



Next Ord. No. 4437  
Next Reso. No. 24053

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

**Village Board of Trustees**

**September 23, 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. When called upon, please approach the microphone and state your name. Kindly limit your remarks to 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**
  - a. Proclamation Recognizing October 6 – 12, 2024 as “Fire Prevention Week” in the Village of Villa Park.
- 7. Presentation**
  - a. Community F.U.N. Commission Summer Landscaping Awards
- 8. Appointment to Commission**
  - a. Appointment of John Drogos as Commission member of the Economic Development Commission for a term from appointment to April 30, 2025.
  - b. Appointment of Khalid Sabri as Commission member of the Historical Preservation Commission for a term from appointment to April 30, 2027.
- 9. Consent Agenda**
  - a. Bill Listings for the Weeks of September 9, 2024 and September 16, 2024 in the amount of \$909,098.64.
  - b. Approval of the Minutes of the September 9, 2024 Public Hearing.

- c. Approval of the Minutes of the September 9, 2024 Committee of the Whole and Village Board of Trustees Meetings.
- d. Resolution of the Village of Villa Park Authorizing the Execution of an Agreement Between the Village of Villa Park and Kluber, Inc., for Professional Architectural and Engineering Consulting Services for Interior Renovations for Villa Park Fire Station 81

This Resolution Authorizes the Village Manager to execute an Agreement with Kluber Inc to create construction drawings and provide construction management for the remodel at Station 81.

- e. Resolution Approving an Employee Leasing Agreement with MGT Impact Solutions, LLC for a Finance Director

The proposed Resolution authorizes the Village Manager to enter into an agreement with MGT Impact Solutions, Inc (formerly GovHR/GovTempsUSA) for the Finance Director position for a term from September 14, 2024 to June 27, 2025. The agreement may continue for a month-to-month basis up to October 3, 2025 if mutually agreed upon by both parties. It is anticipated this will be the final contract for the Finance Director position as the Village intends to begin recruitment to fill the position in early 2025. Staff recommends approval of this resolution.

## **10. Ordinance for First Reading**

- a. An Ordinance Amending Appendix C - Basic Zoning Ordinance - Article 6 "Uses", Article 13 "Nonconformities", and Article 14 "Measures and Definitions"

This Ordinance approves text amendments in Appendix C - Basic Zoning Ordinance - Article 6 "Uses", Article 13 "Nonconformities", and Article 14 "Measures and Definitions". The Planning and Zoning Commission unanimously recommended approval by a vote of 6-0. Staff requests a waive of the first reading as we are waiting to issue permits pending the approval of the text amendment.

- b. An Ordinance Amending Chapter 14 of the Villa Park Municipal Code Establishing Administrative Fees Associated with Fleeing and Eluding Motor Vehicles in the Village of Villa Park, Illinois

This Ordinance would amend Chapter 14 of the Village Code to add a new Article V to establish administrative fees associated with a motor vehicle used in an attempt to flee or in an attempt to elude a peace officer in the Village of Villa Park. Staff recommends approval of the ordinance.

## **11. Ordinance for Second Reading**

- a. An Ordinance Amending Section 3-313(A) of Chapter 3 of the Villa Park Municipal Code in order to Increase By One the Maximum Number of Licenses Permitted Under the Class AAA Liquor License Classification

This ordinance will add a Class AAA increasing the total to 4 Class AAA licenses. The Liquor Commissioner has approved the issuance of this license.

## **12. Ordinances**

- a. An Ordinance Approving a Special Use for a School at 1110 S Villa Ave.

This Ordinance approves Petition PZ-24-13 for a Special Use for the existing middle school located at 1110 S. Villa Avenue per Exhibit A. The Planning and Zoning Commission unanimously recommended approval by a vote of 6-0.

- b. An Ordinance Authorizing TIF Grant Programs for Facade, Tenant, and Site Improvements and Rescinding Resolution 15-11, Resolution 2206, and Ordinance 3627

This Ordinance approves TIF grant programs for facade, tenant, and site improvements while simultaneously rescinding Resolution 15-11, Resolution 2206, and Ordinance 3627 for prior grant programs. The Economic Development Commission reviewed the proposed grants on September 18, 2024 and voted 4-0 to give a positive recommendation to the Village Board for consideration.

