

Village of Lombard

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



Minutes

Thursday, August 21, 2025

6:00 PM

Village Hall Board Room

Village Board of Trustees

Village President Anthony Puccio

Village Clerk Ranya Elkhatib

***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

The regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, August 21, 2025 in the Board Room of the Lombard Village Hall was called to order at 6:00 p.m. by Village President Anthony Puccio. Director of Public Works Carl Goldsmith led the Pledge of Allegiance.

II. Roll Call

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- 7 - Anthony Puccio, Ranya Elkhatib, Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner
 - 1 - Dan Militello

Staff Present:

Village Manager Scott Niehaus
Director of Finance Tim Sexton
Director of Economic Development & Planning Trevor Dick
Director of Public Works Carl Goldsmith
Chief of Police Joe Grage
Fire Chief Rick Sander
Director of HR Kathy Dunne
Deputy Fire Chief Nathan Gac
Deputy Village Manager Nicole Aranas
Village Attorney Jason Guisinger
Executive Coordinator Carol Bauer

III. Public Hearings

[250282](#)

BOT 25-01; Annexation Agreement Public Hearing - Pinnacle at Meyers Subdivision

The Village is required to hold a public hearing prior to entering into an annexation agreement amendment related to real property to be annexed to the Village located at 1308, 1312, 1320 and 1330 South Meyers Road.

The Public Hearing relative to BOT 25-01: Annexation Agreement for Pinnacle at Meyers Subdivision was called to order at 6:01 p.m. Village Attorney Jason Guisinger spoke relative to the Public Hearing. Director of Economic Development & Planning provided an overview of a Power Point presentation. Doris Dornburger spoke in opposition of the development. Diane Bellows spoke in opposition of the development. Carolyn King spoke in opposition of the development.

John Zeman spoke in opposition of the development
Kristin Dominguez spoke in opposition of the development
Mark Daniel, attorney for the property owner, spoke.
Ahmed Khan, owner of the property, spoke
Questions from Village Board members were asked and answered.
The Public Hearing was closed at 7:28 p.m.

A motion was made by Trustee Brian LaVaque, seconded by Trustee Bob Bachner, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, August 21, 2025 in the Board Room of the Lombard Village Hall be recessed at 7:28 pm. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello

The recessed regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, August 21, 2025 in the Board Room of the Lombard Village Hall be called to order at 7:35 p.m. by Village President Anthony Puccio. Upon roll call the following were:

7 - Anthony Puccio, Ranya Elkhatib, Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner
1 - Dan Militello

IV. Public Participation

V. Approval of Minutes

A motion was made by Trustee Bernie Dudek, seconded by Trustee Bob Bachner, that the minutes of the regular meeting of July 7, 2025 be approved. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello

VI. Committee Reports

Community Promotion & Tourism - Trustee Patrick Egan, Chairperson

Trustee Patrick Egan, Chairperson of the Community Relations Committee, reported the following:

Community Relations Committee - Trustee Jessica Hammersmith, Chairperson

Trustee Jessie Hammersmith, Chairperson of the Community Relations Committee, reported the following:
She noted filling vacancies on the committee.

Economic/Community Development Committee - Trustee Brian LaVaque, Chairperson

Trustee Patrick Egan, Chairperson of the Economic & Community Development committee, reported the following:
He spoke of filling vacancies on the committee and stated he was very excited to be a part of this committee.

Finance & Administration Committee, Trustee Dan Militello, Chairperson

No report

Public Safety & Transportation Committee - Trustee Bernie Dudek, Chairperson

Trustee Bernie Dudek, Chairperson of the Public Safety & Transportation Committee, reported the following:
The Public safety and Transportation Committee met on August 6. The committee discussed the installation of a yield sign on School Street and Ahrens Avenue which will be presented tonight and received updates from both the police and fire department. The Committee is very excited next month to share a joint meeting with the public works committee to discuss an upcoming resurfacing project for portions of Main Street. Tonight I am happy to recommend Lombard resident Amy Mika to join the public safety and transportation committee. Amy has extensive background in public safety and will be a great addition to the committee. I also want to mention that there were six other extremely qualified candidates that I had the pleasure of meeting. Their interest and eagerness to volunteer their time to help our community is greatly appreciated and a testament to what

makes this Village such a special place to live in.

