

Village of Lombard

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



Meeting Agenda

Thursday, June 16, 2022

6:00 PM

Revised June 14, 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

[220216](#) Recognition - Citizens Life-Saving Award

V. Approval of Minutes

Minutes of the Special Meeting of May 26, 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. [220201](#) Approval of Village Payroll
For the period ending May 21, 2022 in the amount of \$870,238.75.

B. [220202](#) Approval of Accounts Payable
For the period ending May 27, 2022 in the amount of \$994,457.38.

- C. [220203](#) **Approval of Accounts Payable**
For the period ending June 3, 2022 in the amount of \$697,328.44
- D. [220210](#) **Approval of Village Payroll**
For the period ending June 4, 2022 in the amount of \$1,012,183.62.
- E. [220211](#) **Approval of Accounts Payable**
For the period ending June 10, 2022 in the amount of \$1,305,971.45.

Ordinances on First Reading (Waiver of First Requested)

- F. [220132](#) **Local Landmark Request: 245 W Maple Street**
The Historic Preservation Commission (HPC) is recommending the Village Board approve an Ordinance designating 245 W. Maple as a landmark site. (DISTRICT #1)
- Legislative History
- | | | |
|---------|--|---|
| 4/19/22 | Lombard Historic Preservation Commission | approved |
| 5/17/22 | Lombard Historic Preservation Commission | approved |
| 5/24/22 | Lombard Historic Preservation Commission | recommended to the Corporate Authorities for approval |
- G. [220158](#) **PC 22-11: 747 E. Roosevelt Road - Midwest Car Connect**
The Plan Commission submits its recommendation to approve an Ordinance and grant the petitioner's requests for a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)
- Legislative History
- | | | |
|---------|-----------------|---|
| 5/16/22 | Plan Commission | recommended to the Corporate Authorities for approval subject to conditions |
|---------|-----------------|---|
- H. [220160](#) **PC 22-12: 303 W. Roosevelt Road - Heritage Cadillac**
The Plan Commission submits its recommendation to approve an Ordinance and grant the petitioner's requests that the Village take the following action on the subject property located within the B4APD Planned Development (Heritage Cadillac Planned Development): Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Village Code, amend the Heritage Cadillac Planned Development, as established by Ordinance No. 5309 and amended by Ordinance No. 5375, to approve a site plan that changes the location of the showroom building by more than 10 feet, based upon the submitted plans. (DISTRICT #2)
- Legislative History
- | | | |
|---------|-----------------|---|
| 5/16/22 | Plan Commission | recommended to the Corporate Authorities for approval subject to conditions |
|---------|-----------------|---|

- I. [220194](#) **PC 22-10: 266 E. Roosevelt Road - Osano Hookah Lounge**
The Plan Commission submits its recommendation to approve an Ordinance and grant the petitioner's, Osano Lounge's, request of a conditional use pursuant to Section 155.417(G)(2)(b)(xii) of the Lombard Village Code to allow for a smoking establishment (in conformance with the Illinois Smoke Free Act, 410 ILCS 82/1 et seq.) to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

Legislative History

6/6/22

Plan Commission

recommended to the Corporate Authorities
for approval subject to conditions

Other Ordinances on First Reading

Ordinances on Second Reading

Resolutions

- J. [220205](#) **Resolution Appointing Jeff Tomasek as Stormwater Administrator**
Jeff Tomasek has been newly hired as Private Development Engineer within the Department of Community Development, and will also be assuming the role of Stormwater Administrator for the Village. Request for approval of a resolution formally designating Jeff Tomasek as the Stormwater Administrator per the provisions of the DuPage County Stormwater and Flood Plain Ordinance.
- K. [220207](#) **First Review of Executive Session Minutes - 2022**
Resolution authorizing the Village Clerk to make certain Closed Session Meeting Minutes available for public inspection First Review 2022.

Other Matters

- L. [220209](#) **FY2022 Surface Treatment Program**
Award of a contract to Denler, Inc., the lowest responsible bidder of three (3) bids received, in the amount of \$122,487.00. The Surface Treatment Program is designed to extend the life of asphalt pavements through the application of a rejuvenating agent that penetrates into the pavement. (DISTRICTS - ALL)
- M. [220208](#) **DuPage Mayors and Managers Conference Membership**
Request for concurrence in approving the 2022-2023 annual membership dues in the amount of \$37,511.93 for the DuPage Mayors and Managers Conference.

