



Next Ordinance No. 4452
Next Resolution No. 24082

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

Village Board of Trustees

December 9, 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**
- 7. Presentation**
 - a. Audit Presentation
- 8. Appointment to Commission**
 - a. Appointment of Michelle McDonald as Commissioner to the Community F.U.N. Commission to a term upon being sworn in until April 30, 2025 (assumes C. Graf's term).
- 9. Consent Agenda**
 - a. Approval of the bill listing for the week of November 25, 2024 in the amount of \$1,366,345.82 and December 2nd in the amount of \$404,952.29.
 - b. Approval of the Minutes of the Village Board of Trustees Meeting held on November 25, 2024.
- 10. Ordinance for First Reading**
 - a. An Ordinance Approving a Text Amendment to Articles 6 "Uses", 7 "Parking", and 14 "Measurements and Definitions".

This Ordinance approves Petition PZ-24-18 for a Text Amendment for Articles 6 "Uses", 7 "Parking", and 14 "Measurements and Definitions". The Planning and Zoning Commission unanimously recommended approval by a vote of 7-0.

- b. 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 L Liquor License Classification

This Ordinance will add one (1) Class L license, increasing the total to one (1) Class L license. The background check report came back without cause.

11. Ordinances

- a. An Ordinance Levying Taxes for the Fiscal Year of the Village of Villa Park, DuPage County, Illinois Commencing on the first day of January 2024 and ending on the thirty-first day of December 2024, Collectible in 2025.

This ordinance sets the rate for property taxes levied for the property value assessed as of December 31, 2024, collectible in calendar year 2025. The current version of the ordinance is prepared for adoption.

- b. Ordinance Abating the Tax Hereto Levied for the Year 2024 to Pay the Principal of and Interest On \$3,010,000 General Obligation Alternate Bonds (Sales Tax Alternate Revenue Source), Series 2017, of the Village of Villa Park, DuPage County, Illinois

As part of the annual property tax process, the Village routinely abates a property tax levy for debt service when it has certain funds available to pay the debt. Abating the property tax means we are informing the county that we do not need property tax revenues to pay the debt service on these bonds. These bonds were issued as part of our plan to manage TIF 3 debt, which has insufficient revenue to cover increasing debt service payments.

- c. Ordinance Abating the Tax Hereto Levied for the Year 2024 to Pay the Principal of and Interest On \$2,645,000 General Obligation Alternate Bonds (Sales Tax Alternate Revenue Source), Series 2018A, of the Village of Villa Park, DuPage County, Illinois

As part of the annual property tax process, the Village routinely abates property tax levy for debt service when it has certain funds available to pay the debt. The enclosed ordinances abates the property tax levy for the 2018A Stormwater Alternate Revenue Bonds as there is sufficient revenue collected to pay for the debt on these bonds.

- d. Ordinance Abating the Tax Hereto Levied for the Year 2024 to Pay the Principal of and Interest On \$2,735,000 General Obligation Alternate Bonds (Sales Tax Alternate Revenue Source), Series 2019A, of the Village of Villa Park, DuPage County, Illinois

As part of the annual property tax process, the Village routinely abates property tax levy for debt service when it has certain funds available to pay the debt. The enclosed ordinances abates the property tax levy for the 2019A Stormwater Alternate Revenue Bonds as there is sufficient revenue collected to pay for the debt on these bonds.

- e. Ordinance Accepting the 2025 Budget for the Village of Villa Park, DuPage County, Illinois for All Corporate Purposes, in Lieu of Annual Appropriation Ordinance for the Fiscal Year Commencing January 1, 2025 and ending December 31, 2025.

This Ordinance adopts the official budget for the Village of Villa Park for the year beginning January 1, 2025 and ending December 31, 2025. December 9, 2024 will be the second reading. Although technically not a codified ordinance, it has been our custom to give the budget multiple readings. The budget is balanced and ready for adoption. If the Board wants to make any changes, including changes to the taff recommends postponing any action on this ordinance until December 16th at the earliest, after.