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

No report

Lombard Historic Preservation Commission - Village Clerk Ranya Elkhatib

Village Clerk Ranya Elkhatib, liaison to the Lombard Historic Preservation Commission, reported the commission is looking at efforts to digitize survey data.

VII. Village Manager/Village Board/Village Clerk Comments

VIII Consent Agenda

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It was moved by Trustee Patrick Egan, seconded by Trustee Jessie Hammersmith that Consent item VIII-I (250135 - Amending Title XI, Chapter 112, Section 112.13(A) of the Lombard Village Code - Alcoholic Beverages) be removed from the agenda.

Aye: LaVaque, Hammersmith, Dudek, Egan and Bachner

Nay: None

Motion Carried

Payroll/Accounts Payable

- A. [250249](#) **Approval of Village Payroll**
For the period ending July 12, 2025 in the amount of \$1,126,425.44.
This Payroll/Accounts Payable was approved on the Consent Agenda
- B. **Approval of Accounts Payable**
For the period ending July 18, 2025 in the amount of \$3,436,004.55.
This Payroll/Accounts Payable was approved on the Consent Agenda
- C. [250259](#) **Approval of Accounts Payable**
For the period ending July 25, 2025 in the amount of \$1,286,710.02.
This Payroll/Accounts Payable was approved on the Consent Agenda
- D. [250263](#) **Approval of Village Payroll**
-

For the period ending July 26, 2025 in the amount of \$1,031,058.72.

This Payroll/Accounts Payable was approved on the Consent Agenda

E. [250264](#)

Approval of Accounts Payable

For the period ending August 1, 2025 in the amount of \$967,550.27.

This Payroll/Accounts Payable was approved on the Consent Agenda

F. [250270](#)

Approval of Accounts Payable

For the period ending August 8, 2025 in the amount of \$1,681,791.02.

This Payroll/Accounts Payable was approved on the Consent Agenda

G. [250278](#)

Approval of the Village Payroll

For the period ending August 9, 2025 in the amount of \$1,022,966.78.

This Payroll/Accounts Payable was approved on the Consent Agenda

H. [250279](#)

Approval of Accounts Payable

For the period ending August 15, 2025 in the amount of \$1,634,039.81.

This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

I. [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)

J. [250228](#)

An Ordinance Amending Schedule V of the Lombard Traffic Code to Establish Yield Control on School Street at the Intersection of Ahrens Avenue

A Recommendation from the Public Safety & Transportation Committee that the Village amend Section V of the Lombard Traffic Code to Establish Yield Control on School Street at the Intersection of Ahrens Avenue. Staff is requesting Waiver of First Reading. (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 8377

K. [250241](#)

PC 25-11: 1014 S. Main Street (Glenbard East)

The Plan Commission submits its recommendation to approve the

following action on the subject property located within the CRPD Conservation Recreation District Planned Development (Glenbard East Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Glenbard East Planned Development, as established by Ordinance No. 6967, to approve the following:
 - a. An addition to a building in a planned development that changes the location of the building by more than 10 (ten) feet;
 - b. A deviation from Section 155.404(G) of the Lombard Zoning Ordinance to allow a building addition with a height of 32 feet where a maximum height of 30 feet is permitted; and
 - c. A deviation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with 48% open space, where a minimum of 50% open space is required. (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 8378