IX. Items for Separate Action

Ordinances on First Reading (Waiver of First Requested)

- A-1. [220214](#) **800 E. Roosevelt Road - Noon Whistle Brewing Special Event - Summerfest**
Ordinance amending Title XI, Chapter 112, Section 112.18(B) of the Lombard Village Code with regard to alcoholic beverages, providing for the sale and consumption of beer in connection with a temporary event (Summerfest) on July 9, 2022 located at 800 E. Roosevelt Road. (DISTRICT #6)

Other Ordinances on First Reading

- A. [220029](#) **PC 22-02: Oak View Estates - 400 E. St. Charles Road (The petitioner requested this matter be continued to the May 5, 2022 Village Board Meeting/Staff Request to Continue to June 16, 2022/Petitioner request to continue to July 21, 2022)**

The Plan Commission submits its recommendation that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, approve an Ordinance amending the Oakview Estates Planned Development, as established by Ordinance No. 5488 and amended by Ordinance No. 7342. For the subject property, change the land use from attached single-family (townhomes) to multiple-family dwellings. (DISTRICT #4)

Legislative History

1/24/22	Plan Commission	continued
2/21/22	Plan Commission	recommended to the Corporate Authorities for approval with conditions
3/17/22	Village Board of Trustees	continued
4/7/22	Village Board of Trustees	continued
5/5/22	Village Board of Trustees	continued

- B. [220097](#) **PC 22-05: 855 E. Roosevelt Road (Usmania Prime) Restaurant/Banquet Facility**

The Plan Commission submits its recommendation to approve an Ordinance granting petitioner's, Safa Enterprises, LLC's, request that the Village take the following actions on the subject property located within the B4A Roosevelt Road Corridor District, to provide for the construction of a new principal building:

1. A conditional use under Sections 155.103(F) and 155.417(G)(2)(a) (vii) of the Zoning Ordinance to allow a restaurant, including entertainment and dancing when conducted as part of the restaurant

- operations and secondary to the principal use;
2. A conditional use under Sections 155.103(F) and 155.417(G)(2)(c) (vii) of the Zoning Ordinance to allow a building containing a restaurant as a principal use that will exceed 40 feet in height;
 3. A conditional use under Sections 155.103(F) and 155.417(G)(10) (b) of the Zoning Ordinance to allow outdoor display and sales on a seasonal or periodic basis in the row of parking along the south elevation of the building and in the rooftop area;
 4. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.602(C)(Table 6.3) which require 112-132 parking spaces in order to allow 116 parking spaces to serve dining areas not to exceed those shown in the plans and to allow a reduction of eight (8) of these spaces for seasonal outdoor cultural events according to the conditional use noted in Item 3;
 5. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.603(A) which does not require a loading space, but which requires a voluntary loading space to be constructed with a maneuvering apron (155.603(A)(2) (a)(ii)) in order to allow three (3) employee parking spaces at the entry to a loading zone (155.603(A)(6));
 6. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12), 155.417(G)(14) and 155.602(A)(10) (d) which requires parking lot lighting to be directed away from the lot lines and to fall below certain maximum intensities in order to avoid these requirements for lighting adjacent to the access easement serving the subject property and the easterly adjacent property;
 7. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.706(B)(2)(c) in order to allow landscape islands on the west elevation of the building to host two rickshaws and have less than the number of required shade trees and ground cover;
 8. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.417(G)(14) which requires lighting to shine down in order to permit evening lighting designed to articulate landscape features and the rickshaws as approved by the Director of Community Development and provided that no perimeter landscaping within 100 feet of the south lot line is articulated with such lighting;
 9. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.707(B)(4)(d) which requires transition yard areas not planted with trees or shrubs to be maintained as lawn in order to permit the south lot line to be maintained with all trees and understory plant material to remain in the wetland, flood way and floodplain reflected in the plans (affects south transition yard except

east +/-45 feet);

10. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.708 which requires a ten-foot foundation landscaping area on all sides of a building in order to allow development with a five-foot foundation landscaping area on the north and west sides and no foundation landscaping area on the east and south;
11. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Article XI which imposes several detailed landscaping requirements in Sections 155.701 through 155.710 in order to accomplish innovative landscaping shown in the two-sheet landscape plan on file with the Village for the benefit of natural areas on the site and to the south as well as residential neighbors to the south; and
12. Approval of a site plan and landscaping plan under Section 155.103(I) and Section 155.702 of the Zoning Ordinance. (DISTRICT #6)
As the subject property is partially situated within a Special Management Area (floodplain), any final approval actions by the Village Board is subject to DuPage County Stormwater and Floodplain Ordinance review and approval.

Legislative History

3/21/22	Plan Commission	continued
4/18/22	Plan Commission	continued
5/16/22	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions

Ordinances on Second Reading

Resolutions

Other Matters

X. Agenda Items for Discussion

XI. Executive Session

XII. Reconvene

XIII. Adjournment