12. Resolutions

- a. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a Contract with Era-Valdivia Contractors, Inc., of Chicago, Illinois, for the Plymouth Street Elevated Water Storage Tank Repainting Project including Alternates A1, A2, A3, A4 in an Amount of \$786,849.00.

This Resolution authorizes the Village President to execute a contract for the Plymouth Street Elevated Water Storage Tank Repainting Project including Alternates A1, A2, A3, A4. The project was publicly advertised and competitively bid, with a bid opening held on November 21, 2024. The village received five bids, with the lowest responsible bid submitted by Era-Valdivia Contractors, Inc., of Chicago, Illinois, in the amount of \$786,849.00. Staff recommends approval of a resolution to award a contract to Era-Valdivia Contractors, Inc. for the Plymouth Street Elevated Water Storage Tank Repainting Project including Alternates A1, A2, A3, A4 for an amount not to exceed \$786,849.00.

- b. Resolution Approving and Authorizing the Execution Intergovernmental Agreement Between the Village of Villa Park and The City of Elmhurst for the Riverside Drive and IL 83 Improvement Project

This Resolution authorizes the Village President to execute an Intergovernmental Agreement ("IGA") with the City of Elmhurst to include the Village of Villa Park for improvements to the IL 83 and Riverside intersection. The City of Elmhurst has an engineering agreement with Transystems Corporation for Phase I Engineering services to begin designing improvements to their portion of the intersection of IL 83 and Riverside Drive. This agreement will allow the Village of Villa Park to be included, so improvements to the western side of the intersection can be included for the efficiency of design, safety, and cost-effectiveness of any improvements to the intersection. The total cost of the Phase I engineering is \$406,178.00 for which the Village of Villa Park will be responsible for \$122,321. Staff recommends approval of this IGA to begin looking at improvements to the Village's portion of the intersection to improve its efficiency and safety.

- c. A Resolution of the Village of Villa Park Approving and Authorizing the Execution of a Release and Settlement Agreement (Wawak Litigation)

This Resolution authorizes the Village President to execute a Settlement Agreement with Richard and Mary Wawak, and Aetna OL LLC and further authorizes payment of \$135,000 in direct payment within fifteen days and purchase of the Wawak home according to the conditions in the real estate purchase agreement (Exhibit B). This completes a lengthy legal process that involved the Village filing suit to extinguish Covenants written in 1928, and the Wawaks counter suing for injunctive and other relief. Staff and legal counsel recommend approving the Resolution.

- d. Resolution Approving and Authorizing an IGA with the Board of Education of School District 88 - Student Tuition Payments - St. Charles Road TIF

This Resolution authorizes the Village President to enter into an Intergovernmental Agreement (IGA) with School District D88 of DuPage County (D88) with respect to Student Tuition Payments for the property to be known as The Union in the St. Charles Road Commercial Corridor TIF District. The agreement sets up a formula to limit the Tuition Payments owed to D88 to a dollar amount approximately equal to the amount owed for the projected number of students expected to move into D88 and live in The Union apartments. There is a provision to attempt to make D88 whole if the number of students exceeds projections. Staff recommends approval of the Resolution.

- e. Resolution Approving the Annual Budget of the Sugar Creek Golf Course For the Calendar Year 2025.

This Resolution approves the 2025 Sugar Creek Golf Course Budget as required under the Intergovernmental Agreement (section V-2) between the Village of Villa Park and the Elmhurst Park District. The Sugar Creek Administrative Board, recommends passage of the Resolution and Staff concurs and recommends passage.

13. Unfinished Business

- a. Update on Hawthorne Eco Terra Project

14. New Business

- a. Discussion on Declaring Certain Real Property Surplus - specifically certain lots on N Princeton Ave

Should the Village sell 3 vacant lots, to the developer who has a pending subdivision for N Princeton Ave, for \$136,000 (\$45,333 per lot).

15. Village Commission Reports

16. Village Clerk's Report

17. Village Trustees' Report

18. Village President's Report

19. Village Manager's Report

20. Executive Session

21. 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.