club in Wheaton, hosted by Bob and Caroline Jacobsen. Tickets are \$125. Thursday, Jan 31st at 7:00pm there will be documentary viewing: Sheldon Peck: Portrait of an Ordinary Man in Extraordinary Times; at the Community Building at Lombard Commons. Lombardian Tim Frakes created this fascinating documentary; he traveled around New England and interviewed various experts. DVD copies are also available for \$20 at the Society. Friday, March 29th at noon is the Brown Bag Lunch/150 Year Anniversary of Lombard, at Carriage House. The 2018 annual report was reviewed and a corrected version will be forwarded to the Board of Trustees. Commissioners met Jason Sanders and voted to recommend his appointment on the Historic Preservation Commission to the Board of Trustees.

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

Village Manager Scott Niehaus reported that a Special Village Board Workshop is scheduled for 7pm on Thursday, January 24, 2019 with regard to video gaming. He asked Director of Public Works Carl Goldsmith to provide an update on snow operations as the weather forecast was predicting snow over the weekend.

Director of Public Works Carl Goldsmith stated the Public Works Department would be preparing for the Village's ninth snow event of the winter season; 3-7 inches of snow predicted beginning Friday evening and extending into Saturday; Sunday there could be lake-effect snow; 12-hour shifts will be implemented for Public Works staff; Public Works will be out salting and plowing throughout the event; windrow snow removal will begin once the snow ceases, most likely on Sunday; no parking on Village streets after one inch of snow to assist with clearing Village streets; overnight parking is prohibited during snow events; motorists are urged to keep a safe distance behind plows; urged residents to stay home during the snow event, if at all possible.

Village Clerk Sharon Kuderna read the following announcements:

The Village's first Blood Drive of the 2019 season was held yesterday

where more than 150 pints of blood were donated. We want to thank everyone who came out and made the first drive a huge success. One pint of blood can help save three lives. Donors helped save 450 lives in just a few hours. January is National Blood Donor Month and we thank all donors for making the decision to save a life. The next Blood Drive is scheduled for April 17th.

Recycle old holiday and Christmas tree lights through Monday, January 21st by placing lights in the bin in front of Lombard Public Works building at 1051 S. Hammerschmidt Avenue. Wiring and the small bulbs are accepted, but no ornaments.

Snow is predicted for this weekend. With that in mind, we want to remind residents that parking on Village streets is not allowed after 1” of snowfall. When more than 1” of snowfall is experienced, residents and visitors are responsible for removing their vehicles from the street in order to create clear passage for snowplows.

Village Offices will be closed on Monday in recognition of the Dr. Martin Luther King holiday.

A Special Village Board Workshop is scheduled for Thursday, January 24 at 7pm in the Community Room for the purpose of reviewing the topic video gaming.

## VIII Consent Agenda

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### Payroll/Accounts Payable

- A.     [190048](#)           **Approval of Accounts Payable**  
For the period ending January 4, 2019 in the amount of \$446,025.10.  
This Payroll/Accounts Payable was approved on the Consent Agenda
  
- B.     [190060](#)           **Approval of Village Payroll**  
For the period ending January 5, 2019 in the amount of \$1,099,362.35.  
This Payroll/Accounts Payable was approved on the Consent Agenda
  
- C.     [190061](#)           **Approval of Accounts Payable**  
For the period ending January 11, 2019 in the amount of \$1,398,347.43.  
This Payroll/Accounts Payable was approved on the Consent Agenda

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

- D.     [190054](#)           **Village Equipment To Be Declared Surplus**  
Village departments are requesting to sell and/or dispose of surplus

equipment as more specifically detailed in Exhibit "A" attached to the Ordinance to be sold at auction, sold for scrap, or recycled as these items have extended beyond their useful life or are obsolete to include Eighteen (18) Optiflex Desktops, Twenty-six (26) Toughbook Docks, One (1) HP Scanner, Four (4) Printers, Four (4) Carbon Monoxide Monitors, Two (2) Orion 4 Gas Monitors, One (1) Radiation Detector, One (1) garage door opener, Nine (9) desk chairs, Four (4) office desks, three (3) file cabinets, wood fencing rolls, dog pen, pallet rack sandbagger and miscellaneous wrenches and sockets. Staff requests a waiver of first reading.

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

Enactment No: Ordinance 7621

**E. [190057](#)**

**Ordinance Repealing Title III, Chapter 35, Section 35.54 of the Lombard Village Code Delinquent Monetary Payments-Collection Costs**

Repealing Title III, Chapter 35, Section 35.54 of the Lombard Village Code in regard to delinquent monetary payments-collection costs. Staff recommends approval of the attached Ordinance.

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

Enactment No: Ordinance 7622

### **Other Ordinances on First Reading**

### **Ordinances on Second Reading**

**F. [180499](#)**

**Text Amendments to the Village Code of Ordinances, Chapter 150.141: Building Permit Fee Amendments**

The Board of Building Appeals (BOBA) recommends approval of the proposed Village Code amendments relative to the building permit fee structure and the fee schedule. (DISTRICTS - ALL)

**This Ordinance was passed on second reading on the Consent Agenda**

Enactment No: Ordinance 7623

**G. [180520](#)**

**PC 18-37: Text Amendments to the Zoning Ordinance - Lots of Record**

Recommendation from the Plan Commission to approve text amendments to: Section 155.209 Minimum lot size; Section 155.220 - Development on lots of record; Section 155.306 - Lot sizes - Reconstruction; and any other relevant sections for clarity. (DISTRICTS - ALL)

