

Village of Lombard

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



Minutes

Thursday, September 4, 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, September 4, 2025, 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.

Village President Anthony Puccio read a letter from Trustee Dudek requesting to be allowed to participate remotely as he was out of town on business. Request approved.

II. Roll Call

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

Staff Present:

Village Manager Scott Niehaus

Director of Finance Tim Sexton

Director of Economic Development & Planning Trevor Dick

Director of Building Keith Steiskal

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 Brian LaVaque, seconded by Trustee Bob Bachner, that the minutes of the regular meeting of August 21, 2025 be approved. The motion carried by the following vote:

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

Abstain: 1 - Dan Militello

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

No report

Finance & Administration Committee, Trustee Dan Militello, Chairperson

Trustee Dan Militello, Chairperson of the Finance & Administration Committee, reported the following:
Provided an update on new appointments to the committee and the budget presentation overview.

Public Safety & Transportation Committee - Trustee Bernie Dudek, Chairperson

No report

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

No report

VII. Village Manager/Village Board/Village Clerk Comments

Village President Anthony Puccio expressed appreciation to the Village Board and staff on a successful Strategic Planning workshop this past week.

VIII Consent Agenda

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Payroll/Accounts Payable

A. [250290](#) Approval of Accounts Payable

For the period ending August 22, 2025 in the amount of \$4,108,864.70.

This Payroll/Accounts Payable was approved on the Consent Agenda

B. [250297](#)

Approval of Village Payroll

For the period ending August 23, 2025 in the amount of \$1,052,762.87.

This Payroll/Accounts Payable was approved on the Consent Agenda

C. [250298](#)

Approval of Accounts Payable

For the period ending August 29, 2025 in the amount of \$1,796,095.16.

This Payroll/Accounts Payable was approved on the Consent Agenda

Ordinances on First Reading (Waiver of First Requested)

C-2. [250306](#)

Amending Title XI, Chapter 112, Section 112.13(A) of the Lombard Village Code - Alcoholic Beverages

Ordinance decreasing and increasing the number of authorized licenses in the Class "VV" liquor license category by one to reflect terminating the license issued to Soapy Roads of Lombard, LLC d/b/a Soapy Roads of Lombard, and granting a license to The Makery Bar at Soapy Roads of Lombard, LLC d/b/a Soapy Roads of Lombard located at 10 W. St. Charles Road due to the applicant creating a new legal entity and reapplying for a new liquor license. (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 8387

C-3. [250309](#)

23 W. Maple Street - Lombard Historical Society - Food Truck Social

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 in connection with a temporary event (Food Truck Social) on September 6, 2025, located at 23 W. Maple Street. (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 8388

Other Ordinances on First Reading

D. [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)

This Ordinance was passed on first reading on the Consent Agenda

Ordinances on Second Reading

Resolutions

- E. [250284](#) **Intergovernmental Agreement between the Village of Lombard and the Lombard Park District in regard to North Grace Street Improvements Resurfacing and Bike Accommodations**
Approval of an Intergovernmental Agreement with the Lombard Park District granting the Village temporary construction easement to facilitate a multimodal path along North Grace Street, adjacent to Lombard Lagoon Park. (DISTRICT #4)
This Resolution was adopted on the Consent Agenda

Enactment No: R 45-25

Other Matters

- F. [250269](#) **Pavement Marking Replacement Program**
Request for a waiver of bids and award of a contract to Precision Pavement Markings, Inc. of Pingree Grove, Illinois in the amount of \$22,145.05. The purpose of the Pavement Marking Program is to replace deteriorated and damaged pavement markings. DuPage County opened bids for a county-wide project on March 20, 2025 and awarded the 2025 Pavement Marking Maintenance Program to Precision Pavement Markings, Inc. Precision Pavement Markings, Inc. included a joint purchase form with their bid package to extend their bid prices to other taxing bodies in DuPage County. (DISTRICTS - ALL)
This Bid was approved on the Consent Agenda
- G. [250299](#) **Sidewalk and Curb Improvement Program FY2025**
Request for a waiver of bids and award of a contract to Globe Construction, Inc. in the amount of \$200,000.00. This contract was bid through the MPI process developed by Communities in the DuPage region. The Village of Lombard bid out the Concrete Flatwork contract in 2025, with the Village of Woodridge serving as lead agency. This serves as a second contract to the awarded contractor to maximize budget allocations and handle the increased number of trip hazards reported this year. The unit prices submitted as part of the original bid on 2/18/25 will be honored as part of this contract. (DISTRICTS - ALL)
This Bid was approved on the Consent Agenda

