



Ord. No. 4391
Reso. No. 24009

VILLAGE OF VILLA PARK
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Village Board of Trustees

February 26, 2024

7:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky

Village Trustees Cari Alfano, Jorge Cordova, Jack Corkery, Jack Kozar, Deepa Kumar, Kevin Patrick

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

1. **Call to Order - Roll Call**
2. **Pledge of Allegiance**
3. **Amendments to the Agenda**
4. **Public Comments on Agenda Items**
5. **Public Comments on Non-Agenda Items**
6. **Proclamations**
7. **Presentation**
8. **Appointment to Commission**
9. **Consent Agenda**
 - a. Bill Listings from the Week of February 12, 2024 for \$342,110.72, February 20, 2024 for \$2,155,333.27 for a Total Amount of \$2,497,443.99.
 - b. Approval of the Minutes of February 12, 2024 Committee of the Whole and Village Board of Trustees Meetings.
 - c. Ordinance Adopting 2024 Zoning Map

Each year the Village is required to publish a Zoning Map by March 31, per ILCS Section 11-13-19. The attached map looks slightly different than last years as there are now 3 inserts for particularly tight areas. Staff recommends approval of adopting the 2024 Zoning Map
10. **Ordinance for First Reading**
11. **Ordinance for Second Reading**

12. Ordinances

- a. An Ordinance Approving and Authorizing the Execution of a Business District Tax and Sales Tax Sharing Agreement between the Village of Villa Park and Lone Star-Cardinal Motorcycle Ventures, LLC

The proposed Ordinance authorizes the Village President to execute an agreement on behalf of the Village with Lone Star-Cardinal Motorcycle Ventures, LLC that is intended to provide incentives to develop a companion, but separate business to the existing Wildfire Harley-Davidson dealership on North Avenue. Lone-Star Cardinal would receive 100% of the Business District Tax (BDT) and new sales tax generated by the new Polaris dealership up to eight years (2032) or up to the total reimbursement of \$1,000,000 (whichever is less) for redevelopment of the property at 120 West North Avenue. The Economic Development Commission reviewed the proposed agreement and unanimously recommended approval. Staff recommends approval of the ordinance.

- b. An Ordinance Approving an Amendment Releasing Parcels from the Redevelopment Project Area of the Kenilworth Tax Increment Financing District - TIF 5

This is the Ordinance Approving an Amendment Releasing Parcels from the Redevelopment Project Area of the Kenilworth Tax Increment Financing District - TIF 5. Staff recommends approval of the ordinance.

- c. An Ordinance Terminating the Designation of the St. Charles Road Redevelopment Project Area as a Tax Increment Financing Redevelopment Project Area, and Dissolving the Special Tax Increment Allocation Fund for said Redevelopment Project Area - TIF 4

This is an Ordinance Terminating the St. Charles Road Redevelopment Project Area - TIF 4 and Dissolving the Special Tax Increment Allocation Fund for said Redevelopment Project Area. Staff recommends approval of this Ordinance.

- d. An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the St. Charles Road Commercial Corridor Redevelopment Project Area

This Ordinance is Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the St. Charles Road Commercial Corridor Redevelopment Project Area. Staff recommends approval of this ordinance.

- e. An Ordinance Designating the St. Charles Road Commercial Corridor Redevelopment Project Area of Villa Park a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act

This is an Ordinance Designating the St. Charles Road Commercial Corridor Redevelopment Project Area a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, per the previously approved Plan. Staff recommends approval of the ordinance.

- f. An Ordinance Adopting Tax Increment Allocation Financing for the St. Charles Road Commercial Corridor Redevelopment Project Area

This is an Ordinance Adopting Tax Increment Allocation Financing for the St. Charles Road Commercial Corridor Redevelopment Project Area, which is creating TIF

7. Staff recommends approval of the ordinance.

- g. Ordinance of the Village of Villa Park, DuPage County, Illinois, Approving a License Agreement between the Village of Villa Park and Schamberger Bros., Inc. (101 East Hill Street, Villa Park IL 60181)

This is an ordinance authorizing the Village President to execute a license agreement for a portion of the Hill Street Right-of-Way between the Village of Villa Park and the owner of the property at 101 East Hill Street to allow for the existing parking lot and fence to remain in place. This agreement will bring the property into compliance and allow the owner to acquire permits to make minor improvements. Staff recommends approval of the ordinance.

13. Resolutions

- a. Resolution Approving renewal of the DuPage County Contract with Al Warren Oil Company, Inc. for the Joint Purchase of Gasoline and Diesel Fuel

This resolution is to approve and concur with DuPage County to renew the contract with Al Warren Company, Inc. for the joint purchase of gasoline and diesel fuel. The pricing, terms and conditions as required by the specifications will remain the same as last year. The Fleet Department utilizes this bid currently for its purchase of fuels and has found the pricing to be the same as other joint purchase contracts. Staff recommends approval of this resolution to allow for the continued purchasing of fuel from Al Warren Oil Company, Inc. for 2024.

- b. Supplemental Resolution for Motor Fuel Tax for Section 22-00102-00-RS 2023 REBUILD Illinois Resurfacing Project

To approve the supplement resolution for an additional \$77,928.76 of Motor Fuel Tax Funds for the 2023 REBUILD Illinois Resurfacing Project. The Village Board approved the final change order for the 2023 REBUILD Illinois Resurfacing, which increased the total cost of the project to \$1,278,671.60. Prior to the project, the Village Board approved resolutions for Rebuild Illinois Bonds and Motor Fuel Tax totaling \$1,200,742.84 and leaving a funding gap of \$77,928.76. This resolution is required to allow the utilization of Motor Fuel Tax to fund the difference. Staff recommends the approval of this resolution to utilize motor fuel tax.

14. Unfinished Business

15. New Business

16. Village Commission Reports

- a. Acceptance of the Environmental Concerns Commission Minutes of the November 16, 2023 Meeting.
- b. Acceptance of the Bike Pedestrian and Transit sub-committee Minutes of the November 16, 2023 and December 16, 2023 Meetings.
- c. Acceptance of the Traffic and Safety Commission Minutes of the November 7, 2023 and January 2, 2024 Meetings.

17. Village Clerk's Report

- 18. Village Trustees' Report**
- 19. Village President's Report**
- 20. Village Manager's Report**
- 21. Executive Session**
- 22. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.