



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

Village Board of Trustees

December 16, 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. S.B. Friedman Presentation by Geoffrey Dickinson
- 8. Appointment to Commission**
- 9. Consent Agenda**
 - a. Bill Listing from the week of December 9, 2024 in the amount of \$3,394,233.85.
 - b. Approval of the Minutes of the Committee of the Whole Meeting held on December 9th, 2024.
 - c. Approval of the Minutes of the Public Notice Meeting held on December 9th, 2024.
 - d. Approval of the Minutes of the Village Board of Trustees Meeting held on December 9th, 2024.
- 10. Ordinance for First Reading**
- 11. Ordinance for Second Reading**
- 12. Ordinances**

- a. An Ordinance of the Village of Villa Park, Illinois, Granting a Variation from the Front Yard Setback Requirement for the Property Commonly Known As 340 S. Wisconsin Avenue, Villa Park, Illinois

This Ordinance approves Petition PZ-24-22 for a Variation to allow a deck within a front yard setback located at 340 S. Wisconsin Ave per Exhibits A and B. The Planning and Zoning Commission unanimously recommended approval 7-0.

- b. 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. Staff has included a version of the ordinance prepared for adoption with the full PTELL increase, and a version that keeps the total tax levy at the amount collected in the current year.

- c. 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.

- d. 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 ordinance 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.

- e. 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 ordinance 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.

- f. 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. The budget was prepared for discussion on November 25, 2024 and again on December 9, 2024. 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. Staff recommends adoption of the budget.

13. Resolutions

- a. A Resolution of the Village of Villa Park, DuPage County, Illinois Authorizing the Purchase of a 2025 Ford F-550 4x2 Horton Ambulance and Authorizing the Disposal of Ambulance - Medic 80 in a Total Amount of \$358,803.00

This Resolution authorizes the Village Manager to execute a purchase order and all other documents necessary to purchase a new 2025 Ford F-550 4x2 Horton Model 623 ambulance from Foster Coach Sales, Inc. The purchase will be made through the Suburban Purchasing Cooperative Agreement. Staff recommends approval of the resolution to authorize the purchase of the ambulance from Foster Coach Sales, Inc. described above for an amount not to exceed \$373,803.

- b. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase of a 2026 Western Star 47X Single-Axle Plow Truck through the Sourcewell Cooperative Purchasing Program in an Amount Not to Exceed \$275,244.00

This resolution authorizes the Village Manager to execute a purchase order and all other necessary documents to purchase a new 2026 Western Star 47X Single Axel plow truck from Linco Equipment Sales utilizing the Sourcewell competitive bid in the amount of \$275,244. This authorization will allow the Village to submit a purchase order to begin the construction of the truck and to be able to receive the truck prior to the 2026/2027 winter season and authorization of the expenditure in the 2026 budget. Additionally, by placing an order before the end of the year, the Village will save on the annual price increase that has been at least 10% the past several years and allow for construction before new emissions regulations are set to begin. This equates to a saving of over \$50,000. This proposal will enable the Village to space out the age of its fleet while allowing for the continual update of its equipment matching other trucks in our fleet thus providing safe and reliable vehicles for its employees. Staff recommends approval.

- c. A Resolution Approving and Authorizing the Proposal of SB Friedman Development Advisors, LLC Regarding the Performance of a Feasibility Study Related to the Union Project in the Village of Villa Park

This resolution approves an agreement with SB Friedman, LLC to conduct a feasibility study related to the St. Charles Corridor Tax Increment Financing (TIF) District. The Village seeks SB Friedman's assistance in the analysis and evaluation of development pro formas, forecasting property and sales tax revenues, and economic incentive negotiation support related to the proposed development in the TIF. Specifically this analyzes the need for the Village to contribute General Obligation Bonds for The Union mixed-use apartment project. Professional fees for services are based on time required at set billing rates in an amount not to exceed \$39,785 without prior authorization. Staff recommends approval of this resolution.

- d. A Resolution Providing For The Submission To The Electors Of The Village Of Villa Park, Dupage County, Illinois, At The Consolidated Election To Be Held On April 1, 2025, A Public Question As To Whether The Village Clerk Shall Be Selected By Appointment Rather Than Election

At the last meeting of the Village Board, the Village Board directed that the Village Attorney review the mechanism available for consideration by the Village electors at the upcoming Consolidated Election to be held on April 1, 2025, as to whether the Village Clerk should be appointed rather than elected, and present the matter for discussion at this Village Board meeting. Due to the time constraints imposed by the Illinois Election Code regarding the Board's action on this issue, this matter is being presented for discussion, as well as official consideration of a resolution in this regard.

- e. 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.

- f. A Resolution Approving a Side Letter Agreement Between the Village of Villa Park and the American Federation of State, County, and Municipal Employees, Council 31, AFL-CIO, Local 964

The proposed Resolution authorizes the Side Letter Agreement between the Village and the American Federation of State, County, and Municipal Employees, Council 31, AFL-CIO, Local 964 (AFSCME). This agreement updates the collective bargaining agreement between the Village and AFSCME as it relates to classifications, duties, and compensation, amending classification titles, and provides additional compensation for certain licenses and certifications. The changes would be effective January 1, 2025. This Resolution authorizes the Village Manager to execute the Side Letter on behalf of the Village in substantially the form provided herein with additional review by the Village Attorney.

14. Unfinished Business

15. New Business

- a. Postponing the Committee of the Whole Meeting of January 13, 2025 until January 27, 2025 at 6:00 PM in Village Hall.
- b. An Ordinance Approving and Authorizing the Execution of a Contract for the Village's Purchase of Certain Real Property Commonly Known As 823 N. Harvard Avenue, Villa Park, Illinois

This ordinance authorizes the Village President to execute the real estate contract with the Wawak family to complete the agreement from item 13.e. in the agenda.

16. Village Commission Reports

- a. Acceptance of the Minutes of the Traffic and Safety Commission Meetings on August 6, 2024, September 3, 2024 and October 1, 2024..

- b. Acceptance of the Minutes of the Environmental Concerns Commission Bike, Pedestrian and Transit Meeting of October 24, 2024.
- c. Acceptance of the Minutes of the Environmental Concerns Commission October 24, 2024 Meeting.
- d. Acceptance of the Minutes of the F.U.N. Commission's October 22, 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 5ILCS 120/2
(c) (21) regarding discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

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.