### **13. Resolutions**

- a. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase, Lease and Installation of Cardio and Strength Equipment From Life Fitness, LLC Through Sourcewell Purchasing Cooperative in an Amount Not To Exceed \$228,629.00

This Resolution authorizes the Village President to execute an Agreement with Life Fitness LLC to lease and or purchase cardio and strength equipment and for installation of same for an amount not to exceed \$228,629. The Village would waive formal bidding and accept the cooperative purchasing bid of Sourcewell Purchasing Contract 081120-LFF. Staff recommends approval of the Resolution to obtain fitness equipment from Life Fitness, LLC. for the VPRC.

- b. Resolution for Approval of Commissioner Handbook

This proposed Resolution approves the Commissioner Handbook, which will serve as a guide to current and future commissioners. The updated handbook includes feedback from commissioners, department liaisons, and legal counsel. The final version will be available on our website and will be shared when recruiting for commission vacancies. Staff recommends approval of this resolution.

- c. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Landscape/Park Installation Services from Hacienda Landscaping Inc, Minooka, Il to Complete Open Space Land Acquisition and Development Grant (OSLAD) Renovations, for Recreation Amenities for Lions Park, in the Amount of \$1,125,970.

The proposed Resolution authorizes the Board of Trustees of Villa Park to waive the formal competitive bid process and further authorizes the Village President to execute a Contract with Hacienda Landscaping, Inc., of Minooka, Illinois for the furnishing, delivery and installation of Recreation Amenities at Lions Park in the amount of \$1,125,970. Based on the recommendation of Upland Design Ltd., our design consultant for the Lions Park project we recommend waiving the bidding requirements pursuant to Section 2-220 of the Village of Villa Park Municipal Code and recommend awarding the contract to Hacienda Landscaping as the lowest responsible base bid and two alternate bids for purchase and construction of the Lions Park playground, pickleball courts, basketball court, pergola, open shelter, story walk, and (alternate bids) to include purchase and installation of a shade structure and landscape

materials for a total amount of \$1,125,970. To waive bidding requires a two-thirds (2/3) majority affirmative vote.

- d. Resolution Waiving the Bidding Requirements and Authorizing the Execution of a Contract for Brick Pavers for the New Villa Park Recreation Center to LPS Pavement Company in the Amount of \$139,900.

This Resolution authorizes the Board of Trustees to waive the competitive bidding requirement as provided for in Section 2-220(a)(3) of the Village Code and to authorize the Village President to execute an Agreement with LPS Pavement Company of Oswego, Illinois ("LPS"), for brick paving work at the Villa Park Recreation Center in the amount of \$139,900.00. To waive the formal competitive bidding process, the Village Code requires a two-thirds majority affirmative vote of its members. Staff recommends approval of the resolution.

- e. Resolution of the Village of Villa Park Approving and Authorizing the Execution of a Highway Authority Agreement with Finish Line Investments.

This Resolution authorizes the Village President to execute a Highway Authority Agreement between the Village of Villa Park, Illinois and Finishline Investments and Properties, Inc of Schaumburg, Illinois for the protection of the natural environment and human health. Staff recommends approval of the Resolution.

#### **14. Unfinished Business**

- a. Flag status - A diagram of where the flag pole will be placed is included below. Work is scheduled to begin September 30th. The diagram also includes where an electronic sign board could be placed if approved in next year's budget.
- b. VPRC Update - new programs

#### **15. New Business**

#### **16. Village Commission Reports**

- a. Acceptance of the Minutes of the Community F.U.N. Commission June 25, 2024 Meeting.
- b. Acceptance of the Minutes of the Environmental Concerns Commission July 25, 2024 Meeting.

#### **17. Village Clerk's Report**

#### **18. Village Trustees' Report**

#### **19. Village President's Report**

#### **20. Village Manager's Report**

#### **21. Executive Session**

- a. Pursuant to 5 ILCS 120/2  
(c) (1) The appointment, employment, compensation, discipline, performance, or

dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

- b. Pursuant to 5ILCS 120/2  
(c) (5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.
- c. Pursuant to 5ILCS 120/2  
(c) (11) regarding litigation, when action against, affecting or on behalf of the Village has been filed and is pending before a court or when the Village finds that an action is probable or imminent.

## **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.