

Village of Lombard

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



Minutes

Thursday, July 17, 2025

6:00 PM

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

The regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, July 17, 2025 in the Board Room of the 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

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

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
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 Dan Militello, seconded by Trustee Bob Bachner, that the minutes of the regular meeting of June 19, 2025 be approved. The motion carried by the following vote:

Aye: 4 - Brian LaVaque, Jessica Hammersmith, Dan Militello, and Bob Bachner

Absent: 2 - Bernie Dudek, and Patrick Egan

VI. Committee Reports

Community Promotion & Tourism - Trustee Patrick Egan, Chairperson

No report

**Community Relations Committee - Trustee Jessica Hammersmith,
Chairperson**

No report

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

Trustee Jessie Hammersmith, Alternate Chairperson of the Economic & Community Development Committee, reported on the grant request for Soapy Roads.

Finance & Administration Committee, Trustee Dan Militello, Chairperson

No report

**Public Safety & Transportation Committee - Trustee Bernie Dudek,
Chairperson**

No report

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

No report

Lombard Historic Preservation Commission - Village Clerk Ranya Elkhatib

No report

VII. Village Manager/Village Board/Village Clerk Comments

No report

VIII Consent Agenda

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Payroll/Accounts Payable

- A. [250229](#) **Approval of Village Payroll**
For the period ending June 14, 2025 in the amount of \$1,042,403.21.
This Payroll/Accounts Payable was approved on the Consent Agenda**
- B. [250230](#) **Approval of Accounts Payable**
For the period ending June 20, 2025 in the amount of \$4,185,548.40.
This Payroll/Accounts Payable was approved on the Consent Agenda**

- C. [250231](#) **Approval of Accounts Payable**
For the period ending June 27, 2025 in the amount of \$439,585.65.
This Payroll/Accounts Payable was approved on the Consent Agenda
- D. [250235](#) **Approval of Village Payroll**
For the period ending June 28, 2025 in the amount of \$1,029,823.17.
This Payroll/Accounts Payable was approved on the Consent Agenda
- E. [250236](#) **Approval of Accounts Payable**
For the period ending July 4, 2025 in the amount of \$595,722.79.
This Payroll/Accounts Payable was approved on the Consent Agenda
- F. [250245](#) **Approval of Accounts Payable**
For the period ending July 11, 2025 in the amount of \$355,319.26.
This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

- G. **250135 - Amending Title XI, Chapter 112, Section 112.13 (A) of the Lombard Village Code - Alcoholic Beverages (This item has been removed from the agenda)**
- G-2. [250181](#) **Amending Title XI, Chapter 112, Section 112.13 (A) of the Lombard Village Code - Alcoholic Beverages**
An Ordinance decreasing the number of Class "EE" liquor licenses by one (1) and increasing the number of Class "EE" by one (1) due to the Licensee, WickedBall Incorporated d/b/a WickedBall Chicago, no longer conducting business at 332 Yorktown Shopping Center and issuance of a new Class "EE" to WickedBall Incorporated d/b/a WickedBall Chicago, conducting business at a new location, 106 Yorktown Shopping Center, Lombard, IL. (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 8375

Other Ordinances on First Reading

Ordinances on Second Reading

Resolutions

- H. [250237](#) **Cruise Nights Parking Agreement**
Resolution approving a license agreement between the Village of

Lombard and the owner of the parking lot at 20 N. Main Street for use of the parking lot by the Village for parking of certain vehicles designated by the Village for the 2025 Cruise Nights events and the 2025 Summer Concert Series. (DISTRICT #1)

This Resolution was adopted on the Consent Agenda

Enactment No: R 37-25

I. [250238](#)

First Amendment to an Intergovernmental Agreement with the DuPage Water Commission regarding the Construction and Installation of Metering Station MS-14E

Authorizing a First Amended and Restated Intergovernmental Agreement regarding the construction and installation of metering station MS-14E with the DuPage Water Commission. (DISTRICT #3)

This Resolution was adopted on the Consent Agenda

Enactment No: R 38-25

I-2. [250185](#)

A Resolution Approving a Corrected and Restated Business District Master Redevelopment Agreement Between the Village of Lombard and YTC Butterfield Owner LLC for the Highland Avenue/Butterfield Road Business District

Approving a corrected and restated Business District Master Redevelopment Agreement changing the name from YTC Highland LLC to YTC Butterfield Owner LLC for the agreement authorizing the reimbursement of eligible costs of development and redevelopment within the High/and/Butterfield Road Business District. (DISTRICT #3)

This Resolution was adopted on the Consent Agenda

Enactment No: R 39-25

I-3. [250233](#)

10 W. St. Charles Road, (Soapy Roads of Lombard) Business Grant

Recommendation from the ECDC to approve a Retail Business Grant for Soapy Roads of Lombard for interior improvements and expansion in an amount not to exceed \$17,440.29. (DISTRICT #1)

This Resolution was adopted on the Consent Agenda

Enactment No: R 40-25

Other Matters

J. [250242](#)

Civic Center Reservoir Annual Warranty & Maintenance Agreement

Request for a waiver of bids and award of a contract to Utility Service Company in an amount not to exceed \$62,338.00. This is the fifth (5th) of twenty (20) possible one-year extensions of contract. (DISTRICT #6)

This Bid was approved on the Consent Agenda

K. [250040](#)

PC 25-01: 227 S. Westmore-Meyers Road - Final Plat

The petitioner has submitted a final plat consolidating the subject property into one lot of record. A portion of the Westmore-Meyers Road right-of-way adjacent to the subject property was never dedicated to the Village via a formal platting process, though the right-of-way has been in use through easement provisions for many decades. With the plat of consolidation, the petitioner proposes to formally dedicate this portion of the Westmore-Meyers Road right-of-way to the Village. There will be no change to the extent of the right-of-way with the proposed dedication. Staff recommends approval of the final plat of consolidation.

This Request was approved on the Consent Agenda

Enactment No: Ordinance 8333

L. [250234](#)

Authorization to Sign an Agreement with Elan/Wintrust Bank Commercial Rewards Credit Card Program

Approval to enter into an agreement with Elan Financial Services for credit card services, which provides a cash back reward program to the Village based on volume of usage. If approved staff will cancel the current credit card program.

This Request 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: 4 - Brian LaVaque, Jessica Hammersmith, Dan Militello, and Bob Bachner

Absent: 2 - Bernie Dudek, and Patrick Egan

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

Other Ordinances on First Reading

A. [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)

Trevor Dick, Director of Economic Development and Planning, provided an overview of a power point presentation.

Members of the Village Board asked questions which were answered by Trevor Dick, Attorney Daniel, and the KLOA staff member.

A motion was made by Trustee Dan Militello, seconded by Trustee Bob Bachner, that the Ordinance relative to PC 25-09 for 505 and 515 W. Roosevelt Road, 1210 S. Finley Road (Burj Plaza) be passed on first reading. The motion carried by the following vote:

Aye: 4 - Brian LaVaque, Jessica Hammersmith, Dan Militello, and Bob Bachner

Absent: 2 - Bernie Dudek, and Patrick Egan

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 Jessica Hammersmith, seconded by Trustee Brian LaVaque, that regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, July 17, 2025 in the Board Room of the Lombard Village Hall be adjourned at 6:38 p.m. The motion carried by the following vote:

Aye: 4 - Brian LaVaque, Jessica Hammersmith, Dan Militello, and Bob Bachner

Absent: 2 - Bernie Dudek, and Patrick Egan