L. [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. (DISTRICTS - ALL)

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

Enactment No: Ordinance 8379

M. [250251](#)

Amending Title 11, Chapter 112 of the Lombard Village Code - Alcoholic Beverages

Ordinance amending Title 11, Chapter 112, Section 112.12(A) of the Lombard Village Code, Section 112.12(A) amending the Class "VV" liquor license category description, to add that Beer, wine and champagne only, may also served as an adjunct to an experiential creative event space, meaning a facility where patrons actively participate in hands-on artistic or craft activities conducted or sponsored by the licensee. (DISTRICTS - ALL)

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

Enactment No: Ordinance 8380

N. [250256](#)

Amending Title XI, Chapter 112, Section 112.13(A) of the Lombard

Village Code - Alcoholic Beverages

Ordinance increasing the number of authorized licenses in the Class "VV" liquor license category by one and granting a Class "VV" liquor license to Soapy Roads of Lombard, LLC d/b/a Soapy Roads of Lombard, located at 10 W. St. Charles Road. (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 8381

O. [250266](#)

Amending Title XI, Chapter 112, Sections 112.12(A), 112.13(A), and 112.14(A) of the Lombard Village Code - Alcoholic Beverages

Ordinance amending Title XI, Chapter 112, Sections 112.12(A), 112.13(A), and 112.14(A) of the Lombard Village Code Alcoholic Beverages section removing Class "E-VG" in its entirety. (DISTRICTS - ALL)

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

Enactment No: Ordinance 8382

P. [250274](#)

An Ordinance Abrogating a Drainage and Detention Easement, Abrogating a Municipal Utility and Ingress/Egress, Watermain, Sanitary Sewer and Electric Easement, and Granting a Blanket Easement for Public Water, Sanitary Sewer and Storm Sewer on Lot Two (2) of the Hoffman Lombard Subdivision

Approving an Ordinance abrogating a drainage and detention easement, abrogating a municipal utility and ingress/egress, watermain, sanitary sewer and electric easement, and granting a blanket easement for public water, sanitary sewer and storm sewer on Lot Two (2) of the Hoffman Lombard Subdivision. Staff is requesting a Waiver of First Reading. (DISTRICT #3)

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

Enactment No: Ordinance 8383

P-2. [250275](#)

An Ordinance Re-designating the Lombard Public Facilities Corporation (LPFC) as a Public-Facilities Corporation Under 65 ILCS 5/11-65-1 Through 5/11-65-25, Providing Consent to the Refunding of the Debt of the LPFC and Authorizing Signatories on Behalf of the Village in Regard to Transaction Documents that Need to be Signed on Behalf of the Village

This Ordinance re-designates the Lombard Public Facilities Corporation (LPFC) as a Public-Facilities Corporation under state law and provides consent to the refunding of the debt of the LPFC and authorizing signatories on behalf of the Village in regard to any transaction documents that need to be signed on behalf of the Village.

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

Enactment No: Ordinance 8384

Q. [250281](#)

Ordinance Regarding Sale and Consumption of Alcoholic Beverages in the Public Right-of-Way in Connection with Cruise Nights Summer Concert Season Finale

Ordinance approving a Class J liquor license for up to nine downtown businesses that submit an application and are approved to allow for the consumption of alcohol in the proposed concert viewing area in connection with the season finale of the Cruise Nights & Summer Concerts Series on August 23, 2025. (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 8385

Other Ordinances on First Reading

Ordinances on Second Reading

Resolutions

R. [250247](#)

Downtown Sidewalk Project - Resident Engineering Contract Amendment No. 2

Approving a contract amendment with Thomas Engineering Group in the amount of \$17,377.64. This amendment scope and fee is for the residential engineering services that were required to complete both the Downtown Sidewalk Project and the Pedestrianization of South Park Avenue. (DISTRICTS #1 & #4)

This Resolution was adopted on the Consent Agenda

Enactment No: R 41-25

S. [250260](#)

FY2025 Crack Sealing/Pavement Preservation Program, Final Balancing Change Order No. 1

Reflecting a decrease to the contract with SKC Construction, Inc. in the amount of \$11,212.56. This Change Order represents final agreed contract quantities for existing pay items. (DISTRICTS - ALL)

