



Next Ordinance No. 4499
Next Resolution No. 25066

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

Village Board of Trustees

September 22, 2025

7:00 PM

Village President Kevin Patrick
Village Clerk Rolf Laukant

Village Trustees Cari Alfano, Jorge Cordova, Tina Konstatos, Jack Kozar, Deepa Kumar and Khalid Sabri

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 2025 as Arts DuPage Month in Villa Park, Illinois
 - b. Proclamation Recognizing October 5th to October 11th, 2025 as Fire Prevention Week
- 7. Presentation**
 - a. Swearing in of Deputy Chief Jose Pagan.
 - b. Swearing in of Sergeant Sonia Bregman.
 - c. Presentation of Landscaping Awards by F.U.N. Commission
- 8. Appointment to Commission**
- 9. Consent Agenda**
 - a. Bill Listings for the weeks of August 25, 2025 in the amount of \$1,700,711.40 and September 2, 2025 in the amount of \$41,298.67.
 - b. Minutes from the Committee of the Whole Meeting held on July 14, 2025
 - c. Minutes from the Board of Trustees Meeting held on July 14, 2025

- d. Minutes from the Village Board of Trustees Meeting held on August 25, 2025.
- e. Minutes from the Village Board of Trustees Special Meeting held on September 8th, 2025.
- f. An Ordinance Granting a Variation from Section 2.5.2 of the Zoning Ordinance for the Property Located at 580 E. Harrison Street.

This Ordinance approves ZBA-25-01 for a Variation to allow a garage addition in front of the longest exterior wall of the home facing the right-of-way located at 580 E. Harrison Avenue per Exhibits A and B. The Zoning Board of Appeals unanimously recommended approval by a vote of 7-0.

- g. An Ordinance Granting a Variation from Section 2.3 of the Zoning Ordinance for the Property Located at 920 S. Summit Avenue.

This Ordinance approves Petition ZBA-25-02 for a Variation to permit an attached garage with a 9.0-foot rear yard setback for the property located at 920 S. Summit Avenue per Exhibits A and B. The Zoning Board of Appeals recommended approval by a vote of 6-1.

- h. An Ordinance Approving a Variation from Section 9.2.2 of the Zoning Ordinance for the Property Located at 1046 S. Route 83.

This Ordinance approves Petition ZBA-25-03 for a Variation to allow a fence within the front yard with a 6.0-foot, solid style fence for the property located at 1046 S. IL Route 83 per Exhibit A. The Zoning Board of Appeals unanimously recommended approval by a vote of 7-0.

- i. An Ordinance Amending Ordinance No. 3092 to Allow a Body Wash within the Existing Special Use at 300 W. High Ridge Road

This Ordinance approves ZBA-25-04 for a Special Use Amendment to allow for an addition to the building to add a body wash for funeral preparations located at 300 W. High Ridge Road per Exhibits A and B. The Zoning Board of Appeals recommended approval by a vote of 6-1.

- j. A Resolution Authorizing the Purchase of Network Switches and Wireless Access Points through Nobletec LLC.

This Resolution, if approved, authorizes the Village Manager to execute a purchase order with Nobletec LLC of Lombard, Illinois for the purchase of Meraki switches and access points in an amount not to exceed \$74,000.00. This expense is budgeted in the 2025 CY Budget.

10. Staff Report

- a. Monthly Financial Report for August, 2025
- b. FOIA Report

11. Ordinance for First Reading

- a. Ordinance of the Village of Villa Park Amending Article III of Chapter 19 of the Villa Park Municipal Code to Regulate Fees for Storage of Towed Vehicles.

This ordinance would amend Article III of Chapter 19 of the Municipal Code regarding fees related to the towing of vehicles by the police department. This is a first reading. Staff recommends approval.

12. Ordinance for Second Reading

13. Ordinances

14. Resolutions

- a. A Resolution Authorizing and Approving an Agreement with Mallon and Associates, Inc. to Assist with Economic Development

This Resolution would enter the Village into an agreement with Mallon and Associates, Inc. to assist in the redevelopment of strategic and key retail and commercial properties within the Village for a period of twelve months. The company's proposal is attached to the Resolution. Staff recommends approval.

15. Unfinished Business

16. New Business

17. Village Commission Reports

18. Village Clerk's Report

19. Village Trustees' Report

20. Village President's Report

21. Village Manager's Report

22. Executive Session

- a. Litigation, when an action against, affecting, or on behalf of the public body has been filed and is pending, or an action is probable or imminent. (5 ILCS 120/2(c)(11))

23. 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.