**This Ordinance was passed on second reading on the Consent Agenda**

Enactment No: Ordinance 7624

H. [180521](#) **PC 18-38: Text Amendments to the Sign Ordinance - Project Identification Signs**

Recommendation from the Plan Commission to approve text amendments to Chapter 153, Signs, to add provisions for project identification signs. (DISTRICTS - ALL)

**This Ordinance was passed on second reading on the Consent Agenda**

Enactment No: Ordinance 7625

**Resolutions**

I. [180483](#) **2018 Crack Sealing Program, Final Balancing Change Order No. 1**

Reflecting a decrease to the contract with Denler, Inc. in the amount of -\$31,228.75. (DISTRICTS - ALL)

**This Resolution was adopted on the Consent Agenda**

Enactment No: R 7-19

J. [190056](#) **Detention Pond Maintenance and Improvements Program**

Request for a waiver of bids and approval of a contract with Bedrock Earthscapes, LLC in the amount of \$49,726.00 to improve the natural aesthetics and conditions of Village-owned properties and ponds. Bedrock Earthscapes, LLC was the most qualified proposal submitted in response to a 2018 RFQ/RFP. Public Act 85-1295 does not apply. (DISTRICTS #1, #2, #4 & #6)

**This Resolution was adopted on the Consent Agenda**

Enactment No: R 8-19

**Other Matters**

K. [180532](#) **Emergency Water & Sewer Repairs**

Request for a waiver of bids and award of a contract to John Neri Construction Company, Inc. in an amount not to exceed \$75,000.00. Public Act 85-1295 does not apply. (DISTRICTS - ALL)

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

L. [190062](#) **Purchase of Microsoft Office 2019**

Request for a waiver of bids and a motion to approve the purchase of Microsoft Office 2019 Professional Plus Licenses to Computer Discount Warehouse-Government (CDWG) in the amount of \$102,002.88 using the State of Illinois Purchasing Contract #CMS6945110. Public Act 85-1295 does not apply.

This Bid was approved on the Consent Agenda

- M. [190055](#) **Agreement with Teamsters Local 700**  
A Memorandum of Agreement for the wage reopener between the Village of Lombard and Teamsters Local 700 bargaining unit for the year 2020.

This Request was approved on the Consent Agenda

- N. [190059](#) **Approval of Development Services Inspection Consultant Services - Thomas Engineering Group**  
Staff requests that the Village Board approve a professional services contract with Thomas Engineering Group to continue to perform engineering inspection activities on behalf of the Village Community Development Department for the 2019 calendar year.

This Request was approved on the Consent Agenda

### Approval of the Consent Agenda

A motion was made by Trustee Bill Ware, seconded by Trustee Dan Whittington, to Approve the Consent Agenda The motion carried by the following vote

Aye: 7 - Keith Giagnorio, Sharon Kuderna, Dan Whittington, Mike Fugiel, Reid Foltyniewicz, Bill Johnston, Robyn Pike, and Bill Ware

## 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

- A. [170188](#) **101 - 109 S. Main Street - Request for Proposals (RFP)**  
Recommendation from the Economic and Community Development Committee (ECDC) to select Holladay Properties as the qualified developer for the subject property, based upon the redevelopment proposal submitted by Holladay Properties as updated, amended and revised and to direct Village staff to initiate negotiations in regard to a real estate sales contract and companion redevelopment agreement. (DISTRICT #4)

Village Manager Scott Niehaus provided the following overview relative to the 101 S. Main property:

RFP Chronology: November 30, 2017 Village Board direction to issue a new RFP seeking qualified developers; February 1, 2018 issuance of RFP; April 16, 2018 RFP submittal deadline; August 13, October 8 and November 12, 2018 ECDC review; November 12, 2018 ECDC recommendation for Holladay Properties; November 28, 2018 Village Board Workshop; and January 17, 2019 Village Board agenda.

Communication efforts included press releases, social media efforts, FAQ page, on-line document posting of proposals; direct media engagement (Lombardian and Daily Herald); letters to nearby property owners prior to public meetings; meetings/direct discussion with other stakeholders; three ECDC meetings; Village Board workshop. Facebook posts statistics; Twitter posts; E-Newsletter story or calendar mention (October 5, December 6, December 20, December 27 and January 1, 2019); Village website updates.

Village has spent approximately \$1,244,000 in TIF dollars on property; that does not include money related to the operation of the current commuter lot; does not include external Village staff costs.

Village Board consideration tonight - recommendation from the ECDC regarding Holladay Properties.

Possible future actions revised, as well as possible timeline.

Transparency relative to proposal reviewed.

Questions of the Village Board members were answered. Staff and developers were thanked for their time and deliberation of the proposals.

**A motion was made by Trustee Bill Johnston, seconded by Trustee Bill Ware, that the Lombard Village Board concur with the recommendation of the Economic & Community Development Committee and direct staff to work with the recommended developer Holladay Properties on a real estate contract and companion redevelopment agreement for the property at 101 S. Main. The motion carried by the following vote:**

**Aye:** 5 - Dan Whittington, Mike Fugiel, Bill Johnston, Robyn Pike, and Bill Ware

**Nay:** 1 - Reid Foltyniewicz

## **X. Agenda Items for Discussion**

## **XI. Executive Session**

## **XII. Reconvene**

## **XIII Adjournment**

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**A motion was made by Trustee Dan Whittington, seconded by Trustee Bill Ware, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, January 17, 2019 in the Board Room of the Lombard Village Hall be adjourned at 7:31 p.m. The motion carried by the following vote:**

**Aye:** 6 - Dan Whittington, Mike Fugiel, Reid Foltyniewicz, Bill Johnston, Robyn Pike, and Bill Ware