

Village of Lombard

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



Meeting Agenda

Thursday, October 20, 2022

6:00 PM

Revised October 18, 2022

Village Hall Board Room

Village Board of Trustees

Village President Keith Giagnorio

Village Clerk Liz Brezinski

Trustees: Brian LaVaque, District One; Anthony Puccio, District Two;

Bernie Dudek, District Three; Andrew Honig, 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

[220336](#) **Presentation - Life Saving Award**

[220310](#) **See Click Fix Implementation Presentation**
The See Click Fix platform is the next phase in our asset management system, Cartegraph which is used to analyze performance, spend funds in a more educated manner and make decisions based upon data and condition rather than age. The Village has seen significant improvements in the work flow and condition of assets since implementation. The See Click Fix platform will seamlessly connect with the Cartegraph system. See Click Fix is an app for residents to use to report issues within the Village.

V. Approval of Minutes

Minutes of the Regular Meeting of October 6, 2022

VI. Committee Reports

Community Promotion & Tourism - Trustee Bernie Dudek, Chairperson

Community Relations Committee - Trustee Dan Militello, Chairperson

Economic/Community Development Committee - Trustee Anthony Puccio, Chairperson

Finance & Administration Committee, Trustee Andrew Honig, Chairperson

Public Safety & Transportation Committee - Trustee Brian LaVaque Chairperson

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

Board of Local Improvements - Trustee Bob Bachner, President

Lombard Historic Preservation Commission - Village Clerk Liz Brezinski

VII. Village Manager/Village Board/Village Clerk Comments

VIII. Consent Agenda

Payroll/Accounts Payable

- A. [220328](#) **Approval of Accounts Payable**
For the period ending October 7, 2022 in the amount of \$654,141.58.
- B. [220334](#) **Approval of Village Payroll**
For the period ending October 8, 2022 in the amount of \$975,339.68.
- C. [220335](#) **Approval of Accounts Payable**
For the period ending October 14, 2022 in the amount of \$2,593,843.75.

Ordinances on First Reading (Waiver of First Requested)

- C-2. [220281](#) **D.R. Horton, Inc. Midwest (Summit at Yorktown) Economic Incentive Agreement**
Staff requesting approval an Ordinance authorizing the Economic Incentive Agreement between the Village of Lombard and D.R. Horton the Economic Incentive request in an amount of up to \$1,900,000 in Butterfield Road/Yorktown Tax Increment Financing (TIF) funds to cover eligible costs and associated with the redevelopment of the property at 4-44 Yorktown Convenience Center. The ECDC offered its recommendation to direct staff and Village Counsel to draft an incentive agreement for Village Board consideration. (DISTRICT #3)

Legislative History

9/12/22	Economic & Community Development Committee	approved
---------	---	----------

Other Ordinances on First Reading

- D. [220290](#) **PC 22-23: Text Amendments to Chapter 155 of Village Code (the Zoning Ordinance) pertaining to permitted and conditional uses.**
The Plan Commission submits its recommendation to approve a comprehensive text amendments to Chapter 155 of the Village Code (the Zoning Ordinance), and any other relevant sections for clarity and consistency. Said section and subsection amendments include the following:
1. Amending Chapter 155 of Village Code as it pertains to permitted and conditional uses in the following Districts: O Office District; B1 Limited Neighborhood Shopping District; B2 General Neighborhood Shopping District; B3 Community Shopping District; B4 Corridor Commercial District; Roosevelt Road Corridor B4A District; B5 Central Business District; B5A Downtown Perimeter District; and I Limited Industrial District.

Proposed changes affect uses related to retail uses, personal care services, banquet halls, banks and financial institutions, tattoo studios, clubs and lodges, animal care services, laboratories, and recategorization and removal of obsolete uses.

2. Amending Section 155.802 as it pertains to definitions for the following terms: "Amusement devices;" "Laboratories: medical, dental, and support;" and "Laboratories: research and testing." (DISTRICTS - ALL)

Legislative History

9/26/22

Plan Commission

recommended to the Corporate Authorities
for approval

Ordinances on Second Reading

E. [220236](#)

**PC 22-20: 4-44 Yorktown Center, Yorktown Commons Parcel 4 -
D.R. Horton Townhomes**

The Plan Commission submits its recommendation to approve an Ordinance granting the following actions on the subject property located within the B3PD Community Shopping District Planned Development: Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177, as follows:

1. Amend the build-to lines for the proposed attached single-family (townhouse) residential development to be located on Lot 4 of the Yorktown Commons Phase I Subdivision in the following respects:
 - a. To account for required separation distances between buildings and public utilities, provide for a major change to the southern build-to line to allow for the exterior building elevation to be located more than 12 feet behind the south property line, where a 12-foot build-to line was established for townhouses;
 - b. To account for required separation distances between buildings and public utilities, provide for a major change to the eastern build-to line to allow for the exterior building elevation to be located more than 30 feet behind the east property line, where a 12-foot build-to line was established for townhouses;
2. Approve an attached single-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate; and
3. Approve a preliminary plat of subdivision. (DISTRICT #3)

Legislative History

7/18/22

Plan Commission

continued

8/3/22	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
10/6/22	Village Board of Trustees	passed on first reading

F. [220277](#)**PC 22-22: 2300 S. Highland Avenue**

The Plan Commission submits its recommendation to approve an Ordinance granting the petitioner's request of a conditional use pursuant to Section 155.412(C)(17) of the Lombard Village Code to allow for a restaurant, not including entertainment, dancing and/or amusement devices to operate on the subject property located within the OPD Office District Planned Development. (DISTRICT #3)

Legislative History

9/26/22	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
10/6/22	Village Board of Trustees	passed on first reading