- H. [250296](#) **Waive Bids - Approve Purchasing Tires and Tire Service from Pomp's Tire Service, Inc. for Village Vehicles**
Request for a waiver of bids and approval of the purchase of tires and tire service from Pomp's Tire Service for Village vehicles in an amount not-to-exceed \$40,000.00.
This Request was approved on the Consent Agenda
- I. [250295](#) **Appointments - Plan Commission**
Request for concurrence in the appointment of Michelle Johnson to the Plan Commission as a new member for a four year term to 2029, re-appointment of Brendan Flanigan for a four-year term to 2029 and reappointment of Leigh Giuliano as the Chairperson for a one year term to 2026.
This Appointment was approved on the Consent Agenda
- J. [250300](#) **Appointments - Economic & Community Development Committee**
Request concurrence in the appointment of Nick Agliato to the Economic & Community Development Committee for a two year term filling a vacancy on the committee until June 2027, and the appointment of Zolanda West as an advisory non-voting member.
This Appointment was approved on the Consent Agenda
- K. [250302](#) **Appointment - Community Relations Committee**
Request for concurrence in the appointment of Lindsey Khan to the Community Relations Committee for a two year term to June 2027.
This Appointment was approved on the Consent Agenda
- L. [250303](#) **Appointments and Re-appointments - Community Promotion and Tourism Committee**
Request for concurrence in the appointment of Kathleen Rodak, Marshon Balthazar, Junaid Ali, Alexa Ardia, Sanah Abdelfattah, and Jim Grillo and the re-appointment of Joe Orsolini, Kimberly Messina, and Umar Haque to the Community Promotion and Tourism 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 Dan Militello, seconded by Trustee Jessica Hammersmith, to Approve the Consent Agenda The motion carried by the following vote

Aye: 6 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, 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

Trustee Bernie Dudek read the following statement:

Good evening to all present including my fellow members of the Village Board, members of the public and the development team at Asfar. I apologize that I cannot be there in person due to work conflicts as I know that a lot of time and effort has been put into discussion of the Pinnacle proposal by all of the aforementioned groups. To that end, I want to thank everyone for their effort to communicate and to listen. I know I have been doing much of the same over the past two weeks. This includes reviewing helpful information and responses prepared by the Trustee Bernie Dudek read the following statement:

Pinnacle team as well as numerous phone calls, emails and in-person meetings with nearby residents. While I know that the agenda for tonight includes the anticipated 2nd reading on items related to the pinnacle proposal, I am respectfully requesting consideration by my fellow board members to table the vote this evening for the following reasons:

This is a very important issue and while I can certainly vote remotely, I would like to be present for the final vote if at all possible;

Based upon my conversations with residents I do have a few follow up questions/concerns related to stormwater and open space that require further investigation and study before I feel comfortable voting;

To also be fair to the developer, while I have found time to meet with residents, it is important that I provide the same level of access to the petitioner. While he has submitted written responses to previously noted concerns, any new ones identified by me in the last two weeks should be noted to him so he can respond accordingly before I vote.

I do want to reiterate my appreciation for those who are participating tonight and have attended to express their support or concern and apologize if this is continued for an additional two weeks at my request. However, as we often talk about in our roles, it is always good practice to "measure twice and cut once" and "it is better to be right than fast". Thank you.

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 Dan Militello, seconded by Trustee Brian LaVaque, that the Ordinance regarding BOT 25-01: 1308-1330 S. Meyers Road - Amendment to an Annexation Agreement for Pinnacle at Meyers Subdivision be tabled to September 18, 2025. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, Dan Militello, and Bob Bachner

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 Dan Militello, seconded by Trustee Brian LaVaque, that the Ordinance regarding PC 25-10: 1308 to 1330 S. Meyers Road (Pinnacle) be tabled to September 18, 2025. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, Dan Militello, and Bob Bachner

Lynne O'Donnell expressed concerns regarding the development.
Kristin Dominguez expressed concerns regarding the development.
Noor Hameed expressed concerns regarding the development.
Terry Purkart expressed concerns regarding the development.
Mark Daniel, Attorney for the developer, spoke regarding the development.
Ahmed Khan, developer, spoke regarding the development.

Resolutions**Other Matters****X. Agenda Items for Discussion****XI. Executive Session**

A motion was made by Trustee Brian LaVaque, seconded by Trustee Dan Militello, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, September 4, 2025 in the Board Room, of the Lombard Village Hall be recessed to Executive Session at 6:34 p.m. for the purpose of discussion of Pending Litigation. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, Dan Militello, and Bob Bachner

XII. Reconvene

The recessed regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, September 4, 2025 in the Board Room of the Lombard Village Hall was called to order at 6:51 p.m. by Village President Anthony Puccio. Upon roll call:

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

XIII Adjournment

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A motion was made by Trustee Jessica Hammersmith, seconded by Trustee Dan Militello, that the regular meeting of the President and Board of Trustees of the Village of Lombard held on Thursday, September 4, 2025 in the Board Room of the Lombard Village Hall be adjourned at 6:52 p.m. The motion carried by the following vote:

Aye: 6 - Brian LaVaque, Jessica Hammersmith, Bernie Dudek, Patrick Egan, Dan Militello, and Bob Bachner