This Resolution was adopted on the Consent Agenda

Enactment No: R 42-25

T. [250265](#)

Downtown Sidewalk Improvement Project, Final Balancing Change Order No. 6

Reflecting a decrease to the contract with R.W. Duntelman Company, in the amount of \$105,267.44. The Final Balancing Change Order

includes reducing some of the pay item quantities on this project.
(DISTRICTS #1 & #4)

This Resolution was adopted on the Consent Agenda

Enactment No: R 43-25

T-2. [250276](#)

A Resolution Approving a Second Amendment to a Tax Rebate Agreement Between the Lombard Public Facilities Corporation and the Village of Lombard, DuPage County, Illinois in Regard to the Development of a Convention Hall and Hotel in the Village of Lombard Relative to the Lombard Public Facilities Corporation's Plan of Reorganization

Resolution approving a Second Amendment to a Tax Rebate Agreement Between the Lombard Public Facilities Corporation and the Village of Lombard, DuPage County, Illinois in regard to the development of a Convention Hall and Hotel in the Village of Lombard relative to the Lombard Public Facilities Corporation's Plan of Reorganization.

This Resolution was adopted on the Consent Agenda

Enactment No: R 44-25

Other Matters

U. [250257](#)

Police Pension Fund Municipal Compliance Report

Accept and file the Lombard Police Pension Fund Municipal Compliance Report for the year ending December 31, 2024.

This Request was approved on the Consent Agenda

V. [250258](#)

Fire Pension Fund Municipal Compliance Report

Accept and file the Lombard Fire Pension Fund Municipal Compliance Report for the year ending December 31, 2024.

This Request was approved on the Consent Agenda

W. [250268](#)

Appointments and Re-appointments - Finance & Administration Committee

Request for concurrence in the appointment of Matthew Pike, Nicholas Piron, Brittney Conway and John Pegler and the re-appointment of Mary Cation, Jim Hogan, Dan Hartweg, Jay Tovia and Randy King to the Finance & Administration Committee for two year terms to June 2027.

This Appointment was approved on the Consent Agenda

X. [250271](#)

Appointment and Re-appointments - Board of Building Appeals

Request for concurrence in the appointment of Mike McKay to the Board of Building Appeals to fill a vacancy created by the resignation

of John Cullen, and the re-appointment of Bob Mueller, Maurice Bernardi, Marty Igoe and Stephen Flint with terms to June 2028.

This Appointment was approved on the Consent Agenda

Y. [250280](#)

Appointments and Re-appointments - Economic & Community Development Committee

Request for concurrence in the appointment of Kevin Sterk, Anthony Selvaggi and Rita McCarthy and the re-appointment of Dennis McNicholas, Garrick Nielsen, Paula Dillon and Lindsay Brown to the Economic & Community Development Committee for two year terms to June 2027.

This Appointment was approved on the Consent Agenda

Y-2. [250285](#)

Appointment and Re-appointments - Community Relations Committee

Request for concurrence in the appointment of Madison Smith and Tereasa Banks and the re-appointment of Pamela Bedard, Michael Ledonne, Sharon Vish, Gladys Piper, Kaveria Lezza, and Megan McVane to the Community Relations Committee for two year terms to June 2027.

This Appointment was approved on the Consent Agenda

Y-3. [250286](#)

Appointments - Plan Commission

Request for concurrence of the Village Board in the appointment of Farrah Ali to the Plan Commission with a four year term to fill a vacancy created by the resignation of Tony Invergo with a term to June 2029, and the appointment of Bill Ware as a new member to the Plan Commission for a four-year term to June 2029.

This Appointment was approved on the Consent Agenda

Y-4. [250287](#)

Appointment and Re-appointments - Public Safety

Request for concurrence in the appointment of Amy Mika and the re-appointment of Jennifer Perkins, Michael Corso, John Larkin, Charles Kay, Robert Corbino, Gary Cation, Rick Miller and John Mullins to the Public Safety & Transportation Committee for two year terms to June 2027.