G. [220291](#)**PC 22-24: 450 E. 22nd Street**

The Plan Commission submits its recommendation to approve an Ordinance granting the petitioner's request that the Village take the following action on the subject property located within the B3PD Planned Development (St. Regis Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470, 4596, 7472, and 7587, in order to provide for the placement of a new (replacement) freestanding sign on the subject property, with a deviation from Village Code Section 153.210(H) to allow an automatic changeable copy panel on a freestanding sign that is not perpendicular to a minor arterial road. (DISTRICT #3)

Legislative History

9/26/22	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions
10/6/22	Village Board of Trustees	passed on first reading

H. [220300](#)**An Ordinance Providing for the Levy and Assessment of Taxes for the Village of Lombard Special Service Area Number Three (SSA #3)**

An ordinance levying and assessing taxes for Special Service Area Number Three established for the property owners served by the traffic signal at 800 E. Roosevelt Road in the amount of \$10,600.00 for the Fiscal Year Beginning January 1, 2022 and ending December 31, 2022. (DISTRICT #6)

Legislative History

10/6/22	Village Board of Trustees	passed on first reading
---------	---------------------------	-------------------------

Resolutions

- I. [220301](#) **Manhole Rehabilitation Program Final Change Order**
Reflecting a net decrease of \$10,884.94 to the contract with Structured Solutions LLC. (DISTRICTS - ALL)
Legislative History
10/11/22 Public Works & recommended to the Board of Trustees for
 Environmental Concerns approval
- J. [220312](#) **Intergovernmental Agreement with Glenbard School District 87 regarding the use of the Village of Lombard Fuel Facility**
Approval of an Intergovernmental Agreement with Glenbard School District 87 regarding use of Village of Lombard Fuel Facility. The IGA provides for the Village to provide fuel at the Village's cost, but impose a surcharge of \$.10 per gallon to fund ongoing maintenance and capital expenses related to the fuel facility.
- K. [220324](#) **Approval for Police Department Agreement Extension with DACRA**
Resolution approving a three-year agreement extension with DACRA Government Systems, LLC in the amount of \$18,000 per year to provide municipal citation and adjudication software services.

Other Matters

- L. [220299](#) **Sidewalk Snow Removal 2022-2023**
Request for a waiver of bids and award of a contract to Godoy Snow Removal, Inc. in the amount of \$42,120.00. This is the first of two possible one-year extensions of the contract and will expire on May 31, 2023. This is for sidewalks that are adjacent to Village-owned property throughout the Village.
- M. [220309](#) **Meridian Archer 1200 Mobile Barrier Purchase**
Request for a waiver of bids and award of a contract to Meridian Rapid Defense Group in the amount of \$146,094.52 for the purchase by the Village of a mobile barrier unit system that can be easily deployed for special events to provide crowd control and protection. It is available through a General Services Administration (GSA) Contract. The attached proposal reflects the pricing through the GSA contract.
- N. [220327](#) **Fire Station #44 Overhead Door Replacement**
Request for a waiver of bids and award of a contract to Allied Door, Inc., the lowest of three (3) proposals in the amount of \$44,646.08. Staff is recommending replacement of three (3) deteriorated steel overhead doors at Fire Station #44. (DISTRICT #3)

O. [220329](#) **Village Right of Way Tree and Stump Removal Contract Renewal**
Request for a waiver of bids and award of a contract to Home Tree Care, Inc. in the amount not to exceed \$60,000.00. This is the second of two possible one-year extensions of the contract and will expire December 31, 2023. (DISTRICTS - ALL)

P. [220330](#) **Specialty Landscaping and Annual Planting Bed Maintenance Contract Renewal**
Request for a waiver of bids and award of contract to Beary Landscape Management in the amount of \$70,260.00. This is the second of two possible one-year extensions of the contract and will expire December 31, 2023. This is for landscaping beds located on Village-owned property throughout the Village. (DISTRICTS - ALL)

Q. [220325](#) **Flood Susceptible Homes Redevelopment - Proposed Board of Trustees Policy**
Staff recommends that the Board of Trustees adopt the draft Flood Susceptible Homes Redevelopment Policy that would waive building permit fees and reimburse demolition costs to remove flood susceptible homes and to construct replacement homes.

Legislative History

10/11/22	Public Works & Environmental Concerns	recommended to the Board of Trustees for approval
----------	--	---

R. [220332](#) **Agreement with Illinois Fraternal Order of Police Labor Council**
Approval of an Agreement between the Village of Lombard and the Illinois Fraternal Order of Police Labor Council for a three-year contract ending December 31, 2025.

S. [220333](#) **Plat of Easement: 331 W. Madison (College Preparatory School of America)**
Staff recommends acceptance of a Plat of Easement providing the Village the right to access the stormwater detention basins for inspection, and the domestic water service box and fire hydrant for inspection and operation on the property located at 331 W. Madison (CPSA). (DISTRICT #6)

T. [220337](#) **DuPage Convention & Visitors Bureau - Financial Commitment**
Approval of the Village Board of the annual financial commitment of the Village of Lombard to support membership to the DuPage Convention & Visitors Bureau that is used by the DCVB to secure matching local funds for tourism grants from the State of Illinois.

- U. [220342](#) **PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) -
D.R. Horton - Midwest Townhomes Summit at Yorktown FINAL
PLAT OF SUBDIVISION**
Staff request to approve the Final Plat of Subdivision for D.R. Horton -
Midwest Townhomes Summit at Yorktown Subdivision located at 4-44
Yorktown Center. (DISTRICT #3)

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

X. Agenda Items for Discussion

XI. Executive Session

XII. Reconvene

XIII. Adjournment