This Appointment was approved on the Consent Agenda

Approval of the Consent Agenda

A motion was made by Trustee Brian LaVaque, seconded by Trustee Jessica Hammersmith, to Approve the Consent Agenda The motion carried by the following vote

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

Other Ordinances on First 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).
- A motion was made by Trustee Brian LaVaque, seconded by Trustee Bob Bachner, that the Ordinance regarding BOT 25-01: 1308-1330 S. Meyers Road - An amendment to an Annexation Agreement for Pinnacle at Meyers Subdivision be passed on first reading. The motion carried by the following vote:**
- Aye:** 6 - Anthony Puccio, Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner
- Absent:** 1 - Dan Militello
- 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)

A motion was made by Trustee Patrick Egan, seconded by Trustee Bob Bachner, that the Ordinance regarding PC 25-10 for 1308 - 1330 S, Meyers Road (Pinnacle) be passed on first reading. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello

Ordinances on Second Reading

C. [250205](#)

PC 25-09: 505 & 515 W. Roosevelt Road, 1210 S. Finley Road (Burj Plaza)

The petitioner, Burj Plaza LLC, is requesting the following for a property located within the B4A Roosevelt Road Corridor District: The petitioner, Burj Plaza LLC, owns the three parcels of property at the southwest corner of the intersection of Roosevelt Road and Finley Road: 505 W. Roosevelt Road, 515 W. Roosevelt Road, and 1210 S. Finley Road. The petitioner is in the process of redeveloping the three properties into an integrated shopping center known as Burj Plaza. Phases One and Two of the redevelopment, consisting of interior remodeling and repurposing the existing buildings, are underway. The petitioner now requests zoning entitlements for Phase Three. The petitioner is requesting entitlements that grant new approvals for the property and entitlements that recognize existing nonconformities on the site. The new entitlement requests are summarized as follows:

1. Approval of a new planned development with companion conditional uses and deviations/variations.
2. Conditional use for outside display of goods and services.
3. Conditional use for a restaurant that includes entertainment, dancing and/or amusement devices as a secondary use.
4. Conditional use to allow more than one building on a lot of record (relates to the proposed construction of two new buildings at 515 W. Roosevelt Road).
5. Signage deviations for the shopping center signs.
6. A parking deviation to allow 688 parking spaces in the planned development where the combined parking requirement for the individual tenants would be 775 parking spaces.
7. A variance related to provision of public sidewalk in an easement on private property where there is no room in the Finley Road right-of-way for a sidewalk.

The Plan Commission recommended approval of this petition by a vote of 4-0. (DISTRICT #2)

It was moved by Trustee Jessie Hammersmith, seconded by Trustee Brian LaVaque that the ordinance regarding PC 25-09: 505 and 515 W. Roosevelt Road, 1210 S. Finley Road (Burj Plaza) be passed on second reading

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello

Enactment No: Ordinance 8386

Resolutions

Other Matters

X. Agenda Items for Discussion

XI. Executive Session

A motion was made by Trustee Bernie Dudek, seconded by Trustee Patrick Egan, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, August 21, 2025 in the Board Room of the Lombard Village Hall be recessed to Executive Session at 8:02 p.m. for the purpose of discussion of Collective Negotiating Matters. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello

XII. Reconvene

The recessed regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, August 21, 2025 in the Board Room of the Lombard Village Hall was called to order at 8:17 p.m. by Village President Anthony Puccio.

7 - Anthony Puccio, Ranya Elkhatib, Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

1 - Dan Militello

XIII Adjournment

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A motion was made by Trustee Bob Bachner, seconded by Trustee Jessica Hammersmith, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, August 21, 2025 in the Board Room of the Lombard Village Hall be adjourned at 8:18 p.m. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, and Bob Bachner

Absent: 1 - Dan Militello